

**DRAFT RESOLUTION  
COUNTY OF LOS ANGELES  
REGIONAL PLANNING COMMISSION  
MULTIFAMILY RESIDENTIAL PARKING ORDINANCE  
PROJECT NO. 2022-003630 (1-5)  
ADVANCE PLANNING CASE NO. RPPL2022009338  
ENVIRONMENTAL ASSESSMENT NO. RPPL2022011145**

**WHEREAS**, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on March 1, 2023 to consider the Negative Declaration and the Multifamily Residential Parking Ordinance ("Ordinance"), an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code ("Title 22") to revise parking standards for multifamily development in the unincorporated areas of Los Angeles County;

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The proposed Ordinance is a countywide amendment to Title 22 to revise parking standards for multifamily development;
2. Parking has been regulated through the County's Zoning Ordinance since the 1940s, and a comprehensive parking ordinance update was adopted in 1983. Except for emergent land uses and affordable housing programs, including the Density Bonus Ordinance, parking minimums for multifamily residential development have not been updated since 1983;
3. An increasing number of local jurisdictions across the United States recently adopted parking reforms to reduce or eliminate parking minimums for certain land uses or for certain geographic areas, such as central business districts. There are varying reasons for parking reforms, which may include, but are not limited to, increasing housing supply and affordability, making more efficient uses of land, addressing air pollution and climate change, and promoting walkability or transit use;
4. The County has a severe housing affordability crisis, as the number of affordable housing produced over the past several decades has not kept pace with demand;
5. The Multifamily Housing Parking Study ("Parking Study") was initiated in 2021 to identify strategies that facilitate production of affordable housing and improve access to transit across unincorporated LA County;

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6. The Ordinance is informed by the Parking Study, including existing conditions and assessments on off-street parking utilization in multifamily housing, access to transit, the effect of housing costs are impacted by parking, community and stakeholder surveys and interviews, and parking reforms enacted by the State and other local jurisdictions. The Parking Study identifies areas of opportunity for reforms of existing parking standards;
7. Furthermore, AB 2097 (Friedman) became effective on January 1, 2023 to eliminate parking for residential and other development located within one-half mile of a transit stop or high-quality transit corridor. The Ordinance incorporates the new state law for multifamily housing and goes beyond to eliminate or reduce parking for multifamily housing outside areas covered by state law;
8. The Ordinance eliminates parking for multifamily housing within a half-mile radius of a transit stop or high-quality transit corridor, eliminates parking for multifamily housing of 10 or fewer units outside transit areas, reduces parking for other multifamily housing by 25 percent, allows for further reductions by 25 percent in parking when eligibility requirements specific to the provision of Transportation Demand Management (TDM) measures are provided, modifies standards for parking stalls and driveways, modifies requirements for securing off-site parking, and eliminates the requirement for a discretionary permit for alternative parking arrangements for multifamily housing;
9. The Ordinance is consistent with the surrounding areas in that parking reductions are mitigated with the provision of Transportation Demand Management measures to increase walkability, bicycle use, car sharing, and use of transit;
10. The Ordinance is in the interest of public health, safety, and general welfare and is consistent with other applicable provisions of this Title 22 by providing measures to reduce reliance on solo use of cars for daily trips, encourage using other modes of transportation, and encourage a mix of residential and commercial land uses in close proximity;
11. The Ordinance is an implementation tool of the General Plan and consistent with and supportive of the goals and policies of the General Plan, in that the Ordinance will encourage vibrant, livable and healthy communities with a mix of land use, services, and

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amenities, with access to active, efficient multi-modal transportation options, and will support land use planning and transportation management that facilitates the use of transit;

12. Virtual public outreach on the Parking Study and Ordinance were conducted in two phases during February and October 2022, and approximately 150 stakeholders attended the online sessions, and nearly 900 persons submitted responses to a questionnaire about their living arrangements and commuting patterns;
13. In accordance with Government Code section 65352.3, California Native American Tribes traditionally and culturally affiliated with the project area that have requested project notification were notified and invited to request consultation regarding the Ordinance;
14. Three written correspondence were received from Fernandeno Tataviam Band of Mission Indians, Gabrielino Tongva Indians of California, and Yuhaaviatam of San Manuel Nation. The Tribes generally indicated that due to the nature of the Project, further consultation was not necessary at this time; however, they requested to be notified of future projects that may involve ground-disturbing activities in accordance with AB 52;
15. An Initial Study was prepared pursuant to CEQA reporting requirements to analyze the impacts of the Ordinance in its entirety. The Initial Study determined that there were no significant impacts to the environment pursuant to CEQA guidelines. Therefore, a Negative Declaration is the appropriate environmental documentation under CEQA;
16. A Notice of Intent to Adopt a Negative Declaration was released for public review from December 2 to January 3, and no public comments were received; and
17. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in 14 local newspapers, including the Spanish language newspaper La Opinión. The public hearing notice was sent by mail to interested persons who requested to be notified for all public hearings. The public hearing notice and materials were also posted on the Department of Regional Planning's website; and
18. On March 1, 2023, the Commission conducted a duly-noticed public hearing to *[Reserved for Hearing Proceedings]*

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**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends the following to the Board of Supervisors of the County of Los Angeles:

1. That the Board hold a public hearing to consider the Multifamily Residential Parking Ordinance for Title 22 of the Los Angeles County Code;
2. That the Board adopt the Negative Declaration along with the required findings of fact pursuant to State and local CEQA guidelines and determine that the project will not have a significant impact upon the environment;
3. That the Board determine that the amendments are consistent with the goals and policies of the General Plan.in the interest of public health, safety, and general welfare and consistent with other applicable provisions of this Title 22; and
4. That the Board adopt the Multifamily Residential Parking Ordinance.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on March 1, 2023.

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Elida Luna, Commission Services  
Regional Planning Commission  
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Elaine Lemke  
Assistant County Counsel  
County of Los Angeles