

CALIFORNIA COASTAL COMMISSION

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Appeals Filed: 12/17/2008
Sub. Issue: 2/4/2009
Staff: Charles Posner - LB
Staff Report: 5/21/2009
Hearing Date: June 11, 2009
Commission Action:

Th9b,c&h

Click here to go to the staff
report addendum.

STAFF REPORT: APPEALS - DE NOVO REVIEW

APPEAL NUMBERS: A-5-VEN-08-340 (CDP 08-07, OPD 520 - Oxford Triangle Area)
A-5-VEN-08-341 (CDP 08-08, OPD 521 - Presidents Row Area)
A-5-VEN-08-344 (CDP 08-11, OPD 526 – Villa Marina Area)

APPLICANT: City of Los Angeles Department of Transportation (Allan Willis)

PROJECT LOCATION: Public streets throughout the Venice area, City of Los Angeles.

PROJECT DESCRIPTION: Establish Overnight Parking District Nos. 520, 521 and 526 with the following restriction: "No Parking 2 a.m. to 6 a.m. Nightly - Vehicles with District Permits Exempted", and the erection of signs for such.

APPELLANTS (39): Coastal Commission Executive Director Peter Douglas, Peggy Lee Kennedy, Debra Gavlak, Ayana D. Guy, Calvin E. Moss, Janice Yudell, Hope Hanafin, Mark Lipman, Delilah Gill, Neal D. Hasty, Karl Abrams, Rev. Thomas C. Ziegert, Eva Jane Williams, Donald Geagan, Antoinette Reynolds, Celia Williams, Terry L. Hendrickson, Janine K. Pierce, Carol E. Green, Ethel M. Gullette, Erica Snowlake, Jessica Aden, Fortunato Procopio, Melinda Ahrens, Emily Winters, Venice Housing Corporation Executive Director Steve Clare, Linda Lucks, Susan Millman, Eden Andes, Jim Bickhart, Sabrina Venskus, James R Smith, Ross Wilson, Pamela London, Ronald Charbonneau, Brett Barth, David Gueriera, Cindy Chambers, and John Davis.

SUMMARY OF STAFF RECOMMENDATION

On February 4, 2009, the Commission determined that the appeals raised a substantial issue with respect to conformity with the public access policies of the Coastal Act because the 2 a.m. to 6 a.m. parking restrictions could adversely affect the public's ability to utilize public street parking in the early morning hours that supports access to the beach and other coastal recreation areas (for surfing, swimming, walking, exercising, fishing, etc.). On May 5, 2009, the City modified the proposal to include specific measures to mitigate the permit parking program's impact on the public parking supply (See Exhibit #5). Specifically, the City will allow four-hour parking in three public parking lots near the beach that will be open 24 hours a days, seven days a week, so that beachgoers who arrive before 6 a.m. will have a place to leave their vehicles for several hours while they recreate along the shoreline.

Staff is recommending that the Commission **APPROVE** the coastal development permits for the proposed permit parking program with special conditions. **The recommended special conditions begin on Page Three. See Page Two for the motions to carry out the staff recommendation.**

SUBSTANTIVE FILE DOCUMENTS:

1. City of Los Angeles certified Land Use Plan for Venice, 6/14/2001.
2. City of Los Angeles Local Coastal Development Permit No. 08-07 (OPD 520).
3. City of Los Angeles Local Coastal Development Permit No. 08-08 (OPD 521).
4. City of Los Angeles Local Coastal Development Permit No. 08-11 (OPD 526).
5. Coastal Commission Staff Report for Appeal Nos. A-5-VEN-08-340, A-5-VEN-08-341, A-5-VEN-08-342, A-5-VEN-08-343 & A-5-VEN-08-344 (Substantial Issue), 1/15/2009.
6. Coastal Development Permits 5-08-313, 5-08-314, A-5-VEN-08-342 & A-5-VEN-08-343.

STAFF NOTE - SINGLE PERMIT JURISDICTION:

Pursuant to Coastal Act Section 30600(b), any development which receives a local coastal development permit from the City must also obtain a second (or “dual”) coastal development permit from the Coastal Commission if the development is within the areas specified in Section 30601 (e.g., within three hundred feet of the beach or sea). The areas specified in Section 30601 are known in the City of Los Angeles permit program as the *Dual Permit Jurisdiction* area. For projects located inland of the areas identified in Section 30601 (i.e., projects in the *Single Permit Jurisdiction*), the City of Los Angeles local coastal development permit is the only coastal development permit required. The local coastal development permits in both the single and dual jurisdiction areas are appealable to the Commission.

Overnight Parking District Nos. 520, 521 and 526 are located more than three hundred feet inland of the sea and beach, within the City and Commission’s “Single Permit Jurisdiction”. On appeal, the Commission overturned the local coastal development permits approved for the proposed project. Therefore, the Commission is holding a de novo hearing on the matter.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolutions to **APPROVE** each coastal development permit application with special conditions:

MOTION I: *"I move that the Commission approve with special conditions Coastal Development Permit A-5-VEN-08-340 per the staff recommendation."*

MOTION II: *"I move that the Commission approve with special conditions Coastal Development Permit A-5-VEN-08-341 per the staff recommendation."*

MOTION III: *"I move that the Commission approve with special conditions Coastal Development Permit A-5-VEN-08-344 per the staff recommendation."*

The staff recommends a **YES** vote on each motion. Passage of the motions will result in **APPROVAL** of each of the coastal development permit applications with special conditions, and adoption of the following resolution and findings for each permit, as set forth in this staff report or as modified by staff prior to the Commission’s vote. The motions pass only by an affirmative vote of a majority of Commissioners present.

I. Resolution: Approve Permits A-5-VEN-08-340, A-5-VEN-08-341 & A-5-VEN-08-344

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions of Permits A-5-VEN-08-340, A-5-VEN-08-341 & A-5-VEN-08-344

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions of Permits A-5-VEN-08-340, A-5-VEN-08-341 & A-5-VEN-08-344

1. Approved Development

Coastal Development Permits A-5-VEN-08-340, A-5-VEN-08-341 and A-5-VEN-08-344 approve the establishment of Overnight Parking District Nos. 520, 521 and 526 with the following restriction: "No Parking 2 a.m. to 6 a.m. - Vehicles with District Permits Exempted." All development must occur in strict compliance with the special conditions and the final plans approved by the Executive Director. Any deviation from the approved Overnight Permit Parking Program (e.g., change in hours or district boundaries) shall be submitted for review by the Executive Director to determine whether another amendment

to this coastal development permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations. If the Executive Director determines that an amendment is necessary, no changes shall be made until a permit amendment is approved by the Commission and issued by the Executive Director.

2. Time Limit on Overnight Permit Parking Program

The Commission's approval for the Overnight Permit Parking Program shall expire five years after the date of the Commission's approval, unless the Commission approves a permit amendment to extend the time limit. If the applicant submits a permit amendment request (one application for each district) before expiration of the time limit, the Executive Director may authorize the program to continue as authorized by this coastal development permit until the Commission can act on the future amendment request. If the Commission does not approve a permit amendment granting an extension of this time limit, the Overnight Permit Parking Program shall be discontinued, and all signs that prohibit parking without a permit shall be removed from the public streets.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The City of Los Angeles proposes to establish five Overnight Parking Districts in the Venice area in order to prohibit nighttime and early morning parking on the public streets by non-residents (Exhibit #1). This staff report addresses the applications for Parking District Nos. 520, 521 and 526, the three districts located inland of the beachfront neighborhoods (Exhibit #2).

The City proposes to post signs on the public streets throughout each district with the following restriction: "No Parking 2 a.m. to 6 a.m. Nightly - Vehicles with District No. XXX¹ Permits Exempted." The City, however, states that the parking prohibitions would not be implemented throughout an entire district all at once. Instead, the City would post the signs on a block-by-block basis, upon written request from the 11th District City Council Office (Exhibit #3). The City has also indicated that the parking prohibitions would be implemented only on blocks where at least two-thirds of the residents sign a petition requesting the permit parking system.

Parking permits will not be required to park a vehicle in any off-street public parking lots or in any on-street metered stalls, as these types of public parking spaces will not be subject to the proposed overnight parking prohibition. Only persons who reside in a residential building within each parking district will be able to purchase a district parking permit which will exempt their vehicle from the proposed overnight parking prohibition in their district. See Exhibit #3 for details regarding the City's issuance of the necessary parking permits to the residents of each district.

¹ XXX = The Parking District No. in which the street is located.

B. Public Access and Recreation

Although the appellants raised several issues with regard to the City's proposed permit parking program, including allegations that the proposal violates the right of the general public to use the public rights-of-way and that it discriminates against homeless people who live in vehicles, the Coastal Act issue is public access.² On February 4, 2009, the Commission determined that the appeals raised a substantial issue with respect to conformity with the public access policies of the Coastal Act because the 2 a.m. to 6 a.m. parking restrictions could adversely affect the public's ability to utilize the public street parking in the early morning hours that supports access to the beach and other coastal recreation areas (for surfing, swimming, walking, bicycling, skating, fishing, exercising, etc.).

Coastal Act Sections 30210, 30211, 30212.5, 30213, 30214, 30220, 30221, 30223 and 30224 protect public recreation and public access.

Section 30210 In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse. (Amended by Ch. 1075, Stats. 1978.)

Section 30211 Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212.5 Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Section 30213 Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Section 30214 (a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

- (1) Topographic and geologic site characteristics.
- (2) The capacity of the site to sustain use and at what level of intensity.
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.

² The City Council is separately exploring possible locations for overnight parking of recreational vehicles.

(4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

Section 30220 Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30221 Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30223 Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Section 30224 Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

The certified City of Los Angeles Land Use Plan (LUP) for Venice also contains policies that protect access to the coast and public parking facilities. Those policies are listed in Section C (Local Coastal Program) of this staff report (See Page Eight). The standard of review for the coastal development permits is the Chapter 3 policies of the Coastal Act.

The public access issue is that the proposed permit program could result in an inadequate parking supply for the beachgoers who drive to the shoreline area before 6 a.m. Even after 6 a.m. when the streets open for public parking (i.e., no permit required) under the City's proposed permit parking program, it may take another hour or more for some of the residents to vacate some of the parking spaces on the street that support coastal access. Therefore, the originally proposed overnight permit parking program would adversely impact coastal access by eliminating, or significantly reducing, the primary parking supply for early-morning beachgoers without providing any alternate or replacement parking supply.

The City has acknowledged the Commission's concern about the ability of the public to access the beach in the early morning when the general public will be prohibited from parking on the public streets. On May 5, 2009, the City modified its proposal to include specific measures to

mitigate the permit parking program's impact on the public parking supply (See Exhibit #2). Specifically, the City will allow four-hour parking in three public parking lots near the beach that will be open 24 hours a days, seven days a week, so that beachgoers who arrive before 6 a.m. will have a place to leave their vehicles for several hours while they recreate at the shoreline.

The City's three public parking lots where limited-term parking will be available 24 hours a day are situated one block inland of the beach at Rose Avenue (Parking Lot No. 740 - 41 stalls), Windward Avenue (Parking Lot No. 761 - 14 stalls), and at North Venice Boulevard (Parking Lot No. 731 - 177 stalls) (See Exhibit #2). Since the time limit for parking in these three City parking lots at night and early morning will be four hours, this parking supply will not be able to be used for all-night parking, so the parking stalls will remain open and available for use by early morning beachgoers. The City is eliminating the requirement to vacate Parking Lot No. 740 at 7 a.m., which effectively made the parking lot unusable for anyone who wants to stay at the beach past 7 a.m. Parking fees (\$1 or \$2/hour at automated pay station, or daily seasonal flat rate of \$4 to \$12 paid to attendant) will be required for using the three City lots, and the vehicles in Parking Lot Nos. 740 and 731 will have to vacate the lots by 9 a.m. or pay the parking attendant the daily flat rate fee.

In this case, Overnight Parking District Nos. 520, 521 and 526 are all located more than one-half mile from the beach, and while they may provide some beach parking on busy weekends, it is very unlikely that any early morning beachgoers would park one-half mile from the beach at 6 a.m. when there are open public parking facilities (e.g. Parking Lot Nos. 740, 761 and 731) located within one block of the beach. Therefore, with the City's provision of the limited-term public parking supply in Parking Lot Nos. 740, 761 and 731 for early morning beachgoers (as required pursuant to Coastal Development Permits 5-08-313, 5-08-314, A-5-VEN-08-342 and A-5-VEN-08-343) and the 6 a.m. opening of the streets to public parking (with no permit required), and considering the half-mile distance of Parking District Nos. 520, 521 and 526 from the beach, the proposed project will not adversely affect public access and recreation. However, in order to be able to review and consider the actual effects of the proposed project once it is implemented to determine if there are any changed circumstances or unforeseen adverse impacts to coastal resources, Special Condition Four limits the term of the Commission's approval to five years. As conditioned, the proposed project is consistent with the Public Access and Recreation policies of the Coastal Act.

C. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program (LCP) that conforms with Chapter 3 policies of the Coastal Act:

- (a) Prior to certification of the Local Coastal Program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the

provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The City of Los Angeles Land Use Plan (LUP) for Venice was effectively certified on June 14, 2001. The certified Venice LUP sets forth the following policies that are relevant to the proposed project:

Policy II. A. 1. General. It is the policy of the City to provide increased parking opportunities for both visitors and residents of Venice, and improve summer weekend conditions with respect to Venice Beach parking and traffic control. A comprehensive package of parking measures and strategies that addresses the needs and balances the competing demands of residents and beach visitors is proposed. Parking facilities shall be increased, subject to the availability of funding, to meet existing unmet needs for residents and beach visitors in order to improve public access opportunities and reduce conflicts between residential and beach visitor parking. Parking facilities for beach overload parking shall be located outside of the Beach Impact Zone. To facilitate ingress and egress to the beach area, a shuttle system that serves outlying parking areas, lots or structures should be developed and maintained. The development of parking facilities shall be consistent with Coastal Act policies.

The City's policy is to provide sufficient parking for beach goers outside of local streets, and encourage the use of this parking (simply restricting use of on-street parking without providing an alternative would diminish public access to the beach). An integrated plan should contain the following types of measures:

- Provision of new parking supply for beach goers;
- Measures to encourage beach goers to use the new supply;
- Measures to reduce parking demand; and
- Management and coordination of the parking and traffic system.

Policy II. A. 6. Preferential Parking. Establishment of residential preferential parking districts shall be contingent upon replacing displaced public parking spaces with new public parking at a minimum one-to-one ratio.

Implementation strategies

To provide adequate visitor parking, the preferential parking district(s) should be operated as follows:

- Parking restriction shall not be less than 4-hour within designated residential district(s); meters, if provided, shall be priced and enforced to encourage use of off-street lots and shall accept payment for time increments up to 4 hours.
- Require that the general public maintain the right to buy a day-permit allowing parking on all streets within the zone.

Policy II. A. 9. Protection of Public Parking. The following policies shall be implemented and enforced in order to protect and enhance public parking opportunities provided on public rights-of-way and in off-street parking areas:

- a. **Beach Parking Lots.** The beach parking lots located at Washington Boulevard, Venice Boulevard and Rose Avenue shall be protected for long-term (4-8 hours) public beach parking. No parking spaces in the beach parking lots shall be used to satisfy the parking requirements of Policies II.A.3 and II.A.4 (*Parking for Residential, Commercial and Industrial Uses, etc.*). The temporary short-term lease or reservation of parking spaces in the beach parking lots may be permitted if the proposed temporary use of the parking supply does not conflict with the need for public parking by beach goers. Any proposal to allow overnight residential parking in the beach parking lots shall include provisions to enforce a prohibition against the storage of vehicles in the lots during the daylight hours by non-beach goers.
- b. **Street Ends.** It is the policy of the City to not permit privatization of street ends. Public parking opportunities shall be protected and encouraged at improved and unimproved street-ends that abut Ocean Front Walk and/or the beach.
- c. **Rights-of-way.** In order to maintain and increase the public parking supply, the City shall maximize and protect the availability of public parking opportunities on City streets that currently accommodate vehicular traffic.
- d. **Curb cuts.** In order to protect on-street parking opportunities, curb cuts shall not be permitted where vehicular access can be provided from an alley. When vehicular access cannot be safely provided from an alley, curb cuts shall be limited to the minimum amount necessary to provide safe vehicular access to a site. Old curb cuts shall be restored to curbside public parking when feasible.
- e. **Private parking.** Existing ordinances shall be enforced to ensure that parking areas situated on street-ends and on public rights-of-way are protected for public use and shall not be privatized or posted for private use.

The proposed project, as conditioned to protect the public's ability to access the coast, conforms to the policies of the certified Venice LUP. Therefore, approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

D. California Environmental Quality Act (CEQA)

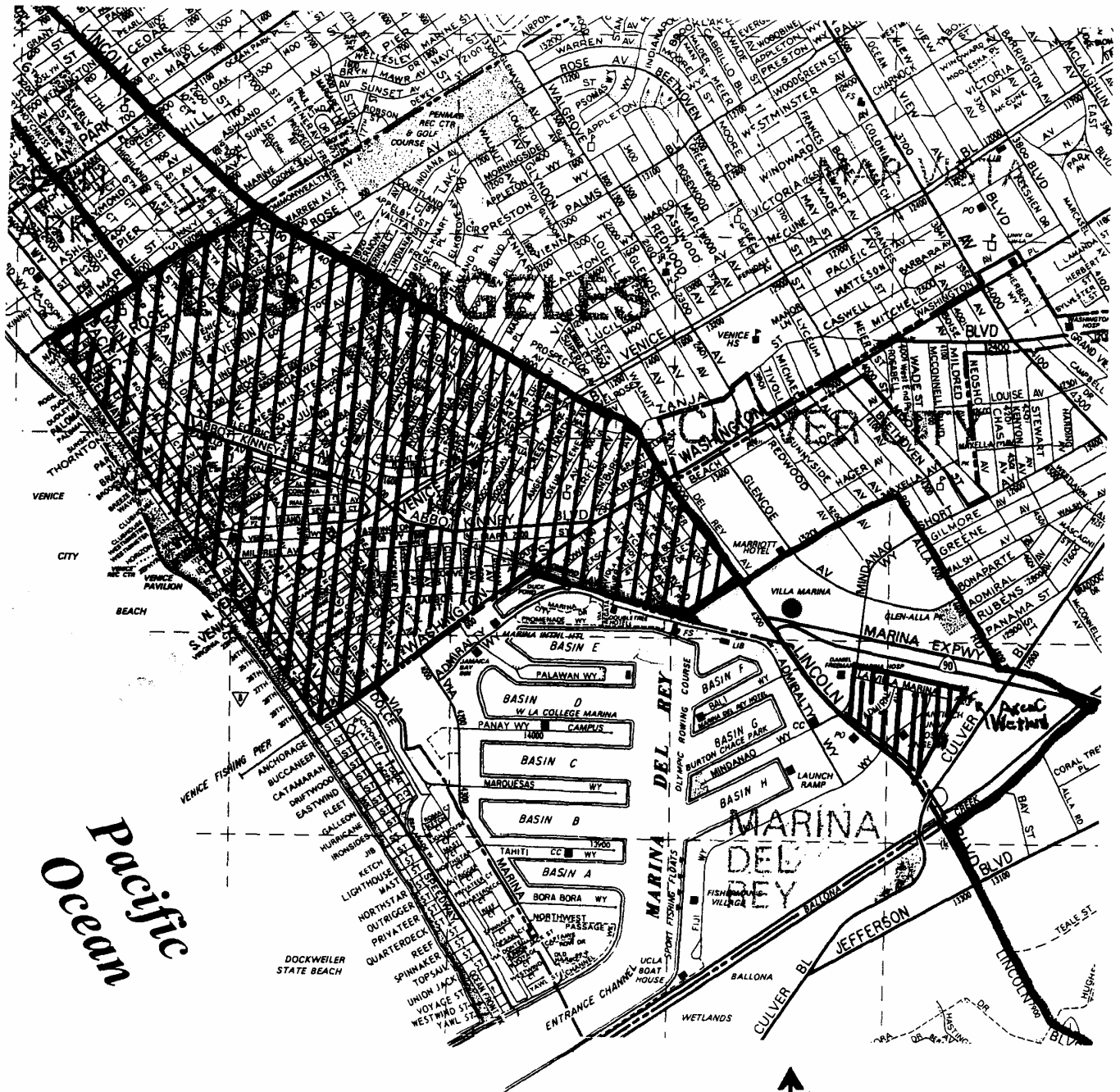
Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

In this case, the City of Los Angeles is the lead agency for the purposes of CEQA. The City determined that the project is exempt from CEQA under a General Exemption set forth in Article II, Section I of the 2002 Los Angeles City CEQA Guidelines.

The proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized by the recommended conditions of approval and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, can be found consistent with the requirements of the Coastal Act to conform to CEQA.

VENICE, CA

Venice Overnight Parking Districts



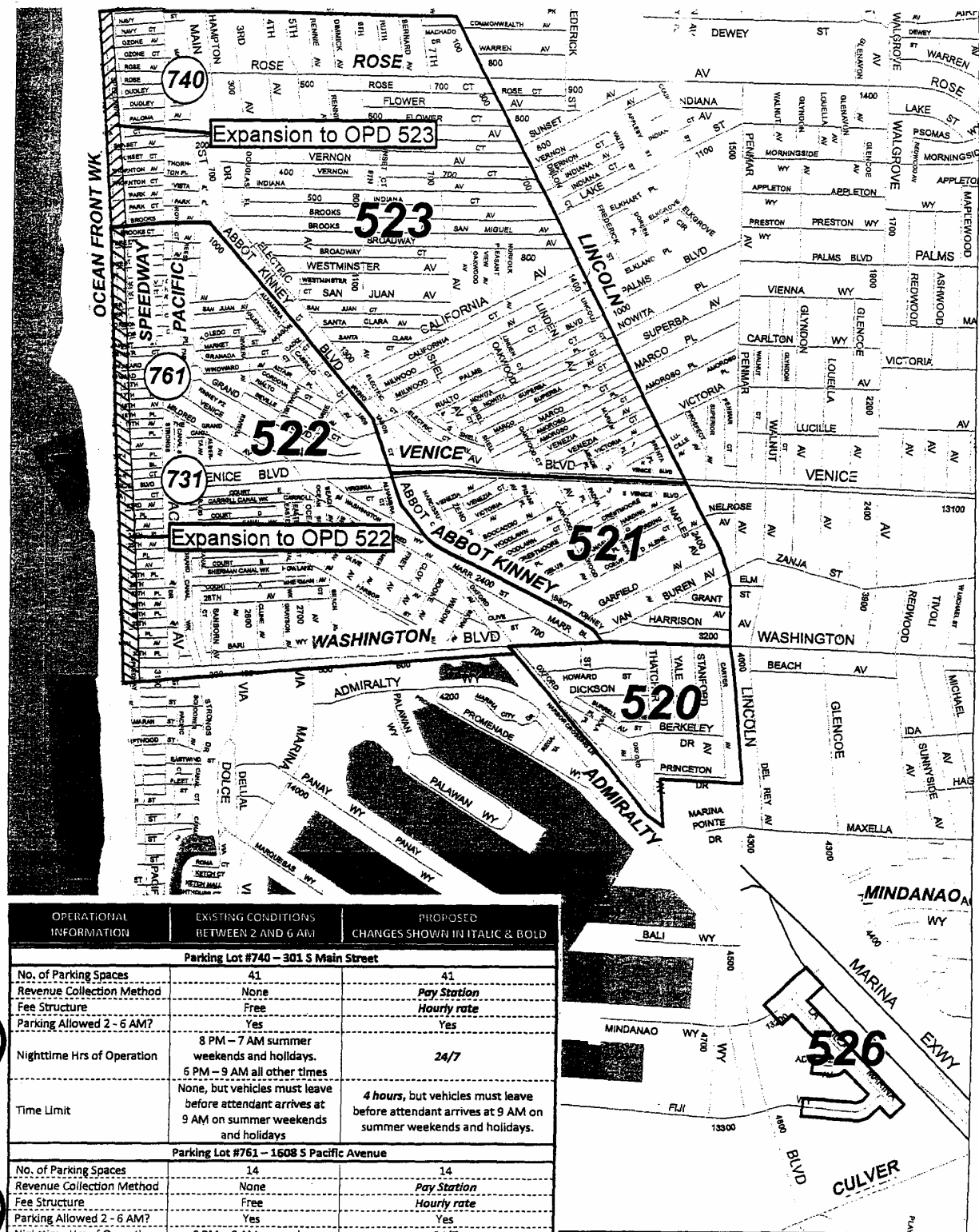
Pacific
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APPEAL NOS. A-5-VEN-08-340, A-5-VEN-08-341,
A-5-VEN-08-342, A-5-VEN-08-343 & A-5-VEN-08-344



COASTAL COMMISSION

EXHIBIT # 1
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740

761

731

OPERATIONAL INFORMATION	EXISTING CONDITIONS BETWEEN 2 AND 6 AM	PROPOSED CHANGES SHOWN IN ITALIC & BOLD
Parking Lot #740 – 301 S Main Street		
No. of Parking Spaces	41	41
Revenue Collection Method	None	<i>Pay Station</i>
Fee Structure	Free	<i>Hourly rate</i>
Parking Allowed 2 - 6 AM?	Yes	Yes
Nighttime Hrs of Operation	8 PM – 7 AM summer weekends and holidays. 6 PM – 9 AM all other times	24/7
Time Limit	None, but vehicles must leave before attendant arrives at 9 AM on summer weekends and holidays	4 hours , but vehicles must leave before attendant arrives at 9 AM on summer weekends and holidays.
Parking Lot #761 – 1608 S Pacific Avenue		
No. of Parking Spaces	14	14
Revenue Collection Method	None	<i>Pay Station</i>
Fee Structure	Free	<i>Hourly rate</i>
Parking Allowed 2 - 6 AM?	Yes	Yes
Nighttime Hrs of Operation	6 PM – 8 AM every day	24/7
Time Limit	None	4 hours (14 spaces)
Parking Lot #731 – 200 N Venice Boulevard		
No. of Parking Spaces	None	177
Revenue Collection Method	Contractor permit sales	<i>Pay Station</i>
Fee Structure	Monthly rate	<i>Monthly & hourly rates</i>
Parking Allowed 2 - 6 AM?	Only by monthly permit valid 6 PM – 9 AM	Yes, both monthly permits & hourly parkers
Nighttime Hrs of Operation	Parking prohibited 11PM–5AM, except by permit	24/7
Time Limit	None, monthly permittees leaving after 9AM must pay daily rate	4 hours until 5 AM next morning. Nighttime vehicles leaving after 9 AM must pay daily rate

Public Parking

LEGEND	
	OPD Boundary
	Expansion to OPD 523
	Expansion to OPD 522
	City Parking Lot

EXHIBIT # **2**
PAGE **1** OF **1**



OVERNIGHT PARKING DISTRICT SIGNS & PERMITS

(Revised May 4, 2009)

Overnight Parking District Signs:

The "No Parking 2 AM to 6 AM; Vehicles with District No. 52# Permits Exempted" Overnight District parking restriction will not automatically be installed on any of the street segments in Overnight Parking Districts, 520, 521, 522, 523, or 526. These signs will only be installed, on a block by block basis, by the Department of Transportation (DOT) upon written request from the 11th District Council Office.

Anyone who lives on any of the blocks within an Overnight Parking District can purchase permits for their vehicles or for their visitors to be exempt from the overnight parking restrictions for that same district, regardless if there are Overnight Parking District signs posted on the block where they live. If there are not any overnight parking restrictions posted where you usually park, then you probably don't need to buy a permit at this time. When Overnight Parking District signs have been approved for posting on other blocks within a district, DOT will send the residents of the approved blocks a notice advising them that the signs will be going up in about 2-3 weeks.

Vehicles displaying valid permits for the Overnight Parking District where they are parked will be exempt from the "No Parking 2 AM to 6 AM; Vehicles with District No. 52# Permits Exempted" restrictions and can park on any of those street segments overnight where those signs are posted. Vehicles without permits will get tickets if they are parked on blocks where those signs are posted. Vehicles with disabled persons placards/license plates or commercial license plates are not exempted.

Parking Permit Sales Information:

Overnight Parking permits may be purchased weekdays (except holidays) from 9:00 a.m. to 5:00 p.m. at the following sales locations:

West Los Angeles Service Center
9911 West Pico Blvd., Suite B-201
Los Angeles, CA 90035

Mid-Wilshire Service Center
3333 Wilshire Blvd., Suite 3337
Los Angeles, CA 90010

Van Nuys Service Center
6309 Van Nuys Blvd. #103
Van Nuys, CA 91401

Downtown Service Center
312 W. 2nd Street
Los Angeles, CA 90012

Customer Service: (310) 843-5936

When purchasing permits for the first time, you will be required to provide **two proofs of residency** (such as your driver's license, a current utility bill, a rent/lease agreement, etc.). If you are not sure what other types of proofs of residency are acceptable, call the Customer Service number in advance. **Only cash, check or money order will be accepted for payment.** Once accounts are established, permit renewals can be done through the mail, and only check or money order are accepted as payment.

COASTAL COMMISSION

EXHIBIT # 3
PAGE 1 OF 2

Permit Types/Fees:

RESIDENT PERMIT (Maximum of 3 per dwelling unit):

The current cost of these permits is **\$15.00** each, and they are good for a maximum period of 12 months. Permits issued for periods other than one year may be issued at prorated costs in **\$5.00** increments. This permit is a sticker; which is permanently affixed to the rear driver's side bumper or window of your vehicle. It can be used to park anywhere within the District. To qualify for a Resident permit, the vehicle must be registered to your address. If it is a company vehicle, a letter from your employer confirming the license number of the vehicle and that it is assigned to you must be presented.

You are required to present the vehicle registration for each vehicle for which you are purchasing a Resident permit. If lost or stolen, the permit may be replaced at a cost of **\$5.00**; however, you will be required to provide a written statement of loss. If you purchase a replacement vehicle, your new vehicle will require a replacement permit, and to qualify for the replacement rate, you must provide us with the remains of the old permit to invalidate it.

VISITOR PERMIT (Maximum of 2 per dwelling unit):

Visitor Permits currently cost **\$10.00** each, and are valid for 4 months from the date of purchase. This permit can be used on any vehicle, and is valid on any block(s) within the District. The permit must be hung from the rearview mirror of the vehicle. Lost or stolen Visitor permits cannot be replaced until they expire.

OPD No. 520-523 GUEST PERMIT (Maximum of 10 permits per day per dwelling unit, no exceptions):

Guest permits currently cost **\$1.00** each, and they can also be purchased by mail (we usually require at least a 4 week lead time), or in person at one of the Permit Sales Offices. This permit is a dashboard placard that can be used on any vehicle, anywhere in the District, but is only valid on the "date of use" specified on the permit. The "date of use" is stamped on each permit by our sales staff at the time of purchase.

OPD No. 526 GUEST PERMIT (Maximum of 25 permits per day per dwelling unit):

Guest permits cost **\$1.00** each, and they can also be purchased by mail (we usually require at least a 4 week lead time), or in person at one of the Permit Sales Offices. This permit is a dashboard placard that can be used on any vehicle, anywhere in the District, but is only valid on the "date of use" specified on the permit. The "date of use" is stamped on each permit by our sales staff at the time of purchase. Sales of Guest permits in excess of 25 per dwelling unit per day is allowable, but requires that the staff of Council District No. 11 provide DOT staff with advance written approval of the sale of these excess permits.

Other information:

Visitor and Guest permits are exclusively for the use of the residents and their guests. Penalty for violation of this requirement is loss of permit parking privileges for a period of one year. Generally, vehicles with commercial license plates or disabled license plates/placards will also require a District permit to be exempt from the posted Overnight Parking District restrictions. Vehicles with permits are NOT exempted from Street Cleaning, fire hydrant, driveway blockage, red curb restrictions, or any other posted parking restrictions that do not include "Vehicles with District No. 52# permits exempted" language.

COASTAL COMMISSION

For questions about the Overnight Parking District Program, contact LADOT at (213) 978-3140

EXHIBIT # 3
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