



## CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

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### PROPERTY INFORMATION

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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

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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.



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Year Built: 1972

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### 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

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Inoperative vehicles or major auto repair on property  
Electrical service requires maintenance  
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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)

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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).

