

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

**AGENDA OF THE
BOARD OF BUILDING AND SAFETY COMMISSIONERS (BBS)**

201 NORTH FIGUEROA STREET - ROOM 900

TUESDAY, MAY 21, 2019 - MEETING NO. 8627

9:30 a.m.

GUIDELINES FOR TESTIMONY ON ALL SCHEDULED HEARINGS

Pursuant to the Board's Resolution No. 901-90, the Board must necessarily limit the speaking times of those presenting testimony on either side of an issue that is scheduled for a hearing before the Board of Building and Safety Commissioners. In all instances, equal time shall be allowed for presentation of pros and cons regarding the appeal. Specifically, a period, generally limited to two (2) minutes per speaker and ten (10) minutes per side, shall be allowed for all testimony on each side of an issue.

A copy of Board Resolution No. 901-90 may be obtained from the Commission Office, Room 1030, 201 North Figueroa Street, Los Angeles. For further information, call the Commission Office at (213) 482-0466.

Anyone desiring to speak and/or receive a copy of an action regarding a case included in this agenda must complete a speaker card and/or a sign-in sheet and submit it to the Board Secretary. Please do not disrupt proceedings once the meeting has commenced. All beepers and cell phones are to be turned off or otherwise set so as to not disturb the proceedings. It should be noted that the Board may take brief recesses during the meeting, including an approximate 20-minute break around the noon hour.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Unless otherwise specified at the time of the vote, an action taken, consistent with the staff recommendation, shall be deemed to have been taken on the basis of, and to have adopted, the reasons, findings and conclusions set forth in the staff report as modified by staff at the hearing.

****NOTE: MEETINGS OF THE BBS ARE RECORDED. RECORDINGS ARE KEPT FOR A PERIOD OF ONE YEAR.****

**AGENDA OF THE
BOARD OF BUILDING AND SAFETY COMMISSIONERS**

**MEETING NO. 8627
TUESDAY, MAY 21, 2019**

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.

B. PUBLIC HEARINGS regarding **EXPORT-IMPORT** applications pursuant to Section 91.7006.7.5

- 1. 2949 NORTH LAUREL CANYON BOULEVARD; BOARD FILE NO. 170139**
CD 2 (Councilmember Paul Krekorian); Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Planning Area

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

APPLICANT: Gaganjeet Singh

Consideration of Application to export 1,702 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Article III, Section 1, Class 3, Category 1 of the City California Environmental Quality Act (CEQA) guidelines.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

- 2. 214 SOUTH WESTMORELAND AVENUE; BOARD FILE NO. 180143**
CD 13 (Councilmember Mitch O'Farrell); Wilshire Planning Area

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

APPLICANT: Paul M. Gahng, Jr.

Consideration of Application to export 3,975 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.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

- 3. 2335-2339 WEST TEMPLE STREET & 411 NORTH ROSENELL TERRACE; BOARD FILE NO. 180150**
CD 13 (Councilmember Mitch O'Farrell); Silver Lake – Echo Park – Elysian Valley Planning Area

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

APPLICANT: Techna Land Co., Inc.

Consideration of Application to export 6,380 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.

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ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

4. **1504 NORTH KENTER AVENUE; BOARD FILE NO. 190023**
CD 11 (Councilmember Mike Bonin); Brentwood – Pacific Palisades Planning Area

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

APPLICANT: Chloe Parker

Consideration of Application to export 2,463 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Section 15332 (Class 32) and Section 15301 (Class 1) of the California Environmental Quality Act (CEQA) guidelines.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

5. **2361-2367 SOUTH FOX HILLS DRIVE, A.K.A. 10302 WEST ALMAYO AVENUE; BOARD FILE NO. 190024**
CD 5 (Councilmember Paul Koretz); West Los Angeles Planning Area

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

APPLICANT: Chloe Parker

Consideration of Application to export 6,217 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.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

6. **878 NORTH LACHMAN LANE; BOARD FILE NO. 190028**
CD 11 (Councilmember Mike Bonin); Brentwood – Pacific Palisades Planning Area

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

APPLICANT: Carl Stewart

Consideration of Application to export 1,196 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Section 15332 (Class 32) and Section 15303 (Class 3) of the California Environmental Quality Act (CEQA) guidelines.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS

PURSUANT TO SECTION 91.7006.7.5

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7. **12837-12839 WEST SAN VICENTE BOULEVARD; BOARD FILE NO. 190032**
CD 11 (Councilmember Mike Bonin); Brentwood – Pacific Palisades Planning Area

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

APPLICANT: Gabriel Maman

Consideration of Application to export 3,335 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Section 15332 (Class 32) and Section 15303 (Class 3) of the California Environmental Quality Act (CEQA) guidelines.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS
PURSUANT TO SECTION 91.7006.7.5**

8. **12565-12585 WEST VENICE BOULEVARD & 3794 SOUTH BOISE AVENUE; BOARD FILE
NO. 190033**
CD 11 (Councilmember Mike Bonin); Palms – Mar Vista – Del Rey Planning Area

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

APPLICANT: Justin Fleming

Consideration of Application to export 9,600 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.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS
PURSUANT TO SECTION 91.7006.7.5**

9. **1120 NORTH ANGELO DRIVE; BOARD FILE NO. 190034**
CD 5 (Councilmember Paul Koretz); Bel Air – Beverly Crest Planning Area

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

APPLICANT: Harry Dheedene

Consideration of Application to export 1,900 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Section 15332 (Class 32) and Section 15303 (Class 3) of the California Environmental Quality Act (CEQA) guidelines.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS
PURSUANT TO SECTION 91.7006.7.5**

10. **2102-2112 NORTH OLNEY WAY, A.K.A. 13146 WEST RIVERS ROAD; BOARD FILE NO.
190048**
CD 11 (Councilmember Mike Bonin); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: VERONICA LOPEZ

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BUREAU/DIVISION: Engineering/Grading

APPLICANT: Ksenia Chabaeva Trust

Consideration of Application to export 7,000 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-2015-3558-MND) previously adopted by the Los Angeles City Planning Commission.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

11. **1376 NORTH ANGELO DRIVE; BOARD FILE NO. 190049**
CD 5 (Councilmember Paul Koretz); Bel Air – Beverly Crest Planning Area

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

APPLICANT: Sam Nazarian Properties LLC

Consideration of Application to export 3,626 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Section 15332 (Class 32) and Section 15303 (Class 3) of the California Environmental Quality Act (CEQA) guidelines.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

12. **12001 & 12071 WEST SUNSET BOULEVARD, 111-125 NORTH SALTAIR AVENUE, & 130-200 NORTH BUNDY DRIVE; BOARD FILE NO. 190061**
CD 11 (Councilmember Mike Bonin); Brentwood – Pacific Palisades Planning Area

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

APPLICANT: Kimberlina Whettam & Associates

Consideration of Application to export 15,137 cubic yards of earth from the project site; and consideration whether to accept under the California Environmental Quality Act (CEQA) the associated Environmental Impact Report (EIR) State Clearinghouse No. 2014061059 certified by the City Council of Los Angeles.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

- C. **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.

1. **12370 WEST HANOVER STREET; BOARD FILE NO. 190027**
CD 11 (Councilmember Mike Bonin); Brentwood – Pacific Palisades Planning Area

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STAFF MEMBER: VERONICA LOPEZ
BUREAU/DIVISION: Engineering/Plan Check

APPLICANT: Marc Guren

REQUEST:

Determine that the Los Angeles Department of Building and Safety (LADBS or Department) erred or abused its discretion by issuing permit numbers 18020-30000-03594 for a retaining wall and 18030-30000-06501 for site grading by not providing the adjacent property owner located at 12720 West Hanover Street, a 30-day notification for intent to excavate and not providing lateral support for temporary excavation.

ACTION BY THE BBSC IS NOT APPEALABLE.

2. **2843 WEST SAN FERNANDO ROAD; BOARD FILE NO. 190067**
CD 1 (Councilmember Gilbert Cedillo); Northeast Los Angeles Planning Area

STAFF MEMBER: VERONICA LOPEZ
BUREAU/DIVISION: Engineering/Plan Check

APPLICANT: Ronald Davzat

REQUEST:

Determine that the Department of Building and Safety ("LADBS") erred and/or abused its discretion in its determination to issue Order to Comply and Notice of Fee No. A-4847164, effective date October 26, 2018.

ACTION BY THE BBSC IS NOT APPEALABLE.

- D. **PROPOSED ORDINANCE AMENDING CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE TO INCORPORATE BY REFERENCE CERTAIN PORTIONS OF THE 2018 INTERNATIONAL BUILDING CODE AND THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE AND TO MAKE LOCAL ADMINISTRATIVE, CLIMATIC, GEOLOGIC OR TOPOGRAPHICAL CHANGES. BOARD FILE 19.501.**

E. **PUBLIC COMMENTS**

Opportunity for members of the public to address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board.

Note: The Board will limit the total time allocated for public testimony in accordance with its guidelines described on the first page of this agenda; will determine when that time shall be allotted during the meeting; will establish time limits for each speaker; and will specify time limits to be allocated on any one item. Anyone desiring to speak during the public comments period must complete the public comments questionnaire and submit it to the Board Secretary prior to the start of the meeting.

F. **WRITTEN COMMUNICATIONS TO THE BOARD**

Distribution of correspondence to the Board.

G. **REPORT FROM THE GENERAL MANAGER, EXECUTIVE OFFICER AND OTHER SENIOR MANAGERS**

**AGENDA OF THE
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**MEETING NO. 8627
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Briefing on the events of the preceding week and on the progress of the Department and other governmental agencies on matters of general concern of the Board.

1. General

H. REPORT FROM THE BOARD SECRETARY

1. General

I. REVIEW AND APPROVE MINUTES OF PREVIOUS BOARD MEETINGS

MATTERS SCHEDULED FOR FUTURE MEETINGS

HELD IN ABEYANCE

02-26-19 **1444 NORTH BENEDICT CANYON DRIVE** (Permit & Engineering/Grading) – BF# 180067

Commission Staff

Dina Elkinawy, Staff Engineer
Dina.Elkinawy@lacity.org
(213) 482-9586

Veronica Lopez, Staff Engineer
Veronica.Lopez@lacity.org
(213) 482-7429

Agendas may be accessed through the City website at www.LADBS.org “Our Organization”, “Building & Safety Commissioners”, “BBSC Meeting Agenda.”

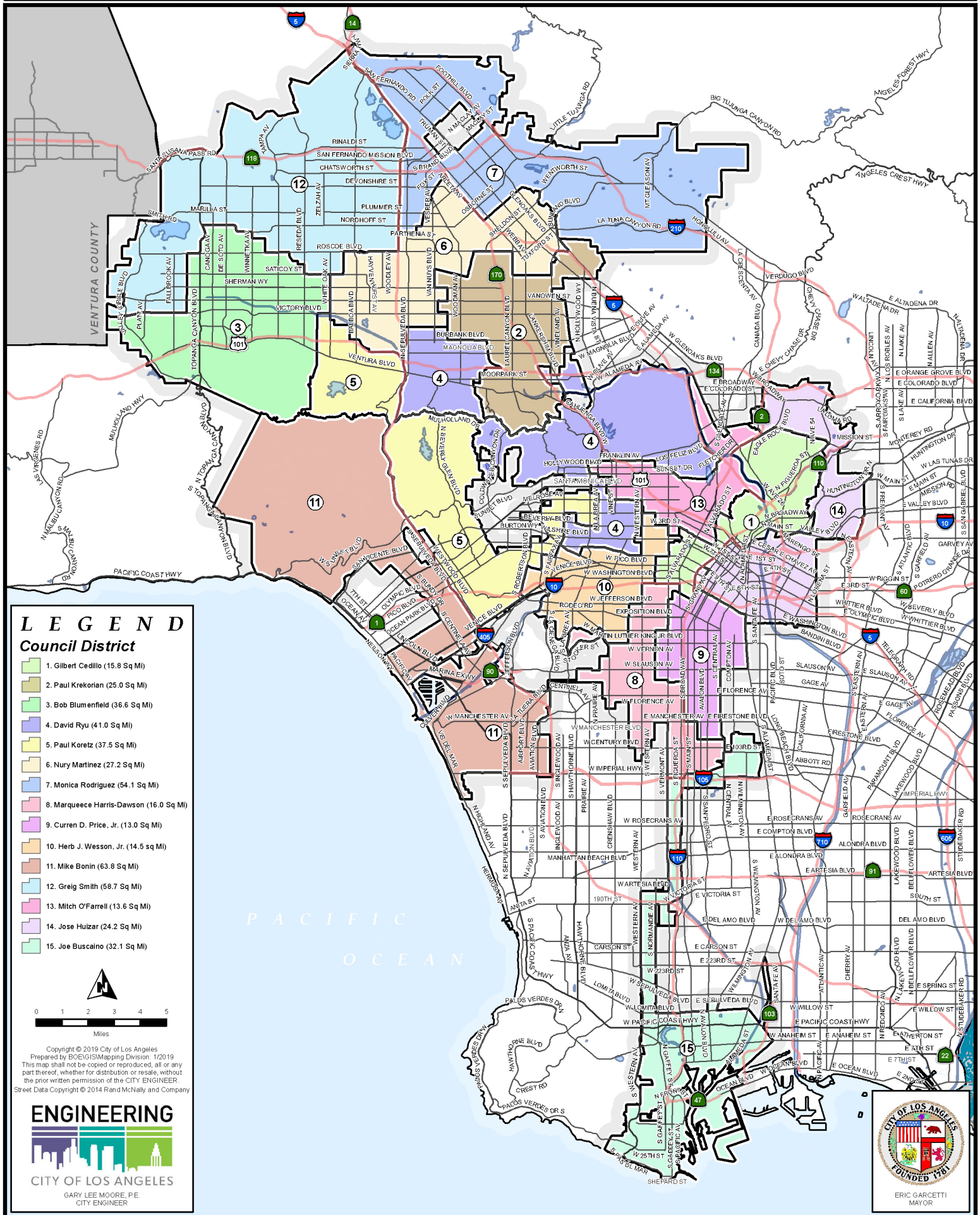
The decisions of the Board are effective at the close of the meeting unless it is noted otherwise. The Board or the Superintendent may order a reconsideration of all or part of the case on its or his own motion, or on petition of any party. The power to order a reconsideration shall expire five days after the effective date of the decision (Section 98.0312 LAMC). If no action is taken on a petition within the time allowed for ordering reconsideration, the petition shall be deemed denied.

Pursuant to Section 245 of Article II of the Charter of the City of Los Angeles, actions taken by this Board become final at the expiration of the next five (5) meeting days of the City Council, during which the Council convenes in regular session, unless the City Council acts within that time by two-thirds vote to bring this action before it for consideration.

EXHAUSTION OF ADMINISTRATIVE REMEDIES - If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board at or prior to the public hearing. Any written correspondence delivered to the Board before the Board’s final action on a matter will become a part of the administrative record.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. This section provides that a petitioner may seek judicial review of the Board’s decision pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate is filed and served no later than the 90th day following the date on which the Board’s decision becomes final.

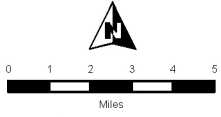
City of Los Angeles Council Districts



LEGEND

Council District

- 1. Gilbert Cedillo (15.8 Sq Mi)
- 2. Paul Krekorian (25.0 Sq Mi)
- 3. Bob Blumenfeld (36.6 Sq Mi)
- 4. David Ryu (41.0 Sq Mi)
- 5. Paul Koretz (37.5 Sq Mi)
- 6. Nury Martinez (27.2 Sq Mi)
- 7. Monica Rodriguez (54.1 Sq Mi)
- 8. Marqueece Harris-Dawson (16.0 Sq Mi)
- 9. Curren D. Price, Jr. (13.0 Sq Mi)
- 10. Herb J. Wesson, Jr. (14.5 Sq Mi)
- 11. Mike Bonin (63.8 Sq Mi)
- 12. Greig Smith (58.7 Sq Mi)
- 13. Mitch O'Farrell (13.6 Sq Mi)
- 14. Jose Huizar (24.2 Sq Mi)
- 15. Joe Buscalini (32.1 Sq Mi)



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ENGINEERING

CITY OF LOS ANGELES

GARY LEE MOORE, PE
 CITY ENGINEER

ERIC GARCETTI
 MAYOR