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

JOHN WEIGHT
INTERIM GENERAL MANAGER
SUPERINTENDENT OF BUILDING

AGENDA OF THE

BOARD OF BUILDING AND SAFETY COMMISSIONERS (BBSC)

201 NORTH FIGUEROA STREET - ROOM 900

TUESDAY, OCTOBER 20, 2026 - MEETING NO. 8730

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. 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://bit.ly/LABBSC2020. 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. Informacíon 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.haulrequest@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. EXPORT-IMPORT applications pursuant to Section 91.7006.7.5 that are to be taken on consent because no members of the public have expressed a desire to speak on an agendized item listed under Section D.

C. PUBLIC NUISANCE HEARINGS regarding the abatement of vacant buildings or structures that are open to unauthorized entry, pursuant to Section 91.8904.2 of the Los Angeles Municipal Code.

1. 10926 WEST HARTSOOK STREET; BOARD FILE NO. 260074
C.D.: 2 (Councilmember Adrin Nazarian); North Hollywood – Valley Village Planning Area

STAFF MEMBER: Zeydi Stewart
BUREAU/DIVISION: Code Enforcement/Vacant Building Abatement

OWNER: Nick & Megan Halekakis

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building Safety Commissioners (BBSC) determine that the subject property, consisting of a fire-damaged, one-story, single family-dwelling with a detached garage that has been repeatedly breached and continuously maintained in an unsecured condition, thereby facilitating unauthorized entry and occupancy, constitutes a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

2. 13455 WEST BASSETT STREET; BOARD FILE NO. 260075
C.D.: 2 (Councilmember Adrin Nazarian); Van Nuys – Sherman Oaks Planning Area

STAFF MEMBER: Zeydi Stewart
BUREAU/DIVISION: Code Enforcement/Vacant Building Abatement

OWNER: Narine Manukyan

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building and Safety Commissioners (BBSC) determine that the subject property, consisting of a fire-damaged, one-story, single-family dwelling with an attached garage, that has been repeatedly breached and continuously maintained in an unsecured condition, thereby facilitating unauthorized entry and occupancy, constitutes a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

3. 1624 NORTH SCHRADER BOULEVARD; BOARD FILE NO. 260076
C.D.: 13 (Councilmember Hugo Soto-Martinez); Hollywood Planning Area

STAFF MEMBER: Zeydi Stewart
BUREAU/DIVISION: Code Enforcement/Vacant Building Abatement

OWNER: Haller LLC – c/o Eng Tan

SUBJECT:

The Department of Building and Safety (LADBS) requests that the Board of Building and Safety Commissioners (BBSC) determine that the subject property, consisting of a fire-damaged, two-story commercial building that previously operated as a hotel and hostel, that has been repeatedly breached and continuously maintained in an unsecured condition, thereby facilitating unauthorized entry and occupancy, constitutes a public nuisance.

ACTION BY THE BBSC IS NOT APPEALABLE.

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

1. 9000 WEST HOPEN PLACE & 1481 NORTH BLUE JAY WAY; BOARD FILE NO. 250902

C.D.: 4 (Councilmember Nithya Raman); Hollywood Planning Area

STAFF MEMBER: Joaquin Greenough
BUREAU/DIVISION: Inspection/Grading

APPLICANT: Jimmy Toetz

Consideration of Application to export 3,619.2 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Sections 15301 (Class 1) and 15303 (Class 3) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2025-878-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

2. 516 NORTH CARMELINA AVENUE; BOARD FILE NO. 260050

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

STAFF MEMBER: Justin Brand
BUREAU/DIVISION: Inspection/Grading

APPLICANT: Benjamin Eshaghian

Consideration of Application to export 3,935 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Sections 15303 (Class 3) and 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2026-1458-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

3. 23022-23032 WEST VENTURA BOULEVARD; BOARD FILE NO. 260053

C.D.: 3 (Councilmember Bob Blumenfield); Canoga Park – Winnetka – Woodland Hills – West Hills Planning Area

STAFF MEMBER: Justin Brand

BUREAU/DIVISION: Inspection/Grading

APPLICANT: Samuelian Group, LLC

Consideration of Application to export 8,550 cubic yards of earth from the project site; and consideration whether the project is statutorily exempt from CEQA pursuant to Sections 21159.21 and 21159.23 of the Public Resource Code (Case No. ENV-2026-2756-SE).

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

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 Board Secretary

General

H. Review and Approve Minutes of Previous Board Meetings

1. May 5, 2026 (MR)
2. June 2, 2026 (JS)

MATTERS SCHEDULED FOR FUTURE MEETINGS

COMMISSION STAFF

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

Joaquin Greenough
joaquin.greenough@lacity.org
(213) 269-7499

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.

City of Los Angeles Council Districts

