

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

MARSHA L. BROWN
PRESIDENT

PEDRO BIRBA
VICE-PRESIDENT

VAN AMBATIELOS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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, JUNE 3, 2008 - MEETING NO. 8447

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. **1425 NORTH SAN PABLO STREET; BOARD FILE NO. 080044**
CD 14 (Councilmember J. Huizar); Northeast Los Angeles Planning Area

STAFF MEMBER: Spencer Brunetto
BUREAU/DIVISION: Inspection/Grading

APPLICANT: Curtis D. Williams, University of Southern California

Application to export 15,200 cubic yards of earth from the subject site. The Final Environmental Final Impact Report (ENV-2004-1950-EIR), which includes the hauling for the project, is in compliance with the California Environmental Quality Act and City CEQA Guidelines.

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

2. **230 NORTH ARNO WAY; BOARD FILE NO. 070213**
CD 11 (Councilmember B. Rosendahl); Brentwood - Pacific Palisades Planning Area

STAFF MEMBER: Andrew Longoria
BUREAU/DIVISION: Inspection/Grading

APPLICANT: Shannon Nonn, representing Arno Way Trust

Application to export 1,842 cubic yards of earth from the subject site. A Mitigated Negative Declaration (ENV-2007-5110-MND), is proposed for the project, including the hauling, and was prepared, pursuant to the California Environmental Quality Act and the City CEQA Guidelines.

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

3. **5400 WEST HOLLYWOOD BOULEVARD; BOARD FILE NO. 080045**
A.K.A. 1655 NORTH SERRANO AVENUE
CD 13 (Councilmember E. Garcetti); Hollywood Planning Area

STAFF MEMBER: Spencer Brunetto
BUREAU/DIVISION: Inspection/Grading

APPLICANT: James Todd, Hollywood Serrano, LLC

Application to export 6,930 cubic yards of earth from the subject site. A Mitigated Negative Declaration (ENV-2005-2699-MND), has been prepared by the Department of City Planning as the lead agency, pursuant to the California Environmental Quality Act and the City CEQA Guidelines.

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. **10800 WILSHIRE BOULEVARD, UNIT 19 SOUTH WEST;
BOARD FILE NO. 080037**
CD 5 (Councilmember J. Weiss); West Los Angeles Planning Area
CONTINUED FROM MAY 20, 2008

STAFF MEMBER: Spencer Brunetto
BUREAU/DIVISION: Engineering/Plan Check

PETITIONER: Sheldon Appel, represented by Karin G. Pagnenelle, Mitchell, Silberg and Knupp LLP

REQUEST NO. 1:

Allow the removal of a required exit from a condominium unit within a 24-story building, which is located in a manner that makes its availability obvious pursuant to Section 1015.2 of the 2008 Los Angeles Building Code ("2008 LABC"), to be replaced with an exit that passes through a laundry room.

REQUEST NO. 2:

Allow a 29'-8" separation distance between exit doors in lieu of 30'-1/3" which is the separation distance between the required exits of this unit based on one third of the length of the maximum overall diagonal dimension of the area served (§ 1015.2.1 of the 2008 LABC).

ACTIONS BY THE BBSC ARE NOT APPEALABLE

- D. **PUBLIC HEARINGS** pertaining to the **DEPARTMENT'S INTENT TO REVOKE A CERTIFICATE OF OCCUPANCY FOR AUTOMOTIVE REPAIR AND USED VEHICLES SALES AREAS** pursuant to Section 12.26 I of the Los Angeles Municipal Code. **A REVOCATION HEARING HAS BEEN HELD BY THE BOARD APPOINTED HEARING EXAMINER**, pursuant to Sections 98.0308 and 98.0309 of the Los Angeles Municipal Code.

1. **8011 NORTH LANGDON AVENUE; BOARD FILE NO. 080062**
CD 6 (Councilmember T. Cardenas); Reseda - West Van Nuys Planning Area

HEARING EXAMINER: Preston Meyer
BUREAU/DIVISION: Code Enforcement/Annual Inspection Monitoring (AIM)

OWNER: Kenneth Caputi
17441 Osborne Street
Northridge, CA 91325

OPERATOR: Scott Guildner
8011 Langdon Avenue
Van Nuys, CA 91406

HEARING EXAMINER'S REPORT AND RECOMMENDATION relative to the revocation of a certificate of occupancy issued on August 24, 1978, for an auto body and repair establishment, due to uncorrected violations cited in the Department's Order No. 1647072, and unpaid penalty and administrative fees plus surcharges.

ACTION BY THE BBSC IS NOT APPEALABLE

2. **8002 SOUTH AVALON BOULEVARD; BOARD FILE NO. 080063**
A.K.A. 8000 SOUTH AVALON BOULEVARD
CD 9 (Councilmember J. Perry); Southeast Los Angeles Planning Area

HEARING EXAMINER: Preston Meyer
BUREAU/DIVISION: Code Enforcement/Annual Inspection Monitoring (AIM)

OWNER:	OPERATOR
Ramon Valle	Nery Ambrusio
116 W. 95 th Street	11205 Parmelee Avenue, #599
Los Angeles, CA 90003	Los Angeles, CA 90059

HEARING EXAMINER'S REPORT AND RECOMMENDATION relative to the revocation of a certificate of occupancy issued on June 22, 1982, for an auto repair establishment, due to uncorrected violations cited in the Department's Order Nos. 1541730 and 1756008, and unpaid penalty and administrative fees plus surcharges.

ACTION BY THE BBSC IS NOT APPEALABLE

3. **5513 EAST ALHAMBRA AVENUE; BOARD FILE NO. 080064**
CD 14 (Councilmember J. Huizar); Northeast Los Angeles Planning Area

OWNER/OPERATOR:
ORTIZ AUTO BODY REPAIR
Julian Ortiz
2917 Adkins Avenue
Los Angeles, CA 90032

HEARING EXAMINER'S REPORT AND RECOMMENDATION relative to the revocation of a certificate of occupancy issued on July 12, 1999, for an auto/body repair and paint establishment, due to uncorrected violations cited in the Department's Order Nos. 1125338 and 1690923, and unpaid penalty and administrative fees plus surcharges.

ACTION BY THE BBSC IS NOT APPEALABLE

E. ****PUBLIC NUISANCE HEARINGS****

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.

The Department has declared the following vacant buildings which had previously been secured pursuant to Section 91.8904.1 of the Los Angeles Municipal Code to be public nuisance buildings for subsequently becoming open to unauthorized entry and for the additional reason(s) described.

1. **5310 SOUTH DENKER AVENUE; BOARD FILE NO. 080050**
CD 8 (Councilmember B. Parks); South Los Angeles Planning Area

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

SUBJECT:

A 3-unit apartment building open to unauthorized entry and used repeatedly by vagrants, criminals or gangs or for other illegal purposes without the owner's permission.

ACTION BY THE BBSC IS NOT APPEALABLE

2. **5312 SOUTH DENKER AVENUE; BOARD FILE NO. 080051**
CD 8 (Councilmember B. Parks); South Los Angeles Planning Area

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

SUBJECT:

A 4-unit apartment building open to unauthorized entry and used repeatedly by vagrants, criminals or gangs or for other illegal purposes without the owner's permission.

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. May 20, 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.

MATTERS SCHEDULED FOR FUTURE MEETINGS

JULY 2008

- 03-11-08 **319 ¾ - 321 NORTH CUMMINGS STREET** (Code Enforcement/PPRT) -BF 070110 (AL)
03-11-08 **319 ¾ - 321 NORTH CUMMINGS STREET** (Code Enforcement/PPRT) -BF 070111 (AL)
03-11-08 **321 ½ - 321 ¾ NORTH CUMMINGS STREET** (Code Enforcement/PPRT) -BF 070112 (AL)

HELD IN ABEYANCE

- 07-11-06 **3824 NORTH OAKFIELD DRIVE** (Inspection/Grading) - BF #060071 (SB)
01-23-07 **3730 EAST CAMINO REAL** (Inspection/Grading) - BF #060188 (SB)
08-21-07 **12325 NORTH LONGACRE AVENUE A.K.A. 18515 WEST OLDENBURG
LANE/18000 SESNON BOULEVARD** (Inspection/Grading) - BF #070105 (SB)
11-27-07 **5555 WEST HOLLYWOOD BOULEVARD** (Inspection/Grading) - BF #070167 (AL)
03-11-08 **3662 WEST CADMAN DRIVE** (Inspection/Grading) - BF #080003 (AL)
03-25-08 **1862 NORTH MANGO WAY** (Inspection/Grading) - BF #070046 (SB)

Commission Staff

Rocky Wiles, Board Secretary
Roxanne.Wiles@lacity.org
(213) 482-0472

Andrew Longoria, Senior Staff Inspector
Andrew.Longoria@lacity.org
(213) 482-0471

Spencer Brunetto, Staff Engineer
Spencer.Brunetto@lacity.org
(213) 482-0474

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.

at060308.wpd.