

MINUTES OF THE  
BOARD OF BUILDING AND SAFETY COMMISSIONERS  
MEETING OF  
TUESDAY, NOVEMBER 6, 2018 MEETING NO. 8619  
ROOM 900, 201 NORTH FIGUEROA STREET

MEMBERS PRESENT: VAN AMBATIELOS, PRESIDENT  
E. FELICIA BRANNON, VICE PRESIDENT  
JOSELYN GEAGA-ROSENTHAL, COMMISSIONER  
GEORGE HOVAGUIMIAN, COMMISSIONER  
JAVIER NUNEZ, COMMISSIONER

ALSO PRESENT: FRANK BUSH, GENERAL MANAGER  
CHARLES SEWELL, DEPUTY CITY ATTORNEY  
CORA JOHNSON, BOARD SECRETARY

MEETING DETAILS:

The meeting was called to order by President Ambatielos at approximately 9:40 a.m., with Commissioners Brannon, Geaga-Rosenthal, Hovaguimian, and Nunez present. Frank Bush, General Manager, and Charles Sewell, Deputy City Attorney, were also present at this time. Commissioner Brannon will review the minutes of this meeting for the Board.

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- A. PRESENTATION BY NEIGHBORHOOD COUNCIL REPRESENTATIVES ON ANY NEIGHBORHOOD COUNCIL RESOLUTION, OR COMMUNITY IMPACT STATEMENT FILED WITH THE CITY CLERK, WHICH RELATES TO ANY AGENDA ITEM LISTED OR BEING CONSIDERED ON THIS AGENDA.

No members of the neighborhood council requested to address the Board at this meeting.

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- B. CANCELLATION AND ADDITION OF FUTURE BOARD OF BUILDING AND SAFETY COMMISSIONERS' MEETINGS.

(Agenda Item B.1)

Cancellation of future Board of Building and Safety Commissioners' meetings Motion by Nunez, and seconded by Brannon, that the following meetings be canceled: ***January 1, 2019; January 15, 2019; January 22, 2019; February 5, 2019; February 12, 2019; February 19, 2019; March 5, 2019; March 12, 2019; March 26, 2019; April 2, 2019; April 16, 2019; April 23, 2019.***

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

C. PUBLIC HEARINGS REGARDING EXPORT-IMPORT APPLICATIONS  
PURSUANT TO SECTION 91.7006.7.5 OF THE LOS ANGELES MUNICIPAL  
CODE.

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*(Agenda Item No. C. 1)*

**1444 NORTH BENEDICT CANYON DRIVE; BOARD FILE NO. 180067**  
CD 5 (Councilmember Paul Koretz); Bel Air – Beverly Crest Planning Area  
**\*\*\* (CONTINUED FROM OCTOBER 16, 2018) \*\*\***

STAFF MEMBER: VERONICA LOPEZ  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Larry Smith

Consideration of Application to export 6,600 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Section 15332, Class 3 and Class 32 of the California Environmental Quality Act (CEQA) guidelines; Article III, Section 1, Class 3, Category 1; and Article III, Section 1, Class 3, Category 6 of the City CEQA guidelines.

IN ATTENDANCE:

Veronica Lopez, Staff Engineer, representing the Department.

SUMMARY:

Staff requested that the haul route application be continued until December 4, 2018.

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioner's regular meeting of **December 4, 2018**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. No one had any objection to the continuance.

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*(Agenda Item No. C. 2)*

**9449 – 9444 WEST SIERRA MAR PLACE; BOARD FILE NO. 170122**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: VERONICA LOPEZ  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Phillip Johnston

Consideration of Application to export 4,000 cubic yards of earth from the project site; and consideration whether is categorically exempt under Section 15332, Class 32 of the California Environmental Quality Act (CEQA) guidelines; and Article III, Section 1, Class 3, Category 1 of the City CEQA guidelines.

IN ATTENDANCE:

Veronica Lopez, Staff Engineer, representing the Department.

SUMMARY:

Staff requested that the haul route application be continued until January 8, 2019.

MOTION:

By Geaga-Rosenthal, seconded by Hovaguimian, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioner's regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. No one had objection to the continuance.

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*(Agenda Item No. C. 3)*

**5031 NORTH ALONZO AVENUE; A.K.A.: 4971 NORTH ALONZO AVENUE; 5056 NORTH ZELZAH AVENUE; and 17840 WEST SANTA RITA STREET; BOARD FILE NO. 180080**

CD 5 (Councilmember Paul Koretz); Encino – Tarzana Planning Area

STAFF MEMBER: VERONICA LOPEZ  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Anne Wong

Consideration of Application to export 7,550 cubic yards of earth from the project site; and consideration whether to accept under the California Environmental Quality Act (CEQA) the associated Mitigated Negative Declaration (MND) (ENV-2016-4854-MND) adopted by the Los Angeles City Planning.

IN ATTENDANCE:

Veronica Lopez, Staff Engineer, representing the Department.

EXHIBITS:

Staff report dated October 31, 2018.

SUMMARY:

Veronica Lopez prepared a staff report for the proposed haul route with conditions of approval pertaining to the amount of the Street Use Permit and the bond, both of which are required by the Department of Public Works. She also noted the number of days and hours of hauling operations and the staging area recommended by the Department of Transportation, including the type of hauling trucks to be used.

There were no speaker cards on the matter.

MOTION:

By Hovaguimian, seconded by Geaga-Rosenthal, that the following action be taken:

1. FIND that with the imposition of the mitigation measures described in the Mitigated Negative

Declaration (MND), and incorporated herein as project conditions, there is no substantial evidence that the proposed project will have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act.

2. APPROVE the application subject to all conditions specified in the Department's report dated October 31, 2018.

FOR: Ambatielos, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. No one had objection to the Department's report.

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*(Agenda Item No. C. 4)*

**3887 NORTH ALTA MESA DRIVE; BOARD FILE NO. 180089**

CD 2 (Councilmember Paul Krekorian); Sherman Oak – Studio City – Toluca Lake – Cahuenga Pass Planning Area

STAFF MEMBER: VERONICA LOPEZ

BUREAU/DIVISION: Engineering/Grading

APPLICANT: Amit Apel Design Inc.

Consideration of Application to export 1,645 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Section 15332, Class 32 of the California Environmental Quality Act (CEQA) guidelines; and Article III, Section 1, Class 3, Category 1 of the City CEQA guidelines.

IN ATTENDANCE:

Veronica Lopez, Staff Engineer, representing the Department.

EXHIBITS:

Staff report dated October 31, 2018.

SUMMARY:

Veronica Lopez prepared a staff report for the proposed haul route with conditions of approval pertaining to the amount of the Street Use Permit and the bond, both of which are required by the

Department of Public Works. She also noted the number of days and hours of hauling operations and the staging area recommended by the Department of Transportation, including the type of hauling trucks to be used.

There were no speaker cards on the matter.

MOTION:

By Geaga-Rosenthal, seconded by Nunez, that the following action be taken:

1. FIND that the project is Categorically Exempt under the California Environmental Quality Act pursuant to the notice of exemption prepared by the Department of City Planning.
2. APPROVE the application subject to all conditions specified in the Department's report dated October 31, 2018.

FOR: Ambatielos, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. No one had objection to the Department's report.

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*(Agenda Item No. C. 5)*

**459 SOUTH HARTFORD AVENUE; BOARD FILE NO. 180118**  
CD 1 (Councilmember Gilbert Cedillo); Westlake Planning Area

STAFF MEMBER: VERONICA LOPEZ  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: JLA

Consideration of Application to export 7,500 cubic yards of earth from the project site; and consideration whether to accept under the California Environmental Quality Act (CEQA) the associated Mitigated Negative Declaration (MND) (ENV-2013-3680-MND) as modified by addendum, adopted by the Los Angeles City Planning.

IN ATTENDANCE:

Veronica Lopez, Staff Engineer, representing the Department.

EXHIBITS:

Staff report dated September 18, 2018.

SUMMARY:

Veronica Lopez prepared a staff report for the proposed haul route with conditions of approval pertaining to the amount of the Street Use Permit and the bond, both of which are required by the Department of Public Works. She also noted the number of days and hours of hauling operations and the staging area recommended by the Department of Transportation, including the type of hauling trucks to be used.

There were no speaker cards on the matter.

MOTION:

By Hovaguimian, seconded by Geaga-Rosenthal, that the following action be taken:

1. FIND that with the imposition of the mitigation measures described in the Mitigated Negative Declaration (MND), and incorporated herein as project conditions, there is no substantial evidence that the proposed project will have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act.
2. APPROVE the application subject to all conditions specified in the Department's report dated October 31, 2018.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. No one had objection to the Department's report.

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*(Agenda Item No. C. 6)*

**9126 WEST CORDELL DRIVE; BOARD FILE NO. 150060**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Alexander J. Grant

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

Jason Somers and Tony Russo, representing the owner; Ed Goldberg, hauling contractor; Stella Gray, Richard Gitlin, Michelle Griffin, Alison Taylor, Ellen Evans, Neil Cox, Davona Fryzer, James Murray, Balz Mueller, Anthony Basile, Madeline Nunez, Seema Hassan, Ani Schlah, Art Willison, concerned neighbors; Jamie Hall, Channel Law Group; and Dina Elkinawy, Staff Engineer, representing the Department.

EXHIBITS:

Power Point slides regarding the proposed Bird Street changes presented by staff at the hearing and printed for the File, collectively labeled Exhibit 1.

SUMMARY:

Dina Elkinawy presented proposed revisions to the Bird Street conditions already implemented in the haul routes previously approved in the CD 4 “Bird Streets” area of the City. She presented a chart showing how implementing two major routes out of the Bird Streets area will reduce the amount of time it will take to complete all of the proposed hauling in the area.

Emma Howard, representing CD4, stated that Councilman Ryu’s Office is trying to work with the residents in the Bird Streets area. She stated that the two routes hauling at the same time is a better way, however, she would like to explore the capping provisions with staff and the constituents.

Approximately 14 concerned neighbors expressed reservations with using the two routes at the same time because it will double the amount of hauling trucks in the area that are already hauling.

Jamie Hall stated that doubling the amount of trucks hauling in the area is considered an environmental impact and that another CEQA analysis would be required.

Jason Somers, Tony Russo, and Ed Goldberg, were in support of the two proposed routes hauling at the same time, with 24 truck trips each.

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners’ regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.
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*(Agenda Item No. C. 7)*

**1680 & 1690 NORTH DOHENY DRIVE; BOARD FILE NO. 150126**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Brian L. Fitterer

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 8)*

**1492 NORTH BLUE JAY WAY; BOARD FILE NO. 160038**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION:Engineering/Grading

APPLICANT: Jay Anderson

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 9)*

**9214 WEST NIGHTINGALE DRIVE; BOARD FILE NO. 160062**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION:Engineering/Grading

APPLICANT: Bluff Point Investments LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 10)*

**9196 WEST THRASHER AVENUE; BOARD FILE NO. 160085**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Eric Shore

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 11)*

**9105 WEST CORDELL DRIVE; BOARD FILE NO. 160091**

CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: 9105 Cordell Drive LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 12)*

**9006 WEST THRASHER AVENUE; BOARD FILE NO. 160101**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Nobile Place LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 13)*

**9161 WEST ORIOLE WAY; A.K.A.; 9190 WEST THRASHER AVENUE; BOARD FILE NO. 160104**

CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: ARS Holdings LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 14)*

**9016 WEST THRASHER AVENUE; BOARD FILE NO. 160112**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Deuce Place LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 15)*

**1630 NORTH RISING GLEN ROAD; BOARD FILE NO. 160124**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Jeffrey Hammoudeh

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.
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*(Agenda Item No. C. 16)*

**1800 NORTH MARCHEETA PLACE; BOARD FILE NO. 160139**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION:Engineering/Grading

APPLICANT: Arshia Refoua

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:  
See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 17)*

**8818 WEST PINTO PLACE; BOARD FILE NO. 170020**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION:Engineering/Grading

APPLICANT: KA Hummingbird Place LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 18)*

**1380 WEST MOCKINGBIRD PLACE & 9195 WEST THRASHER AVENUE; BOARD  
FILE NO. 170029**

CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Andrew J. Robbins

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 19)*

**9432 WEST SIERRA MAR PLACE; BOARD FILE NO. 170121**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Phillip Johnston

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 20)*

**9230 WEST NIGHTINGALE DRIVE; BOARD FILE NO. 170170**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Pascal Mouawad

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.

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*(Agenda Item No. C. 21)*

**1800 NORTH DOHENY DRIVE; BOARD FILE NO. 180059**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: 1800 Doheny Drive, LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

IN ATTENDANCE:

See Agenda Item C.6

EXHIBITS:

See Agenda Item C.6

SUMMARY:

See Agenda Item C.6

MOTION:

By Brannon, seconded by Geaga-Rosenthal, that the following action be taken:

Continue the matter until the Board of Building and Safety Commissioners' regular meeting of **January 8, 2019**.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. Additional time needed for applicant, neighbors and the Council Office to meet and agree on revised conditions of the Bird Street hauling and capping system.
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\*\* President Ambatielos called for a 10 minute restroom break at approximately 11:10 a.m.\*\*

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**D. PUBLIC HEARINGS REGARDING APPEALS FROM DETERMINATIONS, ORDERS OR ACTIONS OF THE DEPARTMENT PERTAINING TO THE ENFORCEMENT OF SPECIFIC ORDINANCES, REGULATIONS, OR LAWS PURSUANT TO THE AUTHORITY DESCRIBED IN SECTION 98.0403.1(B) OF THE LOS ANGELES MUNICIPAL CODE.**

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*(Agenda Item No. D.1)*

**12703 SOUTH FIGUEROA STREET; A.K.A.: 510 WEST 127<sup>TH</sup> STREET; BOARD FILE NO. 180113**

CD 15 (Councilmember Joe Buscaino); Harbor Gateway Planning Area

STAFF MEMBER: MARK RUDE

BUREAU/DIVISION: Code Enforcement/Complaints and Referrals

APPLICANT: Juan D. Vallee

REQUEST:

Allow a 6-month extension of time to comply with LADBS Order to Comply (OTC) No. A-4637655.

IN ATTENDANCE:

Juan Valle, representing the owner; and Mark Rude, Staff Inspector, representing the Department.

EXHIBITS:

Staff report dated October 16, 2018; (16) Power Point slides presented by staff at the hearing and printed for the File, collectively labeled Exhibit 1.

SUMMARY:

Mark Rude stated the request for the record regarding an extension of time to comply with an Order pertaining to the storage of commercial vehicles in a C2 zone; Cargo containers used as an office; lack of a certificate of occupancy for the land use; and open storage of commercial vehicles on the property. Inspector Rude showed an arial photograph of the property with the open storage of the trucks and trailers lined up, abutting the property line. He stated that residential use was adjacent to the property which is only separated by a small driveway. He concluded by stating that staff recommendation is to Deny the time extension.

Juan Valle, representing the tenant of the property in question. He stated that the tenant operates a furniture manufacturing company and has been using this lot for over 25 years. He stated that when the lot was first occupied, there were no residential uses around and the tenant was unaware of any zoning codes or violations. Mr. Valle stated that they located another lot in an M2 zone; however, need the extension of time to obtain a lease for the property and get the land suitable for truck storage.

Staff stated that due to complaints made in regards to the unapproved use of the property, the Council Office would not support any extension of time to comply with the order.

MOTION:

By Geaga-Rosenthal, seconded by Nunez, that the following action be taken:

**DENY** the request for a six (6) month extension of time to comply with LADBS Order No. A- 4637655, effective March 1, 2018. **Further, the Board's action shall be with PREJUDICE. The Department shall not accept another appeal on this matter.**

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS (Adopted):

1. The request is not a slight modification of the Code inasmuch as an extension of time would allow a continued unapproved use of the lot.
2. The request is not within the spirit and intent of the Code inasmuch as this use does not conform to the Building or Zoning Code Standards.
3. It is not impractical for the petitioner to adhere to the strict requirements of the code given that the items are mobile and could be relocated to an approved location.

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E. PROPOSED ORDINANCE AMENDING SECTIONS 91.106.1 AND 91.107, OF DIVISION 1, ARTICLE 1, CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE WITH RESPECT TO TEMPORARY PERMITS ISSUED BY THE DEPARTMENT OF BUILDING AND SAFETY AND ASSOCIATED FEES. BOARD FILE 18.513.

IN ATTENDANCE:

Kim Westhoff, Consultant representing the Los Angeles Department of Building and Safety (LADBS).

EXHIBITS:

Proposed Ordinance amending sections 91.106.1 and 91.107, of Division 1, Article 1, Chapter IX of the Los Angeles Municipal Code with respect to temporary permits issued by the Department of Building and Safety and Associated Fees.

SUMMARY:

Kim Westhoff, Consultant representing the Los Angeles Department of Building and Safety (LADBS), presented and discussed the Proposed Ordinance referenced above, prior to being forwarded to the City Council per the Mayor's directive.

MOTION:

By Geaga-Rosenthal, seconded by Hovaguimian, that the following action be taken:

Recommend that the Proposed Ordinance amending sections 91.106.1 and 91.107, of Division 1, Article 1, Chapter IX of the Los Angeles Municipal Code with respect to temporary permits issued by the Department of Building and Safety and Associated Fees, be forwarded to City Council for approval.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

F. PUBLIC COMMENTS:

No members of the public requested to address the Board at this meeting.

G. WRITTEN COMMUNICATIONS TO THE BOARD

Request for Reconsideration of Board File Number 180084 for 8242 & 8246 West Cabora Drive.

MOTION:



By Geaga-Rosenthal, seconded by Hovaguimian, that the following action be taken:

Deny request to reconsider Board File 180084 for 8242 and 8246 West Cabora Drive.

FOR: Ambatielos, Brannon, Geaga-Rosenthal, Hovaguimian, Nunez

AGAINST: None

MOTION PASSED

FINDINGS:

1. No additional information was submitted with the request for reconsideration, pursuant to Board Resolution for Reconsideration of Err and Abuse cases by the Board.

H. REPORT FROM THE GENERAL MANAGER AND OTHER SENIOR MANAGERS:

There was no report from the General Manager or other Senior Managers at this meeting.

I. REPORT FROM THE BOARD SECRETARY:

There was no report from the Board Secretary at this meeting.

J. REVIEW AND APPROVE MINUTES OF PREVIOUS BOARD MEETINGS:

No minutes were approved at this meeting.

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The meeting adjourned at approximately 12:00 noon

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