

LA COUNTY PARKING + HOUSING AFFORDABILITY PROJECT
CORE COMMUNITY VOICES SESSION—SUPERVISOR DISTRICT 2 FOCUS—MINUTES

JANUARY 25, 2022—9:00 TO 10:30 AM

Meeting Attendees

Jacki Bacharach – Executive Director South Bay Cities COG

Angela Sherick-Bright – United Home Owners Association

Maral Tashjian – LA County Department of Beaches and Harbors

John Davis - Avalon Gardens Community Association

Ruth Hayles – Realtor, District 2

Eddie Urenda – Wiseburn Watch

Meeting Hosts

Alyson Stewart – LA County Department of Regional Planning

Bruce Durbin – LA County Department of Regional Planning

Mallory Baker – Walker Consultants

Steffen Turoff – Walker Consultants

Tania Schleck – Walker Consultants

1. Participant Introductions
2. Mallory Baker reviewed the power point presentation with the project overview, which included a review of:
 - a. Project background/purpose
 - b. Project scope and schedule
 - c. Project objectives
 - d. Core Community Voices
 - e. Parking and Housing Questionnaire
 - f. On-the-ground data collection
 - g. Upcoming next steps
3. Question and Answer
 - a. Jacki Bacharach made the following comments:
 - i. Jacki suggested that residential parking provided should have electric vehicle charging opportunities.
 - ii. Jacki suggested that instead of evaluating proximity to transit along, the mode split should be evaluated to determine whether people are actually using transit.
 - iii. South Bay COG received a grant to complete a study looking at the local travel network for local trips. They found that 70% of trips are 3 miles or less in length. South Bay COG is doing a project that focuses on local travel, which includes establishing mixed use streets on two corridors in the South Bay. The study is looking at the provision of shared

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neighborhood electric vehicles to provide an alternative to driving, and therefore provide an incentive to reduce parking requirements.

- iv. Jacki had to leave the meeting early at 9:30 a.m.
 - v. Mallory Baker (Walker Consultants) will follow up with Jacki after the meeting to discuss project next steps
- b. Angela Sherick-Bright asked the following question:
- i. Angela asked how the study is considering state legislation (SB 9 and SB 10), which could lead to more homes being built, including in single-family dwelling areas.
 - ii. Bruce Durbin responded that the study is focused on multi-family housing development, defined as 5 or more dwelling units. SB 9 enables single-family homes to be subdivided, but those properties would likely not hit the multi-family housing threshold in terms of number of units. Single-family parking is a separate issue. Bruce talked about the purpose of the parking study. Each parking space costs \$17,000 or more to build, which increases the cost of housing in terms of lease or rental rates. This study is planning to look at parking standards in Title 22 in the LA County Code, specifically how requirements can be more flexible. The study is looking at multi-family housing development and the capacity to build more multi-family in the areas that are zoned for it currently.
- c. John Davis asked the following question:
- i. What areas of the County in terms of housing are you looking at as part of this plan?
 - ii. Bruce Durbin responded that the ordinance would apply to unincorporated communities countywide, specifically in areas where zoning is already applied and there is capacity for multi-family housing. The study will not be a one-size fits all standard, as the County understands how diverse the unincorporated communities are. LA County is trying to understand what policies might be a best fit.
 - iii. Steffen Turoff stated that the ordinance will apply to new development, only, and will not adjust conditions for existing multi-family housing development.
 - iv. Mallory Baker stated that the study will look at on-the-ground parking conditions to feed into ordinance. Due to constraints of the study, every single community in unincorporated Los Angeles County cannot be studied. Walker will keep group apprised of data collection effort.
 - v. Bruce Durbin stated that LA County is not looking to rezone property as part of project. The study will look at areas already zoned for multi-family housing or will be zoned through Housing Element.
4. Mural Board Activity
- a. Mallory provided an overview of the activity and instructions on how to use the Mural platform, a digital engagement tool where respondents provide written comments that can be seen by others in the group.
 - b. Feedback was requested related to four topics:
 - i. “To me, success for new residential parking requirements looks like...”
 - ii. “It might surprise you, but success does not look like...”
 - iii. “A concern I have about creating new requirements is...”

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- iv. “Something that would help address my concern might be...”
- c. The following comments were provided for each topic area:
 - i. To me, success for new residential parking requirements looks like...
 1. “Success looks like adequate parking for the number of units that are provided.”
 2. “I think it would be a big help to communities to [provide] easy parking.”
 3. “New residential parking for our diverse community must be "huge" because there are large families with teenagers, college students, parents, all of whom have autos. It will be somewhat challenging.”
 - ii. It might surprise you, but success does not look like...
 1. “It might surprise you that additional bike storage spaces does not negate additional vehicle parking spaces.”
 - iii. A concern I have about creating new requirements is...
 1. “One consideration for unincorporated Marina del Rey is that there's no street parking. This might set it apart from neighborhoods where residents have the flexibility of off-street parking, if on-site parking is limited.”
 2. “A concern about creating new requirements are the NIMBYs.”
 3. “A concern that I have is that while bicycle and electric vehicle spaces are needed we would be concerned that traditional vehicle parking might be eliminated in lieu.”
 4. “Spillover from other communities/cities that abut unincorporated communities.”
 5. “The need to obtain accurate counts of residential car ownership/number of residents per unit.”
 - iv. Something that would help address my concern might be...
 1. “Something that would address my concerns, would be continued resident input.”
- d. Mallory Baker asked if attendees could elaborate on the comments that they provided in each of the four top areas.
 - i. Angela Sherick- Bright described a meeting for a 195-unit residential project to be built on Crenshaw Boulevard in the City of Los Angeles. No parking is required for the development because it is near transit. The developer is proposing to provide 110 parking spaces. During the meeting, the community provided feedback that the development may have 400 people driving (approximately 2 vehicles per unit). There is concern that people parking are overflowing in neighborhood, as they cannot park on Crenshaw. People living in development will likely park in unincorporated communities. The developer said that the project will provide 100 bike parking spaces; however, community members that will live in development may not be riding bikes or taking transit.
 - ii. Mallory Baker reiterated that just because you provide bike parking spaces does not mean you do not provide vehicle parking spaces.
 - iii. Bruce Durbin stated that LA County has heard that spillover is a significant concern. The study will consider that nearby districts can creating spillover in nearby communities.

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- e. Eddie Urenda made the following comments:
 - i. Eddie stated that probably about 10% of homes are multi-family housing.
 - ii. The number of residents per household is undercounted.
 - iii. There is a lack of parking in the area near LAX.
 - iv. Parking demand can spillover from commercial uses.
- f. John Davis made the following comments:
 - i. There are areas where parking is a big problem and not just in single family homes. During the economic conditions associated with the COVID-19 pandemic, family members are returning home to live with other family members, resulting in multiple vehicles per household. When new development occurs, surrounding neighborhoods will be impacted by parking. John suggested to consider how impacted communities are by parking currently when evaluating where to locate additional housing.
 - ii. Mallory Baker stated that it is important to get an accurate count of how many people are in units and how many cars there are to see where the ordinance might make the most positive change.
 - iii. John Davis asked who is supporting the study on the local level, and how the community will be involved going forward to make a success. John stated that it is important that people have a voice or a part in it.
 - iv. Bruce Durbin responded that it comes down to the Board of Supervisors. The zoning policy and General Plan only apply to unincorporated communities. LA County only creates ordinances that apply to unincorporated communities. The policies go to the Regional Planning Commission and then everything goes to the Board of Supervisors. Housing is one of the nine priorities established by the Board of Supervisors. Housing is built by private sector. LA County is focusing on creating more capacity for housing through the policy update. The project is not looking at rezoning for housing. Bruce stated that a link to the Housing Element will be provided in the Zoom chat. Just because a policy has been enacted does not mean housing will be affordable. One of primary factors that impacts affordability is the need to build parking spaces. Currently no matter the location, 1 parking space per unit is required. The policy will be looking at other programs related to transportation demand management (TDM) such as car share that provide alternatives to car ownership.
 - v. John Davis lives in an unincorporated area of LA County and strongly suggested that the community should be part of the decision-making process. In some areas, zoning has been in place since 1978 which allows for light industrial uses. John suggested that instead of putting businesses and warehouses in those locations, putting in housing in those communities would be better to ease parking.
 - vi. Mallory Baker responded that this study is focused on the regulations that guide how developers need to provide parking. Mallory also stated that the project team has responsibility to do effective community outreach and to listen to what community members are saying. The project team wants to draw a continuous thread from the feedback gained and what the project does.

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- vii. John Davis said thank you and expressed appreciation for the good conversation and for the different experiences and perspectives.
- viii. Alyson Stewart expressed appreciation for listening to the comments and input to help make the project successful.
- ix. Bruce Durbin expressed appreciation for the participation. Bruce stated that LA County is listening to the feedback and does not know in which direction the project will go yet. There will be at least 3 public hearings where community can provide insight. The policy will not be taking away existing parking. LA County is aware that communities are already parking impacted, and the County is looking at other ways to approach that issue.