

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to vacating the City-owned building at 411 North Vermont Avenue.

Recommendations for Council action, pursuant to Motion (Soto-Martinez – Hutt):

1. INSTRUCT the Department of General Services (GSD), with the assistance of the Los Angeles Department of Transportation (LADOT) to:
  - a. Fully vacate and secure the building located at 411 North Vermont Avenue.
  - b. Report to City Council on any additional resources required to establish LADOT staff and operations as quickly as possible in temporary or permanent locations.
2. INSTRUCT the Bureau of Engineering (BOE), GSD, and City Administrative Officer (CAO) to work with the Council District 13 Council Office and the Mayor and report back on timing and resources needed to develop an assessment of funding and the best course of action for this site to include:
  - a. Demolition of the building and parking structure
  - b. Smooth relocation of the City's electrical bus charging operations,.
  - c. The possibility of locating interim housing on any remediated and vacant portions of the lot located at 411 North Vermont Avenue.

Fiscal Impact Statement: Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On October 8, 2024, your Committee considered a Motion (Soto-Martinez – Hutt) relative to vacating of the City-owned building at 411 North Vermont Avenue. According to the Motion, 411 North Vermont is a City-owned site located within Council District 13. The 89,948 sq ft site is developed with a 78,000 square foot, three-story commercial office building and wrap-around multi-story parking structure in use by the LADOT. The facility was determined to be unsound following an inspection conducted by the BOE on March 8, 2018, which identified significant structural deficiencies and projected remediation costs to the structure ranging between \$50-70 million.

Over a several year period, the GSD, CAO and LADOT have worked to relocate staff using the building for parking enforcement and a secondary communications center, including the lease of additional facilities at 888 Vermont. The parking structure is also in

temporary use for a limited term as an electric bus charging facility. Analysis undertaken to look at redevelopment of the site for new housing identified the presence of lead paint, and asbestos within the building and some amount of soil contamination on the lot. Costs to demolish the entire site were estimated to be several millions of dollars approximately, with an expected escalation in costs over time. Additional analysis of the site for feasible new development all returned significant gaps in the project financing.

While the LADOT has not yet been able to complete moving all operations out of 411 North Vermont and must maintain the electrical charging stations in the parking structure, in recent days the disrepair of the building has accelerated into a critical situation and the building no longer has functional water or fire suppression systems. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

**COUNCILMEMBER VOTE**

PADILLA: YES  
HERNANDEZ: YES  
HUTT: YES

ARL  
10/8/24  
CD 13

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**