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ARTICLE 9. - ZONING REGULATIONS

CHAPTER 9.37. - TRANSPORTATION DEMAND AND TRIP REDUCTION MEASURES

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CHAPTER 9.37. - TRANSPORTATION DEMAND AND TRIP REDUCTION MEASURES

9.37.010. - Applicability.

Prior to occupancy of any development project, the developer shall provide, at a minimum, the transportation demand management and trip reduction measures required by this Chapter. All facilities and improvements required by this Chapter shall be maintained by the property owner in a state of good repair and in compliance with the requirements of this Chapter.

(Ord. No. 131, Enacted, 04/14/93; Ord. No. 192-05, Amended, 3/9/05)

9.37.020. - Development Standards.

- A. Prior to occupancy of a nonresidential development that equals or exceeds twenty-five thousand (25,000) square feet of gross floor area, the developer shall provide the following to the satisfaction of the City:
1. A bulletin board, display case, or kiosk displaying transportation information located in a prominent area accessible to employees. Such information shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site;
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 - c. Ridesharing promotional material supplied by commuter-oriented organizations;
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
- B. Prior to occupancy of a nonresidential development that equals or exceeds fifty thousand (50,000) square feet of gross floor area, the developer shall comply with the requirements of subsection A of this Section, and shall comply with the following additional requirements to the satisfaction of the City:
1. Not less than ten (10) percent of employee parking shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking shall be identified on the site plan upon application for a building permit, to the satisfaction of the City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the transportation information board required by subsection A of this Section. The required spaces will be signed or striped as demand warrants; provided that at all times at least one space for projects of fifty thousand (50,000) square feet to one hundred thousand (100,000) square feet and two (2) spaces for projects over one hundred thousand (100,000) square feet will be signed or striped for carpool/vanpool vehicles.
 2. Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet and

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two inches (7"2") shall be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas to the satisfaction of the City.

3. Bicycle racks or other secure bicycle parking shall be provided to accommodate four (4) bicycles for the first fifty thousand (50,000) square feet of gross floor area and one bicycle for each additional fifty thousand (50,000) square feet of gross floor area. If such calculations result in a fraction of one-half or higher, then the fraction shall be rounded up to the nearest whole number. Secure bicycle parking may consist of a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bicycle from inclement weather. Specific facilities and their location (e.g., provision of racks, lockers, or locked room) shall be provided to the satisfaction of the City.
- C. Prior to occupancy of any nonresidential development that equals or exceeds one hundred thousand (100,000) square feet of gross floor area, the developer shall comply with the requirements of subsections A and B of this Section and shall comply with the following requirements to the satisfaction of the City:
1. The development shall include a safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.
 2. The development shall include sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development.
 3. If determined necessary by the City to mitigate a project impact, the developer shall provide bus stop improvements to the satisfaction of the City. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, said bus stops and entrances shall be designed to provide safe and efficient access to nearby transit stations/stops.
 4. The developer shall provide safe and convenient access from the external circulation system to bicycle parking facilities onsite.

(Ord. No. 131, Enacted, 04/14/93)

9.37.030. - Minor Modifications.

At the discretion of the City, minor modifications to the minimum requirements of this Chapter for individual projects may be considered if:

- A. A TDM strategy required by [Section 9.37.020](#) of this Chapter will not be appropriate due to special circumstances relating to the project, including, but not limited to, the location or configuration of the project, the availability of existing TDM strategies, or other specific factors which will make infeasible or reduce the effectiveness of a TDM strategy required by [Section 9.37.020](#) of this Chapter.
- B. Alternative TDM strategies commensurate with the nature and trip generating characteristics of the proposed facility are feasible.

Any modification from the requirements of [Section 9.37.020](#) of this Chapter must be conditioned upon the substitution of an alternative TDM strategy.

(Ord. No. 131, Enacted, 04/14/93; Ord. No. 192-05, Amended, 3/9/05)

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9.37.040. - Review of Transit Impacts.

Prior to approval of any development project for which an Environmental Impact Report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), the City or the E.I.R. preparer shall consult with regional and municipal fixed-route transit operators providing service to the project. In addition, the E.I.R. preparer shall use the "Transit Impact Review Work sheet," contained in the Los Angeles County Congestion Management Program Manual, or similar worksheets to assess impacts. Pursuant to the provisions of CEQA, transit operators providing service to the City or the project shall be sent a Notice of Preparation (NOP) for all contemplated EIR's and shall, as part of the NOP process, be given opportunity to comment on the impacts of the project, to identify recommended transit service or capital improvements which may be required as a result of the project, and to recommend mitigation measures which minimize automobile trips on the Congestion Management Plan network. Impacts and recommended mitigation measures identified by the transit operator shall be evaluated in the Draft Environmental Impact Report prepared for the project. Related mitigation measures adopted shall be monitored through the mitigation monitoring requirements of CEQA.

Phased development projects, development projects subject to a development agreement, or development projects requiring subsequent approvals for which an E.I.R. has been certified prior to the effective date of this Section, need not repeat the NOP process as long as no significant changes are made to the project which would require preparation of a Subsequent or Supplemental E.I.R. It shall remain the discretion of the lead agency to determine when a project is substantially changed and requires a Subsequent or Supplemental E.I.R.

(Ord. No. 131, Enacted, 04/14/93)