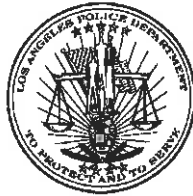


MICHEL R. MOORE
Chief of Police



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June 11, 2021

The Honorable Municipal Facilities Committee
C/O Office of the City Administrative Officer
200 North Spring Street, Room 1500
Los Angeles, California 90012

Honorable Members:

The Department wishes to ensure the committee is aware of the Police Department's fleet and court parking needs as the City moves forward with repurposing existing sites for other purposes, including much-needed affordable housing projects. It is the Department's desire to bring forward long- and short-term needs that will be impacted by immediate and planned projects with the intent of working with the Department of General Services (GSD) and the City Administrative Officer (CAO) to develop workable alternatives to the existing sites.

Below is a list of the current sites and the impacts to the Department's storage capacity for vehicles as projects move forward.

Main Street Parking Facility

Starting in July 2021, the City will begin the installation of a long-planned roof-top solar panel system. This project will displace 170 fleet vehicles for a period of five months. These vehicles are used by personnel assigned to the Police Administration Building and are required to be accessible on a 24/7 basis. Because this is a short-term need, the Department had planned to utilize the parking structure at Lot 3 (Tinker Toy). With the demolition of the Tinker Toy structure, this is no longer an option with the other considerations discussed later in this correspondence.

Lot 3 (Tinker Toy)

The Tinker Toy structure on Lot 3 was demolished due to structural integrity issues that created untenable safety concerns and potential liability issues. The demolition of the structure reduced the capacity of Lot 3 from 474 spaces to approximately 180. This lot served as a secure storage location for police vehicles being readied for service and those being decommissioned. This

location has also been used as parking for officers attending court since the development of Grand Park removed several parking lots at the courthouse from service. As an interim solution during the demolition of the Tinker Toy structure, court parking has been provided at the Judge John Aiso Lot and other vehicles have been stored on P-4 at City Hall East. These arrangements will end as the need for public parking increases while the City and County restrictions on restaurants and businesses that have been impacted by the COVID pandemic decreases and City workers who have been tele-working return to their offices. Lot 3 is also planned for development within the next three years which will permanently remove this site from use by the Department.

Alpine Lots

Since 1994, the two Alpine Lots have provided storage for approximately 300 vehicles. These sites have been identified as locations at which development will serve those experiencing homelessness. The Department continues to make use of these lots while plans for them are in development.

CALTRANS Lot

The CALTRANS Lot was taken out of service during the construction of the METRO Busway Terminal above the lot. With the completion of construction, General Services is working with CALTRANS to restore the use of the lot by the Department. This lot will provide storage for approximately 220 vehicles as they are transitioned out of service.

Commercial Street

The Commercial Street Rooftop Lot was leased to offset the loss of other leased lots that were developed. This lot is used for approximately 120 litigation vehicles that require long-term storage. These vehicles will move to the new CATS-Warehouse currently under construction.

Keller and Hydro Lots

These two leased lots had a capacity of 350 vehicles. The leases were ended as the owners developed the properties for other uses.

Impact

These changes have reduced the Department's vehicle storage capacity from almost 1,500 to 540 spaces. This reduction is further complicated as the Department works with the CAO on the planned replacement of vehicles as discussed during the current budget deliberations. The Department will require up to 1,000 spaces as new vehicles arrive and old vehicles are decommissioned. The location of the storage lots must be secure to protect the City's substantial

investment in these vehicles and be within a reasonable distance of the facilities at Piper Tech where the Department's garage is located.

The Department is keenly aware of the financial constraints the City is facing as well as the need to move forward expeditiously with projects and developments to increase the availability of services and transitional and permanent affordable housing on existing City properties. The Department desires to work with the City family to develop long-term solutions to its vehicle service and storage needs.

If you have any questions or need additional information, please contact Police Administrator Sandra M. Russell, Commanding Officer, Facilities Management Division, at (213) 482-7320.

Respectfully,

MICHEL R. MOORE
Chief of Police



DOMINIC H. CHOI, Deputy Chief
Director, Office of Support Services

Attachments

LAPD - PARKING REQUIREMENTS

April 15, 2021

Parking requirements:

- 600 parking spaces in the Civic Center Area to facilitate the Department's fleet operations. Accessible for tow trucks and trailers, including oversized vehicles.
- 85 parking spaces, Monday thru Friday, to facilitate employee's appearance in court.
- 170 parking spaces for displaced vehicles due to the solar installation at MTD Main Street Facility starting June 2021. Need 24 hours in/out access.

PARKING LOT	NUMBER OF SPACES	CURRENT STATUS	ADDRESS	NOTES
PIPER TECH	60	ACTIVE	555 Ramirez St Los Angeles	Currently parking 145 vehicles due to a traffic collision (T/C) and damaged vehicle storage.
LOT 3	130	ACTIVE (EXPECTED COMPLETION AND CFO APRIL 30, 2021)	150 Judge John Aiso St. Los Angeles	This lot is permitted as a storage lot and does not meet City code for a parking lot. Lot will be used for the storage of new vehicles. Note: Loss of 344 parking spaces due the demolition of the parking structure.
EVIDENCE AND PROPERTY MANAGEMENT DIVISION	80	ACTIVE	620 E. Commercial St. Los Angeles	Litigation vehicle storage. The lease end January 2022. Vehicles will be moved to New CATS Warehouse.
NORTH ALPINE	100 (was 150 before Gold Line)	ACTIVE - TEMPORARY USE APPROX. 2016	903 N. Main St. Los Angeles	This lot ownership has been turned over to HCID for the Homeless Initiative and Development. HCID has been conducting soil samples to move forward with development. Use of the lots can be terminated at any time.
SOUTH ALPINE	200	ACTIVE - TEMPORARY USE APPROX. 2016	901 N. Main St. Los Angeles	This lot ownership has been turned over to HCID for the Homeless Initiative and Development. HCID has been conducting soil samples to move forward with development. Use of the lots can be terminated at any time.
TOTAL AS OF 04/15/2021	570			
CALTRANS LOT	220	IN-PROGRESS	550 Ramirez St. Los Angeles	GSD-RSD is in progress with the lease renewal and re-occupying. Current condition of the lot is inhabitable due to the homeless and trash. GSD and LAPD are working to resolve the issues for occupancy use. Expected occupancy June 2021. Demolition of the Tinker Toy Parking Structure lost 374 parking spots, this location will provide 220 parking spots from the displacement.
NEW EVIDENCE AND CATS WAREHOUSE	80	UNDER CONSTRUCTION	4671 Worth St. Los Angeles	Litigation vehicle storage. Vehicles will be moved from the 620 Commercial St. Warehouse upon COF. Expected occupancy August/September 2021. 80 Vehicles Commercial St. to 80 Vehicles Evidence and CATS Warehouse.
N. SPRING STREET	250	IN-PROGRESS	1251 N. Spring St. Los Angeles	GSD-RSD is preparing a report for MFC to enter into a lease agreement. This location provides a basic replacement for the North and South Alpine Lots (300 parking spaces) to N. Spring Street (approximately 250 parking spaces). This location needs to be a component of the long term solution for the loss of the Alpine Lots.
TOTAL	Parking as of 04/15/21 - Pipertech-60, Lot 3-130, Old Warehouse-80, North and South Alpine-300 = 570 Proposed Parking as of 09/01/21 - Pipertech-60, Lot 3-130, New Warehouse-80, Caltrans-220, N. Sprint St.-250 = 740			
COURT PARKING	85	TEMPORARY USE DOT LOT	Judge John Aiso Lot	Demolition of the Tinker Toy Parking Structure resulted in losing 374 parking spots, this including 85 parking spaces for court parking. As of 04/15/2021, long term parking meeting the weekday requirements has not been identified.
SOLAR INSTALLATION PROJECT MTD MAIN STREET FACILITY	Temporary Displacement of 170 Vehicles	BEGINNING JUNE 2021	260 S. Main St. Los Angeles	170 vehicles requiring 24/7 in and out access are being displaced for 5-6 months for the installation of rooftop solar panels. As of 04/15/2021, temporary parking meeting the requirement of proximity to PAB for 24/7 access has not been identified.

LAPD - HISTORY OF FLEET PARKING LOCATIONS
as of April 15, 2021

LAPD requires a minimum of 600 parking spaces in the Civic Center Area to facilitate the Department's fleet operations. This parking must be accessible for tow trucks and trailers, including oversized vehicles. The following explains the history of LAPD's fleet parking locations, how many spaces were provided, their current status and a brief history. In addition, **the Department requires parking for up to 85 vehicles, on a daily basis, to facilitate employee's appearance in court.** *Note: In a normal historical budget cycle, the Department will process approximately 700 vehicles in and out of the fleet.*

PARKING LOT	NUMBER OF SPACES	CURRENT STATUS	ADDRESS	NOTES
PIPER TECH	60	ACTIVE	555 Ramirez St. Los Angeles	Currently parking 145 vehicles due to T/C and damaged vehicle storage.
LOT 3 (FORMERLY THE TINKER TOY PARKING STRUCTURE)	APPROX. 130 (Tinker Toy had 474)	ACTIVE (EXPECTED COMPLETION AND CFO APRIL 30, 2021)	150 Judge John Aiso St Los Angeles	Historically used for processing new and salvaged vehicles, and court parking. Capacity has been reduced from 474 vehicles to an estimated 130 due to the demolition of the second and third floors. Displaced vehicles are temporarily parked at City Hall P4. Occupancy of the lot is projected to occur the end of April 2021. In addition, this location provided daily court parking for up to 85 vehicles. Parking for these vehicles is being temporarily provided by DOT's at the Judge John Aiso Lot; this will end April 30, 2021.
EVIDENCE AND PROPERTY MANAGEMENT DIVISION	80	ACTIVE	620 E. Commercial St. Los Angeles	Current Litigation Storage. Anticipate storing some vehicles upon completion and occupation of the new EPMD warehouse. Undetermined number of spots available at new warehouse. The current lease expires December 2021 and would continue on a month- to-month basis if necessary.
AVE 19 (LINCOLN HEIGHTS) CLOSED JAIL FACILITY	100	EVICTED APPROX. 2019	401 Ave. 19 Los Angeles	Construction / Repairs for future housing development. Vehicles were moved back to the Alpine Lots
NORTH ALPINE	100 (was 150 before Gold Line)	ACTIVE - TEMPORARY USE APPROX. 2016	903 N. Main St. Los Angeles	Homeless Initiative and Development. Reduced to 100 spots due to MTA Gold Line. Lot use began before 1994. Suspended availability of the lot use for the homeless initiative around 2017/18. The displaced vehicles were relocated to Ave 19 Lot.
SOUTH ALPINE	200	ACTIVE - TEMPORARY USE APPROX. 2016	901 N. Main St. Los Angeles	Homeless Initiative and Development. Lot use began before 1994. Suspended availability of the lot use for the homeless initiative around 2017/18. The displaced vehicles were relocated to Ave 19 Lot.
CALTRANS LOT	220	SUSPENDED APPROX. 2015	550 Ramirez St. Los Angeles	Lost due to freeway construction. Vehicles were relocated to Alpine Lots and Pipertech. 04/12/21 - GSD RSD is working on the lease renewal. Current condition of the lot is inhabitable due to the homeless and trash. GSD and LAPD are working to resolve the issues for occupancy use.
KELLER LOT	50	EVICTED APPROX. 2010	664 Keller St. Los Angeles	Lost to Amtrak development. Vehicles were relocated to the Caltrans and Alpine Lots
HYDRO LOT	300	EVICTED APPROX. 2010	1000 Alhambra Ave. Los Angeles	Lost to development. These were litigation vehicles and they were relocated to the rooftop of the Commercial Street Warehouse.
TOTAL AS OF 04/15/2021	570	<p>Current - An estimated 570 spaces are currently available for MTD use. Piper Tech, EPMD, North and South Alpine Lots. Lot 3 available 05/01/21</p> <p>History - Over the past 15 years, the available fleet parking has been reduced by over 1,000 spaces; this includes the loss of the Ave 19 Jail Facility, CALTRANS, Keller, HYDRO, and the pending North and South Alpine Lots.</p> <p>Projected - Fleet parking will only be available at PiperTech, EPMD, Lot 3 and Caltrans for a total of 490 parking spots.</p> <p>LAPD Requires a permit long term solution that provides the Department with the space required for MTD to perform and accomplish its daily mission of storing litigation vehicles, repairing and maintaining the Department's fleet, and processing new and salvaged vehicles in/out of the fleet. This equates to parking for 600 vehicles, parking must be accessible for tow trucks and trailers, including oversized vehicles.</p>		