

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCEW.A. 0220-04830-0000
C.F. 12-1549-S12

Date: November 13, 2018

To: Honorable David Ryu, Councilmember, Council District 4
Attn: Nicholas Greif, Chief of Staff, Council District 4

From: Richard H. Llewellyn, Jr., City Administrative Officer

Subject: **CITY-OWNED PROPERTY AT 15314 WEST DICKENS STREET (LADOT LOT NO. 762)**

At the direction of a Motion (Ryu Harris-Dawson, C.F. 12-1549-S12), introduced on August 3, 2018 by Council, this Office initiated a review of the City-owned property at 15314 W. Dickens Street (APN 2276-040-022). Below is a summary of the findings to date.

Current Use: The project site consists of two irregularly shaped lots, totaling approximately 19,027 square feet, which includes land already improved by highways, sidewalks and streets. The improved areas have reduced the lot area to approximately 14,409 square feet. The lot fronts Dickens Street, abuts the 405 highway, and it is adjacent to commercial retail. The property is in use as a parking lot, operated by the Los Angeles Department of Transportation (LADOT).

Ownership: The Department of General Services (GSD) ordered a Title Report that confirms the Property is owned by the State of California Department of Transportation. It is leased to LADOT for use as a parking lot.

Revenue: According to LADOT, in FY 2017-18, the average weekday occupancy was 50 percent, which peaked to 91 percent during lunch and 80 percent in the early evening. Annual gross revenue in FY 2017/18 was \$82,302.

Recommendation: This Office does not recommend that the City proceed with further evaluation of the site for use as permanent affordable housing because the City does not own the property, and housing is not an allowed use under the lease.

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