

L.A. BUILDING & SAFETY NEWSLETTER

QUARTERLY - ISSUE #28 | APRIL 2021



Year-To-Date Statistical Comparison

Third Quarters 2019-20 & 2020-21

Construction Indicator	FY 2019-20 FYTD - Q3	FY 2020-21 FYTD - Q3	% Change	FY 2020-21 Budget Projections
Building Permit Valuation	\$1.8 Billion	\$1.5 Billion	-17%	\$6.2 Billion
Number of Permits	43,249	35,967	-17%	142,000
Number of Plan Checks	17,326	16,112	-7%	65,000
Inspections Performed	272,939	220,055	-19%	917,000

Affordable/Supportive Housing Projects

Permitted between January 1, 2021 and March 31, 2021

Project Address	Project Affordable/Supportive Housing Units *
7700 N. Woodman Avenue Panorama City	239 senior housing units, including 56 low-income units; Valuation - \$30.5 million
6501 S. Crenshaw Boulevard South Los Angeles	97 low-income units; Valuation - \$8.2 million
6576 S. West Boulevard Hyde Park	64 affordable units; Valuation - \$5.5 million
5627 W. Fernwood Avenue Hollywood	59 very low-income units; Valuation - \$6.8 million

LA'S Top 5 Construction Projects

Based on Construction Valuation

Permitted Between January 1, 2021 and March 31, 2021

Project Address	Construction Valuation	Project Description
15040 E. Industrial Street	\$165.0 Million	New construction — Proposed seven-story, 475-unit mixed-use apartment and retail building.
696 S. New Hampshire Avenue	\$146.8 Million	New construction — Proposed 38-story, 375-unit mixed-use apartment and retail building.
12101 W. Olympic Boulevard	\$142.5 Million	New construction — Proposed ten-story, 600-unit mixed-use apartment and retail building.
6709 N. Independence Avenue	\$40.4 Million	New construction — Proposed five-story, 275-unit apartment building.
7700 N. Woodman Avenue	\$30.5 Million	New construction — Proposed five-story 239-unit apartment building (all dwelling units are reserved for senior housing, with 56 units reserved for low-income households).

SERVICE ENHANCEMENTS

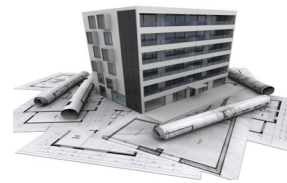


ADU Standard Plan Program

The Los Angeles Department of Building and Safety (LADBS) implemented the Accessory Dwelling Units (ADU) Standard Plan Program to provide LADBS customers a simplified permitting process for the design and construction of ADUs. The use of standard plans reduces time required for plan check resulting in faster permit issuance. Under the new program, plans are designed by private licensed architects and engineers to accommodate various site conditions. Plans are then reviewed and pre-approved by LADBS for compliance with Building, Residential, and Green Codes. When the applicant selects an approved ADU Standard Plan, LADBS staff will review site specific factors for the property, including compliance with the Zoning Code and foundation requirements. To learn more about the program, go to ladbs.org/adu/standard-plans-program. To see pre-approved ADU standard plans, go to ladbs.org/adu/standard-plans-program/approved-standard-plans.

All Affordable Housing Projects Now Accepted in ePlan

As part of the LADBS continuing efforts to streamline affordable housing projects, effective January 28, 2021, the LADBS has expanded the online plan review system (ePlan) to accept all affordable housing projects. This new enhancement allows for affordable housing projects to be submitted, reviewed, and permitted completely online. Customers can access this and other services through the LADBS website at www.ladbs.org. For information regarding which projects qualify as affordable housing as well as other affordable housing services, please visit the LADBS Affordable Housing webpage at www.ladbs.org/services/special-assistance/affordable-housing.



Supplemental Permit Applications Now Accepted in e-Plan



LADBS has expanded e-Plan to accept supplemental permit applications for plan revisions, deferred submittals, and early start foundation permits. This new feature accepts supplemental permit applications when the original permit application exists in ePlanLA. Supplemental permits do not apply to finalized permits or when a Certificate of Occupancy has been issued.

New Internal Reviews and Investigations Division

The LADBS has established a new Internal Reviews and Investigations Division (IRID) to promote and institutionalize accountability, integrity, and reliability. The IRID will serve as the initial point of contact and clearinghouse for any complaint relating to any misconduct by an LADBS employee. Complaints and investigations will be handled confidentially.



Additionally, the IRID will conduct independent reviews, audits, and evaluations of LADBS operations to promote effectiveness and efficiency, protect City assets, and ensure compliance with City rules and regulations.

LADBS is part of the City of Los Angeles, an organization with strong values of responsibility and integrity. The City Code of Ethics contains approved principles for public service in the Government of the City of Los Angeles. The City has guidelines for conducting business with the highest standards of ethics.

Anyone wishing to file a complaint or report any misconduct relating to an LADBS employee may do so at <https://ladbs.org/internal-reviews-and-investigations-division>.



The Department has a number of contracting needs for various abatements and professional services. The best way to locate opportunities to work with the City is to register your company on the Los Angeles Business Assistance Virtual Network (LABAVN) website at www.LABAVN.org. During or after registration, select any/all North American Industry Classification System (NAICS) codes that apply to

your company. Once registered, LABAVN will automatically send out email notifications when bid opportunities are posted that match your company's NAICS codes. The following is a list of upcoming solicitations LADBS plans to release on LABAVN, sorted chronologically

Please contact LADBS.ASD@lacity.org for more information

UPCOMING CONTRACT OPPORTUNITIES	ESTIMATED RELEASE DATES
<p><u>As Needed Information Technology (IT) Services:</u> Implementation, training, licensing, and operational support services to assist in the purchase and implementation of Bluebeam Revu and Studio Prime. Bluebeam will be used by City staff to collaborate in the review and approval of plans/documents and update existing systems with the results of those reviews.</p>	FY 21-22 Q1
<p><u>Permitting, Inspections, and Code Enforcement System:</u> To provide a consolidated permitting, inspections, and code enforcement system to replace existing legacy systems with a modern commercial-off-the-shelf systems or low-code platform-based solution.</p>	FY 21-22 Q1
<p><u>Microfilming, Indexing, imaging, and Digitizing Services:</u> To provide microfilming, indexing, imaging, and digitizing services. The work required under this RFP will include: processing and duplicating silver and diazo 16mm and 35mm microfilm; conversion services for paper, microfilm, and digital images; and indexing documents and images.</p>	FY 21-22 Q1
<p><u>Fencing Services:</u> To provide fencing of vacant properties at various locations throughout the City of Los Angeles. Qualified bidders must possess a valid C-13 Fencing License with the State of California.</p>	FY 21-22 Q2
<p><u>Graffiti Abatement:</u> To provide graffiti abatement services at various locations throughout the City of Los Angeles. Qualified bidders must possess a valid C-13 Fencing License with the State of California.</p>	FY 21-22 Q2

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