



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

THIRD SUPPLEMENTAL MEMO TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	December 7, 2023	
MEETING DATE:	12/13/2023	AGENDA 6 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. The item is continued from the Regional Planning Commission meeting of November 29, 2023.

Staff made corrections to Exhibit B – Project Summary to reflect changes to the ordinance as listed in the staff report dated November 16, 2023, which is attached. Since the posting of the second supplemental memo on November 28, 2023, staff received additional comment letters, which are attached here.

- Six letters were received in support of the project.
- Two letters were received in opposition to the project.

Memo Reviewed By:

Bruce Durbin, Supervising Regional Planner

Memo Approved By:

Connie Chung, Deputy Director



EXHIBIT B – PARKING SUMMARY AND FAQ

PROPOSED PARKING POLICY	COMPARSION WITHT PREVIOUS ORDINANCE
Consistency With State Law	
<p>Incorporates AB 2097 provisions for multifamily residential development by:</p> <ul style="list-style-type: none"> • Eliminating parking minimums within public transit areas. • Including exceptions from AB 2097 with findings where parking minimums shall be imposed. 	New/Modified
Updates minimum parking requirements for residential development electing a density bonus to correspond with the minimums in the State Density Bonus Law.	Carried over
Streamlines shared parking to be consistent with AB 894.	Carried over
Minor Local Policy Changes	
Eliminates the requirement for separation of residential and commercial parking in commercial zones, mixed-use zones, and in mixed use development.	Carried over
<ul style="list-style-type: none"> • Eliminates the need for same ownership of off-site parking areas and the residential development, • Requires a written agreement or covenant from another owner, and • Establishes measures for remaining in compliance with parking requirements in the event of a dissolution of the written agreement or covenant. 	Carried over
Removes the requirement that parking be covered.	Carried over
Streamlines and clarifies language on compact parking, including compact tandem parking.	Carried over
<ul style="list-style-type: none"> • Reduces lengths in standard parking stalls and driveway aisles and reduce depths of standard tandem parking in residential parking areas; and • Establishes standards for parallel parking spaces. 	Carried over
Major Local Policy Changes	
<ul style="list-style-type: none"> • Streamline off-site parking for multifamily residential development; and • Specifies the percentage of parking that can be provided off-site within certain distances of the property, for circumstances in which the off-site parking is also owned by the owner of the multifamily residential development and for circumstances in which the off-site parking is leased. 	Carried over/Modified
Modifies required parking for small housing development containing 10 units or less to 1 parking space for every unit.	Modified

EXHIBIT B – PARKING SUMMARY AND FAQ

Modifies required guest parking to 1 guest parking for every 10 units, for larger housing development of 11 or more units.	Modified
Allows a 25% reduction in the number of required parking spaces for new multifamily and live-work development with a ministerial review, if the developer provides Transportation Demand Management (TDM) measures totaling at least 5 points. Allows a 50% reduction if the developer provides TDM measures totaling at least 10 points.	Modified
Establishes a new menu of TDM measures on a point system that includes tenant and community benefits, such as proximity to transit and commercial uses, development design, preferred land uses provided on-site, provision of affordable units, on-site pedestrian amenities, car-sharing spaces, bicycle and other storage facilities, and transit information centers or kiosks, that developers can select from to meet eligibility requirements for parking reductions.	Carried over
Streamlines shared parking programs with a ministerial review.	Carried over
<ul style="list-style-type: none">• Removes off-site parking for residential development from the Parking Permit;• Adds car share and other mobility services to clarify that developers can specifically provide these services as part of the Parking Permit process (for non-residential development); clarifies that leasing required spaces could be both short- and long-term; and• Amends Findings and Decision and Conditions of Approval for consistency with amendments to the Purpose section for Parking Permits.	Carried over

Alyson Stewart

From: DRP Public Comment
Sent: Wednesday, November 29, 2023 7:49 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: yeskurtcan@everyactioncustom.com <yeskurtcan@everyactioncustom.com>
Sent: Wednesday, November 29, 2023 7:48 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.

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,
Kurt Canfield
Long Beach, CA 90814
yeskurtcan@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Wednesday, November 29, 2023 8:54 AM
To: Alyson Stewart; Bruce Durbin
Cc: Elida Luna
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: eehoops@everyactioncustom.com <eehoops@everyactioncustom.com>
Sent: Wednesday, November 29, 2023 8:11 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,
Erin Hoops
Long Beach, CA 90804
eehoops@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Wednesday, November 29, 2023 8:55 AM
To: Alyson Stewart; Bruce Durbin
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: kaferman.guan@everyactioncustom.com <kaferman.guan@everyactioncustom.com>
Sent: Wednesday, November 29, 2023 8:19 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,
Kaferman Guan
Los Angeles, CA 90065
kaferman.guan@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Wednesday, November 29, 2023 11:57 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: alexarellanoiajc@everyactioncustom.com <alexarellanoiajc@everyactioncustom.com>
Sent: Wednesday, November 29, 2023 10:58 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,
Alex Arellano
Long Beach, CA 90802
alexarellanoiajc@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Thursday, November 30, 2023 3:03 PM
To: Alyson Stewart; Bruce Durbin
Cc: Elida Luna
Subject: FW: Multi residential parking exclusions

FYI

From: paco eco <respetoalderecho@yahoo.com>
Sent: Thursday, November 30, 2023 1:43 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Multi residential parking exclusions

CAUTION: External Email. Proceed Responsibly.

It seems ti ne that decelopers and friends to the party running this committee are being benefited from these ordinances and excludsions to the detrement of local residents who are mostly ignorant of these meetings and tactics that enruches relatives and just as the project in 3845 east cesar e chavez. One acoountability will exust and Supervisors and public works department directors will be exposed

[Sent from Yahoo Mail on Android](#)

Alyson Stewart

From: DRP Public Comment
Sent: Monday, December 4, 2023 7:11 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: jaime@everyactioncustom.com <jaime@everyactioncustom.com>
Sent: Thursday, November 30, 2023 7:40 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,
jaime del rio
Sun Valley, CA 91352
jaime@abundanthousingla.org

Alyson Stewart

From: DRP Public Comment
Sent: Monday, December 4, 2023 7:12 AM
To: Alyson Stewart; Bruce Durbin
Cc: Elida Luna
Subject: FW: Ordinance to reduce parking-comment

FYI

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

From: Pat Ruiz <scarpa46@sbcglobal.net>
Sent: Saturday, December 2, 2023 8:54 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Ordinance to reduce parking-comment

CAUTION: External Email. Proceed Responsibly.

Hello,

I live in the unincorporated area of Los Angeles County, called West Athens, where there is a mix of single family, multi unit housing under 10 units and others over 10 units.

I am oppose to the reduction of required parking spaces on site.

Why?

1. For a while now, lack of parking on site and on the streets has been a problem and getting worse. It is especially noticeable in the evening. Cars are double parked on the street, many times on both sides! Snaking through left and right to get through is common. Cars do not have lights on when parked, so if one is not paying attention at night, it can lead to a crash. Parking is also occurring in the alley, even though there are signs of "no parking in alley".
2. There is a metro station near by, but it is unsafe to get there, to be there, and the 'park and ride' lot looks like its converted "unofficially" into a camp ground for homeless with tents, cars and rvs.

The concept of less cars and more public transportation use is great, but I do not believe reducing required parking for multi units will improve the situation in my neighborhood. And for the local metro station(105 freeway/Vermont)to be used more in the neighborhood, drastic improvements in cleanliness and safety have to be addressed.

Thank you for your time
Ms Ruiz

Sent from my iPad

Alyson Stewart

From: DRP Public Comment
Sent: Thursday, December 7, 2023 9:38 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: bregulinski@everyactioncustom.com <bregulinski@everyactioncustom.com>
Sent: Thursday, December 7, 2023 7:44 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,
Brendan Regulinski
Los Angeles, CA 90042
bregulinski@gmail.com