

## MOTION

## HOUSING & HOMELESSNESS

Van Nuys is a pivotal community for the future development of the San Fernando Valley. As the Valley's governmental hub, Van Nuys is poised to become the region's primary transportation center with the implementation of three significant Metro projects: the East San Fernando Valley (ESFV) light rail line, the G Line Bus Rapid Transit improvements, and the Sepulveda Transit Corridor.

Van Nuys stands to gain immensely from the upcoming Southeast Valley Community Plan and the G Line Transit Neighborhood Plan, which will establish new land use goals to guide community growth. These transformative opportunities enable the City to make substantial investments in Van Nuys as a regional center. The City must explore new possibilities for parks, business and non-profit spaces, replacement parking, and affordable housing that align with the transit developments and new land use plans.

With the changes to on-street parking on Van Nuys Blvd due to the construction of the ESFV light rail, the City has an excellent opportunity to assess existing public parking lots in the corridor. The Los Angeles Department of Transportation (LADOT) currently operates six (6) lots within a mile of the intersection of Van Nuys Boulevard and Victory Boulevard, all less than a quarter mile from the government center:

- 14401 Friar St. (Lot 601) (APN 2240-001-900)
- 14521 Friar St. (Lot 609) (APN 2241-004-900)
- 14532 Gilmore St. (Lot 610) (APN 2236-023-900)
- 14607 Sylvan St. (Lot 620) (APN 2241-006-900)
- 14517 Erwin St. (Lot 630) (APN 2241-012-901)
- 14402 Gilmore St. (Lot 631) (APN 2237-024-900)

These lots may be suitable for other uses, such as affordable and/or supportive housing, mixed-income housing, open space, and commercial and retail space. An initial assessment was performed on these lots, but further evaluation is required to determine the financial feasibility of various redevelopment scenarios and the most appropriate use(s) for the sites.

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 City Administrative Officer should continue this analysis for the best uses of the lots, with a focus on affordable housing, and

MAY 24 2024

PK

present options for redevelopment. The analysis should identify replacement parking options and needs.

**I THEREFORE MOVE** that the City Administrative Officer (CAO), with the assistance of the Chief Legislative Analyst, Los Angeles Housing Department, Department of City Planning, General Services Department, Department of Transportation (LADOT), and any other relevant departments, 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) 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 outlined in the City's Asset Management Evaluation Framework and Affordable Housing Opportunity Site Review Process;

**I FURTHER MOVE** that the CAO present the completed feasibility assessment and resulting recommendations to the Board of Transportation Commissioners for consideration of the redevelopment of the LADOT-owned parking lots.

PRESENTED BY:



IMELDA PADILLA  
Councilmember, 6th District

SECONDED BY:



ORIGINAL