



CITY OF BEVERLY HILLS

PUBLIC WORKS SERVICES DEPARTMENT

MEMORANDUM

TO: PUBLIC WORKS COMMISSION

FROM: Trish Rhay, Assistant Director of Public Works Services
Josette Descalzo, Environmental Compliance & Sustainability Program Manager
Derek Nguyen, Project Manager
Michelle Tse, Planning & Research Analyst

DATE: July 14, 2016

SUBJECT: SPECIFIC INFORMATION AND DEPARTMENT UPDATES

ATTACHMENTS:

1. City Council Items Tracking
2. Public Works Services & Capital Assets Department Master Plans Update
3. Parking Uses at 621 N. Robertson Boulevard

This report transmits information regarding upcoming items for the City Council meeting, as well as answers to questions that have been raised at previous Public Works Commission meetings.

Question: When do we hear back from the State Water Resources Control Board regarding the City's proposed water reduction target?

Answer: The City has not yet received notification regarding its proposed water reduction target that was submitted to the State Water Resources Control Board in mid-June. As such, the City reached out to staff from the State Board and was informed that the City would not receive an individual response regarding its submittal. However, a list of the self-certified conservation standards will be posted on the State Water Board website around mid-month, though evaluation of submittals will likely continue beyond July.

Question: What are the City and State building regulations for solar and energy efficiency?

Answer: The following response comes from the City's Building and Safety Division:

The State of California develops and publishes new building standards related to energy efficiency and solar on a triennial basis. We are currently using the 2013 California Codes. Beginning on January 1, 2017, the City will be enforcing the 2016 California Codes.

The California Energy Commission specifically develops the energy standards. The standards are very detailed and include provisions for building envelope, lighting, heating, cooling, water heating, etc. On average, the 2016 version of the Energy Standards will increase the cost of constructing a new home by about \$2,700, but will save \$7,400 in energy and maintenance costs over 30 years. In other words, when factored into a 30-year mortgage with a 5 percent

interest rate, the standards will add about \$11 per month for the average home, but will save consumers roughly \$31 on monthly heating, cooling and lighting bills. Energy savings for single-family homes built to the 2016 standards will use about 28 percent less energy for lighting, heating, cooling, ventilation and water heating than those built to the 2013 standards. The 2019 standards are under development and the goal is net zero energy for any newly constructed residential building. New commercial buildings will be net zero energy by 2030. The link for the 2016 Energy Standards can be found at <http://www.energy.ca.gov/2015publications/CEC-400-2015-037/CEC-400-2015-037-CMF.pdf>. The link for 2013 Energy Standards can be found at [http://codes.iccsafe.org/app/book/toc/2013 CA Energy P06/index.html](http://codes.iccsafe.org/app/book/toc/2013_CA_Energy_P06/index.html).

The Building Standards Commission publishes the green building standards that include requirements for site planning, water efficiency, material conservation and environmental quality. The solar link for 2013 CalGreen can be found at <http://codes.iccsafe.org/app/book/toc/2015/CALIFORNIA/2013%20CALIFORNIA%20GREEN%20BUILDING%20STANDARDS,%20SUPPLEMENT%20JULY%202015/index.html>

In addition, there is a State Solar Guidebook that describes current California laws and codes, the permitting process and standard plans for design and submittal. Other installation requirements can be found in the California Building Code, California Electrical Code, California Fire Code and IAPMO's Solar Energy Code. The 2015 California Solar Permitting Guidebook can be found here: [https://energycenter.org/sites/default/files/docs/nav/policy/research-and-reports/California Solar Permitting Guidebook 2015.pdf](https://energycenter.org/sites/default/files/docs/nav/policy/research-and-reports/California_Solar_Permitting_Guidebook_2015.pdf)

Question: Can water from the Cabrillo Reservoir project be used for public, non-potable uses?

Answer: Staff will need to get approval from the Los Angeles County Department of Public Health in order to allow the public to use this water. There are a number of processes that will need to be completed before the public can use the water and staff is working with the Los Angeles County Health Department to complete all of these requirements. These efforts will be included as part of the overall development of the Reservoir and Distribution System. At this time, the City continues to use Cabrillo water for street cleaning, power washing of parking structures, sewer cleaning and other municipal uses, and this will continue until the conveyance system is built for long-term permanent landscape irrigation uses.

Question: How much is paid to Hyperion Treatment Plant annually?

Answer: Each year, the City of Los Angeles charges the City of Beverly Hills for operation, maintenance and capital (for upgrades) at the Hyperion Treatment Facility. The costs are based on the distance of conveyance, the flow and the amount that needs to be treated. At the beginning of each year, the City of Los Angeles invoices the City of Beverly Hills for the projected cost for the year, with a cost breakdown for each 2-month period. At the end of the year, the City of Los Angeles reconciles the actual annual cost based on what was actually treated. For FY 2014-15, the actual cost to the City of Beverly Hills for treatment at the Hyperion Treatment Plant was \$1.2 million for the capital portion and \$1.6 million for the operation and maintenance cost. The estimated cost for FY 2016-17 is \$2.3 million for operation and maintenance and \$1.9 million for capital. This cost is based on the City's flow and treatment needs in FY 2015-16. The cost increased due to increased rates from the City of Los Angeles (in order to cover capital costs for the Hyperion Treatment Plant), as well as an increase in the City's flow in FY 2015-16.

CITY COUNCIL ITEMS TRACKING

The following items from the Public Works Services (PWS) and Capital Assets Departments are currently agendized for the most-recent City Council meetings, as well as upcoming meetings. If there are any changes to these items, staff will provide an update at the July 14, 2016, Public Works Commission meeting.

June 6, 2016	
Study Session	
C Item	WATER CONSERVATION PROGRAM & NEXT STEPS
Formal Session	
New & Continued Business	<p>CITY COUNCIL CONSIDERATION AND ADOPTION OF FY 2016/17 BUDGET; RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2016/2017; AND, RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE OPERATING BUDGET AND FINANCIAL POLICIES FOR THE 2016/2017 FISCAL YEAR AND APPROPRIATING FUNDS THEREFOR; AND RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE CAPITAL IMPROVEMENT PROGRAM BUDGET FOR THE 2016/2017 FISCAL YEAR</p> <p><i>Action: Approved.</i></p>
June 21, 2016	
Study Session	
A Item	<p>PROPOSED WATER CONSERVATION TARGET FOR SUBMITTAL TO THE STATE WATER RESOURCES CONTROL BOARD AND PROPOSAL TO SUSPEND WATER PENALTY SURCHARGE ASSESSMENTS</p> <p><i>Directed staff to move forward with the recommendation to submit a 0% conservation target to the State Water Resources Control Board and eliminate the water penalty surcharge assessments.</i></p> <p>REQUEST BY VICE MAYOR KRASNE FOR CONSIDERATION OF A CITYWIDE UTILITY UNDERGROUNDING PROGRAM</p> <p><i>Directed staff to complete a feasibility study for a utility undergrounding program, including an analysis of costs and public interest.</i></p>
Formal Session	
Consent Calendar	<p>AMENDING THE BEVERLY HILLS MUNICIPAL CODE REGARDING MINIMUM NUMBER OF OPERATING TAXICABS PER FRANCHISEE.</p> <p><i>Action: Introduced ordinance that would reduce the minimum number of taxicabs that each Taxicab Franchisee must have in operation.</i></p> <p>AUTHORIZING SUBMITTAL OF APPLICATION FOR PAYMENT PROGRAMS AND RELATED AUTHORIZATIONS FOR THE CALRECYCLE PROGRAM.</p> <p><i>Action: Adopted resolution authorizing submission of CalRecycle payment program application(s) for a period of five years and, if awarded, provide the authority to appropriate funding for purchases and/or services.</i></p> <p>SUSPENDING THE PENALTY SURCHARGE FOR WATER USAGE CONTRARY TO THE PROVISIONS OF THE STAGE D WATER CONSERVATION MEASURES.</p> <p><i>Action: Adopted resolution suspending the penalty surcharge for water usage contrary to the provisions of the Stage D Water Conservation Measures.</i></p> <p>THREE AS-NEEDED HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) AGREEMENTS IN THE NOT-TO-EXCEED AMOUNT OF \$225,000 EACH OVER A PERIOD FOR UP TO THREE YEARS, TOTALING \$675,000, RELATING TO THE MAINTENANCE OF</p>

CITY COUNCIL ITEMS TRACKING

	<p>CITY FACILITIES; AND APPROVAL OF THREE CORRESPONDING PURCHASE ORDERS IN THE AMOUNT OF \$75,000 EACH, TOTALING \$225,000, FOR THESE SERVICES FOR THE FISCAL YEAR ENDING JUNE 30, 2017. AGREEMENTS WITH THE FOLLOWING VENDORS: C.E. MECHANICAL, INC., AIR CONDITIONING SOLUTIONS, INC.; AND ADVANCED CENTRIFUGAL SYSTEMS, INC.</p> <p><i>Action: Approved the agreements and corresponding purchase orders.</i></p>
	<p>AN AGREEMENT WITH THE COUNTY OF LOS ANGELES RELATING TO A COUNTYWIDE HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM</p> <p><i>Action: Approved.</i></p>
	<p>AGREEMENT WITH ADS CORP TO PROVIDE THE CITY OF BEVERLY HILLS WITH MAINTENANCE AND REPAIR OF SEWER FLOW MONITORING EQUIPMENT & WASTEWATER SAMPLING AND DATA ANALYSIS; AND APPROVAL OF A PURCHASE ORDER WITH ADS CORP FOR AN AMOUNT NOT TO EXCEED \$204,324.30.</p> <p><i>Action: Approved.</i></p>
	<p>AGREEMENT WITH CWE TO PROVIDE FEASIBILITY AND DESIGN TO DEVELOP GREEN STREETS FUNCTIONS AND WATER EFFICIENT LANDSCAPE MODEL ON BURTON WAY MEDIAN AND; APPROVAL OF A PURCHASE ORDER IN THE AMOUNT OF \$350,000 TO CWE.</p> <p><i>Action: Approved.</i></p>
	<p>AMENDMENT NO. 1 TO AN AGREEMENT WITH TETRA TECH, INC. FOR DESIGN ENGINEERING AND CONSTRUCTION SUPPORT SERVICES FOR THE CONSTRUCTION OF CONVEYANCE SYSTEM AND WELLHEAD EQUIPMENT OF WATER WELLS AT 342 FOOTHILL ROAD (JOB NO. 10106); AND APPROVAL TO INCREASE THE PURCHASE ORDER TO TETRA TECH, INC. FOR ENGINEERING DESIGN AND CONSTRUCTION SUPPORT SERVICES IN THE AMOUNT OF \$471,207.</p> <p><i>Action: Approved.</i></p>
	<p>AMENDMENT NO. 3 TO AN AGREEMENT WITH HAZEN AND SAWYER TO PROVIDE THE CITY OF BEVERLY HILLS WITH WATER TREATMENT OPERATIONS SYSTEMS AND PROCESSES CONSULTING SERVICES; AND APPROVAL TO INCREASE THE PURCHASE ORDER TO HAZEN AND SAWYER FOR PROFESSIONAL SERVICES IN THE AMOUNT OF \$103,370.</p> <p><i>Action: Approved.</i></p>
	<p>RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS ADOPTING THE 2015 URBAN WATER MANAGEMENT PLAN.</p> <p><i>Action: Resolution adopting the 2015 Urban Water Management Plan approved.</i></p>
	<p>PERMIT APPLICATION FOR THE USE OF THE PUBLIC RIGHT-OF-WAY TO CONDUCT FIELD EXPLORATION TO LOCATE UNDERGROUND UTILITIES ON REEVES DRIVE THAT ARE ASSOCIATED WITH SECTION 2 OF THE WESTSIDE SUBWAY EXTENSION PROJECT.</p> <p><i>Action: Approved.</i></p>
July 5, 2016	
Study Session	
A Item	<p>ELECTRIC VEHICLE CHARGING POLICY</p> <p>Directed staff to return at the July 21, 2016, City Council meeting with a resolution specifying the fees and charges for electric vehicle charging.</p>
	<p>BEVERLY HILLS UNIFIED SCHOOL DISTRICT REQUEST FOR CITY</p>

CITY COUNCIL ITEMS TRACKING

	PUBLIC PARKING DURING CONSTRUCTION AT EL RODEO SCHOOL
	Directed staff to continue to work with Beverly Hills Unified School District to develop a feasible parking plan during construction at El Rodeo School
July 19, 2016	
Study Session	
A Item	APPROVAL OF A CONTRACT TO THE LOWEST RESPONSIBLE BIDDER XXX FOR THE NORTH SANTA MONICA BLVD RECONSTRUCTION PROJECT (FROM WILSHIRE BLVD TO DOHENY DR) WITHIN THE CITY OF BEVERLY HILLS, IN THE AMOUNT OF \$XXXX; APPROVAL OF THE PLANS AND SPECIFICATIONS THEREFOR; AND APPROVAL OF ISSUANCE OF A PURCHASE ORDER IN THE AMOUNT OF \$XXXX TO XXXX FOR THE PROJECT
C Item	DEMOLITION AND PUBLIC RIGHT-OF-WAY USE PERMIT FOR THE DEMOLITION AND CLEARING OF ALL BUILDINGS AND EXISTING IMPROVEMENTS AT 8471-8485 WILSHIRE BLVD, 14 N. LA CIENEGA BLVD, 111 GALE DR, 8401 WILSHIRE BLVD, AND 8421 WILSHIRE BLVD FOR FUTURE CONSTRUCTION AND LAYDOWN LOCATIONS FOR SECTION 1 OF THE WESTSIDE SUBWAY EXTENSION PROJECT
Formal Session	
Consent Calendar	<p>APPROVAL OF AN AGREEMENT WITH MURCAL SAFETY SWITCH DBA TO PROVIDE PREVENTATIVE MAINTENANCE AND REPAIR SERVICE OF MURPHY PANEL DIESEL ENGINE CONTROLLERS; AND APPROVAL OF A PURCHASE ORDER OF \$29,000 PER YEAR, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$87,000</p> <p>Comment: <i>This agreement is to provide preventative maintenance and repair service for the emergency power backup supply for the water pump stations.</i></p> <p>APPROVAL OF A CONTRACT TO THE LOWEST RESPONSIBLE BIDDER XXX FOR THE NORTH SANTA MONICA BLVD RECONSTRUCTION PROJECT (FROM WILSHIRE BLVD TO DOHENY DR) WITHIN THE CITY OF BEVERLY HILLS, IN THE AMOUNT OF \$XXXX; APPROVAL OF THE PLANS AND SPECIFICATIONS THEREFOR; AND APPROVAL OF ISSUANCE OF A PURCHASE ORDER IN THE AMOUNT OF \$XXXX TO XXXX FOR THE PROJECT</p> <p>Comment: <i>Award a contract to XXXX for the reconstruction of North Santa Monica Boulevard between Wilshire Blvd. and Doheny Dr.</i></p> <p>APPROVAL OF AN AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND XXX FOR CONSTRUCTION MANAGEMENT SERVICES DURING THE RECONSTRUCTION OF NORTH SANTA MONICA BLVD; AND APPROVAL OF A PURCHASE ORDER IN THE AMOUNT OF \$XXXX TO XXXX</p> <p>Comment: <i>Approve an agreement with XX to provide construction management services and public outreach during the reconstruction of N. Santa Monica Blvd. from Wilshire Blvd. to Doheny Dr.</i></p> <p>AMENDMENT NO. 1 TO AN AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND PSOMAS FOR DESIGN SERVICES FOR THE NORTH SANTA MONICA BLVD. RECONSTRUCTION PROJECT; AND APPROVAL TO INCREASE THE PURCHASE ORDER TO PSOMAS FOR DESIGN SERVICES IN THE AMOUNT OF \$XXX</p> <p>Comment: <i>Amend the agreement between the City of Beverly Hills and Psomas for design services for the North Santa Monica Boulevard reconstruction project.</i></p>
August 16, 2016	
Formal Session	

CITY COUNCIL ITEMS TRACKING

Consent Calendar	A COST SHARING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BEVERLY HILLS AND THE CITIES OF LOS ANGELES AND WEST HOLLYWOOD FOR THE FEASIBILITY AND DESIGN FOR LA CIENEGA PARK REGIONAL STORMWATER PROJECT. AN AMOUNT OF \$XXX WILL BE COST-SHARED BY THE AGENCIES.
	<i>Comment: The feasibility study and design project is the preliminary step to develop the regional stormwater detention/retention under the playing fields at La Cienega Park and take steps to comply with the MS4 Permit.</i>

**Public Works Services & Capital Assets
Department Master Plans
Updated 7/6/2016**

Topic Area	Plan	Purpose	Type	Approving Agency	Frequency Updated	Last Adopted	Next Update (Anticipated)	Notes
Water	Water Master Plan	Identifies and assesses existing and future water infrastructure, maintenance, and Capital Improvement Project water needs	Best Practice	n/a	Every 5 Years (best practice)	2002	2017	Staff will soon begin the development of an updated hydraulic model and, subsequently, the Water Master Plan will be updated.
Water	Groundwater Sustainability Plan - Central Basin	Manages and regulates the groundwater in the Hollywood Basin to ensure the long-term sustainability of the Basin. New requirement under the 2014 Sustainable Groundwater Management Act (SGMA). Requires all local public agencies utilizing the Hollywood Basin to coordinate to develop the Plan.	Regulatory	Department of Water Resources	Every 5 years (following initial adoption of Groundwater Sustainable Plan (GSP))	n/a (new regulatory requirement)	2020	Groundwater Sustainable Agency (GSA) developed by June 30, 2017; Alternative GSA developed and submitted by January 1, 2017. GSPs completed by 2020/2022 to be updated every 5 years
Water	Urban Water Management Plan	Support long-term resource planning to ensure that adequate water supplies are available to meeting existing and future water demands.	Regulatory	Department of Water Resources	Every 5 Years ending in "0" or "5"	2010	2016	2015 UWMP was approved by the City Council on June 21, 2016, and was submitted to the State by June 30, 2016, as required by State law.
Water	Water Enterprise Plan	Identifies the City's ten-year strategy related to the City's water supply and identify the portfolio of actions/projects needed to meet this goal.	Council Directed	n/a	As needed	2015	n/a	Unscheduled at this time
Wastewater	Sanitary Sewer Management Plan	Describes activities the City uses to manage the wastewater collection system, including maintaining/improving the condition of the collection system infrastructure, providing adequate sewer capacity, and minimizing the number and impact of sanitary sewer overflows that occur. Must be adopted to comply with the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems.	Regulatory	State Water Resources Control Board	Every 5 Years	2012	2017	Staff anticipates that work will begin on this project in the coming months.
Wastewater	Wastewater Master Plan/ Sewer Master Plan	Provides infrastructure assessment, assesses flow capacity, sewer integrity and creates schedule for wastewater/sewer mains replacement.	Best Practice	n/a	n/a	2010	n/a	Unscheduled at this time
Stormwater	Enhanced Watershed Management Program (EWMP) Plan	Describes activities to implement requirements of the MS4 Permit on a watershed scale through customized strategies control measures, and best management practices (BMPs). Prescribes compliance strategy for the Ballona Creek Watershed Management Group and Beverly Hills to comply with the MS4 Permit.	Regulatory	Los Angeles Regional Water Quality Control Board	Upon direction from the Los Angeles Regional Water Quality Control Board	Anticipated 2016 (Under review by LARWQCB)	anticipated 2021 (Upon direction from LARWQCB)	Plan updates will be based upon the adaptive management process. The Ballona Creek Watershed Management Group (BC-WMG) will update the plan based upon the effectiveness of control measures and BMPs.
Stormwater	Coordinated Integrated Monitoring Plan (CIMP)	The process for collecting data to meet the goals and requirements of the Monitoring and Reporting Program (MRP) as part of the MS4 Permit. The CIMP provides information on sample collection and analysis methodologies. The CIMP is comprised of five required elements including: 1) Receiving Water Monitoring 2) Stormwater Outfall Monitoring 3) Non-stormwater (NSW) Outfall Monitoring 4) New Development/Redevelopment Effectiveness Tracking 5) Regional Studies and 6) Trash and Plastic Pellets Monitoring.	Regulatory	Los Angeles Regional Water Quality Control Board	Upon direction from the Los Angeles Regional Water Quality Control Board	Anticipated 2016 (Under review by LARWQCB)	anticipated 2021 (Upon direction from LARWQCB)	The Ballona Creek Watershed Management Group (BC-WMG) can update the CIMP based upon the adaptive management process allowed by the MS4 permit. Changes in the plan will be dependent on data results, necessity to implement enhanced monitoring frequency, and changes to monitoring locations. Changes to the CIMP can be done annually if necessary.
Stormwater	Storm Drain System Master Plan	Assessment of capacity and condition of storm drain lines and catch basins in the City and management of infrastructure and storm drains.	Best Practice	n/a	n/a	1999	n/a	Not a priority at this time because the storm drain system has not changed significantly since the Plan was last adopted.
Sustainability	Beverly Hills Sustainable City Plan	Provides tool kit for City to use in part or in whole to address sustainability issues.	City Council Direction	n/a	n/a	2009	2017	Workplan item for FY 2016-17
Solid Waste	Zero Waste Plan	Identifies zero waste goals for the City and outlines a course and programs to help the City meet that goal.	Best Practice/City Council Direction	n/a	n/a	Never been completed	2016	Development underway
Streets	Pavement Management Plan	Helps the City to plan, budget, fund, design, construct, monitor, evaluate, maintain and rehabilitate the pavement network to provide the maximum benefits from the available funds. A pavement management plan/program provides a set of tools or methods that provide the optimum strategies for providing and maintaining pavements over a given time period.	Regulatory	LA County Metropolitan Transportation Authority	Every 3 years	2014	2016	Staff scheduling meeting with the Street & Sidewalk Improvements Ad Hoc Committee in the near future to review the Pavement Management Plan.



CITY OF BEVERLY HILLS

PUBLIC WORKS SERVICES DEPARTMENT

MEMORANDUM

TO: PUBLIC WORKS COMMISSION

FROM: Chad Lynn, Assistant Director of Public Works Services
Logan Phillippo, Management Analyst

DATE: July 14, 2016

SUBJECT: REVIEW OF 621 N. ROBERTSON BOULEVARD

ATTACHMENTS: None

This memo transmits information requested by the Commission with regard to potential uses at the City-owned site located at 621 N. Robertson Boulevard in West Hollywood, which is currently used as a laydown yard for Public Works Services storage. The site has a footprint of 144 feet by 102 feet and is approximately 14,688 square feet in area.

Staff has determined opportunities for the lot, which are listed below.

- Continue use as a Public Works Services laydown yard.
- Lease to a single group or entity for storage uses.
- Operate a parking lot, either through a lease to a private entity or a lease to the City of West Hollywood if desired, or through a City contractor.

The need for Public Works Services storage space may increase over time given interest and competing proposals for the use of 332 N. Foothill Rd. and the surrounding area, which is currently used as both an impound lot and laydown yard. Irrespective of what uses are chosen, use of this land may require Public Works Services to seek long-term alternatives for space and equipment storage.

The City could lease the lot to a single group or entity for storage uses, which staff estimates could generate between \$5,000 and \$8,000 per month. This option would require minimal or no capital investment.

The City may choose to operate a parking lot at the site. During May, staff engaged the firm Parking Concepts, Inc. ("PCI") to submit a proposal for the operation and management of this property. PCI estimates that utilizing the entire property would yield 44-45 defined parking spaces.

PCI has proposed implementing a fee of \$1.00 per hour before 6:00 p.m. and a flat rate \$5.00 after 6:00 p.m. on weekdays and all day on weekends. With this structure, PCI projects that the lot would generate \$13,013 per month or \$156,156 annually based on various occupancy and turnover rates depending on time of day and weekday or weekend usage. Capital costs include fencing, resurfacing, parking pay stations, supporting infrastructure and potential landscaping and other aesthetic improvements, which are estimated to be a minimum of \$40,000 and may

increase due to permitting, zoning or other land-use requirements for operation in the City of West Hollywood.

The City of West Hollywood has four parking lots with a combined total of 473 public parking spaces within a two-block radius of this location. Rates and operations range from a 15 space metered parking lot at \$1.50 per hour to a 326-space public parking facility with one hour of free parking, a \$1.00 per 20-minute-period thereafter, and a \$12.00 daily maximum.

Staff is currently working with the City Attorney's Office to determine requirements related to permitting, zoning and land use in the City of West Hollywood. If the City operates parking at this space, the City may be subject to limited land use requirements. The City is also exploring interest for single-use storage opportunities.