

## Contact Information

Neighborhood Council: Atwater Village Neighborhood Council

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Date of NC Board Action: 02/12/2009

Type of NC Board Action: For Proposal

## Impact Information

Date: 02/16/2009

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 09-0035

Agenda Date: 02/17/2009

Item Number:

Brief Summary: This Community Impact Statement written in support of creating an Atwater Village Zoning Parking Credit Program and the attendant recommendations approved by the Atwater Village Neighborhood Council's Planning and Land Use Committee at its December 16, 2008 meeting. Please see attached.

Additional Information: Although the AVNC spent \$15,000 on this project, and is in unanimous and enthusiastic support of it, we were unable to reach quorum to vote on this until the February 12, 2009 Board of Governors meeting. As such, I was unable to attach the minutes from that meeting because our note taker hasn't sent them yet. Thank you.

**Atwater Village Neighborhood Council (AVNC)**  
**Minutes: January 8, 2009 Meeting**  
**Christ's Church Community Room**  
**3852 Edenhurst Avenue**  
**Los Angeles, CA 90039**

**1. Call to Order**

Meeting was called to order at **7:17** PM by Co-Chair Roberta Javier, followed by the Pledge of Allegiance.

- Roll call was taken and a quorum was **not** met.
- Members in attendance: Bruce Fleenor, Leonora Gershman, Jenn Hoffman (7:30), Roberta Javier, Luis Lopez, Nancy Mejia, Ken Osborn.
- Members not present: Spencer Collins, Phillip Alexander, Fernando Dejo-Grundy, Jeff Gardner, Lance Sandman, Amador Solis, and Lenore Solis.

**2. Updates from Public Officials**

There were no Public Officials/representatives present at the meeting.

**3. Housekeeping Announcements**

Roberta introduced Senior Lead Officer Gina Chovan who spoke on the following:

- Homicide on December 26th was gang related--no leads or arrests. Call NE Division with any leads: 213-485-2566, or go to LAPD online to give anonymous tips.
- Property crimes have increased. Cameras help in solving these crimes--businesses should make sure their cameras are functional.
- 2009 priority is to revamp Neighborhood Watch program. For more info on starting one in your neighborhood go to LAPD.org website.
- All are invited to a Golf Tournament on Feb.13th to raise funds for Year of Youth programs (jeopardy/at-risk programs receiving no funding from City) at Pacific Palms Resort in Azusa. Please support this event!
- Distraction burglaries increasing--burglar tricks elderly by distracting them while partner robs their home. A just-turned 100-year old man in area robbed of \$65,000.
- Gina would like to do a presentation honoring this 100-year old man--please call her with ideas: 213-793-0713.
- The gang injunction still in its preliminary stages--police look to mid-February to hopefully begin enforcement.

**4. Civility Code**

No discussion at this meeting.

**5. Approval of Previous Minutes**

Item tabled until the February meeting.

**6. Committee Reports**

- a. Treasurer's Report: Bruce Fleenor distributed an update with adjustments from the December Treasurer's Report.
- b. Events: Jenn reported that the first movie night (*E/f*) went well, with about 70 people

attending. Dana at Open Air Programs is willing to organize more in future, including more advertising. Jenn would like to present 3 or 4 movies this summer.

- c. Environment & Land Use: Luis had nothing new to report at this meeting.
- d. Website: Leonora said they are waiting for Steven Schmerler to get paid before proceeding further with the new website.
- e. Atwater Village Voice: Roberta will ask Spencer to get a photo in the paper of the 100-year old man.

## 7. **Public Comments**

The following speakers filled out address cards:

- Marie Conte spoke about the bad traffic on Los Feliz Blvd. and opposes the proposed Mitaa, with its 717-space parking structure for Glendale Place. It is too large; an EIR is needed before proceeding.
- Roberta announced a PlanCheckNC event: an Environmental Review Program meeting on Jan. 10th at 10:00 at the Downtown Outreach Center. She encouraged all to attend for information about the CA Environmental Quality Act (CEQA) process.
- Gary Slossberg, a candidate for City Council, addressed the meeting. He is running against Eric Garcetti and listed his main issues as:
  - 1. Openness and accountability in City business
  - 2. Sustainable solutions to problems facing our communities
  - 3. More coordinated efforts in fighting crime and violence

## 8. **Old Business**

- a. Roberta announced that the updated Bylaws will be submitted to Secretary Lance Sandman and voted on at the February AVNC meeting.
- b. Leonora said it is difficult to find an agreeable date for a Town Hall meeting, so suggests the Board pick a date, vote on it and proceed.
- c. Mott Smith and Jeff Jacobberger of Civic Enterprise Associates presented a parking study proposal to extend from the tracks to the River. Their goal is for AV to be a vibrant neighborhood with active street businesses. Have been successful in Pasadena and Eagle Rock with parking credits. CD 13 introduced a motion on 1/6/09, referred it to City Transportation Committee. Luis encouraged letters of support for this project. AVNC will vote yea or nay at Feb. 12th meeting. For more information contact Luis:(Llopez@atwatervillage.org)

## 9. **New Business**

- a. Roberta announced names of 3 potential new AVNC Board members: Lorraine Latta (Arts & Education), Monica Waggoner (Resident Central) and Susan Kramer (Resident Central). Three interested stakeholders were present and introduced themselves: Ginger, Damon, and John Gutierrez. Roberta will get the names to the Secretary to be put on Feb. agenda.
- b. A proposed plaque and presentation for Gina Chovan was discussed--possibly given as an AVNC Co-Chair Award.
- c. Plaque and commendation for the NOE Explorers/Color Guard also suggested as a AVNC Co-Chair Award. Roberta suggested that Barbara should also receive a Co-Chair Award for her exceptional service to the community.
- d. Discussion/action on the rolling motions list was tabled.

- e. Phillip Alexander will need to mail his resignation letter to the Co-Chairs to be put on the February agenda for a vote without hard copy is cannot be moved on.
- f. An Ad Hoc committee is needed to look into the legitimacy of DWP/trash hikes. Will get word out through a notice in the Atwater Village Voice. Item was tabled.

**10. Board Member Comments**

- Bruce asked that the Board adhere to stricter time controls at the AVNC meetings.
- Leonora thanked Jenn for bringing *Elf* to the community as an open air movie. She also commended Luis for his good work on the parking study.
- Roberta seeks to reorganize and remotivate the AVNC Board in the near future, and also increase outreach efforts.
- Jenn commended Luis for an excellent job on the parking study.
- Luis feels the Board should focus on gaining new members now--and those who don't come to the meetings should resign. He also suggested that the Events Committee schedule a historical movie at Red Car Park.
- Ken thanked Luis for finishing a project (the parking study) that was started with the previous Council.

**11. Next AVNC Meeting**

February 12, 2009, 7 PM at Christ's Church Community Room.

**12. Future Agenda Items**

None noted

**13. Adjournment**

Leonora moved that the meeting be adjourned at **9:03 p.m.** Roberta seconded. Motion passed by unanimous vote.

Respectfully submitted by Sharon Howard (with thanks to Lance Sandman for his help)  
12/28/08  
[sharhoward39@gmail.com](mailto:sharhoward39@gmail.com)

**Re: Community Impact Statement, Council File 09-0035**

This Community Impact Statement written in support of creating an **Atwater Village Zoning Parking Credit Program** and the attendant recommendations approved by the Atwater Village Neighborhood Council's Planning and Land Use Committee at its December 16, 2008 meeting.

We recognize the need to provide immediate relief to small businesses ready to invest in Atwater Village. We believe that this Zoning Parking Credit Program will provide local planners with a tool that will provide parking comprehensively as per City plans rather than relying on case-by-case discretionary actions.

Atwater Village Neighborhood Council

## **Atwater Village Zoning Parking Credit Program**

### *Project summary by Civic Enterprises*

"Attached please find a summary of our recommendation to create a Zoning Parking Credit program in Atwater Village. The program we recommend is modeled both on a pilot program already in place in Eagle Rock and on a longer-established program in Pasadena, both of which have been credited with improving neighborhood parking management and reducing costs and uncertainty for small businesses seeking entitlements.

The Atwater Village Neighborhood Council (AVNC) retained Civic Enterprise Associates LLC (CEA) to explore the potential of a Zoning Parking Credit program to advance economic development in the Pedestrian Oriented District along Glendale Boulevard between the Los Angeles River and the Los Angeles-Glendale border (the Plan Area), which spans approximately 0.65 miles. The AVNC and other community stakeholders expressed two broad objectives: (1) to see more vacant storefronts enlivened with pedestrian-oriented commercial uses (notably restaurants) and (2) to better manage parking in the area on a comprehensive, rather than case-by-case, basis.

We understand there has been increasing interest in recent years among property owners, business owners and community members to see more restaurants and other pedestrian-oriented uses locate in the Plan Area, which is characterized by diverse ownership, typical parcels of less than 10,000 sq. ft., and older buildings with little or no onsite parking. As with many similar areas of the City, actual investment is limited, by the City's onerous process for change-of-use applications.

In short, when a property or business owner applies for a change-of-use permit (transitioning, say, from retail to restaurant use), or seeks to make a substantial change to an existing property or use, the City requires onsite parking at the rate of four spaces per thousand square feet of retail and ten spaces per thousand square feet of restaurant. Many applicants find these requirements difficult or impossible to fulfill, however, given the constraints of the standard commercial parcel size in the area, the large number of existing structures with little or no onsite parking, and the desire to limit disruption of the area's pedestrian-oriented character with additional curb-cuts, driveways or strip-mall-style parking in front of stores.

As a result, many applicants face the unenviable choice of pursuing costly and risky discretionary actions (such as zone variances) on the one hand or not pursuing their projects at all on the other. And when they do pursue discretionary actions, the City, ironically, must often stray from plan specifics (i.e., onsite parking requirements) in order to fulfill broader planning objectives (i.e., maintaining a lively, viable pedestrian environment). This reliance on discretionary actions creates an open-endedness to our planning process that could be seen as making our plans less relevant than would be the case if they provided for by-right approvals of desired projects.

The Zoning Parking Credit program would address simultaneously both of the AVNC's objectives described above: (1) it would encourage economic development by reducing the costs, risks and time associated with opening a business with a new use in the Plan Area and (2) it would empower our City plans to better regulate growth by providing a by-right mechanism to approve desired projects that are consistent with the plan rather than requiring them to move outside the plan and into a discretionary process.

Specifically, the Zoning Parking Credit program we recommend will establish a finite number of Zoning Parking Credits (based on a survey conducted to L.A. Department of Transportation specifications) that applicants can lease to satisfy parking requirements for new or modified uses; it will allow that credit

pool to be expanded if a City-approved means of increasing the actual parking capacity of the neighborhood is implemented (such as building new facilities or providing a neighborhood valet); and it will provide small businesses and property owners with an affordable, predictable means of securing approvals for projects that enhance the pedestrian-oriented character of the neighborhood. Importantly, it will also provide planners with a tool to move from ad hoc, project-by-project management of parking issues to comprehensive management that treats the neighborhood as a whole.

We conducted the parking utilization survey to establish the initial number of available Zoning Parking Credits on Saturday, June 7, 2008 from 10 am to midnight, and Tuesday, June 10, 2008, from 8 am to 10 pm. Each hour, we surveyed each on-street parking space adjacent to commercially-zoned lots, as well as two nearby City-owned lots, and we recorded whether or not the parking space was occupied. The results of the survey are summarized in Attachment 2. In brief, occupancy during weekday daytime and evening hours was approximately 50 percent. On weekends, daytime occupancy was approximately 50 percent and evening occupancy was less than 40 percent.

LADOT has suggested that the ideal occupancy rate for public parking spaces in the area is 85 percent. The resulting availability of 15 percent of the public parking spaces would help ensure that most visitors arriving by car would have access to parking at most times. We thus recommend creating a pool of Zoning Parking Credits equal to the ideal occupancy rate (85 percent) minus the actual occupancy rate determined by the survey. With this approach, even if all Zoning Parking Credits are eventually eased by new uses, there should be an average of approximately 50 vacant on-street and city-owned off-street parking spaces adjacent to the commercially-zoned properties along Glendale Boulevard at most times of day. Thus, we can provide opportunities for new businesses while helping ensure that sufficient parking remains available for customers of existing businesses and other visitors to the neighborhood.

In conclusion, the City's implementation of a Zoning Parking Credits program in Atwater Village will provide immediate relief to small businesses ready to invest in the area, and it will provide local planners with a tool to address parking comprehensively by City plan rather than relying on case-by-case discretionary actions.

These recommendations were approved by the Atwater Village Neighborhood Council's Planning and Land Use Committee at its December 16, 2008 meeting."

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**Luis Lopez**

Environment & Land Use Committee

Atwater Village Neighborhood Council

[llopez@atwatervillage.org](mailto:llopez@atwatervillage.org)



## ATWATER VILLAGE ZONING PARKING CREDIT PROGRAM SUMMARY OF DRAFT ORDINANCE AND GUIDELINES

### DRAFT ORDINANCE:

- Amendment to Atwater Village Pedestrian Oriented District (POD)
- Applies to “projects” in Glendale Boulevard portion of POD
  - “Project” - construction, addition to or alteration to a building that triggers requirement to provide off-street parking under Los Angeles Municipal Code (LAMC)
  - Commercially-zoned lots on or near Glendale Boulevard between Los Angeles River and LA-Glendale border
- Qualifying projects can satisfy all or part of off-street parking requirements by leasing “zoning parking credits” from City of Los Angeles.
- Leasing Credits:
  - Must lease credits for all periods during which business will be open
    - Four time periods: Weekday-Day; Weekday-Night; Weekend-Day; Weekend-Night
  - Number of credits required for each time period
    - Based on ULI shared parking requirements
  - Maximum size of project that can lease credits: in guidelines
- Zoning Parking Credit Pool: How many credits?

	Percentage of Spaces Occupied During Survey	Total Number of On-Street Parking Spaces	Total Available Spaces at 85% Occupancy	NUMBER OF PARKING CREDITS
<b>Weekday-Day</b>	48.0%	324	275	<b>120</b>
<b>Weekday-Night</b>	51.1%	324	275	<b>110</b>
<b>Weekend-Day</b>	51.2%	324	275	<b>110</b>
<b>Weekend-Night</b>	39.0%	324	275	<b>150</b>

- Based on underutilized on-street spaces and spaces in city-owned lots
- Determined by initial survey, updated every 2 years
- Planning Department maintains inventory of zoning parking credits
  - Initial credits

- Tracks credits leased
- Fees:
  - Approx. \$75 per credit per year
    - Adjusted each year for inflation
  - Most businesses need to lease credits for all four time periods.
  - Deposited into special Parking Credits Fund
    - Administered by Planning and Transportation
    - Used for costs of program and parking, transit and pedestrian improvements in Parking Project Area.

## DRAFT GUIDELINES

- Zoning parking credits may be leased by property owner or business owner
- Lease period for zoning parking credits: calendar year
  - Initial lease: runs to end of current calendar year
  - Automatic right of renewal
    - Fees must be paid by January 10
- Change in ownership
  - New owner has right to maintain and renew zoning parking credits
- Abandonment of zoning credits
  - Failure to pay by January 10
    - Credits shall revert to pool
    - City shall initiate proceedings to revoke certificate of occupancy
  - Change of use requiring fewer credits
    - Excess credits shall be returned to pool
  - Project or use is discontinued:
    - Lessee may either return credits to pool or transfer to owner of site or owner of new use on the site
    - If lessee takes no action, property owner may lease through June 31 of subsequent year while seeking new occupant for site
    - Lease may be transferred to new occupant
    - If any portion remains vacant for more than 6 months, the portion of credits attributable to vacant portion is returned to pool.
- Businesses that may use zoning parking credits:
  - Business type:
    - Commercial
    - Retail
    - Restaurant
    - Business must be 3,000 sq. ft. or less to use credits by-right
    - Larger businesses: Planning Director approval required

- Property size
  - Properties housing the businesses must be 10,500 square feet or less to use credits by right
  - More than 10,500 square feet: Planning Director approval required
- Calculating parking credit requirements
  - 1) Determine square footage of use, and type of use
  - 2) If applicant will satisfy portion of requirement with actual parking spaces, calculate square footage for which that parking satisfies parking requirements
    - E.g., for a restaurant over 1000 sq. ft., 6 parking spaces satisfy parking requirement for 600 sq. ft.
  - 3) Deduct square footage from Step 2 from the total square footage in Step 1
  - 4) Using formula in ordinance, determine the number of parking credits required
  - 5) Deduct the number of parking credits leased from Pool.

## Atwater Village Zoning Parking Credit Program: Summary of Parking Occupancy Survey and Recommendation re Initial Number of Credits

[illegible]