LAHD CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

LOS ANGELES HOUSING DEPARTMENT

Select Languag
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PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

Total Units (legal unit count may vary): 18

Rent Registration Number: 0270090

***Census Tract:** 216700

***Council District:** 10

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

Total Exemption Units: 0

Rent Office ID: Wilshire

Code Regional Area: West Regional Office

Year Built: 1972

*Bureau of Engineering Data

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is 1014401

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.

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COMPLAINT DETAILS

All fields marked with an asterisk (*) are required.

First Name: *

Geary

Last Name: *

Johnson

Address:

1522 Hi Point St 9

9

Los Angeles

90035

A little something:
Pro just for you
Davey, make it count. Get 50% off Grammarly Pro and put your sharpest writing forward, every time.
Claim your deal Dismiss

Phone (H): *

3238073099

Phone (C):

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

SANITATION

Violation Type: *

Select Violation Type

Selected Violation Types: *

Building and/or premises unsafe, or unclean

Remove from List

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

Additional Comments:

Dominguez, Executive Officer; David Greenman, Director of Commission Affairs; Paul Krekorian, Executive Director; Cynthia Castellanos, Executive Assistant; Nancy Sutley, Deputy Mayor; Steve Baule, Executive Officer. Geary J. Johnson. November 5 2026. Word count 2435.

Manager Name:

Brian Vasquez

Manager Phone(H):

Manager Phone (W):

Owner Name:

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

Attach Code Violation Complaint 1014401

Word Count 2435. Nov 5 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, init's 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 anindoor 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 Rodriquez, 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 LegalDistinction: 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 maleAmerican. I am a Black male tenant, aged over 45, andwith 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.

Mayor's Office & Chief of Staff Team: Karen Bass, Mayor; David Michaelson, Counsel to the Mayor; Ruth Kwon, Deputy Counsel to the Mayor & Ethics Officer; Mitchell Kamin, Chief Of Staff; Emma Kaplan, Executive Officer; Michelle Tiliano, Executive Support Specialist; Jenny Delwood, Deputy Chief of Staff of Strategy and Operations; Therese Biederman, Executive Assistant; Anna Hovasapian, Deputy Chief of Staff of Policy (Legislative); Jennifer Houser, Executive Assistant; Rachel Brashier, Deputy Chief of Staff of City Services; Yvette Rojas, Scheduling Director; Lidia Manzanares, Director of People and Culture.
Communications: Kolby Lee, Deputy Director of Communications; Paige Sterling, Press Secretary; Jieun Kim, Deputy Director of Korean Language Comms; Maria Hurtado, Deputy Director of Spanish Language Comms.
Housing & Homelessness / Community Health: Dr. Etsemaye Agonafer, Deputy Mayor of Housing and Homelessness Services; Aileen Rodriguez, Executive Assistant to Dr. Agonafer; Daisy Paez, Executive Officer, Homeless & Community Health; Claudia Monterrosa, Senior Advisor of Housing; Annetta Kidane, Senior Director of Inside Safe.
Intergovernmental, International & Immigrant Affairs: Eduardo Cisneros, Deputy Mayor; Monserrat Lara, Executive Assistant; Faith Williams, Executive Officer; Dilpreet Sidhu, Deputy Mayor; Janene Sherrard, Executive Assistant; An Tran, Executive Officer; Claudia Aragon, Director of the Office of Immigrant Affairs.
Community Engagement & Regional Representatives: Vahid Khorsand, Deputy Mayor; Konstantin Hatcher, Senior Director; Allen Moret, Manager of Community Engagement; Michelle Vergara, Executive Officer and Director of Special Events; Cindy Muro, Director of Constituent Services; David Nguyen, Central Area Representative; Jennifer Hull, West LA Area Representative; Alfredo Rodriguez, East Area Representative; Susana Cervantes, North East Representative; Jocelyn Dominguez, Deputy Director; Betsaira Aguilera, East Valley Area Representative; Nico Padron, South Valley and Hollywood Hills Area Rep; Genesis Discua, North Valley Area Representative.
Finance, Infrastructure & Public Works: Matt Hale, Deputy Mayor; Dawn Comer, Executive Officer; Elyse Matson, Budget Director; Randall

Winston, Deputy Mayor; Dalia Contreras, Deputy of Operations; Andrea Greene, Deputy Mayor of Public Works.
Neighborhood Services & Safety: Jacqueline Hamilton, Deputy Mayor; Jackelyn Valladares, Executive Assistant; Tiffany Chum, Deputy Director; Karren Lane, Deputy Mayor; Octavia Abram, Executive Assistant; Patricia Moreno, Executive Officer; Robert Clark, Deputy Mayor; Jourdan Embry, Executive Assistant; Christopher Anyakwo, Executive Officer.
Economic Development, Strategic Partnerships & Special Sectors: Rachel Freeman, Deputy Mayor; Rosemarie Aceituno, Executive Assistant; Justin Yoshimaru, Executive Officer; Brenda Shockley, Deputy Mayor; Zita Davis, Executive Officer; Amanda Daflos, Deputy Mayor; Joyce Dominguez, Executive Officer; David Greenman, Director of Commission Affairs; Paul Krekorian, Executive Director; Cynthia Castellanos, Executive Assistant; Nancy Sutley, Deputy Mayor; Steve Baule, Executive Officer.

Geary J. Johnson. November 5 2026. Word count 2435.