

Communication from Public

Name: Geary Juan Johnson

Date Submitted: 10/12/2025 11:28 AM

Council File No: 24-0672-S1

Comments for Public Posting: 24-0672-S1. This matter is OPPOSED BECAUSE: CIVIL RIGHTS, EQUITY, IMMIGRATION, AGING AND DISABILITY COMMITTEE REPORT relative to the 2025-2026 update of the Department of Aging (DOA) 2024-28 Regional Area Plan. The Notice to Comply dated 9/29/25 is a result of the city inspection on September 26, 2025. The Code Violation Complaint 10-1-2025 was filed because the previous inspector Fabian Gonzalez refused to cite the building for the non-working Akuvox intercom on the front of the building and cite for the abandoned vehicle. That complaint arises after three code violation inspectors had visited the property (including Gonzalez) prior to September 29, 2025. As told to City of Los Angeles officials and employees from May 11, 2022 Court Hearing: 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 on 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." (Editor Note: Thomas Khammar is the Power Property Management Inc agent for property owner Hi Point 1522 LLC). Los Angeles. Code enforcement issues Notice to Comply. Smoke

detectors were missing from four units, carbon monoxide detectors were missing from 10 , one apartment inadequate and low water supply, maintenance citations for six apartments, plumbing citations for three apartments, and heating and ventilation violation for one apartment. And my favorite the owner was cited to repair or replace the Intercom in my apartment. (He may have a choice to replace the old unit and wire it to the front door or he may pick the second unit (Akuvox) and provide us an indoor monitor.) Hopefully the owner complies. Eleven (11) years of complaining about the intercom! Why didn't Mayor Karen Bass code violation inspectors cite these violations years ago? Attached: 2023-8-3 Letter Random RL Published.pdf. 2025-9-25 Email on Intercom Systems.pdf. 2025-9-28 Memorialize Code Inspector Visit.pdf. 2025-9-29 City Code Inspector Notice to Comply.pdf. 2025-10-1 Code Complaint 953839 Johnson.pdf. LAHD CE 273 371 Revised Email on SC Hearing May 15.pdf. President EUNISSES HERNANDEZ, First District MARQUEECE HARRIS-DAWSON, Eighth District ADRIN NAZARIAN, Second District KATY YAROSLAVSKY, Fifth District President Pro Tempore IMELDA PADILLA, Sixth District BOB BLUMENFIELD, Third District MONICA RODRIGUEZ, Seventh District CURREN D. PRICE, JR., Ninth District Assistant President Pro Tempore HEATHER HUTT, Tenth District NITHYA RAMAN, Fourth District TRACI PARK, Eleventh District JOHN S. LEE, Twelfth District HUGO SOTO-MARTÍNEZ, Thirteenth District YSABEL JURADO, Fourteenth District TIM McOSKER, Fifteenth District

RANDOM Letters

Hi, I am Ham

I am a Ham-Jew-DNA-Kushite-Black male American over the of age 45, with a disability and entitled to all privileges and rights under the State Unruh Act, CC 51.52.

The office of Mayor Karen Bass and the Los Angeles Housing Department has received requests for 2022 forward for reasonable housing modifications from my doctor and myself requesting tandem secured parking and repair to the intercom in my apartment. One city employee said the city had received thousands of pages of complaints prior to 2022 but gave no explanation why housing services have not been restored as

requested.

Shame on me for being a Black man in America and having to jump through hoops.

G. Juan Johnson
Los Angeles



Davey GJuanvaldez <hairylegs27@gmail.com>

The Los Angeles Building Code Authorizes Two Way Communication System (Intercom)

1 message

G Johnson <tainmount@sbcglobal.net>

Thu, Sep 25, 2025 at 10:29 AM

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>, Cynthia Reynoso <cynthia@powerpropertygrp.com>, Thomas Khammar <thomas@powerpropertygrp.com>, David Diaz <david@powerpropertygrp.com>

Cc: "mayor.helpdesk@lacity.org" <mayor.helpdesk@lacity.org>, "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.rodriquez@lacity.org" <councilmember.rodriquez@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>, Kasandra Harris Resident Manager 1522 <highpoint1522@gmail.com>, LAHD new <lahd.rso.central@lacity.org>, LAHD REAP <lahd.reap@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, Nisi Walton <nisi@powerpropertygrp.com>, "frontdesk@powerpropertygrp.com" <frontdesk@powerpropertygrp.com>, "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>

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.

There is no dwelling unit interface in this apartment unit that can connect to the common and public use system on the outside of the building.

Building Code section 11B-208.

One accessible parking space is required. At this location, there are zero accessible parking spaces.

The code violation inspector is requested to address these issues.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 323-807-3099

cc: Inspector Fabian Gonzalez

Memorialize Code Enforcement (as seen on Next Door social media)

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.blumenfeld@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

Bcc: hairylegs27@gmail.com

Date: Sunday, September 28, 2025 at 09:32 PM PDT

This property was scheduled for a SCEP code enforcement division inspection on September 26, 2025. The inspector was Fabian Gonzales (fabian.gonzalez@lacity.org and phone 310-494-4240). The inspection is an opportunity for the city to inspect certain issues as well as an opportunity for the tenant to bring other issues to the attention of the inspector.

Between my recent code violation complaints and my notes to the inspector via email, these are the issues I wanted the city to inspect under case number SCEP 939638:

Parking lot electric gate that has not been working for over a month,
plumbing cleanout near rear of building needs a catch basin after recent biohazard feces, urine and toilet paper discharge into the parking lot and rear door walkway steps creating hazard for tenants,
Inoperable vehicle in stall number four,
for the unit peephole viewer I need to be able to see up and down the hallway,

and the two Intercom systems one in the unit (Artolier and one outside the building Akuvox) do not work.

I quoted Los Angeles building code section title 24, 11 B –708.4. The intercom (two way communication) must be two way and the intercom system must be visible and audible. There's no two-way system in my unit and there's no audible visual signals in the dwelling unit nor is there hardware interface or indoor monitors for such (Akuvox) two way communication system.

The inspector was aware of the code sections that I quoted. These are areas that have been also addressed to the Mayor Karen Bass office since 2022 for some of them, especially the Intercom system.

The results: this is a process where the code violation department will issue a notice to comply and send it to the owner and also post on the property although I notice that sometimes if it's posted on the property, the owner will tear it down before the tenants can see it, but really I think the tenants should be able to get a copy of that notice easily since the complaints that the tenant make are the subject of the report.

Nevertheless, the inspector said he will cite them for the nonworking parking gate (which is an electrical concern as well as maintenance IMO), for the cleanout that sent human feces and wet toilet paper flowing into the parking lot, the inspector said that I would have to discuss that with the owner that he cannot do anything about that, but if it happens again, I should call the police at the time it happens; for the inoperable vehicle with flat tire, he did not cite them, which I explained to them that the inoperable vehicle has been cited before. "inoperable, abandoned, unregistered vehicles or vehicles leaking fluids are subject to California vehicle code section 22658." The vehicle is inoperable since the last time it was reported in 2023 but the inspector refused to cite it. The rental agreement says, all vehicles on the premises must be operational..."

For the unit entry door viewer (peephole) that needs to be able to see up and down the hallway, which is an accessibility request under the building at safety code, inspector said that I would have to talk to the owner about that ; so he was disregarding the health and safety or building code, in my opinion.

As for the intercom system, there was little discussion of the AKUVOX on the outside the building other than my complaint was that there's no box connecting it into the inside of the unit (no hardware interface or indoor monitor) which is a requirement in the building code.

As for the intercom box that is in the unit ARTOLIER and not connected to the outside of the building, the inspector said he will cite the owner that the intercom must be repaired or replaced, and then he will revisit it two months from now. The intercom complaints to the City date back to 2014.

So at least there is acknowledgment of the building code on two way communication systems. This is something I just found out about a couple days ago after dredging through numerous code violation inspectors, who didn't seem to have a clue about the two way communication Intercom system.

So we wait and see if the notice to comply is actually issued.

(I remember being in a court case against City of Los Angeles about two or three years ago. The City position of Mayor Karen Bass through her attorney was Bass did not want the court to discuss the code violation complaints. The code violation complaints on the intercom were right there in black-and-white for the Judge.)

As for the inoperable vehicle I'm dismayed about that because the inoperable vehicle represents a health and safety hazard which just imagine if more tenants or even half the tenants were allowed to have such vehicles on the property. It would just look like a slum.

Interestingly, the intercom code as well as peephole code are accessibility building codes but the inspector seemed hesitant to enforce them stating lack of jurisdiction over sections of the building and safety code on accessibility.

Also as a side note, they had permission to enter by way of the Notice to Enter (civil code section 1954) and they have a key. I told them in advance I would not be there. But I was there sitting in my wheelchair and with my hearing aids in both ears and they knocked and knocked but finally let themselves in. When they saw me, the inspector says "Why did you not let us in because we were knocking and knocking." So I answered, "Yes, I wondered why you were knocking since you already have a key. I don't normally go to the door when people have a key. Is there a law that says I have to let you in?" Games Inspectors Play.

Why is an inoperable vehicle a hazard? "Health and safety hazards: Inoperable vehicles can become breeding grounds for rodents and insects, pose fire hazards, and attract minors, creating an "attractive nuisance"." Does the code inspector have jurisdiction over "nuisance"? Yes.

INOPERABLE VEHICLE. Any motor vehicle, as herein defined, which has not physically moved 25 feet in a three-month period or which is not in operating condition due to damage or removal or inoperability of one or more tires and wheels, damage or removal or inoperability of the engine or other essential parts required for the operation of

the vehicle, or which does not have lawfully affixed thereto a valid state license plate or which constitutes an immediate health, safety, fire or traffic hazard.

In Los Angeles, reporting an inoperable or abandoned vehicle is done by calling 1-800-ABANDON or your local police station to report a vehicle that can't be moved or hasn't been moved in 72 hours. A traffic officer will inspect the vehicle and, if it remains unmoved for at least 72 hours after being marked, it may be impounded. For vehicles lacking essential parts like wheels or an engine, officers will tow them immediately.

What is an inoperable vehicle?

A vehicle that is unable to be started or driven safely due to missing or damaged parts like wheels, tires, a windshield, or a functioning engine.
How to report an inoperable or abandoned vehicle:

Call 1-800-ABANDON : This is the primary number for the City of Los Angeles Parking Violations Bureau to report abandoned or inoperable vehicles.

Call your local police station : For non-emergency situations, you can contact your local precinct to report an abandoned vehicle.

Be specific: When reporting, provide the location and a description of the vehicle.

Wait for inspection: A traffic officer will be dispatched to observe the vehicle.

Allow 72 hours: The officer will return after at least 72 hours have elapsed from the time of inspection. If the vehicle still hasn't been moved or repaired, it can be impounded.

Avoid multiple calls: Do not call in multiple complaints for the same vehicle in a short period, as this can delay the investigation process.

What happens next?

Citation: A parking citation may be issued for the vehicle.

Impoundment: If the vehicle remains abandoned for the 72-hour period, it will be impounded.

Immediate towing: Vehicles lacking an engine, wheels, or other parts necessary for safe operation will be towed immediately.

Geary Juan Johnson

Phone 323-807-3099

On Saturday, September 13, 2025 at 11:05:15 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Subject: Demand for Services Not Provided

Message:

This shall memorialize that your repair crew was in the unit yesterday about 12:45 pm. They had. a key and let themselves in.

The attached notice from PPM of yesterday indicates the repairs that were scheduled. There is no indication that the intercom was scheduled for repair or that the tandem parking would be addressed. I consider your actions retaliatory and harassment because I complained.

The repair appeared to either clean or replace the peephole. It is still not the right peephole. The city building and safety code requres ---- as I requested--- a peephole where the tenant can see up and down the hallway as the other tenants have. Please replace the peephole with the correct one.

The mailbox slot is a safety hazard because the city attorney office attempted to shove a molotov cocktail down the slot to set the building on fire. Please remove the mail slot as it is a health and safety hazard and nuisance.

Please repair the Artolier intercom system in my unit. Please provide the housing service parts to use the Akuvox intercom function. Please assign us a tandem parking stall. Your refusal to provide these service I consider to be racial discrimination and retaliation because I complained.

There is still a white abandoned non operational vehicle in stall #4 parking and the parking gate does not work for weeks.

The city Housing depaerment and Mayor Karen Bass is requested to fine the owner \$1 million (one million dollars) for lack of working parking gate and there is also no resident manager for months.

Geary Juan Johnson

Phone 323-807-3099

On Thursday, September 11, 2025 at 08:43:34 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

David Diaz <david@powerpropertygrp.com> Et al.

1. Tomorrow your company is scheduled to come out and do some resurfacing parts of the shower enclosure that were damaged by recent repairs by Power Property Management.
2. Please re-stripe my parking stall #8 so it can become a tandem parking stall. This is what your boss Thomas Khammar said to the court that I am entitled to.
3. Please remove the abandoned vehicle that is parked at stall number four. It has been parked there for over two years and is not running , not registered, and has a flat tire and is a health and safety hazard.
4. Please replace the unit number nine door peep hole with a wide angle peephole because the current peephole is a health and safety hazard.
5. Please remove the apartment number nine door mailbox slot as it is a health and safety hazard.
6. Please repair the Intercom system that is in unit nine.

7. Please provide the housing services parts to use the intercom that is on the outside the building called AKUVOX. We need to be supplied with a cell phone and Wi-Fi. The lack of Intercom service is a health and safety hazard.

8. Please repair the parking gate that is in disrepair as the gate is stuck open and has not worked for weeks.

The Power Property Management Yelp Page appears at <https://www.yelp.com/biz/power-property-management-los-angeles> .

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Geary Juan Johnson

Apt 9

Phone 323-807-3099

CITY OF LOS ANGELES

Los Angeles
Housing Department



Karen Bass, Mayor

Code Enforcement Division
1910 Sunset Blvd., Suite 300
Los Angeles, CA 90026
Tel: (310) 524-1230

Date: September 29, 2025
Case ID: 939638
APN: 5068018035

NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.354, Los Angeles Municipal Code
Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **1522 S HI POINT ST** . An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **11/5/2025**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **Friday, November 21, 2025** between **1:00 PM** and **3:00 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code.

If you have any questions or concerns regarding this notice/order/inspection, please feel free to contact us at the email/phone numbers provided below. Inspectors are best reachable by phone on weekdays from 7 to 9 am. *Si tiene preguntas, por favor contáctenos como se indica al final de esta notificación.*

Inspector: Fabian Gonzalez	Email: fabian.gonzalez@lacity.org	Inspector Phone: (310) 996-1752
Office Address: 1910 Sunset Blvd Suite #300 Los Angeles, CA 90026	Office Phone: (310) 524-1230	

Issuing Inspector:
Fabian Gonzalez

Proof of Mailing -- On 9/29/2025 the signee mailed a copy of this notice by First-Class Mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

FIRE SAFETY

Failure to provide and maintain the required permanently wired, with battery back-up, smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms. Sections 91.8603, 91.8104 of the L.A.M.C.

Violation Severity Level: HIGH

1522 S HI POINT ST 1

LIVING ROOM, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 1

BEDROOM1, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 2

LIVING ROOM, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 10

HALL, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 10

BEDROOM1, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

1522 S HI POINT ST 12

HALL, Note: REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.

An owner of a single family dwelling unit intended for human occupancy shall install a carbon monoxide device, approved and listed by the State Fire Marshall pursuant, in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. Exception: For all multiple-family dwelling units, this requirement becomes effective on January 1, 2013. Sections 91.915, 91.8104 of the L.A.M.C.

1522 S HI POINT ST 1

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 2

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 2

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 3

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 6

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 6

HALL, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 7

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 8

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 12

HALL, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 12

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 13

LIVING ROOM, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 14

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

1522 S HI POINT ST 18

BEDROOM1, Note: REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR

SANITATION

Failure to maintain habitable room(s) free from dampness. Sections 91.8104, 91.8104.4 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 5

BEDROOM1, Note: FIND/ELIMINATE CAUSE OF WATER/DAMPNESS/DAMAGED AREAS.

Failure to provide adequate supply of hot and cold running water to all kitchen and bathroom plumbing fixtures at all times. Sections 91.8104.10.1, 91.8104.10.2, 91.8104.10.3 of the L.A.M.C.

Violation Severity Level: MEDIUM

1522 S HI POINT ST 5

HALL, Note: PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.

1522 S HI POINT ST 6

KITCHEN, Note: PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.

MAINTENANCE

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.

1522 S HI POINT ST 9

ENTIRE UNIT, Note: Repair/Replace intercom to work

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 2

HALL BATH, Note: Patch hole or install a approve fire rated (metal) access panel.

1522 S HI POINT ST 5

HALL BATH, Note: Patch hole or install a approve fire rated (metal) access panel.

1522 S HI POINT ST 5

BEDROOM1, Note: PATCH & PAINT ALL DAMAGED AREAS

1522 S HI POINT ST 6

HALL BATH, Note: Patch hole or install a approve fire rated (metal) access panel.

1522 S HI POINT ST 10

LIVING ROOM, Note: PATCH & PAINT ALL DAMAGED AREAS

1522 S HI POINT ST 12

HALL BATH, Note: PATCH & PAINT ALL DAMAGED AREAS

PLUMBING

Failure to maintain all plumbing drains and waste lines clear of blockage(s) which would cause fixture(s) to overflow under the condition of normal water supply to that fixture. Section 91.8104.9 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 5

HALL, Note: CLEAR OBSTRUCTED/SLOW DRAINS

Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 14

HALL BATH, Note: Repair defective/leaking/loose toilet.

1522 S HI POINT ST 17

KITCHEN, Note: Repair/Replace damaged/defective garbage disposal.

Failure to provide/maintain the required plumbing trap, trap arm, and/or tailpiece free from defect. Section 91.8104.7 of the L.A.M.C

Violation Severity Level: LOW

1522 S HI POINT ST 5

HALL, Note: REPAIR/REPLACE DEFECTIVE TRAP OR DRAIN WASTE ASSEMBLY IN AN APPROVED MANNER

HEATING AND VENTILATION

Failure to provide and/or maintain an approved and/or non-defective domestic range vent. Section 95.111.1 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 17

KITCHEN, Note: Repair/Replace or Install vented or recirculating hood over stove.

SANITATION

Failure to maintain the building and premises in a clean, sanitary, and safe condition. Section 91.8104 of the L.A.M.C.

EXTERIOR, Note: Remove debris near dumpster. Dispose as needed

1522 S HI POINT ST

MAINTENANCE

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.

COMMON, Note: Repair or replace damage/defective door and/or hardware at rear storage closet

1522 S HI POINT ST

EXTERIOR, Note: Repair parking lot gate to work correctly.

1522 S HI POINT ST

Inspector Name Fabian Gonzalez
Office Location 1910 Sunset Blvd
Suite #300
Los Angeles, CA 90026
Survey Date 9/26/2025

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.

PRE-COMPLIANCE JUDICIAL REVIEW AND RIGHT TO REFUSE ENTRY:

You have a right to seek pre-compliance judicial review without threat of imposition of any fine or penalty and/or refuse entry into the premises for the inspection in absence of an inspection warrant issued by a judge. Refer to the LAMC Section 161.601 for more information. A copy of the LAMC may be obtained from a public library or by visiting the following website: <https://www.lacity.gov/your-government/government-information/city-charter-rules-and-codes>

FAILURE TO COMPLY WARNING:

You may be scheduled for a General Manager's hearing and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than 1,000.00 and/ or six months imprisonment per LAMC section 11.00 (m).

LEAD HAZARD WARNING:

Due to the possible presence of lead-based paint, lead safe work practice are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Sections 17920.10 and 105256 and you may be subject to a 1,000.00 fine or criminal prosecution. For more information, visit the California Department of Public Health website at: <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/Pages/LRCRegs.aspx>.

TAX WARNING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):

When a property is determine to be a substandard property pursuant to Section 24436.5 of the California Revenue and Taxation Code, the following apply: A taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety or building, cannot deduct from state personal income tax and corporate income tax, deductions for interest, depreciation, or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

SUBSTANDARD RECORDING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):

When building or portion thereof is determined to be a substandard as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorder's Office The Department may charge the property owner for any cost involved in recording the notice. (Health and Safety Code section 17985).

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Section 162.00. et. Seq. LAMC).

RETALIATION:

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

INSPECTION AND PENALTY FEES:

If the conditions found during a Systematic Code Enforcement Program (SCEP)-periodic inspection remain uncorrected after the first re-inspection, Los Angeles Municipal Code Sections 161.901.1 and 161.901.2 requires that the Department cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where an order is issued will be billed to the property owner.

A late charge equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed are not paid within 30 days of service of notice of the imposition of the fee or cost or, if timely appealed, of any decision on the appeal.

Any person who fails to pay the assessment fee of cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, et seq.)

APPEALS:

There is an appeal procedure established in this city whereby the Housing Department have the authority to hear and decide appeals of inspection fees and cited zoning code violations, upon payment of a \$128 appeal processing fee (See Sections 161.1002 and 161.1003 of the Los Angeles Municipal Code).

In addition, the Housing Appeals Board have the authority to hear and decide appeals of orders concerning the maintenance, sanitation, ventilation, use, occupancy or habitability of residential rental properties, buildings, units, structures, or common areas falling within the scope of the Los Angeles Housing Code, upon payment of a \$150 appeal processing fee, provided such appeals are filed before the expiration of the compliance date specified in the order or within 15 calendar days of service of the challenged decision or determination (See Section 161.1004 of the Los Angeles Municipal Code).

To obtain a copy of the appeal form, visit any of the Department's public counters or <https://housing.lacity.gov/rental-property-owners/inspections-and-fees>.

To obtain more information on appeals, refer to Division 10 of Article I of Chapter XVI of the Los Angeles Municipal Code, a copy of which may be accessed at the following link:
<https://www.lacity.org/government/popular-information/city-charter-rules-and-codes>.

CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980.12 NOTICE (IF APPLICABLE):

The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

PROPERTY MANAGEMENT TRAINING PROGRAM (PMTP):

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$225.00. (Section 154.02, et seq. LAMC.)

HISTORICAL PRESERVATION:

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

RELOCATION INFORMATION:

Any tenant who is displaced or subject to displacement from a residential rental unit as a result of a Notice to Vacate or any order requiring the vacation of the unit by the Enforcement Agency, shall be entitled to relocation benefits payable by the landlord to the tenant in each unit in the amounts prescribed in Section 163.05 L.A.M.C. Furthermore if the landlord fails, neglects, or refuses to pay relocation payments, the City may advance relocation payments to the affected tenant (s). Recovery of the relocation payments plus a penalty of 50% will be assessed against the property in the form of a lien as per California Health and Safety Code Section 17975.5.

COMPLIANCE:

A property owner has complied with this Notice/Order when an inspector from the Los Angeles Housing and Community Investment Department have verified the abatement of the cited violations in conformity with requirement of the Los Angeles Municipal Code.

ATTENTION!

This building was built before 1979 and may contain **Lead-Based Paint**. Lead based paint can be dangerous to your health, especially dangerous to children and pregnant women.

1. If lead-based paint is deteriorated or disturbed it can create lead dust. **LEAD DUST IS DANGEROUS AND IS THE NUMBER ONE WAY THAT CHILDREN ARE POISONED BY LEAD.**
2. Lead dust is created by renovations or repairs where workers dry scrape or sand lead-based paint and is **PROHIBITED BY LAW.**
3. All workers disturbing lead-based paint **MUST** use Lead Safe Work Practices. **IT IS THE LAW**
4. If you see unsafe work practices such as dry scraping without plastic sheets protecting the floor or ground you should immediately call **1(866) 557-7368**

All reports are confidential and it is illegal to retaliate against tenants for reporting unsafe work practices!

¡ATENCIÓN!

Este edificio fué construido antes de 1979 y puede contener **Pintura a Base de Plomo**. La Pintura a base de plomo puede ser peligrosa para la salud, especialmente para los niños y mujeres embarazadas.

1. Si la pintura a base de plomo está en malas condiciones o se daña puede crear polvo con plomo. **EL POLVO CON PLOMO ES PELIGROSO Y ES LA CAUSA PRINCIPAL EN QUE LOS NIÑOS SE ENVENENAN.**
2. El polvo con plomo es el resultado de las renovaciones o reparaciones donde los trabajadores raspan o lijan la pintura a base de plomo y es **PROHIBIDO POR LA LEY.**
3. Todos los trabajadores que dañan la pintura a base de plomo están **OBLIGADOS** a usar Técnicas de Trabajo Seguras del Plomo. **ES LA LEY**
4. Si ven que los trabajadores están usando técnicas peligrosas como raspando la pintura sin poner plástico para proteger el piso o el suelo debe llamar inmediatamente al **1(866) 557-7368**

¡El inquilino puede reportar los trabajos que se hagan de manera insegura, todos los reportes son confidenciales y es ilegal tomar represalias contra ellos/ellas!

**It is a misdemeanor to remove, deface, cover or hide this notice.
Es contra la ley remover, dañar, o esconder este aviso.**

Los Angeles Housing Department Inspection Report

Inspection Date and Time: 11/21/2025 1:00:00 PM

APN: 5068018035

Address: 1522 S HI POINT ST

Case# 939638

Inspector Name: Fabian Gonzalez

For a more detailed explanation of the Violation Severity Level, please refer to the attached Severity Level Basis document.

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
1522 S HI POINT ST	EXTERIOR	CLEAN BUILDING		Remove debri near dumpster. Dispose as needed	LOW
	COMMON	WINDOW/DOOR MAINT		Repair or replace damage/defective door and/or hardware at rear storage closet	LOW
	EXTERIOR	WINDOW/DOOR MAINT		Repair parking lot gate to work correctly.	LOW
1522 S HI POINT ST 1	LIVING ROOM	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	BEDROOM1	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 10	HALL	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	BEDROOM1	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	LIVING ROOM	INTER-WALLS/CEILING		PATCH & PAINT ALL DAMAGED AREAS	LOW
1522 S HI POINT ST 12	HALL	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	HALL BATH	INTER-WALLS/CEILING		PATCH & PAINT ALL DAMAGED AREAS	LOW
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
	HALL	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 13	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 14	HALL BATH	FIXTURE DEF/LEAK		Repair defective/leaking/loose toilet.	LOW
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 17	KITCHEN	FIXTURE DEF/LEAK		Repair/Replace damaged/defective garbage disposal.	LOW
	KITCHEN	VENT-KITCHEN		Repair/Replace or Install vented or recirculating hood over stove.	LOW
1522 S HI POINT ST 18	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
1522 S HI POINT ST 2	LIVING ROOM	SMOKE DETECTORS		REPAIR/REPLACE ALL DEFECTIVE/PAINTED/MISSING S/D. MAINTAIN HARDWIRED WITH BATTERY BACKUP.	HIGH
	HALL BATH	INTER-WALLS/CEILING		Patch hole or install a approve fire rated (metal) access panel.	LOW
	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 3	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 5	HALL	HOT/COLD WATER		PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.	MEDIUM
	BEDROOM1	DAMPNESS IN ROOMS		FIND/ELIMINATE CAUSE OF WATER/DAMPNESS/DAMAGED AREAS.	LOW
	HALL	DRAINS BLOCKED		CLEAR OBSTRUCTED/SLOW DRAINS	LOW
	HALL BATH	INTER-WALLS/CEILING		Patch hole or install a approve fire rated (metal) access panel.	LOW
	BEDROOM1	INTER-WALLS/CEILING		PATCH & PAINT ALL DAMAGED AREAS	LOW
	HALL	PLUMBING TRAP/TAIPIECE		REPAIR/REPLACE DEFECTIVE TRAP OR DRAIN WASTE ASSEMBLY IN AN APPROVED MANNER	LOW
1522 S HI POINT ST 6	KITCHEN	HOT/COLD WATER		PROVIDE ADEQUATE FLOW OF HOT/COLD RUNNING WATER.	MEDIUM
	HALL BATH	INTER-WALLS/CEILING		Patch hole or install a approve fire rated (metal) access panel.	LOW
	HALL	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 7	LIVING ROOM	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 8	BEDROOM1	Carbon Monoxide Detectors		REPAIR OR REPLACE MISSING/DEFECTIVE CARBON MONOXIDE DETECTOR	Not Assigned
1522 S HI POINT ST 9	ENTIRE UNIT	GENERAL MAINTENANCE		Repair/Replace intercom to work	Not Assigned

Los Angeles Housing Department Severity Level Basis

Each outstanding Code violation cited at the subject property is assigned a severity level. The basis for the assigned severity levels can be seen below.

Violation	Violation Description	Basis for Severity Level	Severity Level
SMOKE DETECTORS	Smoke Detector(s) missing, defective, or not hard wired	Missing or improperly maintained fire warning devices is a life-threatening violation that increases the risk of harm, injury, or death to residents in a building.	HIGH
HOT/COLD WATER	Lack of adequate flow of hot and/or cold running water	Lack of "adequate" water means that there is water available but at a low flow rate. Because this is not a severely dangerous condition, but does affect the comfort of the occupants, it is assigned a medium severity level	MEDIUM
CLEAN BUILDING	Building and/or premises unsafe, or unclean	Too general for referral to REAP. Instead the department uses specific charging sections to address violations which are referred to REAP	LOW
DAMPNESS IN ROOMS	Dampness in rooms	Damp living conditions can be caused by lifestyle problems, which are caused by tenants; however, dampness that is the result of violations such as faulty weather protection or faulty plumbing is addressed under those categories. Because of the various causes of dampness, a low severity level is appropriate.	LOW
DRAINS BLOCKED	Plumbing drain blockage	A drain blockage may expose residents to fixture overflow resulting in unusable fixtures, flooding and damp, unhealthful living conditions.	LOW
FIXTURE DEF/LEAK	Leaking or defective plumbing faucet or fixture	Defective plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
INTER-WALLS/CEILING	Plaster/drywall wall/ceiling covering defective, deteriorated, or paint is peeling	Defective wall/ceiling covering creates a minimally untenable situation and could diminish weather protection. Although this type of violation reduces habitability and may cause injury, it is unlikely to be life-threatening.	LOW
PLUMBING TRAP/TAIPIECE	Defective or missing trap, trap arm and/or tailpiece	Failure to provide/maintain the required plumbing trap, trap arm, and/or tailpiece free from defect is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
VENT-KITCHEN	Unapproved stove or range vent	A lack of proper ventilation may cause indoor moisture, which may lead to unhealthful living conditions.	LOW
WINDOW/DOOR MAINT	Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary	Failure to maintain windows, doors, cabinets, and frames in operable, clean, and sanitary conditions is a possible health hazard and creates a minimally untenable condition. Although this type of violation reduces habitability and may be unhealthful it is unlikely to be life-threatening.	LOW

CE 273 371

Revised - RACISM AND CORRUPTION CITY OF LOS ANGELES - Memorialize Court Hearing Johnson v Hi Point 1522 LLC and Power Property management

From: G Johnson (tainmount@sbcglobal.net)

To: 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; brent@powerpropertygrp.com; frontend@powerpropertygrp.com; highpoint1522@gmail.com

Cc: gavin@gavinnewsom.com; hcidla.rso.central@lacity.org; hcidla.reap@lacity.org; mayor.helpdesk@lacity.org; controller.galperin@lacity.org; gilbert.cedillo@lacity.org; councilmember.krekorian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; paul.koretz@lacity.org; councilmember.martinez@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; councilmember.ridley-thomas@lacity.org; councilmember.bonin@lacity.org; councilmember.lee@lacity.org; councilmember.ofarrell@lacity.org; councilmember.kevindeleon@lacity.org; councilmember.buscaino@lacity.org; info@housingrightscenter.org; contact.center@dfeh.ca.gov; jivar.afshar@lacity.org; fred.wong@lacity.org; lisa.yancey@lacity.org; joe.velasquez@lacity.org; bruce.todd@lacity.org

Date: Sunday, May 15, 2022, 05:53 PM PDT

Rent Control Agent Lies to the Court - racist Khammar speaks.

How the city government helps deny housing services

(1522 HI POINT ST IS A RENT CONTROLLED BUILDING ALSO ACCUSED OF ILLEGAL HOME SHARING)

Dear Hi Point 1522 LLC, Power Property Management, Liliana Morales (PPM), Ann Sewill, Director, Catherine Taylor-Gomez, Tricia Keane, Mike Feuer: KALEENA WILEY, Thomas Khammar, Brent Parsons, Liliana Morales, Jacqueline Gallardo, Jennifer Cleveland, Renee Henderson, Giovanni Dubon, Kassandra Harris, Kristopher Gordon, Jason Ortegon:

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.

On May 28, 2019, court case 19STCV18302, Walter Barratt and Fox Hills Drive Apt, LLC and Power Property Management were named in a lawsuit for failure to repair a call -box intercom.

Los Angeles.

In another court case, naming Hi Point Apts LLC (owned by Walter Barratt), the court issued judgment against Walter Barratt and in favor of tenant Geary J. Johnson, thus attaching monetary value to the loss of intercom and parking services. CASE 21STSC04574.

In another court case, number 19STSC14394, the court issued judgment in favor of Geary J. Johnson, the court denied the cross complaint of Walter Barratt (Hi Point Apts LLC) and Power Property Management Inc., another win for Geary J. Johnson; the core action was dismissed without prejudice, another win for the plaintiff.

This shall memorialize and summarize the SC hearing held May 11, 2022. case 21STSC04819, Johnson vs Hi Point 1522 LLC and Power Property management. This summary is meant to be indicative but not all inclusive. All rights reserved. This summary is based on court filed documents as well as notes taken at the May 11, 2022 remote court hearing.

Numerous city officials like the Mayor and Council are named in Exhibits filed with the Court. "Answer" to SC-105 filed 2/7/22. Email dated Feb. 1, 2022, sent at 11:38 p.m. Exhibit 6.

This lawsuit I specifically asked the court to order the repair of the intercom and assignment to tandem parking. I also asked for damages.

Only the head of the management company appeared and he also appeared for the owner. Thomas Khammar is employed by Power Property Management and is contracted to Hi Point 1522 LLC.

Excerpts.

One of my exhibits was a Feb 1 email to the management company and owner. The Judge asked Khammar repeatedly if he had received that email in which I asked for the intercom repair and tandem parking. Finally Khammar admitted he had a copy of the email in front of him. The Judge asked repeatedly had the new owner received communication from me about the issues and Khammar said no. Certainly he did not deny receiving the lawsuit around February 22. Interestingly, the Feb. 1, 2022 email mentions that I had contacted the owner/management company "numerous times over the years or months" (new owner started July 2021). So basically, the new owner knew about the suit thru the management company.

INTERCOM

Khammar said the intercom is not working because the entire building has to be re-wired. I disagreed and I am not sure the owner was being truthful. The Judge seemed not to believe Khammar but I had no proof otherwise. Something I will have to do for the next hearing: get proof of what it takes to repair it.

PARKING

I am seeking a two car stall or parking for two cars. Khammar said that our current space #8 is a two car stall and he said it repeatedly. I disagreed and told the Judge our current stall is only a single stall and that the rent agreement says we have parking for two cars. Why would Khammar lie about this? There was no record kept of the hearing but I did take written notes.

I realize today that I think too slow. The hearing was remote zoom. My laptop was less than ten feet from the window on the driveway. All I had to do was ask the court to let me open the blinds and she would immediately see the **single car parking stall** behind me!!!!!!! Well, all for next time.

CONCLUSION

1. I think I have good odds with the intercom because I think the Judge could sense Khammar was lying. She can order it repaired, order damages, both or neither.

2. I think I have better odds with the parking. Khammar ---I think in order to avoid judgment---said the current stall is tandem. It all depends on who the Judge believes or how she reads the rent agreement. Since Khammar said we already have a tandem stall, she could order Khammar to show proof of the stall or she could just repeat that Khammar said we already have a tandem stall. **That essentially would be an order requiring them to provide the tandem stall they admitted to.**

FURTHER NOTES

The lawsuit also asks for damages under the city harassment ordinance section 45.30 municipal code.

Numerous city officials like the Mayor and Council are named in Exhibits filed with the Court. "Answer" to SC-105 filed 2/7/22. "The actions stated herein of Hi Point 1522 (LLC) are because they are racist towards me as a Black male. (Source: see Unruh Act)." (p. 4). "The actions of the defendants are intractable, tortious, and racist, and are the cause of the damages to me." (p. 7). "What race do I have to be to get a working intercom? What race do I have to be to get a tandem parking stall?" (p.9)

Parking

The attached CFO for the building shows that stall 8 is a single parking stall. Why would Thomas Khammar lie to the Judge? Numerous pictures have been forwarded to Khammar of the parking lot and posted to the internet showing that stall 8 is a single stall.

Thomas Khammar has engaged in civil and criminal fraud. I believe he acts on behalf of the Mayor and Council and other city employees, and he represents the defendants. Khammar lied about the parking. Khammar lied about the intercom by telling the Judge that the entire unit must be rewired to repair the intercom. The truth is that the intercom breaker box and wiring is in the hallway; the entire unit does not need to be re-wired to repair the low voltage intercom. Khammar commits criminal fraud on behalf of the Mayor and city council and other government housing employees. Khammar is an example of the city government corruption.

I ask that Khammar write the Judge, and copy the LA County District attorney and Police and myself, that you acted on behalf of the mayor and council, and that you lied under oath for purposes of criminal fraud

and taking of rent monies to lie that stall #8 is a tandem stall when you know that stall 8 is a single car stall. Also indicate in your letter that you lied about the need for re-wire of the entire unit to repair the intercom.

The court heard the case without defendants filing an authorization to appear, as the court noted, and the court allowed them to submit an authorization to appear after the case was heard. (IMO sounds improper.)

The court did not rule on the Def. request for Judicial notice, as she noted that such document cannot be submitted in small claims cases.

The defendants claimed res judicata based on a previous lawsuit but the Judge noted that the parties in the previous lawsuit (dismissed without prejudice) were not the same parties as the current lawsuit.

Notes from hearing

COURT: I will hear from Mr. Johnson first. You have the burden of proof.

JOHNSON: Thank you, your honor. I speak here today and my testimony is based on every document that is on file in this action. I do want to remind the court that your honor did hear a different case on this issue but similar facts. You heard it was versus the same Power Property Management that appears here today. And in that case you dismissed it without prejudice. So I wanted to bring to your attention I may be repeating facts brought to your attention in a different case number and different time period.

COURT: The court is aware that requests for orders have been made by both the Plaintiff and the Defendant on this matter. The defendant has alleged that the issues that are going to be raised in today's claim for \$7,820 in damages, have already been ruled on by the Court. The court did not grant or deny the requests for orders; it merely stated those would be addressed at today's hearing on the trial on the merits. So there are issues of res judicata in the court's opinion that may apply to this claim, however I am going to hear the matter on the merits first before making any determination on the prior case being referenced by Mr. Johnson applies and that was case number 19STSC14394.

JOHNSON: It is a landlord tenant situation. I have been trying to get repairs to my intercom system for over 3 years. It is an 18 unit building and fifteen units the intercom has been repaired or replaced. For some reason the owner does not want to repair mine even though I pay rent every month about \$1500 and the last twelve months I have paid \$18,000 in rent and the repairs have not been made. I do have a picture in my exhibits of the intercom that is in my unit (since the hearing is by remote zoom, I hold up the new intercom part back and front for the court to see). I will show it to you. This is just the one I bought from Amazon for \$21.00. And the owner refuses to install it. The owner refuses to respond to my requests for repairs. That is kinda why we ended up on court. I have spent money trying to get it repaired; I have not been able to get a maintenance person myself because when they find out I don't own the building, they will not talk to me. I put in an alarm system to try to compensate and the alarm system costs me about \$65.00 per month the last three years. The second issue here is the parking stall.

The rent agreement shows we contracted for two parking stalls which was in the form of a tandem parking stall, which is two cars parked behind each other, and the owner took that (tandem stall) away from us. And the value of that, the owner says the value is \$50.00 per month and the city says the value is \$200 per month. So somewhere in there, there is (monetary) value to the parking although in our rent agreement it says parking is included. At some point the owner said we will give you the parking for \$50 more per month for an extra stall (or tandem) since we have one stall already, I believe in my exhibits I have a copy of that agreement with the owner and management company and that has not been (14:07) honored. They have refused to respond on the issue of parking. The parking is in a secured parking lot where there is a gate around the lot, so it is health and safety issue substantial to me because parking is important. I park on the street right now and I get damages from the sprinkler system and I did receive a parking ticket that would not have happened if I was able to park in the parking lot. I clarify that in the previous lawsuit it was a different owner; the owner now is Hi Point 1522 LLC. I have the different laws I quoted in my papers and if you have questions, that is my testimony.

COURT: (The court verifies that the building was sold in August 2021 to new owner Hi Point 1522 LLC but the management company remained the same.) (The court says the prior ruling in case 14394 applied only to the prior owner Hi Point Apts LLC). The court notes the current complaint is claiming damages from November 24, 2018 to November 24, 2021. The court says for that period she had already entered judgment for 14394 for part of that time period, for issues raised today, so the court says the date of this claim is from 8/1/2021 to 11/24/21 because this claim can only apply to the new owner. "I will let you address that".

(editor note: the court is disregarding the effect of the “without prejudice” ruling against Power Property Management, Inc.)

JOHNSON: The owner in the previous (case) hearing said the parking (tandem) was valued at \$50 per month. So the owner has offered, and I believe the new owner would continue that condition, that if I pay \$50 per month, I would get the additional parking stall. I am basing my damages on that.

COURT: Are you currently being given parking for one car?

JOHNSON: Yes.

COURT: So it is the second stall you are referencing?

JOHNSON: Yes, and I also received a street sweeping ticket for \$73.00 which I did put down as damages.

COURT: Do you have a car parked in the one stall?

JOHNSON: My roommate has a car also so he parks his car there.

COURT: So you have a roommate?

JOHNSON: Yes.

COURT: Is your roommate on the lease?

JOHNSON: Yes.

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 on 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."

Comments by GJJ for this email:

(Mr. Khammar is correct that the space at stall #13 is a tandem stall. But stall #8 is not a tandem stall. The white/grey car in the picture is not owned by myself or my roommate. See picture attached which was used as Exh 4 by myself. Until today, I was never told that we are to park in stall #15. You can clearly see "13" at stall 13. Is this what Khammar is saying, that we are to park in stall 15?)

The court asked Khammar if he had any exhibits to submit. He said no. He said he would rely on the exhibits of the plaintiff.

KHAMMAR: : "In regards to the intercom, him getting an alarm system and because he does not have an intercom, does not even make sense, an alarm system is made for somebody to protect, to protect you from

someone entering his specific unit and so I want to make sure the court is separating the two, the intercom is to allow you entry into a building and/or see when someone is at the door. Not all intercoms allow you to open up the entry gate door. A lot of intercoms in the apartment I lived at years ago prior to being married with no gray hair and kids, the intercom would only alert me that someone is downstairs, I would have to manually walk downstairs and open the door to let them in. There is no security in the sense of an intercom. The intercom program, the intercom itself requires in order for us to do an intercom for the whole building, we would have to rewire the electrical per unit. The city of Los Angeles has a THP program...for when you are going to do extensive work in his unit. I believe back in 2015, he appealed and fought the owner on the THP program and the owner could have given him additional funds to vacate but why would we do any of that if we are giving him an upgrade. He did not want the upgrade and he fought us on the THP and at the time we just simply said no problem we won't do it. His unit and two others in the building do not have the updated intercom. (Editor note: All 18 units had intercoms which the owner decided were not working. The owner installed a new control box and only wired it to 15 units, excluding three units like mine but the city ordered us to pay for the intercom repairs anyway. The wires are in the hallway connected to a hallway breaker box). The courts are backlogged and we have three cases currently open for this same matter. I realize there are different parties and we are affiliated with each and every case. And the court has also ruled numerous times before on identical issues. Obviously he changes a few words here and there but there are identical issues and I have a list of them, the Inglewood courthouse ruled in 2014, Judge threw out the case. (Editor note: the issues were not identical in that case.). All he needs to do if he has a true issue, is go to the Los Angeles rent stabilization board, who will listen to his loss of amenities, and once again they are going to deny it over and over and over again. That is why he is not going thru the proper process."

Court: Let me first advise you. if the prior owners that were Hi Point (1522) LLC were the named defendants in this claim, we would not be hearing this claim. (Editor note: The Judge seems to be ignoring the definition of "dismissed without prejudice".) But since there are new owners, and making similar claims against new parties, that is very relevant to him being able to bring a new claim. Now, the three units that do not have updated intercom systems, how many units are in the building?

Khammar: He does have another case with us as defendant to the prior owner after you ruled on the prior case. (Editor: Not true. Khammar is confused. Only this case is pending. Another case, where PPM is not a party, is on appeal.) 18 units.

Court: You said the intercom unit to be installed for each apartment, would require re-wiring of the whole building?

Khammar: Rewiring of the electrical to the whole building. It is a hard wire electrical system, so in order to get it to the plate, that goes in front of your door, each unit has to be re-wired. I mispoke, I told you three units, it is actually only two units that do not have them (working intercoms).

Court: So I am a little confused. So you must have re-wired the whole building because 16 units have the intercom, correct?

Khammar: As tenants vacate, we go in and open up the wall, and do all that stuff.

Court: Why have you not rewired his particular intercom system?

Khammar: We have to do it by permit and in order to do work inside a unit, you have to apply for a tenant habitability plan (THP), the tenant has the ability to appeal a THP. Mr Johnson appealed the THP, therefore we said no problem. We won't do it on your unit. Since then, rates have gone up.

Court: Just so I am clear. In order to rewire an apartment unit in the building, you need a permit from the city of Los Angeles. Correct?

Khammar: Yes.

Court: In order to get the permit, it is under the THP?

Khammar: Yes.

Court: In order to get consent with a permit under the THP, the tenant must consent? Correct?

Khammar: The tenant has the ability to appeal it and be heard by a board as to why he is appealing it. We as owners have the ability to say no problem, we will back down since you appealed it. That is what we did.

Court: So you applied for the permits and you are alleging that Mr. Johnson appealed the application for the permit and the owner then just said alright, we are withdrawing the permit request because he does not want it. Is that all factually correct?

Khammar: That is all factually correct.

Court: When was the last time. If you can give me a date or a month, or a year, when you applied for the permit, and Mr. Johnson appealed the permit application? If you can only give me a year, that is ok.

Khammar: 2015.

Court: So that is the prior owner. From 2015 to the present date, has Mr. Johnson in writing informed the new owner I would like to have the intercom installed, I will not be appealing the THP?

Khammar: No, he has not.

Court: Has he told anybody since 2015 in the property management line?

Khammar: Specifically, your question he has not.

Court: Ok, Mr. Johnson, you have five minutes rebuttal.

JOHNSON: Mr. Khammar said I did not have any communication about the intercom or about the parking with the new owner. Let's see Exhibit pages 14-18, an email I wrote on Feb 1, 2022, this year, to the Property Management and the new owner, asking for intercom repair and tandem parking. So that is at page 14. Mr Khammar misspeaks about some of the facts. Obviously he knows and he cannot say I have not communicated to the new owner about the parking and intercom because when I communicate to the management company which is him, that is a communication to the new owners. Security, as far as the intercom, Khammar claims the intercom is not for security purposes, (I disagree), it is for security purposes. So you can screen people at the front of the building. I can't get my mail all the time, I can't get deliveries all the time, because mine (intercom) does not work. People are constantly walking thru the building because they got in somehow and there is no way to screen them if you do not have the use of the intercom. I believe the previous case was dismissed without prejudice and just from my standpoint, I am not a lawyer, without prejudice means that there was no adjudication of the merits in terms of Power Property Management who is the defendant here today. Mr. Khammar misspeaks when he talks about the tandem parking. Stall 8 is not a tandem parking stall. Number 8 is a single stall, only available for one car to fit. Mr Khammar knows that because he has pictures of the parking lot. He knows there is 18 units of apartments, he knows there are 20 parking stalls, he knows that maybe half of them are tandem, and half of them are single. He knows we are not in a tandem parking stall. And he has been the property management company

2014, 2015, they left and came back 2019 to now, they are the property management company and I have sent them fed exes, letters, emails, so he is well aware of the problem. Our garbage disposal was replaced recently, sink faucet replaced recently, smoke alarm was replaced recently, within the last 2 or 3 years. The intercom is just as simple to replace as those from my standpoint. I am not an electrician but I was here when 15 units received intercoms. It did not take more than 2 months for those repairs to be done. Mr Khammar speaks of the THP program but those units were not subject to THP because they were vacant, not tenants, and not subject to the THP.

COURT: (Interrupts) Let's just talk about your unit. Are you denying that you appealed THP?

JOHNSON: In the THP, he has to submit an application to the city, there was no mention, absolutely positively of the intercom system by the owner in the THP. I took the THP as an opportunity to bring up the intercom system between my oral testimony and written testimony in 2014-2015, I mentioned the word intercom 42 times and there was not one response from the owner's representative whether it would be repaired or not. I have never been told by anybody in the defendant's employ that they would have to do a THP in order to fix my intercom or anything else in my unit. Their THP application said that they were spending \$18,000 dollars---I have that in writing---per unit. I, as a tenant, have no way of stopping them from doing the THP, if that is what they choose to do, but Mr. Khammar knows that in order to do the THP, we have the option as tenants to stay in the unit, and if we do he has to temporarily relocate us at whatever cost that is, then we have the option to come back as tenants. It is one or the other, keep us as a tenant, or give us a buyout amount of money. They never never offered us a specific buyout amount of money and that is why we are still here. I tried to engage in that, but they would not respond. So basically his interpretation of the THP process is not correct. It does not take a THP for \$18,000, it doesn't take a rewire of the whole building to fix our intercom. All other repairs took half hour maybe 45 minutes and did not need THP. The intercom is the same thing, an electrical device, he already put a brand new system in, he does not have to get permits, he already had the permit to put fifteen intercoms in and it is a brand new box, I have it in my exhibits, the picture of the new intercom system, which he put in, in 2015. And he could have fixed mine then.

COURT: I am going to stop you, because what I have concluded is that neither you nor Mr. Khammar has provided this court for this hearing with any documentation other than your testimony sworn given regarding THP in 2015 your appeal so they could not install it nor evidence that there was an application to install it. Neither one of you have provided that evidence to the court.

(The Judge says she does not have the exhibit with the email Feb 1, 2022 and she asks me to fax it to her, which I do that night).

Mr. Khammar, did you get an email from Mr. Johnson, dated Feb 1, 2022, at 11:38 pm?

KHAMMAR: I would have to go thru my emails.

COURT: ----Sir, he sent you a copy of his evidence, I want you to look at the exhibits he sent you and under exhibit 6, he states that is pages 14-18, on one of those pages is the email from Feb. 1, 2022. I did not receive that in the exhibits, Mr. Johnson, but I have your evidence right in front of me as I am reviewing it.

KHAMMAR: My company is named in the email. I do believe we received it.

COURT: Read it to me.

KHAMMAR: It's a long one.

COURT: Did you get that email in the exhibits?

KHAMMAR: My office might have ---

COURT: ---Mr. Khammar, as you are looking at the documents in front of you, do you have Mr. Johnson's exhibits 1-8?

KHAMMAR: Yes.

COURT: Mr. Johnson, you need to send me only that exhibit. I want Mr. Johnson to send it to me. (By fax.) The court will not be entering a decision until after I get that email, so don't expect a decision for at least 2 to 3 weeks.

She also asks the Khammar to send in the authorization to appear, that was not filed with the court.

(Hearing was 51 minutes and 24 seconds).

(The court seems to have let Khammar talk **well over** five minutes.)

Khammar admits that his nationality had an intercom; so that appears to be saying that as a Black American, I am not entitled to an intercom, no matter how much money I pay. Khammar implies that a Black such as myself is not entitled to seek redress of grievances in the courts. Khammar has no respect for the law.

The Judge was Commissioner Emma Castro.

(One could wonder why is the Judge spending so much time on certain facts outside the 3-4 year statute of limitations.)

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

1522 Hi Point St 9

Los Angeles CA 90035

P.S. Dates of written communications to Hi Point 1522 since August 2021 check, check, email, are rent checks Aug 2021 - May 2022 (where the memo line indicates payment for tandem parking and intercom repairs), emails Aug, Sept, Oct, Nov, Dec., Jan 2022, Feb 2022, March 2022, April 2022.

P.S. The three criminal lies of Khammar: intercom, parking, number of pending lawsuits P.S. the court does not keep a transcript of small claims hearings

ref: picture of my roommate car parked in stall 8 (circa 2014). Does it look like 2 cars can fit in that stall?

REF. TANDEM PARKING. Simply put, tandem parking means **you share two parking spaces with another person**. These spaces are located one in front of the other, which means that the person in the back has to move their car if the person in the front space wants to pull out.

ref. this email may be published to the internet by the office of the city clerk. CPRA REQUEST 22-4914. <https://recordsrequest.lacity.org/requests/22-4914>



1973-4-17 CFO HP Apts for DEFH Plot Plan.pdf
702.3kB



2014-12-18 Tenant #9 Parked in Stall 8.JPG
1.6MB



2022-2-4 Available Parking Cropped.pdf
2.2MB



CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

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PROPERTY INFORMATION

953839

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 **953839**

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

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*Bureau of Engineering Data

COMPLAINT DETAILS

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

First Name: *

Geary

Last Name: *

Johnson

Address:

1522 HI POINT STREET

Unit #:

APT 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: *

SANITATION

Violation Type: *

Select Violation Type

Selected Violation Types: *

Inoperative vehicles or major auto repair on property
Electrical service requires maintenance
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 October 1, 2025 from Geary J. Johnson (1569 WORDS)

Manager Name:

CYNTHIA REYNOSA

Manager Phone(H):

(310) 593-3955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

(310) 593-3955

Owner Phone (W):

Owner Address:

Owner City:

Santa Monica

Owner Zip Code:

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

SANITATION

Violation Type: *

Select Violation Type

Selected Violation Types: *

Inoperative vehicles or major auto repair on property
Electrical service requires maintenance
Electrical wiring disconnected and/or abandoned
Building and/or premises unsafe, or unclean

Remove from List

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

Additional Comments:

stalls shall be used.
(1569 WORDS).

Manager Name:

CYNTHIA REYNOSA

Manager Phone(H):

(310) 593-3955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

(310) 593-3955

Owner Phone (W):

Owner Address:

Owner City:

Santa Monica

Owner Zip Code:

90404

Submit Complaint



953839 Attachment to code violation complaint October 1, 2025 from
Geary J. Johnson (1569 WORDS)

The authority of code enforcement inspectors to investigate the entire property comes from HEALTH AND SAFETY CODE - HSC SUBSTANDARD HOUSING 17920.3. The code violation inspectors have jurisdiction over the interior dwelling unit intercom as well as the Akuvox intercom unit on the outside of the building.

The owner of this property receives public funding for this property thru the HUD Section 8 program, and some tenants at this address are Section 8 HUD applicants.

If the code enforcement department needs access to the property, they are to contact the property owner, not the tenant.

ACCESSIBLE PARKING SPACE NEEDED

Building code section 11B-208 requires one accessible parking space. There is none at this location. Please cite the property owner.

TWO WAY COMMUNICATION SYSTEM INTERFACE REQUIRED

The two-way communication system on the front of this location ("Akuvox") does not have a system interface in my dwelling unit. Los Angeles Building code section 11B-708.4, 708.4.1, 708.4.2. Also see California Building codes sections below 11B-230.1 and 11B-708, et al. The two way communication system and my unit were inspected on September 26, 2025 by city inspector Fabian Gonzalez. The stated building codes require that there be a system interface in my dwelling unit. Please cite the owner for this violation.

I am a disabled person who has been assigned a wheelchair and a walker.
I am a disabled person who would be the recipient of accessible housing

laws and services. The owner of the property and city employees are aware of my disabilities.

THE CITY CODE ENFORCEMENT ENFORCES THE STATE BUILDING CODES AND HEALTH AND SAFETY CODES.

ASSIGNMENT TO TANDEM PARKING STALL IS REQUESTED.
Code enforcement inspectors have jurisdiction over tandem parking stalls.

SOURCES.

Yes, an IP intercom system does require a power supply. While some IP intercom systems can utilize Power over Ethernet (PoE) for both power and data transmission over a single Ethernet cable, they still rely on a power source, either at the network switch or through a separate power adapter. Even with PoE, the network switch or the power adapter needs to be connected to a power source. The Akuvox door entry intercom system is an addition installed around 2023 to 1522 Hi Point St 90035.

HEALTH AND SAFETY CODE - HSC
SUBSTANDARD HOUSING 17920.3.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall include, but not be limited to, the following:

“Intercom systems and City responsibility: The City of Los Angeles, including the Mayor’s Office, does not mandate intercom systems in multifamily dwellings unless required by specific building or accessibility codes. The Los Angeles Department of Building and Safety (LADBS) is the authority for construction code enforcement.” City Housing employee
Masiss Andriasian

“Intercom system – Luxury vs. Necessity: According to current building codes, intercom systems are considered amenities, not necessities. At the

time of your lease agreement, the intercom system was non-operational, and this condition was acknowledged and accepted. Health and safety standards are determined by code requirements—not by tenant preference.” City Housing employee **Masiss Andriasian**

In Los Angeles, building safety intercom systems often require permits, especially for larger installations like multi-unit residential or commercial buildings. Permits ensure compliance with building codes and safety standards. Before installing or modifying an intercom system, it's crucial to check with the Los Angeles Department of Building and Safety (LADBS) for specific requirements. (Source : Google AI)

“As a Black tenant with a disability, I have been denied equal access to city programs and activities (rent control department) as I do not have a working intercom or tandem parking stall.” Email to city employees June 16, 2025.

ZONING VIOLATION

Unapproved open storage, maintenance, dismantling, repairing, or otherwise performing any work upon a vehicle, machine, motor, appliance, or other similar device, other than to effect minor emergency repairs to a motor vehicle. Sections 12.21.A.8(a), 12.21.A.8(b) of the L.A.M.C. COMMON, Note: White Mercury Sable -License # 6WLZ892 at parking stall # 4. 1522 S HI POINT ST. The vehicle is creating a public nuisance and I am member of the Public. Please cite the property owner.

Rental Unit.

“Rental Unit” refers to all dwelling units, efficiency dwelling units, guest rooms, and suites, as defined in Section 12.03 of this Code, all housing accommodations as defined in Government Code Section 12927, all duplexes, condominiums and single-family homes in the City of Los Angeles, rented or offered for rent for living, dwelling and/or human habitation purposes, the land and buildings appurtenant thereto, and all housing services, privileges, furnishings, and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities. (Source city Tenant Anti-Harassment Ordinance)

That I have a disability was told to city code enforcement via complaint 896288 dated 4/23/24, code violation complaint 896708 dated 4/25/24, code violation complaint 903410 dated 6/26/2024, code violation complaint

945381 dated 7/31/25. and email dated June 16, 2025 the word "disability is mentioned".

City employees were advised of my disability and request for reasonable housing accommodation/ accessibility by email dated March 13, 2023, April 13, 2023, and September 25, 2025.

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.

INFORMATION BULLETIN / PUBLIC - ZONING CODE REFERENCE NO.: L.A.M.C. 12.21A5 E.. TANDEM PARKING STALLS

1. Tandem parking stalls are permitted in public garages and public parking areas providing an attendant. A "Covenant and Agreement to Provide Parking Attendant" will be required.

2. Tandem stalls are permitted in private parking garages and private parking areas provided:

- a. At least one parking stall per dwelling unit and all stalls required for any guest parking shall be individually and easily accessible.
- b. At least one standard stall per dwelling unit shall be provided.

1. Tandem parking shall be limited to a maximum of two cars in depth, in a private garage or private parking area, except for additional parking required in accordance with Section 12.21A17(h) or 12.21C10(g)(4).

2. When determining access aisle widths for tandem parking having both standard and compact stalls in tandem, the aisle widths for standard stalls shall be used.

(1569 WORDS).

