

Background Report – Proposed Motion re Parking Space Replacement Policy

The proposed motion (recommended by the WRAC Mobility & Transportation Committee – MTC) is in reference to City Council File 23-0360 (Yaroslavsky), which passed in Council on May 24, 2023, resulting in a change in the City’s parking space replacement policy when LADOT parking facilities with spaces greater than 25 are transferred to the Housing Department for redevelopment as affordable or supportive housing. See: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0360>.

Until passage of CF 23-0360, when LADOT-managed parking facilities had been redeveloped, all the parking spaces had to be replaced, increasing the cost of the development. Now, the spaces are no longer required to be replaced.

The MTC is concerned that the new policy does not take into account the needs of small businesses or require consideration of how these parking lots were utilized before conversion, nor does it require consultation with relevant neighborhood and community councils before a decision is made on parking replacement when lots are converted into housing projects.

During consideration of this Council File, the City Council adopted an amending motion by Councilmember Bob Blumenfeld which excludes certain parking lots in the San Fernando Valley that had been previously earmarked for full parking replacement when converted into housing projects.

Issues involving conversion or proposed conversion of City parking lots and whether or not full replacement of parking spaces should be required have arisen on the Westside, particularly in Venice and Westwood.

The MTC had previously taken up this matter and passed a proposed motion re CF 23-0360 at its May 2023 meeting, but the Council File motion was passed shortly after the MTC meeting and before the prior MTC-recommended motion could be considered by the WRAC Board. Even though the City Council motion has passed, the MTC now wishes to bring its concerns about the new parking replacement policy to WRAC and recommends passage of the current MTC-recommended motion, which requests that Councilmembers who represent WRAC Member councils bring a motion in Council to amend the new policy to include concessions for small businesses and a requirement to consider factors such as prior utilization and the availability of nearby public parking.

*By Selena Inouye
WRAC MTC Chair
July 12, 2023*