


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

Date: May 9, 2024

To: Board of Transportation Commissioners

From: Laura Rubio-Cornejo, General Manager 
Department of Transportation

Subject: **ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 316 IN THE DEL REY
NEIGHBORHOOD OF COUNCIL DISTRICT 11**

SUMMARY

The Los Angeles Department of Transportation (LADOT) recommends the establishment of Preferential Parking District (PPD) No. 316 in the Del Rey neighborhood in Council District (CD) 11.

RECOMMENDATIONS

1. FIND that the establishment of PPD No. 316, 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.
2. FIND that the employees of the nearby Cedars-Sinai Marina del Rey Hospital and businesses are causing adverse parking impacts on the adjacent residential blocks around the Del Rey neighborhood, from which the residents deserve immediate relief.
3. ADOPT the accompanying Resolution establishing the boundaries of PPD No. 316, pursuant to the City Council’s November 6, 2018, “Rules and Procedures for Preferential Parking Districts,” to include the blocks within the residential area bounded by the following streets:
 - alley north of La Villa Marina between Mindanao Way and the Ballona Wetlands Ecological Reserve
 - Ballona Wetlands Ecological Reserve between the alley north of La Villa Marina and the alley north of Lincoln Boulevard
 - alley north of Lincoln Boulevard between the Ballona Wetlands Ecological Reserve and the east side of Mindanao Way
 - east side of Mindanao Way between the alley north of Lincoln Boulevard and the alley north of La Villa Marina
4. AUTHORIZE the following parking restrictions for use on the residential portions of all streets in PPD No. 316:

- 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 316 PERMITS EXEMPT
 - NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 316 PERMITS EXEMPT
 - NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 316 PERMITS EXEMPT
 - NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 316 PERMITS EXEMPT
5. INSTRUCT LADOT to initiate the necessary procedures for the preparation and sale of parking permits to residents within PPD No. 316, 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 submit the adopted report to the California Coastal Commission for final approval of the establishment of PPD No. 316.
 8. DIRECT LADOT, upon final approval by the California Coastal Commission, 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 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 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 November 6, 2018, 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 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. The 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 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.

Section C.6.a. of the November 6, 2018, "Rules and Procedures for Preferential Parking Districts" states that for a beach area PPD, "establishment of any permit district in the Coastal Zone requires approval from the California Coastal Commission." PPD No. 316 is located within the Coastal Zone established by the Coastal Act and represents the jurisdictional boundary of the California Coastal Commission. Therefore, LADOT shall submit the adopted report to the California Coastal Commission for final approval of the establishment of PPD No. 316.

DISCUSSION

On December 4, 2019, LADOT received the attached letter from Councilmember Mike Bonin requesting permit parking for the Del Rey neighborhood of CD 11. The letter indicated that the employees of the nearby Cedars-Sinai Marina del Rey Hospital and businesses were causing adverse parking impacts on the adjacent residential blocks around the Del Rey neighborhood. On March 15, 2023, LADOT received the attached letter from Councilmember Traci Park supporting the establishment of PPD No. 316 in the area within Council District 11. Councilmember Traci Park, LADOT, and the residents of the Del Rey neighborhood believe the establishment of PPD No. 316 will address ongoing and increasing parking concerns in the area.

The residents provided signed petitions from the blocks listed below. A block is defined as a street segment between two intersecting streets. The following six 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:

- Admiral Avenue between La Villa Marina and the cul de sac west of La Villa Marina
- Fiji Way between La Villa Marina and the alley west of La Villa Marina
- La Villa Marina between Fiji Way and the dead end south of Fiji Way
- La Villa Marina between Fiji Way and Admiral Avenue
- La Villa Marina between Mindanao Way and Admiral Avenue
- Mindanao Way between La Villa Marina and the alley west of La Villa Marina

Parking Analysis

LADOT staff conducted a parking study on Tuesday, September 3, 2019, between the hours of 8:45 AM and 10:45 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."

- Admiral Avenue between La Villa Marina and the cul de sac west of La Villa Marina
- Fiji Way between La Villa Marina and the alley west of La Villa Marina
- La Villa Marina between Mindanao Way and Admiral Avenue
- Mindanao Way between La Villa Marina and the alley west of La Villa Marina

FISCAL IMPACT STATEMENT

Revenue from the sale of permits will cover the cost of implementing, administering, and enforcing PPD No. 316. Violations of the posted parking restrictions may result in citation fines deposited into the General Fund.

LRC:KH:MC:dt

Attachments

RESOLUTION

ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 316 IN THE DEL REY NEIGHBORHOOD OF COUNCIL DISTRICT 11

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 employees of the nearby Cedars-Sinai Marina del Rey Hospital and businesses are causing adverse parking impacts on the adjacent residential blocks around the Del Rey neighborhood from which the residents deserve immediate relief; and

WHEREAS, PPD No. 316 is located within the Coastal Zone established by the Coastal Act and represents the jurisdictional boundary of the California Coastal Commission; and

WHEREAS, Section C.6.a. of the November 6, 2018, "Rules and Procedures for Preferential Parking Districts," states that for a beach area PPD, "establishment of any permit district in the Coastal Zone requires approval from the California Coastal Commission"; and

WHEREAS, LADOT made the determination 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 a parking study, 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 six blocks, which is sufficient to warrant the installation of the requested preferential parking restriction signs upon City Council approval of this Resolution.

- Admiral Avenue between La Villa and the cul de sac west of La Villa Marina
- Fiji Way between La Villa Marina and the alley west of La Villa Marina
- La Villa Marina between Fiji Way and the dead end south of Fiji Way
- La Villa Marina between Fiji Way and Admiral Avenue
- La Villa Marina between Mindanao Way and Admiral Avenue
- Mindanao Way between La Villa Marina and the alley west of La Villa Marina

NOW THEREFORE BE IT RESOLVED, that the Resolution be adopted by the City Council establishing PPD No. 316 to include the blocks within the residential area bounded by the following streets:

- alley north of La Villa Marina between Mindanao Way and the Ballona Wetlands Ecological Reserve
- Ballona Wetlands Ecological Reserve between the alley north of La Villa Marina and the alley north of Lincoln Boulevard
- alley north of Lincoln Boulevard between the Ballona Wetlands Ecological Reserve and the east side of Mindanao Way
- east side of Mindanao Way between the alley north of Lincoln Boulevard and the alley north of La Villa Marina

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. 316 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 316 PERMITS EXEMPT
- NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 316 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 316 PERMITS EXEMPT

BE IT FURTHER RESOLVED, that LADOT, be authorized to post or remove the "NO PARKING 8 AM TO 6 PM; VEHICLE WITH DISTRICT NO. 316 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:

- Admiral Avenue between La Villa Marina and the cul de sac west of La Villa Marina
- Fiji Way between La Villa Marina and the alley west of La Villa Marina
- La Villa Marina between Fiji Way and the dead end south of Fiji Way
- La Villa Marina between Fiji Way and Admiral Avenue
- La Villa Marina between Mindanao Way and Admiral Avenue
- Mindanao Way between La Villa Marina and the alley west of La Villa Marina

BE IT FURTHER RESOLVED, that LADOT upon approval by the City Council, submit the adopted report to the California Coastal Commission for final approval of the establishment of PPD No. 316.

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. 316 in accordance with LAMC and Rules and Procedures adopted by the City Council for PPDs.



MIKE BONIN

City of Los Angeles
Councilmember, Eleventh District

December 4, 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 staff has been working with the residents of La Villa Marina to address concerns regarding a parking problem that is occurring in their neighborhood. The residents in this community are experiencing an overwhelming number of employees that park on their street.

I am therefore requesting the establishment of a new Preferential Parking District for the following blocks and the corresponding parking restrictions "No Parking 8 AM to 6 PM, Vehicles with permits exempt":

- Fiji Way from La Villa Marina to the alley
- La Villa Marina from the southern end of the cul-de-sac to Fiji Way
- La Villa Marina from Fiji Way to Admiral Avenue
- Admiral Avenue from the western cul-de-sac to La Villa Marina
- La Villa Marina from Mindanao Way to Admiral Avenue
- Mindanao Way from the western alley to La Villa Marina
- Mindanao Way between La Villa Marina and the 90 freeway

Thank you for your assistance with this request. Please contact my Field Deputy Hannah Levien at hannah.levien@lacity.org, or (310) 575-8461 should you have any questions.

Regards,

MIKE BONIN
Councilmember, 11th District

cc: Aron Thompson, LADOT Preferential Parking, Mail Stop 735-4

Westchester Office
7166 W. Manchester Boulevard
Los Angeles, CA 90045
(310) 568-8772
(310) 410-3946 Fax

City Hall
200 N. Spring Street, Room 475
Los Angeles, CA 90012
(213) 473-7011
(213) 473-6926 Fax

West Los Angeles Office
1645 Corinth Avenue, Room 201
Los Angeles, CA 90025
(310) 575-8461
(310) 575-8305 Fax



TRACI PARK

LOS ANGELES COUNCILWOMAN ★ 11TH DISTRICT

March 15, 2023

Connie Llanos, Interim General Manager
Los Angeles Department of Transportation
100 S. Main St, 10th Floor
Los Angeles, CA 90012

Re: Establishment of a Preferential Parking District

Dear Ms. Llanos,

My office has been working with the residents of La Villa Marina to address concerns regarding a parking problem that is occurring in their neighborhood. The residents in this community are experiencing an overwhelming number of employees from nearby businesses that park on their street.

I am therefore requesting the establishment of a new Preferential Parking District for the following blocks and the corresponding parking restrictions "No Parking 8 AM to 6 PM, Vehicles with permits exempt":

- Fiji Way from La Villa Marina to the alley
- La Villa Marina from the southern end of the cul-de-sac to Fiji Way
- La Villa Marina from Fiji Way to Admiral Avenue
- Admiral Avenue from the western cul-de-sac to La Villa Marina
- La Villa Marina from Mindanao Way to Admiral Avenue
- Mindanao Way from the western alley to La Villa Marina
- Mindanao Way between La Villa Marina and the 90 freeway

Thank you for your assistance with this request. Please contact my Field Deputy, Sean Silva at sean.silva@lacity.org, or (310) 568-8772 should you have any questions.

Very truly yours,

TRACI PARK

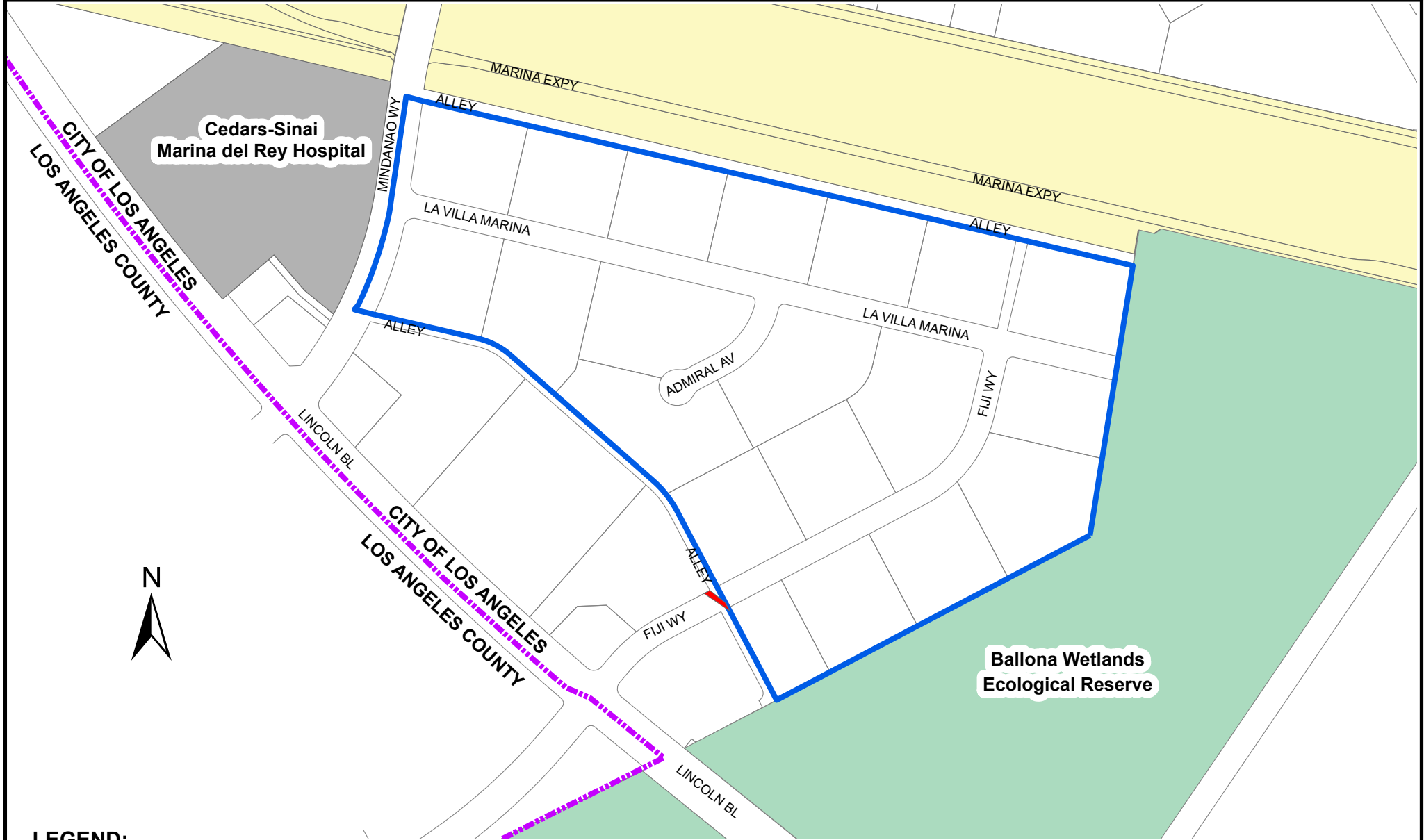
Councilwoman, 11th District
City of Los Angeles

CC: Dorothy Tate, Parking Permits Division, Los Angeles Department of Transportation











CITY OF LOS ANGELES - DEPARTMENT OF TRANSPORTATION
PREFERENTIAL PARKING DISTRICT NO. 316 - PROPOSED
COUNCIL DISTRICT NO. 11
Western Enforcement

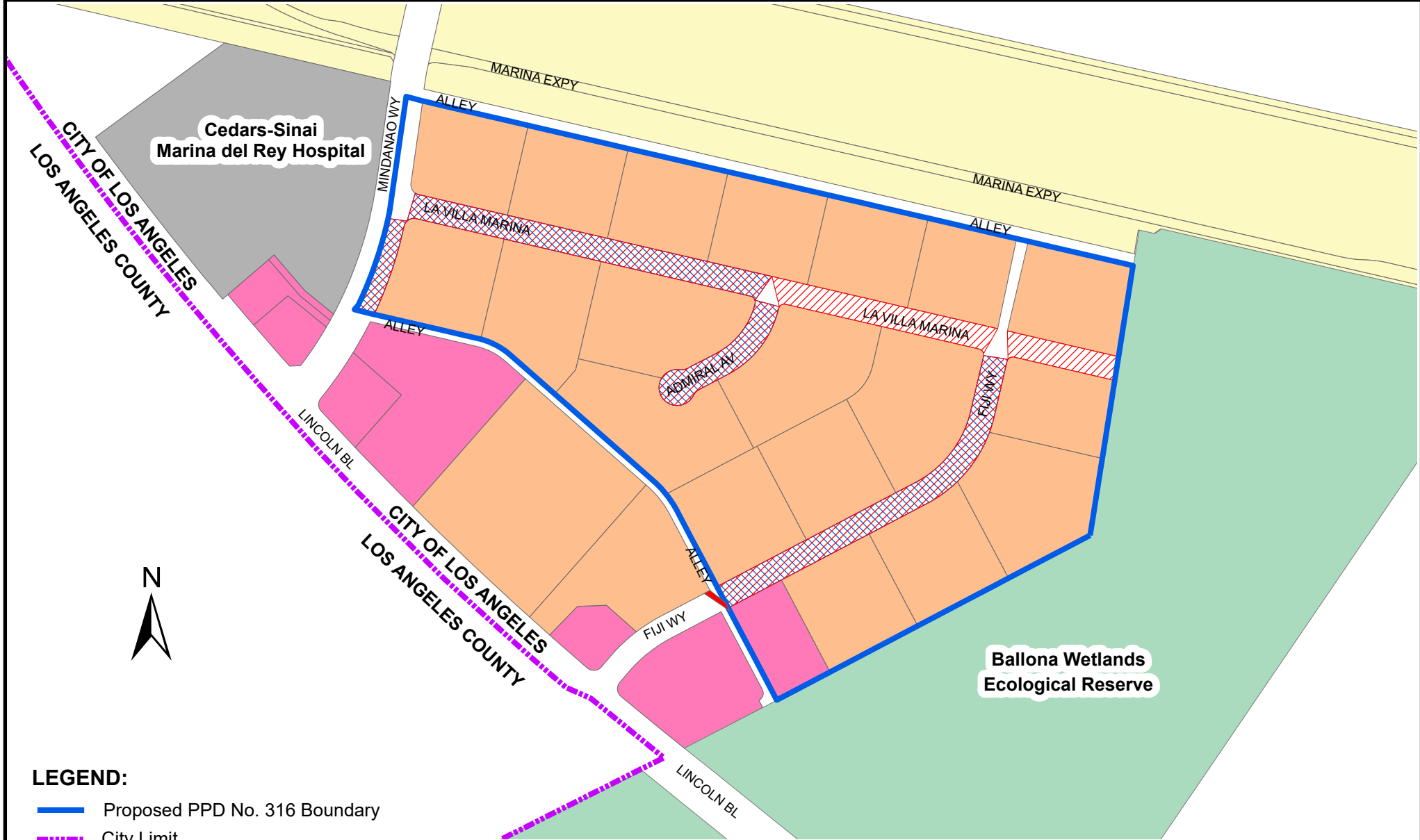


LEGEND:

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|  Proposed PPD No. 316 Boundary |  Cedars-Sinai Marina del Rey Hospital |
|  City Limit |  Ballona Wetlands Ecological Reserve |
|  Restricted Access to Vehicles |  Marina Express Way |



CITY OF LOS ANGELES - DEPARTMENT OF TRANSPORTATION
PREFERENTIAL PARKING DISTRICT NO. 316 - PROPOSED
 COUNCIL DISTRICT NO. 11
PETITION, PARKING STUDY AND LAND USE



LEGEND:

- Proposed PPD No. 316 Boundary
- - - City Limit
- Restricted Access to Vehicles
- Cedars-Sinai Marina del Rey Hospital
- Ballona Wetlands Ecological Reserve
- Multiple Family
- Commercial
- Marina Express Way
- Petition that passed 75% or more
- Petition that passed 75% or more & Parking Occupancy Study that passed 85% or more