

HOUSING COMMITTEE REPORT relative to designating the City-owned property at 11010 Santa Monica Boulevard (Lot No. 748) as an Affordable Housing Opportunity.

Recommendations for Council action:

1. DESIGNATE the municipal parking lot at 11010 Santa Monica Boulevard (Lot 748) as an Affordable Housing Opportunity pursuant to City Administrative Officer review and analysis.
2. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to release a Request for Proposals to select qualified developers for the disposition and development of 11010 Santa Monica Boulevard, a real estate asset owned by the City of Los Angeles and currently operated as a municipal parking lot by the Los Angeles Department of Transportation (LADOT).
3. INSTRUCT the General Manager, HCIDLA, or designee, to report with recommendations regarding the selection of a qualified candidate from the RFP.

Fiscal Impact Statement Submitted: The Municipal Facilities Committee (MFC) reports that there will be no immediate impact to the General Fund. Any future impact is unknown at this time but will be transmitted to Council once that information is determined.

Community Impact Statement: None submitted.

Summary:

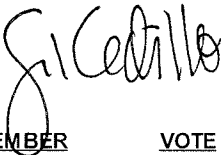
On January 23, 2019, your Committee considered an October 30, 2018 MFC report relative to designating the City-owned property at 11010 Santa Monica Boulevard (Lot No. 748) as an Affordable Housing Opportunity. According to the MFC, in June 2018, Council approved a Motion (Council File No. 09-0420-S1) requesting that the City Administrative Officer (CAO), with the assistance of other City Departments and the Los Angeles Homeless Services Authority (LAHSA), evaluate the City-owned site at 11010 Santa Monica Boulevard as a potential site for supportive housing, affordable housing, or "A Bridge Home" shelter program. If the property was determined to be suitable for any of these uses, the CAO was instructed to coordinate with other Departments and the Council office to determine the best use for the site and identify the procedures and funding sources needed to proceed.

The lot size is approximately 10,241 square feet. Sites for the "A Bridge Home" shelter program are at least 20,000 square feet in order to cost-effectively provide services to shelter residents, so this parcel was eliminated from consideration. The property is currently operated by LADOT as Lot No. 748. There are 24 parking spaces on site and the lot operates at 94 percent peak occupancy on weekdays and 2 percent occupancy on the weekends. The LADOT is recommending that the public parking be replaced within any new private development. A Preliminary Title Report provided by the Department of General Services (GSD) indicated that there are several easements on the property. Initial review indicates that due to their size and location, these easements should not have a significant impact on future development, but further review is recommended. A Planning Analysis provided by the Department of City Planning

(DCP) has indicated that the site is on a major commercial street (Santa Monica Boulevard) with alternate access from an alley. It is located within the West Los Angeles Transportation Improvement and Mitigation Plan area. The site is flanked by a five story office building on the west and a collision center/auto body repair shop on the east. The General Commercial land use designation and C2-1VL-O zoning allows for residential and commercial uses. The site could support 27 units by-right and, under the Transit Oriented Communities Program, up to 51 units if the project consists entirely of restricted affordable units. This preliminary analysis supports a recommendation by the CAO that the site be used for affordable housing. The site is within a mile of a Veteran's Administration (VA) medical center, a VA regional benefit office, and offices of other homeless service nonprofits. Due to this proximity, this location would be an especially good site for permanent supportive housing for homeless veterans or other very low income populations. After consideration and having provided an opportunity for public comment, the Committee moved to approve the recommendations contained in the MFC report and detailed in the above recommendations. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
KREKORIAN:	ABSENT
HARRIS-DAWSON:	YES

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1/23/19

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**