

**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: **ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 338 IN THE
MID-CITY HEIGHTS NEIGHBORHOOD IN COUNCIL DISTRICT 10 (CF 24-0472)**

SUMMARY

The Los Angeles Department of Transportation (LADOT) recommends the establishment of Preferential Parking District (PPD) No. 338 in the Mid-City Heights neighborhood in Council District (CD) 10.

RECOMMENDATIONS

1. **FIND** that the residents in the Mid-City Heights neighborhood are experiencing a lack of on-street parking on residential streets due to multiple causes from which the residents deserve immediate relief. These parking impacts are caused by patrons and employees of the nearby businesses and an assisted living facility, commuters who ride the Metro Line, and employees of the nearby auto repair shop who park customers' vehicles on residential streets.
2. **FIND** that the establishment of PPD No. 338, 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. 338, pursuant to the City Council's November 6, 2018, "Rules and Procedures for Preferential Parking Districts," to include the residential area bounded by the centerline of the following blocks (unless specified otherwise):
 - Washington Boulevard between La Brea Avenue and West Boulevard
 - Both sides of West Boulevard between Washington Boulevard and the 10 Freeway
 - 10 Freeway between West Boulevard and La Brea Avenue
 - La Brea Avenue between the 10 Freeway and Washington Boulevard
4. **AUTHORIZE** the following parking restrictions for use on the residential portions of all streets in PPD No. 338:
 - 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 338 PERMITS EXEMPT
 - NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 338 PERMITS EXEMPT

- NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 338 PERMITS EXEMPT
 - NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 338 PERMITS EXEMPT
5. **INSTRUCT** LADOT to initiate the necessary procedures for the preparation and sale of parking permits to residents within PPD No. 338, 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 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 May 24, 2024, the City Council adopted Council File 24-0472 requesting the establishment of a PPD in the Mid-City Heights neighborhood in CD 10, which indicated that the residents are faced with a lack of on-street parking caused by commercial parking. On January 28, 2025, LADOT received the attached letter from Councilmember Heather Hutt requesting the establishment of a PPD in the Mid-City Heights neighborhood in CD 10. The letter indicates that the residents are faced with a lack of on-street parking caused by patrons and employees of the nearby businesses and an assisted living facility, commuters who ride the Metro Line, and employees of the nearby auto repair shop parking customer vehicles on residential streets, causing adverse parking impacts on the residential blocks, from which the residents deserve immediate relief. LADOT, Councilmember Hutt, and the residents of the Mid-City Heights neighborhood believe the establishment of PPD No. 338 will help relieve the impacted 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 twelve 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:

- 20th Street between La Brea Avenue and Highland Drive
- 21st Street between Highland Avenue and Highland Drive
- 21st Street between Highland Drive and Longwood Avenue
- 21st Street between La Brea Avenue and Highland Avenue
- 21st Street between Longwood Avenue and West View Street
- Highland Avenue between 21st Street and the dead end
- Longwood Avenue between 23rd Street and 21st Street
- Longwood Avenue between the dead end and 23rd Street
- Longwood Avenue between Washington Boulevard and 21st Street
- West View Street between 21st Street and 23rd Street
- West View Street between 23rd Street and the dead end
- West View Street between Washington Boulevard and 21st Street

Parking Analysis

LADOT staff conducted a parking study on Friday, October 18, 2024, between the hours of 5 PM and 7 PM, and determined that the following 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 study criteria set forth in the “Rules and Procedures for Preferential Parking Districts.”

- 21st Street between Highland Avenue and Highland Drive
- 23rd Street between West View Street and Longwood Avenue
- Longwood Avenue between 21st Street and Washington Boulevard
- West View Street between 21st Street and 23rd Street
- West View Street between 23rd Street and the dead end

FISCAL IMPACT STATEMENT

Revenue from the sale of permits will cover the cost of implementing, administering, and enforcing PPD No. 338. Violations of the posted parking restrictions may result in citation fines deposited into the General Fund.

LRC:DC:KH:MC:dt

Attachments:

PPD No. 338 - Resolution
PPD No. 338 - Boundary Map
PPD No. 338 - Land Use Map
Council File 24-0472
Letter of Support

RESOLUTION

ESTABLISHMENT OF PREFERENTIAL PARKING DISTRICT NO. 338 IN THE MID-CITY HEIGHTS NEIGHBORHOOD IN COUNCIL DISTRICT 10 (CF 24-0472)

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.

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, City Council adopted the latest revisions to the "Rules and Procedures for Preferential Parking Districts" on November 6, 2018, Council File 15-0600-S62; and

WHEREAS, the residents in the Mid-City Heights neighborhood are faced with a lack of on-street parking caused by patrons and employees of the nearby businesses and an assisted living facility, commuters who ride the Metro Line, and employees of the nearby auto repair shop parking customer vehicles on residential streets from which the residents deserve immediate relief; and

WHEREAS, City Council adopted Council File 24-0472 requesting the establishment of PPD No. 338 to include the residential area bounded by the centerline of the following blocks (unless specified otherwise):

- Washington Boulevard between La Brea Avenue and West Boulevard
- Both sides of West Boulevard between Washington Boulevard and the I-10 Freeway
- I-10 Freeway between West Boulevard and La Brea Avenue
- Highland Avenue between the I-10 Freeway and Washington Boulevard

WHEREAS, LADOT later received a request from Councilmember Hutt to expand the western boundary to La Brea between the I-10 Freeway and Washington Boulevard; 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 five blocks in the proposed PPD area have a parking occupancy of at least 85 percent of the available legal parking spaces, thus satisfying 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 twelve blocks, which is sufficient to warrant the installation of the requested preferential parking restriction signs upon City Council approval of this resolution.

- 20th Street between La Brea Avenue and Highland Drive
- 21st Street between Highland Avenue and Highland Drive
- 21st Street between Highland Drive and Longwood Avenue
- 21st Street between La Brea Avenue and Highland Avenue
- 21st Street between Longwood Avenue and West View Street
- Highland Avenue between 21st Street and the dead end
- Longwood Avenue between 21st Street and 23rd Street
- Longwood Avenue between the dead end and 23rd Street
- Longwood Avenue between Washington Boulevard and 21st Street
- West View Street between 21st Street and 23rd Street
- West View Street between 23rd Street and the dead end
- West View Street between Washington Boulevard and 21st Street

NOW THEREFORE BE IT RESOLVED, that the Resolution be adopted by the City Council establishing PPD No. 338 to include the blocks within the residential area bounded by the centerline of the following blocks (unless specified otherwise):

- Washington Boulevard between La Brea Avenue and West Boulevard
- Both sides of West Boulevard between Washington Boulevard and the I-10 Freeway
- I-10 Freeway between West Boulevard and La Brea Avenue
- La Brea Avenue between the I-10 Freeway and Washington 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. 338 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 338 PERMITS EXEMPT
- NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 338 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 338 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. 338 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:

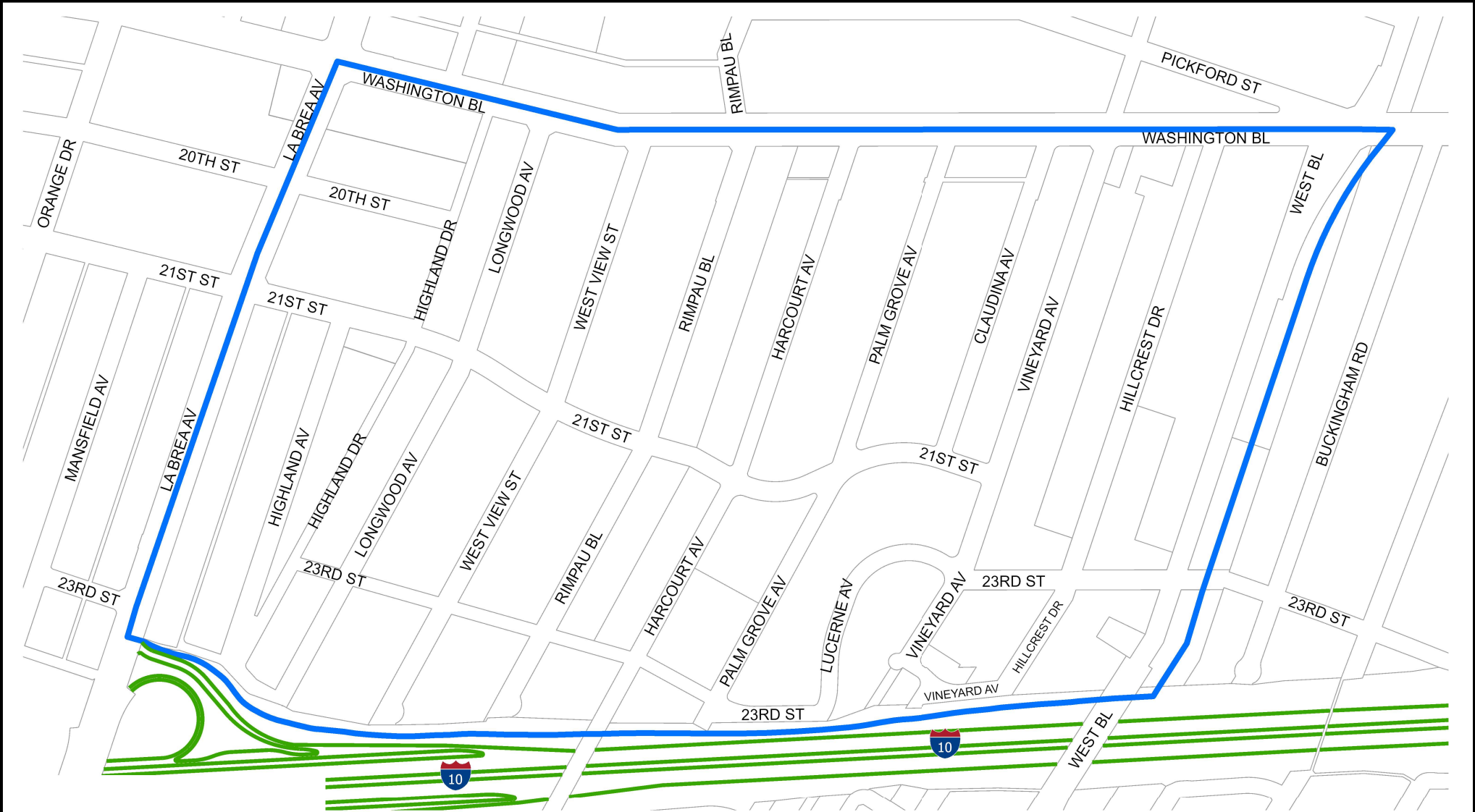
- 20th Street between La Brea Avenue and Highland Drive
- 21st Street between Highland Avenue and Highland Drive
- 21st Street between Highland Drive and Longwood Avenue
- 21st Street between La Brea Avenue and Highland Avenue
- 21st Street between Longwood Avenue and West View Street
- Highland Avenue between 21st Street and the dead end
- Longwood Avenue between 21st Street and 23rd Street
- Longwood Avenue between the dead end and 23rd Street
- Longwood Avenue between Washington Boulevard and 21st Street
- West View Street between 21st Street and 23rd Street
- West View Street between 23rd Street and the dead end

- West View Street between Washington Boulevard and 21st Street

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



PREFERENTIAL PARKING DISTRICT NO. 338 - PROPOSED
COUNCIL DISTRICT NO. 10
Western Enforcement



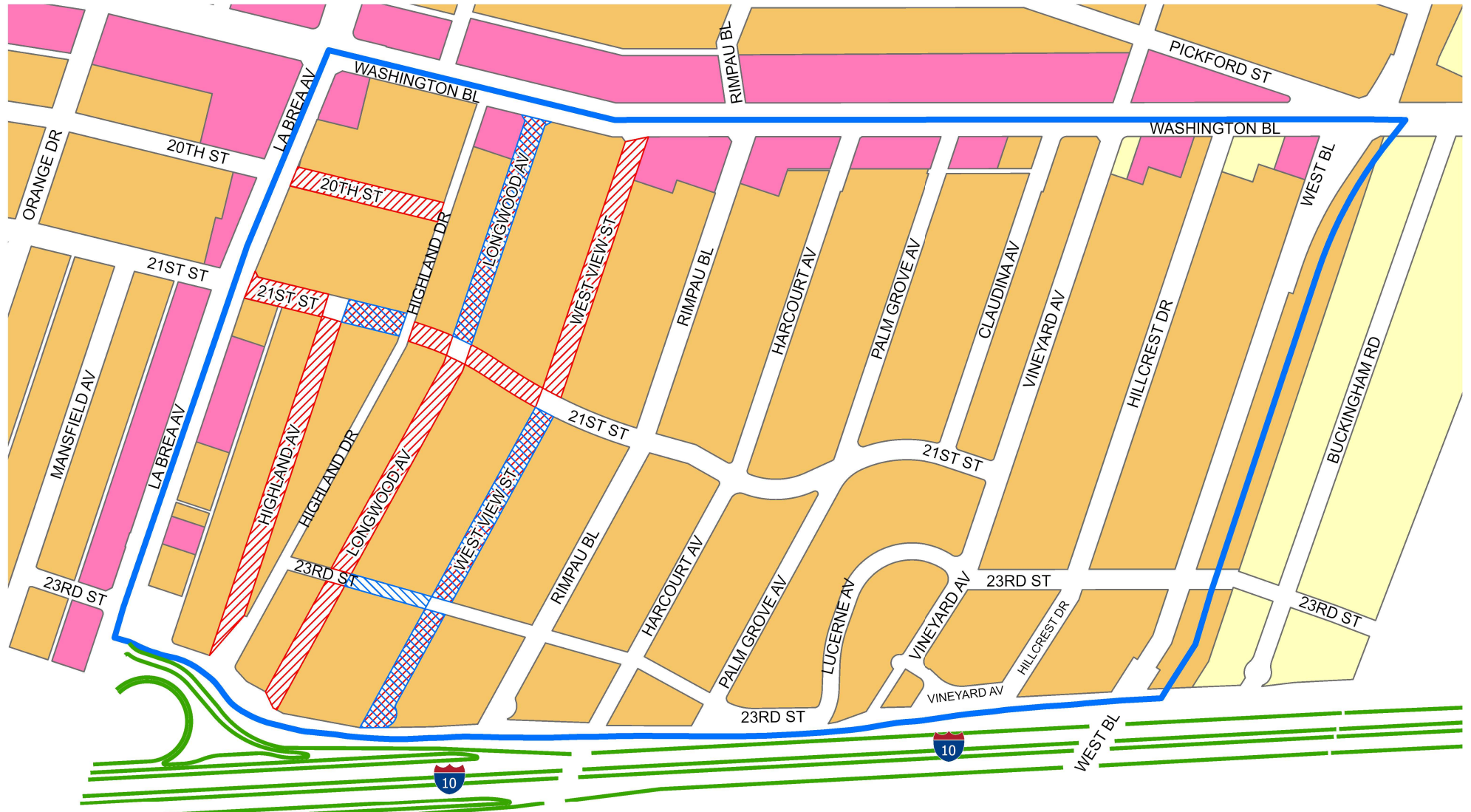
LEGEND:
PPD No. 338 Boundary





PREFERENTIAL PARKING DISTRICT NO. 338 - PROPOSED

COUNCIL DISTRICT NO. 10
PETITION, PARKING STUDY AND LAND USE



LEGEND:

- PPD No. 338 Boundary
- Petition that passed 75% or more
- Parking Occupancy Study that passed 85% or more
- Petition that passed 75% or more & Parking Occupancy Study that passed 85% or more

- Residential
- Multi-Family
- Commercial



TRANSPORTATION

MOTION

Los Angeles Municipal Code Section 80.58 establishes the process to create Preferential Parking Districts (PPD) to limit the parking of vehicles in local communities by non-residents. The process consists of several steps, including satisfying specific criteria, the distribution of petitions to area residents, preparation of a parking study, public notification, and Council approval.

Council District 10 has received a request from residents of the Mid-City Heights community to initiate the process of establishing a new PPD to address the impacts of commercial parking. Staff have facilitated a meeting between the community and the Los Angeles Department of Transportation (LADOT), as outlined in the PPD procedures adopted by Council, and informal petitions have been submitted to the City. To allow for a new PPD, LADOT should immediately begin the necessary actions to establish a PPD in this area.

I THEREFORE MOVE that the Council instruct the Department of Transportation to undertake the necessary steps to establish a Preferential Parking District in the Mid-City Heights community bounded by Washington Boulevard, Highland Avenue/Highland Drive, the 1-10 Freeway, and West View Street.

PRESENTED BY:


HEATHER HUTT
Councilmember, 10th District

SECONDED BY:



ORIGINAL

APR 26 2024

PK



January 28, 2025

Laura Rubio-Cornejo, General Manager
Department of Transportation
100 S. Main Street, 10th Floor
Los Angeles, CA 90012

Dear Ms. Rubio-Cornejo:

REQUEST FOR THE ESTABLISHMENT OF A NEW PREFERENTIAL PARKING DISTRICT (PPD)

My office has received a request from a CD10 community requesting to establishment of a new Preferential Parking District which will include the following blocks:

20th St between La Brea Ave and Highland Dr
21st St between La Brea Ave and Highland Ave
21st St between Highland Ave and Highland Dr
21st St between Highland Dr and Longwood Ave
21st Street between Longwood Ave and S West View St
Highland Dr between 20th St and Washington Blvd
Highland Dr between 20th St and 21st St
Highland Ave between 21st St and dead end
Highland Dr between 23rd St and 21st St
Longwood Ave between Washington Blvd and 21st St
Longwood Ave between 23rd St and 21st St
Highland Dr between dead end and 23rd St
Longwood Ave between dead end and 23d St
S West View St between Washington Blvd and 21st St
S West View St between 21st St and 23rd St
S West View St between 23rd St and dead end



This neighborhood is being impacted by commercial patrons parking in the residential areas as well as additional parking issues related to the Metro line installation. Auto repair shops located up and down La Brea Blvd are parking customer vehicles in this community. This is also the case with the assisted living facilities on Washington Blvd, where the staff are taking all the parking on their residential streets. Commuters also park in this community, leave their vehicle, and ride with other coworkers down to the Metro line at Expo to catch the train. I respectfully ask that these blocks above be allowed to petition for **2 Hour Parking from 8 AM - 6 PM; No Parking from 6 PM - 8 AM** to keep commercial patrons off residential streets after LADOT conducts a parking study for the area verifying the impact of commercial parking on these residential streets.

The parking study should be conducted on the following street segments on a Friday between 5 PM and 7 PM:

21st St from La Brea to Highland Ave.
21st St from Highland Ave to Highland Dr.
Longwood Ave from 21st St to 23rd St
S West View St from 21st to 23rd St

I am requesting that this area be issued petitions in order to proceed. If you have any questions, please contact Danielle Mero of my staff at 323-276-4917. Thank you for your prompt attention to this matter.

Sincerely,

HEATHER HUTT

Los Angeles City Council
Councilmember, Tenth District

C: Dorothy Tate, LADOT Parking Permits Division, MS #725
Bhuvan Bajaj, LADOT Hollywood Wilshire Office, MS#726