

# Cotner Community

## Community-Supported Homeless Shelter for 120 Unhoused Individuals & Safe Parking

### Location

The proposed project is located on Cotner Avenue, specifically between the areas of 1924 Cotner Avenue and Nebraska Avenue, and is bounded on its western and eastern sides by City property alone. There are no residential uses near the proposed site.



### Current State

This section of Cotner is already heavily used by the homeless in cars, trucks, RVs, trailers, and tents. Various support groups already provide basic services to the homeless individuals residing in this section of Cotner. As of 9/26/23, approximately 20 RVs, 10 cars, and 20 tents were present on Cotner.



### Overview

The proposed Cotner Community will consist of 113 13-foot trailers designated for single occupancy, and six 18-foot trailers designated for dual occupancy, totaling 119 trailers. When fully occupied, 125 unhoused people will have shelter. Each trailer has its own bathroom and kitchenette. If 15-foot trailers are used instead of the 13-foot ones, the total number of trailers will reduce to 108.). The "Safe Parking" lot would accommodate 20 overnight vehicles.

The Cotner Community includes 150' of 10-foot wide service trailers for the provision of services such as meals, laundry, and counseling. Also included in the design are dog runs for both small and large dogs.

As can be seen below, the project has an overnight Safe Parking area so that the spaces can be used by city staff during normal business hours. A "porta-potty" and other services may be provided at the eastern boundary of the safe parking area.



## **Business and Residential Impacts**

The Cotner Community is located on a portion of a city street that fronts exclusively city facilities. The nearest residential use is 350 feet away - the other side of the 405 Freeway. Light industrial uses on Cotner further to the south already contend with substantial and unsupervised homelessness. The Safe Parking area is exclusively used by City staff.

## **Transportation Impacts**

Cotner is currently used by a relatively small number of drivers to gain access to the 405 as well as access to eastbound and westbound Santa Monica Blvd. This access will remain, as drivers can utilize Pontius and Nebraska to access Cotner north of Nebraska.

Traffic would be closed north and south of the project by using a temporary street closure permit.

## **Services**

Services including day-to-day operations will be provided by a service provider selected by the City and presumably selected as part of a competitive bid. It is anticipated that the city will install temporary water and power lines to the trailers, similar to the installations done for LA Recreation & Parks pandemic trailers placed in park parking lots. A waste-management service provider would need to service sewage tanks and also handle trash pickup. It is assumed that all appliances will operate using only electricity (as opposed to propane).

## **Safety**

Police and fire response can be provided via Missouri Avenue which remains open, and from the northern and southern boundaries of Cotner.

Where three columns of trailers are present, the 10-foot wide pathways between trailers will accommodate EMS and Fire access.

## **Required Equipment**

- Sleeping trailers.
- Office trailers.
- Safe parking porta-potty, other services as needed.
- Security cameras (8 estimated).
- Fencing for the dog runs.
- Temporary water, power lines.
- Bollards at the northern and southern boundaries in 3-column areas.
- Optional additional lighting as required.

## **City Action Required**

- Renewable permit to temporarily close the street for 6 months at a time.
- Coordination with LADWP on water/power.
- Selection of a service provider for waste management.
- Selection of homeless service provider.