

From: Kevin Hastings
Subject: OBPB - bike parking substitution
Date: August 9, 2021 at 12:12 PM



Here are the code references I promised on last meeting's bike parking item:

Part of Ordinance 21288, 2020 Code Update. This passed city council and became effective in most of the city on March 1, 2021 but it does not apply in the Coastal Zone unless/until the Coastal Commission certifies it. Coastal voted to delay review of the item up to May 2022.

https://docs.sandiego.gov/municode_strikeout_ord/O-21288-SO.pdf

On page 52:

"Eating and Drinking Establishments... Within Transit Priority Areas, minimum required parking can be replaced by a placemaking project if a Temporary Use Permit is obtained in accordance with Section 123.0402. Within the CN, CO and CV Zones, minimum parking required can also be replaced with bicycle parking at a ratio of 2 bicycle parking spaces provided for every required vehicle parking space."

There are no CN, CO, CV commercial zones in OB, but there are some along the coast in PB, and in Midway and other areas. Here is the city's zoning map: <https://sandiego.maps.arcgis.com/apps/webappviewer/index.html?id=3057676023954a828ad92ef22b5ff349>

But what counts as a bike parking space? A bike rack? A locker? On site? Off site? Code reference here:

§142.0530 Nonresidential Uses — Parking Ratios

(e) Bicycle Parking Spaces and Facilities

(1) Short-Term Bicycle Parking Spaces

(A) Short-term bicycle parking spaces are intended for use by visitors and shall be calculated based on the total number of automobile parking spaces required for the premises. Unless exempt under Section 142.0530(e)(1)(D), short-term bicycle parking spaces are required for non-residential development. The minimum number of required short-term bicycle parking spaces shall be two; or 0.1 per 1,000 square feet of building floor area, excluding floor area devoted to parking; or 5% of the required automobile parking space minimum, whichever is greater.

(B) Short-term bicycle parking spaces shall be convenient and secure and shall consist of permanently-anchored bicycle racks located within 200 feet of a visitor entrance.

(C) A credit may be applied towards the short-term bicycle parking space requirement for existing bicycle parking spaces that are located in a permanently-anchored bicycle rack in the public right-of-way within 200 feet of a visitor entrance for the development.

(D) The following are exempt from the short-term bicycle parking space requirements:

(i) Proposed building additions that are less than 1,000 square feet; and

(ii) Improvements valued at less than \$200,000; and

(iii) The following uses: Cemeteries, mausoleums, crematories; Maintenance and repair uses; Boarding kennels; Pet grooming services;

(2) Long-Term Bicycle Parking Spaces and Facilities

(A) Long-term bicycle parking spaces are intended for use by employees and shall be required for non-residential development at a rate of 5% of the required automobile parking for any premises with more than ten full-time employees, unless exempt under Section 142.0530(e)(2)(D). The minimum number of required long-term bicycle parking spaces is one.

(B) Long-term bicycle parking spaces shall include the following features:

(i) Covered lockable enclosures with permanently anchored bicycle racks;

(ii) Lockable bicycle rooms with permanently-anchored bicycle racks; or

(iii) Lockable, permanently-anchored bicycle lockers.

(C) Where 10 or more long-term bicycle parking spaces are required, employee shower facilities shall be provided on the premises.

(D) The following are exempt from the long-term bicycle parking space and facilities requirements:

(i) Proposed building additions that are less than 1,000 square feet; and

(ii) Improvements valued at less than \$200,000.

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All views and opinions here-in are those of the Board member and do not necessarily reflect official positions of the Ocean Beach Planning Board unless explicitly stated.