

## 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

993482

## PROPERTY VIOLATION REPORTED


Thank You, we have received your request for inspection:

Your Case number is 993482

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.

# LAHD CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

LOS ANGELES HOUSING DEPARTMENT

Select Language 

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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

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: \*

ELECTRICAL



Violation Type: \*

Select Violation Type



Selected Violation Types: \*

Electrical wiring disconnected and/or abandoned

Remove from List

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

Additional Comments:

June 8, 2026 Monday Word count 1540.

Los Angeles California. Attach to code violation complaint from Geary J. Johnson at 1522 Hi Point St 9, Los Angeles. CA. 90035.

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:

993482

Complaint 993482

June 8, 2026 Monday Word count 1540.

Los Angeles California. Attach to code violation complaint from Geary J. Johnson at 1522 Hi Point St 9, Los Angeles. CA. 90035.

This new code violation complaint is filed because the housing services requested have not been provided.

Since April 2025, and over fourteen months, it takes the City government this much time to use federal funds and NOT order the HUD contractor property owner to supply the accessible housing services requested.

As a tenant who is Black, male, and disabled, I file the complaint; the city housing closes them, I continue to pay rent, the housing services are not supplied, and I continue to complain and seek redress from government officials. The game the city plays: file the complaint, the city trashes the complaint, the city reduces the complaint to three words, the city schedules inspection for possible 30 days later, the city codes not issue notice to comply, then the cycle repeats itself. The city purpose is to perpetuate the complaints, not provide housing services.

**This list of city filed code violation complaints is indicative but not all inclusive.**

By not ordering or providing these services requested, the City Los Angeles government acts in concert with the owner to create barriers for me to accessible housing services. For example, requirements for door viewers (peepholes or view ports) in Los Angeles became law for residential occupancies in 1976 with the adoption of the Uniform Building Security Code. This property owner installed unit door viewers between 1972 and 2014. There was no extra or separate charge to tenants; installation labor and parts repairs were included in the rent paid.

June 5 2026

#993191

(New evidence parking lot faded numbers and repaving needed. This was not in the previous code violation complaint.)

April 16, 2026.  
985965.

April 1, 2026.  
983423.

March 21, 2026.  
981934.

Feb 11, 2026.  
976250.

January 6, 2026  
970338

December 8, 2025.  
965335.

November 11, 2025.  
961003.

October 1, 2025.  
953839.

September 18 2025.  
952902.

August 28, 2025.  
951327.

July 13 2025.  
945381.

May 7 2025.

Notes: The city code enforcement sent an inspector out Tuesday May 6, 2025 about 1:45 pm and this shall be a memorialization of that inspection of this property at 1522 S. Hi Point St 90035.

The inspector Mark Bridge said he did not have copies of the two recent

complaints I filed with code enforcement, numbered 932473 and 934688. He asked me to explain the issues. He said the department does not give the inspectors copies of the complaint.

934688.  
4/23/2025. 490 words.

I note here that the owner supplies a key to the mailbox, the owner supplies a clicker for the parking gate, the owner supplies a key to the front door. There's no extra charge for any of these keys or clickers and yet the owner maintains without any written directive that I have to incur the cost to provide a cell phone and Wi-Fi in order to use the owner supplied AKUVOX system. I am not legally obligated to purchase a cell phone and Wi-Fi in order to use the owner supplied housing services.

932473.  
4/5/2025.

June 5, 2026 Friday. Los Angeles California. Attach to code violation complaint from Geary J. Johnson at 1522 Hi Point St 9, Los Angeles. CA. 90035.

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)

1. Word Count 787.
2. This is to verify city employees have scheduled an inspection of this property for June 30, 2026 at 1:00 pm.
3. I am told by city employees that city employees routinely redact or cut off submitted code violation complaints under the direction of Mayor Karen Bass, so that a 1400 word submission may be reduced to 10 words. The public is not told of this redaction and does not find out unless they submit a public records request.
4. The facts in this complaint have been emailed to the following city employees including but not limited to code enforcement inspectors as well as LADBS 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
5. The parking lot needs repaving.
6. The parking lot space numbering is faded in spots and needs repaving.

7. The COO for the building requires 27 parking stalls. There are only 26 parking stalls.
8. 8. Intercom System Functionality The building's entry system is a Wi-Fi based audio/visual door entry and intercom that requires an indoor monitor for tenants to receive audio and video communication and to grant access to visitors. At present, no indoor monitor has been provided in my unit, making the system unusable. Without the monitor, I cannot see or communicate with visitors at the entry door. This issue is particularly significant given my mobility limitations and difficulty quickly reaching the entrance. Providing the indoor monitor necessary to operate the installed intercom system would restore functionality and allow equal access to the building entry system. Six push buttons on the Akuvox door entry system are: Delivery, Temp Key, Pin, Dial, Contacts, Reception. There is no required signage to indicate how to use the Akuvox. The video I supplied show some of the buttons do not function.
9. This complaint is based on any and all applicable building codes, present as well as those codes that existed when the building was built in 1972.
10. This complaint is based on all accessibility local building code requirements.
11. The manufacturer of the Akuvox door entry intercom has informed me that the intercom works by having a Wi-Fi connection in the tenant unit. A previous wired monitor in my unit was viewed by city housing inspectors including Steven Harrison circa between July 2025 and December 2025, where Harrison was told the Artolier unit does not work. There is no tenant unit substation connecting the outside Akuvox to the tenant such as myself; a smart phone can be used says the manufacturer, but city documents show the owner of the property has not supplied a smartphone to use the Akuvox. The city building code, however, mandates an interface or monitor be installed in the unit to use the Akuvox. The owner has not provided a smartphone (optional), WiFi, or the city mandated interface in the tenant unit.
12. Karen (city employee) commented about my request for a handicapped parking stall, but was not knowledgeable what the applicable building code says and simply said the inspector told the owner request for a handicapped stall was not in the original CFO. I disagreed with that position because it is the tenant right to request an accessible parking. For the City not to assist in providing a reasonable accommodations is a misuse of federal funds.
13. There is no accessible wheelchair level door viewer (peep hole) at my apartment door.

14. The City government has actual and constructive knowledge of my disabilities.
15. There is no accessible parking stall on the property, as requested by me, and as mandated by applicable city code.
16. The city employees have been told that the property owner claims that an accessible handicapped parking stall would cost the tenant \$150 per month, but the owner has not provided proof of financial hardship, not provided the application for the handicapped parking.
17. City employees have not made a diligent effort to assure these accessibility requirements are met by the property owner.
18. Summary: repairs needed accessible unit door viewer, accessible handicapped parking stall, accessible intercom unit interface/monitor, parking lot repaving.

June 8, 2026 Monday Los Angeles California. Attach to code violation complaint from Geary J. Johnson at 1522 Hi Point St 9, Los Angeles. CA. 90035. Word count 1540.