

ORDINANCE NO. 15-965

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE TO INTRODUCE NEW STANDARDS FOR MECHANICAL PARKING LIFTS AND AUTOMATED PARKING STRUCTURES

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City of West Hollywood initiated amendments to the Zoning Ordinance to introduce new standards for mechanical parking lifts and automated parking structures.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of September 17, 2015 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, required state and local agencies, and the City website and by announcement on City Channel 6 by September 3, 2015. On September 17, 2015, the Planning Commission voted to adopt Resolution PC 15-0007 and recommend approval of the zone text changes discussed herein.

SECTION 3. The West Hollywood City Council properly reviewed and considered this matter at a public hearing on October 19, 2015. Public Notice of the hearing was advertised by publication in the West Hollywood Independent and Beverly Press on October 8, 2015, and by announcement on City Channel 6, as well as the City website and City Hall on October 9, 2015. Notices were mailed to all West Hollywood Neighborhood Watch groups on October 9, 2015.

SECTION 4. The zone text amendments set forth herein are Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No possibility exists that the proposed zone text amendments will have a significant effect on the environment. The zone text changes are also exempt pursuant to Section 15308, which involves regulatory processes and procedures undertaken to protect the environment, because introducing new standards to allow for and regulate the design, safety, and operations of mechanical parking lifts and automated parking structures has the potential to reduce local CO2 emissions by reducing the number of vehicles driving through and idling in parking facilities.

SECTION 5. The West Hollywood City Council hereby finds that this Ordinance is consistent with the Goals and Policies of the General Plan, specifically Policy M-8, which states that the City should “manage parking supply to serve residents, businesses and visitors.” ....

SECTION 6: Two line items in Table 2-2 of Section 19.06.030 in Chapter 19.06 of Title 19 of the West Hollywood Municipal Code are added to read as follows:

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Parking, Mechanical lifts	P1	P1	P1	P1	19.28.090
Parking, Automated structures	P1	P1	P1	P1	19.28.090

SECTION 7: Two line items in Table 2-5 of Section 19.10.030 in Chapter 19.10 of Title 19 of the West Hollywood Municipal Code are added to read as follows:

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	CN	CC/SSP	CA	CR	PDCSP	PF <sup>3</sup>	
Parking, Mechanical lifts	P1	P1	P1	P1	P1	P1	19.28.090
Parking, Automated structures (accessory retail required)	P1	P1	P1	P1	P1	P1	19.28.090

SECTION 8: Subsection (B) in Section 19.28.030, General Parking Regulations, of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

B. *Parking Operations Plan Required.* Applicants for mechanical lifts or automated parking structures, non-residential uses with new parking lots, or freestanding parking lots shall submit a parking operations plan to the Director of Public Works for review and approval before issuance of building permits.

1. The plan shall include information required by the Director, as needed for a complete understanding of the proposed parking operations. Examples of the information that may be required include the type and location of access control that will be used, rates charged for parking (if any), method of payment for parking, number of transactions that can be accommodated throughout the day, whether the development will offer validated parking, whether parking for employees will be subsidized, and other information.

2. If using off-site parking, the plan shall address both on-and off-site parking lots. The Director may require a list of incentives that the applicant will provide to encourage patrons to park in the off-site lot rather than driving to the

project site and having the valet drive to the off-site lot. The plan shall specify when and to whom the incentives will be given.

SECTION 9: Subsection (B)4 in Section 19.28.090, Parking Area Design and Layout Standards, of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

4. *Vertical Clearance.* A minimum height of 14 feet shall be maintained clear of obstructions from the parking surface to any structure or landscape feature above that may interfere with the safe passage of vehicles, except within garages, carports, or parking structures, where the minimum clearance shall be eight feet six inches. Vertical clearance for mechanical lift systems shall be determined by Section 19.28.090(G).

SECTION 10: Subsection (G) of Section 19.28.090 in Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

*G. Mechanical Parking Lifts.* Mechanical parking lifts may be used to satisfy parking requirements at the discretion of the review authority through the approval of the parking plan required by Section 19.28.030(A) (General Parking Regulations - Layout and Access Plan Required), as follows.

1. *Permit Requirements.*
  - a. *Administrative Permit.* An administrative permit is required for the installation of a mechanical parking lift system at an existing parking facility. The permit shall condition screening, noise and/or landscaping requirements for mechanical lift systems.
  - b. Mechanical lifts installed as part of new development shall be permitted through applicable project permits and must comply with the standards below.
  
2. *Non-Residential Uses.*
  - a. Mechanical parking lifts may be used to satisfy parking requirements for non-residential uses.
  - b. Mechanical parking lifts shall not park more than three (3) levels of cars per individual lift unit and no additional vehicle(s) shall park so as to limit access to the lift.
  - c. Mechanical parking lifts installed for non-residential uses shall be operated by a valet or attendant at all times such that the parking is accessible to users. In addition to these standards, a Parking Operations Plan per Section 19.28.030(B) shall be submitted and operation must comply with valet standards in Chapter 5.120 (Valet Parking).
  - d. At least one (1) parking lift level shall have a minimum unobstructed clearance height of six (6) feet six (6) inches. All other levels shall have a minimum unobstructed clearance height of five (5) feet.

- e. Mechanical lifts installed on existing surface lots shall be covered on top and screened on all sides.

3. *Residential Uses.*

- a. Mechanical parking lifts may be used to satisfy parking requirements for residential uses if enclosed in a structure as part of the residential use.
- b. Mechanical parking lifts shall not park more than two (2) levels of cars per individual lift unit and no additional vehicle(s) shall park so as to limit access to the lift.
- c. Mechanical parking lifts installed for residential uses shall be operated by a valet or attendant at all times such that the parking is accessible to users unless the review authority determines that the lift system may be operated independently by residents (i.e. self-park) in a secure manner. In addition to these standards, a Parking Operations Plan per Section 19.28.030(B) shall be submitted and operation must comply with valet standards in Chapter 5.120 (Valet Parking).
- d. For self-park lift systems, each parking lift level shall have a minimum unobstructed clearance height of six (6) feet six (6) inches.
- e. For lift systems operated by a parking attendant/valet, at least one (1) parking lift level shall have a minimum unobstructed clearance height of six (6) feet six (6) inches. All other levels shall have a minimum unobstructed clearance height of five (5) feet.

4. *Minimum Width and Length of Parking Space.* Parking spaces in lift systems shall comply with subsection 19.28.090(B)1(Parking Area Design and Layout Standards).

5. *Emergency Override.* Mechanical parking lifts shall provide a manual override to access or remove vehicles from the parking lift in the event of a power outage.

6. *Vehicle Protection.* Mechanical lifts shall be designed to prevent vehicle liquids and/or debris from spilling onto other vehicles or building surfaces.

SECTION 11: Subsection (H) of Section 19.28.090 in Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

*H. Automated Parking Structures.* Automated parking structures may be used to satisfy parking requirements at the discretion of the review authority through the approval of the parking plan required by Section 19.28.030(A) (General Parking Regulations - Layout and Access Plan Required).

1. *Development Permit.* A development permit is required for an automated parking structure.
2. *Parking Operations Plan.* The use of an automated parking structure for new residential and non-residential uses shall require a Parking Operations Plan per Section 19.28.030(B).
3. *On-site Generator.* Automated parking structures shall be equipped with a stand-by generator with sufficient capacity to store and retrieve cars if or when the electrical power is down.
4. *Design.* Automated parking structures shall be properly designed per Section 19.28.110 (Parking Structure and Rooftop Parking Standards). Automated parking structures in commercial zones shall have pedestrian-oriented uses on the ground floor and must comply with Section 19.10.060 (Commercial Building Façade Standards).
5. *Vehicle Protection.* Automated parking structures shall be designed with a method to prevent vehicle liquids and/or debris from spilling onto other vehicles or building surfaces.

SECTION 12: Subsection 19.44.020(A)(Administrative Permits) in Chapter 19.44 of Title 19 of the West Hollywood Municipal Code is amended to add item seven (7):

7. Installation of a mechanical parking lift at an existing parking facility.

SECTION 13: Subsection 19.48.020 (Development Permits) in Chapter 19.48 of Title 19 of the West Hollywood Municipal Code is amended to add item (H) as follows:

- H. Automated parking structures.

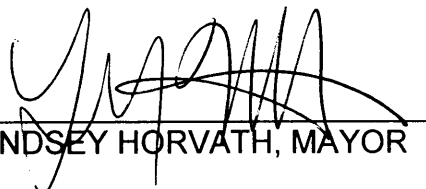
SECTION 14: New definitions are added to Section 19.90.020 (Definitions of Specialized Terms and Phrases) in Chapter 19.90 of Title 19 of the West Hollywood Municipal Code as follows:

*Parking, Mechanical Lift.* A mechanical system that lifts vehicles to make space available to park other vehicles in a vertical tandem fashion.

*Parking, Automated Structure.* An automated garage using elevator systems to hoist individual vehicles from receiving areas to separate auto storage areas.

PASSED, APPROVED AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 2<sup>nd</sup> day of November, 2015 by the following vote:

AYES:	Councilmember:	D'Amico, Duran, Heilman, Mayor Pro Tempore Meister, and Mayor Horvath.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.



LINDSEY HORVATH, MAYOR

ATTEST:



YVONNE QUARKER, CITY CLERK

STATE OF CALIFORNIA        )  
 COUNTY OF LOS ANGELES    )  
 CITY OF WEST HOLLYWOOD    )

I, YVONNE QUARKER, City Clerk of the City of West Hollywood, do hereby certify that the foregoing Ordinance No. 15-965 was duly passed, approved and adopted by the City Council of the City of West Hollywood at a regular meeting held on the 2<sup>nd</sup> day of November 2015, after having its first reading at the regular meeting of said City Council on the 19<sup>th</sup> day of October 2015.

I further certify that this ordinance was posted in three public places as provided for in Resolution No. 5, adopted the 29th day of November, 1984.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3<sup>rd</sup> DAY OF NOVEMBER 2015.



YVONNE QUARKER, CITY CLERK