



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



Frank Bush
General Manager

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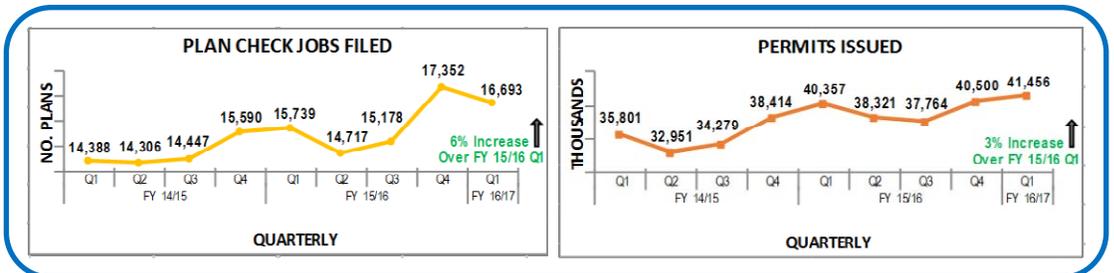


Message from the General Manager

Construction Activity Stays Strong Through First Quarter of Fiscal Year 2016-2017

The leading construction activity indicators point to a stronger start for construction activity in the City of Los Angeles in the First Quarter of FY 2016-17: Building permits issued show a growth of 6% compared to the same period last year; plan check applications increased by 3% in the same period. Even more impressive is the 40% increase in dwelling units permitted in the first quarter, FY 2017-16 compared to last year. The number of dwelling units growth is on pace to meet Mayor Garcetti's goal of permitting 100,000 housing units in eight years between 2013 through 2020.

The charts below show the trends in construction activity indicators.



LADBS Congratulates Frank Bush and Osama Younan as the New Leaders of the Department of Building and Safety

Frank Is Confirmed As General Manager of LADBS By The City Council

Frank's vision for LADBS includes continuing to expand and extend the development cycle; create more inter-departmental partnerships to facilitate development; build a stronger and diversified LADBS team; enhance technology to improve customer services; and heighten nuisance abatement efforts to improve the quality of life for all Angelenos and its visitors. "I am honored to lead the Department of Building and Safety at such a critical moment for development in Los Angeles," said Frank. "I am grateful to Mayor Garcetti for this incredible opportunity, and I look forward to helping fulfill his vision for our city."



Osama Is Appointed Executive Officer of LADBS With 30 years of City Experience

Osama is a licensed Mechanical Engineer and a LEED Accredited Professional with the U.S. Green Building Council. Osama developed and implemented several award-winning initiatives that have significantly improved operational efficiency and customer service. Some of these initiatives include the Online Plan Check and Permitting for Solar Photovoltaic Systems (received the Mayor's Civic Innovation Award), and E-Permit for Online Issuance of Permits that do not require plan review (received the City of Los Angeles Productivity Improvement Award).



Osama is also the Chief Sustainability Officer and represents the Department on Green Building and sustainability policies and practices. He led the development and adoption of the Los Angeles Green Building Codes and the City's 2016 Water Conservation Ordinance, and created the Department's Green Building Division. Osama also worked very closely with the Governor's Office on developing the State of California Solar Permitting Guidebook. He has chaired and served on many committees including the Green Building Code Advisory Committee for the California Building Standard Commission that provides recommendations on the development of the CALGreen Code .

LA's Top 10 Construction Projects Based on Construction Valuation Permitted Between 7/1/2016–9/30/2016

Project Address	Construction Valuation	Project Description
1120 S Grand Ave.	\$82,740,975	New 38-story mixed use apartment building.
888 S Hope St.	\$79,000,000	New 33-story mixed use apartment building.
825 S Hill St.	\$76,687,500	New 498-unit, 49-story, mixed use apartment building.
700 W 9th St.	\$65,502,073	New 28-story mixed use apartment building.
21221 W Oxnard St.	\$61,915,108	New 379-unit, 6-story, apartment building.
1311 W Sepulveda Blvd.	\$36,493,764	New 176-unit, 6-story, apartment building.
1309 W Sepulveda Blvd.	\$36,019,941	New 176-unit, 6-story, apartment building.
300 World Way	\$34,941,000	New bus gate and facility improvement at LAX.
6245 W Wilshire Blvd.	\$33,000,000	New 19-story mixed use apartment building.
4110 W 3rd St.	\$23,500,000	New 5-story hotel.

Recently Implemented Service Enhancements

• Online Yard Calculator

LADBS launched an online Yard Calculator to help architects and designers determine their project's required Zoning Code yard sizes for new residential buildings on interior lots. The yard requirements for side, rear, and front yards may differ from zone to zone. The online Yard Calculator tool simplifies the various zones' yard requirements by incorporating all the rules into one calculator. The user is required to input the zone, lot size dimensions, proposed height, and number of stories for the building to calculate the estimated yard sizes. This resourceful tool can be found on LADBS' website, <http://ladbs.org/services/request-services/prevaling-setback-calculator>, along with other helpful zoning information.

• Update to Zoning Code Manual and Commentary

LADBS published the 4th Edition of the [Zoning Code Manual](#) to provide consistent and uniform interpretations of the Zoning Code. This is a summary of more than 230 written policies and interpretations made by the Department of Building and Safety, the Department of City Planning, and the Office of the City Attorney pertaining to the interpretation and administration of specific sections of the City of Los Angeles Planning and Zoning Code. The Manual has been made available on LADBS' Internet site at www.ladbs.org under the heading "Zoning."

• Office Relocations

- Code Enforcement Bureau moved from 3550 Wilshire to 221 N. Figueroa, 11th Floor.
- Grading Division moved from 201 N. Figueroa, 3rd Floor to 221 N. Figueroa, 12th Floor.

Award - LADBS Go App

LADBS won the Outstanding IT Project Award for the "LADBS Go" Mobile Application at the Los Angeles Digital Government Summit. This Application allows constituents to easily access essential Department services from their smart devices such as requesting inspections, reporting violations, and reviewing permits and inspections. The award honors outstanding achievements and recognizes innovative technological initiatives in the public sector. The Application is available for download at the Apple App Store or Google Play Store.

Partnership Plans with Development Services Agencies

LADBS has signed Partnership Plans with all 10 Development Services Agencies including the Departments of: Water and Power, Housing and Community Investment, Fire, Planning, Transportation, and Public Works' Bureaus of Contract Administration, Engineering, Sanitation, Street Services and Street Lighting. Development Services Partnerships (DSPs) memorialize agreements between LADBS and other Development Services Agencies to collaborate on topics of common interest and establish viable goals to help projects meet requirements; increase the building process to stimulate the economy; and, improve customer service. The first Partnership was signed in October 2014, with the Fire Department and the last one to be signed was in August 2016, with the Department of Public Works.

LADBS Outreach

• Diversity in Recruitment Efforts

LADBS has worked hard in recruitment outreach to have its workforce reflect the diversity and talent in Los Angeles. The Department established a working group that is focused on creating a more diverse workforce. LADBS Personnel Services recently combined efforts with current female inspectors to recruit at various conferences and programs dedicated to employing women in the construction industry. They have also outreached to various colleges such as LA City College and LA Trade Technical College.

• Presentations to Development Industry

Frank Bush and LADBS Staff have provided various presentations and trainings regarding the Department's programs and services and changes to City Codes. The most recent presentations were held at the American Institute of Architects (AIA) San Fernando Valley Chapter Monthly Meeting and the International Code Council Los Angeles Basin Chapter's Technology Forum.

Service Enhancement for the Upcoming Year

LADBS is in the design phase of expanding public counters at 201 N. Figueroa, 1st, 4th, and 8th Floors. Efforts are being made to optimize space for both customers and staff.

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>.