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Council File: 23-0479

Council District: 11

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Honorable Members of the City Council
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LOS ANGELES HOUSING DEPARTMENT REPORT ON THE STATUS OF THE ELLIS ACT PROCESS AND CODE ENFORCEMENT HISTORY AT THE BARRINGTON PLAZA APARTMENTS (C.F. No. 23-0479)

SUMMARY

The General Manager of the Los Angeles Housing Department (LAHD) respectfully submits this report in response to a motion introduced by Councilmembers Traci Park and Paul Krekorian, as adopted by the City Council, which instructs LAHD with the assistance of other departments to report back on the status of the Ellis Act process and relocation services for tenants at the Barrington Plaza Apartments located at 11740 Wilshire Boulevard in Council District 11, as well as the code enforcement history at this property (C.F. No. 23-0479).

On September 6, 2023, LAHD provided a verbal update on the status of the Ellis Act process and relocation of tenants at the Barrington Plaza Apartments to the Housing and Homelessness Committee. This report provides an update to the City Council on the following:

1. The status of the Ellis Act process and relocation of tenants at the Barrington Plaza Apartments, including relocation benefits and right to return.
2. A comprehensive list of code violations at the Barrington Plaza Apartments over the last ten years, including what happened after the previous code violations as well as information regarding the fires that took place at the Barrington Plaza Apartments.

Additional requests involving policy recommendations at a citywide level that are not specific to the Barrington Plaza Apartments are discussed in a separate report to be submitted under C.F. No. [23-0930](#).

As of August 3, 2023, relocation determinations for the Barrington Plaza Apartments were completed for all 577 rental units and relocation provided to 394 households who were required to move out by September 5, 2023. LAHD worked closely with the tenants and landlord representatives to ensure that all eligible tenants were granted a one-year extension; these determinations were completed on October 10, 2023. A total of 183 households were granted one-year extensions and allowed to remain at the Barrington Plaza Apartments until May 8, 2024.

RECOMMENDATION

I. That the City Council, subject to the approval of the Mayor:

A. NOTE AND FILE this report since it is provided for informational purposes only.

BACKGROUND

On May 8, 2023, Barrington Pacific LLC, the ownership of the Barrington Plaza Apartments, located at 11740 Wilshire Boulevard, filed a Notice of Intent to Withdraw under the Ellis Act, stating the intention to withdraw 712 units from the rental market, of which 577 were occupied.

Under the provisions of the Ellis Act, tenants must vacate their rental units within 120 days of the filing of the Ellis Act withdrawal. However, tenants who are elderly or disabled and have lived in their rental units for one year prior to the filing of the Ellis Act forms may request a one-year extension. The 120-day period expired on September 5, 2023, however, tenants qualifying for the one-year extension may remain until May 8, 2024.

Ellis Act Process, Relocation, and Tenant Right to Return

- **Relocation Assistance** - Relocation determinations were completed for all 577 occupied units by August 3, 2023.
 - 157 units with qualified senior or disabled tenants were qualified for the highest relocation amounts of \$19,400 - \$22,950.

- 62 appeals to the determinations were filed and 61 administrative hearings were held; 1 appeal was not scheduled for an administrative hearing due to its filing after the appeal deadline.
- Extended tenancy
 - 183 units (32% of all occupied units) were confirmed by the landlord and eligible for a one-year extension of the tenancy until May 8, 2024. Thirty-six (36) of the 183 extensions were secured through the assistance of LAHD.
- Right of Return
 - 193 units filed a copy of their Right of Return notice with the landlord, expressing their interest to return to their unit if it is re-rented within 10 years.
- Issues/Tenant Complaints
 - Tenants complained and objected that they were required by the landlord to sign a federal tax form (W9) by the landlord. LAHD discussed this with the City Attorney as well as with the ownership's attorney. Based on those discussions, the conclusion was that the requirement was legal and not a violation of the RSO.
 - Many tenants submitted RSO complaints for a rent reduction due to the closure of the gym in 2020. LAHD investigated 26 complaints for closure of the gym and advised the Barrington Plaza Apartments ownership that tenants are owed a rent reduction for the loss in services. However, to date, the ownership has declined to provide a rent reduction. The attorney for the Barrington Plaza Apartments responded that tenants were offered a replacement service with a membership to the YMCA. But that replacement service was placed on hold due to the City shutdown of public facilities during the pandemic. On November 6, 2023, 26 cases for an illegal reduction in services were referred to the City Attorney's office for further enforcement.
 - Tenant Anti-Harassment - LAHD is currently investigating four (4) open cases in which the tenants alleged harassment. Harassment complaints were filed based on the elimination of services to use and enjoyment of the gym and dog park, a non-functioning intercom, and the landlord's requirement that the tenant provide a social security number/complete a W9 tax form as a condition to receive the entitled Ellis Act relocation assistance.

Code Violations

As instructed by the City Council, LAHD worked in collaboration with the Los Angeles Department of Building and Safety (LADBS) to provide a comprehensive list of code violations at the Barrington Plaza Apartments over the last ten years, and to include information regarding what occurred after the previous code violations as well as information regarding the fires that took place at the Barrington Plaza Apartments.

LAHD Code Enforcement

The following is a summary of Systematic Code Enforcement Program (SCEP) inspections and code complaints received for the Barrington Plaza Apartments since January 2013. For a comprehensive list of Code Enforcement activity, please see Attachment 1. There are currently no open code enforcement cases at the property.

Case Type	# of Cases	Orders to Comply Issued	Open Cases	Notes
Systematic Code Enforcement Program (SCEP)	2	2	0	2 SCEP inspections have been conducted at the Barrington Plaza Apartments since 2013.
Code Complaints	97	15	0	97 code complaints were received and 15 orders were issued over a 10 year period.
Total	99	17	0	

The following summary provides the actions and responses by LAHD Code Enforcement to the two fire incidents that took place at Barrington Plaza Apartments in 2013 and 2020:

LAHD 2013 Fire Incident Response:

- **10/18/2013** - LAHD Code Enforcement Division Emergency Management Unit (EMU) responded to the fire incident per a request received from LADBS. During inspection, it was determined that the fire originated from Unit 1107 (11740 Tower A) and the fire and water damage occurred in the corridors of Floors 7 through 11; with these corridors being the only means of egress, tenants of affected units could return only to collect their belongings.

- Water service to the building was temporarily shut off to allow for repairs to commence. Electricity was on at some portions of the building, while off at other areas. It was noted that smoke detectors were electrically powered with battery backup. A fire watch was set up for each floor of the building with a fire restoration company actively conducting repairs. Fifty one (51) units were displaced on October 18, 2013. Some units suffered minor damage.
- The American Red Cross provided a shelter to accommodate affected tenants, and the Los Angeles Fire Department (LAFD) set up an Incident Command Post on site with LAFD personnel present through Monday, October 21, 2013.
- **10/21/2013** - A site survey was conducted by LAHD Code Enforcement EMU staff along with Barrington Plaza Apartments Building Engineer, Robert Lutz. LADBS was also present at the site and cleared Floors 7 and 8, a total of 20 units, for tenants to return home. Mr. Lutz added that Floor 9 was ready for LADBS to clear, and Unit 1207 could be ready by the end of the day.
- **10/30/2013** - LAHD EMU confirmed that Floor 9 was cleared by LADBS for occupancy, and the tenants of those 10 units had returned.
- **11/12/2013 Tenant Habitability Review and Clearance** - LAHD Code Tenant Habitability Program staff confirmed with the owner's agent that all floors except 10 and 11 had been cleared for re-occupancy. Those two floors were vacant and all tenants had permanently relocated; some of the occupied floors required some painting and floor coverings to be completed but no primary renovation work was needed. In addition, because Floors 10 and 11 were vacant, a THP was not required at that time for the restoration work of the units on Floors 10 and 11.
- **LADBS Permits and Approvals Related to the 2013 Fire** - LADBS required inspections and approvals were finalized in August/September 2014.

LAHD 2020 Fire Incident Response:

- **1/29/2020 LAHD EMU** - A Fire occurred in Unit 708 of Building 11740 (Tower A), which caused major fire damage, soot buildup, smoke damage, damage to fire systems, lack of weather protection, and water damage to multiple floors. The building was evacuated by LAFD and Red Tagged by LADBS.
- **1/30/2020 LAHD EMU** - EMU Fire Inspection was conducted by Code Enforcement, LADBS, and LAFD staff to fully assess the damage to the building. LADBS and LAHD

informed the property management of the needed repairs so clearance could be given for re-occupancy of some floors of the building. At approximately 8:00 pm, the repairs were completed and the Red Tag was changed to a Yellow Placard by LADBS, allowing re-occupancy of Floors 10 through 25, with restricted access to the other floors for retrieval of personal items with escort by the property management. The remaining 80 Units (Floors 2 through 9) in this building continued to be deemed uninhabitable.

- **8/4/2020 LAHD Tenant Habitability Clearance** - LAHD reviewed permit #20016-10001-11155, for interior nonstructural demolition work for Floors 2 through 9 of the existing 25-story residential building. The LAHD THP staff conducted a site visit and determined that the work was to be done only in vacant units/areas and did not affect any of the occupied units and subsequently cleared the permits. No THP was required because the affected units were vacant and work did not affect the common areas.
- **8/25/2020 LAHD EMU** - The Barrington Plaza Apartments property manager provided an update to EMU staff regarding the ongoing EMU case, informing LAHD that the demolition permit for fFloors 4 through 9 was approved, and demolitions had commenced. Additionally, Barrington Plaza Apartments representatives reported that they were meeting with LAFD to discuss possible improvements to the building's fire system. Permit #20016-10000-11155 for early demolition work nonstructural Floors 6 through 8 was issued on July 4, 2020, and expired on June 5, 2023, and a supplemental permit #20016-10001-11155 to include additional Floors 2 through 5 and 9, was issued on August 4, 2020, with no inspection activity as of September 2023.
- **8/31/2020 LAHD EMU and Tenant Habitability Program Staff (THP)** - LAHD EMU/THP staff conducted a site survey on August 27, 2020, to check and verify fire damage to the building for Primary Renovation Work that took place from the Floors 2 through 9. LAHD inspectors met with the owner's agent and demolition contractor, who provided access and escorted staff through Floors 6 through 9. All units on Floors 2 through 9 were vacant. Construction continued, including demolition, throughout those floors. Tenants still occupying the building on Floors 10 through 25 were not affected by the demolition work.
- **8/7/2023 Most Recent Site Condition Check** - An inspection of 11740 Wilshire (Tower A) Floors 2 through 9 was conducted on August 7, 2023, and an updated evaluation of the fire damaged area was prepared, verifying that the areas are still vacant and sealed off. LAHD EMU staff met with the Supervisor/Operations manager who reported many permits were issued or in the process of being issued, including a permit application to remodel the 25-story apartment buildings, repair fire damage and modernize fire life safety

systems and MEP systems in compliance with LAFD requirements under application #22016-10000-23286.

Tenant Habitability Plan

The work proposed at the Barrington Plaza Apartments subsequent to the 2020 fire was limited to the vacant floors; consequently, it was determined a THP was not required at that time.

However, the owners of the Barrington Plaza Apartments could have chosen to complete the fire sprinkler retrofit under the THP Primary Renovation program and filed for a THP. Based on the scope of work provided by the Barrington Plaza Apartment ownership related to the fire sprinkler retrofit and subsequent remodel of the units, a THP would have supported the residents being temporarily relocated on a long-term basis (more than 30 days) to comparable accommodations within five miles or would have provided the affected units the option to select permanent relocation benefits as provided under the THP.

LADBS Additional Comments

LADBS has not ordered the owner of the Barrington Plaza Apartments to install a fire sprinkler system. The installation of fire sprinklers is being proposed voluntarily by the owner in conjunction with other construction work that is occurring at the building. The fire sprinkler system design and all proposed construction work must comply with the current California Building Code or in some cases, equivalencies can be considered through a code modification process allowing the applicant to utilize certain alternative building standards and special provisions listed in Chapters 85 and 86 of the current City of Los Angeles Building Code.

Conclusion

The immediate 120-day Notice to Vacate deadline expired on September 5, 2023, at which time 394 tenants were required to relocate, after receiving relocation assistance ranging from \$9,200 - \$22,950. A total of 183 tenants qualified for a one-year extension and may remain at the Barrington Plaza Apartments until May 8, 2024. As of August 3, 2023, a total of 577 tenants qualified for relocation assistance ranging from \$9,200 - \$22,950.

While the rehabilitation and demolition subsequent to the 2013 and 2020 fires did not trigger the requirement for a THP because the affected floors were vacated, the ownership of Barrington Plaza Apartments could have elected to perform the fire retrofit installation work through the Primary Renovation/THP program on the occupied floors.

In a companion report, LAHD provides additional recommendations designed to strengthen protections and safeguards for Primary Renovation work that requires a THP.

FISCAL IMPACT

As this report is provided for informational purposes, and the recommendation is to Note and File, there is no impact to the General Fund through the recommended action.

Approved By:



ANN SEWILL
General Manager
Los Angeles Housing Department

ATTACHMENT:

Attachment 1: Barrington Plaza Apartments Code Enforcement Activity

11740 Wilshire Blvd APN#4263009030 Case History (January 2013 - January 2024)

	Case Type	Case Number	Initial Inspection Date	Date Closed	Order Issued	Order Type	Number of Calendar Days to Compliance	Comments
1	Complaint	871042	9/20/2023	9/20/2023	No	-	-	No violation Hot and Cold water
2	Complaint	861833	-	7/3/2023	-	-	-	Incorrect phone number
3	Complaint	861464	-	6/30/2023	-	-	-	Referred complaint to LADBS Elevator Division, complainant stated other issues were resolved, case closed.
4	Complaint	860757	6/21/2023	6/21/2023	-	-	-	No violations. Case closed.
5	Complaint	857799	5/24/2023	7/5/2023	Yes	Notice to Comply	42	Closed
6	Complaint	857636	-	5/24/2023	No	-	-	Duplicate complaint, addressed on Case#857799.
7	Complaint	857535	-	5/18/2023	No	-	-	Duplicate complaint, addressed on Case#856144.
8	Complaint	857014	-	5/15/2023	No	-	-	Complainant stated landlord is addressing issues and okayed case closure.
9	Complaint	856144	5/11/2023	5/11/2023	No	-	-	Inspector met with complainant, issue had been addressed, her main concern was compensation due to reduction of services (unable to use kitchen).
10	Complaint	855633	-	5/1/2023	No	-	-	Public Health concern, complainant was referred to LA County Public Health. Case closed.
11	Complaint	854674	-	4/20/2023	No	-	-	Duplicate complaint, addressed on Case#850051.
12	Complaint	851022	3/29/2023	5/11/2023	Yes	Notice to Comply	43	Closed
13	Complaint	850932	-	3/16/2023	No	-	-	Duplicate complaint, addressed on Case#850051.
14	Complaint	850051	3/16/2023	5/11/2023	Yes	Notice to Comply	56	Closed
15	Complaint	843990	1/23/2023	3/16/2023	Yes	Notice to Comply	52	Closed
16	Complaint	840228	12/16/2022	12/16/2022	No	-	-	Inspector attempted to reach complainant while on site but was unsuccessful, was unable to access unit to conduct inspection, closed case.
17	Complaint	826872	-	8/15/2022	No	-	-	Duplicate complaint, addressed on Case#826765.
18	Complaint	826765	8/22/2022	8/22/2022	No	-	-	Complainant did not specify bldg#, Inspector attempted to reach complainant while on site but was unsuccessful, with no address information the case was closed.
19	Complaint	815503	-	4/25/2022	No	-	-	Public Health concern, complainant was referred to LA County Public Health. Case closed.
20	Complaint	807009	2/16/2022	5/19/2022	Yes	Notice to Comply	92	Closed. Manager requested and was granted an extension to complete work.
21	Complaint	804516	1/26/2022	3/17/2022	Yes	Notice to Comply	50	Complainant was not home, however, inspector phoned complainant, she confirmed all violations had been corrected. She was asked to submit photos to confirm resolved violations. Closed case.
22	Complaint	780474	-	4/26/2021	No	-	-	Duplicate complaint, addressed on Case#780383.
23	Complaint	780383	-	5/4/2021	No	-	-	Complainants concerns not under LAHD, concerns were regarding dog park enclosure and late night noise. Case closed.
24	Complaint	775957	-	5/4/2021	No	-	-	Case closed per Principal Inspector. Numerous complaints received from complainant, not allowing repairs per Management.
25	Complaint	775956	-	3/4/2021	No	-	-	Duplicate complaint, addressed on Case#775957.
26	Complaint	775947	-	3/4/2021	No	-	-	Complaint concern (hot water) was restored per complainant, agreed to close case.
27	Complaint	775263	-	2/26/2021	No	-	-	Case closed per Principal Inspector. Numerous complaints received from complainant, not allowing repairs per Management.
28	Complaint	775262	-	2/25/2021	No	-	-	Duplicate complaint, addressed on Case#775263.
29	Complaint	774279	-	2/9/2021	No	-	-	Case closed per Senior Inspector, concerns already under URP/TRIP review.
30	Complaint	774178	-	2/5/2021	No	-	-	Duplicate complaint, addressed on Case#774027.
31	Complaint	774176	-	2/5/2021	No	-	-	Duplicate complaint, addressed on Case#774027.
32	Complaint	774027	-	2/4/2021	No	-	-	Case closed due to Covid-19, non-fire/life safety complaint.

11740 Wilshire Blvd APN#4263009030 Case History (January 2013 - January 2024)

	Case Type	Case Number	Initial Inspection Date	Date Closed	Order Issued	Order Type	Number of Calendar Days to Compliance	Comments
33	URP	773401	-	3/18/2021	Yes	Two Day Order	-	Mgmt stated they tried numerous times to make the repairs but the tenant has not allowed access. Tenant requested an asbestos survey prior to work commencement. Case was closed per Principal Inspector. New concerns to be handled via Complaint Inspections.
34	Complaint	773268	-	1/19/2021	Yes	Two Day Order	-	Two Day Order issued, referred to URP. Case was closed per Principal Inspector. New concerns to be handled via Complaint Inspections.
35	Complaint	773173	-	1/11/2021	No	-	-	Case closed due to Covid-19, non-fire/life safety complaint.
36	Complaint	772625	-	12/21/2020	No	-	-	Duplicate complaint, addressed on Case#772626.
37	Complaint	772626	-	12/21/2020	No	-	-	Case closed due to Covid-19, non-fire/life safety complaint.
38	Complaint	769896	-	11/16/2020	No	-	-	EMU/THP had addressed fire on site. Complainant concerns were regarding RSO. Case closed.
39	Complaint	767879	-	9/28/2020	No	-	-	Public Health concern, complainant was referred to LA County Public Health. Case closed.
40	Complaint	766773	-	8/25/2020	No	-	-	Change of use, complainant was referred to Planning Department. Case closed.
41	Complaint	764452	6/24/2020	6/24/2020	No	-	-	No violations. Case closed.
42	Complaint	763878	-	6/4/2020	No	-	-	Case closed due to Covid-19, non-fire/life safety complaint.
43	Complaint	761894	-	4/30/2020	No	-	-	Case closed due to Covid-19, non-fire/life safety complaint.
44	Complaint	761801	-	4/28/2020	No	-	-	Complaint concern (hot water) was restored per complainant, agreed to close case.
45	Complaint	761195	-	4/7/2020	No	-	-	Case referred to EMU. Case closed.
46	Complaint	759405	-	4/20/2020	No	-	-	Case closed due to Covid-19, non-fire/life safety complaint.
47	Complaint	757949	-	3/3/2020	No	-	-	Change of use, complainant was referred to Planning Department. Case closed.
48	Complaint	754410	2/13/2020	2/13/2020	No	-	-	No violations. Case closed.
49	Complaint	754409	-	1/31/2020	No	-	-	Change of use, complainant was referred to Planning Department. Case closed.
50	Complaint	754329	2/13/2020	2/13/2020	No	-	-	No violations. Case closed.
51	Complaint	753514	1/29/2020	1/29/2020	No	-	-	No violations. Case closed.
52	Complaint	752575	-	1/21/2020	No	-	-	Duplicate complaint, addressed on Case#753514.
53	Complaint	750635	-	1/2/2020	No	-	-	Change of use, complainant was referred to Planning Department. Case closed.
54	Complaint	750274	-	1/7/2020	No	-	-	Complainant was informed that there is an Open Case 745910 (Re-Inspection on 1/10/20 w Sr. Inspector Fatehi) Policy is to bring up her new issues at the date of the R.I. Case Closed.
55	Complaint	748518	-	12/9/2019	No	-	-	Complainant was informed that there is an Open Case 745910 (Re-Inspection. on 1/10/20 w Sr. Inspector Fatehi) Policy is to bring up her new issues at the date of the R.I. Case Closed.
56	Complaint	745910	11/15/2019	9/2/2021	Yes	Notice to Comply Failure to Comply GM Hearings	657	1/23/2020 Case referred to Case Management. 1/30/2020 referred to GM Hearing --- Covid shutdown --- 7/24/2020 CM Final Inspections resumed. 6/2/2021 Management requested a 30 day continuance, the Department recommended a 60 day continuance (GM Hearing). 9/2/2021 All violations resolved, case closed.
57	Complaint	744855	-	11/5/2019	No	-	-	Public Health concern, complainant was referred to LA County Public Health. Case closed.
58	Complaint	740781	-	10/7/2019	No	-	-	Complainant was informed that there is an Open Case 736573 (Re-Inspection 10/17/19). Policy is to bring up her new issues at the date of the R.I. Case Closed.
59	Complaint	737327	9/10/2019	10/16/2019	Yes	Notice to Comply	36	Closed.
60	Complaint	736906	9/12/2019	9/12/2019	No	-	-	No violations. Case closed.
61	Complaint	736573	9/4/2019	3/4/2020	Yes	Notice to Comply	182	1/29/2020 Inspector on site to conduct Re-Inspection, unable to enter due to fire. Violations resolved 3/4/2020, case closed.
62	Complaint	735820	-	8/14/2019	No	-	-	Change of use, complainant was referred to Planning Department. Case closed.

11740 Wilshire Blvd APN#4263009030 Case History (January 2013 - January 2024)

	Case Type	Case Number	Initial Inspection Date	Date Closed	Order Issued	Order Type	Number of Calendar Days to Compliance	Comments
63	Complaint	734594	9/3/2019	9/3/2019	Yes	Notice to Comply	0	Closed. Missing swimming pool tiles cited on NTC and reopened on Case#737327 due to Mobiel CCRIS being unable to add swimming pool as a "room".
64	Complaint	734487	8/7/2019	8/7/2019	No	-	-	No violations. Case closed.
65	Complaint	726204	6/7/2019	6/7/2019	No	-	-	No violations. Case closed.
66	Complaint	717147	-	3/21/2019	No	-	-	Contact number provided was that of a medical office, unable to speak to complianant (anonymous). Case closed.
67	Complaint	716023	-	3/13/2019	No	-	-	Duplicate complaint, addressed on Case#716002.
68	Complaint	716002	-	3/15/2019	No	-	-	Change of use. Case closed.
69	Complaint	711715	3/4/2019	4/15/2019	Yes	Notice to Comply	42	Violations cited on this case addressed on SCEP Case#679441.
70	Complaint	706487	-	2/13/2019	No	-	-	Left V/M to complainant, followed up with 2 phone calls, contact number no longer worked. Case closed.
71	Complaint	700719	-	12/18/2018	No	-	-	Referred complaint to LADBS Elevator Division, complainant stated other issues were resolved, case closed.
72	Complaint	696868	11/19/2018	11/19/2018	No	-	-	No violations. Case closed.
73	Complaint	694125	10/24/2018	12/5/2018	Yes	Notice to Comply	42	Violations cited on this case addressed on SCEP Case#679441.
74	Complaint	693701	-	10/10/2018	No	-	-	Duplicate complaint.
75	Complaint	692769	-	10/1/2018	No	-	-	Unable to cite complaint, not under Code jurisdiction (transformer in the closet too loud).
76	Complaint	689998	9/26/2018	10/18/2018	No	-	-	Unable to cite complaint, not under Code jurisdiction (location of cigarette ashtray for smoking tenants).
77	Complaint	689394	-	9/21/2018	No	-	-	Duplicate complaint, addressed on Case#648249.
78	SCEP	679441	9/10/2018	6/6/2019	Yes	Occupant Notice to Comply Notice to Comply	269	Closed.
79	Complaint	669095	5/1/2018	5/2/2018	No	-	-	No violations. Case closed.
80	Complaint	648279	12/1/2017	1/16/2018	Yes	Notice to Comply	46	Closed. STR complaint.
81	Complaint	644488	10/20/2017	10/20/2017	No	-	-	No violations. Case closed.
82	Complaint	620795	4/13/2017	4/13/2017	No	-	-	No violations. Case closed.
83	Complaint	610960	2/9/2017	2/9/2017	No	-	-	No violations. Case Closed.
84	Complaint	603342	12/15/2016	12/15/2016	No	-	-	No violations. Case Closed.
85	Complaint	550784	-	11/10/2015	No	-	-	Closed.
86	Complaint	547636	10/28/2015	10/28/2015	No	-	-	No violations. Case Closed.
87	Complaint	545839	10/20/2015	10/20/2015	No	-	-	No violations. Case Closed.
88	Complaint	482565	7/9/2014	7/9/2014	No	-	-	Case closed. Alleged violations addressed on Case#477131.
89	Complaint	482338	-	6/24/2014	No	-	-	Contact phone number not in service, case closed.
90	Complaint	477131	6/4/2014	12/9/2014	Yes	Notice to Comply Failure to Comply GM Hearings	188	7/31/2014 referred to Case Management. 8/4/2014 referred to GM Hearing. 12/9/2014 all violations resolved, case closed.
91	Complaint	469304	-	2/27/2014	No	-	-	Attempted to contact complainant, no response. Case closed.
92	Complaint	458703	12/18/2013	12/18/2013	No	-	-	No violations. Case Closed.
93	Complaint	458256	-	12/4/2013	No	-	-	Attempted to contact complainant, no response. Case closed.
94	Complaint	457029	-	11/12/2013	No	-	-	No contact information for complainant, case closed.
95	Complaint	455450	11/14/2013	11/14/2013	No	-	-	Tenant stated alleged violations were corrected. Case Closed.
96	Complaint	455184	-	11/13/2013	No	-	-	Alleged violations addressed by EMU (fire damage, construction).

11740 Wilshire Blvd APN#4263009030 Case History (January 2013 - January 2024)

	Case Type	Case Number	Initial Inspection Date	Date Closed	Order Issued	Order Type	Number of Calendar Days to Compliance	Comments
97	Complaint	455183	-	10/28/2013	No	-	-	Tenant decided to close case.
98	Complaint	449478	9/18/2013	9/18/2013	No	-	-	No violations. Case Closed.
99	Complaint	449477	-	9/3/2013	No	-	-	Duplicate complaint, addressed on Case#449478.
100	SCEP	395826	8/13/2012	1/8/2013	Yes	Notice to Comply	148	Closed.