

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

Neighborhood Council: Central Hollywood Neighborhood Council

Name: Louis Abramson

Phone Number: 7733833576

Email: leabramson@gmail.com

The Board approved this CIS by a vote of: Yea(9) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/24/2021

Type of NC Board Action: Against

Impact Information

Date: 06/07/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0002-S106

Agenda Date:

Item Number:

Summary: The Central Hollywood Neighborhood Council OPPOSES the motion by CMs Koretz and Lee to resolve the City in opposition to AB 1401, which seeks to eliminate minimum parking requirements for housing built within 1/2 mile of public transit. Parking minima increase housing costs, exacerbating the housing and homelessness crises that the City Council has sought to remedy. Parking minima for units located near transit additionally encourages automobile use, exacerbating the climate crisis that the City Council has also sought to remedy. While the motion argues that parking minima incentivize affordable housing production because adding low-income units enables developers to avoid them, affordable housing production increased six-fold when San Diego eliminated its parking requirements. This empirical evidence undermines the principal rationale for opposing AB 1401. As such, CHNC urges the Council to reject this motion rather than erode its own objectives via an affirmative vote.

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Louis Abramson, PhD
Alexander Massachi
Nicole àBeckett



Post Office Box 93907, Hollywood
California 90093
www.chnc.org

6.07.2021

To: City Council and Committees

Re: CF 21-0002-S106: AB 1401 (Friedman) / Minimum Parking Requirements Prohibition / Major Transit Stops / High-Quality Transit Corridor

The Central Hollywood Neighborhood Council (CHNC) **OPPOSES** the 21 April motion by CMs Koretz and Lee to resolve the City in opposition to AB 1401, which seeks to eliminate certain minimum parking requirements for housing built within ½ mile of public transit.

Forcing developers to provide a minimum number of vehicular parking spaces per unit increases housing costs by reducing supply, precluding economies of scale, or requiring otherwise unnecessary excavation. Parking minima therefore exacerbate the housing and homelessness crises and erode the City Council’s express ambitions in remedying those emergencies.¹

Forcing developers to provide a minimum number of vehicular parking spaces per unit **when those units are located near transit** additionally encourages automobile use when alternatives exist. Parking minima therefore add to—or do not reduce—LA’s carbon footprint, exacerbate the climate crisis, and erode the City Council’s express ambitions in also remedying that emergency.²

The motion argues that parking requirements incentivize affordable housing production because adding units reserved for low-income tenants enables developers to avoid them. Yet, **affordable housing production increased six-fold when San Diego eliminated its parking minima**—from 272 units in 2019 to 1,564 units in 2020.³ As such, eliminating parking requirements does not harm affordable housing production, obviating the principal rationale for opposing AB 1401.

CHNC has demonstrated its commitment to alleviating LA’s homelessness, housing, and environmental crises many times. We know the Council shares our goals. We therefore urge you to reject this motion rather than undermine our joint objectives via an affirmative vote.

APPROVED, 24 May 2021

9 Yea 0 Nay 0 Abstain 0 Recuse 0 Absent

¹ E.g.,

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-0047>.

² <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=19-0156>.

³ See

<https://cal.streetsblog.org/2021/05/19/parking-requirements-are-not-a-useful-bargaining-chip-for-increasing-affordable-housing/>.