



# L.A. BUILDING & SAFETY NEWS



*“We Synergize Development Services to Advise, Guide, and Assist so that you can Build Safe, Well, and Fast”.*

**Frank M. Bush**  
General Manager and Superintendent of Building



CONSTRUCTION  
ACTIVITY

HOUSING HIGHLIGHT

TOP 10  
PROJECTS

CONSTRUCTION  
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NEWS

## CONSTRUCTION ACTIVITY REMAINED STRONG THROUGHOUT FISCAL YEAR 2018-19

Construction activity in Los Angeles finishes strong for FY 2018-19 as the development community, in collaboration with the City, has continued efforts to expand commercial and housing stock including affordable housing for low-income families and the homeless. The passage of Measure HHH provided a 1.2 billion bond measure for the construction of 8,000-10,000 affordable housing units for the homeless and those considered at-risk of being homeless. With the passage of Measure JJJ, the City has been developing Transit Oriented Communities and Districts (TOC and TOD) through the TOC/TOD Affordable Housing Incentive Program which provides affordable housing near mass transit. Submittals for plan check and permit issuances for these types of housing projects have been processed by the Los Angeles Department of Building and Safety (LADBS) on a weekly basis. In 2013, Mayor Garcetti set a goal to permit 100,000 housing units (12,500 units on average per year) by 2021. At the close of FY 2018-19, a total of 100,405 new housing units have been permitted since 2013, **achieving 100.4% of the Mayor’s goal with 24 months—or 25% of the time—remaining.** Another priority for the City is the renovation of LAX, which is undergoing a large-scale \$14 billion modernization project to elevate the passenger experience, enhance safety, and increase business opportunities. These projects show the Department’s commitment in assisting the development community in building projects that contribute to the growth of the City.

### HOUSING HIGHLIGHT

#### New TOC Permanent Supportive Housing in South Los Angeles



Image provided by KFA Architecture

The “Residences on Main” broke ground approximately one week after being issued a permit on April 5, 2019, for a new permanent supportive housing project located at 6901 S. Main St. in South Los Angeles. The current site was a vacant city-owned parcel that will be developed into a four-story apartment building that will provide **100% permanent supportive housing to very low-income families and Transition Aged Youth (TAY) experiencing homelessness.** The development will consist of **49 low-income units with 25 units for TAY, 24 units for families,** and one manager’s unit. The property will also feature several amenities including a large community garden, central courtyard, laundry facilities, community room, computer lab, and parking for 23 vehicles. Additionally, the site will **provide social service components comprising of case management, service coordination, and direct support services including linkage to educational support programs, enrollment in school and/or vocation programs, and subsidized child care.** The Tier 2 Transit Oriented Community (TOC) project will be located within 1,500 feet of the Metro Broadway/ Florence Avenue bus station, which serves multiple Metro bus lines and the Dash Chesterfield Square line, making public transportation easy and convenient for future residents. The total permit valuation for this project is \$15.0 million.

## LA's Top 10 Construction Projects

### Based on Construction Valuation Permitted Between 04/01/2018 — 06/30/2019

Project Address	Construction Valuation	Project Description
300 World Way	\$583,800,300	Renovation of LAX Terminal 3 - Phase I.
400 World Way	\$125,000,000	Addition of Vertical Core to Terminal 4.
1101 N. Main St.	\$ 56,925,612	New 5-story 318 unit apartment building.
2200 E. Trojan Way	\$ 26,250,000	New 5-story 200 room mixed-use building.
21110 W. Oxnard St.	\$ 16,441,704	New 7-story 170 room hotel.
1901 W. Venice Blvd.	\$ 15,835,000	New 2-story multi-purpose school building.
21050 W. Kittridge St.	\$ 15,662,359	New 7-story 395 unit apartment complex.
1000 N. Main St.	\$ 15,000,000	New 3-story self-storage building.
6901 S. Main St.	\$ 15,000,000	New 4-story 50 unit apartment building.
505 W. 31st St.	\$ 14,000,000	New 5-story 73 unit apartment building.

## CONSTRUCTION PROJECTS

### LAX Renovations Underway



Rendering provided by LAX

Development ensues at LAX as several permits were issued for renovation purposes in the past quarter between April 1, 2019 and June 30, 2019. Angelinos can expect a significant revamp of the airport's existing structures as part of LAX's multi-billion dollar modernization project. Permits issued will alter Terminals 2, 3, and 4 by relocating passenger boarding bridges, adding a boarding corridor, adding a new terminal vertical core that will support a new pedestrian bridge, and tenant improvements that will include a new premier lounge, kitchen, and remodeling an elevator lobby. All planned upgrades are intended to help mitigate traffic, improve operational flow, and ensure traveler safety by integrating more reliable, efficient, and sustainable energy saving technology. The total valuation for the relevant permits issued is \$740,550,300.

### Affordable/Supportive Housing

The affordable housing project previously described is only one of many projects being developed geared towards providing assistance to low-income individuals and families. Below is a list of the top five of 10 affordable/supportive housing projects that were highlighted by the Department and issued permits for the quarter, sorted by the highest total affordable units:

Project Address	Project Affordable/Supportive Housing Units*
100 E. Sunset Ave.	157 beds for homeless adults and youth .
4208 E. Huntington Dr.	83 Low-income units.
1856 S. Wilton Pl.	53 Low-income units and nine very low-income units.
6901 S. Main St.	49 Low-income units.
14222 W. Victory Blvd.	One Low- and two very low-income units.

\* Affordable housing units may not include the total number of units for the project

#### COMMITMENT TO OUR CUSTOMERS

Your project is important, so we strive to provide you with superb 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 <https://ladbs.org> or call (213) 482-6755. LADBS' Customer Service Code of Conduct is posted at: <https://ladbs.org/our-organization/messaging/customer-service-code-of-conduct>.

## DEPARTMENT NEWS

### New LADBS ePlanLA Webplatform

On June 27th, LADBS launched ePlanLA, an online permitting system for a select group of permits that require plan checks.

The system offers customers a convenient, secure, and time-saving method to apply for a permit and submit plans online. Customers follow a six-step process from submission for plan check to permit issuance via an online account.

More permit processes will be added in future releases to increase utilization and efficiency of the system. ePlanLA can be accessed at <https://buildla.lacity.org/>.

### LADBS Upcoming Contract Opportunities

The Department has a number of contracting needs for various abatement and professional services. To locate opportunities to work with the City, register your company on the Los Angeles Business Assistance Virtual Network (LABAVN) website at [www.LABAVN.org](http://www.LABAVN.org). During or after registration, select North American Industry Classification System (NAICS) codes that apply to your company. Once registered, LABAVN will automatically send out email notifications when bid opportunities are posted that match your company's NAICS codes. Below is a list of upcoming solicitations LADBS plans to release on LABAVN:

Upcoming Contract Opportunities <i>Please contact LADBS.ASD@lacity.org for more information</i>	Estimated Release Dates
<b>Systems Programmer Contractors:</b> Hiring of information technology programmer and application support personnel on an as-needed and temporary basis.	Summer 2019
<b>Data Center Preventative Maintenance:</b> Preventative maintenance services (including emergency service calls and break-fix issues) for the Department's data center.	Summer 2019
<b>Temporary Staffing Services:</b> Temporary staffing for accountancy & general office support services in the event of a major disaster or local emergency at any of the various Department offices on an as needed basis.	Summer 2019
<b>Title Report Services:</b> Title report services to provide an accurate statement of ownership interests, liens, encumbrances, and other interests in nuisance and/or abandoned properties at various locations throughout the City of Los Angeles.	Summer 2019
<b>Debris Removal Services:</b> Debris removal services to clean up nuisance and/or abandoned properties at various locations throughout the City of Los Angeles.	Summer 2019