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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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

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

**200 NORTH SPRING STREET - ROOM 1070
TUESDAY, MAY 20, 2014 - MEETING NO. 8544**

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 1080, 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. 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.

****NOTE: MEETINGS OF THE BBSC ARE RECORDED. RECORDINGS ARE KEPT FOR A PERIOD OF ONE YEAR.****

A. BUSINESS

1. Cancellation of future Board of Building and Safety Commissioners' meetings

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

1. **11130-11160 NORTH ORO VISTA AVENUE; BOARD FILE NO. 140021**
CD 7 (Councilmember F. Fuentes); Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Planning Area
CONTINUED FROM APRIL 22, 2014

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

APPLICANT: Martha Aldana

Consideration of Application to import 10,922 cubic yards of earth to the project site, and associated Mitigated Negative Declaration (MND) (ENV-2004-2839-MND-REC1)

Consider Staff recommendations to: (1) FIND that this project will not have a significant effect on the environment pursuant to the City's Environmental Guidelines, and is in compliance with CEQA; that the MND reflects the independent judgment of the Lead Agency, the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in the files of the Los Angeles Department of Building and Safety Commission Office; and (2) ADOPT the Mitigated Negative Declaration ENV-2004-2839-MND-REC1.

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

2. **3965 NORTH CARPENTER AVENUE; BOARD FILE NO. 140027**
CD 2 (Councilmember P. Krekorian); Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Planning Area
PREVIOUS BBSC APPROVAL ON APRIL 22, 2014

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

APPLICANT: Alber

Consideration of Application to export an additional 600 cubic yards of earth for a total of 2,600 cubic yards of earth from the project site, and associated determination of Class 4 exemption under the California Environmental Quality Act (CEQA) (ENV-2014-667-CE)

Consider Staff recommendations to: (1) DETERMINE that this project will not have a significant effect on the environment pursuant to the City's Environmental Guidelines, and is in compliance with CEQA; that the CE reflects the independent judgment of the Lead Agency, the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in the files of the Los Angeles Department of Building and Safety Commission Office; and (2) ACCEPT the Notice of Exemption ENV-2014-667-CE.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL
WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.4**

3. 1627-1633 NORTH BLUE JAY WAY; BOARD FILE NO. 130122
CD 4 (Councilmember T. LaBonge); Hollywood Planning Area

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

APPLICANT: Eric Lauber

Consideration of Application to export 5,900 cubic yards of earth from the project site, and associated Mitigated Negative Declaration (MND) (ENV-2013-3501-MND)

Consider Staff recommendations to: (1) FIND that this project will not have a significant effect on the environment pursuant to the City's Environmental Guidelines, and is in compliance with CEQA; that the MND reflects the independent judgment of the Lead Agency, the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in the files of the Los Angeles Department of Building and Safety Commission Office; and (2) ADOPT the Mitigated Negative Declaration ENV-2013-3501-MND.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL
WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.4**

4. 9268 WEST ROBIN DRIVE; BOARD FILE NO. 140008
CD 4 (Councilmember T. LaBonge); Hollywood Planning Area

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

APPLICANT: Kara Tavanlar

Consideration of Application to export 4,979 cubic yards of earth from the project site, and associated Mitigated Negative Declaration (MND) (ENV-2013-3988-MND)

Consider Staff recommendations to: (1) FIND that this project will not have a significant effect on the environment pursuant to the City's Environmental Guidelines, and is in compliance with CEQA; that the MND reflects the independent judgment of the Lead Agency, the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in the files of the Los Angeles Department of Building and Safety Commission Office; and (2) ADOPT the Mitigated Negative Declaration ENV-2013-3988-MND.

**ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL
WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.4**

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

- 1. 3221 SOUTH CARDIFF AVENUE; BOARD FILE NO. 140002**
CD 5 (Councilmember P. Koretz); West Los Angeles Planning Area
CONTINUED FROM APRIL 22, 2014

STAFF MEMBER: Jeffrey Christian
BUREAU/DIVISION: Code Enforcement/Complaints and Referrals

PETITIONER: Dana Smith, representing the owner

REQUEST:

Allow an indefinite extension of time ("life tenancy") to comply with LADBS Substandard Order to Comply No. A-3227816, effective April 04, 2013, regarding the unapproved use and occupancy of a detached garage, converted to living space without the required permits, inspections or approvals.

ACTION BY THE BBSC IS NOT APPEALABLE

- 2. 8101, 8141 and 8145 NORTH TUJUNGA AVENUE; BOARD FILE NO. 140039**
A.K.A. 11501 and 11551 WEST STRATHERN STREET
CD 6 (Councilmember N. Martinez); Sun Valley – La Tuna Canyon Planning Area

STAFF MEMBER: Jeffrey Christian
BUREAU/DIVISION: Code Enforcement/Complaints and Referrals

PETITIONER: Christopher Murray, representing the owner

REQUEST:

Allow a six-month extension of time to comply with LADBS Order to Comply No. A-3370841, effective November 8, 2013, regarding unapproved commercial activities and open storage without the required permits, inspections or approvals in the P zone.

ACTION BY THE BBSC IS NOT APPEALABLE

D. WRITTEN COMMUNICATIONS TO THE BOARD

Distribution of written correspondence to the Board

E. REPORT FROM THE GENERAL MANAGER AND OTHER SENIOR MANAGERS

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

F. REPORT FROM THE BOARD SECRETARY

1. General

G. REVIEW AND APPROVE MINUTES OF PREVIOUS BOARD MEETINGS

1. April 1, 2014 (EFB)
2. April 22, 2014 (GH)
3. May 6, 2014 (HJ)

H. 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.

Commission Staff

Cora Johnson, Board Secretary
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**AGENDA OF THE
BOARD OF BUILDING AND SAFETY COMMISSIONERS**

**MEETING NO. 8544
MAY 20, 2014**

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

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.