



KAREN BASS
MAYOR

June 1, 2026

Honorable Members of the City Council
c/o City Clerk
City Hall, Room 395

Honorable Members:

Subject to your confirmation, I have appointed Mr. Ara Sargsyan to the Rent Adjustment Commission for the term ending May 20, 2030.

I certify that in my opinion Mr. Sargsyan is especially qualified by reason of training and experience for the work which shall devolve upon him, and that I make the appointment solely in the interest of the City.

Mr. Sargsyan will fill the vacancy created by the departure of Paula Leftwich.

Sincerely,

A handwritten signature in black ink that reads 'Karen Bass'. The signature is written in a cursive, flowing style.

KAREN BASS
Mayor

KB:lap

Attachment

COMMISSION APPOINTMENT FORM

Name: Ara Sargsyan
Commission: Rent Adjustment Commission
End of Term: 5/20/2030

Appointee Information

1. **Race:** Caucasian
2. **Gender:** Male
3. **Council District and neighborhood of residence:** 12 - North Valley
4. **Are you a registered voter in the City of Los Angeles?** Yes
5. **Prior commission experience:**
6. **Highest level of education completed:** Master Of Science In Civil Engineering, Yerevan State Polytechnic University
7. **Occupation/profession:** Building Official, City of Glendale, Community Development Department
8. **Experience(s) that qualifies person for appointment:** See attached resume
9. **Purpose of this appointment:** Appointment
10. **Current composition of the commission (excluding appointee):**

Commissioner	APC	CD	Race	Gender	Term End
Gunsberg, Jerod	East LA	14	C	M	5/20/2026
Lundquist, Loraine	North Valley	12	C	F	5/20/2026
Sandoval, Presiliano	North Valley	12	L	M	5/20/2026
Leftwich, Paula	South LA	8	AA	F	5/20/2026
Tyler, Kirkpatrick	Central	10	AA	M	5/20/2026
Brogdon, Carole	Central	4	C	F	5/20/2026
Stolarz, Dash	South Valley	3	C	F	5/20/2026

Ara Sargsyan, PE, CBO, LEED® AP

Objective

Commissioner at City of Los Angeles

Employment

BUILDING OFFICIAL

City of Glendale, Community Development Department

2023- Present

Glendale, CA

Responsible for developing, planning, organizing, directing, administering, supervising and evaluating the activities of the Plan Review Section, including plan check, consulting and making building code determinations related to permit application/issuance, building inspection, planning and zoning applications use and occupancy application/issuance.

Regulating and monitoring the design, construction, use, occupancy and improvement of structures within the City limits, according to the legal and safety standards adopted by the City Council. Directing the enforcement of the uniform codes for building, mechanical, plumbing and electrical construction, the Glendale Municipal Code and all applicable Federal and State laws. Reviewing and researching code requirements and related matters and making recommendations for the revision, amendment and/or adoption of those codes.

Assisting with development, implementation and monitoring of various methods of quality assurance and quality control to ensure that an effective quality management program is operating at all times within the section. Resolving field and office problems or conflicts regarding the application or interpretation of codes and regulations enforced by the section. Establishing and monitoring sectional operating policies and procedures to enhance and improve the quality of the services provided by the section. Directing and participating in the development and implementation of goals, objectives and priorities of the section.

Implementing various computer-based systems and programs designed to enhance the efficiency and effectiveness of the section. Selecting, developing and coaching subordinates and assign and supervise the work performed by the Plan Review Section staff. Planning, coordinating and reviewing the work of the supervisory staff in the Plan Review and functions of the section. Reviewing and evaluating employees' job performance and recommends appropriate personnel action.

Developing and instituting training programs as part of an ongoing employee development program. Serving as Building Official for the Building and Fire Board of Appeals. Coordinating closely with other City departments, particularly Fire, Public Works and Water & Power. Meeting with developers, contractors and/or property owners to assist them with the development process as it pertains to permit processing, plan review and building inspection. Keeping abreast of new trends and developments in the field of construction and building that effect operations, such as plan review, and incorporating new developments. Ensuring Department services are provided with exceptional customer service and the highest level of ethical standards.

BUILDING OFFICIAL

City of Santa Monica, Community Development Department

2019- 2023

Santa Monica, CA

Responsible for the administration and enforcement of state laws and City ordinances governing the construction, use and maintenance of structures, buildings, and mechanical, electrical and plumbing systems on private and public property throughout the City; oversees and performs plan review, building inspection, permit issuance, and code enforcement activities

Overseeing the day-to-day operation of the plan check and building inspection functions in the Building and Safety Division to ensure compliance with local and state laws and regulations. Review and research of code requirements and related matters. Assisting with the developments and monitoring of various methods of effective quality management. Analyzing trends in construction activity.

Review and evaluation of current plan review, building inspection and permit issuance regulations and anticipates future needs; overseeing the work of staff engaged in the inspection of public and private buildings for compliance with the California Building Codes, City's Technical, Zoning and related codes and ordinances. Review, research, analysis and resolution of complex issues relating to the interpretation and application of building construction codes and regulations.

Identifying training needs and provides training and mentoring for division staff. Development and implementation of a professional development program for division staff. Review, revisions, and recommendations for new editions and updates of building construction related technical codes and ordinances.

Receiving and responding to difficult and sensitive inquiries, problems and complaints. Conducting and overseeing the investigation and resolution of complaints.

Managing staff workload. Development of a work program and related monitoring for plan check and building inspection staff. Selecting, training, directing and evaluating the work of staff. Team building and implementing the division's mission.

Coordinating the preparation of staff reports for items requiring Building and Safety Commissions, Nuisance Abatement Board, Accessibility Appeals Board, Appeals Hearing Officer or City Council review. Maintaining accurate and current files and records. Preparation of construction related codes and ordinances. Overseeing the work of consultants.

Promoting public understanding and support for the Department's role through communication and contact with community groups and construction related associations. Operational enhancements to improve customer service. Serving as a building and safety advisor for major and complex projects in pre-submittal review meetings. Advising architects, contractors, engineers, property owners, and the general public on building and safety related matters.

Keeping abreast of construction technology, codes, regulations, trends and innovations in the field.

Making presentations to various City boards, commissions, community organizations, professional associations and City employees. Coordinating public outreach efforts to community groups and other stakeholders in the development process.

ASSISTANT DEPUTY SUPERINTENDENT OF BUILDING - II

City of Los Angeles, Department of Building & Safety

2015- 2019
Los Angeles, CA

Chief of Counter Building Plan Check- Overseeing Department's Counter Plan Check, Electronic Permitting and Express Permitting operations. Managing over 100 full time employees at five offices Citywide. Counter operation coordination with other Departments and agencies at the Construction Services Centers. Building Code Development at National, State and Local Levels.

Chief of Development Services Case Management- Project Management and Coordination with Developers, Design Professionals, State Agencies, Neighboring Jurisdictions, City Departments & Bureaus, Neighborhood Councils, Council Offices and the Mayor's Office. Budget proposal recommendation, Establishment and Implementation of new Interdepartmental Partnership Plans, Small Business Assistance Program, Concierge Program, etc...

Zoning Engineer. Executing Zoning Memorandums and Zoning Code Interpretations, Drafting Citywide Ordinances for Council approval. Responding to Council Offices' requests on Zoning Code Interpretations

BUILDING CIVIL ENGINEER I / OFFICE MANAGER

City of Los Angeles, Department of Building & Safety

2012-2015
Los Angeles, CA

Managing West Los Angeles District Office. Plan check supervision. Monitoring plan review, permitting process and customer service. Coordination with Inspection and Code Enforcement Bureaus and other City Departments

Overseeing San Pedro District Office operation.

STRUCTURAL ENGINEERING ASSOCIATE I, II & III*City of Los Angeles, Department of Building & Safety*

2001-2012

Los Angeles, CA

Reviewing plans for commercial, industrial and residential buildings, grading, retaining walls and other structures in compliance with Building and Zoning Codes. Facilitating and coordinating permit process, interfacing with the field inspectors, other City Departments and Bureaus as well as with outside developers and consultants.

Interpreting Building and Zoning Codes to the Professionals and general Public. Resolving Building Code related issues, handling complex technical problems, administrative assignments and granting modifications.

Supervising plan check engineers, assigning and reviewing work completed by the staff, monitoring customer service. Preparing training materials and conducting training as a Training Officer throughout the Department. Coordinating District office Training program and tailgate meetings. Conducting On-Campus interviews to recruit new engineers.

Developing Information Bulletins, plan check correction sheets and applications expediting structural plan check. Reviewing and making recommendations to the Department on proposed regulations.

CIVIL ENGINEERING DRAFTING TECHNICIAN*City of Los Angeles, Department of Water & Power*

2000-2001

Los Angeles, CA

Designing & Preparing Construction Drawings for Water Main Lines, Regulation Stations, Fire Hydrants, irrigation systems using AutoCAD.

Coordinating projects with Contractors/Owners and District Engineering/Construction Group.

PROJECT LEADER*LG Design Inc.*

1996-2000

N. Hollywood, CA

Structural Design & Preparation of Plans, Specifications and Shop Drawings for major commercial structures (Prestressed-Precast Concrete, GFRC, Truss frame, Tilt-Up, etc...) Project Coordination with Architects, General Contractors, Manufacturers.

Structural Design and Preparation of Structural plans for wood frame Buildings. Obtaining Building Permits.

Programming and managing CAD, developing design software applications, conducting training sessions.

JORNEYMAN*ARC- Construction*

1994-1996

Northridge, CA

Construction of Single Family Dwellings, Structural repairs after Northridge Earthquake.

Commercial tenant improvements.

CIVIL ENGINEER/PROJECT MANAGER*Armtransstroy Trust*

1992-1994

Yerevan, Armenia

Preparation of Structural design, specifications, estimates, and environmental reports necessary for the construction and maintenance of Sound Barriers.

Estimating Traffic Noise and Acoustical Comfort in residential areas. Analyzing and designing Noise Control elements.

RESEARCH ENGINEER /ASSISTANT PROFESSOR*Architectural-Construction University*

1988-1992

Yerevan, Armenia

Teaching Civil Engineering courses: Building Construction Elements, Architectural Acoustics, and Light Engineering.

Investigating Acoustical properties of Building materials. Preparing methodological instructions. Elaborating Sound Absorbing, Vibro-thermoproof Ceramics for Pneumatic Systems.

Investigating and making recommendations for repair of structural damage and maintenance of buildings after 1988 Earthquake.

LABORATORY ASSISTANT*Polytechnic University*

1986-1990

Yerevan, Armenia

Conducting laboratory experiments in Acoustics, Field measurements, and creating the City Noise Map.

Education**MASTER OF SCIENCE IN CIVIL ENGINEERING***Yerevan State Polytechnic University*

1989

*Yerevan, Armenia***Registrations**

PROFESSIONAL ENGINEER- CIVIL (CA)	Certificate #C66771
PROFESSIONAL ENGINEER- BUILDING SYSTEMS (WA)	Certificate #25007566
CERTIFIED BUILDING OFFICIAL (ICC)	Certificate #8011381
LEED ACCREDITED PROFESSIONAL (GBCI)	GBCI #10039551
GENERAL BUILDING CONTRACTOR (CA)	Certificate #903448
REAL ESTATE BROKER (CA)	Certificate #1835029

Memberships

CA Building Standards Commission-Building/Fire/Other Code Advisory Committee: 2021-Present
 CA Building Standards Commission-Structural/Lateral Code Advisory Committee: 2021-Present
 California Building Officials Training Institute- Commissioner: 2023- Present
 Structural Engineers Association of Southern California: 2018- Present
 Board of International Code Council- Los Angeles Basin Chapter: 2016- 2021 (2020 President)
 International Code Council- Major Jurisdiction Steering Committee: 2014- Present (2016-2018 Chairperson)
 International Code Council- Sustainability Membership Council: 2012- Present
 International Code Council- Certified Building Official Membership Council: 2012- Present
 International Code Council- Exam Development Committee: 2012-2017 (2016-2017 Chairperson)
 California Governor's Office of Safety Assessment Team. 2006- Present
 FEMA Urban Search & Rescue System (Structures' Specialist at CA TF1): 2002-2013
 California Building Officials- State Licensing Boards Committee: 2016- 2019
 California Building Officials- State Code Committee: 2016- 2023
 Board of Balboa Highland Historic Preservation Overlay Zone: 2010- Present
 Precast/Prestressed Concrete Institute- 1997-2001
 Institute of Noise Control Engineering- 1996-2000

Publications/Papers

1. Elaboration of technological regulations, optimal dimensions of sound-absorbing ceramics for industrial conditions (Russia), 1987, 56 p.
2. Technical conditions of sound-absorbing, thermo-stable, vibration-proof ceramics. (Russia), TU 2076146(01-005)-87, 1987, 10 p.
3. Elaboration, technology of acoustic ceramics. (Russia), 1988, 30 p.
4. Sound-absorbing, Thermo-stable, Vibration-proof Ceramics – KZTV: Elaboration of pneumatic systems. (Russia), 1990, 45 p.
5. Solar insolation: Calculation and selection of solar protecting systems. (Armenia), 1992, 28 p.
6. Graphical section of lectures on Architecture of Civil Buildings. Part 1. (Armenia), 1992, 56 p.
7. Building construction elements. Textbook. (Armenia), 1992, 96 p.
8. ICC G5-2019 Guideline for the safe use of ISO Intermodal Shipping Containers repurposed as buildings and building components. 2019, 34 p.

Conference Presentations

1. Building Height and Area Compliance with the California Building Code. Allowable Building Height and Area Calculations Using Software. American Wood Council – Wood Solutions Fair Jan. 2013 Oakland, CA; Dec. 2015 Anaheim, CA
2. Heights and Areas: Using Software to Ease International Building Code Analysis. American Wood Council – Wood Solutions Fair: Nov. 2015 Seattle, WA; Apr. 2016 Portland OR
3. Accessory Dwelling Units: Building Small, Living Large. CALBO Annual Conference. Apr. 2018 San Francisco, CA
4. Heights and Areas: Using Software to Ease Building Code Analysis. ICC Annual Conference. Oct. 2018 Richmond, VA
5. Implementation of Low Impact Development Using Rainwater Harvest/Reuse and Groundwater Recharge in the Los Angeles Basin. ICC Annual Conference. Oct. 2019 Las Vegas, NV

Recognitions/ Awards

1. Lifetime Honorary Member- International Code Council Los Angeles Basin Chapter (2024)
2. Meritorious Award -International Code Council Los Angeles Basin Chapter (2023)
3. Public Service Award: Building Official of the Year- Structural Engineers Association of So. Cal (2021)
4. Leadership Service Award- International Accreditation Services (2021)
5. Educator of the Year- California Building Officials (2020)



KAREN BASS
MAYOR

June 1, 2026

Dear Mr. Sargsyan:

Congratulations! I am pleased to inform you of your appointment to the Rent Adjustment Commission for the term ending May 20, 2030, subject to confirmation by the Los Angeles City Council.

On behalf of the people of Los Angeles, thank you for your willingness to serve. Our boards and commissions are a vital part of the City's governance, and your leadership and expertise will play an important role in shaping the future of Los Angeles.

To move forward, there are a few steps you must complete prior to the Council's consideration of your appointment. My Commission Affairs team has prepared an attached checklist with deadlines and submission instructions, and they are available to support you throughout the confirmation process.

Once again, congratulations, and thank you for your commitment to serve the people of Los Angeles.

Sincerely,

A handwritten signature in black ink that reads 'Karen Bass'. The signature is fluid and cursive, with the first letters of 'Karen' and 'Bass' being capitalized and prominent.

KAREN BASS
Mayor

KB:lap

Attachment I
Mr. Ara Sargsyan
June 1, 2026

Nominee Check List

I. Within 7 days of appointment:

- Submit the completed forms, found on the last three pages of this letter, to: myr-commissions@lacity.org **OR** mail them to:
 - Office of the Mayor
 - Attn: Luz Portillo
 - 200 N. Spring Street, Room 303
 - Los Angeles, CA 90012
 - Remuneration Form
 - Undated Separation Letters (2)
- Schedule a fingerprinting appointment to complete your background check.
 - The Commissions team will connect you with the Personnel Background Unit.
- Complete and file a Statement of Economic Interests (Form 700).
- Submit the CEC Form 60 (Ethics Clearance Form) to the City Ethics Commission.
 - The City Council cannot act on your nomination until the Ethics Department receives and submits your filings.
 - Note: you will be required to submit the same forms again after you are sworn in

II. Council Member Meetings:

You may be asked to meet with Councilmembers prior to your hearings.

- Your City Councilmember John Lee
- Councilmember Nithya Raman, Chair of the Council Committee, considering your nomination

III. Public Meetings at City Hall:

- Housing and Homelessness Committee Hearing
 - The Clerk's office will contact you once your item has been scheduled.
- Full Council Hearing and Oath of Office
 - The Clerk's office will contact you once your item has been scheduled.

V. Standing Requirements

- Notify the Commissions team of any changes in address or contact information.
- If you wish to resign, you must submit a resignation letter to myr-commissions@lacity.org.