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

SELETA J. REYNOLDS
GENERAL MANAGER

December 8, 2022

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

Subject: **Establishment of Preferential Parking District No. 294 in the Westlake and Belmont
Neighborhoods of Council Districts 1 and 13**

At its regular virtual meeting of December 8, 2022, 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

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

Date: December 8, 2022

To: Board of Transportation Commissioners

From: Connie Llanos, Interim General Manager
Department of Transportation 

Subject: **ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 294 IN THE WESTLAKE AND BELMONT NEIGHBORHOODS OF COUNCIL DISTRICTS 1 AND 13**

SUMMARY

The Los Angeles Department of Transportation (LADOT) recommends the establishment of Preferential Parking District (PPD) No. 294 in the Westlake and Belmont neighborhoods in Council Districts (CDs) 1 and 13.

RECOMMENDATIONS

1. FIND that the parking challenges created by surrounding developments cause adverse parking impacts on the adjacent residential blocks around the Westlake and Belmont neighborhoods, from which the residents deserve immediate relief.
2. FIND that the establishment of PPD No. 294, 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. 294, pursuant to the City Council's March 16, 2016, "Rules and Procedures for Preferential Parking Districts," to include the blocks within the residential area bounded by the centerline of the following streets (unless specified otherwise):
 - southbound US-101 Freeway between Alvarado Street and Glendale Boulevard
 - Glendale Boulevard between southbound US-101 Freeway and Beverly Boulevard
 - Lucas Avenue between Beverly Boulevard and 3rd Street
 - 3rd Street between Lucas Avenue and Alvarado Street
 - Alvarado Street between 3rd Street and southbound US-101 Freeway
4. AUTHORIZE the following parking restrictions for use on the residential portions of all streets in PPD No. 294:
 - 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 294 PERMITS EXEMPT

- NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 294 PERMITS EXEMPT
 - NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 294 PERMITS EXEMPT
 - NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 294 PERMITS EXEMPT
5. INSTRUCT LADOT to initiate the necessary procedures for preparing and selling parking permits to residents within PPD No. 294, 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 the street 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, after the establishment of this PPD, 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. The establishment of a PPD is initiated by request from a representative of the affected neighborhood group or by the area's Councilmember. 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 March 16, 2016, allows the 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 living in at least 75 percent of the dwelling units, comprising more than 50 percent of the developed frontage on a minimum of six blocks.
2. Determination by LADOT that at least 85 percent of the legal on-street parking spaces are occupied on a minimum of four blocks.
3. The Board of Transportation Commissioners conducts a public hearing for the purpose of receiving comments on the preliminary findings and recommendation 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 that may have been installed for traffic movement or street cleaning purposes.

Parking is currently allowed in this 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 July 26, 2018, LADOT received the attached letter from Councilmember Mitch O'Farrell requesting permit parking for the Westlake and Belmont neighborhoods of CD 13. The letter indicated that parking challenges caused adverse impacts, and the residents deserve immediate relief. Councilmember Mitch O'Farrell, LADOT, and the residents of the Westlake and Belmont neighborhoods believe the establishment of PPD No. 294 will provide additional parking options in the area.

During the establishment process, residents outside the Councilmember's original requested PPD area expressed interest in being part of PPD No. 294 and submitted qualifying petitions. The PPD Rules and Procedures allow LADOT to extend the boundaries to major streets or geographical features (i.e. freeway). Therefore, LADOT recommends extending the northern boundary of the PPD to the southbound US-101 Freeway.

Part of the original neighborhood that requested preferential parking within Council District 13 was redistricted into Council District 1 during the establishment process. Councilmember Cedillo has since given his support to include the new area into the permit district.

The residents provided signed petitions from the blocks listed below. A block is defined as a street segment between two intersecting streets. The following 11 blocks submitted petitions representing more than 75 percent of the dwelling units on both sides of the street covering more than 50 percent of the developed frontage on each block:

- Rockwood Street between Union Avenue and Belmont Avenue
- Union Avenue between Council Street and Rockwood Street
- Union Avenue between Rockwood Street and the alley north of Beverly Boulevard
- Council Street between Union Avenue and Belmont Avenue
- 2nd Street between Columbia Avenue and Witmer Street
- 2nd Street between Witmer Street and Lucas Avenue
- 2nd Street between Loma Drive and Columbia Avenue
- Columbia Avenue between 2nd Street and Miramar Street
- Crown Hill Drive between Loma Drive and Loma Place
- Miramar Street between Columbia Avenue and Witmer Street
- Westlake Avenue between Temple Street and Ross Loos Place

Parking Analysis

LADOT staff conducted a parking study on Thursday, January 30, 2020, between the hours of 10:00 AM and 11:00 AM and determined that the following four blocks in the proposed established area have a parking occupancy of at least 85 percent of the available legal parking spaces, thus satisfying the parking study criteria set forth in the "Rules and Procedures for Preferential Parking Districts."

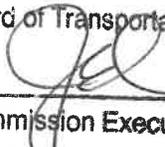
- 2nd Street between Lucas Avenue and Witmer Avenue
- Columbia Avenue between 2nd Street and Miramar Street
- Crown Hill Avenue between Loma Drive and Loma Place
- Miramar Street between Witmer Street and Columbia Avenue

FISCAL IMPACT STATEMENT

Revenue from the sale of permits will cover the cost of implementing, administering, and enforcing PPD No. 294. Violations of the posted parking restrictions may result in citation fines deposited into the General Fund.

CL:MC:fv

Attachments

Approved: 12/8/2022
Board of Transportation Commissioners

Commission Executive Assistant

RESOLUTION

ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 294 IN THE WESTLAKE AND BELMONT NEIGHBORHOODS OF COUNCIL DISTRICTS 1 AND 13

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. City Council adopted the latest revisions 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, the residents in the Westlake and Belmont neighborhoods are experiencing difficulty due to parking challenges in their surrounding area causing adverse impacts on the adjacent residential blocks from which the residents deserve immediate relief; and

WHEREAS, LADOT determined that the signed petitions represent residents living in at least 75 percent of the dwelling units comprised of 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 established area 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 signatures submitted represent at least 75 percent of the dwelling units on the residential portions of the following 11 blocks, which is sufficient to warrant the installation of the requested preferential parking restriction signs upon City Council approval of this resolution:

- Rockwood Street between Union Avenue and Belmont Avenue
- Union Avenue between Council Street and Rockwood Street
- Union Avenue between Rockwood Street and the alley north of Beverly Boulevard
- Council Street between Union Avenue and Belmont Avenue
- 2nd Street between Columbia Avenue and Witmer Street
- 2nd Street between Witmer Street and Lucas Avenue
- 2nd Street between Loma Drive and Columbia Avenue
- Columbia Avenue between 2nd Street and Miramar Street
- Crown Hill Drive between Loma Drive and Loma Place
- Miramar Street between Columbia Avenue and Witmer Street
- Westlake Avenue between Temple Street and Ross Loos Place

NOW THEREFORE BE IT RESOLVED that the Resolution be adopted by the City Council establishing PPD No. 294 to include the blocks within the residential area bounded by the centerline of the following streets (unless specified otherwise):

- southbound US-101 Freeway between Alvarado Street and Glendale Boulevard
- Glendale Boulevard between southbound US-101 Freeway and Beverly Boulevard
- Lucas Avenue between Beverly Boulevard and 3rd Street
- 3rd Street between Lucas Avenue and Alvarado Street
- Alvarado Street between 3rd Street and southbound US-101 Freeway

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."

- 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 294 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 294 PERMITS EXEMPT
- NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 294 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 294 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. 294 PERMITS EXEMPT" restriction on both sides of the following residential portions of the blocks for which residents provided valid signed petitions, without further action by the City Council:

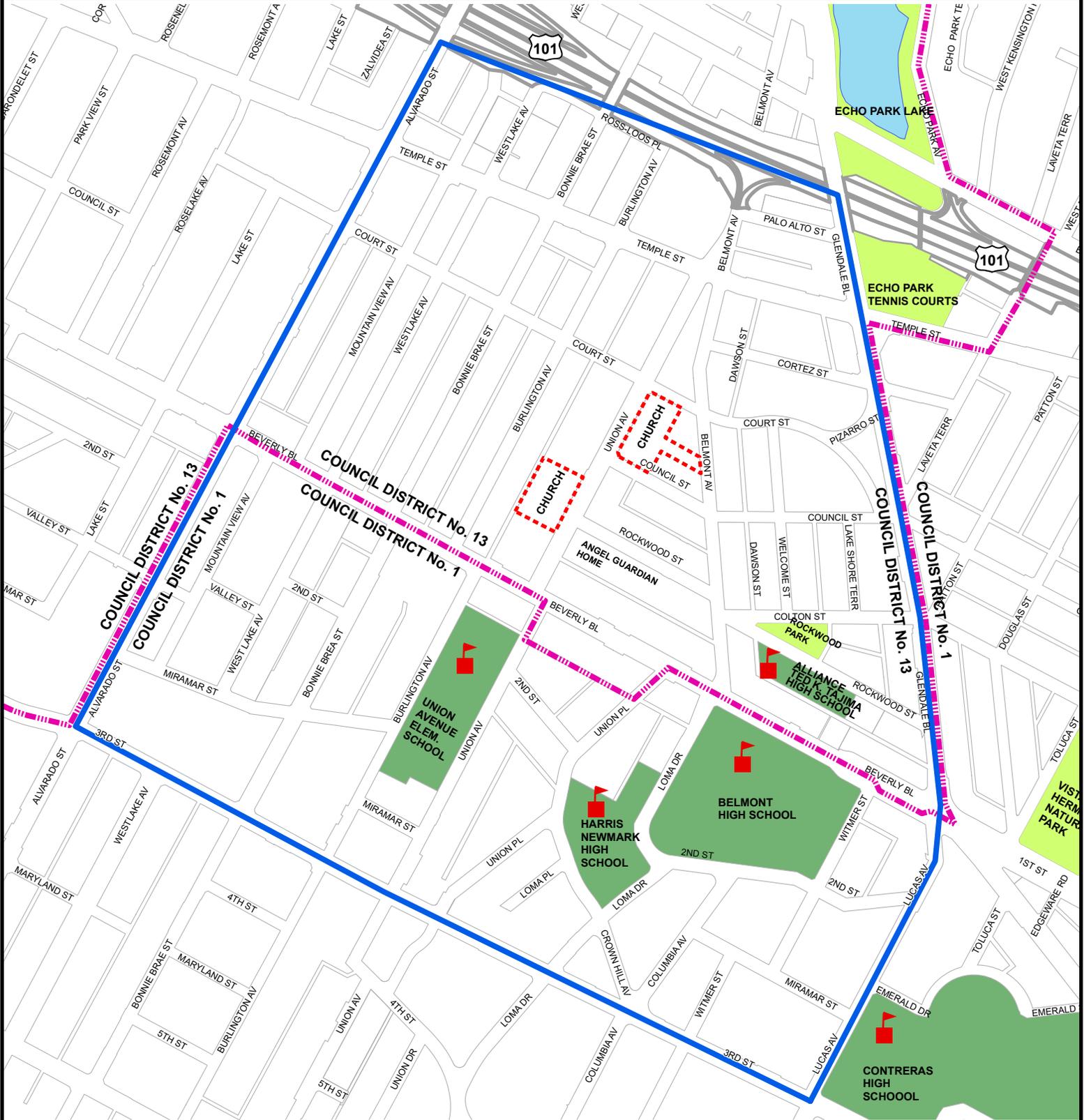
- Rockwood Street between Union Avenue and Belmont Avenue
- Union Avenue between Council Street and Rockwood Street
- Union Avenue between Rockwood Street and the alley north of Beverly Boulevard
- Council Street between Union Avenue and Belmont Avenue
- 2nd Street between Columbia Avenue and Witmer Street
- 2nd Street between Witmer Street and Lucas Avenue
- 2nd Street between Loma Drive and Columbia Avenue
- Columbia Avenue between 2nd Street and Miramar Street
- Crown Hill Drive between Loma Drive and Loma Place
- Miramar Street between Columbia Avenue and Witmer Street

BE IT FURTHER RESOLVED, that LADOT be authorized to post or remove the "NO PARKING 6PM TO 8AM; VEHICLES WITH DISTRICT NO. 294 PERMITS EXEMPT" restriction on both sides of Westlake Avenue between Temple Street and Ross Loos Place for which residents provided valid signed petitions, without further action by the City Council.

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. 294 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. 294
COUNCIL DISTRICT NOS. 1 & 13
Hollywood Enforcement



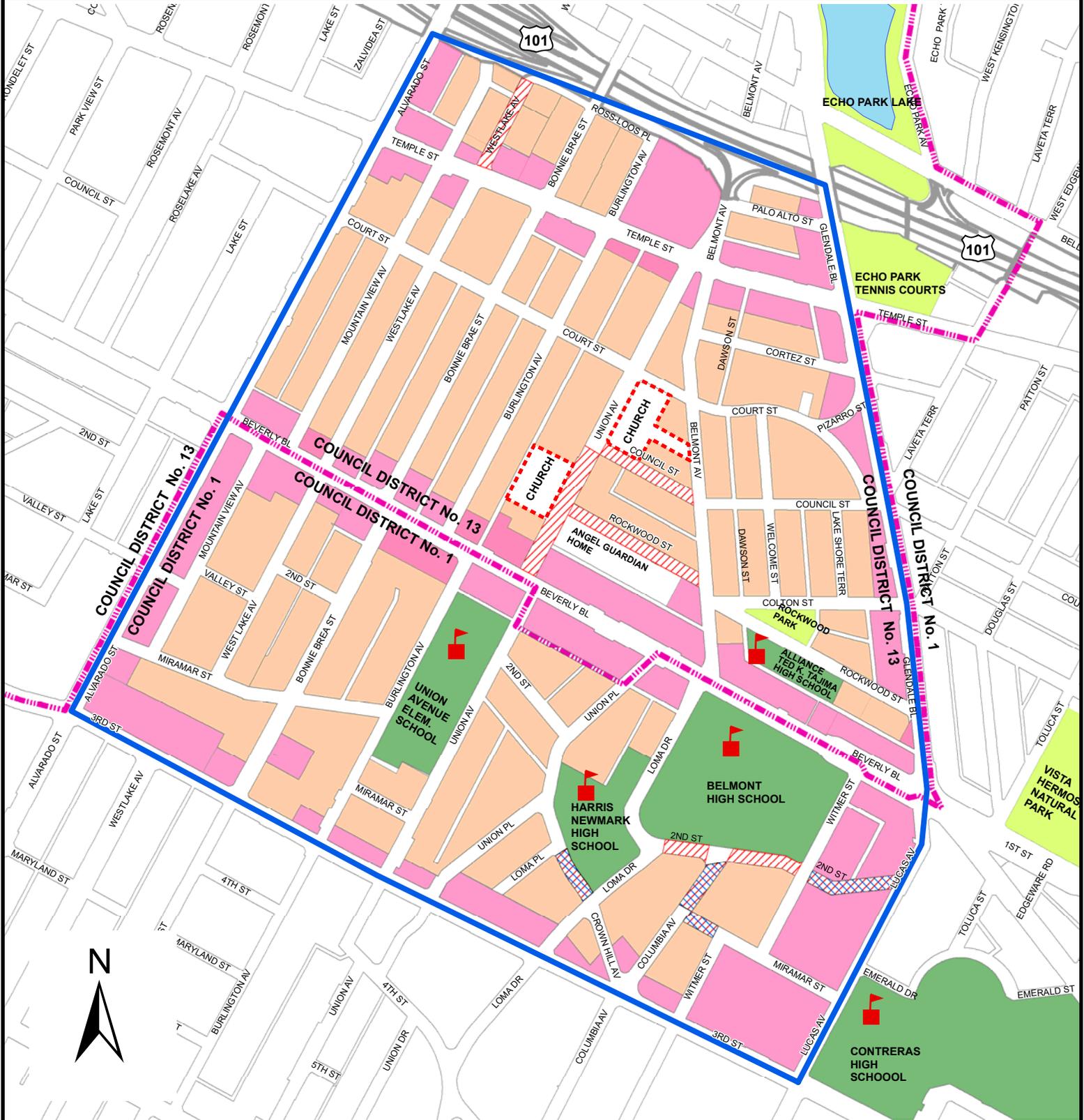
LEGEND:

- PPD No. 294 Boundary
- Council District Limits
- Church
- School
- Park Spaces





CITY OF LOS ANGELES - DEPARTMENT OF TRANSPORTATION
PREFERENTIAL PARKING DISTRICT NO. 294
 COUNCIL DISTRICT NOS. 1 & 13
PETITION, PARKING STUDY AND LANDUSE



LEGEND:

- | | | |
|--|---|--|
|  PPD No. 294 Boundary |  Multiple Family |  Petition that passed 75% or more. |
|  Council District Limits |  Commercial |  Petition that passed (75% or more) and Parking Occupancy Study that passed (85% or more) |
|  Church |  Park Spaces |  School |



GILBERT A. CEDILLO
COUNCILMEMBER
FIRST DISTRICT

September 14, 2022

Ms. Seleta J. Reynolds
General Manager
Department of Transportation
100 S. Main Street, 10th Floor
Los Angeles, CA 90012

Dear Ms. Seleta J. Reynolds.

RE: Support Letter for Preferential Parking District # 294.

I am requesting the Department of Transportation to begin processing a new Preferential Parking District (PPD) for the Westlake Community.

At this time, there are no solutions available to address the parking shortage in particular areas of this community. For this reason, I am requesting for a PPD on the following blocks:

- Beverly Boulevard on the North
- Burlington Avenue on the West
- Lucas Avenue on the East
- 3rd Street on the South

I support posting of “No Parking Anytime, District Permits Exempt” on any street in the PPD. I trust that LADOT would give every consideration to this matter.

If you have any questions, please contact Ricardo Flores of my staff at 323-550-1538.

Sincerely,

Gilbert Cedillo,
Councilmember, First District



MITCH O'FARRELL
Councilmember
13th District

July 26, 2018

Ms. Seleta Reynolds, General Manager
Los Angeles Department of Transportation
100 S. Main Street, 10th Floor
Los Angeles, CA 90012

RE: REQUEST TO ESTABLISH A PREFERENTIAL PARKING DISTRICT IN WESTLAKE

Dear Ms. Reynolds,

Residents in Westlake have contacted my office seeking relief from parking challenges and have requested that a Preferential Parking District (PPD) be established in their area. My office is formally requesting that a PPD be established for the zone bounded by:

- **Beverly Boulevard on the NORTH**
- **Burlington Avenue on the WEST**
- **Lucas Avenue on the EAST**
- **3rd Street on the SOUTH**

Please establish this PPD with the following restrictions:

“No Parking 6 PM to 8 AM; 2 Hour Parking 8AM to 6 PM; Vehicles with Permit XX Exempt.”

Please formulate petitions for the entirety of this PPD for distribution to the local residents. If you have any questions regarding this matter, please contact my Field Deputy Juan Fregoso at [\(213\) 207-3015](tel:2132073015) or email at juan.fregoso@lacity.org.

Best Regards,

MITCH O'FARRELL
Councilmember, 13th District

