

REPUBLISHED DUE TO TYPOGRAPHICAL ERROR  
SAME EFFECTIVE DATE  
ORDINANCE NO. ~~182033~~- 182033

An ordinance amending Ordinance No. 173,676, commonly known as the Atwater Village Pedestrian Oriented District, to create a pilot parking program for a portion of the district area.

Section 1. Section 3 of Ordinance No. 173,676 is amended to read as follows:

**Section 3. DEFINITIONS.** The following words and phrases, whenever used in this Ordinance, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 13.07 C of the LAMC.

A. **Community Parking Credit Area.** The area that consists of those lots that have street frontage on Glendale Boulevard between the Los Angeles River and the Los Angeles-Glendale city border.

B. **Ground Floor.** Ground Floor is the lowest level within a building which is accessible to the street, the floor level of which is within three feet above or below curb level.

C. **Project.** The construction or erection of any building or structure, or addition of floor area to any building, unless the building is used entirely for residential dwelling units. A Project shall also include changes of use triggering additional parking requirements under the LAMC.

D. **Signs.** Signs include not only words and numerals, but also symbols and logos.

Sec. 2. Subsection D of Section 4 of Ordinance No. 173,676 is amended to add a new subsection (3) to read as follows:

(3) **Parking Requirements for Projects located within the Community Parking Credit Area.** An applicant may satisfy the Project's parking requirements by obtaining parking credits as set forth below in lieu of complying with the Code's parking requirements.

(a) **The City Planning Commission.** After a public hearing, the City Planning Commission may establish administrative guidelines as may be necessary to further implement the provisions of this subsection. Notice of the time, place and purpose of the hearing shall be given by mailing written notice at least ten days prior to the date of the hearing to any property owners and occupants within a 500 foot radius of the Community Parking Credit Area, the Certified Neighborhood Council with jurisdiction over the Community Parking Credit Area, the affected

office(s), and any other relevant association or organization with jurisdiction over the Community Parking Credit Area as determined by the affected City Council office(s). The Department of City Planning shall make copies of the guidelines available to the public. The City Planning Commission shall periodically review the administrative guidelines and shall have the authority to change such guidelines.

**(b) Parking Credit Requirements.**

(i) The total number of parking credits required for a given use is determined by adding together the parking credit requirements for the use for each of the four time periods during which the use will be open for business, as identified in the following table. For example, a restaurant with 1,000 square feet of gross floor area (GFA) open 24 hours per day would be required to obtain 33 parking credits (7 + 10 + 6 + 10), as shown in the table below.

LAND USE	WEEKDAY PARKING CREDIT REQUIREMENTS		WEEKEND PARKING CREDIT REQUIREMENTS	
	Parking credits/1000SF GFA		Parking credits/1000SF GFA	
	DAY	NIGHT	DAY	NIGHT
Restaurant >1000 sq. ft., Health Club or Gym	7.00	10.00	6.00	10.00
Restaurant <1000 sq. ft.	3.50	5.00	3.00	5.00
Office	2.00	0.47	2.00	0.40
Retail	4.00	3.58	4.00	2.60
Service	1.74	2.00	1.74	2.00

(ii) Parking credits must be obtained from the available credits that are within the area in which the Project is located.

(iii) When a building or portion of a building contains two or more uses, the number of credits required

shall be the sum of the credits required by each use independently.

(iv) Parking credits may only be obtained for uses up to 5,000 square feet per use, or per business license. No more than 50 parking credits may be obtained for a single business.

(v) Parking Credits shall not be "banked." If a use changes to a new use that requires fewer parking credits, the excess credits shall be returned to the parking credit pool upon issuance of a certificate of occupancy for the new use.

(vi) Any Project or use that fails to obtain parking credits shall provide parking as specified by the Municipal Code. If a use that has parking credits becomes abandoned or vacant for six consecutive months, the credits shall revert to the pool of credits. For any subsequent use on the site, parking must be provided as per Code or new credits must be obtained.

(c) **Establishment of Parking Credits.** Parking credits are created when there are underutilized public on-street spaces, publicly owned off-street spaces, or privately owned off-street spaces. The number of credits and the time period(s) of their availability shall be based on the Civic Enterprises Associates 2008 parking utilization survey (the Parking Utilization Survey). The Department of Transportation shall update the survey as needed. When updating the survey, the Department of Transportation shall document the occupancy of all such spaces within the Community Parking Credit Area on an hourly basis between 8:00 a.m. and 12:00 a.m. for at least two weekdays and two weekend days, none of which is a holiday. Credits shall be established separately for each of the following time periods:

Weekday (daytime) - 8:00 am to 6:00 pm, Monday through Friday  
Weekday (nighttime) - 6:00 pm to 8:00 am, Monday through Thursday  
Weekend (daytime) - 8:00 am to 6:00 pm, Saturday or Sunday  
Weekend (nighttime) - 6:00 pm to 8:00 am, Friday through Sunday

(d) **Calculation of Available Parking Credits.** The number of available parking credits shall be established for each of the time periods enumerated above, as follows:

(i) **On-street Credits.** On-street credits shall be comprised of underutilized metered and non-metered

parking spaces on the portion of Glendale Boulevard within the Community Parking Credit Area, as approved by the Department of Transportation.

a. A non-metered space shall be 23 linear feet of street, which has no parking meter and where parking is permitted and not restricted to permit holders.

b. The number of available on-street parking credits for each time period within the area shall be equal to the average percent of unused spaces within the area, as established in the Parking Utilization Survey, multiplied by the total number of on-street parking spaces in the area.

(ii) **Off-street Credits.**

a. The number of available off-street parking credits for each site in each time period shall be equal to the average percent of unused spaces on the site, as established in the Parking Utilization Survey, multiplied by the total number of parking spaces on the site.

b. Privately owned parking spaces may be added to the inventory of parking credits, provided that the owner of such spaces enters into a written covenant and agreement with the City or the City's designee to make such spaces available for public parking during at least one of the time periods for a term of at least one year.

c. The total number of parking spaces on a site may be adjusted upward from the number that is striped for use, in order to accommodate stacked parking, provided that a valet or similar service is implemented.

(e) **Procedures for Issuing Parking Credits.**

(i) The Department of City Planning shall grant parking credits to all qualifying applicants on a first come, first served basis.

(ii) Prior to the issuance of a building permit or Certificate of Occupancy for a use that uses parking credits to satisfy its parking requirements, the applicant shall enter into a Covenant and Agreement with the City running with the land, on a form provided by the Department of City Planning, and record it with the County of Los Angeles.

(iii) The Covenant and Agreement shall contain the following terms and conditions:

a. The applicant shall continue to maintain the parking credits for so long as the business or use they are intended to serve is maintained.

b. The applicant shall pay an annual fee pursuant to LAMC Section 19.01 I (Miscellaneous Clearance – Director or Commission) in order to compensate the City for the costs of administering the parking credit program.

c. Should the use be terminated for a period of six or more months, the credits granted shall automatically return to the pool of available credits for the Community Parking Credit Area, and the applicant and the City shall terminate the covenant and agreement.

(iv) The Department of Building and Safety shall not issue any building permit or Certificate of Occupancy for a use that uses parking credits to satisfy its parking requirements until the Department of City Planning provides written clearance to the Department of Building and Safety.

(f) **Accounting of Available Parking Credits.** The Department of City Planning shall maintain a master inventory of parking credits for the area. The information contained in the inventory shall be available to the public.

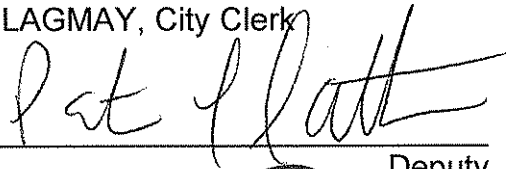
(g) **New Parking Credits.** New parking credits may be added to the inventory at any time, pursuant to this ordinance and to the satisfaction of the Department of City Planning.

(h) **Review.** The City Planning Commission shall review the operation and effectiveness of the Community Parking Credit program five years after the effective date of this section, or longer, depending on the need.


Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JAN 31 2012.


JUNE LAGMAY, City Clerk

By   
Deputy

Approved FEB 01 2012

  
Mayor

Approved as to Form and Legality  
CARMEN A. TRUTANICH, City Attorney

By   
MICHAEL J. BOSTROM  
Deputy City Attorney

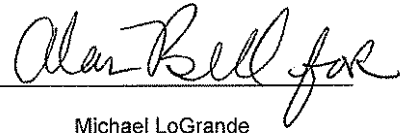
Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted .....

Date 1/12/12

January 12, 2012

File No(s). 09-0035

See attached report.

  
Michael LoGrande  
Director of Planning