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100 S. MAIN STREET, 10th FLOOR
LOS ANGELES, CA 90012

SELETA J. REYNOLDS
GENERAL MANAGER

August 12, 2021

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Attention: City Clerk

Subject: **ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 317 IN THE NORTH HILLS
EAST AREA OF COUNCIL DISTRICT 7**

At its regular virtual meeting of August 12, 2021, the Board of Transportation Commissioners considered the evidence presented at the public hearing and approved the above-referenced report. A copy of the Board's action is attached and hereby transmitted to the City Council for consideration and approval.

If you need further information, please contact Michelle Cayton, Supervising Transportation Planner Parking Permits Division, at (213) 972-4935.

Sincerely,

Jasmin San Luis
Acting Commission Executive Assistant

JSL:jsl

Attachment


c: Michelle Cayton
Aron Thompson

ITEM #8

**BOARD REPORT
CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION**

Date: August 12, 2021

To: Board of Transportation Commissioners

From: Seleta J. Reynolds, General Manager 
Department of Transportation

Subject: **ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 317 IN THE NORTH HILLS
EAST AREA OF COUNCIL DISTRICT 7**

SUMMARY

The Los Angeles Department of Transportation (LADOT) recommends the establishment of Preferential Parking District (PPD) No. 317 in the North Hills East area of Council District (CD) 7.

RECOMMENDATIONS

1. FIND that the adjacent nursing and rehabilitation facility and nearby auto mechanic shops are having an adverse impact on the availability of on-street parking on the adjacent residential blocks from which the residents deserve immediate relief.
2. FIND that the establishment of PPD No. 317, pursuant to Los Angeles Municipal Code (LAMC) Section 80.58.d, is exempt from the California Environmental Quality Act (CEQA) as a Class 1 Categorical Exemption, under Article III.1.a.3 of the 2002 Los Angeles City CEQA Guidelines.
3. ADOPT the accompanying Resolution establishing the boundaries of PPD No. 317, pursuant to the City Council's November 6, 2018, "Rules and Procedures for Preferential Parking Districts," to include all blocks within the residential area bounded by the blocks indicated below:
 - both sides of Lassen Street between Orion Avenue and Columbus Avenue
 - Columbus Avenue between Plummer Street and the cul de sac north of Plummer Street
 - both sides of Plummer Street between Columbus Avenue and Orion Avenue
 - both sides of Orion Avenue between Plummer Street and Superior Street
 - Superior Street between Orion Avenue and the dead end west of Orion Avenue
 - both sides of Orion Avenue between Superior Street and Lassen Street
4. AUTHORIZE the following parking restrictions for use on the residential portions of all blocks in PPD No. 317:
 - NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 317 PERMITS EXEMPT
 - NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 317 PERMITS EXEMPT

- 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 317 PERMITS EXEMPT
 - NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 317 PERMITS EXEMPT
5. INSTRUCT LADOT to initiate the necessary procedures for the preparation and sale of parking permits to residents within PPD No. 317, as specified in Section 80.58 of the LAMC.
 6. DIRECT LADOT to post or remove the authorized parking restrictions on the residential portions of all blocks within the block segments enumerated in Recommendation No. 3, except for areas where parking is currently prohibited in the interest of traffic flow or public safety.
 7. DIRECT LADOT to post or remove the authorized parking restrictions upon receipt and validation of petitions containing signatures from at least 75 percent of the dwelling units, covering more than 50 percent of the developed frontage on a street segment requesting installation or removal of the parking restrictions set forth in Recommendation No. 4, without further action by the City Council.

BACKGROUND

The Preferential Parking Program is set forth in Section 80.58 of the LAMC. It provides for the establishment of a PPD by Resolution of the City Council, upon recommendation by LADOT, and authorizes the Department to promulgate rules and procedures to implement the City's Preferential Parking Program, which must be approved by the City Council. A request from a representative of the affected neighborhood group or by the area's Councilmember initiates the establishment of a PPD. However, the area must meet the criteria set forth in the "Rules and Procedures for Preferential Parking Districts" adopted by the City Council before establishment or expansion may be allowed.

The "Rules and Procedures for Preferential Parking Districts" approved by the City Council on November 6, 2018, allows LADOT to recommend a PPD provided all the following conditions are met:

1. Submittal and verification of petitions requesting such action signed by the residents of at least 75 percent of the dwelling units, covering more than 50 percent of the developed frontage on a minimum of six blocks.
2. Occupancy of at least 85 percent of the legal on-street parking spaces on a minimum of four blocks as determined by LADOT.
3. Board of Transportation Commissioners conducts a public hearing for the purpose of receiving comments on the preliminary findings and recommendations of LADOT.

Residents of the area designated as a PPD may purchase special parking permits. Vehicles bearing such permits are exempt from the preferential parking restrictions posted within the district for which the permit was issued. The exemption only applies to the preferential parking regulations on those signs, not to regulations of a general nature installed for traffic movement or street cleaning purposes.

Parking is currently allowed in the area, and the establishment of this PPD involves negligible or no expansion to existing use; therefore, the establishment of this PPD falls within the Class 1 Categorical exemption of Section 15301(c) of the State CEQA Guidelines and the 2002 City CEQA Guidelines, Article III.1.a.3.

DISCUSSION

On January 23, 2019, LADOT staff met with CD 7 staff and residents of this North Hills East neighborhood in CD 7 to discuss the parking issues affecting the area. The residents sought relief and a solution to the lack of available parking on their blocks due to the employees of the Country Villa Sheraton Nursing and Rehabilitation facility who park their vehicles in the neighborhood. In addition, employees of the nearby auto repair shops store vehicles in the neighborhood.

On September 26, 2019, LADOT received the attached letter from Councilmember Monica Rodriguez requesting the establishment of PPD No. 317. Councilmember Rodriguez, LADOT, and the residents of this North Hills East community believe the establishment of PPD No. 317 will provide parking relief to the residents of the area.

Residents of the blocks listed below provided signed petitions to establish PPD No. 317 and post the PPD restriction on their block, thus satisfying the petition criteria set forth in the “Rules and Procedures for Preferential Parking Districts.” A block is defined as a street segment between two intersecting streets. The petitions represent at least 75 percent of the dwelling units on both sides of the street, covering more than 50 percent of the developed frontage on each block.

- Langdon Avenue between Lassen Street and Labrador Street
- Langdon Avenue between Kinzie Street and Marilla Street
- Langdon Avenue between Marilla Street and Superior Street
- Langdon Avenue between Superior Street and Plummer Street
- Marilla Street between Langdon Avenue and the cul de sac east of Langdon Avenue
- Superior Street between Sepulveda Boulevard and Langdon Avenue
- Superior Street between Langdon Avenue and Orion Avenue

Parking Analysis

LADOT staff conducted a parking study on Tuesday, November 12, 2019, between 11:00 AM and 4:00 PM, and determined that at least 85 percent of the parking spaces on the following four blocks were occupied, thus meeting the parking study criteria set forth in the “Rules and Procedures for Preferential Parking Districts.”

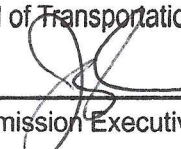
- Langdon Avenue between Lassen Street and Labrador Street
- Langdon Avenue between Marilla Street and Superior Street
- Superior Street between Langdon Avenue and Sepulveda Boulevard
- Superior Street between Orion Avenue and the cul de sac west of Orion Avenue

FISCAL IMPACT STATEMENT

Revenue from the sale of permits will cover the cost of implementing, administering, and enforcing PPD No. 317. Violations of the posted parking restrictions may result in citation fines deposited into the General Fund.

SJR:MC:at

Attachments

Approved: 8/12/2021
Board of Transportation Commissioners

Commission Executive Assistant

RESOLUTION

ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 317 IN THE NORTH HILLS EAST AREA OF COUNCIL DISTRICT 7

WHEREAS, the Los Angeles City Council, by Ordinance No. 152,722, effective September 2, 1979, revised by Ordinance No. 157,425, effective March 18, 1983, amended by Ordinance No. 161,414, effective July 26, 1986, and further revised by Ordinance No. 171,029, effective June 1, 1996, provided for the establishment of Preferential Parking Districts (PPD) by Resolution of the City Council in each case. The latest revision was adopted by City Council on November 6, 2018, Council File 15-0600-S62, under Section 80.58 of the Los Angeles Municipal Code (LAMC); and

WHEREAS, pursuant to LAMC Section 80.58.k, the Los Angeles Department of Transportation (LADOT) promulgated "Rules and Procedures for Preferential Parking Districts," revised by Ordinance No. 177,845, effective September 30, 2006, and an amendment by Ordinance No. 180,059, adopted by the City Council on August 30, 2008, which further updated the Permit fees; and

WHEREAS, residents of this North Hills East neighborhood experience difficulty finding parking on their block due to employees of the adjacent nursing and rehabilitation facility and mechanic shops who park and store vehicles in the neighborhood; and

WHEREAS, LADOT determined that the signed petitions represent residents living in at least 75 percent of the dwelling units comprising more than 50 percent of the developed frontage on at least six blocks; and

WHEREAS, LADOT conducted parking studies which indicated that four blocks in the proposed PPD have a parking occupancy of at least 85 percent of the available legal parking spaces, thus meeting the criteria set forth in the "Rules and Procedures for Preferential Parking Districts"; and

WHEREAS, LADOT determined that the petition signatures submitted represent at least 75 percent of the dwelling units on the residential portions of the blocks listed below, thus meeting the criteria set forth in the "Rules and Procedures for Preferential Parking Districts," to warrant the installation of the requested preferential parking restriction signs upon City Council approval of this Resolution:

- Langdon Avenue between Lassen Street and Labrador Street
- Langdon Avenue between Kinzie Street and Marilla Street
- Langdon Avenue between Marilla Street and Superior Street
- Langdon Avenue between Superior Street and Plummer Street
- Marilla Street between Langdon Avenue and the cul de sac east of Langdon Avenue
- Superior Street between Sepulveda Boulevard and Langdon Avenue
- Superior Street between Langdon Avenue and Orion Avenue

NOW THEREFORE BE IT RESOLVED, that the Resolution be adopted by the City Council, establishing PPD No. 317 to include all residential portions of the street segments located within the following boundaries below:

- both sides of Lassen Street between Orion Avenue and Columbus Avenue

- Columbus Avenue between Plummer Street and the cul de sac north of Plummer Street
- both sides of Plummer Street between Columbus Avenue and Orion Avenue
- both sides of Orion Avenue between Plummer Street and Superior Street
- Superior Street between Orion Avenue and the dead end west of Orion Avenue
- both sides of Orion Avenue between Superior Street and Lassen Street

BE IT FURTHER RESOLVED, that LADOT be authorized to post or remove the following preferential parking restrictions on any of the blocks within the district, without further action by the City Council, upon receipt and verification of requisite petition(s) as provided for in the adopted "Rules and Procedures for Preferential Parking Districts":

- NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 317 PERMITS EXEMPT
- NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 317 PERMITS EXEMPT
- 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 317 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 317 PERMITS EXEMPT

BE IT FURTHER RESOLVED, that LADOT be authorized to post or remove the "NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 317 PERMITS EXEMPT" restriction on the residential portions of the following blocks, for which residents provided signed petitions which met the petition criteria set forth in the "Rules and Procedures for Preferential Parking Districts," without further action by the City Council:

- Langdon Avenue between Lassen Street and Labrador Street
- Langdon Avenue between Kinzie Street and Marilla Street
- Langdon Avenue between Marilla Street and Superior Street
- Langdon Avenue between Superior Street and Plummer Street
- Superior Street between Sepulveda Boulevard and Langdon Avenue
- Superior Street between Langdon Avenue and Orion Avenue

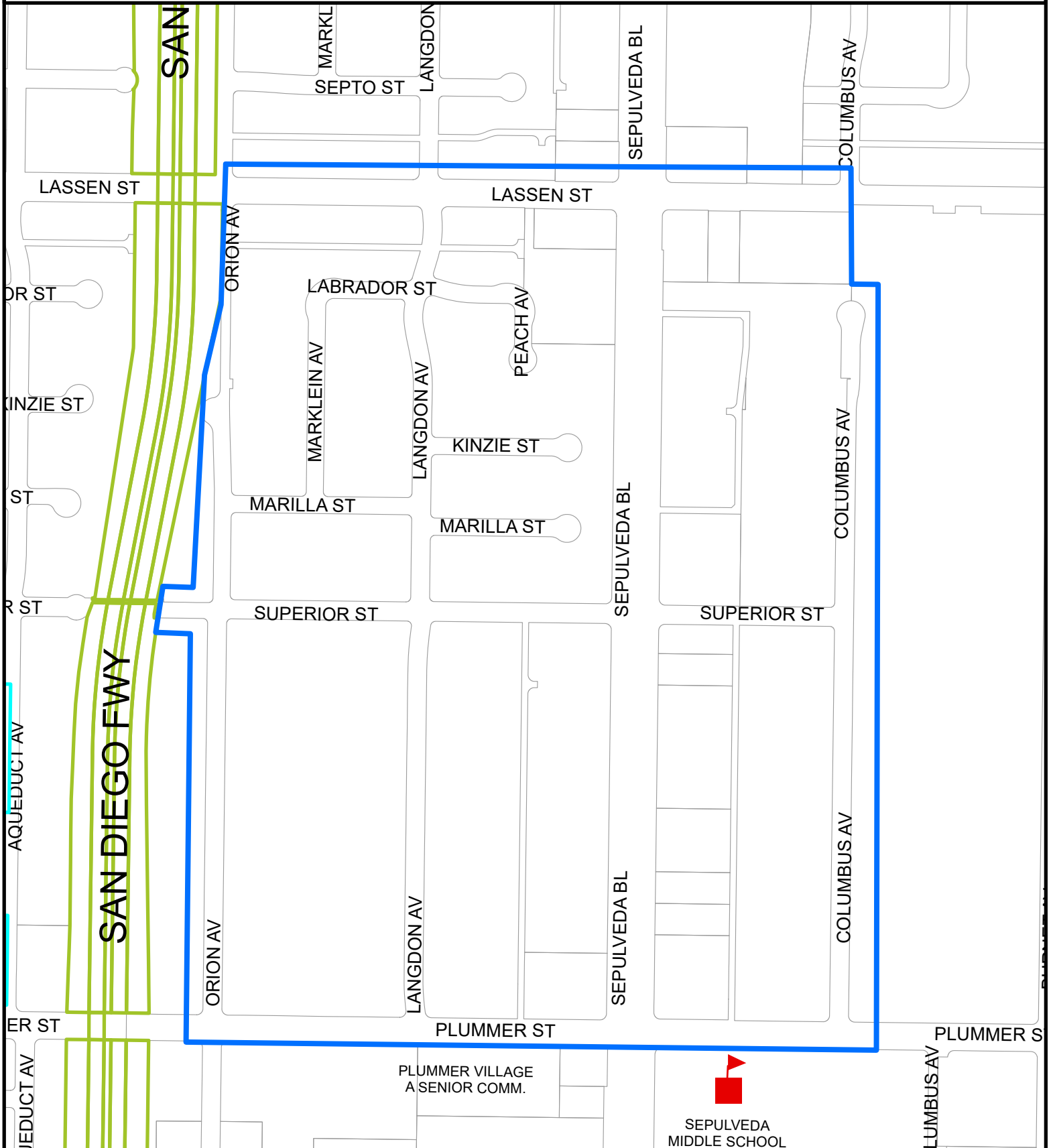
BE IT FURTHER RESOLVED, that LADOT be authorized to post or remove the "NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM, MONDAY THRU FRIDAY; VEHICLES WITH DISTRICT NO. 317 PERMITS EXEMPT" restriction on the residential portions of the following blocks, for which residents provided signed petitions which met the petition criteria set forth in the "Rules and Procedures for Preferential Parking Districts," without further action by the City Council:

- Marilla Street between Langdon Avenue and the cul de sac east of Langdon Avenue

BE IT FURTHER RESOLVED, that LADOT be directed to take appropriate steps to prepare, issue, and require payments for permits from the residents of PPD No. 317 in accordance with LAMC and Rules and Procedures adopted by the City Council for PPDs.



CITY OF LOS ANGELES - DEPARTMENT OF TRANSPORTATION
PREFERENTIAL PARKING DISTRICT NO. 317
COUNCIL DISTRICT No. 7
Valley Enforcement

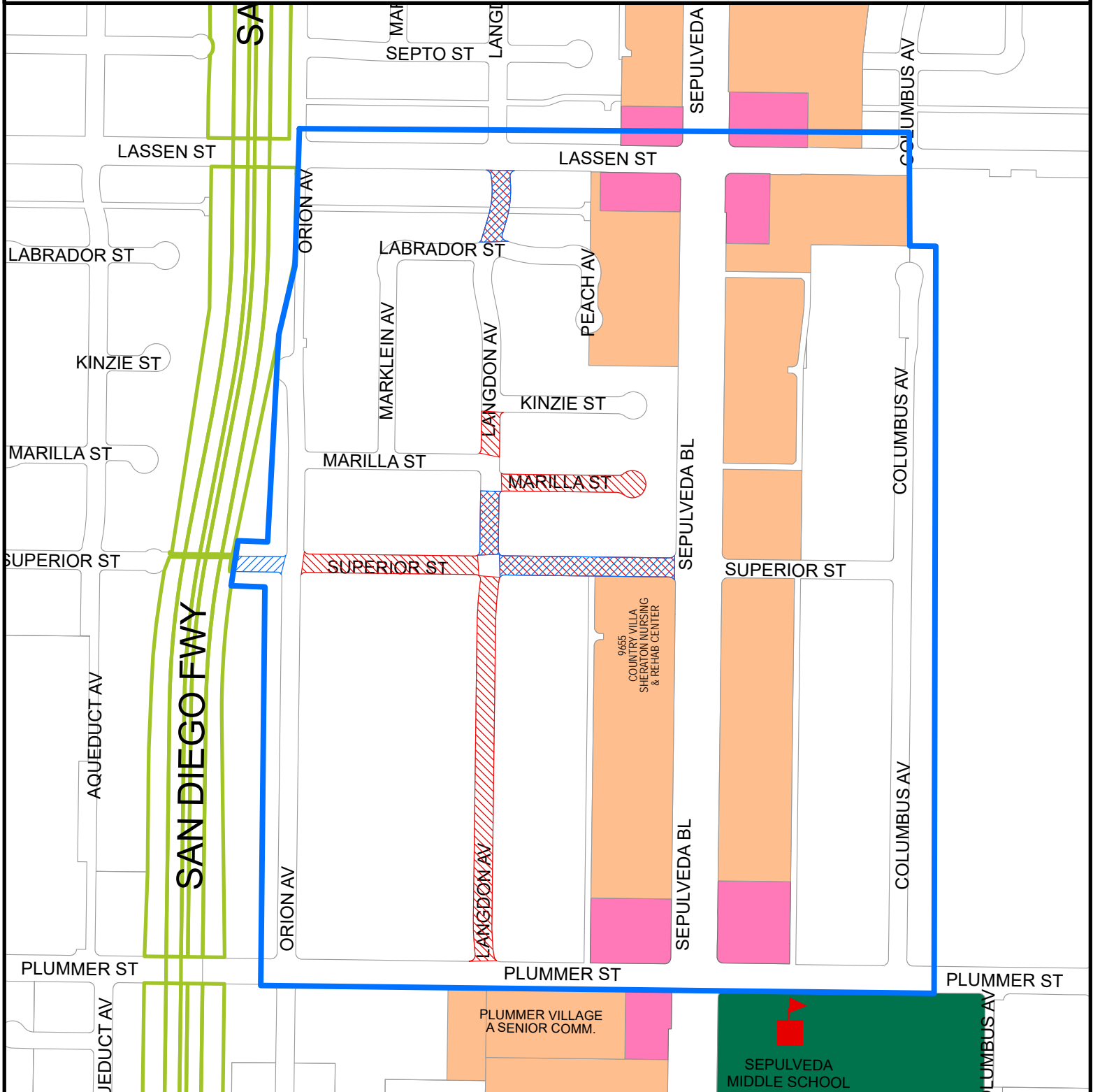


LEGEND:





 PPD Boundary







CITY OF LOS ANGELES - DEPARTMENT OF TRANSPORTATION
PREFERENTIAL PARKING DISTRICT NO. 317
COUNCIL DISTRICT No. 7
PETITION, PARKING STUDY & LANDUSE



LEGEND:

-  PPD Boundary
-  Petition that passed 75% or more.
-  Parking Occupancy Study that passed 85% or more.
-  Petition that passed 75% or more & Parking Occupancy Study that passed 85% or more.

-  Residential
-  Commercial
-  Multiple Family
-  Public Facilities



MONICA RODRIGUEZ
COUNCILWOMAN, 7TH DISTRICT

September 26, 2019

Seleta Reynolds, General Manager
Los Angeles Department of Transportation
100 S. Main St, 10th Floor
Los Angeles, CA 90012
Mail Stop 725

Dear Ms. Reynolds,

My office has been working with the residents of the North Hills East community to address the ongoing parking concerns in this area. The residential neighborhood at this location is adjacent to the Country Villa Sheraton Nursing and Rehabilitation facility. The residents in this community are experiencing a regular influx of employee related parking in their neighborhoods. In addition, nearby automotive shops temporarily store vehicles during the day, exasperating the existing parking congestion in the community and limits the available on-street parking for residents.

On behalf of the community, I am requesting the creation of a Preferential Parking District (PPD) with restrictions, "No Parking 6 PM - 8 AM; 2 hour parking from 8 AM - 6 PM except by permit; Daily" for the following street segments:

- Superior St between Orion Ave and the Cul De Sac west of Orion Ave
- Superior St between Orion Ave and Langdon Ave
- Langdon Ave between Marilla St and Superior St
- Langdon Ave between Superior St and Plummer St
- Langdon Ave between Marilla and Kinzie
- Langdon Ave between Lassen St and Labrador St
- Kinzie St between the Langdon Ave and the cul de sac east of Kinzie St
- Superior St between Langdon Ave and Sepulveda Blvd

On behalf of the community, I am requesting the creation of a Preferential Parking District (PPD) with restrictions, "2 hour parking 8 AM to 6 PM except by permit; Monday - Friday" for the following street segments:

- Langdon Ave between Labrador St and Kinzie St

On behalf of the community, I am requesting the creation of a Preferential Parking District (PPD) with restrictions, "No Parking 6 PM to 8 AM; 2 hour parking 8 AM to 6 PM except by permit Monday - Friday" for the following street segments:

- Marilla St between Langdon Ave and the cul de sac east of Langdon Ave

Thank you for your assistance with this request. Please contact my Field Deputy, Juan Solorio, at juan.solorio@lacity.org or 818-756-8409 should you have any questions.

Regards,

A handwritten signature in black ink that reads "Monica Rodriguez". The signature is fluid and cursive, with the first name "Monica" being larger and more prominent than the last name "Rodriguez".

Monica Rodriguez
Los Angeles City Councilwoman, 7th District