


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

Date: April 9, 2026

To: Board of Transportation Commissioners

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

Subject: **ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 331 IN THE  
ADDISON-CEDROS COMMUNITY OF COUNCIL DISTRICT 4**

**SUMMARY**

The Los Angeles Department of Transportation (LADOT) recommends the establishment of Preferential Parking District (PPD) No. 331 in the Addison-Cedros community in Council District (CD) 4.

**RECOMMENDATIONS**

1. FIND that the patrons of the businesses parking their vehicles in the residential areas cause adverse parking impacts on the adjacent residential blocks from which the residents deserve immediate relief.
2. FIND that the establishment of PPD No. 331, 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. 331, pursuant to the City Council's November 6, 2018, "Rules and Procedures for Preferential Parking Districts," to include the residential area of the following blocks bounded by the centerline:
  - Magnolia Boulevard between Kester Avenue and Van Nuys Boulevard
  - Van Nuys Boulevard between Magnolia Boulevard and Los Angeles River
  - Los Angeles River between Van Nuys Boulevard and Kester Avenue
  - Kester Avenue between Los Angeles River and Magnolia Boulevard
4. AUTHORIZE the following parking restrictions for use on the residential portions of all streets in PPD No. 331:
  - 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT
  - NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT
  - NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT
  - NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT

- 2 HOUR PARKING, 8 AM TO 6 PM, MONDAY TO SATURDAY; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT
  - 4 HOUR PARKING, 6 AM TO 10 PM, NO PARKING 10PM TO 6AM; MONDAY TO SATURDAY; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT
5. INSTRUCT LADOT to initiate the necessary procedures for the preparation and sale of parking permits to residents within PPD No. 331, 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, 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. 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 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 December 7, 2022, LADOT received the attached letter from Councilmember Nithya Raman requesting the establishment of a PPD in the Addison-Cedros community of CD 4. The letter indicated that the neighborhood is being impacted by existing “2 Hour 8 AM to 6 PM” or “2 Hour 8 AM to 8 PM” parking restrictions forcing residents to continually move their cars. Adjacent streets without the existing two hour parking restrictions are impacted by the commercial businesses from Van Nuys Boulevard.

The proposed “4 Hour Parking from 10 AM to 6 PM” (Monday-Saturday) restriction within the PPD is to address the streets around “Ernie’s Walk” which runs alongside the Los Angeles River and the Van Nuys-Sherman Oaks Park. Councilmember Raman, LADOT, and the residents of the Addison-Cedros community believe the establishment of PPD No. 331 will help relieve congested streets and maintain on-street spaces for neighborhood residents.

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

- Hesby Street between Cedros Avenue and alley west of Van Nuys Boulevard (14500 block)
- Huston Street between Cedros Avenue to Vista Del Monte Avenue
- Otsego Street between Cedros Avenue and Tobias Avenue
- Otsego Street between Tobias Avenue and Vesper Avenue
- Otsego Street between Vesper Avenue and Vista del Monte Avenue
- Otsego Street between Vista del Monte Avenue and alley west of Van Nuys Boulevard
- Valleyheart Drive between Willis Avenue and Cedros Avenue
- Vesper Avenue between Otsego Street and dead end
- Vista del Monte Avenue between Huston Street to La Maida Street
- Vista del Monte Avenue between Morrison Street to Huston Street

### Parking Analysis

LADOT staff conducted a parking study on Thursday, January 26, 2023, between the hours of 11:00 AM and 2:00 PM, and determined that the following seven 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.”

- Addison Street between Cedros Avenue and Van Nuys Boulevard
- Huston Street between Vista Del Monte Avenue and Cedros Avenue
- Huston Street between Vista Del Monte Avenue and alley west of Van Nuys Boulevard
- Otsego Street between Vesper Avenue and Vista Del Monte Avenue
- Otsego Street between Vista Del Monte Avenue and alley west of Van Nuys Boulevard
- Vista Del Monte Avenue between Huston Street and La Maida Street
- Vista Del Monte Avenue between Morrison Street and Huston Street

**FISCAL IMPACT STATEMENT**

Revenue from the sale of permits will cover the cost of implementing, administering, and enforcing PPD No. 331. Violations of the posted parking restrictions may result in citation fines deposited into the General Fund.

LRC:KH:MC:fv

Attachments

# RESOLUTION

## ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 331 IN THE ADDISON-CEDROS COMMUNITY OF COUNCIL DISTRICT 4

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 Addison-Cedros community are impacted by the commercial patrons parking their vehicles on the adjacent residential blocks from which the residents deserve immediate relief; 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 seven 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 ten blocks, which is sufficient to warrant the installation of the requested preferential parking restriction signs upon City Council approval of this resolution.

- Hesby Street between Cedros Avenue and alley west of Van Nuys Boulevard (14500 block)
- Huston Street between Cedros Avenue to Vista Del Monte Avenue
- Otsego Street between Cedros Avenue and Tobias Avenue
- Otsego Street between Tobias Avenue and Vesper Avenue
- Otsego Street between Vesper Avenue and Vista del Monte Avenue
- Otsego Street between Vista del Monte Avenue and alley west of Van Nuys Boulevard
- Valleyheart Drive between Willis Avenue and Cedros Avenue
- Vesper Avenue between Otsego Street and dead end
- Vista del Monte Avenue between Huston Street to La Maida Street
- Vista del Monte Avenue between Morrison Street to Huston Street

NOW THEREFORE BE IT RESOLVED that the Resolution be adopted by the City Council establishing PPD No. 331 to include the blocks within the residential area bounded by the centerline of the following streets:

- Magnolia Boulevard between Kester Avenue and Van Nuys Boulevard
- Van Nuys Boulevard between Magnolia Boulevard and Los Angeles River
- Los Angeles River between Van Nuys Boulevard and Kester Avenue
- Kester Avenue between Los Angeles River and Magnolia 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 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. 331 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT
- NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT
- 2 HOUR PARKING, 8AM TO 6PM, MONDAY TO SATURDAY, VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT
- 4 HOUR PARKING, 6 AM TO 10 PM, NO PARKING 10 PM TO 6 AM, MONDAY TO SATURDAY; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT

BE IT FURTHER RESOLVED, that LADOT be authorized to post or remove the "2 HOUR PARKING; 8AM TO 6PM; MONDAY TO SATURDAY; VEHICLES WITH DISTRICT NO. 331 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:

- Hesby Street between Cedros Avenue and alley west of Van Nuys Boulevard (14500 block)
- Huston Street between Cedros Avenue to Vista Del Monte Avenue
- Otsego Street between Cedros Avenue and Tobias Avenue
- Otsego Street between Tobias Avenue and Vesper Avenue
- Otsego Street between Vesper Avenue and Vista del Monte Avenue
- Otsego Street between Vista del Monte Avenue and alley west of Van Nuys Boulevard
- Vesper Avenue between Otsego Street and dead end
- Vista del Monte Avenue between Huston Street to La Maida Street
- Vista del Monte Avenue between Morrison Street to Huston Street

BE IT FURTHER RESOLVED, that LADOT be authorized to post or remove the "4 HOUR PARKING; 6AM TO 10PM; NO PARKING 10PM TO 6AM; MONDAY TO SATURDAY; VEHICLES WITH DISTRICT NO. 331 PERMITS EXEMPT " restriction on both sides of Valleyheart Drive between Willis Avenue and Cedros Avenue 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. 331 in accordance with LAMC, and Rules and Procedures adopted by the City Council for PPDs.



**NITHYA  
RAMAN**

| Los Angeles  
★ City Councilmember  
| 4th District

December 7, 2022

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

**Re: Exploration of Establishment of a new Preferential Parking District (PPD) for Addison-Cedros Community**

Dear Ms. Llanos,

I am writing to request that the Los Angeles Department of Transportation (LADOT) conduct appropriate studies and distribute petitions to interested community members to assess the need for a new Preferential Parking District (PPD) in the Addison-Cedros community west of Van Nuys Boulevard in Sherman Oaks.

The streets in this proposed new PPD are characterized by existing 2 Hour 8 am - 6 or 8 pm parking restrictions without a PPD. This puts a burden on residents of these streets to continually move cars parked curbside during the parking restriction hours. An implemented PPD would relieve them of this burden. Other streets without existing 2 Hour parking restrictions are impacted by commercial-use parking from Van Nuys Boulevard, and therefore, have been included in the proposed PPD.

Our office understands, and supports, existing regulations meant to maintain access to our public recreational facilities which set PPD parking regulations within two blocks of a public recreational facility to be 4 Hour Parking from 10 am– 6 pm. Our understanding is that Ernie's Walk, which runs along the north bank of the Los Angeles River, and the Van Nuys-Sherman Oaks Park, on the east side of Van Nuys Boulevard at Hesby Street, would both be categorized as public recreational facilities. We ask that LADOT staff confirm this understanding. We also ask LADOT staff to confirm that even the particularly long blocks of Otsego, Hesby, Addison, and Huston Streets must retain contiguous PPD regulations for an entire block face.

I request the following parking restrictions be assessed for streets listed below depending on proximity to aforementioned public recreational facilities: 4 Hour Parking Restrictions 10 am – 6 pm for the streets within two blocks of a public recreational facility and 2 Hour Parking Restrictions 8 am – 6 pm for streets outside of two blocks of a public recreational facility. All segments are requested to be assessed for Monday through Saturday restrictions. The street list (both sides of the street for each street) for assessment for the PPD follows:



1. Otsego Street from Cedros Avenue to Van Nuys Boulevard;
2. Hesby Street from Cedros Avenue to Van Nuys Boulevard;
3. Addison Street from Cedros Avenue to Van Nuys Boulevard;
4. Morrison Street from Cedros Avenue to Vista Del Monte Avenue;
5. Huston Street from Cedros Avenue to Vista Del Monte Avenue;
6. Huston Street from Vista Del Monte Avenue to the alley west of Van Nuys Boulevard;
7. La Maida Street from Cedros Avenue to Vista Del Monte Avenue;
8. Vista Del Monte Avenue from Morrison Street to Huston Street;
9. Vista Del Monte Avenue from Huston Street to La Maida Street.

Thank you for your support in this matter. Mehmet Berker, my Senior Deputy for Transportation, Infrastructure, and Public Space is lead on this effort and can be contacted with any questions.

Sincerely,

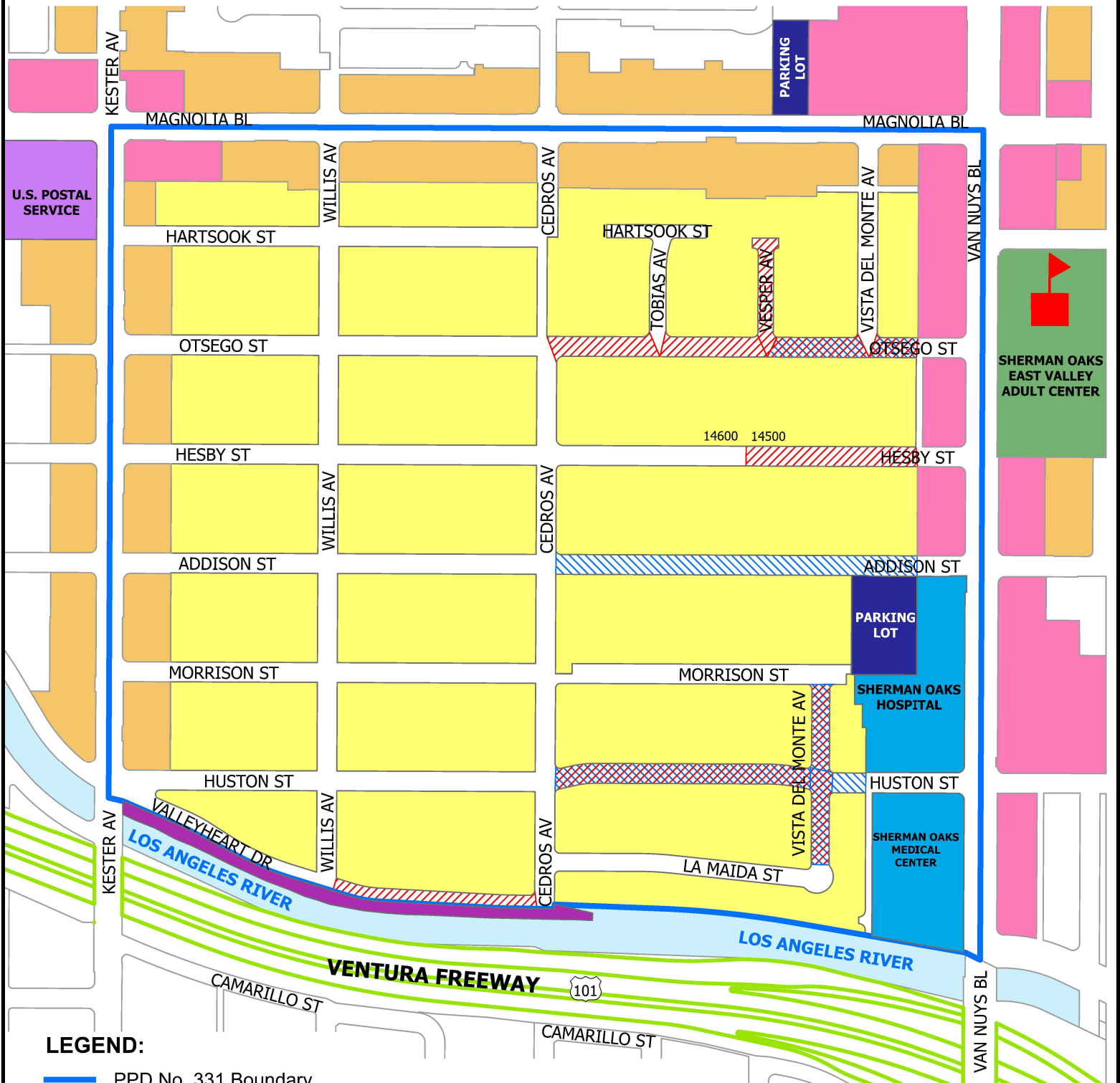
Nithya Raman  
Councilmember, 4th District  
City of Los Angeles

Cc: Felix Valde, LADOT  
Alek Bartrosouf, LADOT  
Steve Rostam, LADOT  
Emma Taylor, CD4  
Ryan Ahari, CD4












# PREFERENTIAL PARKING DISTRICT NO. 331

## COUNCIL DISTRICT NO. 4

### PETITION, PARKING STUDY AND LANDUSE

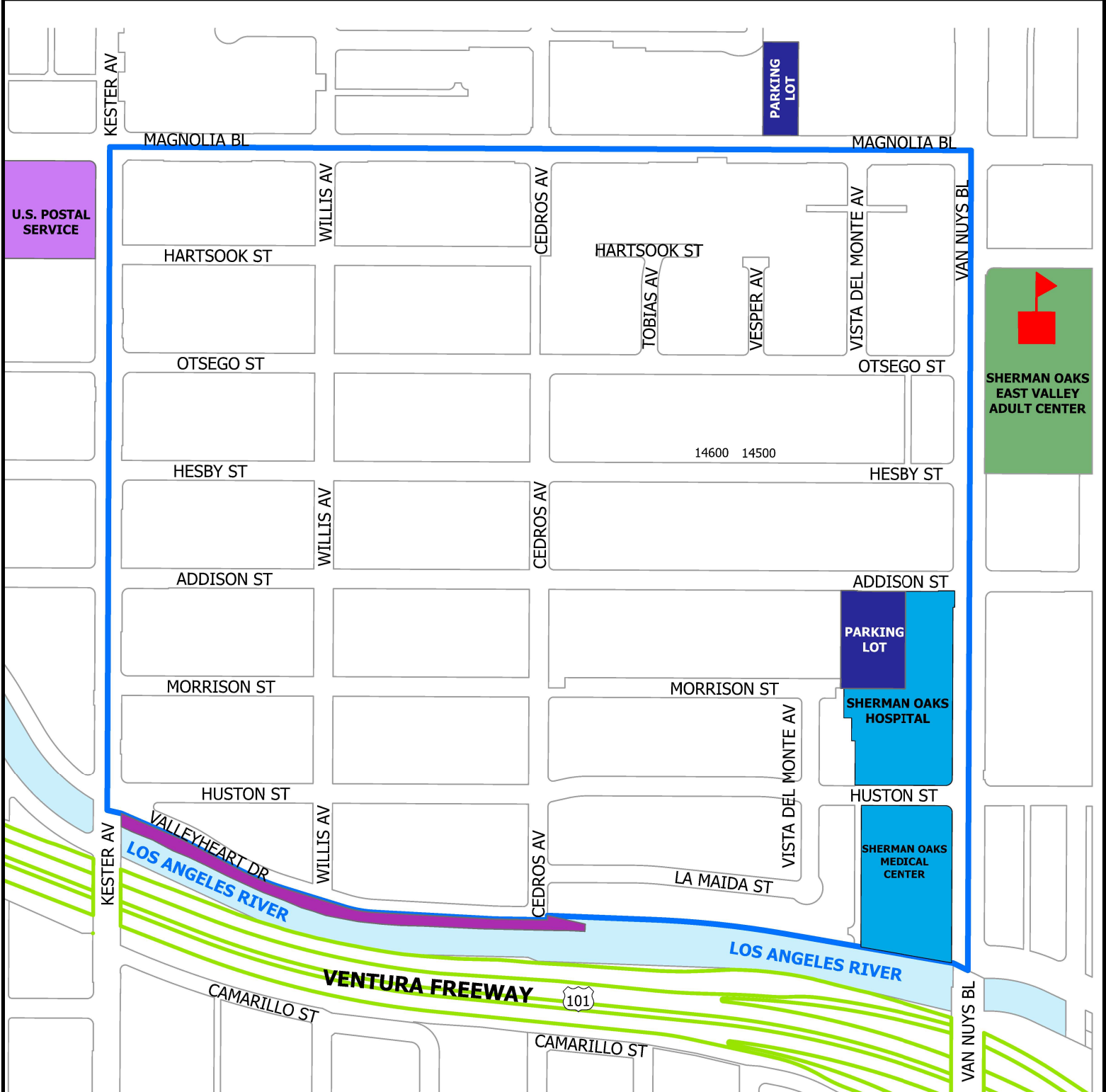


**LEGEND:**






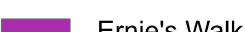

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|--|--|---|---|
|  | PPD No. 331 Boundary                             |  | Post Office   |
|  | Sherman Oaks Valley Adult Center/<br>Public Park |  | Ernie's Walk  |
|  | Residential                                      |  | Parking Lot   |
|  | Multi-Family                                     |  | Petition that passed 75% or more.   |
|  | Commercial                                       |  | Parking Occupancy Study that passed 85% or more                                       |
|  | Hospital   |  | Petition that passed 75% or more &<br>Parking Occupancy Study that passed 85% or more |
|  | Los Angeles River                                |   |   |



**PREFERENTIAL PARKING DISTRICT NO. 331**  
COUNCIL DISTRICT NO. 4  
Valley Enforcement



**LEGEND:**

-  PPD No. 331 Boundary
-  Sherman Oaks Valley Adult Center / Public Park
-  Hospital
-  Los Angeles River
-  Post Office
-  Ernie's Walk
-  Parking Lot

