

Assembly Bill 2097 Implementation Memo Update



Dear Stakeholder:

Assembly Bill 2097 prohibits municipalities from imposing or enforcing minimum automobile parking requirements on most development projects within a half-mile of a major transit stop. City Planning has prepared a [memorandum](#) summarizing eligibility criteria and exceptions. The memo also reviews the steps of the application process.

AB 2097 took effect on January 1, 2023, and City Planning released an implementation memorandum on December 29, 2022. This revised memorandum, issued October 23, 2023, supersedes the one released in December 2022, and provides new guidance on certain topics related to automobile parking requirements and standards in the Zoning Code. These include:

- Electric Vehicle (EV)/Americans with Disability Act (ADA) parking requirements
- Compact/tandem automobile parking requirements
- Bicycle parking requirements
- Off-site parking affidavits, agreements, and valet parking
- Coastal Zone applicability
- Clarifications regarding hotel uses

The revised memorandum also provides further guidance on the City's ability to make findings to continue to require automobile parking on projects utilizing the parking relief. To that end, a dedicated webpage listing projects that utilize AB 2097 can be accessed from the AB 2097 [webpage](#) or through [this link](#).

Key Provisions

Note: Below is a partial list of provisions and restrictions. Please consult the memorandum for detailed instructions.

- Eligible projects are limited to those within a half-mile radius of a major transit stop.
- AB 2097 may be utilized for residential, commercial, and industrial projects except hotel, motel, or other transient occupancy uses are not eligible.
- Utilization of AB 2097 is limited to projects that are seeking a discretionary entitlement or building permit for a development project which includes construction, alteration, addition, or change of use of a structure or land.
- AB 2097 permits local municipalities to impose a minimum parking requirement on certain development projects if certain findings are made within 30 days of submission of an application for a discretionary entitlement project.

- Substantial evidence of a parking impact must be shown, including a quantitative parking analysis.
- Evidence must be submitted within 25 days of a completed development application.
- Findings cannot be made on:
 - Projects with fewer than 20 housing units
 - Projects that set aside 20% of housing units for affordable housing
 - Projects that would otherwise be eligible for other parking incentives
- Further details on this process and how to access project filings can be found in the memorandum and on the webpage linked below.

The implementation memorandum, a list of recently filed projects utilizing AB 2097, and related information may be found on our website at <https://planning.lacity.org/project-review/assembly-bill-2097>.

For answers to project-related questions, contact the Metro/Downtown or Valley Development Services Centers (DSCs).

Metro/Downtown DSC

201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
Phone: (213) 482-7077
planning.figcounter@lacity.org

Van Nuys DSC

6262 Van Nuys Blvd., Suite 251
Van Nuys, CA 91401
Phone: (818) 374-5050
planning.mbc2@lacity.org

For answers to general questions, or questions pertaining to the text of the memorandum, please email planning.ab2097@lacity.org. Project-specific questions should be directed to the contacts listed above.

Thank you for your time and attention to this matter!

For answers to questions related to these memos, please contact the Citywide Housing Policy team at planning.housingpolicy@lacity.org. Please direct questions about the building permit process to LADBS by dialing 311 or visiting <https://www.ladbs.org/our-organization/customer-services/contact-us>.

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