

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

983423

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is **983423**

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

Unit #:

9

City:

Los Angeles

Zip:

90035

Phone (H): *

3238073099

Phone (C):

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

MAINTENANCE

Violation Type: *

Select Violation Type

Selected Violation Types: *

Premises not maintained in a safe and sanitary condition

Remove from List

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

Additional Comments:

Attach to Los Angeles code violation complaint April 1, 2026. From Geary J. Johnson word count 2092.

Manager Name:

Brian Vasquez

Manager Phone(H):

(310) 218-8499

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

Owner Zip Code:

983423

Attach to Los Angeles code violation complaint April 1, 2026. From Geary J. Johnson word count 2092.

This code complaint is to Mayor Karen Bass and city council members. This code violation complaint shall include any and all previous code violation complaints regarding this property address. These code violation complaints are included by reference. This complaint includes any and all emails exchange between City employee, Steven, Harrison and myself and the Property owner. My request to Stephen Harrison by email have been ignored by Steven Harrison. This complaint is based on the recent damage claim filed with the city clerks office. The law requires that the owner of the property supply an interface or indoor monitor to each unit of this 18 unit building. The owner has failed to do so and the code enforcement department has failed to site the owner. This complaint is also based on all public comment submissions regarding this property over the past five years that have been submitted to the city, clerks office and Publix published to the Internet link by the city, clerks office as agenda items.

1. The Artolier and Akuvox intercoms do not work.
2. The owner has not installed in each unit the required interface or indoor monitor in order for the intercom to work.
3. The city has jurisdiction over tandem parking stalls and accessibility laws. No tandem parking stall has been supplied; there is no handicapped parking stall.
4. The owner has failed to supply a handicapped parking stall as requested.
5. The owner has failed to supply an accessible unit door peephole, as requested.

Search lahousingpermitsandrentadjustmentcommission how to deny black tenants housing services in los angeles or click links How to deny Black tenants housing services in Los Angeles. <https://lahousingpermitsandrentadjustmentcommission.com/how-to-deny-black-tenants-housing-services-in-los-angeles/> .

These videos are verifiable evidence that the two intercom systems do not work, that there is available tandem parking, and that city employee Steven Harrison actions is in violation of the state Unruh Act, and in violation of the federal, state, and local accessibility disability laws. City employee Steven Harrison has not answered my questions posed to him in the January 6, 2026 email at 6:43 pm.

I received some indication from person unnamed in the city housing department that some of my code enforcement complaints are being cut off before they reach the code enforcement department. Please supply evidence of that. As you know, in the court case (Case Number: Case Number: 23STCP00644 GEARY J. JOHNSON VS LOS ANGELES HOUSING DEPARTMENT, ET AL.) many of the full code violation complaints were filed with the Court and made public. The City has actual and constructive knowledge in 2023, 2024, 2025, and 2026 (received code violation complaints) that the Akuvox intercom function is still not working because the city refuses to order the owner to comply with the applicable law and install in all units the required interface/indoor monitor. Mr. Steven Harrison should be forced to understand that the supply of housing services and parts is NOT the duty of the tenant, and he engages in violation of tenant privacy by acting to force tenants to supply their own housing services. See attached code violation complaints. 896708 with twenty pages as emailed to City Council members are; 961003 of ten pages and says, "The owner has failed t o install an "interface" in the unit or indoor monitor into unit 9 in order to use the Akuvox intercom function. City code enforcement has refused to cite the owner of this property, such constitutes disability discrimination against myself by city government employees." That complaint is ten pages as

received by email by city employees.

If code violation complaints are being cut off, it is due to the City government pattern and practice intractable racial discrimination and retaliation (see state Unruh Act, CC 51, 52). The city has jurisdiction over tandem parking stalls. The owner has still not assigned unit 9 a tandem parking stall, as already paid for and as seen by available stalls.

The owner has lied and said the parking stalls are \$150 but online internet ads say there is no extra charge for parking and it is included in the rent. There is no indication in online ads that any tenant at this address is paying \$150 for parking.

The Steven Harrison conclusion ---erroneous--- that the Artolier system was upgraded with the Akuvox is pretextual and the real reason for his actions is because of my race, age, sex, disability, and because I complained. The Artolier is still in my unit, as videos show. This building/owner receives government financial assistance (Section 8 monies).

Racism Hi Point Apts (tenant news) (updated 11/15/21)

<http://www.lahousingrentcontrol.com/?p=1672> .

<https://wp.me/P6ztbL-lz> .

<https://wp.me/p6ztbL-qY> .

CorruptionCorruptionCorruption. Why It Thrives in Los Angeles Government. How Mayor Karen Bass' Government Denies Housing Services to Blacks and Squashes Efforts to Curb Government Corruption. The City Attorney's Office under Heidi Feldstein Soto and Novian and Novian's Michael Gerst said in a court hearing October 24, 2023 that the Public should not be allowed to see these documents herein. When presented with the English comprehension of the herein "Motion to Augment the Record", the city attorney's office called the motion "unintelligible" (Hearing October 24, 2023). "This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." The phrase local government "corruption" is mentioned seventeen times. The word "corruption" is found on three pages. PETITIONER GEARY J. JOHNSON'S NOTICE OF MOTION AND MOTION TO AUGMENT THE ADMINISTRATIVE RECORD FOR THE PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). Filed Case 23STCP00644 Los Angeles Superior Court. The word "corrupt" or "corruption" is found on over 17 pages. Petition for Writ of Mandate by Geary J. Johnson. Filed 02/28/2023. Court case 23STCP00644. The word "corrupt" is found on over 10 pages. Email 05/15/2022 at 5:53 pm. Sent to city RSO case CE273371 as an Exhibit. "The Answer (of the City) proves eight years of tortious interference and lack of diligence by city employees that intentionally causes denial of intercom repair and denial of tandem parking because Petitioner is awho is a male, over the age of 45 with a disability." Page 15. Filed PETITIONER GEARY J. JOHNSON'S AMENDED REPLY TO RESPONDENT'S SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). The city attorney's office under Heidi Feldstein Soto and Novian and

Novian LLP have said they will request the court to strike from the court record any mention of government corruption.

Email October 28, 2023. Ongoing Harm and Continuing Obligations. CRD Case 202305-20745222.

Email Oct 30, 2023. Tandem Parking- Parts for Akuvox and Still Not Supplied - Ongoing harm Ongoing Damages Continuing obligations- CRD Case 202305-20745222.

Email October 31, 2023. Preliminary review of your AR.

Email November 1, 2023. More documents for the Court AR.

Notice filed TSC 11/2/2023 (with court minute order).

Email November 6, 2023. Please restore the intercom in my unit and the tandem parking stall today without further delay. CRD case 202305-20745222. Redacted CASE 21STSC04819 JOHNSON VS. HI POINT 1522 LLC AND POWER PROPERTY MANAGEMENT GROUP. FILED 12/20/21.

8/13/21. Management Company Representative Authorization Policy (from Meghan Hayner).

“When government is no longer willing to serve the People, let the People take to the streets for a redress of their grievances.” Anon. In 2020, the number of email users reached the 4 billion mark, which means that over 50% of the world's population was using email. The latest reported number in 2022 is close to 4.26 billion. Government agencies DO use email to contact people. (Source: Google).

January 24, 2026. 417 words. I am told by the city Record in this regard that my complaints are being cut off by your system. I think that is a fabrication falsity because there is no warning here that my words are exceeding any computer limits. If so, there should be a warning. I believe the City is intentionally cutting off and deleting portions of valid complaints. This complaint is based on the complete record on this matter as well as any and all communications and previous code violation complaints filed. First, there is still debris on the property behind the trash bin. This was originally reported around September 2025. Second, the intercom in my unit called Artolier does not work. The intercom function for the outside unit called Akuvox also does not work. A previous inspections of the intercom system were made around September 2025 by over ten code enforcement inspectors. If the Akuvox is an upgrade, that is not true because the videos supplied to the City show the Artolier is still in my unit as of today. The Artolier has not been upgraded. As per the state Building Code and city code, the Akuvox system requires an interface or indoor monitor in each unit; there is no indoor monitor in my unit. Inspector Steven Harrison wrote he will not order compliance with these legal accessibility requirements. This means the City has a pattern and practice that endangers the welfare, health and safety and accessibility of all tenants by refusing to enforce the unit interface required two way communication in this multifamily dwelling. This is an abuse of federal funds. The City is aware repeatedly that I have a disability. The owner and the City have no authority to order any tenant to use their personal property to access the Akuvox intercom function; the City is engaged in acting in concert with the property owner to violate tenant privacy rights, and perpetuate racial discrimination, made unlawful under the Unruh Act. The tenant such as myself is not required to supply my own housing services. This complaint is based on any and all code enforcement complaints on file regarding this property and any and all other communications with city Los Angeles employees. All rights reserved. This will be posted to the city clerk agenda items as well as Public Records System and all council members and city damage claim.. All rights reserved. 1/24/2026. 417 words. Geary J. Johnson, Tenant. "City Council Public Postings Show Fraud and Corruption". <https://wp.me/P57D2C-1y0> . "Code enforcement complaints to LAHCID and LADBS Los Angeles".

<https://wp.me/P6ztbL-i> .

Attach to Los Angeles code violation complaint Feb 11 2026. From Geary J. Johnson word count 1898.

On around February 27, 2024, in a petition for writ of mandate against the city of Los Angeles, the city was charged with disability discrimination.

Since 2014 to 2026, the code enforcement inspectors of the city have been in this building or my apartment at least 20 times. But the housing services and request for reasonable accommodation have not been provided as stated here in.

The code enforcement inspector that have been in my apartment recently within the last six months have witnessed either me being in a wheelchair or me being near a wheelchair.

This building conducted major renovations in the year 2014. And the year at 2023 the AKUVOX intercom system was installed at the front of the building. But at that time as the owner has admitted recently, no indoor monitor or interface was supplied to each of the 18 units. Thus there is no camera, video, audio connection from each unit to the front door entry intercom box, according to the owner. In my opinion, this means that the city code enforcement department has not diligently enforced the building code as it applies to a two-way communication system to the tenants in the building, and as it applies to other accessibility requirements at this building. Being that city employees have been made aware of my disabilities, I have requested that a April appointment be rescheduled in April for the timeframe 10 or 11 in the morning, instead of 9 AM in the morning because 9 AM in the morning is affected by the ailments concerning my disabilities and could cause injury to myself or others if I have to meet the inspectors at 9 AM. The code enforcement inspectors have refused my accommodation request, and also refused to offer an effective alternative accommodation..
Geary J. Johnson April 1, 2026. Words 2092.

