

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: April 5, 2024

CAO File No. 0220-05151-0533

Council File No. 23-1206

Council District: 5

To: The City Council

From: *Yplenda Chavez*
for Matthew W. Szabo, City Administrative Officer

Reference: C.F. 23-1206

Subject: **CLOSURE OF COTNER AVENUE FOR INTERIM HOUSING USE WITH RECREATIONAL VEHICLES (RVs)**

RECOMMENDATION

That the City Council determine that the closure of Cotner Avenue is infeasible for interim housing use with Recreational Vehicles due to the negative impact to two (2) City yards, one (1) Official Police Garage yard, and one (1) Los Angeles Department of Water and Power Distribution Station, which would affect the ability of these facilities to provide electrical, sanitation and street cleaning services to residents and businesses in Council Districts 5, 11, and the region.

SUMMARY

As directed by Motion (Yaroslavsky-Blumenfield - [C.F. 23-1206](#)) approved on November 14, 2023, the City Administrative Officer (CAO) worked with the Bureau of Engineering (BOE), and the pertinent Public Works Bureaus, to assess the closure of a portion of Cotner Avenue between Nebraska Avenue and the southerly end of the West Los Angeles Sewer Maintenance Yards at 1924 Cotner Avenue, in Council District 5. The motion proposed using the closed portion of Cotner Avenue for interim housing utilizing stationary RVs. Council District 5 requested that the assessment assume a street closure of between five (5) to 10 years. RVs would not include kitchenettes or bathrooms, so this assessment assumed the necessary accommodations for meals and hygiene facilities.

This Office explored two scenarios: (i) a full closure of Cotner Avenue, and (ii) a partial closure of Cotner Avenue. The CAO conducted this assessment by gathering the necessary information and having multiple discussions with BOE, the Bureau of Sanitation (LASAN), the Bureau of Street Services (BSS), and the Los Angeles Department of Water & Power (LADWP). LASAN, BSS, and LADWP have facilities on Cotner Avenue that would be impacted by a proposed street closure. In addition, there is an Official Police Garage (OPG) yard operating on Cotner Avenue that would be affected by the proposed closure.

The negative impact from a partial or full street closure to the two (2) City yards, the LADWP

Distribution Station No. 28, and the OPG yard includes: limited access to the facilities; limited fire hydrant access; and traffic congestion. A closure to the street would impair the ability of these facilities to provide sanitation and street cleaning services to region residents and businesses. A closure would impair the normal operations of the electrical Distribution Station. The specific impact to each facility are outlined in this report. For these reasons, this Office finds closure of Cotner Avenue is infeasible for the purpose of establishing interim housing using RVs.

It should be noted that the West Los Angeles Sanitation Sewer Yard and the Bel Air Maintenance Yard were previously assessed for supportive or affordable housing, storage, Safe Parking, or use as part of the A Bridge Home program (Koretz, C.F. 18-1218) and were deemed infeasible due to the negative impact to the facilities and to resident services.

DISCUSSION

A. Infeasibility of Both a Full Closure and Partial Closure of Cotner Avenue

This report considers both a full closure (Attachment A and B) and a partial closure of Cotner Avenue (Attachment C). The proprietary and municipal facilities shown on Cotner Avenue include the LADWP Distribution Station No. 28 (shown in green); the Bel Air Maintenance Yard (shown in blue); the West Los Angeles Sanitation Sewer Yard (shown in orange); and the OPG yard (shown in pink). Attachment A proposes a street closure of Cotner Avenue from Missouri Avenue and south to the southern border of the West Los Angeles Sanitation Sewer Yard (shown in orange). Attachment B proposes 18 twenty-six (26) feet RVs, with two hygiene pallets, two administrative pallets for supportive services, and a security guard booth. Attachment C is similar, except it proposes only 11 twenty-six (26) feet RVs.

i. Limited Access to Facilities

Attachment A proposed closure blocks the ingress and egress access for all four (4) facilities. The red triangles in Attachment A represent blocked ingress and egress points to abutting properties. Of the eleven (11) total ingress and egress points across the four locations, Attachment A shows that eight (8) of the ingress and egress points are negatively impacted by the proposed full closure of Cotner Avenue. Under this scenario, the northbound lanes on Cotner Avenue abutting the LADWP Distribution Station No. 28 (shown in green) and the Bel Air Maintenance Yard (shown in blue) would be closed to traffic. This would interfere with the ingress and egress for both locations.

Attachment B removes the fire lane shown in Attachment A from the western side of Cotner Avenue between Missouri Avenue and Nebraska Avenue. Instead, it assumes the eastern side of Cotner Avenue abutting the LADWP Distribution Station No. 28 and the Bel Air Maintenance Yard remain open to traffic. Cotner Avenue is still closed from Missouri Avenue to the southern border of the West Los Angeles Sanitation Sewer Yard, impacting ingress and egress access to the OPG yard. Attachment C clears the intersection of Cotner Avenue and Missouri Avenue but still creates access issues for vehicles requiring larger turning radii than provided in this option. Resultantly, the closure of Cotner Avenue is infeasible for the purpose of standing up interim housing using RVs.

ii. Fire Safety and Limited Fire Hydrant Access

As outlined in Attachment A, fire hydrant access is limited with a full closure of Cotner Avenue for the proposed 5-year to 10-year period. The grey path on Cotner Avenue between Missouri Avenue and Nebraska Avenue on the west side of the street would be a proposed fire lane so that any LAFD emergency vehicles could access the fire hydrant to service any emergencies on the northbound Interstate 405 freeway.

As shown in Attachments A and B, the proposed full closure of Cotner Avenue impacts access to two (2) fire hydrants. Fire Hydrant Number 30894 and Fire Hydrant Number 39840 have limited access to serve neighboring properties because of the proposed closure of Cotner Avenue shown in Attachment A. Each fire hydrant has a range radius of 150 feet. The closure of Cotner Avenue impacts servicing fire issues at the two (2) City-owned yards, the LADWP Distribution Station, the LADOT OPG Lots, the 405 Freeway, and the businesses south of the proposed closure.

iii. Increased Traffic Congestion

Both layouts proposed street closure options in Attachment B and C disrupt traffic circulation on Cotner Avenue and impede access for equipment vehicles at the neighboring yards and power distribution station. These proprietary and municipal sites service both Council Districts 5 and 11. These sites and are critical for electricity distribution, sanitation, and street cleaning operations. Access to the equipment at these locations is necessary after power outages, for sewer line and street repairs, and after flooding and mudslides recently experienced due to extreme weather conditions like the atmospheric rivers and Hurricane Hilary. Due to the size of the equipment vehicles, large turning radii are required. A full or partial street closure would make travel for City equipment vehicles impossible.

B. Impact to LADWP Distribution Station No. 28

LADWP Distribution Center No. 28 (DS-28) is located on a 32,190 square foot property at 11171 Nebraska Avenue and 1810 - 1820 Cotner Avenue. It is accessible to vehicles from Cotner Avenue.

DS-28 consists of five (5) 35,000 volt (35kV) circuits, two 25-megawatt transformers, and nineteen (19) 4800-volt (4.8kV) distribution feeder circuits serving 24,328 electrical customers. The two 25 Mega Volt Amps (MVA) Power Banks DS-28 houses are critical in supplying the electrical load needs of the surrounding neighborhood. Additionally, the distribution station is used for employee training and evaluation because it uses 35,000-volt air blast circuit breakers, which are uncommon in many of LADWP's other stations. This station serves critical and high-profile areas in and around the Sawtelle, Westwood, and West L.A. neighborhoods.

DS-28 is a heavily loaded station often requiring attention and periodic maintenance and insulator cleaning from Electrical Station Maintenance, Power Transmission & Distribution, and Power System Operations multiple times per week.

A full or partial closure of Cotner Avenue would impact vehicle access to DS-28 station equipment, impacting routine maintenance and operational activities. Unimpeded access to this location by heavy-duty trucks, trailers, and cranes may be necessary in instances of unexpected equipment failure. Attachment D shows LADWP vehicles and their respective turning radii.

C. Impact to BSS Bel Air District Maintenance Yard

The properties at 1826 - 1854 S. Cotner Avenue are 48,972 square feet. This BSS yard is called the Bel Air District Maintenance Yard and uses the address of 11165 Missouri Avenue. The yard provides street services in the Bel Air, Beverly Crest, Westside, and Westwood neighborhood areas. Cotner Avenue is the only ingress/egress to this maintenance facility. Activities at the yard include street sweeper deployment, regular maintenance, office space for investigators, emergency repairs caused by mudslides in the Pacific Palisades and other areas during the rainy season, and street sweeping throughout the year. As a result of the large demand, this yard is very busy.

BSS has two facilities within the Bel Air District Maintenance Yard: (a) the Urban Forestry Division (UFD) facility and (b) the Street Maintenance Division (SMD) facility. The UFD facility has nine (9) employees and equipment servicing the communities of Pacific Palisades, Brentwood, and Bel Air. The SMD facility has 18 employees and equipment servicing the communities of West Los Angeles, Westwood, and Bel Air. The SMD facility is a CNG fueling site and EV charging site that is used by Bureaus of Street Services and Sanitation to fuel vehicles. Additionally, it is a transfer site and debris collection hub for the 18 sweeping routes in those communities. The area of the communities this facility services covers approximately 126 square miles. Additionally, the yard is used as an emergency response location (i.e. during storms, protests, or other emergencies). SMD does not have access through the alley, and larger vehicles would not be able to make turns from the facility into the alley.

D. Impact to LASAN West Los Angeles Sanitation Sewer Yard

The properties at 11168 W. Missouri Avenue and 1904 - 1924 S. Cotner Avenue are 39,900 square feet. Primary access to the yard is from Cotner Avenue. This LASAN sewer maintenance yard is called the West Los Angeles Sewer Maintenance Yard, using the address 11168 Missouri Avenue. The yard houses 39 personnel who deploy 20 vehicles to maintain 895 miles of sewer and 9,889 catch basins within 88.5 square miles of Los Angeles, including all of Council Districts 5 and 11. This Yard is the only yard servicing Council Districts 5 and 11. The next closest yard is twenty-seven (27) miles away in Council District 8.

The yard was built in the 1960s when vehicles had a smaller turning radius. The current vehicles currently used by BSS are 38 feet long and have a turning radius requires forty-two (42) feet, as shown in Attachment E. While there is ingress and egress to the site is from Missouri Avenue, north of the property, the large turning radius of each truck requires a turn westward (or a left-hand turn) towards Cotner Avenue to leave the yard. Then the truck turn right traveling north on Cotner Avenue. As such, any plan to close Cotner Avenue or the Cotner Avenue and Missouri Avenue intersection would impact sanitation services to constituents in Council Districts 5 and 11.

Additionally, the parking lot to the south of the yard is for staff parking. The staff parking lot south of the yard would be completely inaccessible if the proposed street closure of Cotner Avenue was implemented, as there is no easterly ingress/egress access from the Cotner-Pontius Alley to the east of the yard.

E. Impact to Official Police Garage Yard (Area 8):

OPGs are privately-owned and operated tow facilities that service the Los Angeles Police Department (LAPD) and the Los Angeles Department of Transportation (LADOT), among other governmental agencies. There are 17 designated OPGs throughout the City of Los Angeles. The OPG yard on 1981 Cotner Avenue is identified in pink in Attachments A, B, and C. All three ingress and egress points are located on Cotner Avenue. A full closure of Cotner Avenue would block access to the OPG yard. Partial closure of Cotner Avenue provided in Attachment C would interfere with the normal operations of the OPG yard, due to the increased traffic congestion and activity from the proposed RV village. Beyond this location, the closest OPG yard is operated in Council District 10.

FISCAL IMPACT STATEMENT

There is no impact to the General Fund as a result of the recommendations in this report at this time.

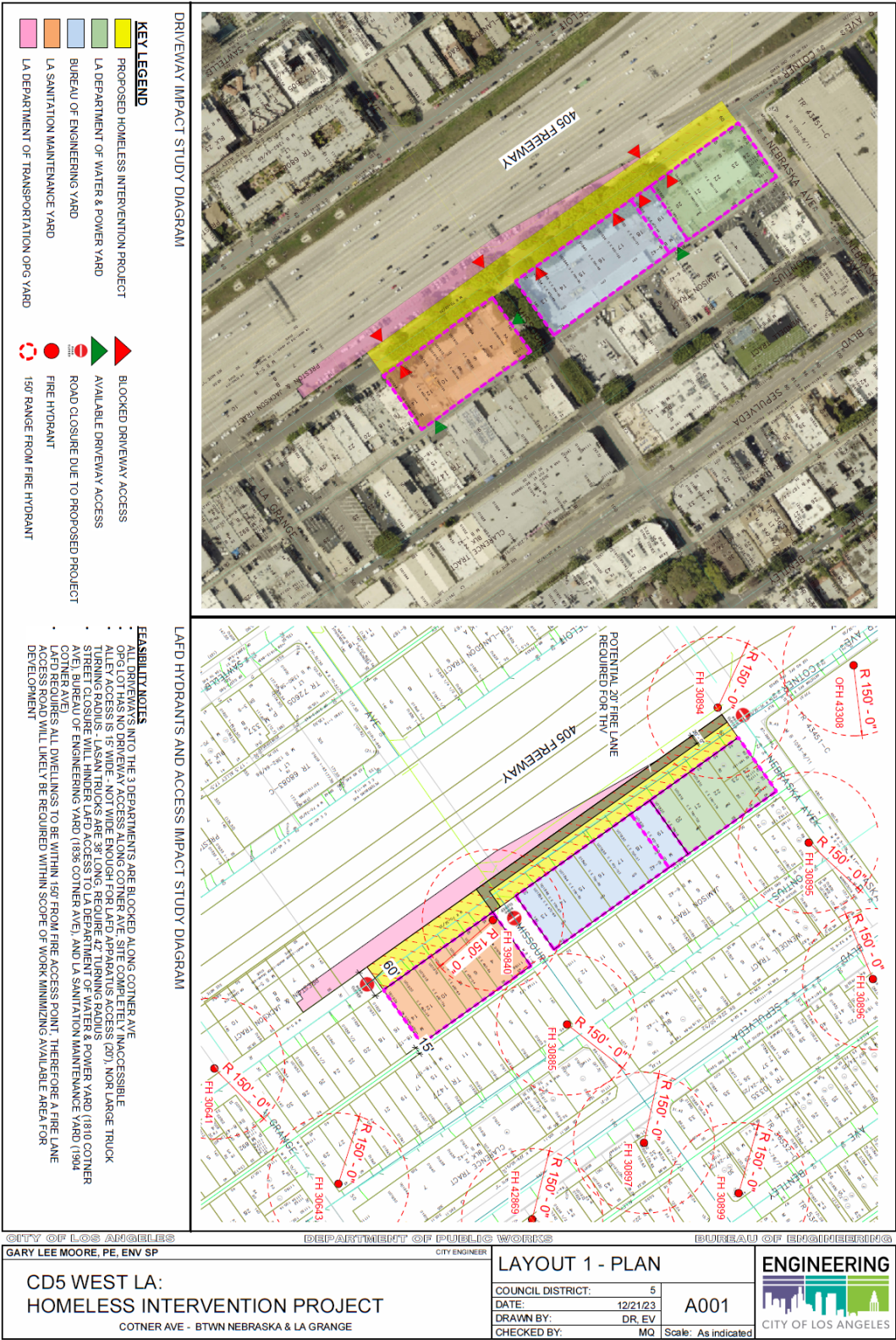
FINANCIAL POLICIES STATEMENT

The recommendations in this report comply with the City's Financial Policies.

ATTACHMENTS:

1. Attachment A: Map of Full Closure of Cotner Avenue, with a Fire Lane, Impacted Ingress and Egress Access, and Hydrant Coverage
2. Attachment B: Map of Full Closure of Cotner Avenue, with 18 RVs, Impacted Ingress and Egress Access, and Hydrant Coverage
3. Attachment C: Map of Partial Closure of Cotner Avenue, with 11 RVs, Along with Impacted Ingress and Egress Access and Hydrant Coverage
4. Attachment D: LADWP Pictures of the Fleet of Trucks
5. Attachment E: Picture of West LA Sewer Sanitation Yard 30-foot Trucks

ATTACHMENT A: Map of Full Closure of Cotner Avenue



KEY LEGEND

- PROPOSED HOMELESS INTERVENTION PROJECT
- LA DEPARTMENT OF WATER & POWER YARD
- BUREAU OF ENGINEERING YARD
- LA SANITATION MAINTENANCE YARD
- LA DEPARTMENT OF TRANSPORTATION OPG YARD
- BLOCKED DRIVEWAY ACCESS
- AVAILABLE DRIVEWAY ACCESS
- ROAD CLOSURE DUE TO PROPOSED PROJECT
- FIRE HYDRANT
- 157' RANGE FROM FIRE HYDRANT

FEASIBILITY NOTES

- ALL DRIVEWAYS INTO THE 3 DEPARTMENTS ARE BLOCKED ALONG COTNER AVE.
- OPG LOT HAS NO DRIVEWAY ACCESS ALONG COTNER AVE. SITE COMPLETELY INACCESSIBLE.
- ALLEY ACCESS IS 15' WIDE - NOT WIDE ENOUGH FOR LAFD APPARATUS ACCESS (20'). NOR LARGE TRUCK TURNING RADIUS - LARGER TRUCKS ARE 38' LONG, REQUIRE 42' TURNING RADIUS.
- STREET CLOSURE OF ALL DRIVEWAYS TO DEPARTMENT OF WATER POWER YARD (1810 COTNER COTNER AVE).
- STREET CLOSURE OF ENGINEERING YARD (1855 COTNER AVE), AND LA SANITATION MAINTENANCE YARD (1834 COTNER AVE).
- LAFD REQUIRES ALL DWELLINGS TO BE WITHIN 157' FROM FIRE ACCESS POINT. THEREFORE A FIRE LANE ACCESS ROAD WILL LIKELY BE REQUIRED WITHIN SCOPE OF WORK MINIMIZING AVAILABLE AREA FOR DEVELOPMENT.

LAFD HYDRANTS AND ACCESS IMPACT STUDY DIAGRAM

POTENTIAL 20' FIRE LANE REQUIRED FOR THV

406 FREEWAY

18 RV'S 26' 2 HYGIENE PALLETS GUARD BOOTH 2 ADMIN PALLETS

CD5 WEST LA: H.I.P.

CDOTNER AVE - BTWN NEBRASKA & LA GRANGE

LAYOUT 1 - PLAN

COUNCIL DISTRICT: 5
DATE: 16/24
DRAWN BY: DR. EV
CHECKED BY: MQ
Scale: As indicated

A001

ENGINEERING
CITY OF LOS ANGELES

KEY LEGEND

- PROPOSED HOMELESS INTERVENTION PROJECT
- LA DEPARTMENT OF WATER & POWER YARD
- BUREAU OF ENGINEERING YARD
- LA SANITATION MAINTENANCE YARD
- LA DEPARTMENT OF TRANSPORTATION OPS YARD

DRIVEWAY IMPACT STUDY DIAGRAM

AVAILABLE DRIVEWAY ACCESS
SECONDARY DRIVEWAY ACCESS
ROAD CLOSURE DUE TO PROPOSED PROJECT
FIRE HYDRANT
150' RANGE FROM FIRE HYDRANT

FEASIBILITY NOTES

- INTO THE 3 DEPARTMENTS ARE OPEN ALONG CORNER AVE
- ORIGINALLY THIS DRIVEWAY ACCESS ALONG CORNER AVE
- ALLEY ACCESS IS 15' WIDE - NOT WIDE ENOUGH FOR LAFD APPARATUS ACCESS (20'), NOR LARGE TRUCK TURNING RADIUS - LASAN TRUCKS ARE 30' LONG, REQUIRE 42' TURNING RADIUS
- LAFD REQUIRES ALL DWELLINGS TO BE WITHIN 150' FROM FIRE ACCESS POINT. THEREFORE A FIRE LANE ACCESS ROAD WILL BE REQUIRED WITHIN SCOPE OF WORK MINIMIZING AVAILABLE AREA FOR
- THE WIDTH OF THE OPEN LANE IS 30', ACCESS AND CIRCULATION FOR LARGE TRUCKS WILL BE HINDERED.

LAFD HYDRANTS AND ACCESS IMPACT STUDY DIAGRAM

POTENTIAL 20' FIRE LANE REQUIRED FOR THV

405 FREEWAY

11 RVS 20' LONG
2 HYGIENE PALLETS
GUARD BOOTH
2 ADMIN PALLETS

LAYOUT 1 - PLAN

COUNCIL DISTRICT: 5
DATE: 1/31/24
DRAWN BY: DR. EV
CHECKED BY: MO

Scale: As indicated

ENGINEERING
CITY OF LOS ANGELES

CD5 WEST LA: H.I.P

CORNER AVE - BTWN NEBRASKA & LA GRANGE

ATTACHMENT D:

**LADWP Equipment Needed To Support Emergency Response:
40-Ton T-Rex Truck Crane - Length: 39 feet | Turning Radius: Approximately 34 feet**



ATTACHMENT D (cont.):
LADWP Equipment Needed To Support Emergency Response:
40-Ton T-Rex Truck Crane - Length: 39 feet | Turning Radius: Approximately 34 feet



ATTACHMENT E:

Picture of West LA Sewer Sanitation Yard 30-foot Trucks

