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Frank Bush
General Manager
Superintendent of Building

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Message from the General Manager

CONSTRUCTION ACTIVITY REMAINED STRONG THROUGHOUT FISCAL YEAR 2016-17

Construction indicators in Fiscal Year (FY) 2016-17 closed at higher levels than FY 2015-16. According to the Los Angeles County Economic Development Corporation (LAEDC), permits issued in LA County are expected to continue rising throughout the remainder of 2017. The City's housing unit permits alone increased by 19% this FY 2016-17. 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 2016-17, a total of 58,527 housing units were issued a permit since 2013, indicating the City is over halfway to the target set by the Mayor. Construction valuation increased by 18% to \$7.8 billion, the highest total ever recorded. 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 between last FY 2015-16 and the current FY 2016-17 for leading construction indicators.

Construction Indicator	FY 2016 Actuals (July-June)	FY 2017 Actuals (July-June)	% Change	FY 2017 Budget Projections
Permits Issued	160,107	168,223	5%	166,000
Construction Valuation	6.6 Billion	7.8 Billion	18%	7.1 Billion
Dwelling Units Permitted	14,876	17,722	19%	16,000
Inspections Made	838,142	873,002	4%	890,000
Plan Check Jobs Filed *	63,104	71,020	13%	64,000

*Plan Check Jobs Filed do NOT include grading reports (FY 2016 - 67,182 and FY 2017 - 74,995)

Wilshire Grand Center Opens Its Doors



Rendering courtesy of
AC MARTIN

At 1,100 feet tall, the new Wilshire Grand Center, located at 900 Wilshire Boulevard, is the tallest structure on the West Coast. This world-class, \$1 billion 73-story mixed-use building offers 45,100 square-foot (SF) of restaurant and retail space, 365,141 SF of office space, 1,000 parking spaces, outdoor space and interior plazas. The Wilshire Grand Center also includes a four-star hotel with 889 rooms, making up 20% of Mayor Garcetti's goal of 4,000 new hotel rooms within walking distance of the Convention Center by 2020. Positioned directly across from a variety of regional transit connections, the building offers easy access to the Downtown area, the Convention Center, local shops and restaurants. The Wilshire Grand Center's green design and sustainable engineering secured it a Leadership in Energy and Environmental Design (LEED) certificate. The project also received recognition for resource efficiency, through its recycling of materials from the previous building, generating \$4 million in revenue which was directly reinvested into the project. Operations at the Wilshire Grand Center are expected to benefit the Los Angeles economy by adding 1,750 permanent jobs and generating an estimated \$16 million in annual tax revenue.

LA's Top 10 Construction Projects

Based on Construction Valuation Permitted Between 4/1/2017–6/30/2017

Project Address	Construction Valuation	Project Description
1201 S Hope St.	\$133,000,000	New 32-story mixed use apartment building.
9000 W 3rd St.	\$50,616,299	New 59-unit, 13-story, apartment building.
380 World Way	\$43,500,000	New tunnel addition at LAX.
11058 W Chandler Blvd.	\$41,051,823	New 5-story mixed use apartment building.
5101 N Lankershim Blvd.	\$40,000,000	New 297-unit, 5-story, apartment building.
700 S Manhattan Pl. 1-160	\$39,800,000	New 7-story mixed use apartment building.
9254 N Winnetka Ave. Building C	\$37,995,096	New 5-story mixed use apartment building.
20500 S Denker Ave.	\$31,706,870	New industrial center (core & shell only).
380 World Way Building B	\$31,153,000	New baggage handling structure at LAX.
433 S Spring St.	\$30,000,000	Structural update to existing office.

Recently Implemented Service Enhancements

Metro Development Services Center Renovations

Phase 1 of a three phase, 26-week renovation project was completed on the 4th floor of the Metro Development Services Center located at 201 North Figueroa Street. The Los Angeles Department of Building and Safety's (LADBS) Electrical & Mechanical Plan Check, Expanded Counter Plan Check, Zoning Review and Concierge Services were moved into their newly renovated space. Demolition of the space for Phase 2 began on Monday, July 10th, with City Planning's counter operations temporarily relocated to the 3rd floor until the scheduled return date of September 2017. The third and final phase will begin in September 2017 and is expected to be completed in November 2017.

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New Frank O. Gehry Project



Rendering courtesy of the Los Angeles Times

On May 31, 2017, a new mixed-use Transit Oriented Development (TOD) project called "Grand Avenue Parcel Q" was submitted to LADBS by architect Frank O. Gehry. To be located at 100 South

Grand Avenue, the proposed development will consist of two high rise towers, one with 39 stories for residential units and one with 20 stories for a 305 room hotel. The residential tower will feature 128 condominiums and over 300 apartment units **including 86 low income units**. The 200,000 square feet retail space will include restaurants, shops, and a movie theatre complex. This major TOD project will be easily accessible to the community via the Metro Civic Center/Grand Park station located just one block South of the project. The development is valued at \$500 million, and construction is expected to begin in 2018.

Permanent Supportive Housing Project

A new development located at 8886 South Vermont Avenue has been proposed to **house tenants with physical disabilities or at risk of homelessness**. It will utilize Assembly Bill 744 to waive parking standards, and funding methods in accordance with California Code §51312 (Special Needs Housing). The four story, **36-unit apartment** building in South Los Angeles will use cargo container modules as the construction type.

Summer Youth Employment Program



LADBS is employing over 30 interns for Mayor Garcetti's Summer Youth Employment Program. The Department is working with the Economic and Workforce Development Department and has pledged \$132,000 to

reach the Mayor's goal of providing 20,000 jobs to young people by 2020. One of the goals of the program is to teach participants practical and life skills that can lead to employment with the City. Youth began working with departments across the City the week of July 10th.

Relocation and Redevelopment at LAX

On May 16th, the Los Angeles World Airports (LAWA) completed the 1st phase of a \$1 billion project when they relocated 21 airlines at the Los Angeles International Airport. This project when completed will include the reconstruction of Terminal 3 to connect the Tom Bradley International Terminal through two underground tunnels, one for passengers and one for utilities and baggage. LADBS has provided onsite dedicated plan check services and inspectors for the project. Over 100 permits were issued and over 1,000 inspections were performed to ensure the relocation was successful.

COMMITMENT TO OUR CUSTOMERS

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