

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

JACOB STEVENS  
VICE PRESIDENT

MOISES ROSALES  
NANCY YAP

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)

201 NORTH FIGUEROA STREET - ROOM 900

TUESDAY, FEBRUARY 6, 2024 - MEETING NO. 8692

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. **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.haulrequest@lacity.org](mailto: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. **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. **9450 WEST SIERRA MAR DRIVE; BOARD FILE NO. 230063**  
C.D.: 4 (Councilmember Nithya Raman); Hollywood Planning Area
- STAFF MEMBER: Chiharu Suzuki  
BUREAU/DIVISION: Permit & Engineering/ Plan Check
- PETITIONER: Ali Mansouri – ZDX Industries
- SUBJECT:
- The appellant requests that the BBSC determine that the Department of Building and Safety (LADBS) erred or abused its discretion by issuing the Building Permit Number 21014-30000-04292 and 21014-30001 04292 with a validation much lower than the value of the work actually taking place on the property.
- ACTION BY THE BBSC IS NOT APPEALABLE.
- 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. **10927 WEST OTSEGO STREET; BOARD FILE NO. 240004**  
C.D.: 2 (Councilmember Paul Krekorian); North Hollywood – Valley Village Planning Area
- STAFF MEMBER: Zeydi Stewart  
BUREAU/DIVISION: Code Enforcement/Vacant Building Abatement
- OWNER: NICHOLAS J HALEKAKIS
- SUBJECT:
- A vacant, fire damaged, one-story single-family dwelling with a detached garage that is being used by vagrants, vandals, gang members or for other illegal activity without the owner’s permission.
- ACTION BY THE BBSC IS NOT APPEALABLE.
2. **10936 WEST OTSEGO STREET; BOARD FILE NO. 240005**  
C.D.: 2 (Councilmember Paul Krekorian); North Hollywood – Valley Village Planning Area
- STAFF MEMBER: Zeydi Stewart  
BUREAU/DIVISION: Code Enforcement/Vacant Building Abatement

OWNER: NICK J HALEKAKIS

SUBJECT:

A vacant, fire damaged, one-story single-family dwelling with a detached garage that is being used by vagrants, vandals, gang members or for other illegal activity without the owner's permission.

ACTION BY THE BBSC IS NOT APPEALABLE.

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

**1. 15851 WEST ASILOMAR BOULEVARD; BOARD FILE NO. 220021**

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

STAFF MEMBER: Jeffrey Christian  
BUREAU/DIVISION: Inspection/Grading

APPLICANT: Nick Leathers – Crest Real Estate

Consideration of Application to export 5,696 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15301 (Class 1), Section 15303 (Class 3), and Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2020-183-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. 4100 WEST SUNSET BOULEVARD & 1071-1089 NORTH MANZANITA STREET; BOARD FILE NO. 230057**

C.D.: 13 (Councilmember Hugo Soto-Martinez); Hollywood Planning Area

STAFF MEMBER: Jeffrey Christian  
BUREAU/DIVISION: Inspection/Grading

APPLICANT: Rand Paster and Nelson LLP

Consideration of Application to export 19,408 cubic yards of earth from the project site; and find the Project is exempt from CEQA as a Sustainable Communities Project (SCP) pursuant to Public Resource Code, Section 21155.1, as determined by the Los Angeles City Council on May 19, 2021.

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

**3. 453 SOUTH DALEHURST AVENUE; BOARD FILE NO. 230060**

C.D.: 5 (Councilmember Katy Young Yaroslavsky); Westwood Planning Area

STAFF MEMBER: Alan Morelos  
BUREAU/DIVISION: Inspection/Grading

APPLICANT: Skyfall Ventures LLC

Consideration of Application to export 6,170 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15303 (Class 3), Section 15331 (Class 31) and Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2023-7632-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**

**4. 2630 NORTH ALGODON COURT; BOARD FILE NO. 230070**  
C.D.: 4 (Councilmember Nithya Raman); Hollywood Planning Area

STAFF MEMBER: Alan Morelos  
BUREAU/DIVISION: Inspection/Grading

APPLICANT: Zorada 2015, LLC – c/o Gabriel Fedida

Consideration of Application to export 2,268 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under CEQA pursuant to Section 15303 (Class 3) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2016-1322-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**

**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**

1. General

**H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TRAINING FOR THE BOARD**

**MATTERS SCHEDULED FOR FUTURE MEETINGS**

**HELD IN ABEYANCE**

10-17-23      **9305 WEST DUXBURY ROAD** (Engineering/Grading) – BF# 230033  
11-14-23      **6611-6637 WEST HOLLYWOOD BOULEVARD** (Engineering/Grading) – BF# 230047

**COMMISSION STAFF**

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

Jeffrey Christian, Staff Inspector  
[jeffrey.christian@lacity.org](mailto:jeffrey.christian@lacity.org)  
(213) 923 6233

Alan Morelos, Staff Inspector  
[alan.morelos@lacity.org](mailto:alan.morelos@lacity.org)  
(213) 462-7491

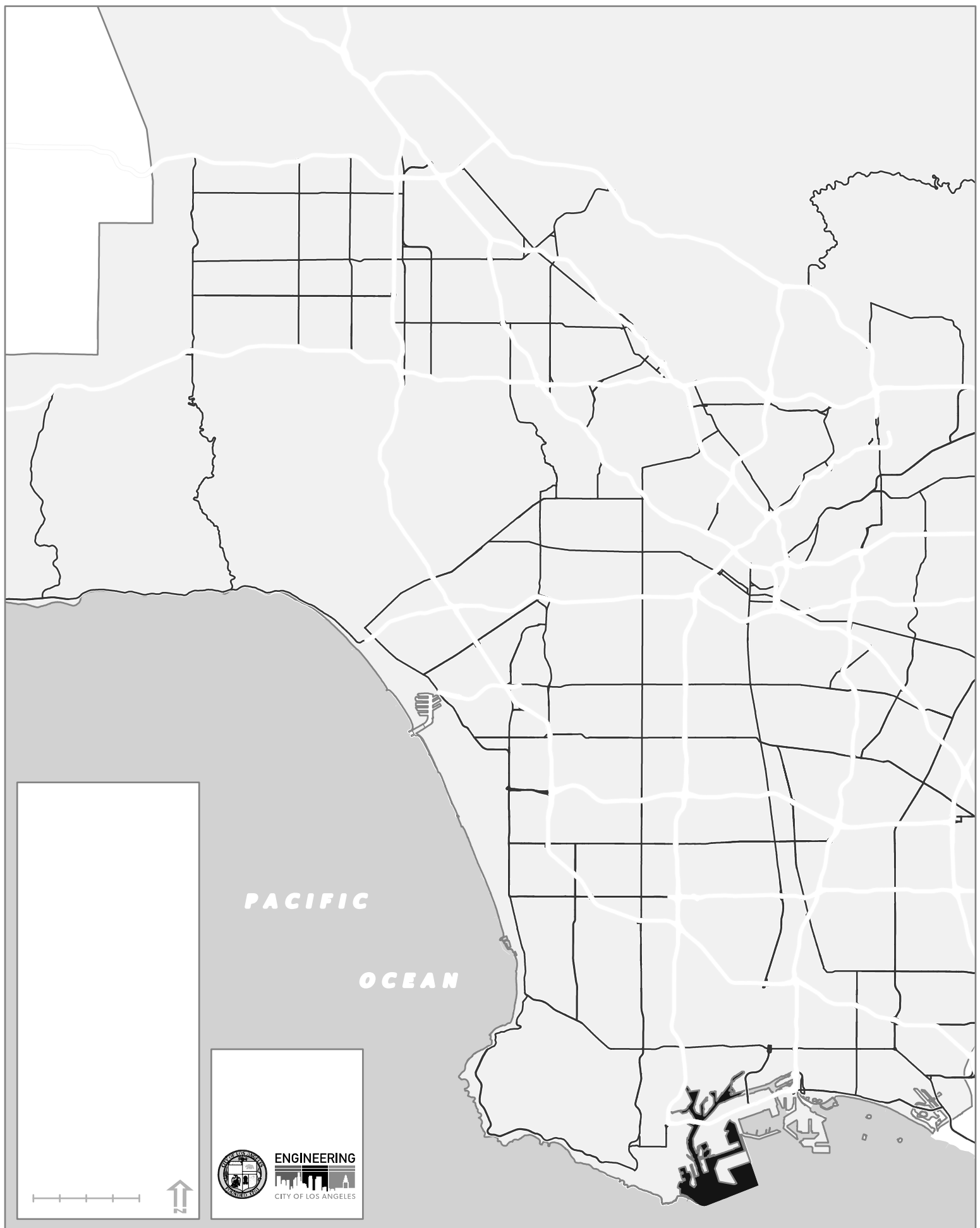
Agendas may be accessed through the City website at [www.ladbs.org](http://www.ladbs.org) “Our Organization”, “Building & Safety Commissioners”, “BBSC Meeting Agenda.”

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.



PACIFIC  
OCEAN



ENGINEERING  
CITY OF LOS ANGELES

