

Bruce A. Miller & Associates, Inc.
A Land-Use Consulting Firm
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FIRM RESUME & QUALIFICATIONS

Bruce A. Miller and Associates is pleased to present, for your review, the following introduction to our firm including a brief description of available services and our fee schedule.

Formed as a sole proprietorship in October 1986, and incorporated in January 2000, Bruce A. Miller and Associates, Inc. utilizes the talents and expertise of a number of staff/consultants to provide timely, cost-effective services to its clients. The firm's principal, **Bruce A Miller**, was previously employed as a Senior Building Inspector with the City of Los Angeles for approximately nine years. For four of those years he was the supervisor of the Zoning Division within the Department of Building and Safety. His City employment experience, including his position as Building & Safety Representative to various City Commissions and Agencies, has contributed to his credibility. He possesses intimate knowledge of the City of Los Angeles Departments of City Planning, Transportation, Public Works, Water & Power, Fire, and Building and Safety. Mr. Miller's broad knowledge of development and land use processes, place him among the most sought after Land-Use Consultants in Los Angeles

Kira Miller joined the firm in 1998. Ms. Miller runs the day-to-day operations and oversees the process of each project. With over 20 years of experience processing architectural and structural plans; through the various regulatory agencies necessary to obtain permits, she is expressly familiar with the engineering permit process within the Department of Public Works. She participates in multiple development outreach groups with City and County staff. Ms. Miller is in charge of the affordable housing projects and works closely with HCID staff. As an expert in restaurant/grocery consulting Ms. Miller has been involved with opening over 100 grocery stores.

Christina Yee joined our firm in 2003. Ms. Yee is a California licensed Civil Engineer, a graduate of UCLA and an 18-year former City of Los Angeles Department of Building and Safety employee. She was the Disabled Access Engineer for the Department of Building and Safety prior to her departure. Ms. Yee has extensive knowledge of Title 24 Disabled Access Regulations, City policies, and the Federal Americans with Disabilities Act Accessibility Guidelines (ADAAG). Her experience also includes knowledge of the Los Angeles Planning and Zoning Code. As a former Los Angeles Building and Safety Commission Secretary and Staff Engineer, her working knowledge of Building and Safety codes, policies, procedures and her rapport with city staff make her an asset to this firm. In 2010 Ms. Yee passed the California State CASp exam and is now among a select handful of CASp in the State of California.

Ricardo Tres joined the company in December of 2020. Mr. Tres brings with him over 30 years of City service with extensive experience in the review of and processing of different types of construction projects. Mr. Tres is a graduate from California State Polytechnic University, Pomona. As a Case Manager for the Department of Building and Safety Mr. Tres facilitated meetings with different agencies of the City of Los Angeles bringing to the table the highest authorities of the City to address different scenarios and requirements. As a plan check engineer, he participated in the creation of the Methane Seepage Regulations, Division 71 of the Los Angeles Building Code. He participated in the creation of the Methane Mitigation Standard Plan as well. His experience also includes knowledge of the Los Angeles Planning and Zoning

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Code and regulations. During his career with the Department of Building and Safety he assisted in the creation and function of the Concierge program located at the public Counter to assist homeowners and the general public.

Ewa O'Neal joined our company in 2016 after 30 years of service with the City of Los Angeles Department of Building and Safety. Ms O'Neal is a graduate from Cal Poly Pomona and a California licensed Civil Engineer. During her career with the City of Los Angeles she was in charge of the Disabled Access Section for over 14 years and she was the first employee with the department to get her CASp certification. Ms O'Neal has extensive knowledge of Title 24 Disabled Access Regulations, City policies, and the current ADA standards, and Federal Americans with Disabilities Act Accessibility Guidelines (ADAAG). She also is a member of the ICC Accessibility Committee. Ms O'Neal still participates in many organizations regarding accessibility code, policies and continued education including CASI (Certified Access Specialist Institute) and ICC.

Terry Speth began working with Bruce A. Miller & Associates in 2005. Mr. Speth retired as a City Planner from the City Planning Department after nearly 27 years of service. His most recent assignment was in the Office of Zoning Administration, as an assistant to the Chief Zoning Administrator; previous assignments in that Office included supervision of the Zoning Research and Analysis Section and staffing the Board of Zoning Administration (now replaced by Area Planning Commissions). Mr. Speth also served for many years in the Community Planning division, where he oversaw administration of nearly a dozen specific plans in addition to his planning work. For two-and-one-half years he also served as Acting Secretary and Technical Advisor to the City Planning Commission. He has both a B.A. and M.A. Degree in Geography from California State University at Los Angeles and was a Ph.D. Candidate at the University of Wisconsin—Milwaukee.

Robert S. Holloway retired from the Los Angeles City Fire Department after 37 years of fire fighting and life safety experience. Mr. Holloway's focus the last 27 years has specifically been in the LAFD High Rise/Construction Services Unit which further enhanced his knowledge of and proficiency in Fire Code and Life Safety Systems. "Safety First" for the public and fellow firefighters has always been at the forefront of his philosophy. Mr. Holloway's experience includes certification in Regulation No. 4, and intricate knowledge of Fire Warning Systems, Smoke Control, Sprinkler, Standpipe, and Water Systems. He has served as a member of the State High Rise Committee, member of the LAFD Elevator Committee, certified in the Incident Command System for Los Angeles City, member of the LAPD Incident Command Team, and a liaison with FDNY High Rise Committee. He assisted in establishing the LAFD High Rise Unit, and Construction Services Unit involving Plan Checking & Life Safety Field Protocols. He is a co-author of several Fire Code and Training Bulletins regarding Asbestos, High Rise New Construction, Regulation No. 4 and Elevator Operations.

John E. Younghusband, P.E. is a graduate of the Architectural and Engineering Building Technology program, British Columbia Institute of Technology. Mr. Younghusband has over twenty years of code consulting and fire protection engineering experience. Mr. Younghusband specializes in developing creative code compliance solutions using his extensive knowledge of the building and fire codes, fire protection engineering science, and his strong relationships with Authorities having Jurisdiction throughout the Greater Los Angeles area. Mr. Younghusband is a licensed Professional Engineer in the branch of Fire Protection Engineering in the State of California. Mr. Younghusband is the author of the Smoke Management chapter of the Society of Fire Protection Reference/Answer Manual for the P.E. Exam in Fire Protection, 3rd Edition.

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Silvia Saucedo Is a Los Angeles based Attorney practicing for over 10 years in the areas of CEQA, land-use, development, eminent domain and general transactional real-estate. Ms. Saucedo was an executive to a major development company in Los Angeles. In this capacity she led the development team, managed the preparation of the environmental documentation and led the outreach strategy (community and political). Ms. Saucedo was the youngest Police Commissioner in the history of Los Angeles and the first Latina on the Department of Water and Power (DWP) Board

Liana Fernandez joined the firm in 1999. With over 20 years of permitting experience Ms. Fernandez processes the majority of the mechanical, electrical and plumbing plans for a wide variety of projects from tenant improvements to complete MEP systems for major high rise developments (and everything in between) She has developed excellent relationships with the mechanical and electrical plan check divisions of LADBS.

Courtney McAllister started as our receptionist in mid-2012. While Ms. McAllister was working as receptionist, she demonstrated exceptional organizational skills, knowledge of the projects, and City processes. In 2014 Ms. McAllister was promoted to processor, she handles the Green Building plan checks, project “clearances”, and the processing of tenant improvements plans. Ms. McAllister works closely with the Fire Department to confirm all projects meet the Hydrants & Access requirements. With almost 15 years of experience processing plans and learning procedures Ms. McAllister is an asset to any project

Jessica Roberts joined us in 2019 as our receptionist. Mid 2020 Ms. Roberts adapted to the ever changing office environment and now assists in the processing of plans and obtaining clearances. Jessica has an in-depth knowledge of the processes with the LA County Department of Public Works and specializes in projects processed through the County system.

Valerie Araya recently joined the office in 2022 as our receptionist. As reception she prepares spreadsheets, and coordinates plan check verification meetings and maintains the records management system.

Bruce A. Miller & Associates, Inc. possesses knowledge of applicable California Codes relating to development of commercial, industrial, residential and institutional projects. For over 34 years our services have included code consulting, permit processing, inspection coordination and final certificate of occupancy coordination for projects as small as single family dwellings and as large as the University of Southern California Medical Campus Master Planning and Construction. As necessary services vary from client to client, Bruce A. Miller & Associates, Inc.’s staff are assigned to projects based on anticipated needs or as required by the local municipal enforcement agencies.

Additionally a select number of part-time associates can be activated if certain expertise that they possess can be utilized at a maximum cost-effectiveness on a project-by-project basis. The expertise of these part-time associates includes land/use planning, disabled access solutions, Water & Power requirements, etc.

Services that Bruce A. Miller and Associates provide can generally be described as coordination advisor to the developer/owner. Services normally include:

- Analysis of development and land use potential of identified sites for proposed projects, including zoning, building code and other restrictions on the site.
- Attendance at pre-development and construction meetings to determine processes necessary to alleviate unnecessary delays;

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- Utilization of computer fluency which allows for clear and concise applicable historical data listings, computer-generated permit/plan check status listings, responsibility assignment logs, as well as other inspection or engineering-related record-keeping formats enabling expeditious project close-out. Tailored listings and logs unique to each project may be created as required.
- Processing and advising on Land-Use entitlements.
- Building Permit processing including coordination of issuance of Certificate of Occupancy, if applicable;
- Permit processing including establishing reasonable bond amounts, coordination of field compliance and "as-built" submittals, and exoneration of bonds in a timely manner;
- Review of plan/site documents prior to submittal to agencies (to insure completeness and correctness);
- Coordination of on-site and off-site inspections with appropriate City staff (Building & Safety, Fire Department, Transportation, Public Works, etc.); and,
- Processing modification/variance requests to Commission or Council level (if unable to secure administrative approval).
- Land supply and redevelopment studies.
- Analyze parking requirements for existing and proposed buildings to ensure compliance with current codes and maintenance of non-conforming parking rights
- Provide expert witness as it pertains to Los Angeles City codes which regulate development.

Bruce A. Miller and Associates possesses the ability to assist the owner, architect, or law firm (whoever is the established team leader) or to take the initiative in determining the necessary entitlement aspects which will allow the construction, use, and maintenance of a particular project and acting upon those determinations.

The fees for such services range from \$100.00 to \$450.00 per hour per the following schedule:

Principal as Expert Witness (court/deposition)	\$450.00
DWP Processing	\$375.00
Principal	\$300.00
Senior Planning/Building Staff	\$250.00
Senior Processor	\$200.00
Research Analyst	\$175.00
Clerical/Messenger	\$100.00

Some clients who Bruce A. Miller & Associates is currently assisting or has been involved with are:

Affirmed Housing

Multiple 100% affordable housing projects in LA City and LA County

Assisted Living Facilities

Holy Hill - Conversion of the existing office building to assisted living facility Final Parcel Map

St. John of God - Entitlements for assisted living center and Alzheimer's unit

Sunrise Assisted Living - Permit coordination and land use entitlements

Buckley School

Entitlement coordination, Permit processing of 4 new buildings, Inspection coordination

California Plaza

Phase 2A - 57 Story 1.4 million square foot office with related plaza (water court) including bridge over Olive Street

Phase 2B - 23 Story apartment

Phase 2C - 17 Story Intercontinental Hotel

Cedars Sinai Medical Center

New medical office building and off-site improvements

Century Industrial Development

4 Story office / storage / parking building (approximately 400,000 square feet)

Century Plaza Hotel & Spa

Renovation and construction of new spa area

Children's Hospital Los Angeles

Development coordination of new 5 Story research building

Conquest Student Housing

Code consulting and permit processing for various multi-family housing projects.

Counter Burger

Permit processing, code consulting, CUP processing for multiple locations

CIM

New 22 story mixed use apartment building in Hollywood

New 33 story apartment building with 6 story parking garage with amenity deck

Equity Office

Permit processing, code consulting, and inspection coordination

Structural retrofit of concrete non ductile building

Five Chairs

Permit processing, code consulting, and inspection coordination for multiple hotel projects

GLJ Partners

Stella: 244 residences, 9,000 square feet of ground floor retail space, and a collection of resort-style amenities.

Greystar

Amp Lofts - Permit processing, code consulting for mixed use
Weddington - Permit processing, code consulting for mixed use
Cobalt - Permit processing, code consulting for mixed use
7500 Sunset - Permit processing, code consulting for mixed use

Harvard/Westlake School (middle and upper schools)

Entitlement coordination, building code consulting, and inspection coordination

Homart Development

Wilshire Landmark I & II - 2 high-rise office buildings

Holland Partners

22 story mixed use residential building with 3 levels of subterranean parking

Highridge Partners

Focused due diligence research for purchase of numerous large existing commercial projects

JMB/Urban

Century City high-rise office building (1999 Avenue of the Stars)
Planned 2 million square foot office complex in Warner Center
Constellation Place (38 Story high rise building in Century City)

Kaiser Permanente

West Los Angeles Campus - EQ Repair & Rebuilding of Parking Structures, Alley Vacation
Site Master Plan
Harbor City Campus - Site Master Plan, Medical Office Building Addition, Telecommunications
Franchise, Complete Off-site Repair & Improvement Program, Parkview Medical Office
Building Replacement
Sunset Campus - Numerous Projects
Simi Valley - Entitlements for New Medical Office Building
Sherman Terrace - Permit & construction coordination for change of use from office to Mental
Health Facility
North Hollywood - Complete entitlement coordination for new Regional Medical Lab Facility
Baldwin Park - Permit & construction coordination for new medical office building
Watts Health Pavilion - Permit & construction coordination for new medical office and childcare
center

Los Angeles Country Club

Architectural/structural and health department changes for their kitchen remodel.

Los Angeles Marriott

New 23 story Hotel

Meta

Warner Center - New affordable housing project (2 phases) 301 residential units
Washington – 4 Story mixed use building
Florence – 160 unit apartment building

Merlone Geier

NoHo West - New mixed use retail center

McCathy Cook

Lumen - Renovation and addition to two high-rise towers

Nordstrom

Architectural/structural changes and store planning for various Los Angeles locations

Occidental College

Keck Theater Complex
Campus renovation
Swan Hall
Johnson Hall
AGC

Oxford Capital Partners

Godfrey Hotel - New 8 story hotel

Otis College of Art & Design

Complete entitlement process and permitting for relocation of campus to Westchester
40,000 Square foot new gallery building (Otis 2)

PATH

Conversion of office building to temporary shelter / training facility

Playa Vista

Assisted in entitlement coordination with emphasis on grading issues

Public Storage

Jefferson - 4 story self storage building, 25 split system
Olympic - New 4 story self storage building
Pico - Complex 90,000 square foot four-story climate-controlled storage facility
Code consulting on numerous other projects

Regency Development

Completion of high rise acquired during construction and fire life safety survey of 4 additional high-rise office buildings

Related Companies

Residential developments throughout the City of Los Angeles.

Riviera Country Club

Entitlement coordination & permit processing for \$5 million renovation project

Security Pacific Development Company

3 Story 185,000 square foot retail development

Skid Row Housing

Multiple 100% affordable housing projects in LA City and LA County

Smart & Final

Multiple stores across California, Arizona, Nevada, Oregon and Washington.

Tenant Improvements of approximately 28,000 square feet.

Assist the Construction and Real Estate Departments in the tracking of the construction schedule.

South Park LLC

Building code consulting and permit processing for 3 high rise condominium towers

Southern California Edison, various Southern California locations

Assisted in divestiture program

St. Vincent Hospital/Institute Plaza

3rd Street Pedestrian Bridge at Lake Street

Staples Center

Complete entitlement processing for all accessory parking facilities including coordination of a subdivision map

Assisted ownership and the Community Redevelopment Agency in the relocation of key displaced businesses

Starfield Golf

Multi-story golf driving range and associated recreational facilities in the Harbor Gateway area

Summit Group

Focused due diligence research for purchase of large existing commercial projects (reports transmitted through The Freeman Group)

Telecom Projects

800 South Hope Street - Code consulting, permit processing and coordination with City staff

1200 West 7th Street - Tenant Improvement (including mechanical, electrical, and plumbing)

Carrier Center: - Convert existing building to predominantly telecom

Terminal Annex - Convert existing building to predominantly telecom

Trammell Crow Residential

Code consulting and permit processing for multiple large residential complexes in Southern California.

University of Southern California

University Park Campus - Parking pool
School of Cinematic Arts - 3 phases
Medical Campus parking pool
Neurogenetics Institute - 6 Story Complete entitlement coordination of multi-story, multi-structure office development
Internationally Themed Residential Hall - New student dormitory
Annenberg – New 4 story communication building
Verna and Peter Dauterive Hall – New 6 story Social Science building
Health Care Consultation Center – New 7 story medical office building
Fire Station – New LAFD station
Michelson Center of Convergent Bioscience – New 4 story office research and laboratory building with basement
Norris Healthcare Consultation – New 7 story medical office building for cancer research

University of California, Los Angeles

3 Story 26,000 square foot off-campus credit union including Department of Water & Power utility relocations

Urban Retail Properties (Constellation Place)

Development coordination and permit processing of a new 35 Story 700,000 square foot office building in Century City.

Westfield Century City

Coordination of permits and code consulting for base building expansion and tenant improvements

Westfield Topanga

Coordination of permits and code consulting for base building expansion and tenant improvements

Westport Properties

Multiple storage facilities

Wood Partners

Alta Warner Center – Mixed use 5 story apartment building
8th & Hope – 22 story multi-family residential high-rise over 6 level of partial subterranean parking with ground floor amenities
Alta 5550 Hollywood – New mixed use apartment building
5750 Hollywood – New mixed use apartment building

Other project descriptions available upon request.