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BUILDING AND SAFETY
COMMISSIONERS**

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER
—

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

201 NORTH FIGUEROA STREET - ROOM 900

TUESDAY, JANUARY 15, 2008 - MEETING NO. 8438

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 eight (8) minutes, 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 1050, 201 North Figueroa, Los Angeles. For further information call the Commission Office at (213) 482-0466.

Anyone desiring to speak and/or receive a copy of a action regarding a case included in this agenda must complete 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.

A. **BUSINESS**

1. Presentation(s) by various Department Chiefs.

B. **PUBLIC HEARINGS** regarding **EXPORT-IMPORT** applications pursuant to Section 91.7006.7.4

1. **3724 NORTH OAKFIELD DRIVE; BOARD FILE NO. 070218**
CD 5 (Councilmember J. Weiss); Sherman Oaks - Studio City Planning Area Planning Area

STAFF MEMBER: Eric Cabrera
BUREAU/DIVISION: Inspection/Grading

APPLICANT: Vladimir Polishuk, owner

Export application for 1,500 cubic yards of earth from the subject site. The project which includes the export has received a categorical exemption from the Environmental Quality Act according to the City CEQA Guidelines (Article VII, Section I) under Class 3, Category 1 (DIR 2004-3259 (DRB)(SPP)-A1; ENV-2004-3260-CE).

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN 10-DAYS PURSUANT TO SECTION 91.7006.7.4

C. **REVIEW RECOMMENDATIONS** from **Department staff** regarding requests for **modifications of Building and/or Zoning Ordinances**, pursuant to the authority described in Sections 98.0403.1(b)1 and 12.26 B, C, F and I of the Los Angeles Municipal Code. Notification has been completed for those cases requiring notification of adjacent property owners pursuant to Board Resolutions #784-95 and #920-98. **RECOMMENDATIONS MAY BE ADOPTED AS OFFICIAL ACTIONS OF THE BOARD WITHOUT FURTHER HEARINGS.**

1. **424 WEST 111TH PLACE; BOARD FILE NO. 070204**
CD 15 (Councilmember J. Hahn); Southeast Los Angeles Planning Area

STAFF MEMBER: Andrew Longoria
BUREAU/DIVISION: Code Enforcement/Complaints & Referrals

PETITIONER: Floyd Johnson, owner

REQUEST:

Allow an indefinite extension of time to comply with LADBS Order to Comply No. A-1488547, effective June 12, 2007, regarding the unapproved use of vacant land as a storage yard for auto parts, machine and motor appliances in the R2 Zone, and having rubbish, garbage, trash and debris on the premises.

ACTION BY THE BBSC IS NOT APPEALABLE

2. **1809 SOUTH 8TH AVENUE; BOARD FILE NO. 070203**
CD 10 (Councilmember H. Wesson, Jr.); West Adams - Baldwin Hills - Leimert Planning Area

STAFF MEMBER: Eric Cabrera
BUREAU/DIVISION: Code Enforcement/Complaints & Referrals

PETITIONER: Jorge and Ana Corletto, owners

REQUEST:

Allow a 3-month extension of time to comply with LADBS Order to Comply No. A-1456481, effective May 11, 2007, regarding the unapproved conversion and occupancy of the garage and shed into a second dwelling unit without permits and inspections.

ACTION BY THE BBSC IS NOT APPEALABLE

3. **3415 SOUTH SEPULVEDA BOULEVARD; BOARD FILE NO. 070207**
CD 5 (Councilmember J. Weiss); Palms - Mar Vista - Playa de Rey Planning Area

STAFF MEMBER: Andrew Longoria
BUREAU/DIVISION: Code Enforcement/Signs

PETITIONER: SMIII Sepulveda Center, LLC, owner, represented by Bronwyn F. Pollock, attorney

REQUEST:

To allow a 90-day extension of time to comply with LADBS Order to Comply No. A-1610959, effective November 02, 2007, regarding the unapproved installation of two supergraphic signs on the north and south faces of the building without the required permits and approvals.

ACTION BY THE BBSC IS NOT APPEALABLE

4. **1322 WEST 12TH PLACE; BOARD FILE NO. 070209**
CD 1 (Councilmember E. Reyes); Westlake Planning Area

STAFF MEMBER: Eric Cabrera
BUREAU/DIVISION: Code Enforcement/Signs

PETITIONER: Lynne B. Prickett (aka Lynne Beavers), owner, represented by O'Malley M. Miller, attorney, Munger Tolles & Olson LLP

REQUEST:

Allow a 6-month extension of time to comply with Order to Comply # A-1636692, effective November 27, 2007, concerning the unapproved construction of a 14'x48' double face, off-site sign structure, approximately 60 feet high, without permits and inspections.

ACTION BY THE BBSC IS NOT APPEALABLE

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.

1. 1322 WEST 12TH PLACE; BOARD FILE NO. 080000
CD 1 (Councilmember E. Reyes); Westlake Planning Area

STAFF MEMBER: Eric Cabrera
BUREAU/DIVISION: Code Enforcement/Signs

APPELLANT: L.A. Outdoor Advertising, Inc./Jon Keith Stephens, represented by
Paul E. Fisher, attorney

APPEAL:

Determine if the Department of Building and Safety erred or abused its discretion in its determination to issue Order to Comply # A-1636692, effective November 27, 2007, concerning the unapproved construction of a 14'x48' double face, off-site sign structure, approximately 60 feet high, without permits and inspections.

ACTION BY THE BBSC IS NOT APPEALABLE

2. **10680 WEST PICO BOULEVARD; BOARD FILE NO. 070206**
CD 5 (Councilmember J. Weiss); Venice Planning Area

STAFF MEMBER: Andrew Longoria
BUREAU/DIVISION: Code Enforcement/Signs

APPELLANT: OIC, LLC, respesented by Paul E. Fisher, attorney

APPEAL:

Determine that the Department of Building and Safety erred or abused its discretion in its determination to issue LADBS Order To Comply No. A-1615261 effective date October 31, 2007, concerning an unapproved supergraphic sign installed to the wall of the building without the required permits, inspections and approvals.

ACTION BY THE BBSC IS NOT APPEALABLE

E. Hearings regarding extensions of time pursuant to Section 91.8903.7.1 of the Los Angeles Municipal Code regarding the **abatement of buildings, structures, premises and portions thereof which constitute a nuisance or are hazardous or substandard.**

1. 975 NORTH VENDOME STREET; BOARD FILE NO. 070177
CD 13 (Councilmember E. Garcetti); Silver Lake - Echo Park Planning Area

STAFF MEMBER: Andrew Longoria
BUREAU/DIVISION: Code Enforcement/Problem property Resolution Team (PPRT)

PETITIONER: Dora Leong Gallo, CEO, a Community of Friends

REQUEST:

Allow an extension of time until December 31, 2009, to comply with LADBS Notice to Abate Vacant Structure and to File Statement of Intent No. A-1422609, effective date April 16, 2007, regarding a vacant two story apartment building.

ACTION BY THE BBSC IS NOT APPEALABLE

F. WRITTEN COMMUNICATIONS TO THE BOARD.

Distribution of written correspondence to the Board.

G. REPORT FROM THE GENERAL MANAGER.

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.

1. December 18, 2007 (EW)
2. January 8, 2008 (VA)

J. 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.

HELD IN ABEYANCE

- 07-11-06 **3824 NORTH OAKFIELD DRIVE** (Inspection/Grading) - BF #060071 (EC)
- 01-23-07 **3730 EAST CAMINO REAL** (Inspection/Grading) - BF #060188 (EC)
- 05-01-07 **1862 NORTH MANGO WAY** (Inspection/Grading) - BF #070046 (EC)
- 08-21-07 **12325 NORTH LONGACRE AVENUE A.K.A. 18515 WEST OLDENBURG
LANE/18000 SESNON BOULEVARD** (Inspection/Grading) - BF #070105 (EC)
- 11-27-07 **5555 WEST HOLLYWOOD BOULEVARD** (Inspection/Grading) - BF #070167 (AL)

Commission Staff

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Agendas may be accessed through the City website at www.lacity.org "City Meetings and Agendas."

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.

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