

MOTION

On Friday, September 13, 2024, over 50 residents in Chinatown were displaced from their homes due to a fire that originated at a construction site that had been left inactive by the owner since November of 2022. The fire spread to three neighboring apartment buildings further putting the lives of the residents in these complexes in danger.

In addition to these residents losing their homes, they also suffered from burns and other injuries. One elderly man was transported to the hospital in critical condition, four Los Angeles Fire Department firefighters sustained non-life threatening injuries and others were assessed on site for their injuries.

This was not the first fire to occur at this inactive construction site. There have been at least two other instances, most recently on July 15 of this year. After the July fire, community members and the Council Office made requests to both the Department of Building and Safety (LADBS) and the Los Angeles Police Department (LAPD) about the condition of the inactive construction site, but were informed that LADBS only has the authority to require fencing around the property, and that LAPD must have signed permission from the property owner to enforce against trespassing.

The tragedy originating at 708-712 S. Depot St. is not an isolated incident, and there are many abandoned construction sites across Los Angeles that pose similar threats. The fire in Chinatown has shed light on the lack of enforcement mechanisms available to hold these property owners accountable. There is a clear need for greater oversight and accountability to negligent property owners and developers for construction sites that have a history of combined inactive construction and calls for service to LAFD and/or LAPD.

I THEREFORE MOVE that the City Council INSTRUCT the Department of Building and Safety to report back in 30 days with information on the following:

- Options for property owners to be subjected to accountability measures regarding inactive construction sites including but not limited to abandonment orders to restore a site and notices to complete construction or be subject to liens on the property;
- Options to enhance development requirements, including but not limited to mandating construction site security and insurance bonds the City can call on to fund the demolition at incomplete construction sites causing a nuisance;

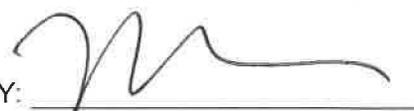
I FURTHER MOVE that the City Council INSTRUCT the Department of Building and Safety, with the assistance from the Los Angeles Police Department and the Los Angeles Fire Department, to report back in 30 days with information on the following:

- Feasibility and proposed implementation of a requirement for an LAPD No Trespass Authorization for all new building permits issued within the City of Los Angeles;
- Options for methods for LAPD and LAFD to notify DBS when there are multiple calls for service to an active or inactive construction site, including an estimated threshold for when that notification to DBS should occur.

PRESENTED BY:


EUNISSES HERNANDEZ
Councilmember, 1st District

SECONDED BY:



SEP 18 2024

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