

**RESOLUTION TO URGE CITY ADMINISTRATIVE OFFICER AND OTHER CITY
DEPARTMENTS PURSUANT TO CF23-0914 TO CAREFULLY CONSIDER
ADVISABILITY OF INSTALLING RV AND OV PARKING FACILITIES AND A TINY
HOME VILLAGE ON LAX PARCEL 3**

This is a Resolution to urge the City Administrative Officer and other City Departments pursuant to CF 23-0914 to carefully consider advisability of installing RV and OV parking facilities and a tiny home village on LAX Parcel 3

WHEREAS

1. On August 16, 2024 the Los Angeles City Councilwoman gave final approval to Traci Park's Resolution CF 23-0914 which directs the City Administrative Officer and other relevant officers and departments to identify parcels outside residential and commercial areas where RVs and OVs can be moved and parked with supporting sanitation and other facilities and services. These same parcels can also be used to establish tiny home villages for the homeless. (CF 23-0914 is in the Supporting Documents.)

2. Pursuant to CF 23-0914, the CAO and all relevant city departments should carefully examine and consider Parcel 3 at LAX for RV and OV parking and a tiny home village for the homeless.

3. Parcel 3 is located at the corner of 111th Street and Aviation Boulevard in the Southwest corner of LAX about 2 miles from any residential or commercial uses in Westchester. The accompanying picture in Supporting Documents shows Parcel 3 is completely surrounded by cargo and industrial uses. Hence, it will not adversely impact any of Westchester's residential or commercial areas. Nor will it interfere with any airline operations

5. CF 23-0914 finds that the 2023 point-in-time count from the Los Angeles Homeless Services Authority revealed that 14,096 individuals are experiencing homelessness in their vehicles in Los Angeles County, representing a 9.5% increase over 2022.

6. The LAHSA 2024 Homelessness Count finds there are 45,252 homeless in the City of Los Angeles.

7. The September 1, 2024 Rand Study finds that in Venice there are 579 people in vehicles, tents and makeshift shelters.

8. There are no places where RVs, OVs and tiny home villages can be established in CD 11 except the vacant parcels of land the City owns at LAX. On August 10, 2021 the CAO issued a report in response to the City Council's request in which it found there were no suitable places in CD 11 where shelter for homeless persons could be established. The CAO also advised the City should study whether the vacant parcels of land the City owns at LAX could be used for that purpose. On

January 12, 2022 the City Comptroller issued his report in which he also found there were no suitable places in CD 11 (except a parking lot on Pisani Place in Venice) for homeless shelter. He also stated the City should study the LAX parcels for that use

9. Ken Craft, the CEO of Hope the Mission, has visited Parcel 3 and stated it would be a good site for a tiny home village. HTM's architects prepared the accompanying site plan for a tiny home village on Parcel 3. Craft says HTM could develop the village in 90 days. HTM is well qualified to develop a tiny home village on Parcel 3 because it has developed and now operates 9 tiny home villages in the Valley and North East Los Angeles. The CAO provided all the funds to develop and operate these villages and is well familiar with HTM.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Mayor, the City Council and all responsible City officials should promptly take all reasonable steps to assure that the CAO and all other City Departments subject to CF 23-0914 investigate and report on the suitability of establishing RV and OV Parking facilities and tiny home villages with supporting facilities and services for the homeless on LAX Parcel 3.

2. Their investigation and reports should consider: the impact of such uses on communities near LAX Parcel 3; any adverse impacts from airport noise and pollution upon the inhabitants of LAX Parcel 3, the availability of establishing the above described uses on parcels other than LAX Parcel 3, the effect of any policies of the FAA and other federal agencies upon the above described uses on LAX Parcel 3 and any other material consideration with respect to the above described uses on LAX Parcel 3

Upon passage, this Resolution shall be delivered to Mayor Karen Bass, City Councilmember Traci Park and all other appropriate City officials

Date:

Secretary

TRANSPORTATION

MOTION

The 2023 point-in-time count from the Los Angeles Homeless Services Authority revealed that 14,096 individuals are experiencing homelessness in their vehicles in Los Angeles County, representing a 9.5% increase over 2022. Oversized vehicles, specifically recreational vehicles, are the most visible manifestation of this crisis, creating a host of challenges along the residential and commercial corridors where they park, in addition to creating severe habitability issues for the vehicle occupants.

The impacts of oversized vehicles, which are designed for recreational use, not long-term urban dwelling, are felt across our City. They include the illegal discharge of hazardous substances into storm drains and public rights of way, harming our environment; occupying parking spaces in parking scarce neighborhoods; reducing roadway space on narrow streets; impeding line of sight at intersections and driveways; and, in certain instances, contributing to crime and heightened risk of fire.

Recognizing these challenges, the City has explored ways to mitigate these impacts, going back decades. These efforts include restrictions on oversize vehicle parking during certain hours (CF 13-0793); the feasibility of creating a permitting system (14-1057-S6); exploring the approach of other cities relative to oversize vehicle parking (CF 17-0956); assessing the feasibility and cost of waste pumping services (CF 15-1138-S27); enforcing against van-lords, who prey on the vulnerability of unhoused individuals (CF 23-0529); implementing rehousing pilot programs (CF 22-1324); and, in 2023, adopting a Citywide framework to rehouse individuals who are experiencing homelessness in their RVs (CF 22-1313).

In spite of these steps, numerous obstacles have been encountered: space management challenges at Official Police Garages, which provide contractual services for vehicle towing and storage across our City; a zoning code that restricts where salvaged vehicles can be stored; lack of safe parking lots with water and power connections and proper turn radiuses; and a sense among oversized vehicle dwellers that they don't consider themselves to be homeless.

The urgency of this crisis, in addition to the profound neighborhood impacts, demands immediate action. While the City may lack parking lots of its own where RVs can safely park and access services, the City should leverage every public asset within its jurisdiction, leaving no stone unturned. This includes our public rights of way, where a program, with proper restrictions, could provide centralized locations for RVs to park and access services.

I THEREFORE MOVE that the Council instruct the Chief Legislative Analyst and City Administrative Officer, with the assistance of the City Attorney, Department of Transportation, LA Sanitation and Environment, Department of City Planning and other relevant departments, to report back with recommendations for a citywide program that would restrict oversize vehicle dwelling in residential areas, commercial corridors and other sensitive uses, while designating streets where oversize vehicle dwellings can park with access to services, including housing

AUG 29 2023

navigation, portable restroom facilities, automotive repair and septic tank waste disposal. Departments should report back on the feasibility of the following:

- Locations in each Council District where oversized vehicle dwellings can park on the public right of way, outside of residential areas, commercial corridors and other sensitive uses
- A permit requirement, free of charge, to participate in the program
- Provision of shower and restroom services, similar to the City's Mobile Pit Stop/Shower Stop program
- Regular sanitation services, including waste disposal and trash collection
- Provision of wrap-around services and safety
- Changes to the Los Angeles Municipal Code that may be required to create said program

PRESENTED BY:

Traci Park
TRACI PARK
Councilwoman, 11th District

SECONDED BY:

Paul Kerkorian
Ed Hummer
Katy Garibay
Arabella Pacheco

ORIGINAL

Untitled Map

Write a description for your map.



Legend

- 186, Los Angeles, CD 11, Brentwood - Pacific Pal*
- 253, Los Angeles, CD 11,
- 338, Los Angeles, CD 11, Venice
- Feature 1
- Feature 2
- GAIN Clean Fuel
- Global Entry Enrollment Center
- Los Angeles, CD 11, Westchester - Playa del *
- Sender One Climbing & Sender?
- W 111th St

DRAFT SITE PLAN (V.1)










SITE NAME: EMERGENCY NON-CONGREGANT SHELTER VILLAGE
LAX VACANT LAND PARCEL 3
SLEEPING ACCOMMODATIONS FOR 101 INDIVIDUALS

ADDRESS: SOUTHEAST CORNER OF 111ST ST & AVIATION BLVD

POTENTIAL UNIT COUNT WITH 6 FT SPACING:

- 86 SIXTY-FOUR SF SLEEPING CABINS
- 8 ONE-HUNDRED SF SLEEPING CABINS
- 4 ONE-HUNDRED SF UNITS FOR CASE MANAGEMENT/SECURITY OFFICES/STORAGE
- 4 STANDARD 2-STALL BATHROOM
- 1 ACCESSIBLE BATHROOM
- 2 LAUNDRY UNIT
- 2 EIGHT-HUNDRED SF COMMUNITY ROOM

PROJECT KEY

| | | | |
|---|--|---|---|
|  | 64 SQUARE FOOT PALLET SHELTER SINGLE OCCUPANCY DIMENSIONS: 86' x 76' |  | PALLET SHELTER LAUNDRY UNIT DIMENSIONS: 137 1/2' x 76' |
|  | 100 SQUARE FOOT PALLET SHELTER DOUGLASS OCCUPANCY DIMENSIONS: 137 1/2' x 76' |  | COMMON SEATING AREA (NOT OFFERED BY PALLET) |
|  | 100 SQUARE FOOT PALLET SHELTER FOR CASE MANAGEMENT/SECURITY DIMENSIONS: 137 1/2' x 76' |  | PLANTER (NOT OFFERED BY PALLET) |
|  | PALLET SHELTER HYGIENE UNIT TWO-STALL SHOWER & BATHROOM. DIMENSIONS: 137 1/2' x 76' | | |
|  | PALLET SHELTER ADA + ADMIN BATHROOM. DIMENSIONS: 137 1/2' x 76' | | |
|  | 800 SQUARE FOOT PALLET UNIT DIMENSIONS: 54' x 15' | | |

APPROX. TOTAL VILLAGE AREA:
51,976 sq.ft. / 1.19 acre

Scale: 1" = 25'-0"



https://www.argonautnews.com/opinion/letter-to-the-editor-an-opportunity-to-develop-an-lax-parcel-for-the-homeless/article_7601a406-9c7d-11ef-9663-f3e30f953452.html

Letter to the Editor: An opportunity to develop an LAX parcel for the homeless

Nov 7, 2024



Editor:

On Aug. 16, 2024, the Los Angeles City Council gave final approval to Traci Park's Resolution CF 23-0914, which directs the city administrative officer and other relevant officers and departments to identify parcels outside residential and commercial areas where RVs and OV's can be moved and parked with supporting sanitation and other facilities and services.

These same parcels can also be used to establish tiny home villages for the homeless.

Pursuant to the resolution, the city administrative officer and all relevant city departments should carefully examine and consider Parcel 3 at LAX for RV and OV parking and a tiny home village for the homeless.

Parcel 3 is at the corner of 111th Street and Aviation Boulevard in the Southwest corner of LAX about 2 miles from any residential or commercial uses in Westchester.

The accompanying picture shows Parcel 3 is completely surrounded by cargo and industrial uses. Hence, it will not adversely impact any of Westchester's residential or commercial areas. Nor will it interfere with any airline operations.

Ken Craft, the CEO of Hope the Mission, has visited Parcel 3 and stated it would be a good site for a tiny home village. HTM's architects prepared the accompanying site plan for a tiny home village on Parcel 3.

Craft says Hope the Mission could develop the village in 90 days. Hope the Mission is well qualified to develop a tiny home village on Parcel 3 because it has developed and now operates nine tiny home villages in the Valley and Northeast Los Angeles. The city administrative officer provided all the funds to develop and operate these villages and is well familiar with Hope the Mission.

Some claim the city cannot use LAX Parcel 3 for homeless persons because the FAA opposes such use and has the legal power to block it because the city acquired the LAX Parcels, which were then residential subdivisions, under threat of eminent domain with FAA funds. This claim is without merit for several reasons:

The FAA allows the city to use a parcel on 111th Street across from Parcel 3 for overnight parking by homeless persons.

The city has previously allowed airport and airline employees to park and live in their RVs and OVs on LAX property. (See "Dozens of LAX employees Call an Airport Parking Lot Home," Curbed, Sept. 7, 2016)

In response to my Nov. 15, 2023, Federal Freedom of Information Act Document Request, the FAA admitted it had no writings of any kind to evidence any legal right to bar the city from using the LAX Parcels for homeless shelter. The FAA made this admission after a search, which lasted eight months and which required me to agree to several extensions of the FAA's statutory time to respond.










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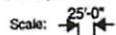
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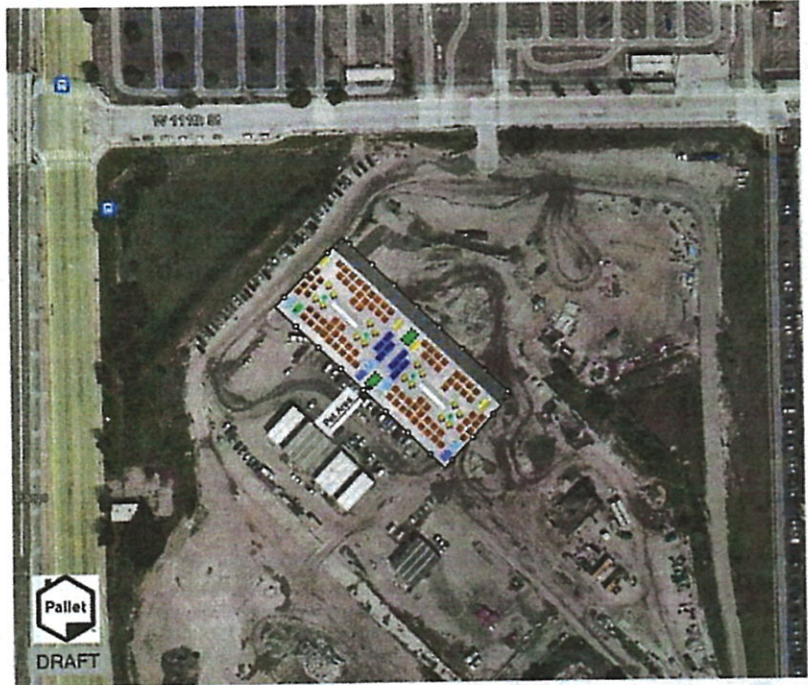
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APPROX. TOTAL VILLAGE AREA:
 51,976 sq.ft. / 1.19 acre

Scale:  25'-0"



As part of its investigation, the city administration officer should determine whether FAA funds were used to buy LAX Parcel 3. Unlike other parcels within LAX, LAX Parcel 3 may not have been a former residential subdivision. It may always have been vacant land for which the FAA provided no funds.

Finally, there are no places where RVs, OV's and tiny home villages can be established in CD 11, except the vacant parcels of land the city owns at LAX. On Aug. 10, 2021, the CAO issued a report in response to the city council's request in which it found no suitable places in CD 11 where shelter for homeless persons could be established. On Jan. 12, 2022, the city comptroller issued his report in which he also found no suitable places in CD 11 (except a parking lot on Pisani Place in Venice) for homeless shelter. Neither the

city administrative officer nor the comptroller analyzed any vacant parcels at LAX. But both stated the city should analyze whether these parcels could be used for homeless shelter.

In conclusion, CF 23-0914 provides the occasion for the CAO and other relevant city departments to publicly and carefully examine all issues regarding whether LAX Parcel 3 can be quickly developed for RV and OV parking and homeless shelter.

Clark Brown is a board member of Venice Neighborhood Council. (The views expressed herein are Brown's and not those of the Venice Neighborhood Council.)

change.org

Congratulations on starting your petition. Now take steps to strengthen it.

What's new Petition details Comments Updates Discover



SAVE VISITATION ELEMENTARY AND PRE-SCHOOLS FROM A HOMELESS SHELTER

Started
Petition to

September 30, 2021
Airport GM Justin Erbacchi and [6 others](#)

678

Signatures

1,000

Next Goal

 Support now

Take the next step

Why this petition matters



Started by [John S](#)

STOP COUNCILMAN BONIN FROM BUILDING A HOMELESS SHELTER NEXT TO VISITATION ELEMENTARY & PRE-SCHOOLS

Bonin has been working behind our backs on this site since December 2020. We just found out about it, this month.

Most of the unhoused suffer from drug addiction and mental illness. A homeless shelter next to our schools will lead to an increase in crime and endanger the safety of our children and surrounding community. Our youth should not be exposed to harassment, drug use, illegal fires, assaults, indecent exposure & defecation perpetrated by the unhoused. This is happening around Bonin's Venice shelter.

✓ A compassionate solution to homelessness is required at the appropriate location. Industrial sites near LAX have been proposed & should be used as an alternative.

Please sign this petition to support a shelter at the alternative sites NOT next to our schools.

[Report a policy violation](#)

Start a petition of your own

This petition starter stood up and took action. Will you do the same?

Start a petition

Updates

Support now

Take the next step!

https://www.westsidecurrent.com/westchester/community-outcry-takes-homeless-shelter-across-from-elementary-school-off-the-table/article_ea232600-71b2-11ec-8e45-c73295cb7dc2.html

FEATURED

Community Outcry Takes Homeless Shelter Across From Elementary School 'Off The Table'

Jamie Paige
Jan 10, 2022



LAWA lot

WESTCHESTER -It appears a letter writing campaign looking to halt the building of a temporary homeless shelter across from an elementary school worked. Councilmember Mike Bonin's office confirmed in an email that "it's not going to happen."

Bonin had proposed a temporary shelter across the street from Visitation School in Westchester. The school, located at 8740 South Emerson Avenue, serves children from preschool through 8th grade.

"It feels like we can actually affect change," said Lucy Han a community activist who helped spearhead the letter writing campaign to raise awareness of the shelter. "Similar to our work with Westchester Park, we had success. It takes a village and we have made many like minded friends."

According to open records requested by Han and Debra Huston, the proposed shelter had been in the works since last January.

Arbor_Venice_Shop_Banner_Update2.png

"Through those PRA requests, we learned Bonin had been actively pursuing US Representative Maxine Waters' support for the shelter since January 2021," said Huston.

On October 21, 2021, Bonin's office and Waters were preparing to issue a press release announcing the project. It was the same day that Los Angeles County Sheriff Alex Villanueva and the Los Angeles Sheriff's Department (LASD) Homeless Outreach Services Team (HOST) visited Westchester. The press release was never sent.

Han and Huston expressed concerns for the safety of children if the shelter were to be built. The two highlighted the uptick of crime in Westchester Park when there were more than 80 homeless encampments there in a letter that more than 400 residents signed. "The park was crime-infested and not safe for children seniors, or for the people who were homeless."

The letters were delivered to Waters, the general manager of the Los Angeles World Airport (LAWA), and Mark McClary, the Western Pacific Division Director of the Federal Airport Administration (FAA) in December.

Han and Huston received a call shortly after the letters were delivered from Water's office. The two say they learned the plans for the shelter had been pulled shortly after. The Westside Current reached out to Water's office for this story but she did not respond in time for publication.

Room To Build

Both Huston and Han have also been working to identify property around LAX that will work

8/10/2023, 9:45 AM

for a temporary shelter.

✓ Han, an engineer, has identified land that makes sense for homeless housing projects,
✓ including a 24-acre lot next to LAX.

✓ The 24-acre lot is located at 5450 West 111th Street, across the street from Parking Lot E,
✓ which was included in possible LAX sites to be used for homeless shelters.

"I think this is an interesting location to have that viable resource placed," said Lt. Geoffrey Deedrick, who heads the LASD HOST at a recent visit to the lot. "There are always hurdles to overcome, but I think this is definitely an interesting location to have that viable resource placed."



Sheriff's Team Supports Tiny Home Exploration at LAX

Untitled Map

Write a description for your map.

- Legend**
- 186, Los Angeles, CD 11, Brentwood - Pacific Palisades
 - 253, Los Angeles, CD 11,
 - 338, Los Angeles, CD 11, Venice
 - 5301 W 111th St Parking
 - 5450 W 111th St
 - Feature 1
 - Feature 2
 - Global Entry Enrollment Center
 - LAX Post 4
 - Los Angeles, CD 11, Westchester - Playa del *
 - Sender One Climbing & Sender?
 - The Proud Bird Food Bazaar & Events Center

