

MOTION

On January 29, 2020, a fire broke out at the Barrington Plaza Apartments, resulting in one death and multiple life threatening injuries. This followed a similar fire in 2013, which led to the displacement of up to 150 residents.

Comprising three towers and 712 housing units, of which 577 are currently occupied and subject to the City's Rent Stabilization Ordinance, Barrington Plaza is one of 55 residential buildings across Los Angeles that lack fire sprinkler systems. The City has made multiple attempts to close this lethal gap in our building code.

Following the January 2020 fire, the Department of Building and Safety issued an order to comply requiring the property owner to install a fire sprinkler system, in addition to deeming multiple floors uninhabitable. On May 8, 2023, an Ellis Act notice of intent to withdraw Barrington Plaza Apartments from the housing market was filed with the Housing Department in order for the property owner to complete a substantial remodel required to carry out this installation and address the aforementioned life safety issues.

Although the Ellis Act is a State law, the City has adopted regulations implementing Ellis Act provisions into its Rent Stabilization Ordinance (RSO). This includes regulations related to unit withdrawal, the re-renting of withdrawn accommodations and a requirement that the owners of RSO units who invoke the Ellis Act must also work with the Housing Department to ensure that all of the City's procedures and tenant protections are adhered to properly.

In addition to these regulations, the City is actively working with the property owner to secure additional protections and relocation services for seniors, long-term residents, individuals with disabilities and families.

As Los Angeles grapples with a housing crisis of unprecedented magnitude, it is important that the City take an active role to monitor the relocation process and track the long-term outcomes of relocation. Communication and coordination are key to developing a strategic approach that provides equitable relocation services to its residents and tracks these RSO units.

I THEREFORE MOVE that the Housing Department, with the assistance of other departments as necessary, be instructed to report every 30 days on the status of the Ellis Act process and relocation of tenants at the Barrington Plaza Apartments located at 11740 Wilshire Boulevard, the progress to safeguard an equitable distribution of relocation benefits and services, and the right to return process, if applicable, to ensure that all tenants are afforded the benefits and rights entitled under the Municipal Code.

PRESENTED BY: Traci Park
TRACI PARK
Councilwoman, 11th District

SECONDED BY: Paul Repovin

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