

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to clarifying the legal implications of parking removal in dense over-parked neighborhoods, exploring design solutions to mitigate parking loss, and potentially adjusting existing land use regulatory controls to address the issue in scenarios where Accessory Dwelling Units (ADUs) are replacing existing tenant parking; and related matters.

Recommendations for Council action, pursuant to Motion (Hutt - Price):

1. INSTRUCT the Department of City Planning (DCP), and REQUEST the City Attorney, to prepare a report to Council within 30 days with their findings, legal analysis, design recommendations, and land use policy adjustment proposals relative to ADUs replacing existing tenant parking in dense over-parked communities, as noted in the following Recommendations.
2. REQUEST the City Attorney to evaluate legal implications by providing the following:
  - a. Review of existing state laws, local ordinances, lease agreements, and covenants related to tenant parking rights.
  - b. Determine if the revocation of parking due to ADU conversion constitutes a 'taking' or violates tenant rights.
  - c. Legal recommendations for potential remedies for affected tenants.
3. INSTRUCT the DCP to:
  - a. Identify design options for incorporating parking into ADU projects where feasible, such as tandem parking, carports, or shared parking arrangements.
  - b. Assess the feasibility and cost-effectiveness of these design solutions.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For:  
Studio City Neighborhood Council

Summary:

At a regular meeting held on October 1, 2024, the PLUM Committee considered Motion (Hutt – Price) relative to instructing the Department of City Planning, and requesting the City Attorney, to prepare a report within 30 days to clarify the legal implications of parking removal in dense over-parked neighborhoods, explores design solutions to mitigate parking loss, and potentially adjusts existing land use regulatory controls to address this issue in scenarios where ADUs are replacing existing tenant parking; and related matters. After providing an opportunity for public comment, the Committee moved to approve the recommendations as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
LEE:	YES
HUTT:	YES
PADILLA:	ABSENT
YAROSLAVSKY:	YES

CR/dl  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**