



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



Frank Bush  
General Manager  
Superintendent of Building

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## Message from the General Manager

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

The leading construction activity indicators point to a strong start for first quarter of fiscal year (FY) 2017-18. Permits Issued, Inspections Performed, and Plan Check Jobs Filed are each up 8% and Dwelling Units are up 1% from the same period last year. According to the Los Angeles County Economic Development Corporation, permits issued in LA County are expected to continue rising above the current growth of 8%. 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 the first quarter, a total of 63,940 housing units were issued a permit since 2013, indicating the City remains on track to reach the Mayor's goal. Overall, the data below indicates that construction projects are continuing to be developed and built, which is great news for the City of Los Angeles. The following table provides a comparison of leading construction indicators between the first quarter of 2016 and 2017.

Construction Indicator	FY 2016 Q1 (July-September)	FY 2017 Q1 (July-September)	% Change	Projection for June 30, 2018
Permits Issued	41,456	45,250	8%	160,000
Construction Valuation	1.9 Billion	1.9 Billion	0%	7.6 Billion
Dwelling Units Permitted	5,359	5,413	1%	16,000
Inspections Performed	222,086	240,002	8%	973,704
Plan Check Jobs Filed *	16,832	18,261	8%	62,000

\*Plan Check Jobs Filed do NOT include grading reports (FY 2016 Q1 - 967 and FY 2017 Q1 - 941)

### Department Recognition



Photo courtesy of LADBS

#### LADBS' Executive Management: Leading by Example

On September 10th, LADBS' Executive Officer, Osama Younan, was awarded the 2017 National Leadership in Sustainability and Energy Efficiency Award by the International Code Council and Institute for Market Transformation. Mr. Younan was presented the award for his outstanding contributions and involvement in the advocacy, leadership and development of codes and standards, programs, public policy, goals and objectives in the area of energy efficiency and sustainability. In addition, Mr. Younan received a Certificate of Recognition from the City of Los Angeles for his exceptional dedication, significant contributions, and extraordinary efforts in support of the completion of the Wilshire Grand Center in Downtown Los Angeles.



Photo courtesy of LADBS

#### LADBS Awarded for Outstanding IT Projects

On August 29th, LADBS received two awards for Outstanding IT Projects at the 2017 L.A. Digital Government Summit Awards. The awards were for the Building Information Online (BIO) System and Internet Document Imaging System (IDIS) applications. BIO is an interactive map application designed to help customers easily find parcels and building information on a City map by address, legal description, or other search criteria. IDIS is an online application that allows users to find historical documents and information including building permits. Since 2004, the LADBS Risk and Records Management Division's IDIS team has scanned and verified over 9.6 million Building Permits and 1.9 million Certificates of Occupancy. Both applications are examples of LADBS' efforts to improve customer service through technological innovations.

## LA's Top 10 Construction Projects

**Based on Construction Valuation Permitted Between 7/1/2017–9/30/2017**

Project Address	Construction Valuation	Project Description
6677 W Santa Monica Blvd.	\$133,082,085	New 695-unit, 5-story mixed use apartment building.
380 World Way., Bldg. A	\$108,000,000	New Midfield Satellite Concourse (MSC) at LAX (core & shell only).
6606 N Variel Ave.	\$54,345,962	New 277-unit, 7-story apartment building.
380 World Way.	\$48,600,000	New MSC Gateway connection at LAX.
4040 S Del Rey Ave.	\$45,000,000	New 228-unit, 7-story, apartment building.
3980 W Wilshire Blvd.	\$41,809,309	New 228-unit, 7-story mixed use apartment building.
1400 S Los Palos St.	\$41,250,000	New warehouse and office building.
411 S Normandie Ave. 1-224	\$38,736,000	New 224-unit, 7-story mixed use apartment building.
21425 W Vanowen St.	\$32,415,924	New 174-unit, 6-story apartment building.
2600 W Riverside Dr. 1-120	\$29,500,000	New 120-unit, 4-structure apartment complex.

### Department Service Enhancements

#### Electronic Review Plan (ePlan)

In June 2017, LADBS launched the ePlan pilot program with the Department's Soft Story Retrofit Program. ePlan is a fast and easy way to electronically pay and submit plans for review, markup, and approval by LADBS; allowing customer to save on printing costs and travel time to a City facility. With fewer customers visiting our public counters, City staff and customers alike will see a reduction in wait times, allowing for increased efficiency in our customer service. The Department will expand the ePlan program to other types of plan checks, including some over-the-counter tenant improvements and fire sprinklers by the end of November 2017; and will continue to expand until all types of construction project plans can be processed through ePlan. This new application is yet another way LADBS offers its customers the ability to build safe, well and fast.

### Construction and Development News

#### Warner Center 2035 Plan: A More Pedestrian Friendly West San Fernando Valley



Rendering courtesy of BGI

Two new developments in Woodland Hills are part of the 2013 City Council approved Warner Center 2035 Plan. The plan aims to revitalize communities of the West San Fernando Valley; encourage pedestrian activity and transit use; and include a connection to the LA River. The two projects include a permit for a new six-story apartment complex with 174 units and submission of plans for a new seven-story apartment building with 263 units.

### A More Affordable, Transit-Oriented LA

LADBS has seen a number of new Transit Oriented Development (TOD) projects underway in the City. These developments are all within walking distance to public transportation, including Metro Lines, light railways and/or local bus routes. The projects are part of Mayor Garcetti's Executive Directive 19, Planning and Developing Housing and Transportation, to reduce emissions and promote a more affordable, transit-oriented Los Angeles. The chart below details recent TODs that will also include affordable housing.

Project Address	No. of Affordable Housing Units	Local Transit
900 N. Spring St.	77 Very Low Income	Chinatown Metro Station - Gold Line
6606 N. Variel Ave.	4 Live-Work Housing	Metro Orange Line
6500 N. Sepulveda Blvd.	7 Very Low Income	Metro Orange Line, Various local bus lines
269 S. Mariposa Ave.	17 Very Low Income 3 Live-Work Housing	Wilshire/Normandie Purple Line Station, Metro Rapid
5414 S. Crenshaw Blvd.	40 Low Income 29 Very Low Income	Crenshaw/Slauson Station - Crenshaw/LAX Metro Line
7227 N. Canby Ave.	26 Affordable Senior Housing	Metro/Metro Rapid Line, Local Dash

### Upcoming Affordable Options for Senior Housing

Plans have been submitted to LADBS for a number of new affordable housing developments for seniors. Most recently, a permit was submitted for a Transit Oriented Development (TOD) project at 5414 S. Crenshaw Blvd. which will include 70 units, 69 of which are reserved for low- and very low-income tenants. The project is situated within walking distance of the future Crenshaw/Slauson Station in Park Mesa Heights. In addition, the Reseda Theater Apartments, at 7227 N. Canby Ave., will include 26 affordable senior housing units within walking distance to multiple retail shops, a park, and grocery store.

#### 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>.