

# City Case Number 985965

Attach to Los Angeles code violation complaint April 16, 2026. From Geary J. Johnson word count. Word out 820.

Lack of approved electrical lighting, wiring and/or electrical equipment.

Under the direction of Los Angeles Mayor Karen Bass, white tenants in this building remain without a working intercom system according to the City Civil Rights Department. There are 18 units at this address 1522 Hi Point St 90035.

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.com/how-to-deny-black-tenants-housing-services-in-los-angeles/](https://lahousingpermitsandrentadjustmentcommission.com/how-to-deny-black-tenants-housing-services-in-los-angeles/) 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/>.

This code violation complaint is based on code violation complaint 983423, and incorporated by reference.

This code complaint is based City document agenda item 02/22/2026 12:55 AM

Council File No: 13-0160-S216 and Communications from the Public of same date. "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 City Civil Rights Department has said in writing that the owner of the property said that only the door entry system works; I note that the door entry system has always worked. However, the Civil Rights Department said that the owner said that the cameras not hooked up and that the current system Akuvox does not have audio or visual capability for the use of tenants, and that there is no indoor monitor in each unit for each tenant.

It is my belief that the applicable building codes Los Angeles mandate :the accessible two way intercom system for tenants to include unit interface or monitor, unit wheelchair height accessible peephole, and accessible handicapped parking stall. It is my believe that the code enforcement employees enforce the accessibility sections of the city building code and also that the code enforcement employees enforce the requirements for reasonable housing accommodations requested by me from the owner of the property.

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 16, 2026. Words 820.

## PROPERTY INFORMATION

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**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

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Thank You, we have received your request for inspection:

Your Case number is **985965**

**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.**

### PROPERTY INFORMATION

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**\*Council District:** 10  
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**Code Regional Area:** West Regional Office  
**Year Built:** 1972  
\*Bureau of Engineering Data

### COMPLAINT DETAILS

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

First Name: \*

Last Name: \*

Address:

Unit #:

City:

Zip:

Phone (H): \*

Phone (C):

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: \*

HABITABILITY

Violation Type: \*

Select Violation Type

Selected Violation Types: \*

Lack of approved electrical lighting, wiring and/or electrical equipment

Remove from List

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

Additional Comments:

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Manager Name:

Brian Vasquez

Manager Phone(H):

310-593-3955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

Violation Location:

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: \*

Violation Type: \*

Selected Violation Types: \*

**Remove from List**

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

Additional Comments:

Manager Name:

Manager Phone(H):

Owner Name:

Owner Phone(H):

Owner Address:

Manager Phone (W):

Owner Phone (W):