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VICE PRESIDENT

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GENERAL MANAGER

**# 3**

**MINUTES  
November 13, 2025  
10:00 AM**

**CONVENED**

The Board of Transportation Commissioners convened a regular meeting on Thursday, November 13, 2025 at 10:02 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 Douglas Tohom, Cris Liban, Vigen Davidian, Raymond Regalado, David Marquez, and Nicole Nicholas; Tomas Carranza, Assistant General Manager; Deputy City Attorneys (DCA) Michael Nagle and Kevin Dufner

Absent: Commissioner Juan Solorio

**ITEM NO. 3 - MINUTES**

Commissioner Davidian moved, seconded by Commissioner Liban to approve Minutes of October 9, 2025. Minutes APPROVED. Commissioner Nicholas abstained as she was not in attendance.

**ITEM NO. 4 – COMMISSION BUSINESS**

Commissioner Liban welcomed newly appointed Commissioner Nicole Nicholas.

Commissioner Nicholas gave introductory remarks and shared her background and experience.

## **ITEM NO. 5 – COMMUNICATIONS**

None

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

AGM Carranza mentioned that at the last meeting, a high-level overview of LADOT’s preparations for the 2028 and Paralympic Games was provided. He reported on the following items:

- October 17<sup>th</sup> - Mayor Bass hosted an event celebrating 1000 Days Out from the Games and the release of Executive Directive 16 (ED 16), which outlines the City’s preparation vision, focusing on “Games for All” approach. Key highlights of ED 16 include:
  - Maximizing the use of City facilities including historic locations, theaters, parks, libraries, and parking lots
  - Streamlining City review and project development processes
  - Workforce development and local hire objectives
  - Accessibility and exclusivity goals
  - Infrastructure acceleration
  - ED 16 aims to accelerate transportation projects by streamlining the City permitting requirements in the lead up to the games
  - Guiding objective of ED 16 is to use the 2028 Games as a catalyst to improve City infrastructure so it presents an opportunity for investments in the City’s public spaces and increase accessibility and enhancements to our mobility network
  - 2028 Games are meant to be a transit-first experience to highlight the tremendous growth of and investments made to the LA public transportation system
  - Mayor’s Office of Major Events started to convene working groups of City departments to deliver planning, operations, and legacy initiatives related to the games. Working groups include an operations working group and a games mobility working group.

AGM Carranza confirmed that he will continue to provide more specific updates at future meetings. These updates will include details on which improvements the City is actively designing for construction by 2028, as well as the plans for funding those improvements.

## **NEIGHBORHOOD COUNCIL**

A comment was provided.

## **PUBLIC FORUM**

None

President Liban announced that the agenda items will be taken out of order to avoid the risk of losing a quorum. The Consent Item will be taken first, the Action Item second, and the Informational Item last.

## CONSENT ITEM

### **ITEM NO. 8 - Recommend Approval of the Reassignment of Two Unrestricted Non-Ambulatory Passenger Vehicle Permits from MedQuest Medical Transport, Inc. to the New Owners of MedQuest Medical Transport, Inc. Due to a Sale of All Assets and Approval of One Additional Unrestricted Non-Ambulatory Passenger Vehicle Permit**

Commissioner Tohom moved, seconded by Commissioner Davidian to approve Item 7. Unanimously APPROVED.

## ACTION ITEM

### **ITEM NO. 9 – Final Vote on Recommended Approval of Published Taxi Meter Rate Adjustments and Surcharges**

Jarvis Murray, Commercial Rideshare and Mobility Administrator, presented the report.

Commissioner Tohom moved, seconded by Commissioner Davidian to approve Item 9. Unanimously APPROVED.

## INFORMATIONAL ITEM

### **ITEM NO. 7 – Larchmont Lots 694 and 732 Update**

President Liban stated that this is an informational item and there will be no vote on this item.

Emma Howard, Director of Community Development and Planning, for Councilmember Hugo Soto-Martinez, was present. She addressed the Board on behalf of the Councilmember and provided an update on Larchmont Lots 694 and 732 as follows:

- The time extension given from last month's meeting to engage with the community led to an extremely successful roundabout reach.
- The Council Office heard from key stakeholders, organizations, and associations.
- A number of news stories in local press have covered the issue in depth.
- The Council Office was able to present to the Greater Wilshire Neighborhood Council Planning and Land Use Management Committee, a very well attended meeting, which included a representative from the Larchmont Properties Limited.
- Received at least 446 individual public comment emails most of which have been shared with the Commission.
- Input was very clear with the exception of two emails in support of the ground lease. The community is unanimously opposed to the leasing of Lot 694. Councilmember Soto-Martinez is therefore also opposed.
- The Council Office understands that removing Lot 694 from consideration still means there will still be more to come regarding Lot 732 and the public parking situation in Larchmont.

- The Councilmember is willing to support the Commission and LADOT staff as we work to preserve that lot as a public lot or find other accommodations. He looks forward to making those decisions transparently and in partnership with the Larchmont community as well.

Questions and answers were provided.

- Commissioner Liban asked if there are options for the farmers market outside of the parking lot.
- Ms. Howard shared an update about the possibility of moving the farmers market based on her conversations with Mr. Husting and the farmers market. While there are opportunities to relocate the market, it is not the community's preferred option, and moving the farmers market would also have additional costs that need to be considered.
- Commissioner Liban asked if there are additional outreach planned.
- Ms. Howard described how they are consistently in contact with the communities and Larchmont, and felt their system is working and anticipate they will continue to be in the same kind of dialogue.

Public comments were taken.

Ken Husting, LADOT – Bureau of Parking Management, presented an informational update on the status of the Larchmont lease as well as clear up some misinformation or miscommunication that has been shared about the proposed lease. He shared a video map of alternative locations to relocate the farmers market.

Questions and answers were provided.

- Commissioner Marquez asked to reiterate the process regarding the land use issue as previously reported that LADOT is not the only Department that will be involved - General Services was mentioned. He also asked how the environmental impact on the neighborhood will be dealt with.
- Mr. Husting stated that he could not speak on the process about the real estate and discussed what the proposed lease would do as an option to Larchmont Properties for the potential development. He clarified the following: the Board's role is to provide either approval or denial of the proposed lease and does not have authority over General Services Department (GSD); it would then go to City Council for consideration; and the City Council would then direct GSD to dedicate resources, negotiate, and execute an agreement. He confirmed that the Board's review is not the final landing point of a proposed agreement.
- Commissioner Nicholas asked if there has been a study done about the impact of losing the 34 spaces.
- Mr. Husting confirmed a study was done on the parking occupancy counts at Lot 732 and that there is a capacity.
- Commissioner Nicholas asked to clarify how the spaces are sparse out across the structure.
- Mr. Husting described it as a subterranean garage; would lose the convenience and visibility of having a surface lot; referred to strictly motor vehicles being moved over to the new lot where they can be accommodated; and there is still excess capacity for additional parking within Lot 732.

- Commissioner Nicholas asked to explain why the commands was not completed.
- Mr. Husting explained how this pre-dates his time within the Bureau of Parking Management, and could not convey nor speculate what may or may not have happened between Larchmont Properties and the City and therefore, could not answer the question.
- Commissioner Liban asked what the next step would be to move the item forward.
- Given the Councilmember's letter received late afternoon the day before the Board meeting, and since it has not been discussed internally as a City family, Mr. Husting stated that he did not know and could not say what the next step would be, and confirmed this may or may not return to the Board.
- Ms. Howard added that based on what was heard from the community during the meeting and for the interest of public record, it might be helpful that this idea will probably not move forward and may want to closeout this item, and if it was brought back, the request would be to vote against the ground lease.
- Mr. Husting conveyed that there is no deadline to bring this item back; this was an idea brought to the Board for consideration; and it does not necessarily have to come back to the Board if it is not going forward.
- Commissioner Regalado commented on the aspect of transparency that could be reinforced in some of the communities.
- Mr. Husting stated that if this project were to continue to move forward, it would have to come to the Board at some point, and there would be a transparent open process where there is public input.
- Outside of these conversations, Commissioner Nicholas asked the Council Office if relocating was brought up to their office.
- Ms. Howard shared how she heard at various points it was talked about; their preliminary conversations with the farmers market about how many people want to join and they are at capacity; conversations about it have occurred, and if they can have a conversation about it, they prefer it be a community process; they are open to the community's suggestions and wills; there are a lot of factors to consider; and one of their biggest concerns with any alternatives is the lack of a cost factor analysis.
- Commissioner Davidian asked whether or not something will come back before the Board supporting or opposing what was presented.
- Mr. Husting stated that he could not answer the question due to the development that occurred late yesterday afternoon that needs to be discussed internally as a City family.
- Commissioner Tohom asked what the current arrangement for Lot 732 is, and who receives the revenue from the parking lot.
- Mr. Husting explained that LADOT currently operates the parking lot through one of our contractors, SP Plus, and the City keeps the revenue from the parking lot; however, it is understood that should conveyance take place, the surface level of the parking structure would be in the possession of Larchmont Properties, the subterranean levels would then be transferred to the City.
- Commissioner Tohom asked if the proposal to use the top deck as a potential location for the farmers market, would the farmers market be required to request permission from the developer to use that location.

- Mr. Husting responded “yes”, and that the developer already said he would allow it and support it, and if it should go forward, it would be documented in writing.
- Commissioner Tohom asked how the vehicle movement (in and out) would be for Lot 732, and will the lot be closed during that day.
- Mr. Husting illustrated the access points for the vehicles through the video map.
- Commissioner Tohom asked about associated costs and the funding for the Larchmont Street as the other alternative.
- Mr. Husting shared that they have not reached the stage in the process to discuss the cost of the proposed relocation. They estimate there would be a City permit, possibly from a different department (like Streets LA), but they don't know the cost. For a street closure whether partial or full, barricades and safety measures would need to be in place, but the cost is unknown.
- As a general question, Commissioner Tohom asked who covers the costs associated with street closures for farmers markets.
- Mr. Husting stated that LADOT can not answer the question because it is a question for the City Council.
- Ms. Howard responded that the City does not cover the cost of operating the farmers markets, the farmers markets subsidizes the cost themselves, and the Council Office could help subsidize.
- Based on Commissioner Tohom’s questions regarding the revenue from Lot 732 and costs of street closures, he wanted to ensure that the Department and the Council Office continue to have conversations about potential options for revenues / combined funds to help the farmers market move to the street.
- Ms. Howard shared how they are very supportive of local return of parking revenue which other cities use successfully; the Councilmember is interested in it; it has been a conversation with Mr. Husting’s team; and that the Councilmember is opposed to ground leasing Lot 694, so any conversation about moving the market and using revenue from Lot 732 is beyond the scope of today’s conversation, which is to not see 694 farmers market lot conflated with 732 and want to keep them separate.
- Commissioner Liban asked once more what the next step is.
- Mr. Husting stated that he could say what the next step is or no step because there is going to be a much larger internal discussion within the City family.

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

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

The meeting adjourned at 12:03 PM.

Approved: 12/11/2025  
Board of Transportation Commissioners  
  
Commission Executive Assistant