

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL MEMORANDUM**

Date: February 18, 2026

To: The Honorable City Council  
c/o City Clerk, Room 395  
Attention: Heather Hutt, Chair, Transportation Committee

From: Laura Rubio-Cornejo, General Manager   
Department of Transportation

Subject: **STEPS NECESSARY TO CREATE A MOBILITY HUB AT LADOT PARKING LOT NO. 731**

**SUMMARY**

As directed by Council File (CF) 15-1138-S42, this report provides a summary from the Los Angeles Department of Transportation (LADOT) on the steps necessary to create a mobility hub on LADOT Parking Lot No. 731 in Venice.

**RECOMMENDATION**

That the Los Angeles City Council note and file this report.

**BACKGROUND**

In October 2025, the Council instructed LADOT to report back on the steps needed to create a cohesive and inclusive mobility hub on LADOT Parking Lot 731. Parking Lot 731, located at 200 North Venice Boulevard, currently provides personal vehicle parking adjacent to the historic Venice Canals, and serves as a critical gateway to Los Angeles' coastline and tourist destination, Venice Beach. Venice Beach is also a 2028 Olympic and Paralympic Games venue, hosting the Triathlon and Para Triathlon events.

**DISCUSSION**

Mobility hubs concentrate a suite of mobility options and services at one location to maximize first- and last-mile connectivity. By seamlessly integrating different modes of transportation, multi-modal supportive infrastructure, and placemaking strategies, mobility hubs can create a more robust transportation network to help residents and visitors travel through their communities.

Venice Beach is a frequently visited destination for both residents and visitors, and will serve as an event venue for the Triathlon and Para Triathlon events in the 2028 Olympic and Paralympic Games. Creating a mobility hub in Venice can help residents, workers, and visitors travel efficiently and safely during the Games, and create a legacy mobility hub that lasts beyond the games and continues to serve the community.

Lot No. 731 is a surface lot located at 200 N. Venice Boulevard, less than 1,000 feet from Venice Beach. It provides 177 parking spaces that are highly utilized from May to September, and moderately used

throughout the rest of the year. Repurposing some or all of the parking spaces on the lot can expand and improve on the current access the lot provides to Venice Beach and surrounding destinations.

There is no one-size-fits-all blueprint for mobility hubs. Concentrated mobility services can include a wide range of options from bus stops and transit stores, rideshare pickup/drop off zones, carshare stations, and electric vehicle charging, to bikeshare stations, and bike storage and repair stations. Determining the right mobility services to best serve the location will require a feasibility study that considers current and potential mobility uses within the community, analyzes parking needs, and makes recommendations about which options can best augment mobility within the Venice community and surrounding neighborhoods.

In addition to identifying the appropriate suite of mobility options, the study should also consider recommendations from LADOT's forthcoming Comprehensive Operations Analysis (COA), the Transit Bureau's systemwide study to evaluate and refine its bus, microtransit, and specialized services to better align with the City's current travel demand, equity goals, and long term financial sustainability. It will be critical for the Mobility Hub feasibility study to consider the COA findings to help inform what mobility services should be recommended for the Venice community.

In order to complete this feasibility study, LADOT would release a task order solicitation to its consultant bench to identify a responsive and qualified vendor to conduct the necessary analysis and develop a cost estimate to design and construct the mobility hub. This process typically takes approximately six months to develop the scope of work, solicit and review proposals, select a vendor, and issue a notice to proceed. Once the contract is executed, LADOT expects a feasibility study for Lot 731 would take approximately six months to complete. This timeline will ensure adequate analysis, allow for the COA to be incorporated, and outline an implementation timeline in line with the 2028 Games.

The following tentative steps are required to determine the feasibility and design for a mobility hub at Lot 731:

1. Identify funding to conduct the feasibility study. (approximately 2 weeks to complete)
2. Develop the scope of work. (approximately 4-8 weeks)
3. Release a task order solicitation to LADOT's bench, review proposals, and select contractor (approximately 3 months)
4. Award a notice to proceed. (approximately 1 month)
5. Complete the feasibility study to analyze existing mobility options (i.e, bus, on-demand services - private and public), available parking, community needs assessment and existing conditions (approximately 3 months)
6. Publish feasibility study recommendations and gather public input from local stakeholders to finalize the mobility hub improvements (approximately 3 months)

LADOT will work with CD 11 to identify a funding source for the feasibility study. Once funding is secured, LADOT will finalize the study scope of work, release a task order solicitation, and issue a notice to proceed within four to six months. The feasibility study, including engagement, would take approximately six months to complete and publish.

The feasibility study's results will be instrumental in guiding the development of an implementation plan by LADOT. Because Lot No. 731 is located within both the Coastal Zone Commission Authority and the Dual Jurisdictional Coastal Zone, LADOT is consulting with the Department of City Planning, Bureau of

Engineering, City Attorney, and other relevant departments in communication with the California Coastal Commission to determine the necessary requirements to permit a mobility hub at this location. Obtaining a permit from the California Coastal Commission can take up to 12 months for approval and any delays in securing a permit would impact the mobility hub schedule.

Should the City decide to move forward and determine the appropriate steps to implement a mobility hub, alternative funding resources need to be secured for contractual services for planning and implementation. LADOT staff will collaborate with CD 11 to identify the appropriate funding sources for the feasibility study and mobility hub implementation at Lot 731.

Assuming available funding, a complete timeline for the study, permitting, and construction is included below. The draft timeline is subject to change based on staff resources, competing priorities, litigation, California Coastal Commission permitting, and the City’s contract procurement process.

Mobility Hub Project Draft Timeline	
Phase	Timeframe
Task Order Solicitation	March/April 2026 - July/Aug 2026
Feasibility Study	Aug/ Sept 2026 - Jan/Feb 2027
Permitting & Approvals	Nov/Dec 2026 - Nov/Dec 2027
Detailed Design & Engineering	March 2027- August 2027
Procurement & Bidding	Sept 2027 - Nov 2027
Construction	Dec 2027 - April/May 2028
Commissioning & Launch	June 2028

Fully constructing a mobility hub on Lot 731 in time for the 2028 Games will require efficient streamlined processes, seamless coordination of all teams and stakeholders, and ample funding to successfully deliver the project on time.

**FISCAL IMPACT**

There is no impact to the City’s General Fund at this time. There may be a future impact to the Special Parking Revenue Fund if implementation results in the removal of parking spaces.

LRC:TC;jm:sg