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100 S. MAIN STREET, 10<sup>th</sup> FLOOR  
LOS ANGELES, CA 90012

LAURA RUBIO-CORNEJO  
GENERAL MANAGER

February 25, 2026

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

Subject: **Expansion of Preferential Parking District No. 55 Boundaries in Toluca Lake Area of Council District 2**

At its regular meeting of February 12, 2026, 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,


Cynthia Matsumoto-Arroyo  
Acting Commission Executive Assistant

Attachment

BOARD REPORT  
CITY OF LOS ANGELES  
DEPARTMENT OF TRANSPORTATION

Date: February 12, 2026

To: Board of Transportation Commissioners

From: Laura Rubio-Cornejo, General Manager  
Department of Transportation 

Subject: **EXPANSION OF PREFERENTIAL PARKING DISTRICT NO. 55 BOUNDARIES IN THE TOLUCA LAKE AREA OF COUNCIL DISTRICT 2**

### SUMMARY

The Los Angeles Department of Transportation (LADOT) recommends the expansion of Preferential Parking District (PPD) No. 55 boundaries in the Toluca Lake area of Council District (CD) 2.

### RECOMMENDATIONS

1. FIND that the residents of the Toluca Lake area in CD 2 need immediate relief as a result of general intrusive parking from non-residents and customers of the businesses along Riverside Drive, and impacts created by an adjacent city's parking permit restriction.
2. FIND that the expansion of PPD No. 55 boundaries, 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 the boundaries of PPD No. 55, pursuant to the City Council's November 6, 2018, "Rules and Procedures for Preferential Parking Districts," which currently includes the residential district area generally bounded by the following streets and freeway:
  - The centerlines of Vineland Avenue, Riverside Drive, Cahuenga Boulevard, Lankershim Boulevard and the Hollywood Freeway (US-101).

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

- South side of Riverside Drive between Cahuenga Boulevard and Auckland Avenue
- East side of Auckland Avenue between Riverside Drive and alley south of Ventura Freeway (State Route 134)
- Alley south of Ventura Freeway (State Route 134) between Auckland Avenue and Ledge Avenue
- Ledge Avenue between alley south of Ventura Freeway (State Route 134) and Riverside Drive
- Riverside Drive between Ledge Avenue and Sancola Avenue
- Placidia Avenue between Riverside Drive and dead end
- Arcola Avenue between Riverside Drive and dead end

- West side of Sancola Avenue between Riverside Drive and dead end
  - South side of Riverside Drive between Sancola Avenue and Clybourn Avenue (City boundary)
  - West side of Clybourn Avenue (City boundary) between Riverside Drive and gate to Lakeside Golf Course
  - Valley Spring Lane between Cahuenga Boulevard and dead end at Lakeside Golf Course
  - Cahuenga Boulevard between Valley Spring Lane and Lankershim Boulevard
4. AUTHORIZE the following parking restrictions for use on the residential portions of all streets in PPD No. 55:
- 2 HOUR PARKING 8 AM TO 6 PM MONDAY TO FRIDAY; VEHICLES WITH DISTRICT NO. 55 PERMITS EXEMPT
  - NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 55 PERMITS EXEMPT
  - 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 55 PERMITS EXEMPT
  - NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 55 PERMITS EXEMPT
  - NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 55 PERMITS EXEMPT
5. INSTRUCT LADOT to initiate the necessary procedures for the preparation and sale of parking permits to residents within PPD No. 55, 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 July 12, 1995, the Los Angeles City Council approved the establishment of Permit Parking District 55 to alleviate the adverse parking impact on residential areas caused by non-residents and employees from nearby businesses (Council File 94-1222). The different restrictions in the PPD were grandfathered by the current 2008 Rules and Procedures, which were established to address the specific parking impacts of the area.

The "Rules and Procedures for Preferential Parking Districts" approved by the City Council on November 6, 2018, 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 in this area; 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**

On February 23, 2024, LADOT received a letter from former Councilmember Paul Krekorian, requesting a parking study to include the residential neighborhood within the area enumerated in Recommendation No. 3 above. The LADOT recommends extending the boundaries to major streets per the Rules and Procedures' program criteria. Councilmember Krekorian's letter indicates that the on-street parking is occupied by non-residents. Additional, correspondence with the residents indicated that the problem was from businesses along Riverside Drive and that the City of Burbank posted their own permit parking restrictions immediately adjacent to 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 five 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":

- Clybourn Avenue between Moorpark Street to Tikita Place (west side only)
- Clybourn Avenue between Riverside Drive to Moorpark Street (west side only)
- Mariota Avenue between Moorpark Street and Riverside Drive
- Moorpark Street between Ponca Avenue and Mariota Avenue
- Ponca Avenue between Moorpark Street and Riverside Drive

Parking Analysis

LADOT staff conducted a parking study on Wednesday, May 29, 2024, from 12 PM to 2 PM 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":

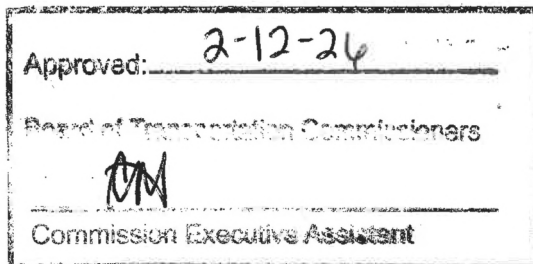
- Clybourn Avenue between Moorpark Street and National Avenue
- Mariota Avenue between Moorpark Street and Riverside Drive
- Moorpark Street between Clybourn Avenue and Ponca Avenue
- Moorpark Street between Ponca Avenue and Mariota Avenue
- Ponca Avenue between Moorpark Street and Riverside Drive

**FISCAL IMPACT STATEMENT**

Revenue from the sale of permits will cover the cost of implementing, administering, and enforcing PPD No. 55. Additionally, violations of the posted parking restrictions may result in citation fines deposited into the General Fund.

LRC:BL:KH:MC:fv

Attachments



# RESOLUTION

## EXPANSION OF PREFERENTIAL PARKING DISTRICT NO. 55 BOUNDARIES IN THE TOLUCA LAKE AREA OF COUNCIL DISTRICT 2

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 November 6, 2018, 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", which 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 Toluca Lake area in Council District (CD) 2 need immediate relief as a result of general intrusive parking from non-residents and customers of the businesses along Riverside Drive, and impacts created by an adjacent city's permit parking restrictions; and

WHEREAS, on July 12, 1995, City Council established Preferential Parking District (PPD) No. 55 (Council File 94-1222) that currently includes the residential district area generally bounded by the following streets and freeway:

- The centerlines of Vineland Avenue, Riverside Drive, Cahuenga Boulevard, Lankershim Boulevard and the Hollywood Freeway (US-101).

WHEREAS, LADOT recommends the expansion of PPD No. 55 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.

- Clybourn Avenue between Moorpark Street to Tikita Place (west side only)
- Clybourn Avenue between Riverside Drive to Moorpark Street (west side only)
- Mariota Avenue between Moorpark Street and Riverside Drive
- Moorpark Street between Ponca Avenue and Mariota Avenue
- Ponca Avenue between Moorpark Street and Riverside 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 PPD 55 expand its boundaries to include both sides of the following blocks (unless otherwise noted):

- South side of Riverside Drive between Cahuenga Boulevard and Auckland Avenue

- East side of Auckland Avenue between Riverside Drive and alley south of Ventura Freeway (State Route 134)
- Alley south of Ventura Freeway (State Route 134) between Auckland Avenue and Ledge Avenue
- Ledge Avenue between alley south of Ventura Freeway (State Route 134) and Riverside Drive
- Riverside Drive between Ledge Avenue and Sancola Avenue
- Placidia Avenue between Riverside Drive and dead end
- Arcola Avenue between Riverside Drive and dead end
- West side of Sancola Avenue between Riverside Drive and dead end
- South side of Riverside Drive between Sancola Avenue and Clybourn Avenue (City boundary)
- West side of Clybourn Avenue (City boundary) between Riverside Drive and gate to Lakeside Golf Course
- Valley Spring Lane between Cahuenga Boulevard and dead end at Lakeside Golf Course
- Cahuenga Boulevard between Valley Spring Lane and Lankershim Boulevard

BE IT FURTHER RESOLVED, that upon the approval of the PPD No. 55 expansion 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."

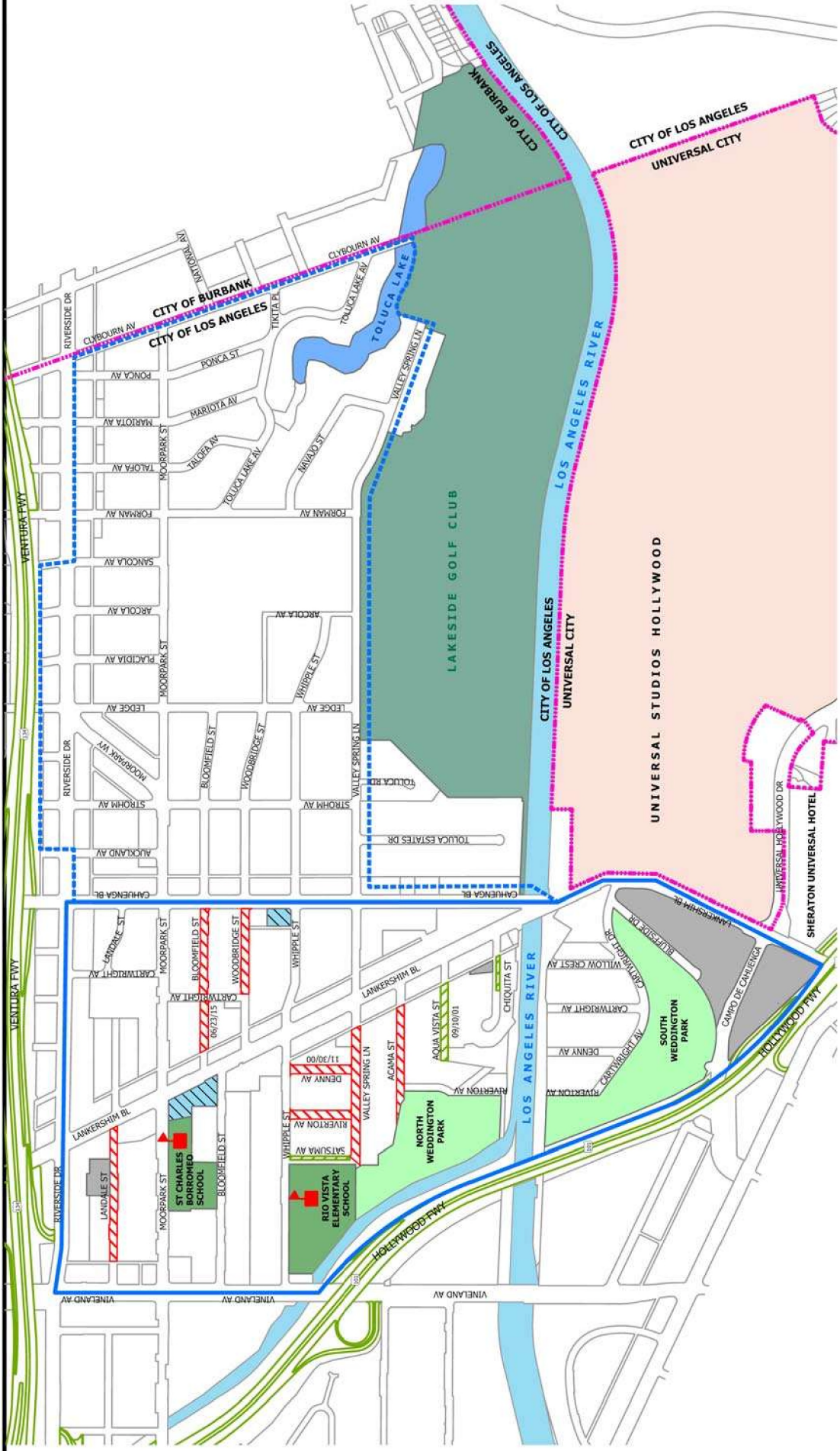
- 2 HOUR PARKING 8 AM TO 6 PM MONDAY TO FRIDAY; VEHICLES WITH DISTRICT NO. 55 PERMITS EXEMPT
- NO PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 55 PERMITS EXEMPT
- 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 55 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM, 2 HOUR PARKING 8 AM TO 6 PM; VEHICLES WITH DISTRICT NO. 55 PERMITS EXEMPT
- NO PARKING 6 PM TO 8 AM; VEHICLES WITH DISTRICT NO. 55 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. 55 in accordance with LAMC and Rules and Procedures adopted by the City Council for PPDs.

# PREFERENTIAL PARKING DISTRICT NO. 55 - EXPANSION

## COUNCIL DISTRICT NO. 2 - C.F.F. 94-1222

### Valley Enforcement



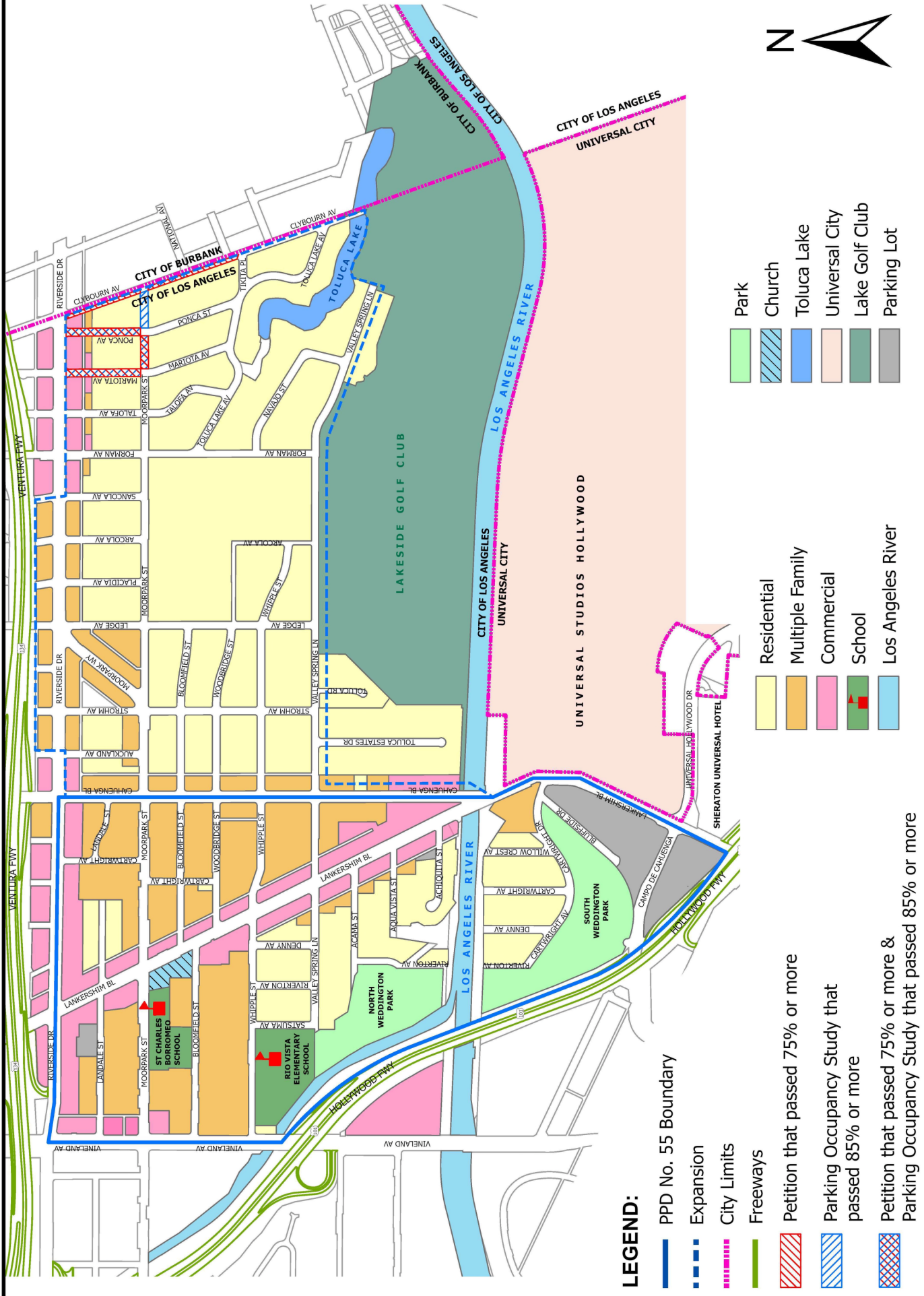
**LEGEND:**

- PPD No. 55 Boundary
- Expansion
- City Limits
- Freeways
- 2 Hour Parking 8 AM - 6 PM Mon-Fri; Vehicles with District No. 55 Permits Exempt
- 2 Hour Parking 8 AM - 6 PM Daily; No Parking 6 PM - 8 AM Nightly; Vehicles with District No. 55 Permits Exempt
- School
- Church
- Park
- Toluca Lake
- Universal City
- Lake Golf Club
- Los Angeles River
- Parking Lot

# PREFERENTIAL PARKING DISTRICT NO. 55 - EXPANSION

## COUNCIL DISTRICT NO. 2 - C.F. 94-1222

### PETITION, PARKING STUDY AND LAND USE



#### LEGEND:

- PPD No. 55 Boundary
- Expansion
- City Limits
- Freeways
- 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

- Park
- Church
- Toluca Lake
- Universal City
- Lake Golf Club
- Parking Lot
- Residential
- Multiple Family
- Commercial
- School
- Los Angeles River



# PAUL KREKORIAN

LOS ANGELES CITY COUNCIL MEMBER

February 23, 2024

Felix Valde  
Parking Permits Division | Management Analyst II  
Los Angeles Department of Transportation  
555 Ramirez St. Space #315  
Los Angeles, CA 90012

**Re: Parking Study**

Dear Felix,

Local residents have complained that there is a lack of street parking available to them on the streets listed herein. They believe the available parking spots are being used by non-residents. The street segments are as follows:

- 4300 and 4400 Block of N. Clybourn Ave. (odd side of block)
- 4300 and 4400 Block of Ponca Ave.
- 4300 and 4400 Block of N. Mariota Ave.
- 10000 Block of Moorpark St. between Clybourn Ave. and Mariota Ave.

Therefore, I'd like for LADOT to conduct a parking study. I look forward to hearing back from you on the concerns raised by my constituents. If you have any questions please reach out to my Senior Transportation Deputy, Doug Mensman at (213) 473-9771 or [doug.mensman@lacity.org](mailto:doug.mensman@lacity.org). Thank you for your time and efforts.

Thank you again.

Sincerely,

Paul Krekorian  
Council President  
City of Los Angeles