


**CITY OF LOS ANGELES**  
DEPARTMENT OF BUILDING AND SAFETY  
INTER-DEPARTMENTAL CORRESPONDENCE

Agenda Item No. 7

**DATE:** July 14, 2022

**TO:** Municipal Facilities Committee  07/14/2022

**FROM:** Osama Younan, General Manager, Department of Building and Safety

**SUBJECT:** **REQUEST FOR SPACE DEVIATIONS FOR 201 FIG PLAZA BUILDING - DEPARTMENT OF BUILDING AND SAFETY**

The Los Angeles Department of Building and Safety (LADBS) is requesting space deviations for the remodeling project on the 8<sup>th</sup> floor of 201 N Figueroa Street. The groups involved with this project include Structural Plan Check, Disabled Access Plan Check, Affordable Housing, and the Soft-Story Retrofit Program, which are all under the LADBS Permit and Engineering Bureau. Funding for the remodel will come from the Building and Safety Building Permit Enterprise Fund (48R) ["Enterprise Fund"] and will have no impact on the General Fund.

As part of the remodel project, LADBS requests to provide 8' x 10' workstations for all LADBS plan check staff on the 8<sup>th</sup> floor, to include the classifications of Office Engineer Technician and Structural Engineer Associate, and small offices for LADBS management staff housed on the 8<sup>th</sup> floor, to include staff in the classifications of Senior Structural Engineer, Building Civil Engineer, and Structural Engineer.

LADBS requests a deviation from the standard 8' x 8' workstation for all LADBS plan check staff in the project area based on the following issues:

- Plan check engineers may review large multi-page plans (some as large as 36" x 48" for high-rise buildings), which is difficult and inefficient in the standard 8' x 8' space.
- Inefficiency in reviewing these large plans will cause delays in the review process, which ultimately results in delays to customer project timelines and increased costs for large development projects.
- Requiring the use of smaller workstations than are needed to review large plans can cause clutter and hinder staff movement, which can increase the risk of injury to staff.
- The majority of plan check staff in the project area currently reside in 8' x 10' workstations or existing offices that provide sufficient space for plan check review of these large projects. Providing 8' x 10' workstations in the remodeled space maintains the current space provision for these staff.

LADBS requests a deviation from the standard 8' x 12' workstation for all LADBS management staff in the project area based on the following issues:

- Management staff routinely hold meetings with LADBS Executive Management that may involve sensitive information that needs to remain confidential.
- Management staff frequently need to discuss personnel issues, high-level

organizational and strategic issues, and other sensitive issues that require a secure, confidential space.

- Management staff review engineers work and need control of workspace to minimize distractions to maximize efficiency.
- All management staff that will reside in the project area currently reside in existing offices that provide the secure, confidential space they need for their work.

The proposed LADBS remodel plan includes eighteen (18) verification stations and two (2) conference rooms on the 8<sup>th</sup> floor. The verification stations are in an open, largely public area and will be used to meet with customers to review the findings of LADBS staff, including any required corrections. However, these verification appointments occur after LADBS staff have completed review of the large plans at their workstations, which provide the dedicated private space they need to complete their focused work. The conference rooms are expected to be in high demand by staff for meetings with developers, other city agencies, customers, and contractors, which precludes their use by LADBS management staff for their daily need for a secure, confidential workspace.

LADBS requests approval of these deviations to meet the described operational needs of our staff. If you have any questions, please contact Assistant General Manager Ana Mae Yutan at (213) 482-6703 or via email at [anamae.yutan@lacity.org](mailto:anamae.yutan@lacity.org).

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