



MIKE BONIN

City of Los Angeles
Councilmember, Eleventh District

September 21, 2017

Los Angeles City Council
Information, Technology, and General Services Committee
Councilmember Monica Rodriguez, Chair
Councilmember Mitch O'Farrell
Councilmember Bob Blumenfield

Re: 1611 South Beloit Avenue / Sale of Surplus Property (Council File No. 09-0914)

Dear Honorable Councilmembers,

In 2009, City Council initiated the surplus sale process for Municipal Off-Street Parking Lot No. 654 located at 1611 South Beloit Avenue (APN 4261-007-900). As part of this process, the Department of General Services completed a Class A appraisal of the property on December 7, 2016. The appraisal valued the site at \$1,230,000.

1611 South Beloit Avenue is located directly north of 11216 West Santa Monica Boulevard, which is currently improved with a gas station and accompanying convenience store. The gas station is owned by Quattro SM/Beloit Partners, LLC. Quattro has expressed interest in acquiring 1611 South Beloit Avenue for \$1,848,000 - well above the appraised value - and proposes to build a mixed-use project on the combined 1611 South Beloit Avenue and 11216 West Santa Monica Boulevard sites. The project would include affordable housing units on-site, which would benefit and enhance the surrounding community and help address Los Angeles' housing crisis.

The City has an opportunity to leverage the funds generated by this sale to support innovative initiatives designed to directly benefit residents' and businesses' quality of life. In consultation with LADOT, my office has been working to craft the Street Sweeping Notification Pilot Project, which will help residents by reducing their exposure to unfair parking tickets and allow people to park on a street after it has been swept. In addition to this program, the City is in need for a full parking citation rate and policy study, which will allow for the "right-sizing" of parking tickets. Both of these projects are critical to ensure that City Hall has Angelenos' backs when it comes to parking violations.

Therefore, I respectfully recommend that the proceeds from the sale of 1611 South Beloit Avenue be directed towards these worthy projects, as well as the Citywide Affordable Housing Trust Fund, which supports the creation of desperately needed affordable housing. I ask that the

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Information, Technology, and General Services Committee recommend that the City Council direct the following process regarding the proceeds from the sale of 1611 South Beloit Avenue:

- A. Increase the 2017-18 Lease and Rental Fees Revenue line item within the Special Parking Revenue Fund (SPRF) by \$1,848,000.
- B. Declare an additional surplus for Fiscal Year 2017-18 of \$1,848,000 within the Special Parking Revenue Fund and instruct the Department of Transportation, and authorize the Controller, to transfer \$1,848,000 from the Special Parking Revenue Fund Available Cash Balance to the Reserve Fund.
- C. Appropriate from the Reserve Fund \$1,848,000 to the following departments, funds and accounts:
 - a. A total of \$67,250 to the Department of Transportation, Department 94, Fund 100, Account 003040, Contractual Services for implementation of the Street Sweeping Notification Pilot Project (C.F. 15-1449);
 - b. A total of \$108,000 to the Department of General Services, Department 40, Fund 100, Account 003040, Contractual Services for implementation of the Street Sweeping Notification Pilot Project (C.F. 15-1449);
 - c. A total of \$219,840 to the Information Technology Agency, Department 32, Fund 100, Account 003040, Contractual Services for implementation of the Street Sweeping Notification Pilot Project (C.F. 15-1449);
 - d. A total of \$177,758 to the Bureau of Street Services, Department 86, Fund 100, Account 001010, Salaries, General for implementation of the Street Sweeping Notification Pilot Project (C.F. 15-1449);
 - e. A total of \$375,152 to the Department of Transportation, Department 94, Fund 100, Account 003040, Contractual Services for implementation of a parking citation rate and policy study (C.F. 15-1450-S1); and
 - f. A total of \$900,000 to the Affordable Housing Trust Fund, Fund 44G.

Thank you.

Regards,



MIKE BONIN

Councilmember, 11th District