


**BOARD REPORT
CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION**

Date: March 14, 2024

To: Board of Transportation Commissioners

From: Laura Rubio-Cornejo, General Manager 
Department of Transportation

Subject: **PROPOSED REDEVELOPMENT OF MUNICIPAL PARKING LOT NO. 691 IN KOREATOWN**

SUMMARY

This is a request by Council District (CD) 10 to allow the Los Angeles Department of Transportation (LADOT) off-street parking Lot No. 691, located in Koreatown, to be included in a Request for Proposals (RFP) for redevelopment into affordable housing.

RECOMMENDATION

APPROVE the request to include LADOT Municipal Lot No. 691 in an RFP for the development of affordable housing on the property with the following conditions:

- Full replacement of the 65 parking spaces at no cost to the City of Los Angeles;
- Developer shall meet LADOT design and parking equipment requirements; and
- LADOT to own and operate the reconstructed parking facility.

BACKGROUND

Lot No. 691 is a LADOT contractor operated surface parking lot located at 682 S. Vermont Avenue in Koreatown (see Attachment "A"). Lot No. 691 is located near the intersection of Vermont Avenue and Wilshire Boulevard, which is a densely populated urban area surrounded by commercial buildings and high density housing. The parking lot has 65 parking spaces, including three Americans with Disabilities Act (ADA) spaces, with parking rates as follows: \$9.00 daily maximum; \$1.50 for fifteen minutes between 8:00 am to 6:00 pm Monday through Friday; \$3.00 flat rate after 4:00 pm until 6:00 pm; \$70.00 daytime monthly rate; and \$50.00 overnight monthly rate. This lot is open from 8:00 am to 6:00 pm Monday through Friday with permit holders allowed to use the lot during the weekends. The lot mainly caters to monthly permit holders who live or work in the area with some transient daily customers. Currently, there are 60 monthly permit holders. In the summer of 2023, Lot No. 691 became more popular as it is adjacent to the newest Los Angeles Lakers mural, featuring some of the best players in Lakers history, painted on a building.

On February 6, 2024, the Los Angeles City Council adopted an amending motion (Council File 23-1261), initiated by Council Member Hutt of CD 10, to issue an RFP to develop affordable housing on LADOT Lot No. 691 (see Attachment "B"). The RFP is to be issued by the Los Angeles Housing Department in

consultation with the Board of Transportation Commissioners, with the assistance of the City Administrative Officer.

Per the Los Angeles Administrative Code, Chapter 20 "Department of Transportation," Article 5 "The Board of Transportation Commissioners," the Board has the authority and responsibility to manage all matters related to off-street parking facilities under the control of LADOT.

DISCUSSION

There are no specific affordable housing details available concerning the potential redevelopment of Lot No. 691 since, at this time, the site is only proposed to be included in an RFP.

LADOT Parking Analysis

To determine the potential parking impact on the businesses and community that Lot No. 691 serves, LADOT evaluated the parking lot occupancy and alternative parking options.

Lot No. 691 Occupancy

Parking is at a premium in this location due to the population density of the neighborhood and surrounding businesses. Because of the affordable monthly rates for monthly permit holders, Lot No. 691 typically has an average occupancy rate above 90% (59+ occupied spaces) during the week. According to the parking operator of the facility, this facility operates at capacity 9:00 am to 5:00 pm Monday through Friday. Parking data is not available for the weekends.

Alternative Parking

LADOT Lot No. 692 is a metered surface parking lot located a block and a half away at 601 S. Vermont Avenue, in Koreatown. It has 57 parking spaces including 3 ADA spaces with metered rates of \$0.25 every 20 minutes with a maximum limit of \$3.00 for 4 hours. The daily hours of operation are 7:00 am to 9:00 pm with no overnight parking 2:00 am to 6:00 am nightly. The lot is moderate to highly utilized with an occupancy rate above 90% prior to the pandemic. However, the most recent occupancy counts performed in June 2023 showed an occupancy rate of 63% during weekdays and 57% on weekends. This parking lot is proposed for redevelopment into a Korean American National Museum that currently requires full replacement parking.

There are nine commercial lots that are open to the public within a quarter mile of Lot No. 691. The daily maximum at most of these lots average twice that of Lot No. 691 at \$18.00 although some have daily rates as high as between \$20 to \$30. All of these commercial lots charge incremental rates that are roughly twice that of Lot No. 691. The majority of these commercial lots charge monthly rates of \$180.00. However, during a site visit on January 17, 2024, all but one parking facility operated at full occupancy for reserved spaces and were not offering new monthly permits to potential customers.

On-street parking along Vermont Avenue, Wilshire Boulevard, and 7th Street is metered at \$1.00 per hour between 8:00 am and 6:00 pm Monday through Saturday and free on Sunday. Typical metered parking near Lot No. 691 is limited to one or two-hour parking time limits. Parking on Shatto Place is free parking with a one-hour time limit. Wilshire Boulevard and Vermont Avenue are tow-away anti-

gridlock zones with prohibited parking between 7:00 am to 9:00 am and between 4:00 pm to 7:00 pm on weekdays.

Findings

Lot No. 691 is a highly utilized facility with affordable parking rates and typical weekday occupancy rates above 90%. With the closure of Lot No. 691, the motorists using the parking lot will be displaced. Based on observations, there are 10 highly utilized public parking facilities within a quarter mile of Lot No. 691 that may be able to accept some displaced motorists at a much higher price. Only LADOT Lot No. 691 and Lot No. 692 offer below market rates and only Lot No. 691 provides overnight permits for residents. The loss of these spaces would impact those that rely on the affordability and accessibility of LADOT parking facilities to meet their needs. On-street parking in the area is available, but is restricted due to time limits, bus lanes, and/or anti-gridlock zones.

LADOT, in consultation with CD 10, recommends full replacement parking. With the construction of a parking garage, LADOT would need the developer to meet LADOT design and equipment requirements including, but not limited to:

1. limiting compact spaces to 10% or less;
2. incorporating 15% EV ready parking spaces;
3. providing a Parking Access and Revenue Control System; and
4. creating office, storage, and restroom facilities.

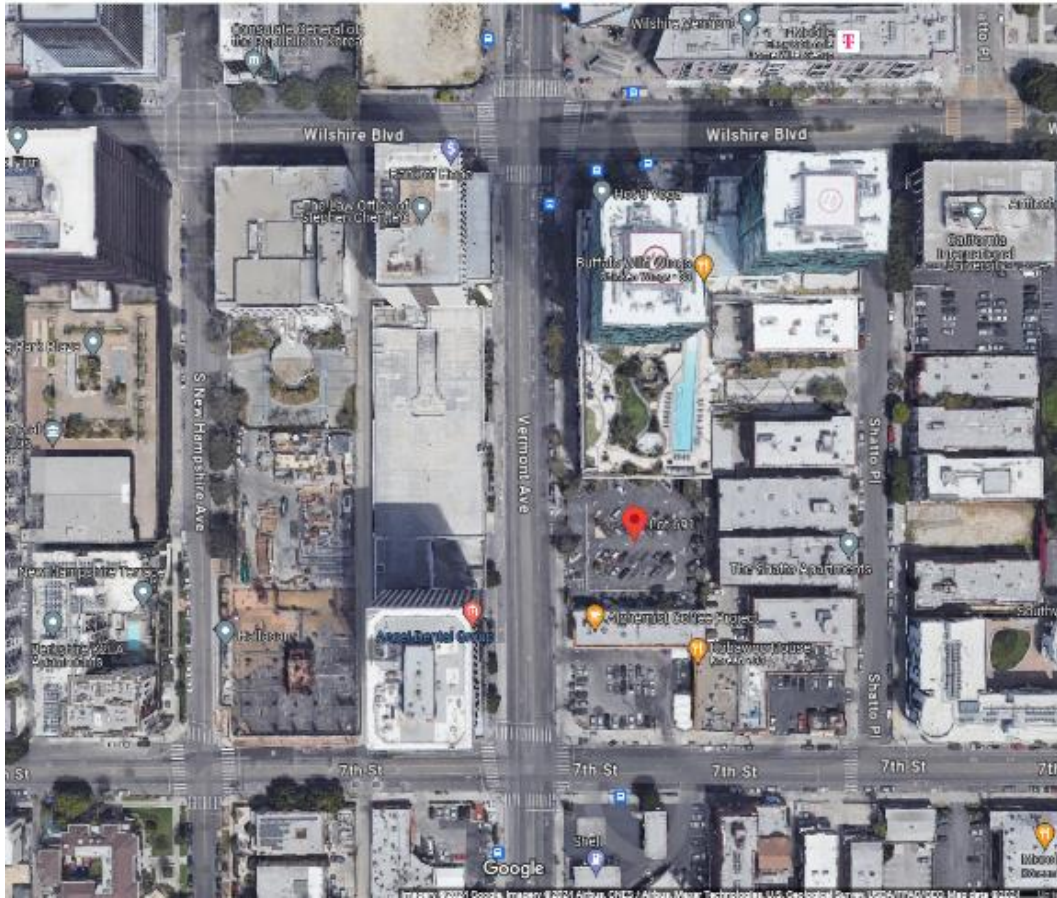
FISCAL IMPACT STATEMENT

There is no impact to the General Fund. Should the redevelopment of the parking facility go forward without replacement parking, the City would lose approximately \$124,300 in annual revenue, based on Fiscal Year 2022-23, deposited into the Special Parking Revenue Fund.

LRC:KH:MC:dlg

Attachments

Attachment "A"



Attachment "B"

MOTION

I MOVE that the matter of the Housing and Homelessness Committee Report relative to issuing a Request for Proposals (RFP) to develop affordable housing at the City owned property located at 682 South Vermont Avenue in Council District 10, Assessor's Parcel No. (APN) 507-701-0902, otherwise known as Department of Transportation Lot No. 691, Item No. 10 on today's Council Agenda (CF 23-1261), BE AMENDED to require the **Housing Department to also consult with the Board of Transportation Commissioners** in issuing the RFP.

PRESENTED BY: 
HEATHER HUTT
Councilwoman, 10th District

SECONDED BY: 

ORIGINAL

FEB 06, 2024
