



**Automated Parking Conference**  
**The Parking Dilemma:**  
**Innovative Solutions for Parking and Parking**  
**Requirements**

**Presented by**

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*October 13, 2011*



Available on the  
department's website  
[ladbs.org](http://ladbs.org)

## Performance Enhancement Program (PEP)

*"MAKING A GOOD DEPARTMENT EVEN BETTER"*

April 29, 2010

Robert R. "Bud" Ovrom  
General Manager

**PERFORMANCE ENHANCEMENT PROGRAM (PEP)**

**Table of Contents**

	<b>Page</b>
<b>I. EXECUTIVE SUMMARY</b>	1
<b>II. OPERATING PREMISES</b>	
A. Fiscal Sustainability	3
B. Flexible Workforce for Variable Workload	7
<b>III. OPERATING BUREAUS AND OFFICES</b>	
A. Case Management Office	9
B. Inter-governmental Relations and Communications Office	11
C. Code Enforcement Bureau	13
D. Inspection Bureau	17
E. Engineering Bureau	21
F. Resource Management Bureau	25
G. Management Teams	27
H. LADBS Offices	29
<b>IV. DEPARTMENTAL PRIORITIES</b>	
A. Emergency Preparedness and Response	31
B. Training	33
C. Technology	34
D. Ethics	36
E. Morale	37
F. Workforce Diversity	38
<b>V. INNOVATIVE DIRECTIONS FOR IMPROVING CUSTOMER SERVICE</b>	
A. Parallel Design-Permitting Process	39
B. Construction-Inspection Partnership Program	40
C. Food Service Establishments Case Management Program	41
D. Green Building Program	42
E. Robotic Parking	43
F. Non Flat Roofs for High-rise Buildings	44
G. Entrepreneurial Ventures	45
<b>VI. CONCLUSION</b>	47

Robotic Parking



# What are Car lifts and Automated Parking Structures?

- These are common references by developers, contractors and installers.

# Two General Types of Automated Parking

- Semi Automated - Car lift for one or more cars below or above, usually at the ground level parking



Example of Semi Automated Lift

# Two General Types of Automated Parking

- Fully Automated - Automated Parking Structure with Car Lifts of one or more and computerized rack systems



Example of Fully Automated Lift



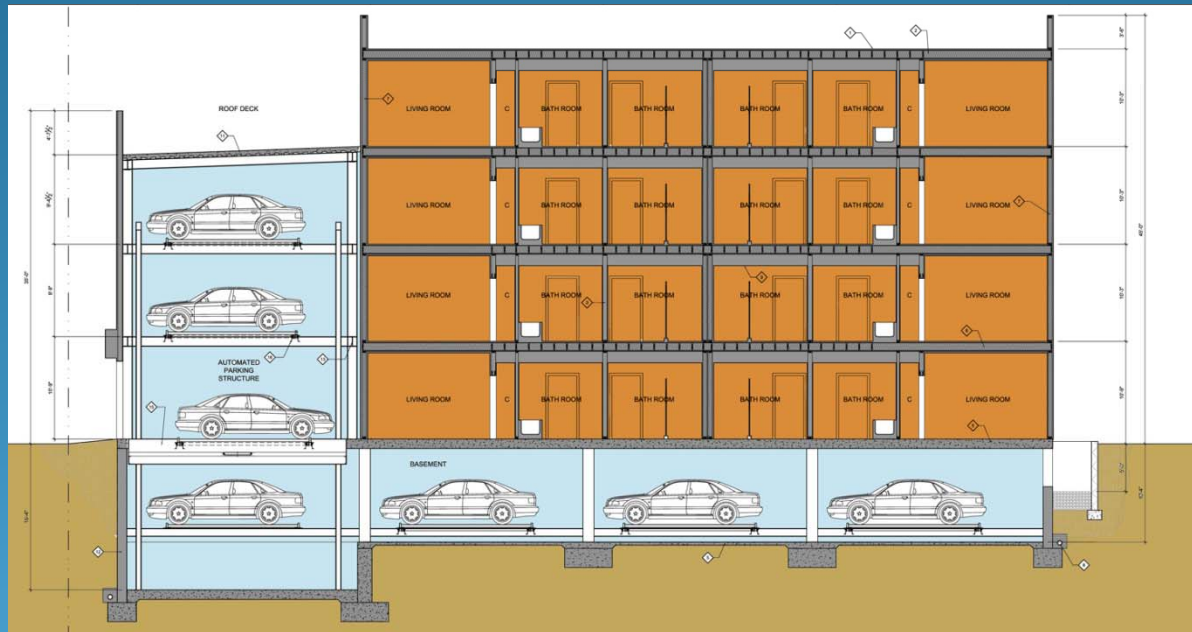
# We are now entering a new era of Automated Parking Structures!

- It is possible to have a win-win solution to designs
- It is challenging and we are open minded to solutions
- Not going to discuss any specific brands
  - We've looked at tower crane systems, rack and rail systems and automated guided vehicles
  - Not endorsing or condemning any
- Going to discuss issues – not specific products

Bottom line – It has to be safe!

# Here are examples of successful applications:

- 15 car Fully Automated Lift for a 8-unit apartment located at 14309 W. Burbank Avenue



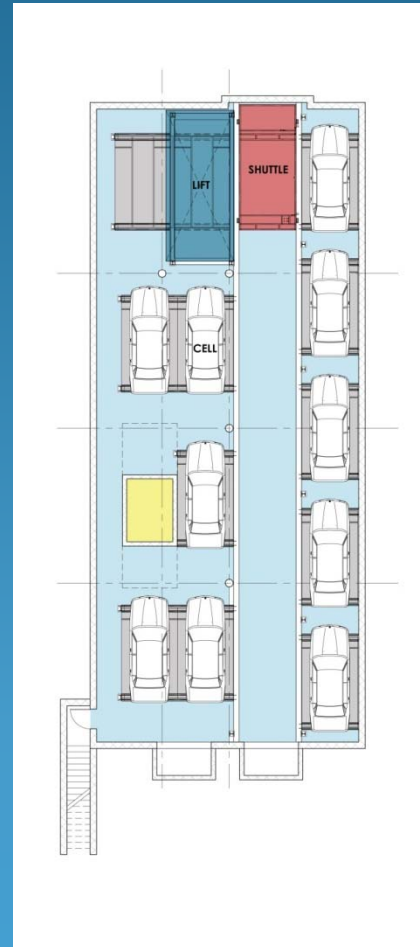
West Section



Here are examples of successful applications:

## Basement Floor Plan

14309 West Burbank Avenue  
15 car lift for 8 apartment units



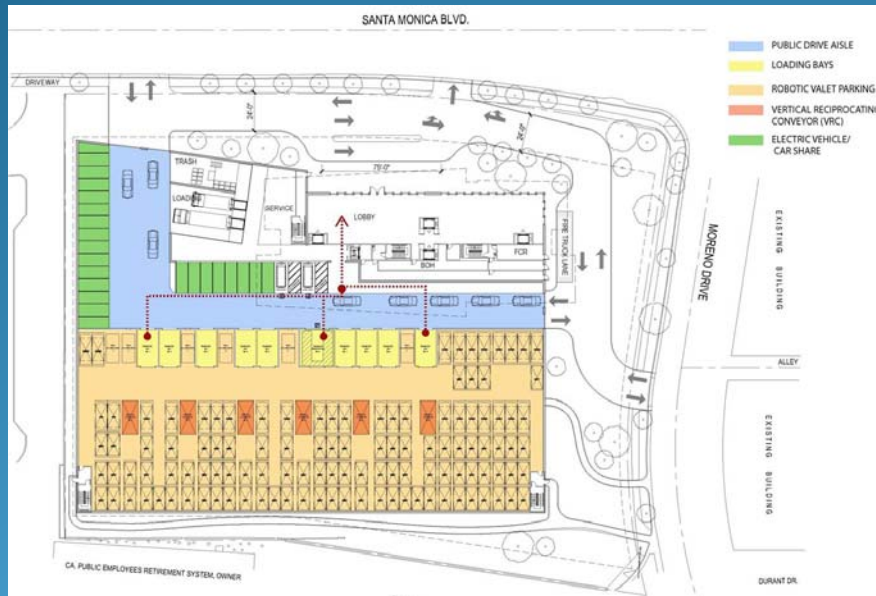
## Here are examples of successful applications:

- 17 car Fully Automated Lift for a 60-unit apartment located at 719 N. Yale St.

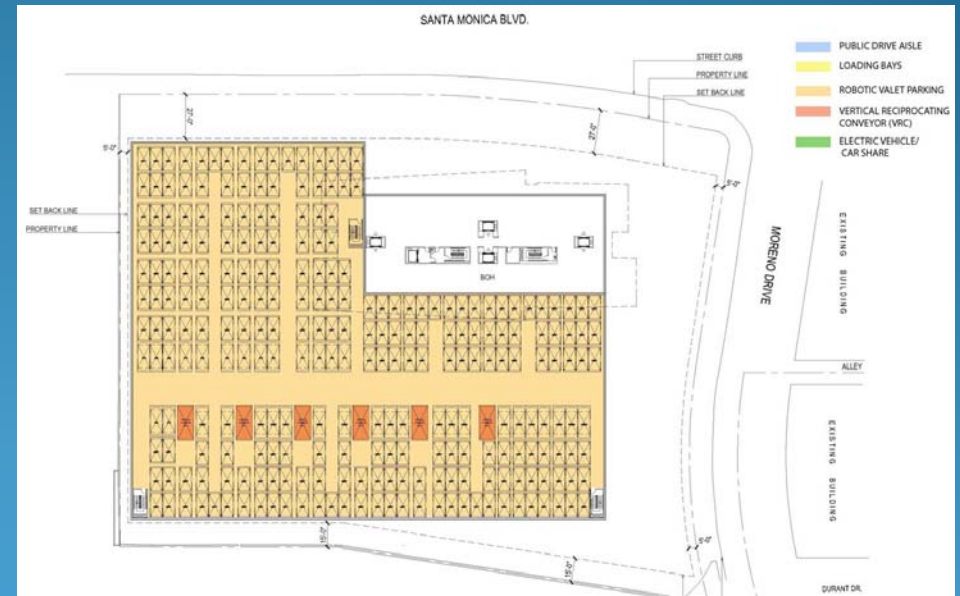


# Proposed Project

- 708 car complex for 283-units located at 10000 Santa Monica Blvd.
- Currently going through the entitlement process.



Ground: Floor Plan

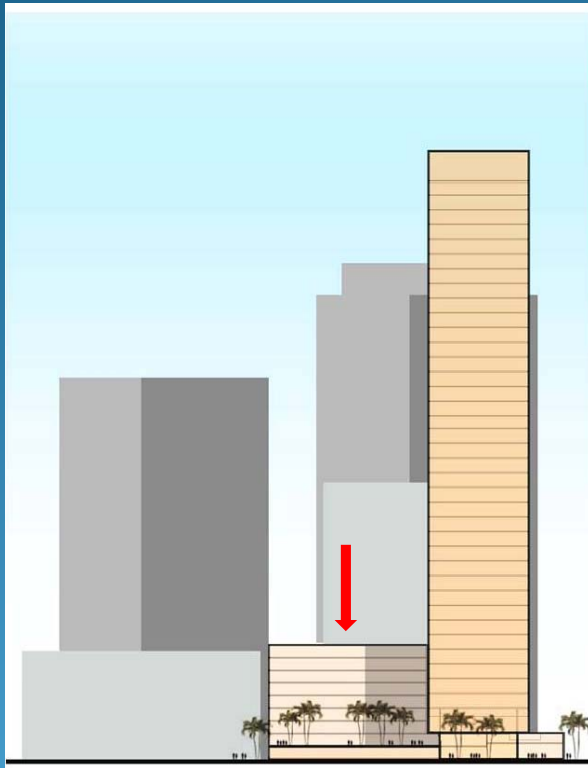


Lower Garage: Floor Plan

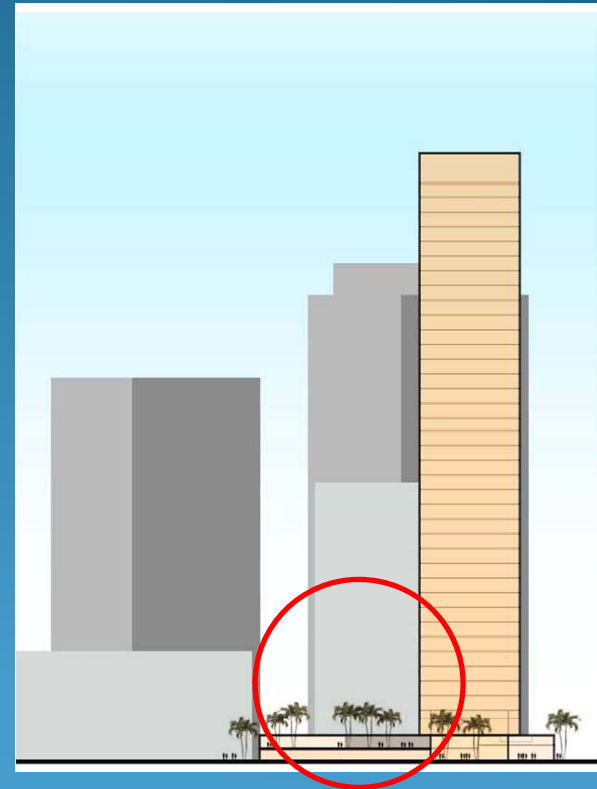
# Why are Automated Parking Structures Advantageous?

- A compact option to meet the City's parking requirements.
- GREEN – No excessive driving around or idling looking for a parking space. Less materials to build.
- Public Safety – Less opportunity for car theft, break-ins or assaults
- Easier handicap accessibility
- Less building density and visual bulk

# Less building density and visual bulk



Conventional Garage



Automated Garage

# Requirements for Automated Parking Structures

- Planning
  - Automated parking allowed by-right
- Building
  - There are general provisions in the LABC for automated parking garages that can be followed in collaboration with LAFD
  - Enclosed Parking Garages – occupancy classification determined by LAFD
  - Open Parking Garages – considered S-occupancies



# Approvals Through LADBS

- Building Permits
  - Includes life-safety, architectural, Green Building Code, civil and structural reviews, and disabled access
  - Agency approvals
    - Fire
    - DOT – vehicle staging while waiting in line to park
- Electrical Permits & LADBS Test Lab approval for the system
- Mechanical Permits & LADBS Test Lab approval for the system (field approval)

# Fire Department's Primary Concerns



17 vehicles burn in a parking structure  
fire in Los Feliz January 7, 2011  
(source KTLA)

# Fire Department's Primary Concerns



10 vehicles burn in a parking structure  
fire in Houston, Texas April 10, 2010  
(source Houston Chronicle)

# Fire Department's Primary Concerns

- Access for Fire Suppression
- Fire Life Safety of the overall building  
(Exiting, fire sprinklers, fire rated partitions, fire rating)
- Means of application of water
- Venting of smoke and heat
- Safety of Firefighters while fighting fire
- Early warning or notification system

# Los Angeles Department of Building and Safety

For more information, visit our website

# www.ladbs.org

The screenshot shows the homepage of the Los Angeles Department of Building and Safety (LADBS). At the top, there is a navigation bar with the following items: Home, LADBS Services, Online Services, FAQ, Forms, Publications, and About Us. A search bar is located on the right side of the navigation bar. Below the navigation bar, there is a main content area with a large banner for "Customer Feedback & Outreach". The banner includes a sidebar with links to "Customer Feedback", "Online Permit", "Inspection Request", "Codes and Standards", and "Zoning". The main content of the banner lists "General Manager's Message", "Customer Survey", and "Customer Hotline". Below the banner, there are three columns of content: "What's New" (with sub-tabs for Latest, Recent, and Contractual Opportunities), "Most Popular" (with sub-tabs for Publications, Forms, and Links), and "City Links" (with sub-tabs for Featured, City Departments, and Construction Related). The "What's New" section lists several recent updates, including a 2011 industry training presentation and development services case management. The "Most Popular" section lists popular documents like the Building and Safety Newsletter and Zoning Manual. The "City Links" section features a "shopLA" logo and links to traffic safety education and neighborhood council services. At the bottom of the page, there is a "I Want to..." section with a "more..." button and a grid of service links: Get a Permit, Report a Violation, Get a Rebuild Letter, Get a Parcel Profile Report, Get an Inspection, Review Activity on a Property, Get a Zoning Letter, and Get the Board meeting Agenda. The footer contains the copyright notice "© Copyright 2010 City of Los Angeles. All rights reserved." and links for Mission, Privacy Policy, and Disclaimer.



Thank you,  
Any Questions?