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Matthew W. Szabo, Chair
Municipal Facilities Committee
200 North Main Street, Suite 1500
Los Angeles, CA 90012

REQUEST FOR TEMPORARY SPACE ASSIGNMENT FOR LOS ANGELES POLICE DEPARTMENT PARKING NEEDS AT 432 E. TEMPLE STREET, LOS ANGELES (PREVIOUS OFFICE DEPOT PARKING LOT)

The Department of General Services (GSD) requests temporary assignment of a City-owned parking lot which is approximately 54,840 square feet (sf) located at 432 E. Temple Street, Los Angeles, CA 90012 for use by the Los Angeles Police Department (LAPD). This site, also known as the previous Office Depot parking area, was recently leased by Metro as a construction staging area for the construction of the Regional Connector Light Rail Project which has been completed.

LAPD will use the parking area to store 60-90 evidence vehicles as their current City-owned location is being closed down to accommodate a new construction project for affordable housing at Lot 3.

BACKGROUND

Under Council File 05-0686-S3, City Council approved the mixed use development of affordable housing which includes portions of the City-owned parking Lots 2 and 7, and all of Lot 3 located at 230 N. Judge John Aiso St. and 130/140 N. Judge John Aiso St. (Property) in Council District 14.

As part of the development agreement, GSD effectuated a nonfinancial transfer of the property to the Los Angeles Housing Department (LAHD). The LAHD anticipates that the developer will begin construction by March 2023. However, due to financing requirements, Lot 3 must be cleared this month. As such, GSD is required to relocate the existing parking for LAPD's evidence vehicles at Lot 3 temporarily while GSD looks for a suitable property to lease or purchase. GSD is in the process of evaluating several sites for this need.

The parking area that will be used by LAPD is also known as the previous Office Depot lot. Metro no longer needs the parking area as they have completed their project and are



now only restoring the building on site. Metro has since vacated the property and is aware that the City is taking back the parking area surrounding the building. They have provided verbal confirmation releasing the lot to the City. Written confirmation is forthcoming.

GSD Construction Forces Division is preparing the lot for LAPD's use which must be completed by January 26, 2024 as the housing project's financing closing documents for Lot 3 require the site to be vacated by then. The estimated cost to secure the existing fencing at the Office Depot site with razor wire and metal sheeting is \$78,871 and expected to be completed by January 19, 2024 pending delivery of the sheet metal. The existing fencing belongs to Metro and they confirmed they have no further use for it and will leave it in place for the City's use.

FISCAL IMPACT

GSD Construction Forces Division has submitted a request to the City Administrative Office for reimbursement of the \$78,871. At the time of this report submittal, funding sources are under review.

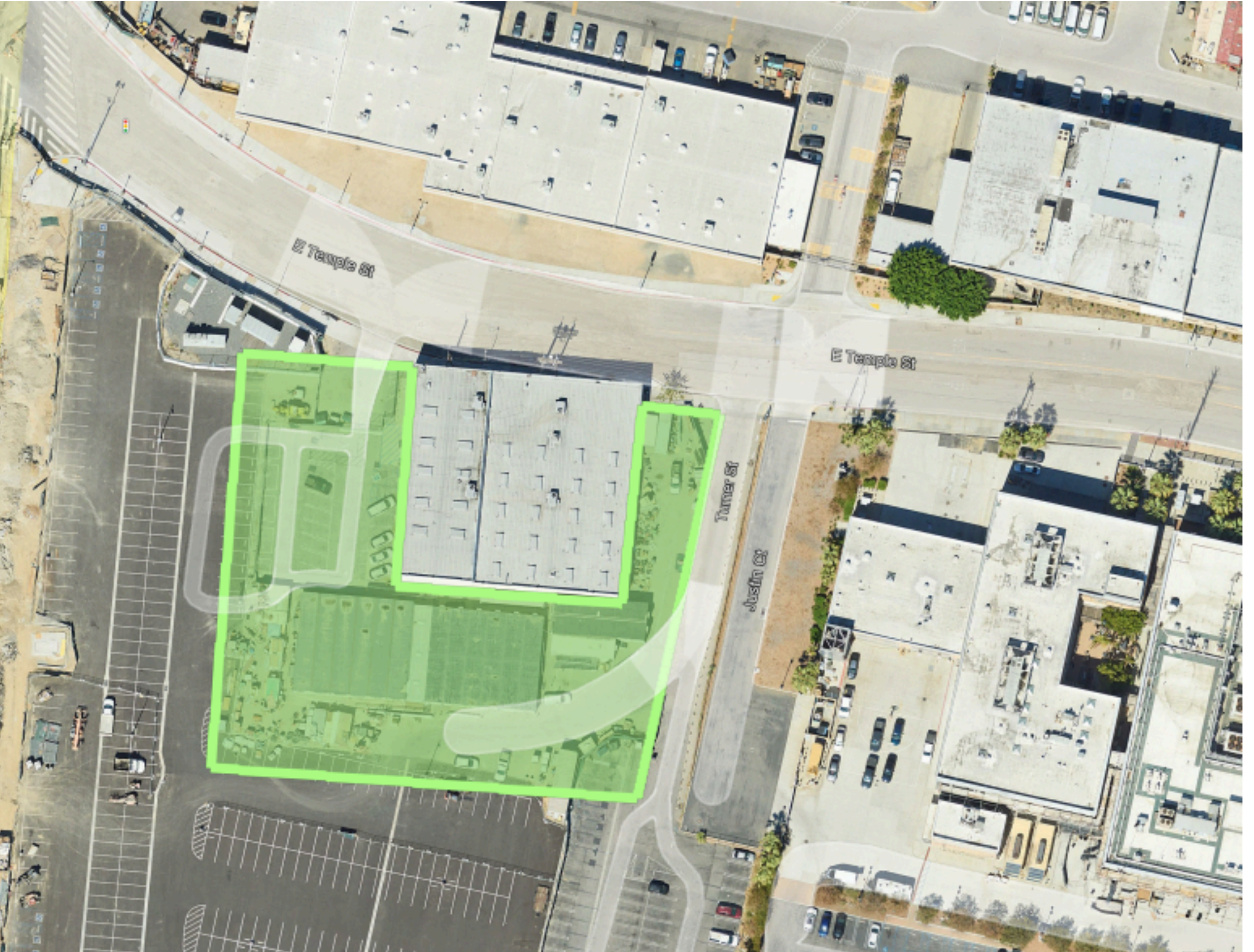
RECOMMENDATION

That the Municipal Facilities Committee approve the Request for Temporary Space Assignment for LAPD's vehicle storage at 432 E. Temple Street, Los Angeles, CA 90012.



Tony M. Royster
General Manager

Attachment: Site Plan



Mangrove - Temple/Alameda