

BEVERLY CENTER

PERMIT PROCESS OVERVIEW

As the submittal process for the City of Los Angeles is very unique & complex, Taubman has retained a local Permit Specialist for use by all Tenants to aide tenants with this complicated process. This expediting firm will work directly with each Tenant at no cost to the Tenant in order to facilitate submitting and obtaining the required Construction Permits from the local authorities having jurisdiction. Authorization needs to be given to the Permit Expeditor by each Tenant in order to manage this process. **Please Note: tenant will still responsible for payment of all plan review & permit fees imposed by each authority having jurisdiction.**

Permit Expeditor

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Special Considerations:

1. *OCA architects will perform a preliminary review of the permit/construction drawings prior to submitting to the city. OCA will return comments to architect and once all comments have been addressed, they will then submit to the various divisions of LADBS. The purpose of this review is to identify any obvious issues up front and minimize the amount of corrections/ resubmittals required during the overall permit process.*
2. *Any food use tenants that will also be serving alcohol, will need to submit for liquor license through (ABC) and also **alcohol entitlements** through the LADBS planning division. In all, the entitlement process can take anywhere from 3-5 months (using expedited path). Contact OCA architects for specific submittal requirements. **Please Note: Tenant may begin construction prior to receiving entitlement, but they cannot open for business (serving alcohol) without first obtaining.***
3. *Note: LADBS may allow you to pull mechanical, electrical, & plumbing permits immediately once each specific division has been approved. This would allow you to work until your first inspections.*

Overview:

Drawings must be submitted to the City of Los Angeles Dept. of Building & Safety for review & approval in order to receive your building permit and ultimately commence construction. This process typically takes **4-8 weeks** total for retail tenants and **8-12 weeks** for food use tenants & restaurants (from the date drawings are submitted to LADBS).

- Divisions of City of Los Angeles Dept. of Building & Safety (<http://ladbs.org/default>):
 - Planning Dept. (Alcohol Entitlements – Food use tenants)
 - Building Division
 - Bureau of Sanitation
 - Disabled Access
 - Fire Dept.
 - Green Building
 - Building/ Structural
 - Health Dept. (Food use tenants)
 - Mechanical Division
 - Electrical Division
 - Plumbing Division

Contacts:

Note: these contacts are subject to change. Tenant shall contact AHJ directly to confirm most current contacts (if required).

City of Los Angeles Department of Building & Safety:

General Information

213-473-3231

Note: you can also track plan review & approval status online via link below:

<https://www.ladbsservices2.lacity.org/OnlineServices/?service=plr>