

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to authority to negotiate and execute a no-cost license agreement with the Public Education Authority dba the Los Angeles Community College District (LACCD) for use of approximately 50 parking spaces at the City-owned parking lot located at 13460 Van Nuys Boulevard, Pacoima, CA 91331.

Recommendation for Council action:

AUTHORIZE the Department of General Services to negotiate to negotiate and execute a no-cost license agreement with the Public Education Authority, dba LACCD for a parking lot at 13460 Van Nuys Boulevard, in Council District 7 with the term for said license agreement to be one year with five one-year options to extend.

Fiscal Impact Statement: The Municipal Facilities Committee (MFC) reports that there is no anticipated impact on the General Fund as the license agreement contains zero rent and generated no previous revenue to the City.

Community Impact Statement: None submitted

Summary:

On November 22 2024, your Committee considered a November 5, 2024 MFC report relative to authority to negotiate and execute a no-cost license agreement with the LACCD for use of approximately 50 parking spaces at the City-owned parking lot located at 13460 Van Nuys Boulevard, Pacoima, CA 91331. According to the MFC, the LACCD was established in 1969 and is one of the largest community college districts in the United States, serving the greater Los Angeles area. The LACCD is committed to providing accessible, affordable, and high-quality education to a diverse student population through its nine colleges, each offering unique programs and strengths. The nearby Los Angeles Mission College's Satellite location located at 13420 Van Nuys Boulevard in Pacoima officially opened in mid-October 2023. This facility offers a variety of educational programs, including free English as a Second Language (ESL) classes, General Educational Development (GED) preparation, and short-term healthcare career courses.

As part of the broader LACCD, the Pacoima campus aims to enhance educational accessibility for the local community, currently serving approximately 9,300 students enrolled in part-time and full-time programs for the 2024-2025 academic year. Parking has been a persistent challenge for students attending in-person classes at the Pacoima satellite campus. Limited street parking on Van Nuys Boulevard is especially strained during peak traffic hours, as both students and local residents compete for available spaces. Additionally, surrounding neighborhood parking is subject to restrictions and preferential parking district hours. With the anticipated launch of the East San Fernando Valley Light Rail Transit Project in early 2025, significant changes to parking dynamics in the area are expected. The Los Angeles County Metropolitan Transportation Agency (Metro) plans to begin construction in the fourth quarter of 2024, with completion projected

by 2031. Initial phases will involve relocating existing utilities on Van Nuys Boulevard, resulting in the loss of street parking and impacting adjacent residential neighborhoods.

To address parking needs during the MTA construction period, CD 7 has identified the City-owned property at 13460 Van Nuys Boulevard as a potential resource for additional parking to support students attending in-person classes at the Los Angeles Mission College satellite campus. Acquired by the City in 2019, this site was originally intended for redevelopment into a mixed-use facility that may include affordable housing and a culinary arts program, funded by the Community Redevelopment Agency's Bond Oversight Committee. The property consists of a vacant, three-story commercial building that is approximately 20,309 square feet, situated on a 25,275-square-foot corner lot. Currently, the GSD maintains jurisdiction over the property, pending further direction by City Council. Since its acquisition, the site has remained unoccupied and is currently in a state of disrepair generating no income to the City.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendation contained in the MFC report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA:	YES
HERNANDEZ:	YES
HUTT:	YES

JL
11/22/24

-NOT OFFICIAL UNTIL COUNCIL ACTS-