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DEPARTMENT OF TRANSPORTATION

100 S. MAIN STREET, 10th FLOOR
LOS ANGELES, CA 90012

SELETA J. REYNOLDS
GENERAL MANAGER

May 12, 2022

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Attention: City Clerk

Subject: **CONVERSION OF TEMPORARY PARKING PERMIT DISTRICT NO. 75 AND
CONSOLIDATION WITHIN THE EXPANSION OF PREFERENTIAL PARKING DISTRICT NO.
276 BOUNDARIES IN THE STUDIO CITY AREA OF COUNCIL DISTRICT 4**

At its regular virtual meeting of May 12, 2022, the Board of Transportation Commissioners considered the evidence presented at the public hearing and approved the above-referenced report. A copy of the Board's action is attached and hereby transmitted to the City Council for consideration and approval.

If you need further information, please contact Michelle Cayton, Supervising Transportation Planner Parking Permits Division, at (213) 972-4935.


Sincerely,

Jasmin San Luis
Acting Commission Executive Assistant

**BOARD REPORT
CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION**

Date: May 12, 2022

To: Board of Transportation Commissioners

From: Seleta J. Reynolds, General Manager 
Department of Transportation

Subject: **CONVERSION OF TEMPORARY PARKING PERMIT DISTRICT NO. 75 AND
CONSOLIDATION WITHIN THE EXPANSION OF PREFERENTIAL PARKING DISTRICT NO.
276 BOUNDARIES IN THE STUDIO CITY AREA OF COUNCIL DISTRICT 4**

SUMMARY

The Los Angeles Department of Transportation (LADOT) recommends the conversion of Temporary Parking Permit District (TPPD) No. 75 (CF 04-2024) and expansion of the boundaries of Preferential Parking District (PPD) No. 276 in the Studio City area of Council District (CD) 4 (CF 18-0110).

RECOMMENDATIONS

1. FIND that the residents in the Studio City area of CD 4 need immediate relief from the lack of residential parking on their blocks as a result of the thriving businesses along Ventura Boulevard.
2. FIND that the expansion of PPD No. 276, pursuant to Los Angeles Municipal Code (LAMC) Section 80.58.d, is exempt from the California Environmental Quality Act (CEQA) as a Class 1 Categorical Exemption, under Article III.1.a.3 of the 2002 Los Angeles City CEQA Guidelines.
3. ADOPT the accompanying Resolution to expand PPD No. 276 boundaries, pursuant to the City Council's March 16, 2016 "Rules and Procedures for Preferential Parking Districts," which currently includes the residential area generally bounded by both sides of the following blocks (unless otherwise noted):
 - Sunshine Terrace between Picturesque Drive and Sunshine Court
 - Berry Drive between alley south of Ventura Boulevard and Laurie Drive
 - Sunshine Terrace between Berry Drive and Fruitland Drive
 - Ridgemoor Drive between alley south of Ventura Boulevard and Berry Drive
 - Tropical Drive between alley south of Ventura Boulevard and Sunshine Terrace
 - Eureka Drive between alley south of Ventura Boulevard and dead end south of Ventura Boulevard
 - Farley Court between Sunshine Terrace and dead end south of Ventura Boulevard
 - Fruitland Drive between alley south of Ventura Boulevard (north intersection) and alley south of Ventura Boulevard (south intersection)

- Vineland Avenue (east side) between alley south of Ventura Boulevard and Fruitland Drive
- Vineland Avenue between Fruitland Drive and Lankershim Boulevard
- Willow Crest Avenue between residential area south of Ventura Boulevard and dead end south of Ventura Boulevard
- Lankershim Boulevard between alley east of Ventura Boulevard and Fredonia Drive
- Willow Crest Avenue between dead end north of Vineland Avenue and dead end south of Vineland Avenue
- Willow Crest Place between Willow Crest Avenue and dead end north of Willow Crest Avenue
- Terryview Drive between Willow Crest Avenue and dead end south of Willow Crest Avenue
- Wrightwood Drive between Vineland Avenue and Wrightwood Place
- Wrightwood Place between Wrightwood Drive and dead end north of Wrightwood Drive
- Brill Drive between Eureka Drive and dead end south of Sunshine Terrace
- Hendley Drive between Brill Drive and dead end south of Brill Drive
- Decente Drive between Berry Drive and Decente Court
- Berry Court between Berry Drive and dead end south of Berry Drive
- Sunshine Court between Berry Drive and dead end south of Sunshine Terrace

Expansion to include the residential area generally bounded by both sides of the following additional blocks (unless otherwise noted):

- Big Oak Drive between dead end south of Ventura Boulevard and alley south of Ventura Boulevard
- Decente Court between Decente Drive and dead end east of Decente Drive
- Decente Drive between Laurelcrest Drive and Decente Court
- Laurelcrest Drive between dead end west of Roberts View Place and Berry Drive
- Berry Drive between Laurelcrest Drive and Laurie Drive
- Blue Canyon Drive between alley south of Ventura Boulevard and Picturesque Drive
- Picturesque Drive between dead end east of Blue Canyon Drive and Sunshine Terrace
- Sunshine Terrace between Carpenter Avenue and Picturesque Drive
- Laurelwood Drive between Buena Park Drive and Laurelcrest Drive
- Blue Canyon Drive between Laurelcrest Drive and Laurelwood Drive/Sunshine Terrace
- Pastel Place between dead end south of Sunshine Terrace and Sunshine Terrace
- Roberts View Place between dead end south of Laurelcrest Drive and Laurelcrest Drive
- Buena Park Drive between dead end south of Sunshine Terrace and Laurelwood Drive
- Reklaw Drive between Sunshine Terrace and Laurelwood Drive
- Laurelwood Drive between Carpenter Avenue and Reklaw Drive
- Carpenter Court between dead end south of Laurelwood Drive and Laurelwood Drive
- Carpenter Avenue between alley south of Ventura Boulevard and Sunshine Terrace
- Laurelwood Drive loop west of Carpenter Avenue
- Laurel Hills Road between dead end east of Laurel Canyon Boulevard and Laurel Canyon Boulevard

- Laurel Lane between dead end east of Laurel Canyon Boulevard and Laurel Canyon Boulevard

 - Pacoima Court between dead end east of Laurel Canyon Boulevard and Laurel Canyon Boulevard
4. AUTHORIZE the following parking restrictions for use on the residential portions of all streets in PPD No. 276:
 - 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 276 PERMITS EXEMPT
 - NO PARKING 6 PM TO 8 AM; 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 276 PERMITS EXEMPT
 - NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 276 PERMITS EXEMPT
 - NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 276 PERMITS EXEMPT
 5. INSTRUCT LADOT to initiate the necessary procedures for the preparation and sale of parking permits to residents within PPD No. 276, as specified in Section 80.58 of the LAMC.
 6. DIRECT LADOT to post or remove the authorized parking restrictions on the residential portions of the street segments enumerated in Recommendation No. 3, except for areas where parking is currently prohibited in the interest of traffic flow or public safety.
 7. DIRECT LADOT to post or remove the authorized parking restrictions upon receipt and validation of petitions containing signatures from at least 75 percent of the dwelling units, covering more than 50 percent of the developed frontage on a street segment requesting installation or removal of the parking restrictions set forth in Recommendation No. 4, without further action of the City Council.

BACKGROUND

On November 5, 2004 and February 20, 2018, City Council approved TPPD No. 75 (CF 04-2024) and PPD No. 276 (CF 18-0110), respectively, to provide relief for residents from the parking impact created by the thriving businesses along Ventura Boulevard, which prevented residents from parking near their homes.

The “Rules and Procedures for Preferential Parking Districts” approved by the City Council on March 16, 2016, allows LADOT to recommend the expansion of a PPD provided all the requirements are met and the Program Criteria are found to be generally satisfied.

Parking is currently allowed; therefore, the expansion of this PPD falls within the Class 1 Categorical exemption of section 15301(c) of the State CEQA Guidelines and the 2002 City CEQA Guidelines, Article III.1.a.3.

DISCUSSION

LADOT received a letter from Councilmember Paul Krekorian on March 21, 2018, (whose council office represented the area prior to re-districting) in which he requested the expansion of PPD No. 276 boundaries to include the blocks enumerated in Recommendation No. 3 above. Councilmember Krekorian’s letter indicates that residents of Studio City seek immediate relief from the parking issues caused by the commercial businesses, a Charter School, and CBS Studios.

Councilmember Krekorian, LADOT, and the residents of the neighborhood believe an expansion of PPD No. 276 boundaries would provide parking relief to the residents of the area.

The residents provided signed petitions from blocks listed below. A block is defined as a street segment between two intersecting streets. The following four blocks submitted petitions representing more than 75 percent of the dwelling units on both sides of the street covering more than 50 percent of the developed frontage on each block, thus satisfying the petition requirements set forth in the “Rules and Procedures for Preferential Parking Districts”:

- Big Oak Drive between dead end south of Ventura Boulevard and alley south of Ventura Boulevard
- Blue Canyon Drive between alley south of Ventura Boulevard and Picturesque Drive
- Picturesque Drive between dead end east of Blue Canyon Drive and Blue Canyon Drive
- Sunshine Terrace between Picturesque Drive and Laurelwood Drive

Parking Analysis

LADOT staff conducted a parking study on Monday, March 9, 2020, and determined that at least 85 percent of the parking spaces on the following blocks were occupied, thus satisfying the parking study criteria set forth in the “Rules and Procedures for Preferential Parking Districts”:


- Blue Canyon Drive between Picturesque Drive and Ventura Boulevard
- Carpenter Avenue between Laurelwood Drive and Laurelwood Drive
- Carpenter Avenue between Ventura Boulevard and Laurelwood Drive
- Laurelwood Drive between Carpenter Avenue and Carpenter Court
- Laurelwood Drive between Carpenter Court and Reklaw Drive

FISCAL IMPACT STATEMENT

Revenue from the sale of permits will cover the cost of implementing, administering, and enforcing PPD No. 276. Additionally, violations of the posted parking restrictions may result in citation fines deposited into the General Fund.

SJR:MC:fv

Attachments

Approved: <u>5/12/2022</u>
Board of Transportation Commissioners

Commission Executive Assistant

RESOLUTION

CONVERSION OF TEMPORARY PARKING PERMIT DISTRICT NO. 75 AND CONSOLIDATION WITHIN THE EXPANSION OF PREFERENTIAL PARKING DISTRICT NO. 276 BOUNDARIES IN THE STUDIO CITY AREA OF COUNCIL DISTRICT 4 (CF 18-0112)

WHEREAS, the Los Angeles City Council, by Ordinance No. 152,722, effective September 2, 1979, revised by Ordinance No. 157,425, effective March 18, 1983, amended by Ordinance No. 161,414, effective July 26, 1986, and further revised by Ordinance No. 171,029, effective June 1, 1996, provided for the establishment of Preferential Parking Districts (PPD) by Resolution of the City Council in each case. City Council adopted the latest revisions on March 16, 2016, Council File 15-0600-S62, under Section 80.58 of the Los Angeles Municipal Code (LAMC); and

WHEREAS, pursuant to LAMC Section 80.58.k, the Los Angeles Department of Transportation (LADOT) promulgated "Rules and Procedures for Preferential Parking Districts," was revised by Ordinance No. 177,845, effective September 30, 2006, and amended by Ordinance No. 180,059, adopted by the City Council on August 30, 2008, which further updated the Permit fees; and

WHEREAS, the residents of the Studio City neighborhood of Studio City in Council District 4 need immediate relief from the lack of residential parking on their blocks, which is the result of the thriving businesses along Ventura Boulevard; and

WHEREAS, the establishment of a PPD is an effective tool in restricting excessive numbers of non-resident vehicles from parking in residential neighborhoods; and

WHEREAS, on November 5, 2004, City Council approved the establishment of TPD No. 75 to provide continued relief to the adverse parking impact on residential parking created by the regular intrusion of vehicles associated with businesses and nightclubs on Ventura Boulevard.

WHEREAS, on February 20, 2018, City Council approved the establishment of Preferential Parking District (PPD) No. 276 that currently includes the following blocks (bounded by both sides unless otherwise noted):

- Sunshine Terrace between Picturesque Drive and Sunshine Court
- Berry Drive between alley south of Ventura Boulevard and Laurie Drive
- Sunshine Terrace between Berry Drive and Fruitland Drive
- Ridgemoor Drive between alley south of Ventura Boulevard and Berry Drive
- Tropical Drive between alley south of Ventura Boulevard and Sunshine Terrace
- Eureka Drive between alley south of Ventura Boulevard and dead end south of Ventura Boulevard
- Farley Court between Sunshine Terrace and dead end south of Ventura Boulevard
- Fruitland Drive between alley south of Ventura Boulevard (north intersection) and alley south of Ventura Boulevard (south intersection)
- Vineland Avenue (east side) between alley south of Ventura Boulevard and Fruitland Drive
- Vineland Avenue between Fruitland Drive and Lankershim Boulevard
- Willow Crest Avenue between the residential area south of Ventura Boulevard and dead end south of Ventura Boulevard

- Lankershim Boulevard between alley east of Ventura Boulevard and Fredonia Drive
- Willow Crest Avenue between dead end north of Vineland Avenue and dead end south of Vineland Avenue
- Willow Crest Place between Willow Crest Avenue and dead end north of Willow Crest Avenue
- Terryview Drive between Willow Crest Avenue and dead end south of Willow Crest Avenue
- Wrightwood Drive between Vineland Avenue and Wrightwood Place
- Wrightwood Place between Wrightwood Drive and dead end north of Wrightwood Drive
- Brill Drive between Eureka Drive and dead end south of Sunshine Terrace
- Hendley Drive between Brill Drive and dead end south of Brill Drive
- Decente Drive between Berry Drive and Decente Court
- Berry Court between Berry Drive and dead end south of Berry Drive
- Sunshine Court between Berry Drive and dead end south of Sunshine Terrace

WHEREAS, LADOT recommends the consolidation and conversion of TPPD No. 75 to PPD No. 276 and expansion of its boundaries based on the determination that the signatures submitted represent at least 75 percent of the dwelling units, covering more than 50 percent of the developed frontage on the blocks below, which are included within the proposed expansion area and is sufficient to warrant the installation of the requested preferential parking restriction signs upon City Council approval of the Resolution.

- Big Oak Drive between dead end south of Ventura Boulevard and alley south of Ventura Boulevard
- Blue Canyon Drive between alley south of Ventura Boulevard and Picturesque Drive
- Picturesque Drive between dead end east of Blue Canyon Drive and Blue Canyon Drive
- Sunshine Terrace between Picturesque Drive and Laurelwood Drive

WHEREAS, LADOT conducted parking studies in the proposed expansion area, which indicated that at least two blocks have a parking occupancy of at least 85 percent of the available legal parking spaces, thus meeting the criteria set forth in the "Rules and Procedures for Preferential Parking Districts"; and

NOW THEREFORE BE IT RESOLVED, that TPPD No. 75 be consolidated and converted into PPD No. 276 and expand its boundaries to include all additional blocks generally bounded by the following street segments:

- Big Oak Drive between dead end south of Ventura Boulevard and alley south of Ventura Boulevard
- Decente Court between Decente Drive and dead end east of Decente Drive
- Decente Drive between Laurelcrest Drive and Decente Court
- Laurelcrest Drive between dead end west of Roberts View Place and Berry Drive
- Berry Drive between Laurelcrest Drive and Laurie Drive
- Blue Canyon Drive between alley south of Ventura Boulevard and Picturesque Drive
- Picturesque Drive between dead end east of Blue Canyon Drive and Sunshine Terrace
- Sunshine Terrace between Carpenter Avenue and Picturesque Drive
- Laurelwood Drive between Buena Park Drive and Laurelcrest Drive
- Blue Canyon Drive between Laurelcrest Drive and Laurelwood Drive/Sunshine Terrace

- Pastel Place between dead end south of Sunshine Terrace and Sunshine Terrace
- Roberts View Place between dead end south of Laurelcrest Drive and Laurelcrest Drive
- Buena Park Drive between dead end south of Sunshine Terrace and Laurelwood Drive
- Reklaw Drive between Sunshine Terrace and Laurelwood Drive
- Laurelwood Drive between Carpenter Avenue and Reklaw Drive
- Carpenter Court between dead end south of Laurelwood Drive and Laurelwood Drive
- Carpenter Avenue between alley south of Ventura Boulevard and Sunshine Terrace
- Laurelwood Drive loop west of Carpenter Avenue
- Laurel Hills Road between dead end east of Laurel Canyon Boulevard and Laurel Canyon Boulevard
- Laurel Lane between dead end east of Laurel Canyon Boulevard and Laurel Canyon Boulevard
- Pacoima Court between dead end east of Laurel Canyon Boulevard and Laurel Canyon Boulevard

BE IT FURTHER RESOLVED, that upon approval of PPD No. 276 through the adoption of the Resolution, LADOT be authorized to post or remove the following preferential parking restrictions on any of the blocks within the district, without further action by the City Council, upon receipt and verification of the requisite petition(s) as provided for in the adopted "Rules and Procedures for Preferential Parking Districts."

- 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 276 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM; 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 276 PERMITS EXEMPT
- NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 276 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 276 PERMITS EXEMPT

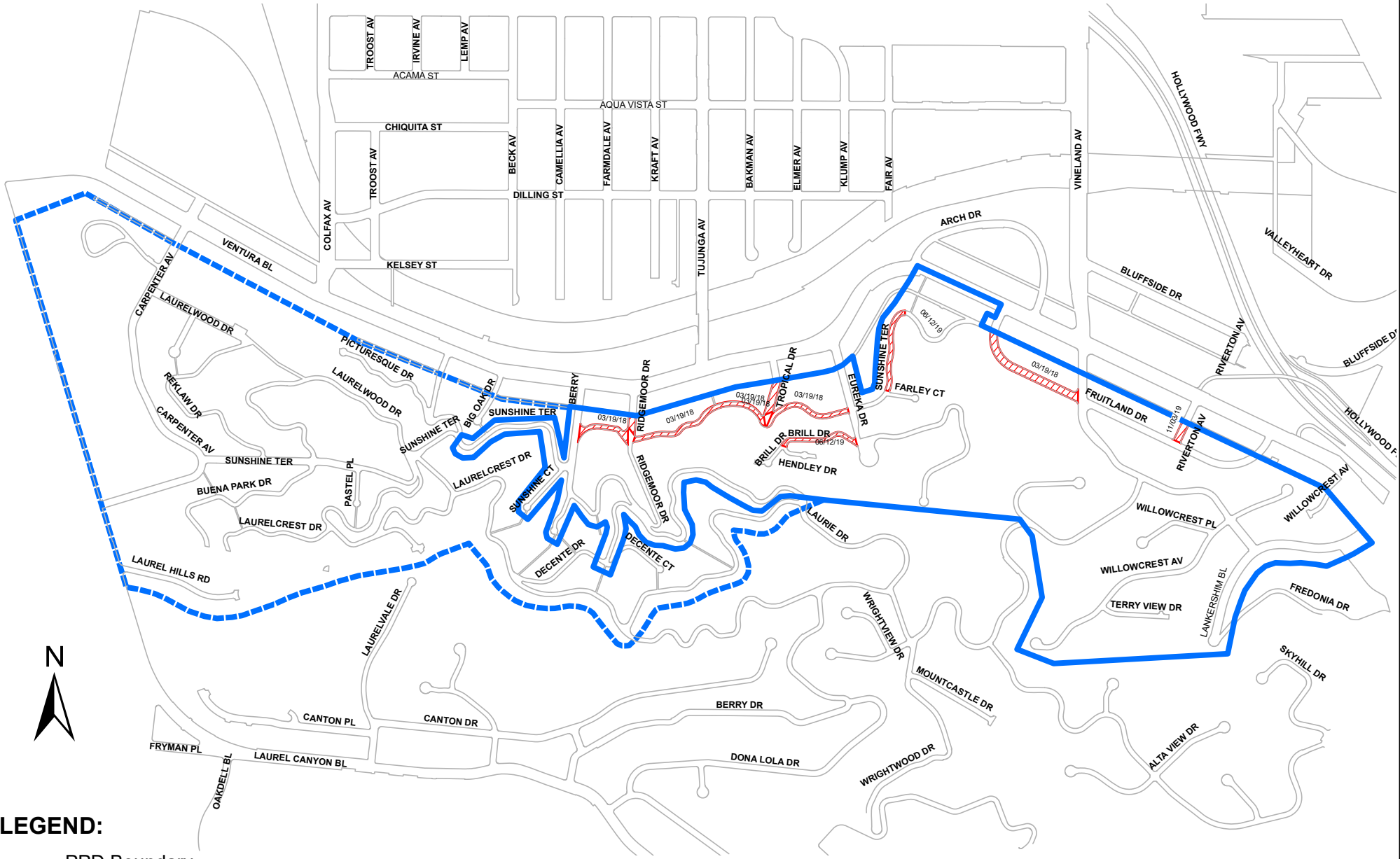
BE IT FURTHER RESOLVED, that LADOT be directed to take appropriate steps to prepare, issue, and require payments for permits from the residents of PPD No. 276 in accordance with LAMC and Rules and Procedures adopted by the City Council for PPDs.



PREFERENTIAL PARKING DISTRICT NO. 276

COUNCIL DISTRICT NO. 4

Valley Enforcement

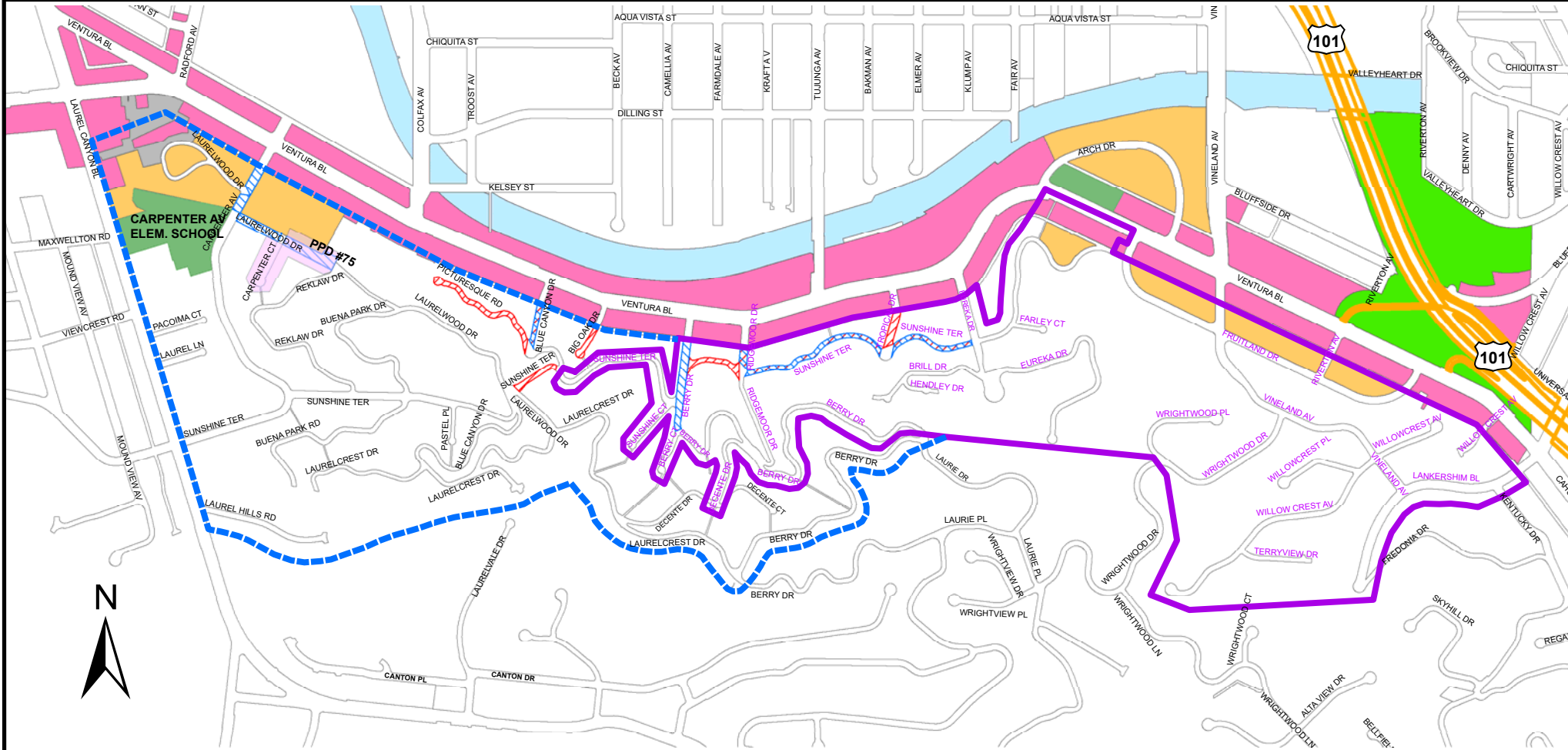


LEGEND:

- PPD Boundary
- PPD Boundary Extension
- No Parking 6pm-8am; 2 Hr Parking 8am-6pm; District No. 276 Permits Exempt



CITY OF LOS ANGELES - DEPARTMENT OF TRANSPORTATION
PREFERENTIAL PARKING DISTRICT NO. 276
 COUNCIL DISTRICT 4
PETITION, PARKING STUDY & LAND USE



LEGEND:

- PPD Boundary - Currently Posted with a Restriction
- - - PPD Boundary Extension
- Petition that passed 75% or more
- Parking Occupancy Study that passed 85% or more
- Petition that passed 75% or more & Parking Occupancy Study that passed 85% or more

- Los Angeles River
- Parking Lot
- Open areas
- Multiple Family
- Public Facility
- Residential
- Commercial
- PPD #75



**NITHYA
RAMAN**

Los Angeles
City Councilmember
4th District

March 31, 2022

Ms. Seleta Reynolds, General Manager
City of Los Angeles Department of Transportation
100 S. Main Street, 10th Floor
Los Angeles, CA 90012

Re: REQUEST Preferential Parking District #276 Expansion

Dear Ms. Reynolds:

Our office would like to formally support the request presented by Councilmember Paul Krekorian and his staff that the LADOT authorize the expansion of Preferential Parking District No. 276 for the Blue Canyon Drive neighborhood south of Ventura Boulevard in Studio City.

This includes the request to allow the follow parking restrictions be installed on the street listed below:

“2 Hour Parking Restriction 8 am - 6 pm (Permits Exempt)” and “No Park 6 pm - 8 am (Permits Exempt).”

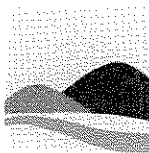
The Preferential Parking District should be established at the following locations:

1. 3900 block of Blue Canyon Drive (between Picturesque Drive and Ventura Blvd)
2. 3900 block of Big Oak Drive (between Sunshine Terrace and Ventura Blvd)
3. 11500 block of Picturesque Drive (between Sunshine Terrace and Ventura Blvd)
4. 4. 11500 block of Sunshine Terrace (between Big Oak Drive and Berry Drive)

Thank you in advance for accommodating this request. Should you have any questions, please contact Jorge Plascencia in my office at (213) 573-3775 or jorge.plascencia@lacity.org

Sincerely,

Nithya Raman
Councilmember, 4th District



PAUL KREKORIAN

LOS ANGELES CITY COUNCILMEMBER

March 21, 2018

Seleta J. Reynolds
General Manager, LADOT
100 S. Main Street, 10th Floor
Los Angeles, CA 90012

Re: Request Preferential Parking District #276 Expansion

Dear Ms. Reynolds:

I hereby request that the LADOT authorize the expansion of Preferential Parking District No. 276 for the Blue Canyon Drive neighborhood south of Ventura Boulevard in Studio City.

My staff is working with residents to address concerns that have been brought to my attention about the lack of available parking in the surrounding community as a result of the thriving businesses along Ventura Blvd. The residents of this community are seeking immediate relief from this parking issue. Expanding the Preferential Parking District will allow permitted vehicles to be parked on the street and ease parking for residents and their guests.

I request that the following parking restrictions be installed on the streets listed below: "2 Hour Parking Restriction 8 am - 6 pm (Permits Exempt)" and "No Parking 6 pm - 8 am (Permits Exempt)."

The Preferential Parking District should be established at the following locations:

1. 3900 block of Blue Canyon Drive (between Picturesque Drive and Ventura Blvd)
2. 3900 block of Big Oak Drive (between Sunshine Terrace and Ventura Blvd)
3. 11500 block of Picturesque Drive (between Sunshine Terrace and Ventura Blvd)
4. 11500 block of Sunshine Terrace (between Big Oak Drive and Berry Drive)

Thank you in advance for accommodating this request. Should you have any questions, please contact Jessica Fugate in my office at (818) 755-7676 or jessica.fugate@lacity.org.

Very truly yours,

PAUL KREKORIAN
LA City Councilmember, Second District