

Frequently Asked Questions (FAQ) - Title 22 Parking Ordinance Update

1. What are minimum parking requirements?

- a. Minimum parking requirements are local regulations that require land uses to provide a certain number of off-street parking spaces on the same property as the use. For unincorporated LA County, parking minimums are found in Section 22.112.070 of the LA County Code.

2. Why is the County updating its parking standards?

- a. The update is an implementation tool of the General Plan to support efforts for more housing in the County. Increasing the supply of affordable housing is a priority of the Board. High parking requirements have been found to make housing less available and less affordable, as well as to increase traffic and result in other negative effects. The focus of the update is to improve housing availability and affordability by removing barriers to new construction. Jurisdictions throughout California and the country are reducing or eliminating parking requirements to encourage more affordable housing and improve access to multimodal transportation.

3. What is the parking study?

- a. The County conducted a one-year study to analyze its existing parking requirements with parking data collected from several dozen apartment buildings in unincorporated county communities, nationwide research done on parking requirements, financial analysis of the impact of parking requirements on housing production, and stakeholder outreach to the public throughout the County. The study informed recommendations on how to update the County's parking requirements.

4. What are the key proposed changes to the parking ordinance?

- a. An initial across-the-board reduction in parking requirements for multifamily housing by 25%.
- b. Further reductions in parking requirements if builders provide amenities that encourage the use of bicycles/e-bikes, walking, transit, and car share, and build residential units together with, or near, land uses such as groceries and childcare, to make life more convenient and less expensive, without a car. Builders get points for providing these amenities, and if they reach a minimum number of points, they may qualify for these further reductions to parking minimums for their projects.
- c. No parking required for buildings of nine units or less, to encourage the construction of smaller buildings and to make smaller lots feasible for housing.

5. We already have AB 2097, so why do we need this parking ordinance?

- a. The ordinance will apply to multifamily housing *outside* of a one-half (1/2) mile radius of transit stops and high-frequency bus corridors. With a few exceptions outlined in AB 2097, the ordinance shall effectively not apply to development within a one-half (1/2) mile radius of these stops and corridors.

6. Most people still have cars. Where will they park?!

- a. Builders know they must build as much parking as their tenants or buyers want, or they will have difficulty leasing or selling their units, and lose money. Research has shown builders will build parking, even without requirements, but they get to determine the

right number of spaces depending on location factors, such as a walkable area or near transit, or tenant type, such as students, seniors, young families, or large households.

7. On the other hand, why doesn't the County just eliminate minimum parking requirements everywhere?

- a. The County is keeping minimum parking requirements because residents have expressed concerns about the impacts on street parking availability. There will be no parking minimums for multifamily units of nine (9) units or less, and in areas covered by AB 2097.

8. Is there a concern about street parking availability?

- a. In some cases, yes. However, parking studies often find that many people park on the street, even if they have a required parking space. One possible reason is that the street parking may be closer or more accessible to their home than their parking space on property. High parking minimums have never been found to be an ideal solution for many street parking problems. The ordinance only addresses parking on development sites in locations already zoned for multifamily housing.

9. Where does the new ordinance apply?

- a. The ordinance applies to communities throughout unincorporated Los Angeles County already zoned for multi-family development, per the County's existing zoning designations in areas not near transit.

10. What type of land use does the ordinance apply to?

- a. The ordinance applies to multi-family residential developments, defined as developments with three (3) or more housing units.

11. Can housing developers build more parking than the ordinance specifies?

- a. Yes. The ordinance does not impose maximum parking requirements. Developers will have the option of choosing to build the amount of parking that residents will need on the property.

12. Does this ordinance mean I lose my parking space at my apartment building or condominium?

No, the ordinance applies to new development and redevelopment projects.

13. What outreach was conducted for this project?

- a. The parking study included robust and ongoing community collaboration, including online surveys, community meetings, and interviews with people who work in affordable housing and transportation in Los Angeles County during Winter and Fall 2022.

14. Where can I learn more about this ordinance?

- a. https://planning.lacounty.gov/parking_study