

**RESOLUTION  
COUNTY OF LOS ANGELES  
REGIONAL PLANNING COMMISSION  
MULTIFAMILY RESIDENTIAL PARKING ORDINANCE  
PROJECT NO. 2022-003630-(1-5)  
ADVANCE PLANNING CASE NO. RPPL2023004576  
ENVIRONMENTAL PLAN NO. RPPL2023005132**

**WHEREAS**, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on November 29, 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 residential development in the unincorporated areas of Los Angeles County;

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

1. The Ordinance is a countywide amendment to Title 22 to revise parking standards for multifamily residential 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 County adopted the 2021-2029 Housing Element on May 17, 2022 that included multiple strategies to address the current housing crisis. The Housing Element was certified by the California Department of Housing and Community Development on May 27, 2022;
6. The Multifamily Housing Parking Study ("Parking Study"), listed as Program 11 in the County Housing Element, was initiated in 2021 to identify strategies that facilitate production of affordable housing in unincorporated LA County;
7. The Ordinance is informed by the Parking Study, including existing conditions and assessments on off-street parking utilization in multifamily housing, access to transit,

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the effect of housing costs 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 for multi-family housing;

8. The Ordinance is also informed by feedback received during several public outreach events with approximately 150 community stakeholders participating and conducted in two phases during February and October 2022;
9. The Ordinance incorporates AB 2097 (Friedman), which 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 and makes other minor changes for consistency with State law;
10. The Ordinance reduces parking minimums for multifamily housing of 10 or fewer units outside transit areas and for guests, establishes an incentive to permit a reduction in parking for other multifamily housing by up to 50 percent with the provision of Transportation Demand Management (TDM) measures on-site, modifies standards for parking stalls and driveways, modifies requirements for securing shared and off-site parking, and eliminates the requirement for a discretionary permit for alternative parking arrangements for multifamily housing;
11. The Ordinance is consistent with the surrounding areas in that parking reductions are mitigated with the provision of TDM measures to increase walkability, bicycle use, car sharing, use of transit, and other community benefits;
12. 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 removing financial barriers to produce affordable housing, providing measures to reduce reliance on single-occupancy use of cars for daily trips, encourage use of other modes of transportation, and encourage a mix of residential and commercial land uses in close proximity;
13. The Ordinance is 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 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;
14. 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 and the CEQA documentation;

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15. Three written correspondences 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;
16. 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. Revisions made to the Ordinance were not substantial in nature that would result in any new, avoidable significant effect on the environment, so it did not require a new Initial Study or recirculation of the Initial Study. Therefore, a Negative Declaration is the appropriate environmental documentation under CEQA;
17. A Notice of Intent to Adopt a Negative Declaration was released for public review from December 2, 2022 to January 3, 2023 and no public comments were received;
18. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in 14 local newspapers. 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;
19. At a duly-noted public hearing held on March 1, 2023, the Commission reviewed a previous version of the Ordinance that proposed eliminating parking minimums for smaller multifamily developments, eliminating parking for guests and reducing parking minimums by 25 percent for larger multifamily residential development and joint live-work units, with allowance for an additional 25 percent reduction with provision of TDM measures. The Commission expressed concerns over the proposed eliminations and reductions due to potentially negative impacts to the communities and voted not to recommend the Ordinance to the Board;
20. The Ordinance is different from the previous version in a few key areas. Notably, elimination of parking is not proposed. Modest reductions are permitted with TDM measures. The Ordinance includes the following provisions:
  - a. Updates for consistency with State law;
  - b. Minor local policy changes:
    - i. Remove separation of residential and commercial parking spaces in commercial zones, mixed use zones, and in mixed use developments;
    - ii. Modify ownership requirements for parking spaces;
    - iii. Remove covered parking requirement;
    - iv. Streamline compact parking allowances; and

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- v. Modify dimensions for parking spaces, parallel parking spaces, and driveways;
  - c. Major local policy changes:
    - i. Streamline allowance of required parking to be off-site;
    - ii. Modify parking requirement for apartments with 10 or fewer dwelling units to one parking space per dwelling unit;
    - iii. Modify guest parking requirement for apartments with 11 or more dwelling units to one parking space per 10 dwelling units;
    - iv. Establish a TDM program with a point system that allows reductions in parking for new multifamily housing and joint live-work development with a ministerial review;
    - v. Streamline shared parking programs with a ministerial review; and
    - vi. Modify the Parking Permit Chapter (Chapter 22.178) to remove residential parking from the permit requirement;
21. On December 13, 2023, the Commission conducted a duly-noticed public hearing to consider the Ordinance, took in testimony and asked questions, and moved to recommend the Ordinance to the Board of Supervisors with a vote of 3-2.

**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 Title 22; and
4. That the Board adopt the Multifamily Residential Parking Ordinance.

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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 November 29, 2023.

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

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By *Kathy Park*  
Kathy Park  
Deputy County Counsel  
County of Los Angeles