

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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March 12, 2024

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON MULTIFAMILY RESIDENTIAL PARKING ORDINANCE
PROJECT NO. R2022-003630-(1-5)
ADVANCE PLANNING CASE NO. RPPL2023004576
ENVIRONMENTAL PLAN CASE NO. RPPL2023005132
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

SUBJECT

The recommended action is a revision of parking standards for multifamily residential developments in Title 22 of the Los Angeles County Code; or the Multifamily Residential Parking Ordinance (Ordinance).

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Certify that the Negative Declaration (ND) for the Project was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the ND and that the ND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; determine that on the basis of the whole record before the Board that there is no substantial evidence that the Project will have a significant effect on the environment; adopt the ND in accordance with CEQA (Public Resources Code section 21000, et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County;
2. Indicate its intent to approve the Multifamily Residential Parking Ordinance (Advance Planning Case No. RPPL2023004576) as recommended by the Regional Planning Commission (RPC); and

3. Instruct County Counsel to prepare the necessary final documents amending Title 22 of the County Code and bring them back to the Board for their consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Ordinance amends parking requirements in Title 22 to accelerate the production of housing and improve access to a multimodal transportation network for unincorporated area stakeholders.

The Ordinance implements Program 11 of the General Plan Housing Element, which recognizes that parking requirements contribute to the high cost of housing and can be a barrier to the County's sustainability goals, such as prioritizing the development of infill housing. The Ordinance also implements General Plan Implementation Program M-1 (Parking Ordinance).

The Ordinance is informed by a parking study, which includes an assessment of existing conditions for multifamily housing; parking reforms adopted by other jurisdictions in the United States; and housing costs, socioeconomic conditions, and community impacts related to residential parking. The study found that unincorporated communities are overparked, that existing residential parking requirements required 25% more parking than was actually needed, and that this significantly contributed to the high costs to build housing. Summaries of the parking study are included as Attachment 6.

On November 29, 2023 and December 13, 2023, the RPC held a public hearing to consider the Ordinance. The RPC recommended that the Board consider and adopt the amendment to Title 22 and approved a resolution to this effect, which is included as Attachment 4. Previously, on March 1, 2023, the RPC held a public hearing to consider an earlier version of the Ordinance, but recommended denial to the Board. The summary of proceedings is included as Attachment 3.

Key Components

Major elements of the Ordinance include the following provisions:

Consistency with State Law. The Ordinance updates minimum parking requirements for multifamily residential development electing a density bonus to correspond with the minimums in the State Density Bonus Law; incorporates AB 2097 (Friedman) requirements by eliminating parking minimums within public transit areas, with exceptions; incorporates AB 897 (Friedman) provisions for shared parking; and adds definitions for 'major transit stop' and 'public transit area' based on definitions in the California Government Code.

Minor Local Policy Changes. The Ordinance eliminates the requirement for separation of residential and commercial parking in commercial and mixed use zones and in mixed use developments; eliminates the requirement for ownership of off-site parking; removes the

requirement that parking be covered; clarifies and streamlines compact parking; reduces lengths in standard parking stalls, tandem parking, and driveway aisles; and establishes standards for parallel parking spaces.

Major Local Policy Changes. The Ordinance establishes a ministerial process for off-site parking for multifamily residential development; establishes a minimum of one parking space per dwelling unit for multifamily residential development of 10 or fewer units; modifies guest parking minimums to one space per 10 dwelling units for multifamily residential development of 11 or more units; establishes a 25 or 50 percent reduction in required parking when the multifamily residential development includes Transportation Demand Management measures that provide tenant and community benefits; streamlines shared parking programs; clarifies leasing stipulations; and modifies the Parking Permit for consistency and to further the goals of the Ordinance.

Implementation of Strategic Plan Goals

Adoption of the Ordinance promotes Goal I – Make Investments that Transform Lives, through Strategy I.1.5 – Increase Affordable Housing Throughout Los Angeles County, in that parking requirements are made more flexible to allow for more affordable housing to be built through cost savings and improvements in space efficiency. The Ordinance also promotes Goal II – Foster Vibrant and Resilient Communities through Strategy II.2 – Support the Wellness of our Communities, by supporting safe and comfortable built environments that encourage physical activity and multimodal transportation choices.

FISCAL IMPACT/FINANCING

Adoption of the Ordinance will not result in additional costs to the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearing conducted by the RPC on December 13, 2023, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code and Section 65856 of the California Government Code. Required notice was provided pursuant to the requirements set forth in Section 22.222.180 of the County Code.

The Ordinance is consistent with the General Plan and supportive of its goals and policies. The Ordinance will implement the following policies in the General Plan Housing Element: Policy 1.2: remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs, and Policy 3.3: implement land use policies and permitting procedures that help reduce the costs of housing development.

Furthermore, the Ordinance is consistent with the following policies in the General Plan Mobility Element: Policy M 4.15: reduce vehicle trips through the use of mobility management practices, such as the reduction of parking requirements, employer/institution-based transit passes, regional carpooling programs, and telecommuting; Policy M 4.16: promote mobility management practices, including incentives to change transit behavior and using technologies, to reduce VMTs; and Policy M 5.2: implement parking strategies that facilitate transit use and reduce automobile dependence.

ENVIRONMENTAL DOCUMENTATION

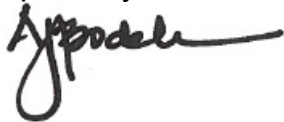
Staff recommends that an ND is the appropriate environmental documentation under CEQA and the County environmental guidelines for the Project. The Initial Study concluded that the Project will not have a significant effect on the environment. Staff recommends that the Board adopt the ND in accordance with CEQA (PRC section 21000, et seq.). The ND is included as Attachment 5.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Ordinance will not significantly impact County services.

For further information on the Ordinance, please contact Bruce Durbin, Supervising Regional Planner, Ordinance Studies Section at (213) 974-6432 or bdurbin@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

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Attachments:

1. Project Summary
2. Proposed Ordinance
3. Summary of RPC Public Hearing Proceedings
4. RPC Resolution
5. Notice of Intent to Adopt Negative Declaration
6. Summaries of Parking Study

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Public Works

S_03_12_2024_AP_BL_MULTIFAMILY_RESIDENTIAL_PARKING_ORDINANCE.