



CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

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PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

Official Address: 1522 S HI POINT ST, Los Angeles, CA 90035

Total Units (legal unit count may vary): 18

Total Exemption Units: 0

Rent Registration Number: 0270090

Rent Office ID: Wilshire

***Census Tract:** 216700

Code Regional Area: West Regional Office

***Council District:** 10

Year Built: 1972

*Bureau of Engineering Data

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is **1008445**

Thank you for your interest. Your Property Violation Report has been received by our office. You will be contacted by phone to schedule a site visit so we can verify the conditions you reported and take any necessary action to address any violations.

Attach Code Violation Complaint
1008445

Word Count 2044. Sept 24 2026. "The city government of Los Angeles is requested to make reasonable modification to their rules, policies, and practices to ensure equal access to their programs and services." Based on the refusal of the city code enforcement department to enforce the repairs to the intercom, repairs to the door viewer, and request for reasonable accommodation regarding a handicap accessible parking stall, I request the city government grant me a reasonable modification in their policies and practices and rules to ensure equal access to me of city programs and services. The city code enforcement department is considered to be a city program and service. Rather than act in concert with the property owner, I ask that the city government assure that there are no barriers to me receiving reasonable housing accommodations in this building that receives local government financial assistance. More specifically, I request that the city grant a reasonable modification to me, in its policies and practices, as stated by the code enforcement inspectors, so that the owner of this property is cited with a notice to comply to address the intercom system and provide an indoor monitor or interface to my unit 9, order the owner to address the need for unit 9 door wheelchair height peephole, and order the owner to provide such unit door viewer, and cite and order the owner to install in the parking lot a wheelchair accessible handicap parking stall for my use. The city code enforcement department is also asked to provide a reasonable modification and order that the owner shall supply such aforementioned services, in this city rent controlled building, without any additional fee or charge required by or billed to the tenant. The address here is 1522 Hi Point Street 90035 that receives government financial assistance.

The Department has stated that accessibility review is triggered only when a permit is issued or the Certificate of Occupancy changes, and that accessibility requirements are determined solely by the building's original construction in 1972. Please identify the specific provisions of the California Building Code, Los Angeles Building Code, or California Existing Building Code that support those conclusions.

My review of the California Building Code indicates that accessibility provisions expressly address additions and alterations to existing buildings and define compliance based on the nature of the work performed, not solely on the building's original construction date. Likewise, if the Department concludes that the replacement of the building entry intercom system, the replacement of the apartment door viewer, or the resurfacing and restriping of the parking lot do not constitute alterations requiring accessibility review, please identify the code sections and factual findings supporting each determination.

Note: an existing wired resident intercom; replacement with a digital Akuvox system; elimination of the in-unit communication endpoint unless residents purchase or provide their own equipment. That is not simply a repair. It is a functional redesign of the building's entrance communication system. (City council email June 30, 2026).

General dilapidation or improper maintenance.

California Code, Health and Safety Code - HSC

§ 17920.3 Can I require disabled permit holders to pay for accessible parking?

No. Accessible parking spaces must be free and available to authorized disabled permit holders. Charging for accessible parking is illegal and constitutes discrimination under the ADA. (Thomas Scott, city employee, is aware the owner is trying to charge me a fee to install an accessible parking stall.) The city of Los Angeles, housing department and code

enforcement are engaged in illegal discrimination under the ADA and Unruh by trying to get the owner to charge me a fee for a reasonable accommodation.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian,

Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia Mayor Karen Bass, Los Angeles

City Council members

Eunisses Hernandez, Adrin Nazarian, Bob Blumenfield, Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica Rodriguez, Marqueece Harris-Dawson, Curren Price, Jr., Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez, Ysabel Jurado, Tim McOsker, Paul Krekorian

Power Property Management Group staff includes: Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker, Brian Vasquez

The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. (Source: Secretary of State Business Entities)

Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting faded lines in the exact same spot) is treated as routine maintenance, the Americans with Disabilities Act (ADA) dictates that any major alterations—such as completely resurfacing a parking lot or altering the layout—trigger an obligation to upgrade the lot to current compliance standards. Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting faded lines in the exact same spot) is treated as routine maintenance, the Americans with Disabilities Act (ADA) dictates that any major alterations—such as completely resurfacing a parking lot or altering the layout—trigger an obligation to upgrade the lot to current compliance standards.

Housing accommodation defined LA municipal code article 5.6.1 and section 45.66 definitions. LA municipal code section 13 B – 5.5 in sections 12.22.8.27. Council Agenda Item number 26–0160 –S 28 at May 3, 2026 at 9:44 PM. When an intercom or building call box unit fails to provide working two-way audio or visual connection, its constitute a housing and building code violation. 2010 ADA standards for accessible design. Los Angeles building coach section 11 B – 708.4.2.. Los Angeles and California building code standards Title 24 and LA municipal code sections 91.8 , 91.2.600, 91.2.700, 91.2.800, 91.2.900, 91.2.11 00, 91.8014. 5.1, 91.810 4.1, 91.8104. 8.1.

1. The parking gate at this address is frequently not

working and will not open or close unless done so manually. The parking gate is in disrepair. The parking gate is in the common area. (2) The door entry intercom system is in the common area. City documents show that there is no connecting interface or indoor monitor in any of the 18 units, but particularly unit 9. The door entry intercom is not fully functional. (3) The front door of the building is off track because there is a gaping hole at the top of the door; also the door slams shut when closed; the door is supposed to close slowly and quietly. (4) There is no wheelchair height door viewer or peephole for unit 9; there is no accessible height level deadbolt; there is no door viewer that allows occupants unit 9 to see both ends of the hallway. (5) Tenant unit 9 lacks an accessible parking stall. These issues are when applicable requests for reasonable accommodation as well as repair maintenance issues under the jurisdiction of the City of Los Angeles code violation department. An inspector may have been scheduled to visit the property today due to a broken kitchen drawer. However the owner of the property did not provide to me the required 24 hour written posted notice under California Civil Code section 1954, nor did the Code enforcement department provide notice to me. At the time of today's set inspection, the city employees were aware of the requested accommodation accessible parking stall, accessible door viewer, and accessible unit intercom interface. The lack of diligent inspection of the door entry intercom interface, and other areas above, is occurring due to racial bias, retaliation because I complained, and because I have a disability.

(6) The parking gate is frequently not working. Photo evidence has been turned over to the department via web link. (7) the building wired rear door entry device is not operational. The rear entry door keypad is in the common area. These are slumlord conditions. This complaint is also based on code violation complaint 1003265.

I am a tenant who is Ham-Jew-DNA-Kushite/Black male American. I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, sections CC 51,52. Based on documents received by the city government USPS priority mail 9405 5118 9956 1328 1782 97.

"James Byrd Jr. (May 2, 1949 – June 7, 1998) was an African-American man who was murdered by three men, two of whom were avowed white supremacists, in Jasper, Texas, on June 7, 1998. Shawn Brewer, and John King dragged him for 3 miles (5 kilometers) behind a Ford pickup truck along a dirt road. Byrd, who remained conscious for much of his ordeal, was killed about halfway through the dragging when his body hit the edge of a culvert, severing his right arm and head. The murderers drove on for another 1+ 1/2 miles (2.5 kilometers) before dumping his torso in front of a

Black cemetery.” Wikipedia.

“Adolf Hitler was a government official. “Historians estimate that around 1,1 million people perished in Auschwitz during the less than 5 years of its existence. The majority, around 1 million people, were Jews. The second most numerous group, from 70 to 75 thousand, was the Poles, and the third most numerous, about 20 thousand, the Roma. About 15 thousand Soviet POWs and 10 to 15 thousand prisoners of other ethnic backgrounds (including Czechs, Belorussians, Yugoslavians, French, Germans, and Austrians) also died there. <https://www.auschwitz.org/en/history/auschwitz-and-shoah/the-number-of-victims/> . In view of the role that it played in the realization of the Nazi extermination plans, Auschwitz is known around the world as a symbol of genocide perpetrated by Nazi Germany, and especially of the destruction of the Jews. “When the Nazis came to power in 1933, there were several thousand Black people living in Germany. The Nazi regime harassed and persecuted them because the Nazis viewed Black people as racially inferior. While there was no centralized, systematic program targeting Black people for murder, many Black people were imprisoned, forcibly sterilized, and murdered by the Nazis.”

<https://encyclopedia.ushmm.org/content/en/article/afro-germans-during-the-holocaust> . The Respondent City of Los Angeles, are government officials much like Adolf Hitler was. Bull Conner, Lester Maddox, George Wallace, were government officials.” (Source: Internet)

First they came for the socialists, and I did not speak out —because I was not a socialist.

Then they came for the trade unionists, and I did not speak out—because I was not a trade unionist.

Then they came for the Jews, and I did not speak out—because I was not a Jew.

Then they came for me—and there was no one left to speak for me. —

A History of Los Angeles government housing racism and retaliation. The code enforcement division is part of the Los Angeles housing department. This code violation complaint has gives code enforcement jurisdiction over all violation complaints, and housing services and jurisdiction over all portions of this property. A response in writing is requested. This property is managed by a Property Management company and there is also a on-site resident manager. I do not need to be present for any housing department inspections. There is no law that requires me to be present for code violation inspections. There is no law that requires me to respond to any phone calls or voicemails from the code enforcement department, there is no audio or visual connection from the outside door, entry intercom system to the inside of the unit; this is a violation of the city building code and the property owner should be cited. The property owner is not being cited due to the racial discrimination and retaliation of city government employees. A door entry intercom interface or indoor monitor is a housing benefit and privilege to all tenants.

Geary J. Johnson. September 24, 2026. Word count 2044.

(Note: Select a Violation type you wish to remove from the selected list before you click the button)

Additional
Comments:

Word Count 2044. Sept 24 2026. "The city government of Los Angeles is requested to make reasonable modification to their rules, policies,

Manager Name:

Brian Vasquez

Manager Phone(H):

Manager Phone (W):

Owner Name:

Hi Point 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

Owner Zip Code:

Submit Complaint



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