

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

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

SPECIAL HEARING

201 NORTH FIGUEROA STREET - ROOM 900

WEDNESDAY, OCTOBER 8, 2025 - MEETING NO. 8716

8:00 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 providing testimony on an item that is scheduled for a hearing before the Board of Building and Safety Commissioners. Specifically, a period, limited to a two (2) minute period of combined owner and owner's representative comment, and one (1) minute period of public comment per agenda item for every other speaker.

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 and/or wishes to provide public comment regarding a case included in this agenda must complete a speaker card and/or a sign-in sheet at at <https://forms.gle/3tKmuMMZ1wKKNYCw7> or by scanning the QR code below:



October 8, 2025 - BBSC Palisades Public
Nuisance Hearing

docs.google.com

All beepers and cell phones are to be turned off or otherwise set so as to not disturb the proceedings. Anyone unable to attend this meeting and wishes to provide comment and/or receive a copy of an action regarding a case included in this agenda must complete the City of Los Angeles Board of Building and Safety Public Comment Form at <https://forms.gle/YjDAZ85b975rQoXu9>. 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. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. Información en español acerca de esta junta puede ser obtenida llamando al (213) 482-0466. Se ofrecen servicios de traducción al Español en todas las juntas de la comisión. For additional information, please contact the Commission Office at (213) 482-0466 or at ladbs_commissionoffice@lacity.org.

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 BBSC ARE RECORDED. RECORDINGS ARE KEPT FOR A PERIOD OF ONE YEAR.****

- 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. REPORT FROM THE DEPARTMENT OF BUILDING AND SAFETY.**
Briefing on properties who have cleared their lots before the agenda was posted.
- C. PUBLIC NUISANCE HEARINGS** regarding the abatement of vacant buildings or structures that are open to unauthorized entry, pursuant to Section 91.8907 of the Los Angeles Municipal Code.

1. 15314 WEST ANTIOCH STREET; BOARD FILE NO. 250080

C.D.: 11 (Councilmember Traci Park); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: Alan Morelos
DIVISION: Government & Community Relations

OWNER: Security Pacific Natl Bank TR - Lee, Frank Decd Est of et Al

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building and Safety Commissioners (BBSC) determine that the property, a fire-damaged structure with fire debris remaining on the site, constitute a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

2. 15300 WEST ANTIOCH STREET; BOARD FILE NO. 250081

C.D.: 11 (Councilmember Traci Park); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: Alan Morelos
DIVISION: Government & Community Relations

OWNER: Security Pacific Natl Bank TR - Lee, Frank Decd Est of et Al

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building and Safety Commissioners (BBSC) determine that the property, a fire-damaged structure with fire debris remaining on the site, constitute a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

3. 1601 NORTH SAN ONOFRE DRIVE; BOARD FILE NO. 250871

C.D.: 11 (Councilmember Traci Park); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: Alan Morelos
DIVISION: Government & Community Relations

OWNER: South Dakota Trust CO LLC TR Avocado Trust

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building and Safety Commissioners (BBSC) determine that the property, a fire-damaged structure with fire debris remaining on the site, constitute a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

4. 556 NORTH VIA DE LA PAZ; BOARD FILE NO. 250873

C.D.: 11 (Councilmember Traci Park); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: Alan Morelos
DIVISION: Government & Community Relations

OWNER: SP Palisades LLC

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building and Safety Commissioners (BBSC) determine that the property, a fire-damaged structure with fire debris remaining on the site, constitute a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

5. 16321 WEST PACIFIC COAST HIGHWAY; BOARD FILE NO. 250878

C.D.: 11 (Councilmember Traci Park); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: Alan Morelos
DIVISION: Government & Community Relations

OWNER: Pacific Palisades Bowl Mobile States Del LLC

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building and Safety Commissioners (BBSC) determine that the property, a fire-damaged structure with fire debris remaining on the site, constitute a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

6. 16815 WEST BOLLINGER DRIVE; BOARD FILE NO. 250879

C.D.: 11 (Councilmember Traci Park); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: Alan Morelos
DIVISION: Government & Community Relations

OWNER: Robert A Assil

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building and Safety Commissioners (BBSC) determine that the property, a fire-damaged structure with fire debris remaining on the site, constitute a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

7. 16525 WEST SUNSET BOULEVARD, NO. 12; BOARD FILE NO. 250880
C.D.: 11 (Councilmember Traci Park); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: Alan Morelos
DIVISION: Government & Community Relations

OWNER: Sunset View Apartments Family Partnership

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building and Safety Commissioners (BBSC) determine that the property, a fire-damaged structure with fire debris remaining on the site, constitute a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

8. 17311 WEST CASTELLAMMARE DRIVE; BOARD FILE NO. 250887
C.D.: 11 (Councilmember Traci Park); Brentwood – Pacific Palisades Planning Area

STAFF MEMBER: Alan Morelos
DIVISION: Government & Community Relations

OWNER: Jerome J Nash TR J Nash Trust

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building and Safety Commissioners (BBSC) determine that the property, a fire-damaged structure with fire debris remaining on the site, constitute a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

MATTERS SCHEDULED FOR FUTURE MEETINGS

HELD IN ABEYANCE

08-19-25 **1423 & 1425 NORTH DEVLIN DRIVE (Inspection/Grading) – BF# 250022**
08-19-25 **1429 NORTH DEVLIN DRIVE (Inspection/Grading) – BF# 250026**

**AGENDA OF THE
BOARD OF BUILDING AND SAFETY COMMISSIONERS
2025**

**MEETING NO. 8716
WEDNESDAY, OCTOBER 8,**

COMMISSION STAFF

Veronica Lopez, Board Secretary
veronica.lopez@lacity.org
(213) 482-7429

Jeffrey Christian
jeffrey.christian@lacity.org
(213) 923-6233

Alan Morelos
alan.morelos@lacity.org
(213) 462-7491

Justin Brand
justin.brand@lacity.org
(213) 868-4369

Agendas may be accessed through the City website at <https://dbs.lacity.gov/> “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.

Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business day’s notice is strongly recommended. For additional information, please contact the Commission Office at (213) 482-0466. Información en español acerca de esta junta puede ser obtenida llamando al (213). Se ofrecen servicios de traducción al Español en todas las juntas de la comisión LADBS G-5 (Rev. 7/23/2024) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER