



"We're here to Advise, Guide, and Assist so you can Build Safe, Well, and Fast".



Frank Bush
General Manager
Superintendent of Building

This Issue:

MESSAGE FROM THE
GENERAL MANAGER

DEPARTMENT
RECOGNITION

TOP 10 PROJECTS

DEPARTMENT SERVICE
ENHANCEMENTS

CONSTRUCTION AND
DEVELOPMENT NEWS

Build LA



Message from the General Manager

CONSTRUCTION ACTIVITY STAYS STRONG THROUGH THIRD QUARTER OF FISCAL YEAR 2017-18

The leading construction activity indicators continue to show strength through the Third Quarter of Fiscal Year (FY) 2017-18. Permits Issued increased by 9%, Inspections Performed rose by 20%, and Dwelling Units are up 13% from the same period last year. Since the time Mayor Garcetti took office on July 1, 2013 through June 30, 2018, we estimate that more than 80,800 housing units will have been permitted – more than 80% of the Mayor's goal of creating 100,000 units by 2020! The Los Angeles County Economic Development Corporation estimates that permits issued in LA County will continue rising above the current industry growth of 9%. The table below provides a comparison of Third Quarter data for FY16-17 with the same period for FY 17-18.

Construction Indicator	FY 2016 Q3 (January-March)	FY 2017 Q3 (January-March)	% Change	Projection for June 30, 2018
Permit Issued	39,505	43,147	9%	175, 331
Plan Checks Filed	16,599	18,609	12%	74,033
Dwelling Units Permitted	3,850	4,365	13%	20,489
Inspections Performed	200,647	241,719	20%	973,704

DEPARTMENT RECOGNITION

LADBS General Manager Named CALBO Building Official of the Year; Structural Plan Check Division Chief Nominated to CALBO Board of Directors

On March 29, 2018, Los Angeles Department of Building and Safety (LADBS) General Manager Frank Bush was named the 2017-18 Building Official of the Year by the California Building Officials (CALBO) organization, a non-profit dedicated to promoting public health and safety in building construction across the state. Mr. Bush was presented the award for his outstanding collaborative leadership

and involvement in promoting building safety in Los Angeles and throughout the State. Mr. Bush said, "I am honored to receive the prestigious 2017-18 Building Official of the Year award from CALBO. I accepted it on behalf of all LADBS as it is a reflection of the hard work and support that all staff provides to the industry and City at large on a daily basis!"

Additionally, Structural Plan Check Division Chief Victor Cuevas was nominated to the CALBO Board of Directors. This demonstrates the high regard that CALBO members have for his contributions to the industry. As a board member, Mr. Cuevas will promote health and safety in building construction through responsible building code development, education, and legislation.



Photo courtesy of LADBS

LA's Top 10 Construction Projects

Based on Construction Valuation Permitted Between 01/01/2018–03/31/2018

Project Address	Construction Valuation	Project Description
2025 S Avenue of the Stars	\$89,199,792	New 143-units, 45-story apartment building (North Tower).
2025 S Avenue of the Stars	\$89,199,792	New 125-units, 45-story apartment building (South Tower).
6611-6639 N Reseda Blvd	\$58,000,000	Proposed 250-unit, 5-story mixed-use apartment building.
22121 W Clarendon St.	\$49,708,776	New 335-unit, 5-story apartment building.
100 S Barrington Pl.	\$33,750,000	New 4-story educational building.
1541 N Wilcox Ave.	\$31,378,620	New 10-level mixed-use hotel building.
1718 N Las Palmas Ave. 1-224	\$30,000,000	New 6-story mixed-use apartment building.
6055 W Center Dr. 1-109	\$26,527,204	New 109-unit, 7-story apartment building.
728 N Sweetzer Ave.	\$19,125,000	New 49-unit, 4-story apartment building.
1250 S Westmoreland Ave.	\$12,665,000	New 93-unit, 7-story apartment building.

SERVICE ENHANCEMENTS

LADBS now Accepts Digital Signature on AutoRes 9A Residential Property Report Declaration Form

DocuSign On February 20, 2018, LADBS began accepting DocuSign as a valid electronic signature on the declaration AutoRes 9A Report - Residential Property Records and Pending Special Assessment Liens Report (Report). The purpose of the Report is to protect homebuyers by providing a means to disclose potential illegal construction or zoning, and assure compliance with safety measures as outlined in Los Angeles Municipal Code Section 11.00. The seller must provide the buyer with the Report prior to close of escrow otherwise risk being fined up to \$1,000 or face six months in jail.

Prior to the acceptance of a DocuSign verified electronic signature, the Report was only accepted with a 'wet' signature. Now, customers can apply for the Report online at <https://www.ladbservices2.lacity.org/OnlineServices/> electronically sign the personalized declaration section, and submit it within a matter of minutes, making the process much more efficient.



LADBS Documents Go Digital

In February of 2018, LADBS' Internet Document Imaging System (IDIS) section completed Phase I of their document conversion project. During the past three years, over 5.8 million "vital" Department documents were digitized and saved into IDIS; these included Certificates of Occupancy and Building Permits that dated as early as 1905. In March, IDIS staff began work on the conversion of more than 7.6 million "non-vital" documents which include Grading, Range, Affidavits, and Conveyances. The proposed completion of Phase II is 2021.

Additionally, LADBS received approval from the City Attorney to retain all LADBS documents in electronic format. The City Attorney determined that digital copies of public records meet state and local standards for retention of records as long as they cannot be altered in any way. This improvement significantly reduces the time, effort, and funding currently utilized by the Department to microfilm documents for records retention.

CONSTRUCTION AND DEVELOPMENT NEWS



Rendering courtesy of Urban Architecture Lab

Affordable Housing Units on the Rise

On March 16, 2018, a permit was issued for the "Westmore Linden", a new seven-story apartment building located at 1250 S. Westmoreland Ave. in the Pico Union Area. The complex will offer **92 of its 93 residential units to low- and very low-income seniors.**

This is one of many affordable housing projects currently underway in the City. Below is a list of affordable housing, including low- and very low-income units as well as permanent supportive, transitional, and senior housing projects with the highest valuation.

Project Address	Project Information
22121 W. Claredon St.	335-unit apartment complex; 26 Very Low-Income units
4050-4060 S. Figueroa St.	56-unit apartment complex; 100% Supportive Housing for homeless and chronically homeless veterans
11750 W. Wilshire Blvd.	376-unit apartment complex; 16 Very Low-Income units
1051 S. Corning St.	19-unit apartment complex; 2 Very Low-Income units
3831 W. Stocker St.	74-unit apartment complex; 12 Very Affordable units
1718 N. Las Palmas Ave.	224-unit apartment complex; 24 Very Low-Income units

Inter-Generational Community Center

On February 27, 2018, a permit was issued for the Terasaki Budokan, a new two-story, 24,000 SF LEED Gold Certified inter-generational complex operated by local non-profit



Rendering courtesy of Gruen & Associates

Little Tokyo Service Center at 249 S. Los Angeles St. in Little Tokyo. The center will feature indoor volleyball and basketball courts, martial arts area, community rooms, outdoor children's play area, and provide on-site parking.

COMMITMENT TO OUR CUSTOMERS

Your project is important, so we strive to provide you with superb service and your feedback is important to maintaining this level of service. If you want to recognize a staff member, file a complaint, comment on the service you received, request additional assistance, or a second opinion on any plan check or inspection issues regarding your project, please provide feedback at LADBS' website at <http://www.ladbs.org> or call (213) 482-6755. LADBS and LAFD (Fire Dept) Customer Service Code of Conduct is posted at <http://ladbs.org/LADBSWeb/customer-code-of-conduct.jsf>.