

CITY OF LOS ANGELES
 INTER-DEPARTMENTAL CORRESPONDENCE

Agenda Item No. 6

Date: December 15th, 2022

To: Municipal Facilities Committee

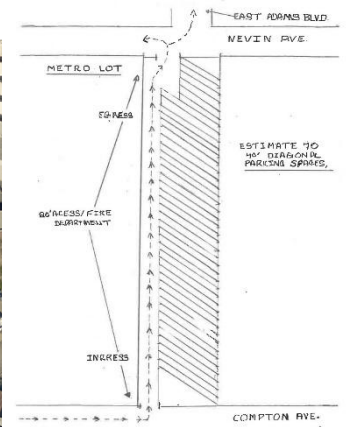
From: Steven Fierce, AIA
 Municipal Facilities Program Manager
 Bureau of Engineering

Subject: **CD9 LAPD EXCESS STORAGE – TOW/RV PARKING LOT PROJECT**
2621 S NEVIN AVE, LOS ANGELES, CA 90011

RECOMMENDATIONS:

1. Approve BOE to proceed with the design of an LAPD excess storage parking lot for towed cars and RVs, as stated in this Report.
2. Allocate additional funds of \$358,597 in 2023-24 for design cost

CD9 LAPD EXCESS PARKING LOT



PROJECT PROPOSAL

1. Background

Council District 9 is spearheading the installation of an LAPD excess storage parking lot for towed cars and Recreational Vehicles (RV's) at 2621 S Nevin St. The site is currently owned by MTA, it is approximately 48,838 square feet, 60' wide by about 800' long. The site has been identified as a former Southern Pacific Railroad alignment, the tracks have been removed but there is evidence of contamination consisting of metals such as lead and arsenic.

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	<p>Project Scope</p> <p>The Project scope is to install an LAPD excess storage parking lot for towed cars and RV's. The site will have permeable asphalt, striping for up to 70-40' diagonal parking spaces, lighting, new 8' fencing with slats topped with barbed wire, security cameras and a guard booth. The site will require new DWP overhead power service. The site must comply with LID requirements and maintenance. Eight to ten inches of soil will be excavated for base and asphalt, exported soil will need to be tested for proper hauling.</p> <p>Council Office Initiatives <i>City RV Initiative</i></p> <p>Effective April 2022, the Los Angeles City Council approved the City's Department of Transportation's (LADOT's) updated prioritization process for citing and towing abandoned and oversized vehicles (C.F. 21- 0956). The Council also instructed LADOT to immediately resume parking enforcement for oversized vehicles being used as dwellings by people experiencing homelessness (PEH). The Vehicle Outreach Coordination e process assumes outreach engagement prior to enforcement. The Office of The City Administrative Officer, specifically the Regional Outreach Coordination unit offered to assist with City Council's request to enforce vehicle dwellings for the purpose of collaboration and bringing partners together.</p> <p>DOT's current policy for vehicles identified for enforcement is as followed:</p> <p>1) Vehicles that present a traffic hazard, (2) Vehicles that pose an environmental or public health hazard, (3) Vehicles that interfere with a public works project or special event, (4) Inoperable vehicles, and (5) unregistered vehicles.</p> <p>To support such enforcement, the participation of the following departments is being coordinated:</p> <p>(1) LAPD's Commission Investigation Division (CID) is responsible for the oversight of the city's Official Police Garage (OPG) contracts. There are a total of 17 lots for all 15 council districts to utilize.</p> <p>(2) LASAN -Watershed Protection Division (WPD) Is responsible for enforcing municipal codes that support environmental laws such as hazardous leaking.</p> <p>(3) LASAN Livability Services Division is responsible for conducting Care+ comprehensive clean-ups and storage disposition.</p> <p>(4) DOT is responsible for vehicle enforcement for any vehicle violating the parking municipal code. LADOT is also responsible for setting up "Temporary No Parking" signage for dates when a coordination effort will occur.</p> <p>(5) LAPD is responsible for maintaining community compliance and traffic safety the day of a coordination effort is scheduled.</p> <p><i>Vehicle Dwellings</i></p> <p>The number of vehicular dwellings or abandoned vehicles in The City of Los Angeles is rising. A number of factors account for the increase. These factors include unaffordable housing, loss of income, evictions, domestic violence, and criminal intent</p>
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to name a few. Additionally, with the added layer of the COVID-19 Pandemic affecting our communities, the housing crisis has reached an acute level.

For families and individuals residing in vehicles, the RVs, campers, and vehicles are their homes. A loss of a vehicle due to towing can cause major strain. Unpaid fines and fees can quickly compound. Especially, if the lots where the vehicles are stored are in nearby cities that are hard to reach which can conflict with day-to-day duties such as school and work. In addition, being unsheltered can lead to greater health risks and sexual assault. On the opposite end, when outreach is conducted in vehicle-dwelling target locations, there is the opportunity to offer families and individuals emergency housing, access to shelter, community health and income resources, as well as referrals for legal services.

CD 9 Response

The primary objective of Council District 9 for the tow initiatives, is to offer services and resources to PEH, including housing or shelter where and when available, and to address public health, safety, traffic, and welfare hazards associated with vehicle dwellings and abandoned vehicles.

In RV Coordination efforts, CD 9 has requested at least two weeks of homeless outreach from LAHSA, Urban Alchemy, and Hopics homeless outreach teams as district staff work to promote visible change in the community.

While the LAPD Excess Storage Lot project will service various Council Districts, CD 9 has two major operational corridors as follows:

- (1) Grand Corridor and (2) Avalon Corridor.

- 1. Grand Corridor - Vehicle Dwelling Coordination.

With the goal to improve community safety, support connectors used by school children, reduce parking accessibility for abandoned vehicles or vehicle dwellings, Council District 9 prioritized biking infrastructure in the Grand Corridor along 84th St to 76th St.

The Grand Corridor RV Coordination effort launched on May 11th, 2022 to support the bike lane reconstruction and concluded on May 17th, 2022. At the start of the operation, there were 27 RVs, campers, and 9 vehicles identified for this response. By the end of the operation, 21 RVs, campers, and vehicles were towed to city lots including locations in Wilmington and San Pedro. Multiple vehicles and RVs originally identified, moved independently, and relocated.

At the end of the effort, outreach staff completed 19 referrals to interim housing. Of those 19 referrals, 15 housing referrals were for clients enrolled in an interim housing program. Furthermore, 4 of the 19 referrals did not follow through with completing a program enrollment: 11 referrals went towards Project Room Key and 4 went to Lincoln Safe Sleep.

With as many as 36 heavy-duty, medium duty, RVs, campers, or vehicles identified in only one council district operation, it is inevitable that towing contracts and storage capacity in the city are limited. Excess lot storage space would allow CD 9 to initiate coordination efforts geared to improve the welfare of the community and keep its district clean.

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Grand Ave Corridor- vehicles towed:

Before



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After



2. Avalon Corridor - Vehicle Dwelling Coordination

Council District 9 completed a second vehicle dwelling coordination effort at the Avalon Corridor. The Avalon Corridor has been on the radar of the LAPD's Newton Division due to a concentration of prostitution and illegal drug activity. To promote a sense of community, and school neighborhood safety, council district 9 responded by repainting curb lanes on Avalon Blvd between Gage Ave and Florence Ave to successfully accomplish the project.

Coordination efforts began on September 26th and concluded on September 30, 2022. Initially, the total vehicle census at the target location was 14 RVs, campers, and vehicles. Most of the individuals identified as experiencing vehicular homelessness were not interested in interim housing resources at the time. For this project, 3 RVs and 8 vehicles were towed to city lot spaces. The rest of the identified vehicles moved on independently, relocating out of the target location.

For a period of two weeks, LAHSA, Hopics, and Urban Alchemy Outreach teams worked to engage with people experiencing vehicular homelessness to offer service referrals and linkages to interim housing. A family in need of direct services residing in an inhabitable RV was identified and the family was provided with emergency motel resources.

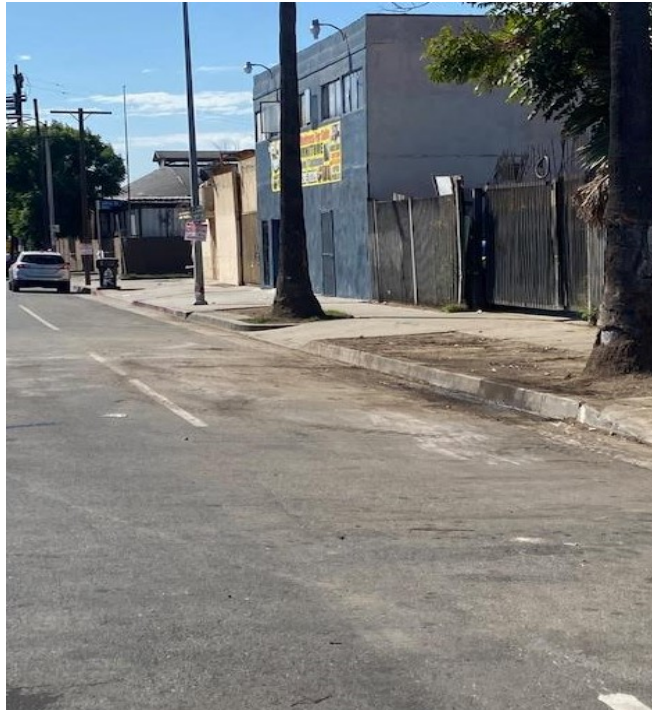
Avalon Corridor- vehicles towed:

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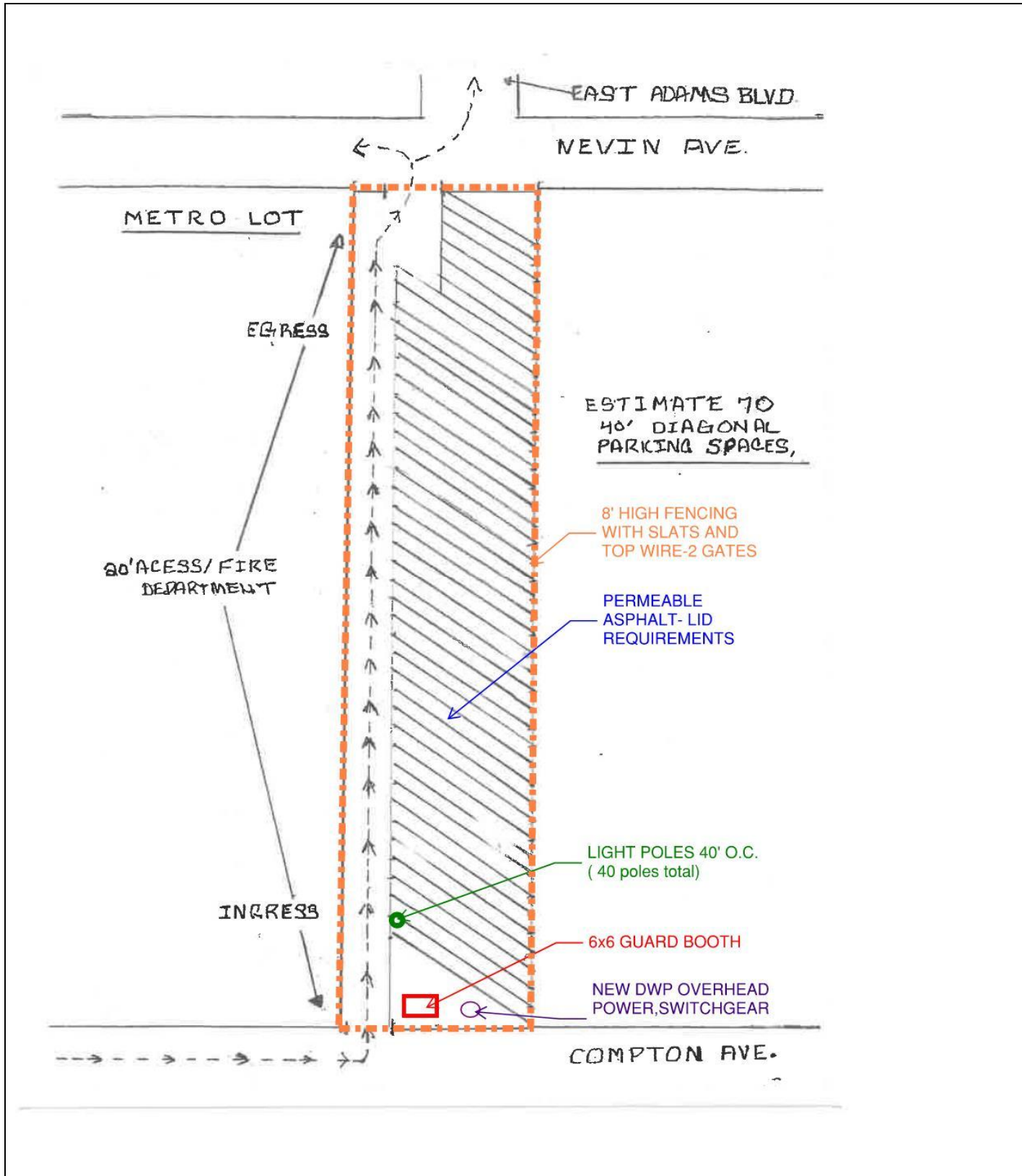
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<p>2. Current Status</p>	<p>The Project is pending \$358,597 to initiate the release of a Task Order for design. CTIEP funds have been requested for the fiscal year 2023-24 for the total project cost of \$2,751,985.</p>																																													
<p>3. Budget</p>	<p>Funding in the amount of \$2,751,985 is being requested for the design and construction of the project in the 2023-24 program budget for Municipal Facilities CTIEP. Additional funding requests may be required as the project is developed.</p> <table border="1" data-bbox="521 527 1572 810"> <thead> <tr> <th align="center">Description</th> <th align="center">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>Construction Cost</td> <td align="right">\$ 2,064,452</td> </tr> <tr> <td>Design -PM, consultant, site investigation, permitting</td> <td align="right">\$ 358,597</td> </tr> <tr> <td>Other related construction cost-CM, PM, BCA, inspections</td> <td align="right">\$ 328,936</td> </tr> <tr> <td>Total Cost</td> <td align="right">\$ 2,751,985</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	AMOUNT	Construction Cost	\$ 2,064,452	Design -PM, consultant, site investigation, permitting	\$ 358,597	Other related construction cost-CM, PM, BCA, inspections	\$ 328,936	Total Cost	\$ 2,751,985																																			
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<p>4. Schedule</p>	<p>The schedule for this project is to start Design in July 2023/2024 and complete construction in the fiscal year 2024/2025.</p> <table border="1" data-bbox="521 1075 1580 1339"> <thead> <tr> <th>Task</th> <th>Complete Date</th> <th>July 2023</th> <th>March 2024</th> <th>Apr 2024</th> <th>July 2024</th> <th>Apr 2025</th> <th>June 2025</th> <th>July 2025</th> </tr> </thead> <tbody> <tr> <td>Design</td> <td>7/1/23-3/30/24</td> <td style="background-color: #4a7ebb;"></td> <td style="background-color: #4a7ebb;"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bid and Award (GSD)</td> <td>4/1/24-7/30/24</td> <td></td> <td></td> <td style="background-color: #92d050;"></td> <td style="background-color: #92d050;"></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Construction</td> <td>8/1/24-6/30/25</td> <td></td> <td></td> <td></td> <td></td> <td style="background-color: #ffcc00;"></td> <td style="background-color: #ffcc00;"></td> <td></td> </tr> <tr> <td>Post Construction</td> <td>7/1/25-7/30/25</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="background-color: #ffff00;"></td> </tr> </tbody> </table> <p>Durations are shown for reference, the start date will depend on Funding availability.</p>	Task	Complete Date	July 2023	March 2024	Apr 2024	July 2024	Apr 2025	June 2025	July 2025	Design	7/1/23-3/30/24								Bid and Award (GSD)	4/1/24-7/30/24								Construction	8/1/24-6/30/25								Post Construction	7/1/25-7/30/25							
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<p>5. Key Issues</p>	<p>The site must comply with LID requirements and maintenance. Eight to ten inches of soil will be excavated for base and asphalt, exported soil will need to be tested for proper hauling due to site contamination. Additional testing may be required based on LADBS recommendations.</p>																																													

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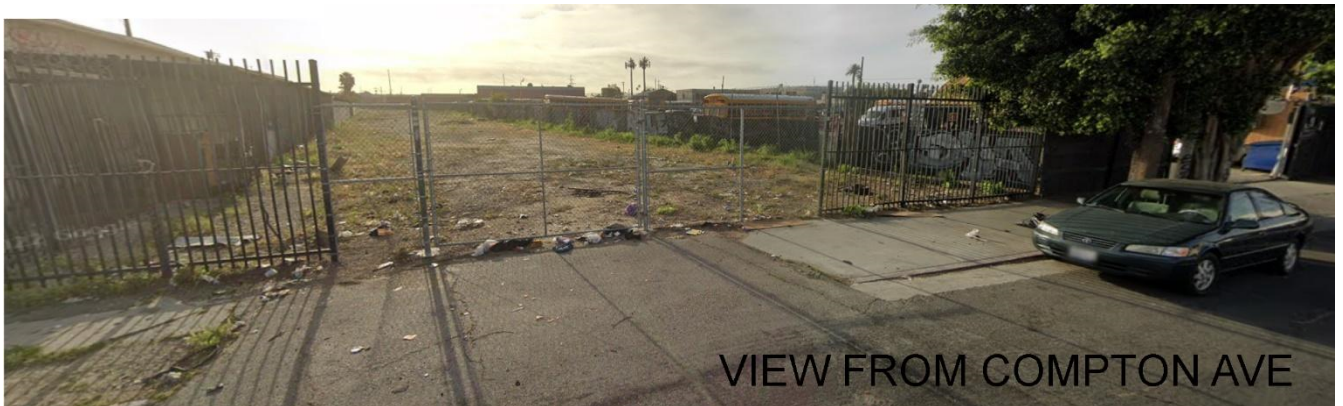


Figure 1 Project Site – Aerial View



VIEW FROM NEVIN AVE

Figure 2 View from Nevin Ave



VIEW FROM COMPTON AVE

Figure 3 View from Compton Ave

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cc:

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