

MOTION

HOUSING

Van Nuys is the government center of the San Fernando Valley and will soon be one of the main transportation hubs in the area with the development of the forthcoming East San Fernando Valley light rail line. Despite it being a central hub, Van Nuys has lagged behind other important centers in the City and lacks community-serving land such as parks, retail and commercial space, and affordable housing.

The Los Angeles Department of Transportation (LADOT) currently operates six surface parking lots within five miles of Van Nuys, located at 14401 Friar St. (Lot 601), 14521 Friar St. (Lot 609), 14532 Gilmore St. (Lot 610), 14607 Sylvan St. (Lot 620), 14517 Erwin St. (Lot 630), and 14402 Gilmore St. (Lot 631) that may be suitable for other uses, such as affordable and/or supportive housing, open space, and commercial and retail space. An initial assessment has been performed on these lots, but further evaluation is required to determine their most appropriate use for redevelopment.

The Asset Evaluation Framework is the City’s established, uniform procedure to evaluate and designate City-owned properties for economic development, housing opportunities, and/or other City purposes. The Framework aims to identify higher and better uses for properties to maximize the value of City assets and address priority concerns such as job creation and housing affordability (C.F. 12-1549-S3). At this time, the CAO should conduct the next level of analysis for best uses of the lots, with a focus on affordable housing, and present options for redevelopment. The analysis should identify replacement parking options and needs.

I THEREFORE MOVE that Council direct the City Administrative Officer (CAO), with the assistance of the Chief Legislative Analyst (CLA), Los Angeles Housing Department (LAHD), Department of City Planning, Department of General Services, Department of Transportation, and any other affected stakeholders, to initiate a review of the City-owned parking lots located at 14401 Friar St. (Lot 601), 14521 Friar St. (Lot 609), 14532 Gilmore St. (Lot 610), 14607 Sylvan St. (Lot 620), 14517 Erwin St. (Lot 630), and 14402 Gilmore St. (Lot 631) with a priority focus to determine the suitability for development of affordable and/or supportive housing and replacement parking, as well as commercial and retail space and open space in conformance with the procedures set forth in the City’s Asset Management Evaluation Framework and Affordable Housing Opportunity Site Review Process.

I FURTHER MOVE that Council authorize the General Manager of LAHD, or designee, with the assistance of the CAO and CLA to solicit proposals through a Request for Proposals, for the parking lots the CAO has determined are appropriate for affordable housing, pursuant to the City’s Asset Evaluation Framework and parking replacement policy.

PRESENTED BY: 
NURY MARTINEZ
Councilmember, 6th District

SECONDED BY: 

ORIGINAL

MAY 13 2022 