

# L.A. BUILDING & SAFETY NEWSLETTER

QUARTERLY - ISSUE #27 | JANUARY 2021



## Year-To-Date Statistical Comparison

Second Quarters 2019-20 & 2020-21

Construction Indicator	FY 2019-20 FYTD - Q2	FY 2020-21 FYTD - Q2	% Change	FY 2020-21 Budget Projections
Building Permit Valuation	\$2.6 Billion	\$1.5 Billion	-42%	\$6.3 Billion
Number of Permits	46,928	36,143	-23%	142,000
Number of Plan Checks	22,087	16,349	-26%	65,000
Inspections Performed	271,353	226,101	-17%	935,000

## Affordable/Supportive Housing Projects

Permitted between October 1, 2020 and December 31, 2020

Project Address	Project Affordable/Supportive Housing Units *
456 W. 9th Street, San Pedro	36 very low-income units; 54 low-income units; Valuation - \$31 million
6940 N. Owensmouth Avenue, Canoga Park	4 extremely low-income units; 12 low-income units; 64 moderate income units; Valuation - \$11.6 million
4200 W. Pico Boulevard, Mid-City	7 very low-income units; 46 low-income units; Valuation - \$15.9 million
569 W. 6th Street, San Pedro	48 extremely low-income units; Valuation - \$3.1 million

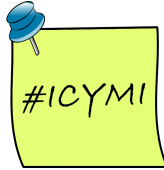
## LA'S Top 5 Construction Projects

Based on Construction Valuation

Permitted Between October 1, 2020 and December 31, 2020

Project Address	Construction Valuation	Project Description
744 S. Figueroa Street	\$235.0 Million	New construction—Proposed 41-story, 438-unit mixed-use apartment and retail building.
300 World Way Terminal 3	\$137.2 Million	Alteration to Terminal 3 — Major architectural and structural alterations to the satellite portion of Terminal 3.
2528 S. Grand Street	\$60.0 Million	New construction—Proposed seven-story 296-unit residential and mixed-use building
5935 W. Pico Boulevard	\$37.8 Million	New construction—Proposed seven-story 123-unit mixed-use apartment and retail building (13 dwelling units are reserved for extremely low-income households).
1630 N. Schrader Boulevard	\$37.2 Million	New construction—Proposed seven-story 152-unit mixed-use apartment and retail building.

# SERVICE ENHANCEMENTS IN 2020



## IN CASE YOU MISSED IT...



### Affordable Housing Section

LADBS established the Affordable Housing Section on July 1, 2020 to focus on affordable housing development projects, in accordance with Mayor Eric Garcetti's Executive Directive 13 - Support for Affordable Housing Development and Executive Directive 24 - Building "A Bridge Home" as well as California State Senate Bill 330. The Affordable Housing Section expedites the permitting process for affordable housing development projects by streamlining and providing flexibility in the submittal procedures. The dedicated Affordable Housing Section aims to provide quicker turnaround times and tracking of affordable housing and homeless shelter projects. Since its launch through December 2020, a total of 143 housing projects have been submitted to this new section. For more information, please click here: ([Affordable Housing Section](#))

### Virtual Inspection Program

LADBS implemented the Virtual Inspection (VI) Program to provide LADBS customers and inspection staff with an alternative to traditional onsite inspection. Under the VI Program, inspections are conducted through real-time video streaming. The VI Program is anticipated to reduce wait times, improve efficiency, and promote the health and safety of LADBS customers and staff. This new method aims to improve customer service with a more convenient and timely process. Currently, items that qualify under the VI Program include: Smoke/CO Detectors, Residential Photovoltaic Systems, Electric Vehicle (EV) Chargers, Water Heater, Electrical Panel, and HVAC Replacements, Temp Power Pole (CTS), Residential Solar Water Heating Systems, Patios/Decks, Demolitions and Sewer Caps, Reroofing, Window Replacements, Minor Pad Footings, Masonry Walls, Plumbing fixtures replacement, and Re-Inspections of Corrections. Since the VI Program inception through December 30, 2020, LADBS has successfully conducted 877 virtual inspections. For more information, please click here: ([Virtual Inspection Program](#))





## ePlanLA

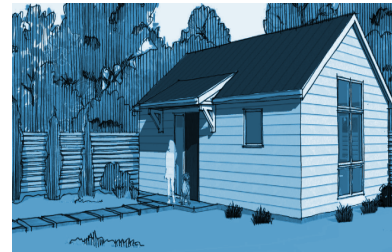
LADBS continues to develop and expand the scope of ePlanLA, the online plan review system. In 2020, a number of plan check categories were added to the list of plan check categories that can be submitted through

ePlanLA. Currently, online plan submittal is available for ADU conversion, tenant improvements, soft-story retrofit, fences, block walls, pools, patio covers, elevators, fire sprinklers, HVAC, plumbing, photovoltaic systems, and electrical systems.

Since its implementation, approximately 10,000 plans have been submitted through ePlanLA. LADBS is working on further expanding the ePlanLA scope. LADBS is collaborating with other City Departments to incorporate their approval process in ePlanLA. For more information, please click here: ([ePlanLA](#))

## Accessory Dwelling Unit Webpage

On August 1, 2020, the LADBS launched a dedicated Accessory Dwelling Unit (ADUs) webpage to provide guidelines, Code requirements, and permitting information regarding ADUs to encourage construction of additional dwelling units in the City. ADUs may be constructed in any zone that allows for residential use by right. Parking for a newly constructed ADU is not required when it is located within one-half mile walking distance of a public transit. Replacement parking is not required when covered parking is removed in conjunction with the construction of the ADU. ADUs are required to comply with all applicable Zoning, Building, and Residential Codes. ADU plans may be submitted online through ePlanLA. For more information, please click here: ([Accessory Dwelling Unit](#))



## Updates for Restaurants and Small Business Owners

LADBS recently uploaded a new flyer regarding the [Restaurant and Small Business Express Program](#) on the LADBS website. This Program facilitates the approval process for all restaurants and other small businesses such as retail shops, barber shops, nail salons. The LADBS goal is to assist new restaurants and small businesses to open on time and on budget. For more information regarding this Program, please go to [Restaurant and Small Business Express Program](#).

# CONTRACT OPPORTUNITIES



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](http://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](mailto:LADBS.ASD@lacity.org) for more information**

## UPCOMING CONTRACT OPPORTUNITIES

## ESTIMATED RELEASE DATES

**Bluebeam IT Services:** 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.

**FY 20-21 Q3**

**Technical Consulting Services for Local Enforcement Agency:** To provide expert scientific and technical consulting services pertaining to the operation and closure of solid waste facilities. LADBS is seeking the services of experienced, qualified consultants to support the City's Local Enforcement Agency.

**FY 20-21 Q3**

**Demolition Services:** To provide demolition services for vacant buildings at various locations throughout the City of Los Angeles.

**FY 20-21 Q3**

**Permitting, Inspections, & Code Enforcement System:** 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.

**FY 20-21 Q3**

### 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

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website at <https://ladbs.org> or call (213) 482-6755. LADBS Customer Service Code of Conduct is posted at:

**<https://ladbs.org/our-organization/messaging/customer-service-code-of-conduct>**