



"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 REMAINED STRONG THROUGHOUT FISCAL YEAR 2017-18

Construction indicators in Fiscal Year (FY) 2017-18 closed at higher levels than FY 2016-17. According to the Los Angeles County Economic Development Corporation, permits issued in LA County are expected to continue rising throughout the remainder of 2018. The number of new housing units permitted in the City of Los Angeles (City) increased by 35% in FY 2017-18, and total construction valuation topped \$8.5 billion, the highest year ever. 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 2017-18, a total of 82,528 new housing units were permitted since 2013, achieving over 80% of the Mayor's goal with three full years—or over 37% of time—remaining. The following table provides a comparison between FY 2016-17 and FY 2017-18 for leading construction indicators, and shows that construction projects are continuing to be developed and built, which is great news for the City.

Construction Indicator	FY 2017 Actuals (July 1 - June 30)	FY 2018 Actuals (July 1 - June 30)	% Change	FY 2018 Budget Projections
Permits Issued	164,890	177,783	8%	178,081
Construction Valuation	7.8 Billion	8.5 Billion	9%	7.6 Billion
Dwelling Units Permitted	17,722	24,001	35%	18,600
Inspections Performed	873,021	985,330	13%	940,000

DEPARTMENT RECOGNITION

Inspectors Worked Around the Clock to Meet LAFc's Construction Timeline

Los Angeles Department of Building and Safety (LADBS) executives and managers presented members of the inspection team with certificates of appreciation in recognition of their untiring efforts toward the successful completion of the Los Angeles Football Club (LAFc) stadium, the first open-air stadium constructed in the City since 1962. LADBS inspection staff (pictured below) devoted countless hours to ensure the stadium was completed in time for the LAFc season opener on April 29, 2018. Their hard work and dedication contributed to the success of the project, while also showing LADBS is a responsive Department.



LA's Top 10 Construction Projects

Based on Construction Valuation Permitted Between 04/01/2018 – 06/30/2018

Project Address	Construction Valuation	Project Description
1000 W Temple St.	\$ 255,000,000	New 7-story mixed-use apartment building.
3323-3333 S La Cienega Blvd.	\$ 242,200,327	New 910-unit mixed-use apartment building (core and shell only).
3311 S La Cienega Blvd.	\$ 157,388,800	New 300-unit, 30-story mixed-use apartment building.
400 S Broadway	\$ 141,750,000	New 450-unit, 35-story mixed-use condominium building (core and shell only).
1375 N Vine St. (Building A)	\$ 116,099,471	New mixed-use office building with restaurants (core and shell only).
6041 N Variel Ave. (1 - 274)	\$ 65,000,000	New 7-story apartment building.
1331 N Cahuenga Blvd.	\$ 64,200,000	New 7-story apartment building.
5533 S EA Way	\$ 54,171,966	New 6-story office building.
550 S Palos Verdes St.	\$ 53,325,150	New 375-unit, 7-story mixed-use apartment building.
6180 N Laurel Canyon Blvd.	\$ 41,838,460	New 4-story parking structure with retail.

NEW HOTELS IN LOS ANGELES

DTLA's Historic Core



Rendering courtesy of HLW International

On May 29, 2018, plans were submitted via the Parallel Design-Permitting Process (PDPP) for a new 12-story hotel at 361 S. Spring St. in Downtown Los Angeles' (DTLA) Historic Core. The 315 guestroom "CitizenM" is walking distance to the

Pershing Square Metro Station, a transit hub for the Red and Purple Line. Guest amenities will include a bar, meeting rooms, and parking for 81 vehicles. Total PDPP project valuation is \$27.6 million.

Warner Center Park

On May 23, 2018, plans were submitted for a new seven-story hotel at 5957 N. Variel Ave. in the Warner Center Park community. The "Home 2 Suites," an extended stay/limited service hotel, will include 174 guestrooms and underground parking for 136 vehicles and 18 bicycles. The seven-story, 101,492 square foot (SF) tower will include ground floor retail, meeting room, gym, and pool. Total project valuation is \$16.4 million.



Rendering courtesy of FPG Development Group, Inc.

Office Building Converted near LAX



Rendering courtesy of George Smith Partners

On April 13, 2018, a change of use permit was issued to convert an existing 132,000 SF, 13-story office building into a hotel and extended stay apartment complex at 5959 W. Century Blvd. near LAX. The new Hyatt-

operated development will include 272 Hyatt Place guest rooms and 129 Hyatt House apartments offering flexible lease options. Amenities will include a swimming pool, fitness center, restaurant, and rooftop bar. The project is expected to open in 2019 in time for the completion of the Crenshaw/LAX Metro Line. Total project valuation is \$25 million.

CONSTRUCTION AND DEVELOPMENT NEWS

Florence Mills Project

On May 4, 2018, plans were submitted for a new four-story mixed-use complex at 3501 S. Central Ave. along the Historic Central Avenue Corridor. The "Florence Mills Project" will feature 74 adaptive affordable housing units. According to an Environmental Assessment report prepared by the Housing and Community Investment Department, **54 units will be reserved for low-income families, six will be designated for homeless families, and 13 will be dedicated to chronically homeless special needs veterans. All 74 units will include wheelchair accessible kitchens, 10% will have adaptive mobility features, and 4% will contain adaptive communication features.** Each unit will include a private balcony, stove, refrigerator, and central air conditioning. Total project valuation is \$14.6 million.

Affordable Housing Units on the Rise

The development described above is one of many affordable housing projects currently underway in the City. Below is a list of projects that include very low-income units, sorted by the highest valuation:

Project Address	Project Information
5750 W. Hollywood Blvd.	14 Very Low-income units; Valuation - \$40 million
6911 W. Santa Monica Blvd.	15 Very Low-income units; Valuation - \$32.4 million
4900 W. Hollywood Blvd.	24 Very Low-income units; Valuation - \$31 million
6240 W. Sunset Blvd.	9 Very Low-income units; Valuation - \$29.8 million
800 S. Harvard Blvd.	11 Very Low-income units; Valuation - \$15.5 million
505 W. 31st St.	6 Very Low-income units; Valuation - \$15 million

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>.