

HOUSING COMMITTEE REPORT relative to permitting vehicle sharing and reducing parking requirements for residential or mixed-use buildings located near a transit corridor.

Recommendations for Council action, as initiated by Motion (Cedillo – Huizar):

1. REQUEST the City Attorney, in conjunction with the Department of City Planning, to:
 - a. Prepare and present an ordinance that permits the substitution of one shared vehicle for every four required parking spaces for residential or mixed-use buildings located on or within one fourth mile of a transit corridor.
 - b. Prepare recommendations for lowering parking requirements for permanent supportive housing, as discussed in recommendation 8C of the joint City Administrative Officer (CAO) and Chief Legislative Analyst Comprehensive (CLA) Homeless Strategy report to the Mayor and Council dated January 7, 2016.
2. INSTRUCT the Department of City Planning:
 - a. To report with recommendations on vehicular parking regulatory reform with an analysis of strategies to reduce and/or eliminate parking requirements based on selected criteria, including but not limited to certain types of developments, specific zones and proximity to transit.
 - b. In conjunction with the Los Angeles Housing and Community Investment Department (HCIDLA) and any other relevant departments, to prioritize the recommendations of the HOUSE LA Initiative Motions by which would have the largest impact on increasing the City's housing stock, including recommendations 7D, 7K, 7L, 7M, and 8C of the joint CAO and CLA Comprehensive Homeless Strategy joint report.
3. DIRECT the City Clerk to create one Council file for the purpose of consolidating all HOUSE LA Initiative Motions (Council file Nos. 14-0057-S1, 15-1002, 15-1003, 15-1004, 15-1005, 15-1007, and 15-1251) and all forthcoming requested reports.

Fiscal Impact Statement: None submitted. Neither the CAO nor the CLA has completed a financial analysis of this report.

Community Impact Statement: Yes.

Against: Valley Village Neighborhood Council

(Planning and Land Use Management Committee waived consideration of the above matter)

SUMMARY

On August 25, 2015, Council considered Motion (Cedillo – Fuentes) relative to permitting car sharing and reducing parking requirements for residential or mixed-use buildings located near a transit corridor. Motion states in order to promote responsible development, increase our housing stock, and incentivize the construction of affordable housing, the City should continue to

identify innovative policies and strategies to lower the cost of housing production. A major development cost is building parking for vehicles. Today construction costs range from \$25,000 to \$40,000 per parking space, and up to \$50,000 for subterranean spaces.

Motion movers go on to state that State legislation (AB 744) has been introduced to expand the Density Bonus Law by allowing developers who request a density bonus from a city to also request that the city eliminate minimum parking requirements for a development if it is within one half mile of transit, a senior-only project, or serves special needs individuals. The City and County of San Francisco have enacted regulations that eliminate minimum parking requirements and set a maximum requirement. Recode LA is in the process of updating the City's Zoning and the Downtown Development Codes to reflect minimum parking requirements.

Motion movers further state that the City's Housing Element directs the City to develop alternative parking strategies that reduce the cost of housing production. One such solution is allowing the use of shared vehicles in housing developments located near rail transit or high frequency bus transit.

Motion movers believe that buildings that are in close proximity to transit would be marketable and feasible with fewer parking spaces if one or more shared vehicles were available to tenants. Buildings that assure tenants easy and reliable access to such vehicles have been successful in other California cities, and can satisfy the need of many households for a vehicle or a second vehicle. Shared vehicles can provide the convenience which tenants need while dramatically reducing the cost of building housing. Motion recommends that Council request the City Attorney to prepare an ordinance to permit the substitution of one shared vehicle for every 4 required parking spaces for residential or mixed-use buildings located near a transit corridor; and, that the Department of City Planning prepare recommendations to reduce parking requirements for such new development. Council referred Motion to the Housing Committee for consideration.

At its meeting held January 20, 2016, the Housing Committee discussed this matter with representatives of the Department of City Planning and HCIDLA. The Planning Department representative stated that Department staff is monitoring State legislation relative to reducing parking requirements for new housing developments. The General Manager, HCIDLA, stated that 80 percent of the Department's supported projects are transit-oriented developments.

During the public comment period, broad support was expressed for the development of more affordable housing in the City of Los Angeles and for all the HOUSE LA Initiative Motions.

The Housing Committee recommended that Council approve Motion's recommendations, as shown above, and as amended to request recommendations for lowering parking requirements for permanent supportive housing. Committee further recommended that Council direct the Department of City Planning, in conjunction with HCIDLA, to prioritize the recommendations of the HOUSE LA Initiative Motions according to greatest impact on the production of new affordable housing; and, to direct the City Clerk to consolidate the HOUSE LA Initiative Motions.

Respectfully Submitted,


HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
FUENTES:	ABSENT
HUIZAR:	YES
PRICE:	YES
HARRIS-DAWSON:	ABSENT

jaw

-NOT OFFICIAL UNTIL COUNCIL ACTS-