BOARD REPORT
CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION

Date: March 12, 2020

To: Board of Transportation Commissioners

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

Subject: ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 277 IN THE LAUREL GROVE AREA OF NORTH HOLLYWOOD IN COUNCIL DISTRICT 2

SUMMARY

The Los Angeles Department of Transportation (LADOT) recommends the establishment of Preferential Parking District (PPD) No. 277 in the Laurel Grove area of North Hollywood in Council District (CD) 2.

RECOMMENDATIONS

1. FIND that the construction of NoHo West, a large commercial development consisting of apartment units, retail, and office space, is causing adverse parking impacts on the surrounding residential blocks from which the residents deserve immediate relief.

2. FIND that the establishment of PPD No. 277, 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. 277, pursuant to the City Council’s March 16, 2016, “Rules and Procedures for Preferential Parking Districts,” to include the streets within the residential area generally bounded by the centerline of the following blocks:
   - South side of Victory Boulevard between Laurel Canyon Boulevard and Colfax Avenue
   - West side of Colfax Avenue between Victory Boulevard and Burbank Boulevard
   - North side of Burbank Boulevard between Colfax Avenue and SR-101 Hollywood Freeway
   - SR-101 Hollywood Freeway between Burbank Boulevard and Laurel Canyon Boulevard
   - East side of Laurel Canyon Boulevard between SR-101 Hollywood Freeway and Victory Boulevard

4. AUTHORIZE the following parking restrictions for use on the residential portions of all streets in PPD No. 277:
   - 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 277 PERMITS EXEMPT
   - NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT
NO. 277 PERMITS EXEMPT
- NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 277 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 277 PERMITS EXEMPT

5. INSTRUCT LADOT to initiate the necessary procedures for the preparation and sale of parking permits to residents within PPD No. 277, 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 segment 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 blocks requesting installation or removal of the parking restriction set forth in Recommendation No. 4, after establishment of this PPD by the City Council, without further action of 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. Establishment of a PPD is initiated by a 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 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 of 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. A public hearing has been conducted through the Transportation Commission 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.
Because parking is currently allowed in the area and the fact that this establishment “involves negligible or no expansion to existing use,” the establishment of the district 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

LADOT received a letter dated May 9, 2017, from Councilmember Paul Krekorian’s office requesting that a permanent PPD be established. On November 20, 2017, LADOT staff met with CD 2 staff and residents to discuss the Preferential Parking Program as it relates to the NoHo West project and their neighborhood. Several follow-up meetings were held as further questions arose due to the large scale of the project. Residents are seeking relief and a solution from the spillover and intrusive parking from the development’s non-resident construction crews and guests. These vehicles, coupled with off-street parking space, resulted in the residents being impacted within their own community. Although alternatives were discussed, no permanent or temporary solutions were found, which left no options but to establish a PPD.

The residents provided signed petitions from blocks within the neighborhood. A block is defined as a street segment between two intersecting streets. The following 25 blocks submitted petitions representing more than 75 percent of the dwelling units on both sides of the street and covering more than 50 percent of the developed frontage on each block, thus satisfying the criteria set forth in the “Rules and Procedures for Preferential Parking Districts.”

- Agnes Avenue between Erwin Street and Sylvan Street
- Agnes Avenue between Sylvan Street and Victory Boulevard
- Ben Avenue between Erwin Street and Sylvan Street
- Ben Avenue between Sylvan Street and Victory Boulevard
- Bucknell Avenue between Tiara Street and Collins Street (5800-5900 block)
- Carpenter Avenue between Oxnard Street and Calvert Street
- Carpenter Avenue between Oxnard and Simpson Avenue
- Collins Street between Bucknell Avenue and Simpson Avenue
- Collins Street between Simpson Avenue and Colfax Avenue
- Erwin Street between Morella Avenue and Simpson Avenue
- Gentry Avenue between Erwin Street and Sylvan Street
- Morella Avenue between Calvert Street and Erwin Street
- Morella Avenue between Erwin Street and Sylvan Street
- Radford Avenue between Tiara Street and Simpson Avenue (5700 block)
- Radford Avenue between Tiara Street and Simpson Avenue (5800-5900 block)
- Radford Avenue between Sylvan Street and Victory Boulevard
- Simpson Avenue between Calvert Street and Erwin Street
- Simpson Avenue between Calvert Street and Oxnard Street
- Simpson Avenue between Erwin Street and Sylvan Street
- Simpson Avenue between Collins Street and Radford Avenue
- Simpson Avenue between Radford Avenue and Hatteras Street
• Sylvan Street between Radford Avenue and Carpenter Avenue
• Sylvan Street between Simpson Avenue and Morella Avenue
• Tiara Street between Radford Street and Bucknell Avenue
• Tiara Street between Bucknell Avenue and dead-end west of Bucknell Avenue

Parking Analysis

LADOT staff conducted the parking study on Thursday, September 17, 2019, between 9:00 AM and 12:00 PM, which indicated that five 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 impact study requirements set forth in the “Rules and Procedures for Preferential Parking Districts.”

• Radford Avenue between Erwin Street and Sylvan Street
• Simpson Avenue between Victory Boulevard and Sylvan Street
• Sylvan Street between Laurel Canyon Boulevard and Agnes Avenue
• Sylvan Street between Morella Avenue and Simpson Avenue
• Sylvan Street between Radford Avenue and Carpenter Avenue

FISCAL IMPACT STATEMENT

Revenue from the sale of permits will cover the cost of implementing, administering, and enforcing PPD No. 277. Additionally, violations of the posted parking restrictions may result in citation fines deposited into the General Fund.

SJR:MC:fv

Attachments
RESOLUTION

ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 277 IN THE LAUREL GROVE AREA OF NORTH HOLLYWOOD IN COUNCIL DISTRICT 2

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 (PPDs) by Resolution of the City Council in each case. The latest revisions were adopted by City Council on March 16, 2016, 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,” was 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 living in the Laurel Grove area of North Hollywood are bearing the brunt of the parking impact from construction workers and employees of the commercial tenants of NoHo West, which is adversely impacting the residents ability to park in front of their homes; and

WHEREAS, LADOT made the determination 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 five 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 impact study requirements 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 25 blocks, which is sufficient to warrant the installation of the requested preferential parking restriction signs upon City Council approval of this resolution:

- Agnes Avenue between Erwin Street and Sylvan Street
- Agnes Avenue between Sylvan Street and Victory Boulevard
- Ben Avenue between Erwin Street and Sylvan Street
- Ben Avenue between Sylvan Street and Victory Boulevard
- Bucknell Avenue between Tiara Street and Collins Street (5800-5900 block)
- Carpenter Avenue between Oxnard Street and Calvert Street
- Carpenter Avenue between Oxnard and Simpson Avenue
- Collins Street between Bucknell Avenue and Simpson Avenue
- Collins Street between Simpson Avenue and Colfax Avenue
- Erwin Street between Morella Avenue and Simpson Avenue
- Gentry Avenue between Erwin Street and Sylvan Street
- Morella Avenue between Calvert Street and Erwin Street
• Morella Avenue between Erwin Street and Sylvan Street
• Radford Avenue between Tiara Street and Simpson Avenue (5700 block)
• Radford Avenue between Tiara Street and Simpson Avenue (5800-5900 block)
• Radford Avenue between Sylvan Street and Victory Boulevard
• Simpson Avenue between Calvert Street and Erwin Street
• Simpson Avenue between Calvert Street and Oxnard Street
• Simpson Avenue between Erwin Street and Sylvan Street
• Simpson Avenue between Collins Street and Radford Avenue
• Simpson Avenue between Radford Avenue and Hatteras Street
• Sylvan Street between Radford Avenue and Carpenter Avenue
• Sylvan Street between Simpson Avenue and Morella Avenue
• Tiara Street between Radford Street and Bucknell Avenue
• Tiara Street between Bucknell Avenue and dead-end west of Bucknell Avenue

NOW THEREFORE BE IT RESOLVED, that the Resolution be adopted by the City Council, establishing PPD No. 277 to include the streets within the residential area bounded in a clockwise manner

• South side of Victory Boulevard between Laurel Canyon Boulevard and Colfax Avenue
• West side of Colfax Avenue between Victory Boulevard and Burbank Boulevard
• North side of Burbank Boulevard between Colfax Avenue and SR-101 Hollywood Freeway
• SR-101 Hollywood Freeway between Burbank Boulevard and Laurel Canyon Boulevard
• East side of Laurel Canyon Boulevard between SR-101 Hollywood Freeway and Victory Boulevard

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 of 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. 277 PERMITS EXEMPT
• NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING, 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 277 PERMITS EXEMPT
• NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 277 PERMITS EXEMPT
• NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 277 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. 277 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 of the City Council:

• Agnes Avenue between Erwin Street and Sylvan Street
• Agnes Avenue between Sylvan Street and Victory Boulevard
• Ben Avenue between Erwin Street and Sylvan Street
• Ben Avenue between Sylvan Street and Victory Boulevard
• Bucknell Avenue between Tiara Street and Collins Street (5800-5900 block)
• Carpenter Avenue between Oxnard Street and Calvert Street
• Carpenter Avenue between Oxnard and Simpson Avenue
• Collins Street between Bucknell Avenue and Simpson Avenue
• Collins Street between Simpson Avenue and Colfax Avenue
• Erwin Street between Morella Avenue and Simpson Avenue
• Gentry Avenue between Erwin Street and Sylvan Street
• Morella Avenue between Calvert Street and Erwin Street
• Morella Avenue between Erwin Street and Sylvan Street
• Radford Avenue between Tiara Street and Simpson Avenue (5700 block)
• Radford Avenue between Tiara Street and Simpson Avenue (5800-5900 block)
• Radford Avenue between Sylvan Street and Victory Boulevard
• Simpson Avenue between Calvert Street and Erwin Street
• Simpson Avenue between Calvert Street and Oxnard Street
• Simpson Avenue between Erwin Street and Sylvan Street
• Simpson Avenue between Collins Street and Radford Avenue
• Simpson Avenue between Radford Avenue and Hatteras Street
• Sylvan Street between Radford Avenue and Carpenter Avenue
• Sylvan Street between Simpson Avenue and Morella Avenue
• Tiara Street between Radford Street and Bucknell Avenue
• Tiara Street between Bucknell Avenue and dead-end west of Bucknell 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 PPC No. 277 in accordance with LAMC, and Rules and Procedures adopted by the City Council for PPDs.
May 9, 2017

Seleta J. Reynolds
General Manager, LADOT
100 S. Main Street, 10th Floor
Los Angeles, CA 90012

Re: Request for New Preferential Parking District

Dear Ms. Reynolds:

I hereby request that the LADOT authorize a Preferential Parking District near the upcoming development of NOHO West in North Hollywood.

My staff is working with residents to address concerns that have been brought to my attention about the lack of available parking in the surrounding community as a result of the commercial project currently being built. The residents of this community are seeking immediate relief from this parking issue. Creating a Preferential Parking District will allow permitted vehicles to be parked on the street and ease parking for residents and their guests.

I request that the following parking restriction be installed on both sides of the streets listed below: “2 Hour Parking Restriction 8 am – 6 pm (Permits Exempt)” and “No Parking 6 pm – 8 am (Permits Exempt).”

The Preferential Parking District should be established at the following locations:

1. 6200 block of Agnes Ave. (between Erwin St. and Sylvan St.)
2. 6300 block of Agnes Ave. (between Sylvan St. and Victory Blvd.)
3. 6200 block of Ben Ave. (between Erwin St. and Sylvan St.)
4. 6300 block of Ben Ave. (between Sylvan St. and Victory Blvd.)
5. 6100 block of Radford Ave. (between Calvert St. and Erwin St.)
6. 6200 block of Radford Ave. (between Erwin St. and Sylvan St.)
7. 6300 block of Radford Ave. (between Sylvan St. and Victory Blvd.)
8. 6000 block of Carpenter Ave. (between Oxnard St. and Calvert St.)
9. 6100 block of Carpenter Ave. (between Calvert St. and Erwin St.)
10. 6200 block of Carpenter Ave. (between Erwin St. and Sylvan St.)
11. 6300 block of Carpenter Ave. (between Sylvan St. and Victory Blvd.)
12. 6000 block of Morella Ave. (between Oxnard St. and Calvert St.)
13. 6100 block of Morella Ave. (between Calvert St. and Erwin St.)
14. 6200 block of Morella Ave. (between Erwin St. and Sylvan St.)
15. 6300 block of Morella Ave. (between Sylvan St. and Victory Blvd.)
16. 6000 block of Simpson Ave. (between Oxnard St. and Calvert St.)
17. 6100 block of Simpson Ave. (between Calvert St. and Erwin St.)
18. 6200 block of Simpson Ave. (between Erwin St. and Sylvan St.)
19. 6300 block of Simpson Ave. (between Sylvan St. and Victory Blvd.)
20. 5700-5900 block of Radford Ave. (between Oxnard St. and Simpson Ave.)
21. 11900 block of Tiara St. (between Bucknell Ave. and Radford Ave.)
22. 5900 Carpenter Ave. (between Oxnard St. and Simpson Ave.)
23. 5900 block of Simpson Ave. (between Oxnard St. and Califa St.)
24. 5700-5900 block of Bucknell Ave. (between Tiara St. and Collins St.)
25. 11700 block of Collins St. (between Bucknell Ave. and Colfax Ave.)
26. 11700-11800 block of Tiara St. (between Radford Ave. and Colfax Ave.)
27. 5700 block of Simpson Ave. (between Tiara St. and Collins St.)
28. 5900 block of Simpson Ave. (between Oxnard St. and Carpenter Ave.)
29. 5900 block of Carpenter Ave. (between Oxnard St. and Califa St.)
30. 11700 block of Califa St. (between Simpson Ave. and Colfax Ave.)

Thank you in advance for accommodating this request. Should you have any questions, please contact Sahag Yedalian in my office at (818) 755-7676 or sahag.yedalian@acity.org.

Very truly yours,

Paul Krekorian

PAUL KREKORIAN
LA City Councilmember, Second District

cc: Felix Valde, Management Analyst II