



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL MEMO TO THE REGIONAL PLANNING COMMISSION

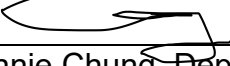
DATE ISSUED:	November 22, 2023	
MEETING DATE:	11/29/2023	AGENDA 8 ITEM:
PROJECT NUMBER:	2022-003630 (1-5)	
PROJECT NAME:	Multifamily Residential Parking Ordinance	
PLAN NUMBER(S):	Advance Planning Case No. RPPL2023004576 Environmental Plan No. RPPL2023005132	
PROJECT LOCATION:	Countywide (Unincorporated)	
PROJECT PLANNER:	Alyson Stewart, Principal Regional Planner astewart@planning.lacounty.gov	

This item is the Multifamily Residential Parking Ordinance, which is an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code to revise parking regulations for multifamily housing.

Since the posting of the memo with supporting documents on November 16, 2023, staff received additional materials in the form of comment letters, which are attached here.

- Thirty-seven additional letters were received in support of the project.
- One additional letter was received with suggestions for revising the ordinance.

Memo Reviewed By: A. Bruce Durbin
Bruce Durbin, Supervising Regional Planner

Memo Approved By: 
Connie Chung, Deputy Director

Alyson Stewart

From: Geri <renswick.gr@gmail.com>
Sent: Friday, November 17, 2023 9:17 AM
To: Drp Parking Study
Subject: Multi-family residential

CAUTION: External Email. Proceed Responsibly.

Response to request regarding changes in parking accommodations in multi-family residential developments:

I live in an un-incorporated area of LA County (Hacienda Heights) Previously, I lived in the city of Los Angeles. I have driven a car, a motorcycle, and a truck as a way to navigate within and outside of California. But I have also utilized Metrolink, Metro, MTA buses (formerly RTD), Foothill Transit buses, Santa Monica Big Blue Buses, Super Shuttle, and private car service to commute for employment, access downtown, Hollywood, North Hollywood, the airport (LAX), and visit the theatre. Prior to the Pandemic, I was a participant in an city/county advisory group (PALA) dealing with transportation issues for seniors and others who rely on public transportation. Since the Pandemic, the group has no longer met in person and where I reside is in an Internet desert, so I cannot participate in Zoom.

I have given you some background in my experience dealing with transportation challenges so you may understand my view on the issue of parking for residential property. I live in a 1960s tract home development, which when my family moved in had only one in/out access to a major road (Azusa Ave). The 60 freeway terminated at this road when it originated. Since then the County, State, and CalTrans have built more roads in/out of our neighborhood, but at certain times of the day, one needs patience to exit the neighborhood.

The homes that were built for single family inhabitants have morphed into mini-hotels/apartment houses; where a five- bedroom home now has become a five FAMILY home. Some of the homes had three car garages, most have two car garages. However, many garages are used as storage units, some to house more people, but I assure you, the day of 2 to 5 cars per house are over. The average seems to be 6 to 8, sometimes a boat, camper, or motorhome, is included. On the positive side, the roads in my community are wide enough that continual parked cars on both sides of the street don't endanger driving down the street. But for new or unexperienced drivers, I do believe it poses a challenge.

I know our state wants us all to use public transportation now, but because of decisions that have been made previously and continue to be made, to get from our part of the San Gabriel Valley to basically anywhere is inefficient, not economically beneficial, nor close, to be argued for. Therefore, residents use cars, and will continue to use their own cars. Even if bike lanes were built (with safety built in from cars) distances, hills, other previously built roads and highways, are a huge challenge for those not healthy or young enough to bike.

Therefore, the urban planners who are looking to change the number of parking available to residential development, need to look at the reality in the various un-incorporated communities when it comes to parking. Since this plan is looking at units of 10 or less, I believe that 8 parking spots should be allotted, minimum, depending on existing parking in the surrounding neighborhood. So my suggestion would be a formula of units:parking spaces- 10:8, 9:7, 8:6, 7:5, 6:4, 5:3, 4:3, 3:2. These seem to be realistic to me and my experience. For my neighborhood only, if this was not to be the case, the public parking on the streets would be worse than it already is. I don't think any of my neighbors would be happy about that.

Thank you for your consideration of my input.

Geri Renswick
Hacienda Heights

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:08 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: shoup@everyactioncustom.com <shoup@everyactioncustom.com>
Sent: Friday, November 17, 2023 12:12 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

Los Angeles is at the cross of multiple crises: housing, transportation and climate change.

Before you is an opportunity to take action on all of them in one motion, by embracing parking reform. I write in support of calls to reduce parking requirements in multifamily residential. Although I support the staff recommendation, I urge you and your fellow commissioners to go even further. Strict parking minimums are bad for LA County.

Of particular concern is their impact on the cost of housing. Not only do high parking minimums raise the cost of construction, which then gets passed down to tenants in new multifamily buildings; these overly prescriptive rules also limit the amount of housing getting built at all. In a housing shortage, driven by the scarcity of available homes, that makes housing more expensive for everyone.

This matters, especially because the County of Los Angeles is under an imperative to dramatically increase its housing production in order to meet its Regional Housing Needs Assessment targets. To do so it must build new housing at all income levels. Parking reform is a key tool to help local governments do just that. Research into the City of San Diego found that, when parking minimums were abolished locally, what followed was a significant boost in the production of market-rate housing, units in 100% affordable housing projects, and affordable units in mixed-income housing projects. The increase in deed-restricted affordable units was particularly dramatic.

Reducing parking minimums also facilitates the construction of small multifamily complexes, often called “missing middle” housing. These are the small apartment buildings that may fit within the fabric of a neighborhood but for which a large parking garage would never be financially or architecturally feasible. Empirical research has shown that eliminating parking minimums does not eliminate the construction of off-street parking by developers. Rather, parking reform allows builders to right-size parking for their particular projects. In some cases, that simply means building less parking.

Parking reform even aligns with LA County’s climate goals. Oversupply of parking incentivizes driving and increases carbon emissions. With transportation constituting the greatest source of emissions in California, parking reform holds the promise of addressing both housing affordability and climate change.

But for all its ambition, this ordinance does still have room for improvement. Even though the item represents an important step forward you have the opportunity to do something bigger. A previous version of the ordinance would have placed no parking minimum on housing developments 10 units or smaller. This was the kind of change that would have allowed for the construction of bungalow courts and many of the smaller apartments Angelenos love because of their ability to help facilitate walkable, architecturally interesting

neighborhoods. Local buildings like these were built predominantly in the pre-war era, before the advent of such strict parking regulations, and they help make Los Angeles County the beautiful place it is today.

Despite overwhelming support for parking reform from both the public and from the commission in a July 26 hearing, planning staff introduced a new parking requirement for complexes of this size. This change was without merit, and I encourage the commission to reintroduce the removal of parking requirements for developments 10 units or smaller. Again, this would not mean the end of parking, but rather just an opportunity for developers to build the right-sized project to meet their needs.

I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Donald Shoup
Los Angeles, CA 90024
shoup@ucla.edu

Alyson Stewart

From: John Lloyd <boyonabike62@gmail.com>
Sent: Sunday, November 19, 2023 9:05 AM
To: DRP Public Comment; Drp Parking Study
Subject: Support Multifamily Residential Parking Ordinance

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning Commission members,

I am a resident of L.A. County and I am writing to urge you to approve the proposed reductions in parking minimums for multifamily housing outlined in the Multifamily Residential Parking Ordinance.

The proposed ordinance would reduce parking minimums for small multifamily housing and allow for reduced parking minimums in larger multifamily housing if warranted by careful TDM study.

This ordinance is an important step in addressing the region's housing shortage, allowing for construction of more "missing middle" housing and housing near transit and other amenities. It would make it less expensive to build additional housing and support the region's climate and transportation goals as well.

I urge a yes vote on the proposed Multifamily Residential Parking Ordinance.

Thank you.

John Lloyd
Sierra Madre, CA

Alyson Stewart

From: ejs2514 <ejs2514@verizon.net>
Sent: Monday, November 20, 2023 1:05 AM
To: Drp Parking Study
Subject: Multifamily residential parking ordinance

CAUTION: External Email. Proceed Responsibly.

As Los Angeles County transitions to greater housing (and so greater density), we will use mass transit more, and cars less. Revised parking standards are appropriate for this reason; they can also encourage and accommodate alternate wheeled transport (e-bikes, etc).

Revised parking standards will result in more housing construction (because reduced construction costs increase profitability), and also more affordable housing (because reduced construction costs allowed reduced rents).

[Unrelated comment: To make multifamily housing more appealing to consumers, LA County should upgrade sound isolation requirements between housing units.]

Thank you,
Ed Salisbury
Santa Monica, CA

Alyson Stewart

To: DRP Public Comment
Subject: Please support parking reform for new multifamily housing in LA County

From: mcns.777@everyactioncustom.com <mcns.777@everyactioncustom.com>
Sent: Friday, November 17, 2023 12:07 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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developments 10 units or smaller. Again, this would not mean the end of parking, but rather just an opportunity for developers to build the right-sized project to meet their needs.

I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Mariana Mellor
Thousand Oaks, CA 91360
mcns.777@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:08 AM
To: Alyson Stewart; Bruce Durbin
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: brett.hollenbeck@everyactioncustom.com <brett.hollenbeck@everyactioncustom.com>
Sent: Friday, November 17, 2023 12:08 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Brett Hollenbeck
Los Angeles, CA 90230
brett.hollenbeck@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:07 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: traceylalexander@everyactioncustom.com <traceylalexander@everyactioncustom.com>
Sent: Friday, November 17, 2023 12:07 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

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Sincerely,
Tracey Alexander
Pacific Palisades, CA 90272
traceylalexander@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:09 AM
To: Alyson Stewart; Bruce Durbin
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: aball0032@everyactioncustom.com <aball0032@everyactioncustom.com>
Sent: Friday, November 17, 2023 12:47 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Anthony Ball
Los Angeles, CA 90065
aball0032@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:09 AM
To: Alyson Stewart; Bruce Durbin
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: ghostemami@everyactioncustom.com <ghostemami@everyactioncustom.com>
Sent: Friday, November 17, 2023 1:10 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Maya Castaneda
East Los Angeles, CA 90022
ghostemami@skiff.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:09 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: Ifuji4903@everyactioncustom.com <Ifuji4903@everyactioncustom.com>
Sent: Friday, November 17, 2023 1:14 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

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Sincerely,
Noemi Perez
Los Angeles, CA 90022
lfuji4903@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:10 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: leherc1@everyactioncustom.com <leherc1@everyactioncustom.com>
Sent: Friday, November 17, 2023 1:15 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

Los Angeles is at the cross of multiple crises: housing, transportation and climate change.

Before you is an opportunity to take action on all of them in one motion, by embracing parking reform. I write in support of calls to reduce parking requirements in multifamily residential. Although I support the staff recommendation, I urge you and your fellow commissioners to go even further. Strict parking minimums are bad for LA County.

Of particular concern is their impact on the cost of housing. Not only do high parking minimums raise the cost of construction, which then gets passed down to tenants in new multifamily buildings; these overly prescriptive rules also limit the amount of housing getting built at all. In a housing shortage, driven by the scarcity of available homes, that makes housing more expensive for everyone.

This matters, especially because the County of Los Angeles is under an imperative to dramatically increase its housing production in order to meet its Regional Housing Needs Assessment targets. To do so it must build new housing at all income levels. Parking reform is a key tool to help local governments do just that. Research into the City of San Diego found that, when parking minimums were abolished locally, what followed was a significant boost in the production of market-rate housing, units in 100% affordable housing projects, and affordable units in mixed-income housing projects. The increase in deed-restricted affordable units was particularly dramatic.

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Parking reform even aligns with LA County’s climate goals. Oversupply of parking incentivizes driving and increases carbon emissions. With transportation constituting the greatest source of emissions in California, parking reform holds the promise of addressing both housing affordability and climate change.

But for all its ambition, this ordinance does still have room for improvement. Even though the item represents an important step forward you have the opportunity to do something bigger. A previous version of the ordinance would have placed no parking minimum on housing developments 10 units or smaller. This was the kind of change that would have allowed for the construction of bungalow courts and many of the smaller apartments Angelenos love because of their ability to help facilitate walkable, architecturally interesting

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Mario Hercules
Los Angeles, CA 90023
leherc1@yahoo.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:10 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: cclemons88@everyactioncustom.com <cclemons88@everyactioncustom.com>
Sent: Friday, November 17, 2023 1:48 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

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Sincerely,
Cynthia Clemons
Los Angeles, CA 90019
cclemons88@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:11 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: kristinabrown@everyactioncustom.com <kristinabrown@everyactioncustom.com>
Sent: Friday, November 17, 2023 1:54 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Kristina Brown
Los Angeles, CA 90026
kristinabrown@mac.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:11 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: jcrlll@everyactioncustom.com <jcrlll@everyactioncustom.com>
Sent: Friday, November 17, 2023 3:22 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
josh cretella
Los Angeles, CA 90006
jcrtll@protonmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:11 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: bregulinski@everyactioncustom.com <bregulinski@everyactioncustom.com>
Sent: Friday, November 17, 2023 5:22 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Brendan Regulinski
Los Angeles, CA 90042
bregulinski@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:12 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: stauffermt@everyactioncustom.com <stauffermt@everyactioncustom.com>
Sent: Friday, November 17, 2023 7:41 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Matt Stauffer
Los Angeles, CA 90006
stauffermt@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:12 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: rachelorfila@everyactioncustom.com <rachelorfila@everyactioncustom.com>
Sent: Saturday, November 18, 2023 5:52 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Rachel Orfila
Pasadena, CA 91107
rachelorfila@yahoo.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:13 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: diegogdcbuilders@everyactioncustom.com <diegogdcbuilders@everyactioncustom.com>
Sent: Saturday, November 18, 2023 1:00 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

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Diego Martinez

Sincerely,
Diego Martinez
Camarillo, CA 93012
diegogdcbuilders@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:13 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Support Multifamily Residential Parking Ordinance

FYI

From: John Lloyd <boyonabike62@gmail.com>
Sent: Sunday, November 19, 2023 9:05 AM
To: DRP Public Comment <comment@planning.lacounty.gov>; Drp Parking Study <parking@planning.lacounty.gov>
Subject: Support Multifamily Residential Parking Ordinance

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning Commission members,

I am a resident of L.A. County and I am writing to urge you to approve the proposed reductions in parking minimums for multifamily housing outlined in the Multifamily Residential Parking Ordinance.

The proposed ordinance would reduce parking minimums for small multifamily housing and allow for reduced parking minimums in larger multifamily housing if warranted by careful TDM study.

This ordinance is an important step in addressing the region's housing shortage, allowing for construction of more "missing middle" housing and housing near transit and other amenities. It would make it less expensive to build additional housing and support the region's climate and transportation goals as well.

I urge a yes vote on the proposed Multifamily Residential Parking Ordinance.

Thank you.

John Lloyd
Sierra Madre, CA

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 7:14 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: dominickfalzone1212@everyactioncustom.com <dominickfalzone1212@everyactioncustom.com>
Sent: Sunday, November 19, 2023 10:09 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

Los Angeles is at the cross of multiple crises: housing, transportation and climate change. Before you is an opportunity to take action on all of them in one motion, by embracing parking reform. I write in support of calls to reduce parking requirements in multifamily residential. Although I support the staff recommendation, I urge you and your fellow commissioners to go even further. Strict parking minimums are bad for LA County.

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This matters, especially because the County of Los Angeles is under an imperative to dramatically increase its housing production in order to meet its Regional Housing Needs Assessment targets. To do so it must build new housing at all income levels. Parking reform is a key tool to help local governments do just that. Research into the City of San Diego found that, when parking minimums were abolished locally, what followed was a significant boost in the production of market-rate housing, units in 100% affordable housing projects, and affordable units in mixed-income housing projects. The increase in deed-restricted affordable units was particularly dramatic.

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Parking reform even aligns with LA County’s climate goals. Oversupply of parking incentivizes driving and increases carbon emissions. With transportation constituting the greatest source of emissions in California, parking reform holds the promise of addressing both housing affordability and climate change.

But for all its ambition, this ordinance does still have room for improvement. Even though the item represents an important step forward you have the opportunity to do something bigger. A previous version of the ordinance would have placed no parking minimum on housing developments 10 units or smaller. This was the kind of change that would have allowed for the construction of bungalow courts and many of the smaller apartments Angelenos love because of their ability to help facilitate walkable, architecturally interesting

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Dominick Falzone
Los Angeles, CA 90005
dominickfalzone1212@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 3:30 PM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: l.a.ridings@everyactioncustom.com <l.a.ridings@everyactioncustom.com>
Sent: Monday, November 20, 2023 3:27 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Leslie Ridings
Los Angeles, CA 90065
l.a.ridings@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 3:31 PM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: carter.rubin@everyactioncustom.com <carter.rubin@everyactioncustom.com>
Sent: Monday, November 20, 2023 3:30 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Carter Rubin
Santa Monica, CA 90404
carter.rubin@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 5:01 PM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: kevz21189@everyactioncustom.com <kevz21189@everyactioncustom.com>
Sent: Monday, November 20, 2023 4:59 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

It will be absolutely be great for the Board of Supervisors implement AB2097 to address the Housing Crisis and increase more units for people than for Automobile.

Sincerely,
Kevin Zelaya
Los Angeles, CA 90019
kevv21189@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 5:19 PM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: m4ttl4w1@everyactioncustom.com <m4ttl4w1@everyactioncustom.com>
Sent: Monday, November 20, 2023 5:13 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Matthew Lawrence
Torrance, CA 90503
m4ttl4w1@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Monday, November 20, 2023 5:31 PM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: liliyadjones@everyactioncustom.com <liliyadjones@everyactioncustom.com>
Sent: Monday, November 20, 2023 5:29 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Liliya Jones
Santa Monica, CA 90403
liliyadjones@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 7:05 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: mycasaisyourcasa1@everyactioncustom.com <mycasaisyourcasa1@everyactioncustom.com>
Sent: Monday, November 20, 2023 5:43 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Samuel Gutierrez
South Gate, CA 90280
mycasaisyourcasa1@yahoo.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 7:05 AM
To: Alyson Stewart; Bruce Durbin
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: anderspj@everyactioncustom.com <anderspj@everyactioncustom.com>
Sent: Monday, November 20, 2023 6:47 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Anders Johnson
Los Angeles, CA 90089
anderspj@usc.edu

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 7:06 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: dtlajosh@everyactioncustom.com <dtlajosh@everyactioncustom.com>
Sent: Monday, November 20, 2023 6:49 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Josh Gray-Emmer
Los Angeles, CA 90013
dtlajosh@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 7:06 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: eliasbermeo97@everyactioncustom.com <eliasbermeo97@everyactioncustom.com>
Sent: Monday, November 20, 2023 6:50 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

Los Angeles is at the cross of multiple crises: housing, transportation and climate change.

Before you is an opportunity to take action on all of them in one motion, by embracing parking reform. I write in support of calls to reduce parking requirements in multifamily residential. Although I support the staff recommendation, I urge you and your fellow commissioners to go even further. Strict parking minimums are bad for LA County.

Of particular concern is their impact on the cost of housing. Not only do high parking minimums raise the cost of construction, which then gets passed down to tenants in new multifamily buildings; these overly prescriptive rules also limit the amount of housing getting built at all. In a housing shortage, driven by the scarcity of available homes, that makes housing more expensive for everyone.

This matters, especially because the County of Los Angeles is under an imperative to dramatically increase its housing production in order to meet its Regional Housing Needs Assessment targets. To do so it must build new housing at all income levels. Parking reform is a key tool to help local governments do just that. Research into the City of San Diego found that, when parking minimums were abolished locally, what followed was a significant boost in the production of market-rate housing, units in 100% affordable housing projects, and affordable units in mixed-income housing projects. The increase in deed-restricted affordable units was particularly dramatic.

Reducing parking minimums also facilitates the construction of small multifamily complexes, often called “missing middle” housing. These are the small apartment buildings that may fit within the fabric of a neighborhood but for which a large parking garage would never be financially or architecturally feasible. Empirical research has shown that eliminating parking minimums does not eliminate the construction of off-street parking by developers. Rather, parking reform allows builders to right-size parking for their particular projects. In some cases, that simply means building less parking.

Parking reform even aligns with LA County’s climate goals. Oversupply of parking incentivizes driving and increases carbon emissions. With transportation constituting the greatest source of emissions in California, parking reform holds the promise of addressing both housing affordability and climate change.

But for all its ambition, this ordinance does still have room for improvement. Even though the item represents an important step forward you have the opportunity to do something bigger. A previous version of the ordinance would have placed no parking minimum on housing developments 10 units or smaller. This was the kind of change that would have allowed for the construction of bungalow courts and many of the smaller apartments Angelenos love because of their ability to help facilitate walkable, architecturally interesting

neighborhoods. Local buildings like these were built predominantly in the pre-war era, before the advent of such strict parking regulations, and they help make Los Angeles County the beautiful place it is today.

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Elias Platte-Bermeo
Culver City, CA 90232
eliasbermeo97@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 7:06 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: leonorasc@everyactioncustom.com <leonorasc@everyactioncustom.com>
Sent: Monday, November 20, 2023 6:52 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Leonora Camner
Santa Monica, CA 90403
leonorasc@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 7:07 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: liam_carolan@everyactioncustom.com <liam_carolan@everyactioncustom.com>
Sent: Monday, November 20, 2023 6:52 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

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Sincerely,
Liam Carolan
Los Angeles, CA 90066
liam_carolan@yahoo.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 7:08 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: patrimatics@everyactioncustom.com <patrimatics@everyactioncustom.com>
Sent: Monday, November 20, 2023 9:04 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Patrick Flynn
Los Angeles, CA 90034
patrimatics@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 7:08 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: marcosrm14@everyactioncustom.com <marcosrm14@everyactioncustom.com>
Sent: Tuesday, November 21, 2023 12:00 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Marcos Rodriguez Maciel
West Hollywood, CA 90048
marcosrm14@yahoo.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 7:08 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: anthony.m.ball.23@everyactioncustom.com <anthony.m.ball.23@everyactioncustom.com>
Sent: Tuesday, November 21, 2023 12:00 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Anthony Ball
Los Angeles, CA 90065
anthony.m.ball.23@dartmouth.edu

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 8:19 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: sshapiro@everyactioncustom.com <sshapiro@everyactioncustom.com>
Sent: Tuesday, November 21, 2023 8:06 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Samuel Shapiro-Kline
Santa Monica, CA 90403
sshapirokline@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 11:04 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: kevin.robert.scott@everyactioncustom.com <kevin.robert.scott@everyactioncustom.com>
Sent: Tuesday, November 21, 2023 11:02 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

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Sincerely,
Kevin Scott
Los Angeles, CA 90042
kevin.robert.scott@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, November 21, 2023 11:14 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

-----Original Message-----

From: wesley0chu@everyactioncustom.com <wesley0chu@everyactioncustom.com>
Sent: Tuesday, November 21, 2023 11:13 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

Tovaangar (Los Angeles) is at the cross of multiple crises: housing, transportation and climate change. Before you is an opportunity to take action on all of them in one motion, by embracing parking reform. I write in support of calls to reduce parking requirements in multifamily residential. Although I support the staff recommendation, I urge you and your fellow commissioners to go even further. Strict parking minimums are bad for LA County.

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neighborhoods. Local buildings like these were built predominantly in the pre-war era, before the advent of such strict parking regulations, and they help make Los Angeles County the beautiful place it is today.

Despite overwhelming support for parking reform from both the public and from the commission in a July 26 hearing, planning staff introduced a new parking requirement for complexes of this size. This change was without merit, and I encourage the commission to reintroduce the removal of parking requirements for developments 10 units or smaller. Again, this would not mean the end of parking, but rather just an opportunity for developers to build the right-sized project to meet their needs.

I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Wesley Chuang
Los Angeles, CA 90024
wesley0chu@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Wednesday, November 22, 2023 7:11 AM
To: Bruce Durbin; Alyson Stewart
Cc: Elida Luna; Rafael Andrade
Subject: FW: Please support parking reform for new multifamily housing in LA County

FYI

ELIDA LUNA (she/her/hers) COMMISSION SECRETARY, Operations & Major Projects (OMP)

-----Original Message-----

From: bregulinski@everyactioncustom.com <bregulinski@everyactioncustom.com>
Sent: Tuesday, November 21, 2023 7:34 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Please support parking reform for new multifamily housing in LA County

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning,

Los Angeles is at the cross of multiple crises: housing, transportation and climate change.

Before you is an opportunity to take action on all of them in one motion, by embracing parking reform. I write in support of calls to reduce parking requirements in multifamily residential. Although I support the staff recommendation, I urge you and your fellow commissioners to go even further. Strict parking minimums are bad for LA County.

Of particular concern is their impact on the cost of housing. Not only do high parking minimums raise the cost of construction, which then gets passed down to tenants in new multifamily buildings; these overly prescriptive rules also limit the amount of housing getting built at all. In a housing shortage, driven by the scarcity of available homes, that makes housing more expensive for everyone.

This matters, especially because the County of Los Angeles is under an imperative to dramatically increase its housing production in order to meet its Regional Housing Needs Assessment targets. To do so it must build new housing at all income levels. Parking reform is a key tool to help local governments do just that. Research into the City of San Diego found that, when parking minimums were abolished locally, what followed was a significant boost in the production of market-rate housing, units in 100% affordable housing projects, and affordable units in mixed-income housing projects. The increase in deed-restricted affordable units was particularly dramatic.

Reducing parking minimums also facilitates the construction of small multifamily complexes, often called “missing middle” housing. These are the small apartment buildings that may fit within the fabric of a neighborhood but for which a large parking garage would never be financially or architecturally feasible. Empirical research has shown that eliminating parking minimums does not eliminate the construction of off-street parking by developers. Rather, parking reform allows builders to right-size parking for their particular projects. In some cases, that simply means building less parking.

Parking reform even aligns with LA County’s climate goals. Oversupply of parking incentivizes driving and increases carbon emissions. With transportation constituting the greatest source of emissions in California, parking reform holds the promise of addressing both housing affordability and climate change.

But for all its ambition, this ordinance does still have room for improvement. Even though the item represents an important step forward you have the opportunity to do something bigger. A previous version of the ordinance would have placed no parking minimum on housing developments 10 units or smaller. This was the

kind of change that would have allowed for the construction of bungalow courts and many of the smaller apartments Angelenos love because of their ability to help facilitate walkable, architecturally interesting neighborhoods. Local buildings like these were built predominantly in the pre-war era, before the advent of such strict parking regulations, and they help make Los Angeles County the beautiful place it is today.

Despite overwhelming support for parking reform from both the public and from the commission in a July 26 hearing, planning staff introduced a new parking requirement for complexes of this size. This change was without merit, and I encourage the commission to reintroduce the removal of parking requirements for developments 10 units or smaller. Again, this would not mean the end of parking, but rather just an opportunity for developers to build the right-sized project to meet their needs.

I am thrilled about this exciting opportunity to help us build a more affordable, sustainable and livable region and hope that you will join us in supporting parking reform for LA County.

Sincerely,
Brendan Regulinski
Los Angeles, CA 90042
bregulinski@gmail.com