



LAHD CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

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PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

Total Units (legal unit count may vary): 18

Rent Registration Number: 0270090

***Census Tract:** 216700

***Council District:** 10

Official Address: 1522 S HI POINT ST, Los Angeles, CA 90035

Total Exemption Units: 0

Rent Office ID: Wilshire

Code Regional Area: West Regional Office

Year Built: 1972

*Bureau of Engineering Data

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is **965335**

Thank you for your interest. Your Property Violation Report has been received by our office. You will be contacted by phone to schedule a site visit so we can verify the conditions you reported and take any necessary action to address any violations.



LAHD

LOS ANGELES HOUSING DEPARTMENT

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COMPLAINT DETAILS

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

First Name: *

Geary

Last Name: *

Johnson

Address:

1522 Hi Point St

Unit #:

9

City:

Los Angeles

Zip:

90035

Phone (H): *

3238073099

Phone (C):

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

MAINTENANCE



Violation Type: *

Select Violation Type



Selected Violation Types: *

Miscellaneous articles stored on premises
Unit in unsafe and/or unclean condition
Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary

Remove from List

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

Additional Comments:

Attach Code Violation Complaint 12/8/2025. From Geary J. Johnson. Word Count 3540.

Manager Name:

Unknown

Manager Phone(H):

Unknown

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

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: *

Miscellaneous articles stored on premises
Unit in unsafe and/or unclean condition
Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary
Premises not maintained in a safe and sanitary condition

Remove from List

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

Additional Comments:

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(Example: Kitchen, Bathroom, Outdoor)

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(Example: Kitchen, Bathroom, Outdoor)

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Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

Santa Monica

Owner Zip Code:

Handicapped Stalls

I am a Black , male, disabled tenant over the age of 65.

What Karen said.

I write this complaint because I talked with code enforcement employee Karen at phone 213-756-8531 at 10:30 am today. She started out saying this was a disability complaint but then she admitted she was calling about the non-working intercom. It was clear that Karen was acting in concert with the property owner to deny me housing services., and the City using federal funds to practice disability discrimination, a pattern and practice of the City. As for the intercom system, she said that is being handled by SCE inspector Fabian Gonzalez. She never gave me any indication that she knows what the city or state code is regarding two way communication systems. She seemed perturbed that I keep complaining and she the owner may have asked for 30 more days to respond. That seems unfairness on the part of the City since the intercom has not been working since 2014 so the owner, a millionaire, has had well over 30 days to repair or replace the intercom. Does the City Mayor Karen Bass and Karen think I enjoy not having intercom service for over eleven (11) years?

Karen also was not knowledgeable about the City jurisdiction over parking stalls and tandem parking. The Building Code gives the city authority accessible as well as tandem stalls "**Size:** Expect standard parking stalls (around 8.5' x 18') to be *enlarged*, possibly to 12' wide by 18' long for general handicapped spots, with wider areas for vans."

Karen commented about my request for a handicapped parking stall, but was not knowledgeable what the applicable building code says and simply said the inspector told the owner request for a handicapped stall was not in the original CFO. I disagreed with that position because it is the tenant right to request an accessible parking. For the City not to assist in providing a reasonable accommodations is a misuse of federal funds.

As seen below, that state Building Code give Los Angeles code enforcement authority over accessible parking (see below). "Chapter 11A of the California Building Code (CBC) in 1973 related to the initial state-level requirements for **accessibility to public and private buildings and facilities for people with disabilities.**" Further, the code enforcement department has authority to enforce "**Resident Parking:** For multifamily housing, requests for accessible parking for residents with disabilities were to be met with the same choices (e.g., carports) as other residents, under fair terms." That I requested accessible is the gives the city inspectors authority to enforce since they enforce the State Building Codes.

The City Government of Los Angeles receives federal funds. This building receives government assistance Section 8. The City of Los Angeles Housing Department and Code enforcement is discriminating against me and using federal funds to do so by not enforcing the intercom system, not enforcing the restriping of stall #8 to make it a tandem parking stall, discriminating against me by not enforcing State Building Code sections on accessible parking.

In 1973 Los Angeles, accessible parking requirements were minimal, likely following older state codes, focusing on **larger spaces (perhaps 12ft wide by 18ft long)**, often marked by signs rather than blue curbs, emphasizing clear



pathways for wheelchair users, with **van-accessible spots needing extra width** for loading, though federal ADA rules with specific aisle widths (like 5ft) came later (1990), so pre-1973 rules were less stringent but aimed at basic usability, notes [this LA County FAQ page](#) and [this DGS checklist](#).

Key Elements of 1973 LA Handicapped Parking:

- **Size:** Expect standard parking stalls (around 8.5' x 18') to be *enlarged*, possibly to 12' wide by 18' long for general handicapped spots, with wider areas for vans.
- **Access Aisles:** A crucial 5-foot wide loading/unloading zone on the passenger side was a common feature, often striped separately, notes this LA County FAQ page.
- **Signage:** Designated by signs and sometimes painted symbols, long before widespread blue curbs became standard, says [this General Code link](#).
- **Location:** Placed on the shortest accessible route to buildings, a core principle even then, says [this ADA.gov page](#).
- **Level Surface:** Required to be level for wheelchair transfer, a consistent standard, notes this DGS checklist.

Context:

While the ADA (1990) standardized these, California's own accessibility laws (like the "Architectural Barriers Act") predated it, so Los Angeles had requirements, but they were less detailed than today's, with specific dimensions varying by local ordinance and evolving over time, notes [this small business advocate page](#).

- **Building Code Requirements:** The California Building Code and the LAMC mandate that accessible parking spaces be provided in each parking facility, both public and private, and must be located on the shortest accessible route to an accessible entrance. At least one in every six accessible spaces must be van-accessible.

California Building Code

1109A.1 Accessible Parking Required

2025

1109A.3 Required Accessible Parking Spaces

Accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent.

1109A.6 Requests for Accessible Parking Spaces

When assigned parking is provided, designated accessible parking for the dwelling unit shall be provided on request of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available for other residents.

1973

Chapter 11A of the California Building Code (CBC) in 1973 related to the initial state-level requirements for **accessibility to public and private buildings and facilities for people with disabilities**.

Historical Context

California was a pioneer in accessibility laws. Both the state Government Code Section 4450 and the California Disabled Persons Act were passed in 1968, predating the federal Americans with Disabilities Act (ADA) of 1990. The 1973 code was part of an early effort to codify these mandates into specific building standards.

Scope of the Regulations

The early Chapter 11A established minimum requirements to ensure access for people with disabilities in the built environment, particularly new construction and rehabilitation projects.

In modern California Building Codes, accessibility requirements are divided into two chapters:

- **Chapter 11A** covers accessibility regulations for **multifamily housing** (e.g., apartment buildings and condominiums).

- **Chapter 11B** covers accessibility for **commercial, public, and industrial buildings** (e.g., public accommodations, state-owned buildings).

The 1973 code was the precursor to these detailed modern standards, which are updated every three years by the California Building Standards Commission.

- **Section 504 of the Rehabilitation Act of 1973**: This foundational federal law prohibited discrimination against people with disabilities in programs receiving federal funds, pushing for accessibility.
- **Accessible Routes**: A continuous, unobstructed path connecting accessible parking, entrances, and facilities was required, using elements like walks, ramps, and crosswalks.
- **Location**: Spaces needed to be on the shortest accessible route to an entrance, preventing users from having to walk behind other parked cars.
- **Design & Features**: Early rules focused on stable, firm surfaces, and while detailed standards developed later (like the 1990 ADA), the intent was clear for accessible spaces and connecting aisles.
- **Resident Parking**: For multifamily housing, requests for accessible parking for residents with disabilities were to be met with the same choices (e.g., carports) as other residents, under fair terms.
- **Enforcement**: Local authorities (AHJ - Authority Having Jurisdiction) played a key role in interpreting and enforcing these standards.

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

TANDEM PARKING

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

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

In contrast, CD 5 employee Thao Tran says in writing Black tenants are not entitled to tandem parking. Tran needs to be terminated from employment.

(See https://clkrep.lacity.org/onlinedocs/2025/25-0473_PC_PM_06-20-2025.pdf)

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

INTERCOM

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

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

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

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

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

The city housing department knows that it is the owner of the property responsibility to supply housing services. I am not obligated or authorized to supply my own housing services. The building front door key, the apartment door key, the mailbox key, the parking gate clicker are all supplied by the owner with no extra or separate charge to me. Therefore, the owner must supply the parts in order to use the AKUVOX system. The city is aware that the owner has not supplied the parts to use the AKUVOX system.

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

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

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

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

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

Every entrance from the street, passageway, court, yard, cellar, or similar entrance to a class A multiple dwelling erected or converted after January first, nineteen hundred sixty-eight, except an entrance leading to the main entrance hall or lobby which main entrance hall or lobby is equipped with one or more automatic self-locking doors, shall be equipped with automatic self-closing and self-locking doors and such doors shall be locked at all times except when an attendant shall actually be on duty. Every entrance from the roof to such a dwelling shall be equipped with a self-closing door which shall not be self-locking and which shall be fastened on the inside with movable bolts, hooks or a lock which does not require a key to open from inside the dwelling.

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

On or after January first, nineteen hundred sixty-nine, every class A multiple dwelling erected or converted prior to January first, nineteen hundred sixty-eight, shall be equipped with automatic self-closing and self-locking doors, which doors shall be kept locked except when an attendant shall actually be on duty, and with the intercommunication system described in paragraph two of this section, provided that tenants occupying a majority of all the apartments within the structure comprising the multiple dwelling affected request or consent in writing to the installation of such doors and intercommunication system on forms which shall be prescribed by the department, except that in the event a majority of tenants in occupancy request or consent on or after January first, nineteen hundred sixty-eight, to the installation of such doors or intercommunication system such installation shall be started within ninety days, but need not be completed until six months after the owner's receipt of requests or consents by a majority of the tenants, except that in any such multiple dwelling owned or operated by a municipal housing authority organized pursuant to article thirteen of the public housing law, such installation need not be completed until one year after the owner's receipt of requests or consents by a majority of the tenants. If the dwelling is subject to regulation and control of its residential rents pursuant to the local emergency housing rent control act, the local city housing rent agency shall upon the filing of executed forms containing the required requests or consents, prescribe the terms under which the costs of providing such doors and intercommunication systems may be recovered by the owner from the tenants. In any multiple dwelling built pursuant to the provisions of the redevelopment companies law in which residential rents are limited by contract, the costs of providing such doors and intercommunication systems may be recovered by the owner from the tenants. The terms under which such costs may be recovered shall be the same as those prescribed by the local city housing rent agency in the city in which the multiple dwelling is located for dwellings subject to regulation and control of rent pursuant to the local emergency housing rent control act. Such costs shall not be deemed to be "rent" as that term is limited and defined in the contract.

All such self-closing and self-locking doors, and intercommunication systems shall be of a type approved by the department and by such other department as may be prescribed by law and shall be installed and maintained in a manner prescribed by the department and by such other department.

Every owner who shall fail to install and maintain the equipment required by this section, in the manner prescribed by the department, and by such other department as may be prescribed by law, and any person who shall willfully destroy, damage, or jam or otherwise interfere with the proper operation of, or remove, without justification, such equipment or any part thereof shall be guilty of a misdemeanor as provided in subdivision one of sect 1968 Circa

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

Two-way communication system

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

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

Landlord responsibility: Landlords are responsible for ensuring these systems are in good working order.

If a landlord fails to fix a broken call box, it could be a violation of the covenant of quiet enjoyment.

Examples: Systems can range from simple call boxes to sophisticated video intercom systems with a touchscreen for residents. cell phone and Wi-Fi is needed to operate the AKUVOX Intercom function.

September 18, 2025. Case 952902. The word Intercom is mentioned two times and AKUVOX mentioned one time. The complaint notes that Artolier is not functioning and AKUVOX is not functioning. (2200 words November 29, 2025.)

See updated Video of Nonworking Intercom. Akuvox Intercom Function Care of Mayor Karen Bass Not Working <https://youtu.be/Oj-V4bLpYkA>

This is being forwarded to the Property owner also.

One of the drawers in the kitchen sink needs repair. There is a persistent leak in there kitchen ceiling that the owner has not addressed. Open gasoline cans are being stored in the parking lot. The parking lot security gate is again not working since last week.

The city code enforcement is engaged in lying, cheating, and stealing.

Geary J. Johnson 1522 Hi Point St 9. Word Count: 3540.