

CRIS LIBAN  
PRESIDENT

SELIKA TALBOTT  
VICE PRESIDENT

JAZMIN ORTEGA  
DOUGLAS TOHOM  
VIGGEN DAVIDIAN  
ERIN PAK  
RAYMOND REGALADO

JASMIN SAN LUIS  
ACTING COMMISSION EXECUTIVE ASSISTANT



**KAREN BASS**  
MAYOR

100 S. MAIN STREET, 10<sup>th</sup> FLOOR  
LOS ANGELES, CA 90012

LAURA RUBIO-CORNEJO  
GENERAL MANAGER

**# 3**

**MINUTES**  
**MARCH 14, 2024**  
**10:00 AM**

**CONVENED**

The Board of Transportation Commissioners convened a regular meeting on Thursday, March 14, 2024 at 10:08 AM in Los Angeles, CA.

**ADMINISTRATIVE ITEMS**

**ITEM NO. 1 – WELCOME**

President Liban called the meeting to order and welcomed all those present noting that those wishing to testify before the Board must fill out a speaker's form. He informed the audience that if anyone is a registered lobbyist, City ordinance requires that it should be indicated on the speaker's form.

**ITEM NO. 2 – ROLL CALL**

Present: Commissioners Cris Liban, Douglas Tohom, Vigen Davidian, and Raymond Regalado; Jay Kim, Assistant General Manager (AGM); and Michael Nagle, Deputy City Attorney and Kevin Dufner, Deputy City Attorney (DCA)

Absent: Commissioners Jazmin Ortega, Selika Talbott, and Erin Pak

**ITEM NO. 3 - MINUTES**

Commissioner Davidian moved, seconded by Commissioner Tohom to approve the Minutes of February 8, 2024. Unanimously APPROVED.

**ITEM NO. 4 – COMMISSION BUSINESS**

Commissioner Tohom reported that he and Commissioner Davidian met with Ken and some staff to go over the roles and responsibilities of this Commission.

Commissioner Liban echoed Commissioner Tohom's report, congratulated and thanked Ken Husting and Kevin Dufner for a great orientation session, and encouraged the other Commissioners who have not attended a session to do so.

## **ITEM NO. 5 – COMMUNICATIONS**

No communication reported.

## **ITEM NO. 6 – GENERAL MANAGER’S REPORT**

Jay Kim, Assistant General Manager – Mobility Management, shared the following information:

- Two new Assistant General Managers (AGMs) joining the executive team: Kevin Minne will oversee accounting, budget, and risk management effective March 11<sup>th</sup>; and Yesenia Arias will be the Chief of Staff and will oversee the Equity and Performance Group effective April 8<sup>th</sup>.

Comments were provided.

- Commissioner Liban welcomed the new AGMs, and added that hoped to meet with them at some point.
- AGM Kim acknowledged Commissioner Liban’s request to meet them and will arrange for a meeting.

## **NEIGHBORHOOD COUNCIL COMMENT**

There were no comments.

## **PUBLIC FORUM**

A comment was taken.

## **CONSENT ITEM**

### **ITEM NO. 7 – Recommend Approval of the Application of Agape Care Medical Transportation, Inc. dba Agape Care Medical Transportation, Inc. for Two Unrestricted Non-Ambulatory Passenger Vehicle Permits**

Commissioner Tohom moved, seconded by Commissioner Davidian to approve Item No. 7. Unanimously APPROVED.

## **ACTION ITEM**

### **ITEM NO. 8 – Proposed Redevelopment of Municipal Parking Lot No. 691 in Koreatown**

Diego De La Garza, Project Assistant - Parking Facilities Division, presented the report.

Questions and answers were provided.

- Commissioner Tohom brought to the attention of the Commissioners that he reached out to LADOT staff Ken Husting and received clarification that the action item is to allow this lot to be in an RFP, and that this item will come back to this Commission once it is ready to enter into the next phase. He asked Mr. De La Garza if there has been current discussion on where the proposed facility will be built, onsite or offsite.
- Mr. De La Garza confirmed that there has not been any current discussion and that at this point, it is included in the RFP and can discuss once the RFP goes out and have conceptual plans.
- Commissioner Tohom asked if there is consideration to not replace the parking and just have the affordable housing on the lot.
- Mr. De La Garza stated that there would be replacement parking and if the Commission wanted to change it that would be the Commission's discretion.
- Commissioner Liban asked if staff's recommendation was to have replacement parking integrated into the development.
- To be clear, Mr. De La Garza stated that replacement parking was discussed with the council office and they were in agreement.
- Commissioner Davidian asked if the replacement parking would be in addition to what will be required for the development.
- Mr. De La Garza responded that it would be part of the requirement for the development through the RFP, and currently, there is no RFP written so there is no requirement to build any parking at this time.
- Commissioner Davidian asked to clarify if whatever parking is required for the development itself that it would be separate from the 65 replacement.
- Mr. De La Garza confirmed Commissioner Davidian's statement was correct.
- Commissioner Liban asked what the next steps are that will come back to the Commission for approval.
- Mr. De La Garza explained the next steps: RFP goes out; find a developer; conceptual plans; and after conceptual plans are developed, it will come back to the Commission for the agreement.
- Commissioner Liban stated for clarification that all the other properties that we own will not be relinquishing ownership.
- Mr. De La Garza confirmed that we are not relinquishing ownership of this property and that we are creating an agreement to have affordable housing developed and replacement parking will be under LADOT and this Commission's oversight.
- Commissioner Liban briefly mentioned the CEQA process that will come back to the Commission for consideration.
- Mr. De La Garza confirmed Commissioner Liban's statement about the CEQA process was correct, and that it will be part of the agreement that will come forth.
- Mr. Husting further clarified that there will be conceptual design plans but there may be an exclusive negotiation agreement that may come to the Commission before hand.
- Commissioner Liban asked if there are considerations for temporary parking during the construction for those who will be displaced from the property.

- Mr. De La Garza stated how it is not part of the RFP to have replacement parking during construction and briefly mentioned the planned arrangements that can be used as replacement parking during construction of the project.
- Commissioner Liban asked if there will be some awareness campaign to let the public know what is available.
- Mr. De La Garza confirmed that there will be some awareness and currently, there are 62 permit holders that staff will have discussions with to let them know what their options are.
- Mr. Husting clarified that there is not enough parking spaces at the other lot to redirect everybody, only partial capacity, and others will have to go to private lots.
- Commissioner Tohom asked if there was an option or a process for monthly permit holders and if an annual renewal, just do not renew the permit once the construction begins.
- Mr. De La Garza explained how it is a monthly permit and renewed on a month to month basis and reassured that there will be conversations with the permit holders to help them make a decision.
- Commissioner Davidian mentioned it is within walking distance of the Metro Station and that this should be in a TOD, transit orient development, area.
- Mr. Husting stated that many times affordable housing, especially in a TOD, the parking for the residents may be waived or significantly reduced, and not sure what the parking will be for the upcoming development.
- Commissioner Regalado asked to clarify who is taking advantage of these permitted parking spaces and how they may be impacted if residents.
- Mr. De La Garza described how the area is one of the most dense neighborhoods in Los Angeles and in the entire nation with commercial zones, small business, restaurants, other types of businesses, people drive to work, a lot of people with permits who only use it for the day time, and residents that use it in the evening.
- Mr. Regalado asked what the economic background is for the area.
- AGM Kim described it as being in the Koreatown area, dynamic place, a lot of diverse needs, have a great public transit access but there is still a great demand for parking, and added that it is temporary just for the construction.
- Mr. Husting added how the area is becoming more popular and widely known in terms of economic activities.
- Commissioner Liban reiterated that the ask of the Commission was to include this in the RFP with some provisions and added that perhaps work with the developer to reduce some of the challenges discussed.
- Mr. Husting asked to clarify if the Commissioner was asking about replacement parking during construction.
- Commissioner Liban stated that both during the construction and for the regular lot as it was not clear in the report if asking for all 65 spaces.
- Mr. Husting stated that it was implied that it is the full 65 spaces for replacement parking.
- Mr. De La Garza added that it is full replacement of the 65 parking spaces.

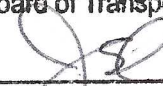
- Commissioner Liban asked to clarify three options for the Commission: 1) move the item as is; 2) get staff to work with the developer in terms of what construction mitigation for impacted permit holders are; and 3) discuss or include now a requirement to have it included as part of the item.
- Commissioner Regalado expressed his only concern that if there is a use by residents for the lot, will they still have the ability to park some place else being that it is densely populated.
- Mr. De La Garza stated that it is densely populated and discussed the number of commercial lots within a quarter of a mile of our lot and compared the price of those lots to that of our lots.
- Commissioner Liban entertained a motion to accept the report as is, and for any mitigation measures as discussed on construction parking to be discussed at some point in the future.

Commissioner Davidian moved, seconded by Commissioner Tohom to accept the report as is. Unanimously APPROVED.

**ADJOURNMENT – PURSUANT TO GOVERNMENT CODE SECTION 54956.7**

With no further business to come before the Board, Commissioner Tohom moved, seconded by Commissioner Liban to adjourn the meeting. Unanimously APPROVED.

The meeting adjourned at 10:38 AM.

Approved: 5/9/2024  
Board of Transportation Commissioners  
  
Commission Executive Assistant