

ORDINANCE NO. 19-1055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING A ZONE TEXT AMENDMENT TO TITLE 19, ZONING ORDINANCE, TO CHANGE BICYCLE PARKING STANDARDS FOR CERTAIN BUILDINGS, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA.

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

SECTION 1. Updated bicycle parking standards can improve the amount of bicycle storage space and related shower/locker facilities for commercial business employees thereby facilitating increased use of bicycles by residents, workers, and visitors to the City of West Hollywood. In order to implement recommended bicycle parking standards in the City of West Hollywood's 2011 Bicycle Task Force Report and Pedestrian and Bicycle Mobility Plan (2017), City staff has initiated amendments to the Zoning Ordinance to revise bicycle parking and support facilities standards.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of November 1, 2018, by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, and the City website and by announcement on City Channel 6 starting on October 18, 2018. The Planning Commission continued the item to a date certain of November 15, 2018. The Planning Commission held a public hearing on November 15, 2018, and recommended approval of the proposed zone text amendment to the City Council by a 5-2 vote, with minor revisions to the mixed-use bicycle parking requirements and shower/locker facility standards.

SECTION 3. A public hearing was duly noticed for the City Council meeting of December 17, 2018 by publication in the West Hollywood Independent and Beverly Press on December 7, 2018 and by announcement on City Channel 6, as well as the City website and City Hall on December 7, 2018. Notices were mailed to all West Hollywood Neighborhood Watch groups on December 7, 2018. On December 17, 2018, at their regularly scheduled public hearing, the City Council continued this item to a date certain of January 22, 2019. An updated notice was published for the City Council meeting of January 22, 2019 by publication in the West Hollywood Independent and Beverly Press on January 10, 2019 and by announcement on City Channel 6, as well as the City website and City Hall on January 10, 2019. Notices were mailed to all West Hollywood Neighborhood Watch groups on January 10, 2019.

SECTION 4. The amendments 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. The implementation of enhanced bicycle parking requirements will create an environment for increased usage of bicycles in the City of West Hollywood that will benefit air quality through less dependence on automobiles and will not result in any negative physical changes to the environment.

SECTION 5. The City Council of the City of West Hollywood hereby finds that Zone Text Amendment 2018-0013 is consistent with the Goals and Policies of the General Plan, including M-4: Create a comprehensive bicycle network throughout the City, and Goal M-5: Create an environmentally and financially sustainable transportation network that provides for the mobility and livability needs of West Hollywood residents.

SECTION 6. Subsection 19.28.020A of Section 19.28.020 of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

- 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: (i) all new buildings with five or more dwelling units or 5,000 square feet of commercial space; (ii) expansion of existing non-residential structures by more than 10,000 square feet; and (iii) expansion of existing residential structures by 4 or more units. No additional bicycle parking facilities or shower facilities are required for a change of use.

SECTION 7. Section 19.28.150 Bicycle Parking and Support Facilities of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

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

- A. Number of Spaces Required.

Land Use	Short-Term/Visitor Bicycle Parking	Long-Term Employee or Resident Bicycle Parking
Non-Residential	One bicycle parking space for each 5,000 to 9,999 square feet and one space for each additional 10,000 square feet of gross floor area. A minimum of 2 spaces shall be provided per building.	One bicycle parking/storage space for each 7,500 square feet of gross floor area
Multi-Family Residential (Projects of 5 or more units)	One bicycle parking space for each 4 residential units	One bicycle parking/storage space for each 2 residential units
Mixed-Use Projects	Same as specified above for each use (residential and commercial).	Same as specified above for each use. (residential and commercial)

B. Bicycle Parking Design. 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. Storage Space Design.
    - i. Horizontal Storage. Each horizontal 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.
    - ii. Vertical Storage. Each vertical or wall-mounted bicycle space shall be designed to maintain a minimum of 3 feet 6 inches in length with 3 feet between spaces with a minimum of seven feet of floor to ceiling height.
  - c. Bicycle Parking Location
    - i. Long-Term Bicycle Parking. Bicycle spaces shall be located on the ground floor or first level of a parking structure/garage of a building in a secured location within proximity to the main entrance of the building and shall not interfere with pedestrian access. Bicycle spaces shall not be located within required storage areas for the building.
    - ii. 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.
    - iii. For existing buildings and changes of use where the Director determines 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. Security. Long-term bicycle parking shall be secured as follows:
    - i. An enclosed locker for individual bicycles; or
    - ii. An enclosed locked bicycle storage area with bicycle racks within; or
    - iii. A rack or stand inside the ground floor of a building that is within view of an attendant or security guard.
  - e. 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.

- f. Surfacing. The surface of bicycle parking areas shall be subject to approval of the Planning and Development Services Director.
  3. 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.
- C. Signs. Where short-term bicycle parking areas are not clearly visible to approaching cyclists, signs shall be provided to indicate the locations of the facilities.
- D. Interior Parking Spaces. Square footage dedicated to interior bicycle parking shall not be included in the gross floor area for calculating the parking requirement.
- E. The Director may approve a modified bicycle parking plan that allows for changes to required location, layout, and number of spaces if a finding is made that special circumstances preclude full compliance with the bicycle parking requirements.
- F. Required Shower, Dressing, and Locker Facilities. New non-residential land uses and Major Remodels or additions to non-residential land uses of 10,000 square feet or larger shall provide shower, dressing, and locker facilities in compliance with the following standards:
1. Shower, Dressing, and Locker Areas. A minimum of one shower facility shall be provided in applicable 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 and lockers shall be provided for shower facilities as specified below.
  2. Shower, dressing, and locker areas shall be located in proximity to one another in a secured location on the ground floor of a building or above.
  3. No shower or locker facilities shall be located within a parking structure or garage.
  4. 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 genders. A minimum of four lockers per each shower shall be installed.
  5. The review authority shall review and approve the design of shower, dressing area, and clothes locker facilities with respect to safety, security, and convenience.
  6. Shower/Locker Exemption. An owner of an existing or proposed 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 of the building, to provide showers and lockers at no cost to the employees who work in the owner's building.
  7. Residential Project Exemption. Residential projects are exempt from providing shared shower and locker facilities.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 4<sup>th</sup> day of February, 2019 by the following vote:

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



JOHN J. DURAN, 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. 19-1055 was duly passed, approved, and adopted by the City Council of the City of West Hollywood at a regular meeting held on the 4<sup>th</sup> day of February, 2019, after having its first reading at the regular meeting of said City Council on the 22<sup>nd</sup> day of January, 2019.

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 5<sup>th</sup> DAY OF FEBRUARY, 2019.



YVONNE QUARKER, CITY CLERK