

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

Date: September 10, 2026

To: Board of Transportation Commissioners

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

Subject: **AUTHORITY TO ADJUST HOURS OF OPERATION AND IMPLEMENT A PARKING PERMIT PROGRAM FOR MUNICIPAL PARKING LOT NO. 625 IN LEIMERT PARK**

SUMMARY

The Los Angeles Department of Transportation (LADOT) requests authority to extend the hours of operation and implement a parking permit program for Municipal Parking Lot No. 625 in the Leimert Park area of Council District (CD) 10.

RECOMMENDATIONS

That the Board:

1. **AUTHORIZE** LADOT to implement a parking permit program for monthly parking permits with a monthly rate of \$65 and overnight parking permits with a monthly rate of \$50 for Lot No. 625.
2. **AUTHORIZE** LADOT to modify the hours of operation from 7:00 am to 9:00 pm and lot closed 9:00 pm to 7:00 am daily to 7:00 am to 11:30 pm and lot closed 11:30 pm to 7 am except by permit.

BACKGROUND

Lot No. 625 is a surface lot located at 3416 West 43rd Street, Leimert Park, in CD 10, and contains 172 spaces consisting of 28 two-hour spaces, 138 all-day spaces, and six Americans with Disabilities Act (ADA) accessible space (see Attachment "A"). Lot No. 625 parking rates were updated on August 1, 2025 to \$0.40 per 30 minutes and \$6.40 all day 7:00 am to 9:00 pm with the lot closed 9:00 pm to 7:00 am daily.

In May 2026, LADOT received a letter from CD 10 requesting that the department do the following: 1) extend the hours of operation to 11:30 pm to support the local evening economy; and 2) implement a permit parking pilot program to support the integration of mixed-income and low-income housing developments along the Crenshaw Corridor that have insufficient parking (see Attachment "B").

DISCUSSION

The implementation of Assembly Bill 2097, which eliminated minimum parking requirements for affordable housing developments near transit hubs, has significantly altered the residential landscape along the Crenshaw Corridor. While this legislation facilitates critical housing density, it has simultaneously created a localized deficit in available parking for residents. In the absence of on-site parking, many residents are forced to park on-street and comply with street parking restrictions, leading to potential parking citations and the financial burdens that come with the citations. Additionally, there are heightened safety concerns when searching for parking during late-night hours.

The surrounding parking restrictions further complicate this issue. The residential streets adjacent to Lot No. 625 (Norton Avenue and McClung Drive) are situated within a Preferential Parking District (PPD), while the commercial corridors (Degnan and Crenshaw Boulevards) are time limit metered on-street parking. The adjacent parking restrictions for the PPD and metered parking are as follows:

- PPD: 2 Hour Parking 8 am to 6 pm, No Parking 6 pm to 8 am, District No. 287 Permits Exempt
- Metered Parking: 2 Hour Parking 8 am to 8 pm and 4 Hour Parking 8 am to 8 pm

By repurposing underutilized capacity within Lot No. 625 for overnight and monthly permit use, LADOT can provide a predictable and accessible parking solution. Allowing monthly and overnight parking supports the viability of mixed-income and low-income housing integrations, addressing resident stability and public safety. Also, extending the operating hours for Lot No. 625 to 11:30 pm directly supports the local economy. This adjustment allows patrons to visit local businesses well into the evening, ensuring that commercial activity in Leimert Park remains accessible and viable throughout the night. Monthly parking will initially be valid from 7:00 am to 11:30 pm, while overnight parking permits are valid from 11:30 pm to 7:00 am, subject to revision by LADOT to address business and community needs and parking demand. There will be no designated stalls and permit holders are authorized to park in any space within the parking lot. Given the benefits to the residential and business communities, LADOT recommends that the Board approve the parking permit program on Lot No. 625.

FISCAL IMPACT STATEMENT

There is no impact on the General Fund. The estimated annual revenue from the sale of both the monthly and overnight parking permits is anywhere from \$34,500 to \$69,000, which will be deposited into the Special Parking Revenue Fund.

LRC:DC:KH:MC:sf

Attachment

Site Map - Attachment A

CD 10 Letter - Attachment B

ATTACHMENT "A"

SITE MAP





March 27, 2026

Laura Rubio-Cornejo
General Manager
% Ken Husting
Acting Assistant General Manager
Los Angeles Department of Transportation (LADOT)
100 S. Main St., 10th Floor
Los Angeles, CA 90012

RE: Proposal for Neighborhood Revocable Parking Permit Pilot Program – Public Parking Lot No. 625

Dear Ms. Rubio-Cornejo:

As Councilmember for the 10th District, I am writing to formally request that the Los Angeles Department of Transportation (LADOT) evaluate the feasibility of initiating a Neighborhood Revocable Parking Permit Pilot Program at City-owned Lot No. 625, located at 3416 W. 43rd Street in Leimert Park. This pilot program is a critical component of our strategy to support the successful integration of mixed-income and low-income housing developments along the Crenshaw Corridor.

While the implementation of Assembly Bill 2097 has been instrumental in incentivizing affordable housing by removing burdensome parking minimums near transit, we must address the practical "last mile" challenges facing our residents. Many of our constituents have secured housing in these new developments, yet they remain dependent on personal vehicles to access economic opportunities in areas of the city where public transit is not yet a viable or efficient alternative. Currently, these residents face a severe hardship; the surrounding interior residential streets are heavily restricted by permit districts. Commercial corridors like Crenshaw Boulevard offer limited parking that is frequently subject to street sweeping and other restrictive hours. Without a designated alternative, our most vulnerable residents are being displaced and financially burdened by a lack of accessible parking.

To provide immediate relief, I propose a pilot program designating approximately 50 parking spaces within Lot No. 625 for overnight residential permit use.

200 N. SPRING STREET, ROOM 420, LOS ANGELES, CA 90012

LOT 625 PILOT PROGRAM PROPOSAL

The permit shall grant overnight access to the lot. During posted daytime hours, these spaces will remain available to the general public and subject to standard tolling rates. This "dual-use" approach maximizes the utility of city assets while addressing the specific overnight needs of local residents.

In support of this pilot and the vibrant evening economy of Leimert Park, I also request that the closing time for Lot No. 625 be extended from 9:00 p.m. to 11:30 p.m. to better accommodate community events and resident access.

My office is committed to working collaboratively with LADOT to finalize the number of required spaces and the specific locations within the lot. Our goal is to ensure that residents are not disenfranchised or economically penalized for their housing status while we continue to build toward a more transit-dependent future. We look forward to reviewing your department's evaluation and taking this proposal before the Board of Transportation Commissioners for final approval.

If you have any questions or need additional information, feel free to contact Hakeem Parke-Davis in my office at hakeem.parke-davis@lacity.org or 213-473-7010.

Sincerely,



HEATHER HUTT
Councilwoman, 10th District

HH:hpd:aw