

Issue: Conflict between Recent Laws and Coastal Act:

- Recent laws allow the conversion of a garage into an ADU without replacing the lost parking.
- The Coastal Act has a stated goal to “maximize public access to and along the coast...”
- The Coastal Commission has stated that “harmonizing the distinct priorities between the Coastal Act’s protection of public coastal access and the J/ADU provisions on parking requirements will require a case-by-case consideration of the specific circumstances of each jurisdiction.”
- City Planning has not followed up, so this analysis is intended to provide the justification to require replacement parking.

Parking Utilization and Transportation Management Strategies Report

Venice Coastal Zone

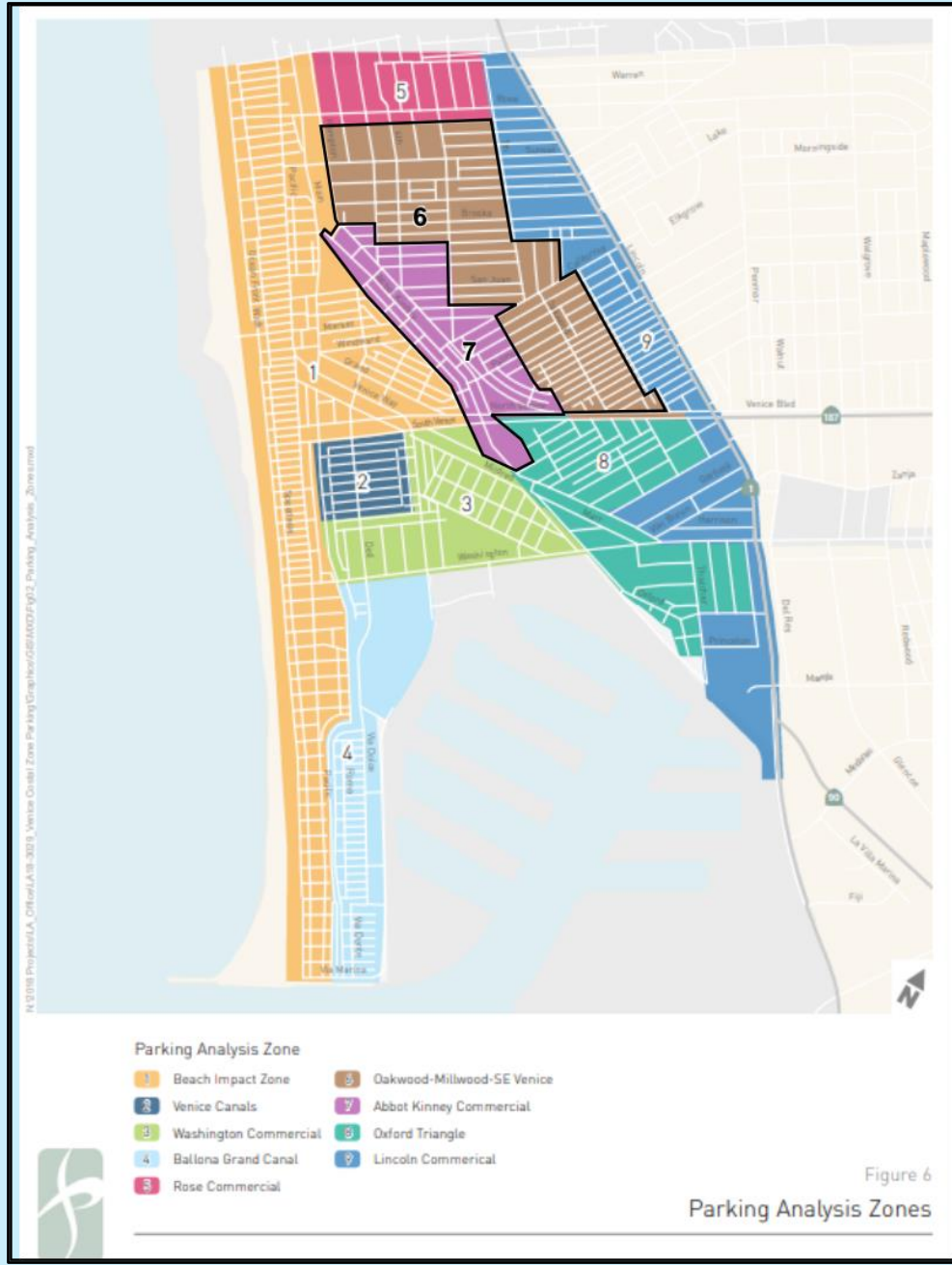
Prepared for:
City of Los Angeles
Department of City Planning

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FEHR  PEERS

- Provides the data needed.
- Evaluates typical parking demand for 2 Spring and 2 summer days throughout Venice Coastal Zone.
- Divides Zone into 9 analysis areas.
- Results indicate over 90% parking utilization in zones closest to beach and AKB.
- Closer analysis indicates strong parking demand west to 6th Street and within Southwest Venice area.





Recommended Area Where Replacement Parking Required

Steps in Approval Process:

- LUPC approves and recommends
- VNC adopts and recommends to City Planning and Coastal Commission
- VNC follows up to seek adoption.

