

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed lease agreement with the Los Angeles County Metropolitan Transportation Authority (Metro) for property located at 16800 Victory Boulevard.

Recommendation for Council action:

AUTHORIZE the Department of General Services (GSD) to negotiate and execute a lease agreement with the Metro for property located at 16800 Victory Boulevard under the terms and conditions substantially outlined in the October 9, 2025 Municipal Facilities Committee (MFC) report, attached to the Council File.

Fiscal Impact Statement: The MFC reports that approval of the October 9, 2025 MFC report, attached to the Council File, will not have an immediate impact on the General Fund at this time given that budgeted General Funds are being used to support leasing through the Homelessness Emergency Account. There is a potential future impact to the General Fund relative to supporting the costs for the remainder of the lease term.

Community Impact Statement: None submitted.

Summary:

On October 21, 2025, your Committee considered an October 9, 2025 MFC report relative to proposed lease agreement with the Metro for property located at 16800 Victory Boulevard. According to the MFC, as the City continues its efforts to address homelessness, there have been numerous projects and efforts to address encampments that obstruct the public right of way involving RVs. The lack of storage space for these oversized vehicles has been identified as a challenge in various reports to the City Council and the Mayor (Council File Nos. 22-1324, 21-1468, and 17-0956).

To address this shortage of space for oversized vehicle storage, the City identified two lots designated as "Emergency LAPD Oversized Vehicle Impound Lots" to serve as a Citywide resource. One lot has been operational since 2024, located at 2621 South Nevin Avenue (Compton/Nevin) in Council District 9. The proposed lease for the Balboa RV Storage Lot Project (Project) will provide additional secure and legal RV storage for up to 125 RVs removed from encampments through Inside Safe and other City operations. The Project is located on a Metro-owned parcel and is currently approximately 94,800 square feet (SF) of primarily asphalt paved surface parking. The site will be operated by an Official Police Garage (OPG) that will operate in compliance with all applicable local, state and federal laws and regulations pertaining to the impound, removal, towing, storage and disposal of vehicle.

The Bureau of Engineering will oversee site design and development for the project which includes minor improvements to the surface parking lot such as a new ten-foot-high rolling security gate, ten-foot-high chain link perimeter fencing, guard booth, and a portable

restroom. GSD's Construction Forces estimates completion of this work within three months once site access is provided.

Representatives from the GSD and the Los Angeles Police Department provided an overview of the project and answered questions from the Committee members. After further consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendation contained in the MFC report and detailed in the above recommendation. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA: YES

LEE: ABSENT

JURADO: YES

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10/21/25

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-NOT OFFICIAL UNTIL COUNCIL ACTS-