

## Communication from Public

**Name:** Geary J Johnson

**Date Submitted:** 11/30/2025 05:02 PM

**Council File No:** 23-0652-S11

**Comments for Public Posting:** 23-0652-S11. HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to the Homelessness Emergency Declaration 10th Quarterly Report - July through September 2025. THIS MATTER IS SUPPORTED FOR CAUSE.

“Yesterday I tested the Akuvox system on the outside of the building. The function buttons on the box are: Delivery, Temp Key, Pin, Dial, Contacts, Reception. See attached picture. As you can see, there are no directions on the box to tell a visitor the functions of each button. I have previously provided to the city videos of the unit. Yesterday I concentrated on the "Contacts" button. Unit 7 is missing from the list. Pushing the contact for each numbered unit (included mine) either produced a ringing phone sound at the box, or a "temporarily unavailable" announcement. Obviously the intercom function does not work, as has been reported to city employees and owner since 2023.” Los Angeles City employee S. Harrison said he needs to find out if code enforcement inspectors have jurisdiction over the entire property. Any code enforcement employee who doesn’t know the department’s jurisdiction, should be fired.

Los Angeles City employee S. Harrison said he needs to find out if code enforcement inspectors have jurisdiction over the entire property. Any code enforcement employee who doesn't know the department's jurisdiction, should be fired.

## Intercom(s) Still Not Operational at 1522 Hi Point Street. Another code violation complaint will be filed

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From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org

Cc: councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com

Date: Tuesday, November 25, 2025 at 01:41 PM PST

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Dear Hi Point 1522 LLC, Power Property management Inc., City Los Angeles Housing Department, et al.:

1. Still neither intercom is working at this location, the Artolier in the unit, and the Akuvox intercom function outside the building.
2. I am still researching the applicable state and local building codes. Inquiries to Building and Safety as well as the code enforcement employees ---five or more---have not indicated that city employees are knowledgeable about the codes or laws governing two way communications or intercom systems in multi-family dwellings. Code enforcement employees apparently are paid a good amount of taxpayer money to be ignorant of the laws on intercoms.
3. Yesterday I tested the Akuvox system on the outside of the building. The function buttons on the box are: Delivery, Temp Key, Pin, Dial, Contacts, Reception. See attached picture. As you can see, there are no directions on the box to tell a visitor the functions of each button. I have previously provided to the city videos of the unit. Yesterday I concentrated on the "Contacts" button. Unit 7 is missing from the list. Pushing the contact for each numbered unit (included mine) either produced a ringing phone sound at the box, or a "temporarily unavailable" announcement. Obviously the intercom function does not work, as has been reported to city employees and owner since 2023.
4. I ask that you verify the validity of the following information which I found on the internet:

**From Google AI**

Los Angeles requires main entrance intercom systems to be installed and maintained according to specific departmental guidelines, which often involve building security standards and accessibility requirements. These rules typically mandate that the system must allow for two-way communication to verify visitors before granting access, and the installation must comply with Americans with Disabilities Act (ADA) accessibility rules for mounting height, as well as local codes for the installation itself. For a locked main entrance, the system is essential for allowing authorized entry, with the owner needing to get tenant consent for installation and often start the process within a set timeframe, according to [UpCodes](#).

## Installation and maintenance requirements

- **Installation:** The system must be installed in a manner prescribed by the department, which includes complying with local building and accessibility codes. Tenant consent is often required for installation, and there may be a timeline for when the work must commence after requests are received.
- **Maintenance:** Systems must be maintained in a manner prescribed by the department. This includes regular checks for functionality, security, and compliance. Some maintenance tips include keeping components clean, checking wiring, and ensuring software is up to date.
- **System functionality:** The system must allow for two-way audio or video communication to verify visitors before granting access. This ensures security by controlling who enters the building.

## Accessibility requirements (ADA)

- **Location:** The system must be located so it is accessible to individuals with disabilities.
- **Mounting height:** The highest operable point of the intercom must be at or below 48 inches above the floor level.
- **Reach:** There are also requirements for side and forward reach, which are a maximum of 48 inches and a minimum of 15 inches above the finish floor.

## Other considerations

- **Tenant consent:** In some cases, a majority of tenants must request or consent to the installation in writing before the owner is required to install it.
- **Door requirements:** For buildings using an intercom, the main entrance must have self-closing and self-locking doors that remain locked except when an attendant is on duty.

## 1968 Circa

### §50-a Entrances: Doors, Locks and Intercommunication Systems



Davey GJuanvaldez <hairylegs27@gmail.com>

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**Further review Nov 21 inspection by Fabian Gonzalez and city employee S. Harrison**

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**G Johnson** <tainmount@sbcglobal.net>

Sat, Nov 22 at 7:44 PM

Reply-To: G Johnson <tainmount@sbcglobal.net>

To: marke.bridge@lacity.org <marke.bridge@lacity.org>, Vatche Kasumyan <vatche.kasumyan@lacity.org>, Germain Mendoza <germain.mendoza@lacity.org>, Masiss Andriasian <masiss.andriasian@lacity.org>

Cc: councilmember.hernandez@lacity.org <councilmember.hernandez@lacity.org>, councilmember.Nazarian@lacity.org <councilmember.nazarian@lacity.org>, councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>, contactCD4@lacity.org <contactcd4@lacity.org>, councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>, councilmember.padilla@lacity.org <councilmember.padilla@lacity.org>, councilmember.rodriguez@lacity.org <councilmember.rodriguez@lacity.org>, councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>, councilmember.price@lacity.org <councilmember.price@lacity.org>, cd10@lacity.org <cd10@lacity.org>, councilmember.park@lacity.org <councilmember.park@lacity.org>, councilmember.Lee@lacity.org <councilmember.lee@lacity.org>, councilmember.soto-martinez@lacity.org <councilmember.soto-martinez@lacity.org>, councilmember.Jurado@lacity.org <councilmember.jurado@lacity.org>, councilmember.mcosker@lacity.org <councilmember.mcosker@lacity.org>, LAHD new <lahd.rso.central@lacity.org>, LAHD REAP <lahd.reap@lacity.org>, Cc: controller.mejia@lacity.org <controller.mejia@lacity.org>, DOD.Contact@lacity.org <dod.contact@lacity.org>, aoa.crsa@aoausa.com <aoa.crsa@aoausa.com>, ARAM.AVEDISIAN@LACITY.ORG <aram.avedisian@lacity.org>, ERIC.BANE@LACITY.ORG <eric.bane@lacity.org>, DORAN.BOBADILLA@LACITY.ORG <doran.bobadilla@lacity.org>, laura.zimmerman@lacity.org <laura.zimmerman@lacity.org>, grant.woods@lacity.org <grant.woods@lacity.org>, sewada.zadoorian@lacity.org <sewada.zadoorian@lacity.org>, jason.wilson@lacity.org <jason.wilson@lacity.org>, kelly.warner@lacity.org <kelly.warner@lacity.org>, mark.wang@lacity.org <mark.wang@lacity.org>, Gavin Newsom <gavin@gavinnewsom.com>, Fabian Gonzalez <fabian.gonzalez@lacity.org>, Thomas Khammar <thomas@powerpropertygrp.com>, frontdesk@powerpropertygrp.com <frontdesk@powerpropertygrp.com>, brent@powerpropertygrp.com <brent@powerpropertygrp.com>, Nisi Walton <nisi@powerpropertygrp.com>, Power Property Management Inc.

<09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Cynthia Reynoso  
<cynthia@powerpropertygrp.com>

To Mayor Karen Bass, Hi Point 1522 LLC, Thomas Khammar and David Diaz, et al:

1. See attached pictures: Stall #2 parking with tenant BMW and dangerous storage of gas cans ; water leak in ceiling unit 9 that has not been properly addressed, picture of Artolier intercom in unit 9 (the clock above is not part of intercom).
2. Two intercom systems exist at this address for unit 9. Artolier in the unit and Akuvox on the outside of the building, neither is connected to each other. City employee Fabian Gonzalez is aware of this November 21 2025.
3. The city housing department knows that it is the owner of the property responsibility to supply housing services. I am not obligated or authorized to supply my own housing services. The building front door key, the apartment door key, the mailbox key, the parking gate clicker are all supplied by the owner with no extra or separate charge to me. Therefore, the owner must supply the parts in order to use the AKUVOX system. The city is aware that the owner has not supplied the parts to use the AKUVOX system.
4. The owner of the property must supply the device monitor or otherwise to make the AKUVOX Intercom function work. Yes, the state California Building Code (CBC) applies to privately owned multifamily housing, with the specific provisions depending on the building's type and the aspects being regulated. For example, Chapters 11A and 11B of the CBC cover accessibility in multifamily buildings, with Chapter 11A generally applying to privately funded projects and Chapter 11B for projects with public funding or public spaces. The California Residential Code (CRC), which is based on the International Residential Code, also applies to certain types of privately owned multifamily structures like townhouses, and the state's Energy Code requirements apply to all new residential construction, including apartments. The only reason the AKUVOX Intercom function is not working is because the City has not ordered the owner to supply the phone, Wi-Fi or indoor monitor to make the system work.

There are two intercom systems

5. Here I give a detailed but indicative, but not all inclusive list of code violation complaints received by the city, including the case number, the date, and how many times the word Intercom or AKUVOX was mentioned. What part of English does Fabian Gonzales not understand? What part of English does Mayor Karen Bass not understand? This list does not include emails or faxes that were sent out during the same time periods. This reflects on the property owner statement as repeated by Fabian Gonzales city employee, that the Intercom system was replaced in 2023. The pictures show and the city employees are evidence that the Artolier system is still in place in the unit and has not been replaced technically. January 25, 2023 case 844729 code violation. The word Intercom is mentioned 19 times. February 8, 2023. Case 846533. The word Intercom is mentioned 28 times. March 17, 2023. Case 851127. The word Intercom is mentioned 29 times. April 27, 2023. City case number 855304. The word Intercom is mentioned 33 times. The word AKUVOX is mentioned two times. June 19, 2023. Case 860747. The word Intercom is mentioned 50 times. The word AKUVOX is mentioned eight times. The complaint mentions no smart phone or Wi-Fi has been provided by the owner. This code complaint was copied to the owner. This is all known to the city code enforcement department. It is disingenuous on the part of the city code enforcement inspector Gonzalez to say that the system has been replaced when he knows that the so-called replacement is not working. July 11, 2023. Case 862993. The word AKUVOX is mentioned 13 times. The word Intercom is mentioned to 73 times.. April 25, 2024. Case 896708. The word Intercom is mentioned 85 times. The word AKUVOX is mentioned 16 times. June 26/ 2024. Case 903410. The word Intercom is mentioned 86 times. The word AKUVOX is mentioned 17 times. The complaint notes push the AKUVOX contacts button and it says network unavailable. It is not working. April 5, 2025. Case 932473. The word Intercom is mentioned two times and the word AKUVOX is mentioned four times. April 23, 2025. Case 934668. July 13, 2025. Case 945381. The word AKUVOX is noted seven times and the word Intercom is mentioned 10 times. August 28, 2025. Case 951327. The word Intercom is mentioned three times and the word AKUVOX is mentioned one time. The complaint notes that AKUVOX says that a

cell phone and Wi-Fi is needed to operate the AKUVOX Intercom function. September 18, 2025. Case 952902. The word Intercom is mentioned two times and AKUVOX mentioned one time. The complaint notes that Artolier is not functioning and AKUVOX is not functioning.

All rights reserved.

**Geary Juan Johnson**

Phone 323-807-3099

On Friday, November 21, 2025 at 08:45:26 PM PST, G Johnson  
<[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)> wrote:

I note that at the inspection today the employee of Power Property Management's position was that the owner had wrote me in 2023 saying that I needed to use a cell phone and Wifi to access the Akuvox intercom video functions. I did not receive the communication from the owner.

The update to this is that on October 30, 2025, I met with Thomas Khammar of Power Property Mgmt and he said he was willing to supply my unit with an indoor monitor, such interface required by law. The employee today should have mentioned this but did not.

Therefore the owner should have no objection to the City citing the owner to supply the indoor monitor to unit 9 in order for the Akuvox intercom function to work.

It is necessary for the City to cite the owner so this matter can be resolved in a reasonable time frame.

**Geary Juan Johnson**

Phone 323-807-3099



On Friday, November 21, 2025 at 04:42:10 PM PST, G Johnson  
<[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)> wrote:

To city government and Power Property employees Nisi Walton, Cynthia Reynosa, Brent Parsons, and Thomas Khammar:

This is meant to be indicative but not all inclusive.

1. City inspector Fabian Gonzalez had ruled notice to comply on grounds. At the time of his ruling, he was aware there was a different intercom on the outside of the building called Akuvox and intercom function. Gonzalez was aware on that date that I did not have an interface (indoor monitor) that would connect the Akuvox to my unit. Gonzalez citation "Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.2.401.6, 91.8104 of the L.A.M.C." 9/29/25 . Case ID: 939638. At the time of the September 29, 2025 inspection, Gonzalez knew that neither of the two intercoms worked. Gonzalez inspection was aimed the box in the unit, called Artolier, but could be construed to apply to the fact there was no "interface" in the unit for the Akuvox system.
2. On November 21, Inspector Gonzalez entered the unit with two other housing employees, one senior inspector named S. Harrison. There was also someone from Power Property.
3. Gonzalez claimed that Power Property claimed that the Artolier unit (in the apartment 9) was replaced with the Akuvox unit.
4. Gonzalez and others noted as I told them that there is no indication there is an interface in unit 9 to connect to the Akuvox. The Artolier has only audio and door entry function while the Akuvox has additional function of video. The units are not the same.

5. If the Akuvox is a replacement for the Artolier, why is the Artolier still in the unit if it is junk.
6. The city employees and owner was told that the state building code and city building code requires that the owner provide for each unit an "interface" (indoor monitor) for each apartment that would connect it to the Akuvox. I told them the owner has not installed the indoor monitor as required by law.
7. The property owner and city claimed I would use my cell phone to connect to the Akuvox. I told them I do not have a written agreement to use my private property for such purposes nor do I give my consent.
8. The owner claimed they tried to contact me by email but email bounced back as spam. I told them they can contact me by phone, in person, fax, or text message but they have failed to do so. Either way, they do not have my consent. The owner did not say have they notified me the email is not working? Nevertheless, email does not "bounce back" as spam. There could be something wrong with the owner email settings. If incoming mail is going into "spam" that means the owner is receiving it. If they email me and it comes back, it would say "undeliverable." Therefore they would have received all my emails stating there was been no directions how to use Akuvox and that I request they supply the cell phone and Wifi if that is to be used.
9. Incidentally I have received some emails from the owner (not on this subject) since 2014 which prove they are not going to spam.
10. The owner is asked to verify my correct email as it is above.
11. The senior supervisor S. Harrison, city of Los Angeles employee, said they will have to investigate the matter further to see what they can do and if the city housing has jurisdiction and authority. I told them the state building code gives them authority over the whole property.
12. The S. Harrison said he would have to see what the building codes says.
13. S. Harrison was supervisor and appeared to be a seasoned

employee. Why was he not aware of the laws governing intercom systems? The laws do not seem to be new since the building was built in 1973.

14. Quote the laws again below.

15. I note here that if the Akuvox is a replacement for the Artolier, the Artolier did not require me to use my cell phone or any other personal property to access the intercom function.

16. If I do not agree to provide my cell phone to use Akuvox—not a requirement in the law or my rent agreement—then the owner needs to provide the “interface” for the Akuvox to be used.

17. I told all present that the owner and city do not have any authority over my private property cell phone nor do they have the authority to tell me to use my cell phone for their purposes.

18. The owner said that they want me to use my cell phone because that is the service provided to the building. Again, I do not have any agreement that I have to use that service.

19. None of the parties admitted that the law requires the owner to provide the interface in each unit which would be the “indoor monitor”.

20. The parties admitted that they have copies of the laws that I quoted.

21. I told the parties they are not getting my phone to use for their purposes.

22. I think S. Harrison might have said that an “indoor monitor” could be a workaround to the use of a cell phone. I have no problem if the owner would supply the cell phone but just as long as I do not use my private cell phone. This is not a waiver that the applicable laws require an indoor interface which I do not think means “cell phone”.

23. I remind all parties that the Artolier unit (old device in the unit) did not require the tenant to use their cell phone to use it.

24. If the Artolier is junk, the city should order it removed from the unit.

25. (Below) 11B-708.4.1 Common Use or Public Use System Interface

The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

26. How has the owner supplied the Akuvox residential unit interface? (Source code violation complaint 961003, et al.) Interface is defined as **a connection between two pieces of electronic equipment, or between a person and a computer**

27. The matter remains unresolved.

***All rights reserved.***

***Geary Juan Johnson***

Phone 323-807-3099

Tenant

Los Angeles Building Code 11B-708 specifies requirements for Two-Way Communication Systems in public buildings to ensure they are accessible to people with disabilities. It mandates that these systems must provide both **audible and visual signals** and, in the case of residential dwelling units, be capable of supporting voice and **TTY communication** with a central or public use interface.

Key Aspects of 11B-708:

- **Two-Way Communication**: This section addresses systems that allow for communication in both directions.

### **Section 11B-708 Two way communication systems**

1. 11B-708.4 Residential dwelling unit communication systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with Section 11B-708.4.

#### **11B-708.4.1 Common use or public use system interface. The common use or public use system**

interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

**11B-708.4.2 Residential dwelling unit interface. The residential dwelling unit system** interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

California Building Code 11A may also apply to this property.  
California Building Code 2022 (Redacted)

## **11B-230.1 General**

Where a two-way communication system is provided to gain admittance to a building or facility or to restricted areas within a building or facility, the system shall comply with Section 11B-708.

## **11B-708 Two Way Communications**

### 11B-708.1 General

Two-way communication systems shall comply with Section 11B-708.

### 11B-708.2 Audible and Visual Indicators

The system shall provide both audible and visual signals.

### 11B-708.4 Residential Dwelling Unit Communication Systems

Communications systems between a [residential dwelling unit](#) and a [site](#), building or floor [entrance](#) shall comply with *Section 11B-708.4*.

#### 11B-708.4.1 Common Use or Public Use System Interface

The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

#### 11B-708.4.2 Residential Dwelling Unit Interface

The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

California Building Code 2022 (Redacted)

## **11B-230.1 General**

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#### 11B-708.4.2 Residential Dwelling Unit Interface

The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

2025-11-22 at 1522 car stall 2 with gas cans.jpg, 2025-11-22 ceiling unit 9 water leak 2 of 2.jpeg, 2025-11-22 ceiling unit 9 water leak 1 of 2.jpg, 2025-11-21 Artolier intercom still in unit 9.jpg

## Review of today's inspection with city employees Fabian Gonzalez and S. Harrison- City of Los Angeles Housing

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From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org

Cc: councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com

Date: Friday, November 21, 2025 at 04:42 PM PST

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an interface in unit 9 to connect to the Akuvox. The Artolier has only audio and door entry function while the Akuvox has additional function of video. The units are not the same.

5. If the Akuvox is a replacement for the Artolier, why is the Artolier still in the unit if it is junk.
6. The city employees and owner was told that the state building code and city building code requires that the owner provide for each unit an "interface" (indoor monitor) for each apartment that would connect it to the Akuvox. I told them the owner has not installed the indoor monitor as required by law.
7. The property owner and city claimed I would use my cell phone to connect to the Akuvox. I told them I do not have a written agreement to use my private property for such purposes nor do I give my consent.
8. The owner claimed they tried to contact me by email but email bounced back as spam. I told them they can contact me by phone, in person, fax, or text message but they have failed to do so. Either way, they do not have my consent. The owner did not say have they notified me the email is not working? Nevertheless, email does not "bounce back" as spam. There could be something wrong with the owner email settings. If incoming mail is going into "spam" that means the owner is receiving it. If they email me and it comes back, it would say "undeliverable." Therefore they would have received all my emails stating there was been no directions how to use Akuvox and that I request they supply the cell phone and Wifi if that is to be used.
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23. I remind all parties that the Artolier unit (old device in the unit) did not require the tenant to use their cell phone to use it.
24. If the Artolier is junk, the city should order it removed from the unit.
25. (Below) 11B-708.4.1 Common Use or Public Use System Interface  
The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.
26. How has the owner supplied the Akuvox residential unit interface? (Source code violation complaint 961003, et al.) Interface is defined as **a connection between two pieces of electronic equipment, or between a person and a computer**
27. The matter remains unresolved.

***All rights reserved.***

***Geary Juan Johnson***

Phone 323-807-3099

Tenant

Los Angeles Building Code 11B-708 specifies requirements for Two-Way Communication Systems in public buildings to ensure they are accessible to people with disabilities. It mandates that these systems must provide both [audible and visual signals](#) and, in the case of residential dwelling units, be capable of supporting voice and [TTY communication](#) with a central or public use interface.

Key Aspects of 11B-708:

- **Two-Way Communication**: This section addresses systems that allow for communication in both directions.

#### **Section 11B-708 Two way communication systems**

1. 11B-708.4 Residential dwelling unit communication systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with Section 11B-708.4.

**11B-708.4.1 Common use or public use system interface.** The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

**11B-708.4.2 Residential dwelling unit interface.** The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

California Building Code 11A may also apply to this property.  
California Building Code 2022 (Redacted)

## **11B-230.1 General**

Where a two-way communication system is provided to gain admittance to a building or [facility](#) or to restricted areas within a building or [facility](#), the system shall comply with Section 11B-708.

## **11B-708 Two Way Communications**

### 11B-708.1 General

Two-way communication systems shall comply with Section 11B-708.

### 11B-708.2 Audible and Visual Indicators

The system shall provide both audible and visual signals.

### 11B-708.4 Residential Dwelling Unit Communication Systems

Communications systems between a [residential dwelling unit](#) and a [site](#), building or floor [entrance](#) shall comply with *Section 11B-708.4*.

#### 11B-708.4.1 Common Use or Public Use System Interface

The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

#### 11B-708.4.2 Residential Dwelling Unit Interface

The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

California Building Code 2022 (Redacted)

## **11B-230.1 General**

Where a two-way communication system is provided to gain admittance to a building or [facility](#) or to restricted areas within a building or [facility](#), the system shall comply with Section 11B-708.

## **11B-708 Two Way Communications**

### 11B-708.1 General

Two-way communication systems shall comply with Section 11B-708.

### 11B-708.2 Audible and Visual Indicators

The system shall provide both audible and visual signals.

### 11B-708.4 Residential Dwelling Unit Communication Systems

Communications systems between a [residential dwelling unit](#) and a [site](#), building or floor [entrance](#) shall comply with *Section 11B-708.4*.

#### 11B-708.4.1 Common Use or Public Use System Interface

The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

11B-708.4.2 Residential Dwelling Unit Interface

The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

## Re: Review of today's inspection with city employees Fabian Gonzalez and S. Harrison- City of Los Angeles Housing

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org

Cc: councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriguez@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com

Bcc: hairylegs27@gmail.com

Date: Friday, November 21, 2025 at 08:45 PM PST

I note that at the inspection today the employee of Power Property Management's position was that the owner had wrote me in 2023 saying that I needed to use a cell phone and Wifi to access the Akuvox intercom video functions. I did not receive the communication from the owner.

The update to this is that on October 30, 2025, I met with Thomas Khammar of Power Property Mgmt and he said he was willing to supply my unit with an indoor monitor, such interface required by law. The employee today should have mentioned this but did not.

Therefore the owner should have no objection to the City citing the owner to supply the indoor monitor to unit 9 in order for the Akuvox intercom function to work.

It is necessary for the City to cite the owner so this matter can be resolved in a reasonable time frame.

**Geary Juan Johnson**

Phone 323-807-3099

On Friday, November 21, 2025 at 04:42:10 PM PST, G Johnson <tainmount@sbcglobal.net> wrote:

To city government and Power Property employees Nisi Walton, Cynthia Reynosa, Brent

Parsons, and Thomas Khammar:

This is meant to be indicative but not all inclusive.

1. City inspector Fabian Gonzalez had ruled notice to comply on grounds. At the time of his ruling, he was aware there was a different intercom on the outside of the building called Akuvox and intercom function. Gonzalez was aware on that date that I did not have an interface (indoor monitor) that would connect the Akuvox to my unit. Gonzalez citation "Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.2.401.6, 91.8104 of the L.A.M.C." 9/29/25 . Case ID: 939638. At the time of the September 29, 2025 inspection, Gonzalez knew that neither of the two intercoms worked. Gonzalez inspection was aimed the box in the unit, called Artolier, but could be construed to apply to the fact there was no "interface" in the unit for the Akuvox system.
2. On November 21, Inspector Gonzalez entered the unit with two other housing employees, one senior inspector named S. Harrison. There was also someone from Power Property.
3. Gonzalez claimed that Power Property claimed that the Artolier unit (in the apartment 9) was replaced with the Akuvox unit.
4. Gonzalez and others noted as I told them that there is no indication there is an interface in unit 9 to connect to the Akuvox. The Artolier has only audio and door entry function while the Akuvox has additional function of video. The units are not the same.
5. If the Akuvox is a replacement for the Artolier, why is the Artolier still in the unit if it is junk.
6. The city employees and owner was told that the state building code and city building code requires that the owner provide for each unit an "interface" (indoor monitor) for each apartment that would connect it to the Akuvox. I told them the owner has not installed the indoor monitor as required by law.
7. The property owner and city claimed I would use my cell phone to connect to the Akuvox. I told them I do not have a written agreement to use my private property for such purposes nor do I give my consent.
8. The owner claimed they tried to contact me by email but email bounced back as spam. I told them they can contact me by phone, in person, fax, or text message but they have failed to do so. Either way, they do not have my consent. The owner did not say have they notified me the email is not working? Nevertheless, email does not "bounce back" as spam. There could be something wrong with the owner email settings. If incoming mail is going into "spam" that means the owner is receiving it. If they email me and it comes back, it would say "undeliverable." Therefore they would have received all my emails stating there was been no directions how to use Akuvox and that I request they supply the cell phone and Wifi if that is to

be used.

9. Incidentally I have received some emails from the owner (not on this subject) since 2014 which prove they are not going to spam.
10. The owner is asked to verify my correct email as it is above.
11. The senior supervisor S. Harrison, city of Los Angeles employee, said they will have to investigate the matter further to see what they can do and if the city housing has jurisdiction and authority. I told them the state building code gives them authority over the whole property.
12. The S. Harrison said he would have to see what the building codes says.
13. S. Harrison was supervisor and appeared to be a seasoned employee. Why was he not aware of the laws governing intercom systems? The laws do not seem to be new since the building was built in 1973.
14. Quote the laws again below.
15. I note here that if the Akuvox is a replacement for the Artolier, the Artolier did not require me to use my cell phone or any other personal property to access the intercom function.
16. If I do not agree to provide my cell phone to use Akuvox—not a requirement in the law or my rent agreement—then the owner needs to provide the “interface” for the Akuvox to be used.
17. I told all present that the owner and city do not have any authority over my private property cell phone nor do they have the authority to tell me to use my cell phone for their purposes.
18. The owner said that they want me to use my cell phone because that is the service provided to the building. Again, I do not have any agreement that I have to use that service.
19. None of the parties admitted that the law requires the owner to provide the interface in each unit which would be the “indoor monitor”.
20. The parties admitted that they have copies of the laws that I quoted.
21. I told the parties they are not getting my phone to use for their purposes.
22. I think S. Harrison might have said that an "indoor moniitor" could be a a workaround to the use of a cell phone. I have no problem if the owner would supply the cell phone but just as long as I do not use my private cell phone. This is not a waiver that the applicable laws require an indoor interface which I do not think means "cell phone".
23. I remind all parties that the Artolier unit (old device in the unit) did not require the tenant to use their cell phone to use it.
24. If the Artolier is junk, the city should order it removed from the unit.
25. (Below) 11B-708.4.1 Common Use or Public Use System Interface  
The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.
26. How has the owner supplied the Akuvox residential unit interface? (Source code violation complaint 961003, et al.) Interface is defined as **a connection between two pieces of electronic equipment, or between a person and a computer**
27. The matter remains unresolved.



***All rights reserved.***

**Geary Juan Johnson**

Phone 323-807-3099

Tenant

Los Angeles Building Code 11B-708 specifies requirements for Two-Way Communication Systems in public buildings to ensure they are accessible to people with disabilities. It mandates that these systems must provide both [audible and visual signals](#) and, in the case of residential dwelling units, be capable of supporting voice and [TTY communication](#) with a central or public use interface.

Key Aspects of 11B-708:

- **[Two-Way Communication](#)**: This section addresses systems that allow for communication in both directions.

### **Section 11B-708 Two way communication systems**

1. 11B-708.4 Residential dwelling unit communication systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with Section 11B-708.4.

**11B-708.4.1 Common use or public use system interface.** The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

**11B-708.4.2 Residential dwelling unit interface.** The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

California Building Code 11A may also apply to this property.

California Building Code 2022 (Redacted)

### **11B-230.1 General**

Where a two-way communication system is provided to gain admittance to a building or [facility](#) or to restricted areas within a building or [facility](#), the system shall comply with Section 11B-708.

### **11B-708 Two Way Communications**

#### **[11B-708.1 General](#)**

Two-way communication systems shall comply with Section 11B-708.

#### **[11B-708.2 Audible and Visual Indicators](#)**

The system shall provide both audible and visual signals.

#### **[11B-708.4 Residential Dwelling Unit Communication Systems](#)**

Communications systems between a [residential dwelling unit](#) and a [site](#), building or floor [entrance](#) shall comply with *Section 11B-708.4*.

#### **[11B-708.4.1 Common Use or Public Use System Interface](#)**

The common use or public use system interface shall include the capability of supporting voice and

TTY communication with the residential dwelling unit interface.

#### 11B-708.4.2 Residential Dwelling Unit Interface

The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

California Building Code 2022 (Redacted)

#### **11B-230.1 General**

Where a two-way communication system is provided to gain admittance to a building or facility or to restricted areas within a building or facility, the system shall comply with Section 11B-708.

#### **11B-708 Two Way Communications**

##### 11B-708.1 General

Two-way communication systems shall comply with Section 11B-708.

##### 11B-708.2 Audible and Visual Indicators

The system shall provide both audible and visual signals.

##### 11B-708.4 Residential Dwelling Unit Communication Systems

Communications systems between a residential dwelling unit and a site, building or floor entrance shall comply with *Section 11B-708.4*.

##### 11B-708.4.1 Common Use or Public Use System Interface

The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

##### 11B-708.4.2 Residential Dwelling Unit Interface

The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.



[Multiple Dwelling Law](#) > [3 Multiple Dwellings-General Provisions](#) > [§50 Entrance Halls](#) > [§50-a Entrances: Doors, Locks and Intercommunication Systems](#)  
[Go To Full Code Chapter](#)

1. Every entrance from the street, passageway, court, yard, cellar, or similar entrance to a class A multiple dwelling erected or converted after January first, nineteen hundred sixty-eight, except an entrance leading to the main entrance hall or lobby which main entrance hall or lobby is equipped with one or more automatic self-locking doors, shall be equipped with automatic self-closing and self-locking doors and such doors shall be locked at all times except when an attendant shall actually be on duty. Every entrance from the roof to such a dwelling shall be equipped with a self-closing door which shall not be self-locking and which shall be fastened on the inside with movable bolts, hooks or a lock which does not require a key to open from inside the dwelling.
2. Every class A multiple dwelling erected or converted after January first, nineteen hundred sixty-eight containing eight or more apartments shall also be equipped with an intercommunication system. Such intercommunication system shall be located at an automatic self-locking door giving public access to the main entrance hall or lobby of said multiple dwelling and shall consist of a device or devices for voice communication between the occupant of each apartment and a person outside said door to the main entrance hall or lobby and to permit such apartment occupant to release the locking mechanism of said door from the apartment.
3. On or after January first, nineteen hundred sixty-nine, every class A multiple dwelling erected or converted prior to January first, nineteen hundred sixty-eight, shall be equipped with automatic self-closing and self-locking doors, which doors shall be kept locked except when an attendant shall actually be on duty, and with the intercommunication system described in paragraph two of this section, provided that tenants occupying a majority of all the apartments within the structure comprising the multiple dwelling affected request or consent in writing to the installation of such doors and intercommunication system on forms which shall be prescribed by the department, except that in the event a majority of tenants in occupancy request or consent on or after January first, nineteen hundred sixty-eight, to the installation of such doors or intercommunication system such installation shall be started within ninety days, but need not be completed until six months after the owner's receipt of requests or consents by a majority of the tenants, except that in any such multiple dwelling owned or operated by a municipal housing authority organized pursuant to article thirteen of the public housing law, such installation need not be completed until one year after the owner's receipt of requests or consents by a majority of the tenants. If the dwelling is subject to regulation and control of its residential rents pursuant to the local emergency housing rent control act, the local city housing rent agency shall upon the filing of executed forms containing the required requests or consents, prescribe the terms under which the costs of providing such doors and intercommunication systems may be recovered by the owner from the tenants. In any multiple dwelling built pursuant to the provisions of the redevelopment companies law in which residential rents are limited by contract, the costs of providing such doors and intercommunication systems may be recovered by the owner from the tenants. The terms under which such costs may be recovered shall be the same as those prescribed by the local city housing rent agency in the city in which the multiple dwelling is located for dwellings subject to regulation and control of rent pursuant to the local emergency housing rent control act. Such costs shall not be deemed to be "rent" as that term is limited and defined in the contract.
4. All such self-closing and self-locking doors, and intercommunication systems shall be of a type approved by the department and by such other department as may be prescribed by law and shall be installed and maintained in a manner prescribed by the department and by such other department.
5. Every owner who shall fail to install and maintain the equipment required by this section, in the manner prescribed by the department, and by such other department as may be prescribed by law, and any person who shall willfully destroy, damage, or jam or otherwise interfere with the proper operation of, or remove, without justification, such equipment or any part thereof shall be guilty of a misdemeanor as provided in subdivision one of section three hundred four of the multiple dwelling law and shall be punishable as provided therein.

## Can Los Angeles Landlord charge for two way communication system?

From Google AI

The "Los Angeles housing tenant charge" refers to the annual [Just Cause Enforcement Fee](#) (\$31.05) that landlords pay for each rental unit to fund tenant protections and inspections, and which landlords can pass on to tenants as allowed by the [Rent Stabilization Ordinance \(RSO\)](#). In contrast, a [two-way communication system](#) (like an intercom) is a building feature that connects residents and visitors, and while some buildings require these for safety, there is no city-wide charge for tenants to use them. Landlords are responsible for maintaining communication systems like call boxes as part of their repair obligations.

Tenant charge: Just Cause Enforcement Fee

- **What it is:** An annual fee paid by landlords to the City of Los Angeles to fund tenant protection programs and enforcement.
- **Who pays:** Landlords must pay the fee for each rental unit.
- **Tenant pass-through:** Landlords may charge tenants up to 50% of the annual fee, collected in 1/12 increments per month, provided the rental is covered by the Rent Stabilization Ordinance (RSO).
- **Purpose:** To help fund the enforcement of tenant protections.

Two-way communication system

- **What it is:** A building system, such as an intercom, that allows residents to communicate with visitors.
- **Tenant charge:** There is **no city-mandated charge for tenants** to use a two-way communication system.
- **Landlord responsibility:** Landlords are responsible for ensuring these systems are in good working order. If a landlord fails to fix a broken call box, it could be a violation of the [covenant of quiet enjoyment](#).
- **Examples:** Systems can range from simple call boxes to sophisticated video intercom systems with a touchscreen for residents.

What you can do

- **If your landlord is improperly charging you:** You may be able to take action. For example, if a landlord is incorrectly passing through the Just Cause Enforcement Fee, you can report it to the [Los Angeles Housing Department \(LAHD\)](#).
- **If your communication system is broken:** If your landlord fails to repair a broken call box or other communication system after being notified, you can file a complaint with the Los Angeles Housing Department (LAHD) or seek legal advice.

***All rights reserved.***

**Geary Juan Johnson**  
**1522 Hi Point St 9**  
**Los Angeles, CA 90035**  
 Phone 323-807-3099



Photo of Akuvox Unit.jpeg  
 414.9 kB

## 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

Thank You, we have received your request for inspection:

Your Case number is **963315**

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.



## CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

[Select Language](#) ▼

Powered by Google Translate

### 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

### 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

(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:

Manager Name:

CYNTHIA REYNOSA

Manager Phone(H):

3105933955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

3105933955

Owner Phone (W):

Owner Address:

Owner City:

VENICE

Owner Zip Code:

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: \*

ELECTRICAL

Violation Type: \*

Select Violation Type

Selected Violation Types: \*

Premises not maintained in a safe and sanitary condition  
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:

Manager Name:

CYNTHIA REYNOSA

Manager Phone(H):

3105933955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

3105933955

Owner Phone (W):

Owner Address:

Owner City:

VENICE

Owner Zip Code:

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: \*

SANITATION

Violation Type: \*

Select Violation Type

Selected Violation Types: \*

Premises not maintained in a safe and sanitary condition  
Electrical wiring disconnected and/or abandoned  
Building and/or premises unsafe, or unclear

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:

CYNTHIA REYNOSA

Manager Phone(H):

3105933955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

3105933955

Owner Phone (W):

Owner Address:

Owner City:

VENICE

Owner Zip Code:

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: \*

SANITATION

Violation Type: \*

Select Violation Type

Selected Violation Types: \*

Premises not maintained in a safe and sanitary condition  
Electrical wiring disconnected and/or abandoned  
Building and/or premises unsafe, or unclear

Remove from List

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

Additional Comments:

Attachment to Code violation complaint. From Geary J. Johnson. Complaint. Total words 2200. November 29, 2025.

Manager Name:

CYNTHIA REYNOSA

Manager Phone(H):

3105933955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

3105933955

Owner Phone (W):

Owner Address:

Owner City:

VENICE

Owner Zip Code:



Attachment to Code violation complaint. From Geary J. Johnson.  
Complaint 963315. Total words 2200. November 29, 2025.

## TANDEM PARKING

A court hearing was held May 11, 2022. Thomas Khammar (Power Property Management Inc) is the agent for property owner Hi Point 1522 LLC. Khammar appeared at the court hearing. (An email recall is attached that was emailed to city employees and officials.) The hearing was audio recorded by the court and the email is based on that recording. No matter how you interpret the 2010 rent agreement, this is the words of the owner thru Khammar at the hearing: (see page 5 of the email)

Khammar: "Obviously the plaintiff has sued us before, numerous times, four or five times, he has gone to fair housing and been rejected, he has gone to Los Angeles housing and been denied. Los Angeles housing, which is the Los Angeles rent stabilization board, it has an amenities reduction program, and if he lost an amenity, he is entitled to file for that under the Los Angeles rent stabilization ordinance and get a credit for it. Unfortunately he is denied because per his lease your Honor his parking space is number 8 which is a tandem space. Ok. I completely agree with the plaintiff that it is inconvenient to have two gentlemen living in an apartment with a tandem parking space but that is what is in his written lease. His lease says space number 8, tandem, he has space number 8 tandem, the reason why the plaintiff is confused, is when the prior owner purchased the building, in 2015 or prior, the owner at that time had extra parking available and sent out an email and said for extra money you can take individual parking, and of course he declined it, and life goes on. He got his space number 8. There is no issue with parking, he continues to have space number 8. He has two parking spaces. One parking space that fits two cars. All that is referenced in his own discovery that he gave you and I apologize but I don't know how you guys are seeing it but it says Exhibit 4 (page 6 of 22) , you see a white BMW it appears and in front of it is the space for the other vehicle." (Khammar was talking about the request of two Black tenants for tandem parking. Black tenants as of 2025 still have not received the tandem parking stall that Khammar is speaking of.)



In contrast, CD 5 employee Thao Tran says in writing Black tenants are not entitled to tandem parking. Tran needs to be terminated from employment. (See [https://clkrep.lacity.org/onlinedocs/2025/25-0473\\_PC\\_PM\\_06-20-2025.pdf](https://clkrep.lacity.org/onlinedocs/2025/25-0473_PC_PM_06-20-2025.pdf) )

The city code enforcement of the Los Angeles Housing department is requested by authority of this complaint to order the owner to extend the parking stall striping at stall #8 to make it into a tandem parking stall to make it comply with the words of Thomas Khammar who is the agent for the property owner. Stall #8 should be a tandem parking stall according to Khammar.

## INTERCOM

IF ANY code violation inspector does not know the intercom or two way communication law/code, they should be terminated from employment.

Interface is defined as **a connection between** two pieces of electronic equipment, or between a person and a computer.

Los Angeles Building Code 11B-708 specifies requirements for Two-Way Communication Systems in public buildings to ensure they are accessible to people with disabilities. It mandates that these systems must provide both audible and visual signals and, in the case of residential dwelling units, be capable of supporting voice and TTY communication with a central or public use interface.

This address is privately owned but receives public government funding from the housing department and Section 8.

This complaint is based on emails to the City and code enforcement dated 11/21/2025, 11/22/2025, and 11/25/2025 regarding an inspection by city code enforcement employees of the intercom systems at this address 1522 Hi Point St 90035.

The city housing department knows that it is the owner of the property responsibility to supply housing services. I am not obligated or authorized to supply my own housing services. The building front door key, the apartment

door key, the mailbox key, the parking gate clicker are all supplied by the owner with no extra or separate charge to me. Therefore, the owner must supply the parts in order to use the AKUVOX system. The city is aware that the owner has not supplied the parts to use the AKUVOX system.

The update to this is that on October 30, 2025, I met with Thomas Khammar of Power Property Mgmt and he said he was willing to supply my unit with an indoor monitor, such interface required by law. The employee today should have mentioned this but did not.

Therefore the owner should have no objection to the City citing the owner to supply the indoor monitor to unit 9 in order for the Akuvox intercom function to work.

It is necessary for the City to cite the owner so this matter can be resolved in a reasonable time frame.

The intercom unit 9 is not working, called "Artolier." The intercom the outside box called "Akuvox" is not working. I have witnessed that at least five code enforcement employees have witnessed that neither of the two intercom function devices is working, mechanically or electronically.

5. Here I give a detailed but indicative, but not all inclusive list of code violation

complaints received by the city, including the case number, the date, and how

many times the word Intercom or AKUVOX was mentioned. What part of English

does Fabian Gonzales not understand? What part of English does Mayor Karen

Bass not understand? This list does not include emails or faxes that were sent

out during the same time periods. This reflects on the property owner statement

as repeated by Fabian Gonzales city employee, that the Intercom system was

replaced in 2023. The pictures show and the city employees are evidence that

the Artolier system is still in place in the unit and has not been replaced technically. January 25, 2023 case 844729 code violation. The word Intercom is

mentioned 19 times. February 8, 2023. Case 846533. The word Intercom is

mentioned 28 times. March 17, 2023. Case 851127. The word Intercom is mentioned 29 times. April 27, 2023. City case number 855304. The word Intercom is mentioned 33 times. The word AKUVOX is mentioned two times.

June 19, 2023. Case 860747. The word Intercom is mentioned 50 times.

The

word AKUVOX is mentioned eight times. The complaint mentions no smart phone or Wi-Fi has been provided by the owner. This code complaint was copied

to the owner. This is all known to the city code enforcement department. It is

disingenuous on the part of the city code enforcement inspector Gonzalez to say

that the system has been replaced when he knows that the so-called replacement is not working. July 11, 2023. Case 862993. The word

AKUVOX is

mentioned 13 times. The word Intercom is mentioned to 73 times.. April 25,

2024. Case 896708. The word Intercom is mentioned 85 times. The word

AKUVOX is mentioned 16 times. June 26/ 2024. Case 903410. The word

Intercom is mentioned 86 times. The word AKUVOX is mentioned 17 times. The

complaint notes push the AKUVOX contacts button and it says network unavailable. It is not working. April 5, 2025. Case 932473. The word

Intercom is

mentioned two times and the word AKUVOX is mentioned four times. April 23,

2025. Case 934668. July 13, 2025. Case 945381. The word AKUVOX is noted

seven times and the word Intercom is mentioned 10 times. August 28, 2025.

Case 951327. The word Intercom is mentioned three times and the word AKUVOX is mentioned one time. The complaint notes that AKUVOX says that a

Every entrance from the street, passageway, court, yard, cellar, or similar entrance to a class A

multiple dwelling erected or converted after January first, nineteen hundred sixty-eight, except an

entrance leading to the main entrance hall or lobby which main entrance hall or lobby is equipped with one or more automatic self-locking doors, shall be equipped with automatic self-closing and self-locking doors and such doors shall be locked at all times except when an attendant shall actually be on duty. Every entrance from the roof to such a dwelling shall be equipped with a self-closing door which shall not be self-locking and which shall be fastened on the inside with movable bolts, hooks or a lock which does not require a key to open from inside the dwelling.

Every class A multiple dwelling erected or converted after January first, nineteen hundred sixty-eight containing eight or more apartments shall also be equipped with an intercommunication system. Such intercommunication system shall be located at an automatic self-locking door giving public access to the main entrance hall or lobby of said multiple dwelling and shall consist of a device or devices for voice communication between the occupant of each apartment and a person outside said door to the main entrance hall or lobby and to permit such apartment occupant to release the locking mechanism of said door from the apartment.

On or after January first, nineteen hundred sixty-nine, every class A multiple dwelling erected or converted prior to January first, nineteen hundred sixty-eight, shall be equipped with automatic self-closing and self-locking doors, which doors shall be kept locked except when an attendant shall actually be on duty, and with the intercommunication system described in paragraph two of this section, provided that tenants occupying a majority of all the apartments within the structure comprising the multiple dwelling affected request or consent in writing to the installation of such doors and intercommunication system on forms which shall be prescribed by the department, except that in the event a majority of tenants in occupancy request or consent on or after January first,



nineteen hundred sixty-eight, to the installation of such doors or intercommunication system such installation shall be started within ninety days, but need not be completed until six months after the owner's receipt of requests or consents by a majority of the tenants, except that in any such multiple dwelling owned or operated by a municipal housing authority organized pursuant to article thirteen of the public housing law, such installation need not be completed until one year after the owner's receipt of requests or consents by a majority of the tenants. If the dwelling is subject to regulation and control of its residential rents pursuant to the local emergency housing rent control act, the local city housing rent agency shall upon the filing of executed forms containing the required requests or consents, prescribe the terms under which the costs of providing such doors and intercommunication systems may be recovered by the owner from the tenants. In any multiple dwelling built pursuant to the provisions of the redevelopment companies law in which residential rents are limited by contract, the costs of providing such doors and intercommunication systems may be recovered by the owner from the tenants. The terms under which such costs may be recovered shall be the same as those prescribed by the local city housing rent agency in the city in which the multiple dwelling is located for dwellings subject to regulation and control of rent pursuant to the local emergency housing rent control act. Such costs shall not be deemed to be "rent" as that term is limited and defined in the contract. All such self-closing and self-locking doors, and intercommunication systems shall be of a type approved by the department and by such other department as may be prescribed by law and shall be installed and maintained in a manner prescribed by the department and by such other department.

Every owner who shall fail to install and maintain the equipment required by this section, in the manner prescribed by the department, and by such other department as may be prescribed by law, and any person who shall willfully destroy, damage, or jam or otherwise interfere with the proper

operation of, or remove, without justification, such equipment or any part thereof shall be guilty of a misdemeanor as provided in subdivision one of sect 1968 Circa

#### §50-a Entrances: Doors, Locks and Intercommunication Systems

Two-way communication system

**What it is:** A building system, such as an intercom, that allows residents to communicate with visitors.

**Tenant charge:** There is **no city-mandated charge for tenants** to use a two-way communication system.

**Landlord responsibility:** Landlords are responsible for ensuring these systems are in good working order. If a landlord fails to fix a broken call box, it could be a violation of the covenant of quiet enjoyment.

**Examples:** Systems can range from simple call boxes to sophisticated video intercom systems with a touchscreen for residents.

cell phone and Wi-Fi is needed to operate the AKUVOX Intercom function. September 18, 2025. Case 952902. The word Intercom is mentioned two times and AKUVOX mentioned one time. The complaint notes that Artolier is not functioning and AKUVOX is not functioning. (2200 words November 29, 2025.)