


ITEM #12

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

Date: August 14, 2025

To: Board of Transportation Commissioners

From: Laura Rubio-Cornejo, General Manager 

Subject: **PROPOSAL ALLOWING LADOT LOT NOS. 699 AND 700 TO BE INCLUDED IN A REQUEST FOR QUALIFICATIONS FOR HOUSING DEVELOPMENT**

SUMMARY

The Los Angeles Housing Department (LAHD) requests the inclusion of two Los Angeles Department of Transportation (LADOT) municipal parking facilities (LADOT Lots Nos. 699 in San Pedro and 700 in Vermont Vista) in a Request for Qualifications (RFQ) aimed to sell and develop the lots as part of an equitable homeownership initiative titled "Small Lots, Big Impacts".

RECOMMENDATIONS

That the Board:

1. APPROVES the inclusion of LADOT Lot No. 700 and the southernmost parcel of Lot No. 699 as shown in red on Attachment "A" in the "Small Lots, Big Impacts" RFQ; and
2. STIPULATES that should the "Small Lots, Big Impacts" RFQ result in a successful sale of LADOT Lot Nos. 699 and/or 700, all net proceeds from such sale(s) shall be returned to the Special Parking Revenue Fund (SPRF); and
3. REQUIRES that any sale of LADOT Lot Nos. 699 and/or 700, stemming from the "Small Lots, Big Impacts" RFQ, must be for an amount at or above the City's appraised fair market value, ensuring a reasonable return while supporting affordable housing objectives.

BACKGROUND

The "Small Lots, Big Impacts" initiative, spearheaded by UCLA cityLAB, is a design competition focused on addressing Los Angeles's housing shortage (see Attachment "B"). It seeks sustainable, community-focused multifamily housing solutions for underutilized City-owned lots smaller than a quarter acre (10,890 square feet). The initiative aims to increase housing density while preserving homeownership benefits, establishing a replicable model for inclusive urban development. Pending the Board's approval of the recommendations, the next step will be to secure City Council approval to issue a RFQ for developing these properties.

LAHD identified two LADOT properties (LADOT Lot Nos. 699 and 700) for potential inclusion in the "Small Lots, Big Impacts" housing initiative. LAHD indicated that if the RFQ is successful, LADOT would transfer

ownership of the properties to LAHD, and all proceeds from the subsequent sale would be retained by LAHD.

LADOT Lot No. 699, a 40-space “free” surface parking lot located at 529 West 11th Street in Council District (CD) 15, comprises three parcels totaling 18,900 square feet (see Attachment “C”). The lot was acquired in 1977 to serve San Pedro’s commercial zone along Pacific Avenue. This facility also provides essential access for some commercial and residential properties, including commercial sanitation services. Beginning in January 2026, this “free” parking facility will be converted to a paid parking lot.

LADOT Lot No. 700, a 21-space “free” surface parking lot located at 239 West 86th Place in CD 8, comprises two parcels totaling 8,640 square feet (see Attachment “D”). The lot was acquired in 1974 to serve a developing commercial area in Vermont Vista. Closed to public parking in 1997 at the Los Angeles Police Department’s recommendation, it now operates under a Revocable Temporary Permit, allowing Campamento Celestial Church access for church events at an annual fee of \$500. Beginning in January 2026, this “free” parking facility will be converted to a paid parking lot if it reopens to the public.

DISCUSSION

LAHD submitted a memo to the Board and LADOT requesting the inclusion of LADOT Parking Lot Nos. 699 and 700 in an LAHD RFQ to award the City-owned small parcels to development partners for construction of starter-home developments (see Attachment “E”). LAHD’s memo states that “The results of the RFQ and the design competition, including the LADOT parking study on Lots 699 and 700, will be provided to the Board for consideration upon conclusion of the RFQ.” Note that a parking study would only be necessary if the development included public replacement parking, which it will not. Parking data is provided in this report for consideration prior to committing to inclusion of the parking lots in the RFQ.

Lot No. 699

The UCLA cityLAB attachment references City-owned underutilized lots. LADOT considers Lot No. 699 as a low to moderate utilized parking lot. LADOT observed over the course of three days (July 18, 21 and 31, 2025) that the parking occupancy ranged from 10 vehicles (25%) to 17 vehicles (43%) with the peak occupancy in the afternoon. The attachment also notes that the parking lot produces no revenue. As part of the Fiscal Year 2025-26 budget, City Council instructed LADOT to establish paid parking at the currently “free” parking facilities. On June 12, 2025, the Board approved implementing a \$0.50 per hour with a \$5 daily maximum parking rate for this facility. Based on current meter revenue in this neighborhood and observed parking occupancy, LADOT projects the facility will generate gross revenues of approximately \$25,000 in its first year of paid operation. With the residential growth in San Pedro and evolving business landscape, this parking facility offers an opportunity for significant future revenue generation and fund recovery as the City refines its parking rates.

While LADOT supports the objectives of the “Small Lots, Big Impacts” initiative, we are concerned with the impacts that relinquishing this property will have on the business and residential community, its potential for revenue generation, as well as LAHD’s intention to sell the property without compensation to the SPRF. Instead of selling the entire parking lot, LADOT worked with UCLA cityLAB to develop another acceptable alternative that will maintain parking for the community while supporting affordable housing. This recommended alternative would take the southern most parcel of the parking lot (5,400 square feet) that has eight parking spaces as shown in Attachment “A”, and include it as part of the RFQ.

for development. LADOT would retain the two northern parcels to continue to operate the parking lot with an estimated 32 parking spaces.

Lot No. 700

LADOT Lot No. 700 presents an opportunity for the development of an underutilized City property. Closed to the public since 1997, the property currently generates \$500 in gross annual revenue for the City and provides minimal community benefit in its present state. It serves primarily as an event space for Campamento Celestial Church. Considering the City's low demand for parking facilities in this neighborhood, the "Small Lots, Big Impacts" initiative offers a solution to provide effective land use for the property by converting it into sustainable, community-focused housing.

Although Lot No. 700 is used by the church, the nearby Lot 666, a larger closed parking facility, could still meet their needs. The church's Revocable Temporary Permit currently includes both lots and would need to be amended if the RFQ is successful.

Property Transfer and Revenue

At a future date, LAHD will provide the results of the RFQ and design competition to the Board. Should the results of the RFQ successfully include interest in Lot No. 700 and the southernmost parcel of Lot No. 699, the potential transfer/sale of the properties would then require approval from the Board of Transportation Commissioners. UCLA cityLAB explained that the development team(s) would pay the City fair market value for the property(ies). Given that the new City budget directs LADOT to improve the revenue outlook of its parking facilities to meet budget expectations, and because the intent of this new housing program is to sell the property, LADOT recommends that the revenues from the sale of the properties be returned to the SPRF, the fund that paid for and maintained the property over the decades, to continue to support LADOT's parking operations.

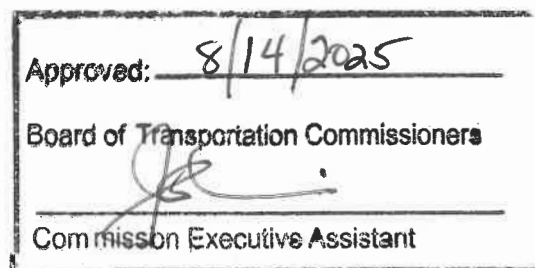
FISCAL IMPACT STATEMENT

There is no impact to the General Fund or SPRF since the parking facilities are only being considered for inclusion in an RFQ.

LRC:TC:KH:dlg

Additional Board Direction:

"Amendment to recommendations - To include a report back from the appropriate agency providing the bridge housing on a semi-annual basis."



Attachment "A"

Red Portion of Lot No. 699 Proposed To Be Included In The RFQ



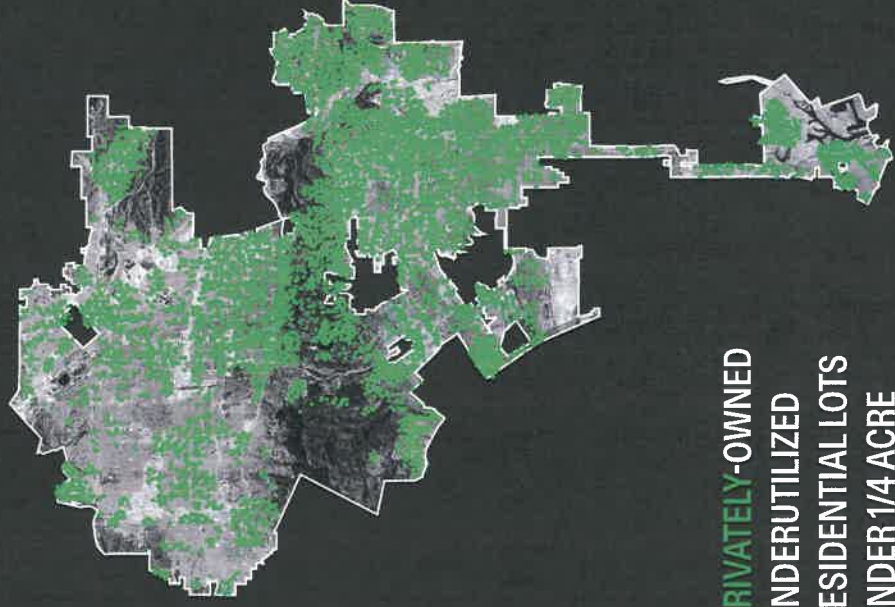


ATTACHMENT "B"

SMALL LOTS BIG IMPACTS

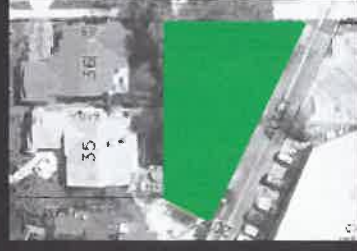
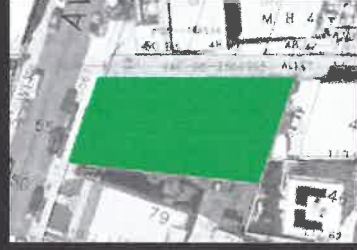
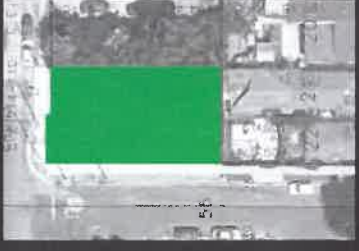
Image: Paloma Dooley

SMALL LOTS



BIG IMPACTS

SMALL LOTS



BIG IMPACTS

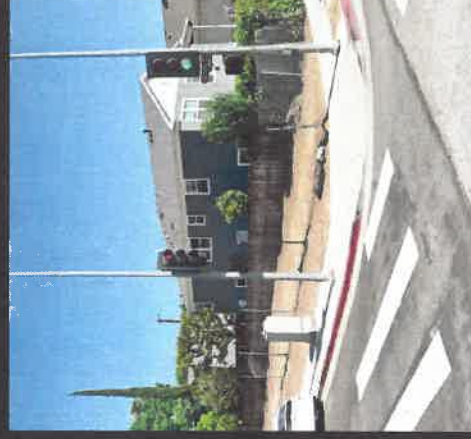
SMALL LOTS

ZONING	←----- WITHIN CITY'S CONTROL ----->						----- OUTSIDE OF CITY'S CONTROL ----->			
	GOOD ZONING	NO CITY USE	HQ TRANSIT	NO PUBLIC PARKING	NO PARK / GARDEN	NO PENDING PROJECTS	NO BUILDING ON-SITE	RESIDENTIAL CONTEXT	FLAT, WIDE ACCESSIBLE	NO SEISMIC / SOIL ISSUES
R3-1	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓
[Q]C2-1VL	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓
R2-1	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓
C2-1-SP	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓
R3-1	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓
R1-1	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓

BIG IMPACTS

EXAMPLE SITES

SMALL LOTS



BIG IMPACTS

SMALL LOTS

THE ABUNDANT, CITY-OWNED LOTS CAN BE
CONVERTED INTO EQUITABLE HOMEOWNERSHIP
OPPORTUNITIES.

Catherine Opie, Untitled #41, Freeways, 1995

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SMALL LOTS

STEP ONE:

DESIGN COMPETITION

WINNERS ANNOUNCED MAY 27th

Highlight strong designers for development teams, publically demonstrate the *many* possible futures on anonymized sites.

356 SUBMISSIONS RECEIVED [https://
www.smalllots.citylab.ucla.edu/](https://www.smalllots.citylab.ucla.edu/)

STEP TWO:

DEVELOPMENT TEAM PUBLIC RFQ

RELEASE PLANNED FOR AUGUST

Assign site bundles to qualified developer-architect teams, encourage participation from winning designers, and support projects through construction.

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LAND DISPOSITION

MARKET RATE SALE + SUBSIDY

Land Sale proceeds funds LAHD's Low Income Purchasing Assistance Programs (LIPA/MIPA). Demand-side subsidy allows for flexible development approaches AND revolution of funds. A underutilized land asset is turned into a sorely needed financing asset.

1. City appraises land
2. Development Teams pays City fair market value
 - a. CDFI consortium assists Dev. Team with purchase
 - b. Land purchase money held in special LAHD account
3. Development Team builds as they would a private project
4. Land cost boomerangs back to lower price for eligible buyers
5. Upon unit sale, initial subsidy + some appreciation goes back into LAHD account to fund next buyer

For GSD-owned lots City makes money on dormant/costly asset
Funds produce affordable homeownership
Developers build efficiently
Development mirrors private market + public sector gains long-term financial resource

SMALL LOTS

LAND DISPOSITION DOT LOTS

Land Sale proceeds funds **make Special Revenue fund whole** - ie. pays back purchase price.

Remainder funds LAHD's existing LIPA/MIPA programs as with other lots.

Our team has carefully selected sites to have minimal to no impact on DOT funds and parking demand.

We have only selected sites explicitly supported by the local council office.

We have only selected sites that fill a gap in our RFQ land offerings.

The City will only sell the land once a project is ready to break ground - entitled, DDA signed, construction documentation complete. If the proposed projects fail to reach this point, the City will retain the land.

BIG IMPACTS

SMALL LOTS

DOT Lot 700

Area: 8,640SF - 2 parcels
Zoning: [Q]C2-1
CD 8: Strongly supportive
Base Yield: 10 units + ADU or Bonus
APN: 6040013900 & 6040013901

Vacant, fenced, and has been closed for at least 13 years. Not producing any revenue.



BIG IMPACTS

SMALL LOTS

DOT Lot 699

Area: 13,506SF - 2 parcels
 Zoning: RD1.5-1XL-CPIO
 CD 15: Strongly supportive
 Base Yield: 9 units + ADU or Bonus
 APN: 7454019900 & 7454019901

Free lot producing no revenue. Very lightly used. Average = 5.8/32 spots (18%)



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SMALL LOTS



Google 2022: 8/32



Google 2021: 11/32



Google 2019: 5/32



Google 2018: 5/32



Thursday 2pm, 2025: 4/32



Monday 5pm, 2025: 1/32



Google - 2025: 7/32

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Gentle Density Winners

SMALL LOTS



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Shared Future Winners

SMALL LOTS



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SMALL LOTS

THANK YOU



SPONSORED BY:

BIG IMPACTS

Attachment "C"

Site Map for Lot No. 699



Attachment “D”

Site Map for Lot No. 700



Tiena Johnson Hall, General Manager
Tricia Keane, Executive Officer



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Karen Bass, Mayor

Date: June 10, 2025

To: Laura Rubio-Cornejo, General Manager, LADOT
Board of Transportation Commissioners

From: Tiena Johnson-Hall, General Manager, LAHD

Subject: **PROPOSED REQUEST FOR QUALIFICATIONS FOR THE DEVELOPMENT OF
MUNICIPAL PARKING LOTS 699 AND 700 INTO STARTER-HOMES**

SUMMARY

The Los Angeles Housing Department (LAHD) in collaboration with the Mayor's Office and the cityLAB-UCLA (collectively, "the Collaborative"), has assessed the Los Angeles Department of Transportation's (LADOT) off-street parking Lots No. 699 and 700, located in Council Districts Fifteen and Eight, respectively, to be included in a Los Angeles Housing Department (LAHD) Request for Qualifications (RFQ) for development into starter-homes. The LAHD Request for Qualifications (RFQ) is the second stage of a two-stage process for the "Small Lots, Big Impacts" initiative.

According to the Los Angeles Administrative Code, the Board of Transportation Commissioners has the authority and responsibility to approve the issuance of an RFQ by LAHD to develop starter-homes on the lots, as well as to determine any requirements for repurposing the lots. The LADOT's parking study and the results of the RFQ will be provided to the Board for consideration at a later date.

RECOMMENDATION

A) That your Board:

1) RECOMMEND that the City Council:

- a) APPROVE the inclusion of LADOT Parking Lots 699 and 700 in an LAHD RFQ to award the city-owned small parcels to development partners for construction of starter-home developments.

B) That your Board forward two copies of this report and attachments to the City Council forthwith for their approval.

BACKGROUND

In response to the City's affordable housing crisis and to meet the City and Mayor's objective of producing new-construction affordable housing, LAHD created the Land Development program to develop publicly-owned land into affordable housing. This program oversees the disposition of properties transferred to LAHD from the former CRA/LA, the Los Angeles Department of Transportation (LADOT), as well as surplus land identified by the Office of the City Administrative Officer (CAO) as part of the Affordable Housing Opportunity Sites (AHOS) program and leverages such properties for the creation of affordable or supportive housing across the City.

The cityLAB-UCLA ("the Lab") was established in 2006 as a multidisciplinary research center within the UCLA Department of Architecture and Urban Design. It consists of a team of architects, designers, and planners. Through rigorous analysis, innovative methodologies, education, and practical implementation, the Lab actively explores urban dynamics in the post-suburban metropolis, rethinking sustainable approaches to spatial, political, and social infrastructures to promote equitable and sustainable cities.

Launched in May 2025 by the Collaborative, the **Small Lots, Big Impacts ("SLBI")** is a two-phase initiative that aims to transform underutilized small parcels, particularly city-owned lots under ¼ acre, into starter-home developments.

The first stage of SLBI is a design competition that asks designers, architects, and students to propose homeownership models for select City's small, overlooked, and forgotten lots. Participants will imagine a sustainable urban future that updates the Los Angeles residential imaginary for a post-suburban world where infill, shared amenities, and compact communities present viable alternatives to the detached house. To address the City's housing shortage and support fire recovery, proposals will consider architectural and community resilience, as well as strategies for expedited construction and cost-effective development approaches.

The second stage is a Request for Qualifications (RFQ) to be facilitated by the LAHD. Through this RFQ, the LAHD will award the city-owned underutilized parcels, including LADOT Lots 699 and 700, to developer-architect partnerships for the construction of housing developments. LAHD will seek authority from the Mayor and City Council to publish and release the RFQ by September 2025. LAHD anticipates that the RFQ will be concluded by the end of 2025. The results of the RFQ and the design competition, including the LADOT parking study on Lots 699 and 700, will be provided to the Board for consideration upon conclusion of the RFQ.

The Collaborative initially reviewed 36 city-owned properties with potential to be developed into starter-home developments. After conducting due diligence studies, the collaborative selected approximately 12 sites that are located in approximately eight Council Districts to include in the RFQ. Lots 700 and 699, if approved, will be included in the RFQ. Lot No. 699 is an LADOT surface parking lot located at 529 West 11th Street near the intersection of 11th Street and South Pacific Avenue in Council District 15 (see Attachment "A"). Lot No. 700 is also an LADOT surface parking lot located at

239 West 86th Place near the intersection of Broadway Street and Manchester Avenue in Council District 8 (see Attachment "B").

Respectfully submitted,

TIENA JOHNSON HALL
GENERAL MANAGER, LA HOUSING DEPARTMENT

ATTACHMENTS

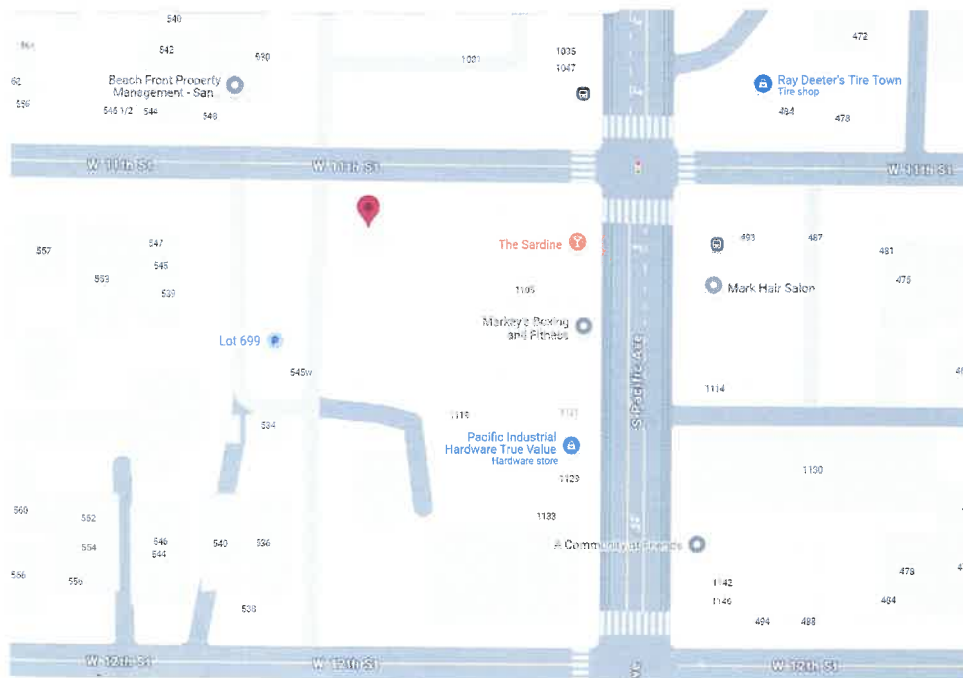
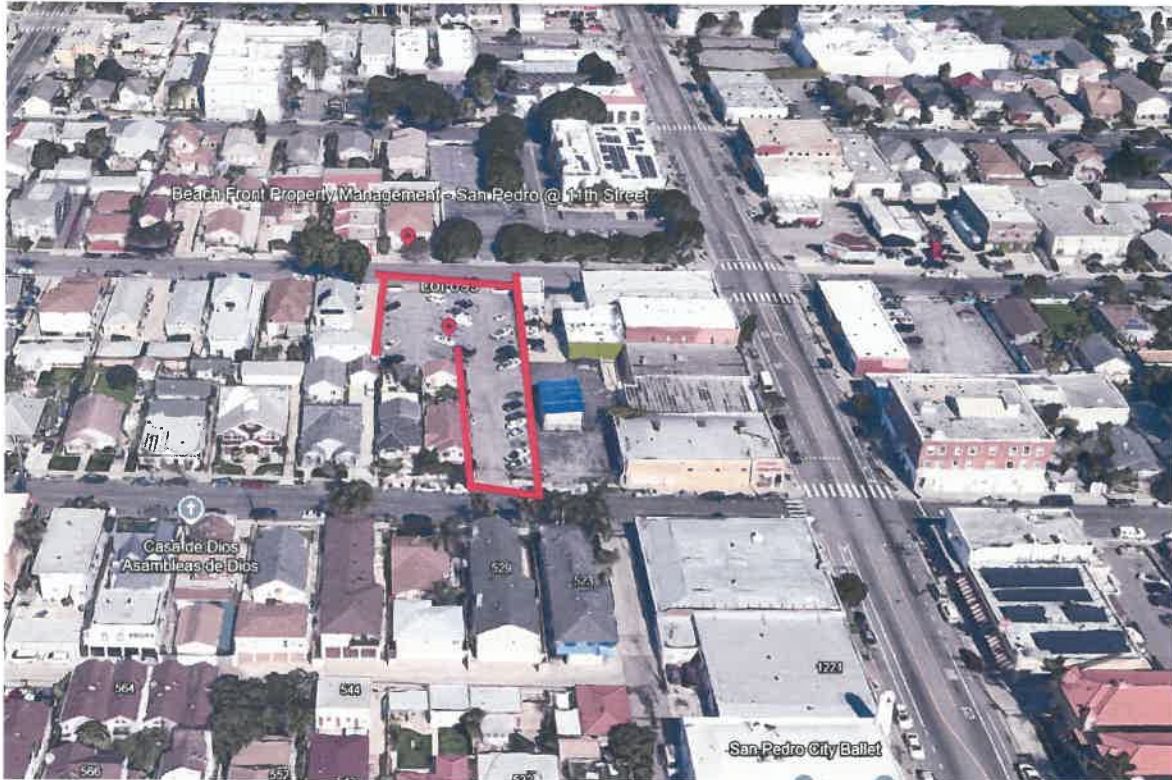
Attachment A: Map of 529 W. 11th Street

Attachment B: Map of 239 W. 86th Place

Attachment "A"

529 West 11th Street, San Pedro, CA 90731

APN #s 7454019901 and 7454019900



Attachment "B"

239W W 86th Pl, Los Angeles, CA 90003
AP # 6040013900 and 6040013901

