



City of Culver City

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Staff Report

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CC: Discussion and Direction Regarding Findings Related to a Citywide Seasonal Homeless Shelter Survey

Meeting Date: December 9, 2019

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Phone Number: (310) 253-5700

Fiscal Impact: Yes ☐ No ☐

General Fund: Yes ☐ No ☐

Public Hearing: ☐ **Action Item:** ☒ **Attachments:** ☒

Commission Action Required: Yes ☐ No ☐ **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (12/03/19)

Department Approval: Sol Blumenfeld, Community Development Director (11/19/19)

RECOMMENDATION

That the City Council discuss and provide staff direction on the findings related to a citywide seasonal homeless shelter survey.

BACKGROUND

The City Council authorized staff to prepare a citywide Seasonal Homeless Shelter Survey (the Project) as part of the priority Housing Programs identified in the 2019-2020 Housing Division work plan adopted on June 24, 2019, and similarly approved staff work on a homeless shelter program in the 2018 Updated Plan to Prevent and Combat Homelessness. Finding a suitable location for a seasonal shelter is a difficult task that requires examination of a variety of issues, weighing the benefits and disbenefits of each potential site relative to the needs of the homeless and the surrounding community.

A Request for Proposals (RFP) was issued, and Lesar Associates (Lesar) was selected to complete

the Project that was designed to be carried out in two phases. Phase 1 involved a citywide site survey with data collection, site assessment and mapping, and an initial public outreach meeting; Phase 2 involved more detailed site assessment, examining the selected site(s) for potential seasonal shelter locations with related bathroom facilities, food service and medical/social services, staging area and related public engagement. Public engagement is also part of Phase 2 of the Project. No public outreach has commenced yet as staff would like to obtain further direction on proceeding with it.

The Project is intended to identify publicly-owned sites for a 75 to 80 bed seasonal homeless shelter utilizing tensile or sprung structures that can be developed at reduced cost and in less time than conventional construction and operated during inclement weather, particularly during rainy seasons. After surveying all city and other publicly owned property, 18 sites were identified which were further vetted, and six were ultimately identified for City Council consideration.

DISCUSSION

The sites were examined using selection criteria that included:

- City or publicly owned property to save on land costs and facilitate site development
- Minimum site acreage of ½ acre to accommodate a shelter for 75 -80 beds and related services
- Minimally sloped lots (5% or less) that reduce grading site drainage requirements
- Fully serviced sites with sewer, water and electricity or gas
- Sites greater than 1000 feet from sensitive receptors of residential, commercial, parks and schools
- Proximity within two blocks of transit and social services
- Distance from freeways
- Multijurisdictional authority

The survey also identified sites that could be used for safe parking or modular affordable housing and permanent supportive housing.

Summary of Survey Findings:

The six potential sites were identified on a citywide map and on detailed area maps that show adjacent land uses, proximity to transit and social services and utility service availability. A matrix summarizing the site selection and evaluation criteria for each of the recommended sites was prepared. (Attachment No. 2). Of the six sites recommended for City Council consideration, one met most of the criteria and appeared to be the best potential location. The other sites met many of the criteria but also had various challenges that made them less likely prospects as described below:

Site 1 - "LA City"

Site 1 meets the minimum size requirement, is multi-jurisdictional (Culver City and City of Los Angeles), publicly owned, near transit but not near social services, is relatively level, is vacant but does not have complete utility service (lacks sewer). The site is not adjacent to freeways but is within two blocks of commercial zoning which may be a problem. It also contains a high-pressure sewage

line that cannot be built upon which would preclude construction of a shelter that requires a permanent foundation but could be suitable for a Safe Parking Program if the property is only lightly graded and filled with road base.

Site 2 - "City Laydown Yard"

Site 2 meets the minimum size requirement, is city owned, is steeply sloped around the site perimeter which prevents convenient access, does not have complete utility service (lacks gas or water connection), is not multi-jurisdictional, and is near transit but not near social services and is unbuilt but used for City Public Works storage which would require relocation of the facility. Obtaining another site for the Laydown Yard is difficult due to the amount of land required to accommodate it. The site is not adjacent to freeways but is adjacent to sensitive uses that include a public park and single-family zoned property. The site is not freeway adjacent and may be a good fit for alternative housing uses such as Safe Parking, manufactured and modular affordable housing or permanent supportive housing.

Site 3 - "Caltrans"

Site 3 meets the minimum size requirement, is publicly owned, and is steeply sloped in part, which prevents convenient access and cost-efficient construction, is serviced with complete utilities, is multi-jurisdictional, and is near transit but not near social services and is unbuilt and used for storage. The site is adjacent to sensitive uses including schools and commercially zoned property and adjacent to and beneath the freeway which presents problems for housing use due to noise and potential health concerns.

Site 4 - "Virginia Lot"

Site 4 meets the minimum size requirement, is publicly owned, level, and well drained, which facilitates construction. It has convenient access and is served with complete utilities, not multi-jurisdictional, and is near transit but not near social services, and is unbuilt but used as a surface parking lot as required under the Successor Agency's approved Long Range Property Management Plan (LRPMP). Redeveloping the site requires retaining the surface parking as part of the project. The site is not adjacent to freeways but is adjacent to sensitive uses including residential and commercially zoned property. Given proximity to these uses it may be more fitting for Safe Parking, manufactured and modular affordable housing or permanent supportive housing with publicly serving surface parking to comply with the LRPMP.

Site 5 - "Venice Parking Lot"

Site 5 does not meet the minimum size requirement, is city owned, level and well drained which facilitates convenient access and cost-efficient construction, serviced with complete utilities, multi-jurisdictional (located within the City of Los Angeles), and is near transit but not near social services. It is unbuilt but used as a surface parking lot as required under the Successor Agency's approved Long Range Property Management Plan (LRPMP). The site is not adjacent to freeways but is adjacent to sensitive uses including residential and commercially zoned property. Given proximity to these uses it may be more fitting for manufactured and modular affordable housing or permanent supportive housing which must be approved by the City of Los Angeles and comport with the LRPMP.

Site 6 - Metropolitan Water District- "MWD"

Site 6 meets the minimum size requirement, is publicly owned, level and well drained which facilitates convenient access and cost-efficient construction, is serviced with complete utilities, multi-jurisdictional (Culver City and MWD), and is near transit but not near social services. The large site contains a water tank and underground water pipes that limit redevelopment but may not preclude it because of the overall property size. The site is approximately one block from the freeway and adjacent to residential and commercially zoned property and presents the opportunity to develop a homeless seasonal shelter, manufactured and modular affordable housing or permanent supportive housing.

FISCAL ANALYSIS

Following discussion of the survey recommendations, the Council may direct staff to complete Phase 2 of the Project. Phase 2 of the Project will involve necessary public engagement and provide more detailed planning information and cost estimates to construct a homeless seasonal shelter that may result in allocation of the Housing Authority affordable housing funds and other funding for implementation of a seasonal homeless shelter.

ATTACHMENTS

1. Cal Trans Site Map
2. Culver City Laydown Lot Map
3. LA City Site Map
4. Metropolitan Water District Site Map
5. Venice Blvd. Parking Lot Map
6. Virginia Parking Lot Map
7. Proposed Seasonal Shelter Summary
8. RFP 1916 Temporary Shelter
9. Preliminary Study Seasonal Shelter

MOTION

That the City Council discuss and provide direction on commencing Phase 2 of the Study or further direction to the City Manager as deemed appropriate.