

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to authorizing a parking lot license agreement with 104 North Avenue 56, LLC for two parking spaces located at 115 ½ North Avenue 55, Los Angeles, CA 90042 in Council District 1 (CD1).

Recommendation for Council action:

AUTHORIZE the Department of General Services (GSD) to negotiate and execute a parking lot license agreement with 104 North Avenue 56, LLC for two parking spaces located at 115 ½ North Avenue 55, Los Angeles, CA 90042, under the terms and conditions substantially outlined in the March 25, 2026 Municipal Facilities Committee (MFC) report, attached to the Council File.

Fiscal Impact Statement: The MFC reports that as noted in the CD1 Field Office report, monthly parking costs for two spaces is \$600 per month. The anticipated start date for the license is June 1, 2026 resulting in one month of anticipated costs for Fiscal Year 2026-27. There is no additional impact to the General Fund.

Community Impact Statement: None submitted.

Summary:

On April 21, 2026, your Committee considered a March 25, 2026 MFC report relative to authorizing a parking lot license agreement with 104 North Avenue 56, LLC for two parking spaces located at 115 ½ North Avenue 55, Los Angeles, CA 90042 in CD1. According to the MFC, the Council office requires two off-site parking spaces to support staff operations at the proposed CD1 field office located at 5601 North Figueroa Street. The building identified for the field office does not provide on-site parking.

To address this operational need, GSD negotiated with 104 North Avenue 56, LLC, which owns a nearby parking lot located at 115 ½ North Avenue 55, within close proximity to the proposed field office location. The subject property consists of an approximately 33,000 square-foot parcel improved as a surface parking lot. The site is paved with asphalt and provides approximately 15 parking spaces, which are available for authorized users. The Council Office requires two dedicated parking spaces to support its operational needs, including the secure parking of City or staff vehicles utilized for field operations and community outreach activities. The parking facility is secured by perimeter fencing and a wrought iron vehicular gate, providing controlled and restricted access.

The availability of reserved parking within a gated facility will allow staff to safely store the City fleet vehicle and ensure reliable access for daily operations, particularly during evening meetings, community events, and other off-site activities that extend beyond normal business hours. While not a part of this request but for informational purposes, GSD notes that additional off-site parking spaces are available at a nearby Department of Transportation Lot No. 635 at the stated rates for staff and the public. This is an open

lot and is available to the general public. Additionally, metered street parking is available along North Figueroa Street and nearby streets, providing further short-term parking options for visitors to the Council District office. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendation as detailed in the MFC report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA: YES
LEE: YES
JURADO: YES

ARL
4/21/26
CD 1

-NOT OFFICIAL UNTIL COUNCIL ACTS-