

SUBJECT: ZONE TEXT AMENDMENT, BICYCLE PARKING

PREPARED BY: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
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**STATEMENT ON THE SUBJECT**

The City's Zoning Code (Section 19.28.150) requires bicycle parking and related support facilities such as showers shall be provided for new and expanded residential and non-residential projects in the City of West Hollywood. Since the adoption of these standards in 2001, bicycle usage in the City has increased. The community input process for the City's recently adopted Pedestrian and Bicycle Mobility Plan and the Transportation Demand Management Ordinance identified a need for updated bicycle parking standards for private property in order to facilitate trips by bicycle in the City. The purpose of the proposed zone text amendment (ZTA) is to assure that bicycle parking and storage standards are up-to-date and address the latest technological advances (i.e. electric bicycles) used by residents, employees, and visitors to the City.

**DISCUSSION/ANALYSIS**

Revisions are proposed for Section 19.28.020 Applicability and Section 19.28.150 Bicycle Parking and Support Facilities. As described below they include a refinement to the number of bicycle parking spaces required for residential and non-residential projects, when shower/locker facilities are required, improved requirements for security for shower/locker facilities, a new requirement for secure bicycle parking locations, a provision for electric bicycle charging, and the addition of a clause allowing the Planning and Development Services Director to allow modified bicycle parking plans.

1. Applicability. Adherence to bicycle parking standards are required for all new buildings and expansion of existing non-residential structures by more than 10,000 square feet and 4 or more units for a residential project. No additional bicycle parking facilities or shower facilities are required for a change of use.
2. Bicycle parking facilities, showers, and lockers shall be provided in the following manner:

<u>Land Use</u>	<u>Short-Term/Visitor Bicycle Parking</u>	<u>Long-Term Employee or Resident Bicycle Parking</u>
<u>Non-Residential</u>	<u>One bicycle parking space for each 10,000 square feet of gross floor area.</u>	<u>One bicycle parking space for each 10,000 square feet of gross floor area</u>

<u>Multi-Family Residential (Projects of 5 or more units)</u>	<u>One bicycle parking space for each 4 residential units</u>	<u>One bicycle parking space for each residential unit</u>
<u>Mixed-Use Projects</u>	<u>Same as specified above</u>	<u>Same as specified above</u>

3. Required Shower and Locker Facilities. New buildings and buildings that undergo a major remodel shall provide shower and locker facilities
4. Bicycle Parking Location: On the ground floor of a building in a secure location. Shower facilities are also required on the ground floor of a building or above.
5. Electric Bicycles. At least one electrical outlet shall be available in each long-term bicycle parking area for the use of electrical assisted bicycle charging.
6. Bicycle Plan Modification. A modified bicycle parking plan may be approved by the Planning and Development Services Director.

Under No. 1, staff has added that bicycle parking and support facility standards shall be met by all new buildings and major expansions of more than 10,000 square feet or 4 residential units. No bicycle facilities will be required for a non-residential change of use as this could be burdensome to a new business owner that is not planning a major building expansion or renovation. A requirement for minimum of one long-term bicycle parking space for each multi-family unit compared to the current one parking space per four units is proposed. This is to ensure that all residents have adequate space to store bicycles outside of their units.

No. 2 proposes placing bicycle parking requirements in a table format, providing more detail on the number of bicycle parking spaces required and clarifying how mixed-use projects need to comply with these regulations.

Revisions to shower facility requirements in No. 3, clarifies that only new buildings and buildings that undergo a major remodel need to provide shower facilities. For all other projects such as minor additions the addition of showers and lockers may not be feasible.

No. 4 requires the provision of bicycle parking facilities on the ground floor of a building. This would avoid any conflicts with vehicles in an underground garage and would improve security and ease of access for the bicycles and their users. Shower facilities are also required to be on the ground floor or above for security purposes.

Electric bicycles are becoming more popular. Therefore, as stated in No. 5, at least one electrical outlet shall be available in each long-term bicycle parking area.

No. 6 is an added provision that allows the Planning and Development Services Director to approve modifications to any bicycle parking and facilities plan as necessary.

**PROPOSED ZONE TEXT AMENDMENT LANGUAGE**

New language is in underline and deletions are in ~~strikethrough~~.

## Chapter 19.28.Off Street Parking and Loading Standards

### Section 19.28.020 Applicability

A. *Off-Street Parking, Bicycle Parking, and Loading Required.* Every use, including a change or expansion of a use or structure, shall have properly maintained off-street parking and loading areas in compliance with the provisions of this chapter. Adherence to bicycle parking and support facility standards are required for all new buildings and expansion of existing non-residential structures by more than 10,000 square feet or 4 or more units for a residential project. No additional bicycle parking facilities or shower facilities are required for a change of use.

B. *Timing of Improvements.* A use shall not be commenced and structures shall not be occupied until improvements required by this chapter are completed to the satisfaction of the Planning and Development Services Director.

C. *Waivers to Specific Requirements.* The review authority may waive or reduce any of the parking design and landscaping requirements of this chapter upon finding that the waiver or modification is in the interest of the public health, safety, and welfare. The review authority may not reduce the number of parking, bicycle, or loading spaces required except through the variance, parking reduction or modification processes.

### Section 19.28.150 Bicycle Parking and Support Facilities

Bicycle parking facilities, showers, and lockers shall be provided in the following manner:

A. *Number of Spaces Required.* ~~For non-residential land uses, a minimum of one employee bicycle parking space for each 7,500 square feet of gross floor area, and a minimum of one visitor or short-term bicycle parking space for each 10,000 square feet of gross floor area shall be provided. For residential projects of five or more units, one bicycle parking space for each four units shall be provided outside of the unit.~~

<u>Land Use</u>	<u>Short-Term/Visitor Bicycle Parking</u>	<u>Long-Term Employee or Resident Bicycle Parking</u>
<u>Non-Residential</u>	<u>One bicycle parking space for each 10,000 square feet of gross floor area</u>	<u>One bicycle parking space for each 10,000 square feet of gross floor area</u>
<u>Multi-Family Residential (Projects of 5 or more units)</u>	<u>One bicycle parking space for each 4 residential units</u>	<u>One bicycle parking space for each residential unit</u>
<u>Mixed-Use Projects</u>	<u>Same as specified above</u>	<u>Same as specified above</u>

B. *Bicycle Parking Design and Devices.* Bicycle parking areas shall be designed and provided in the following manner:

1. *Parking Racks.* Each bicycle parking space shall include a stationary parking device to adequately support the bicycle.

2. Parking Layout.  
a. Aisles. Access to bicycle parking spaces shall be at least five feet in width.

b. Spaces. Each bicycle space shall be designed to maintain a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance

c. Bicycle Parking Location

~~Structure Entrances.~~ Bicycle spaces should~~shall~~ be conveniently located and generally on the ground floor of a building in a secured location within proximity to the main entrance of the building a structure and shall not interfere with pedestrian access. Bicycle spaces may be wall-mounted but shall not be located within required storage areas for the building.

ii. Security. Long-term bicycle parking shall be in at least one of the following facilities:

(1) An enclosed bicycle locker;

(2) An enclosed locked bicycle storage area with bicycle racks within;

(3) A rack or stand inside the ground floor of a building that is within view of an attendant or security guard.

iii. Short-Term/Visitor Bicycle Parking. Visitor bicycle parking spaces shall be located in well-lit and convenient areas on private property within 50 feet of the main entrance to the building or business.

iv. For existing buildings where existing site constraints prohibit locating short-term bicycle parking on-site, the applicant shall satisfy the requirement by paying the City an established cost of an appropriately sized bicycle rack for providing the short-term parking within the public right-of-way.

d. Relationship to Motor Vehicle Parking. Bicycle spaces shall be separated from motor vehicle parking spaces or aisles by a fence, wall, or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking.

e. Surfacing. The surface of bicycle parking areas shall be subject to approval of the Planning and Development Services Director, and shall minimize dust.

~~e. Residential Bicycle Parking. Bicycle spaces shall not be located within the front setback of a residential structure and wall mounted bicycle parking devices within required storage areas shall not constitute bicycle parking spaces for the purpose of fulfilling residential bicycle parking requirements.~~

3. Electric Bicycles. At least one electrical outlet shall be available in each long-term bicycle parking area for the use of electric-assisted bicycle charging.

~~3. Additional Facilities. The review authority may require additional bicycle parking facilities if it is determined that:~~

~~a. The anticipated occupants of the development are likely to generate a greater than usual demand for bicycle parking by employees;~~

~~b. Additional bicycle parking is necessary to mitigate significant traffic impacts; or~~

~~c. The location or design of the development allows for the provision of additional bicycle parking without imposing a hardship on the applicant.~~

C. *Signs.* Where short-term bicycle parking areas for non-residential land uses are not clearly visible to approaching cyclists, signs shall be provided to indicate the locations of the facilities.

~~D. *Surfacing.* The surface of bicycle parking areas shall be subject to the approval of the Director, and shall minimize dust.~~

~~CE. *Interior Parking Spaces.* Square footage dedicated to interior bicycle parking shall not be included in the gross floor area for calculating the parking requirement.~~

D. A modified bicycle parking plan in terms of location and number of spaces may be approved by the Planning and Development Services Director upon proof that special circumstances preclude full compliance with the bicycle parking requirements.

EF. *Required Shower and Locker Facilities.* New Non-residential buildings and buildings that undergo a major remodel projects of 10,000 square feet or larger shall provide shower and locker facilities in compliance with the following standards:-

1. Shower and Dressing Areas. A minimum of one shower facility shall be provided in new projects with a gross floor area between 10,000 and 24,999 square feet, two showers in projects between 25,000 square feet and 124,999 square feet, and four showers for any project over 125,000 square feet. Dressing areas shall be provided for shower facilities.

2. Shower and locker locations shall be in a secured location on the ground floor of a building or above. No shower or locker facilities shall be located within a parking structure or garage.

3. Lockers. Lockers for clothing and other personal effects shall be located in close proximity to showers and dressing areas to permit access to locker areas by all either genders. A minimum of eight one-clothes lockers per each shower shall be provided for each long-term employee bicycle parking space required.

4. General Shower and Locker Provisions.  
a. The review authority shall review and approve the design of shower and clothes locker facilities with respect to safety, security, and convenience.

~~b. The review authority may require additional showers, dressing areas, and lockers if it is determined that:~~

~~(1) The anticipated occupants of the development are likely to generate a greater than usual demand for showers or lockers by employees; or~~

~~(2) The location or design of the development allows for the provision of additional showers and lockers without imposing a hardship on the developer or the property owner.~~

~~c. Floor area dedicated to showers and clothes lockers shall not be included in the gross floor area for calculating the parking requirement.~~

~~d. Required showers shall not be removed during tenant improvements or through subsequent remodeling. They may be relocated with the approval of the Director.~~

5. Exemptions. An owner of an existing building subject to the requirements of this Section shall be exempt from Subsection F upon submitting proof to the Planning and Development Services Director that the owner has made arrangements with a health club or other facility, located within 3 blocks the building, to provide showers and lockers at no cost to the employees who work in the owner's building.

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