

[Planning, Environment Codes - Bicycle Parking; In-Lieu Fees]

Ordinance amending the Planning Code to 1) revise the bicycle parking standards, 2) allow a portion of the bicycle parking requirements to be satisfied by payment of an in lieu fee, 3) define bicycle parking as an active use, 4) allow automobile parking spaces to be reduced and replaced by bicycle parking spaces, and 5) authorize the Zoning Administrator to waive or modify required bicycle parking; amending the Environment Code to revise cross-references to the Planning Code and make technical amendments; and making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough-normal~~. Ellipses indicate text that is omitted but unchanged.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) On June 25, 2009, by Motion No. 17912, the Planning Commission certified as adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the 2009 San Francisco Bicycle Plan. On August 4, 2009 in Motion M09-136, the San Francisco Board of Supervisors affirmed the decision of the Planning Commission to certify the FEIR and rejected the appeal of the FEIR certification. Copies of Planning Commission 17912 and Board of Supervisors Motion M09-136 are on file with the Clerk of the Board of Supervisors in File No _____. In accordance with the actions contemplated herein, this Board has reviewed the FEIR, and the note to the Bicycle Plan Project file dated May 9, 2013, and

1 adopts and incorporates by reference, as though fully set forth herein, the findings, including a
2 statement of overriding considerations and the mitigation monitoring and reporting program,
3 pursuant to the California Environmental Quality Act (California Public Resources Code
4 section 21000, et seq.), adopted by the Planning Commission on _____ in Motion
5 _____. A copy of said motion is on file with the Clerk of the Board of Supervisors in File
6 No. _____.

7 (b) Pursuant to Planning Code Section 302, the Board finds that the proposed
8 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
9 Planning Commission Resolution No. _____, which reasons are incorporated herein by
10 reference as though fully set forth. A copy of Planning Commission Resolution No. _____ is
11 on file with the Clerk of the Board of Supervisors in File No. _____.

12 (c) At a duly noticed public hearing held on February 28, 2013, the Planning
13 Commission in Resolution No. _____ found that the proposed Planning Code amendments
14 contained in this ordinance are consistent with the City's General Plan and with the Priority
15 Policies of Planning Code Section 101.1. The Commission recommended that the Board of
16 Supervisors adopt the proposed Planning Code amendments. The Board finds that the
17 proposed Planning Code amendments contained in this ordinance are consistent with the
18 City's General Plan and with the Priority Policies of Planning Code Section 101.1 for the
19 reasons set forth in said Resolution.

20
21 Section 2. The San Francisco Planning Code is hereby amended by repealing
22 Sections 155.1 through 155.5, as follows:

23 ~~**SEC. 155.1. BICYCLE PARKING REQUIREMENTS FOR CITY-OWNED AND LEASED**~~
24 ~~**BUILDINGS.**~~

1 ~~In all City owned and leased buildings, regardless of whether off street parking is available, the~~
2 ~~responsible City official, as defined in Section 155.1(a)(11) below, shall provide bicycle parking~~
3 ~~according to the schedule in Section 155.1(c) below, except as otherwise provided in Section 155.2. The~~
4 ~~provisions of this Section shall not apply in any case where the City occupies property as a tenant~~
5 ~~under a lease the term of which does not exceed six months. In the event that a privately owned garage,~~
6 ~~as defined in Section 155.2, is in a building in which the City leases space, Section 155.2 and not this~~
7 ~~Section shall apply. All required bicycle parking shall conform to the requirements of Sections 155.1(b)~~
8 ~~(Location of Facilities) and 155.1(c) (Number of Spaces) set forth below:~~

9 ~~(a) Definitions.~~

10 ~~(1) Locker. A fully enclosed, secure and burglar proof bicycle parking space accessible~~
11 ~~only to the owner or operator of the bicycle.~~

12 ~~(2) Check-in Facility. A location in which the bicycle is delivered to and left with an~~
13 ~~attendant with provisions for identifying the bicycle's owner. The stored bicycle is accessible only to the~~
14 ~~attendant.~~

15 ~~(3) Monitored Parking. A location where Class 2 parking spaces are provided within an~~
16 ~~area under constant surveillance by an attendant or security guard or by a monitored camera.~~

17 ~~(4) Restricted Access Parking. A location that provides Class 2 parking spaces within a~~
18 ~~locked room or locked enclosure accessible only to the owners of bicycles parked within.~~

19 ~~(5) Personal Storage. Storage within the view of the bicycle owner in either the~~
20 ~~operator's office or a location within the building.~~

21 ~~(6) Class 1 Bicycle Parking Space(s). Facilities which protect the entire bicycle, its~~
22 ~~components and accessories against theft and against inclement weather, including wind driven rain.~~
23 ~~Examples of this type of facility include (1) lockers, (2) check in facilities, (3) monitored parking, (4)~~
24 ~~restricted access parking, and (5) personal storage.~~

1 ~~(7) **Class 2 Bicycle Parking Space(s).** Bicycle racks which permit the locking of the~~
2 ~~bicycle frame and one wheel to the rack and, which support the bicycle in a stable position without~~
3 ~~damage to wheels, frame or components.~~

4 ~~(8) **Director.** Director of Planning.~~

5 ~~(9) **Landlord.** Any person who leases space in a building to the City. The term~~
6 ~~"landlord" does not include the City.~~

7 ~~(10) **Employees.** Individuals employed by the City and County of San Francisco.~~

8 ~~(11) **Responsible City Official.** The highest ranking City official of an agency or~~
9 ~~department which has authority over a City-owned building or parking facility or of an agency or~~
10 ~~department for which the City is leasing space.~~

11 ~~(12) **Person.** Any individual, proprietorship, partnership, joint venture, corporation,~~
12 ~~limited liability company, trust, association, or other entity that may enter into leases.~~

13 ~~(b) **Location of Facilities.**~~

14 ~~(1) **Majority of Spaces Are Long-Term.** At locations where the majority of parking~~
15 ~~spaces will be long term (e.g., occupied by building employees for eight hours or more), at least 1/2 of~~
16 ~~the required bicycle parking spaces shall be Class 1 spaces. The remaining spaces may be Class 2~~
17 ~~spaces. The Director may approve alternative types of parking spaces that provide an equivalent~~
18 ~~measure of security.~~

19 ~~(2) **Alternative Locations.** In the event that compliance with Section 155.1(b)91) may~~
20 ~~not be feasible because of demonstrable hardship, the responsible city official may apply to the~~
21 ~~Director for approval of an alternative storage location. In acting upon such applications, the Director~~
22 ~~shall be guided by the following criteria: Such alternative facilities shall be well-lighted and secure.~~
23 ~~The entrance shall be no more than 50 feet from the entrance of the building, unless there are no~~
24 ~~feasible locations within a 50 foot zone that can be provided without impeding sidewalk or pedestrian~~

1 ~~traffic. However, in no event shall an alternative location be approved that is farther from the entrance~~
2 ~~of the building than the closest automobile parking space.~~

3 ~~(3) Exemptions. If no feasible alternative parking facility exists nearby which can be~~
4 ~~approved pursuant to Section 155.1(b)(1) or (2), no Class 1 bicycle parking is provided in the building,~~
5 ~~or, securing an alternative location would be unduly costly and pose a demonstrable hardship on the~~
6 ~~landlord, or on the City, where the City owns the building, the Director may issue an exemption. In~~
7 ~~order to obtain an exemption, the responsible City official shall certify to the Director in writing that~~
8 ~~the landlord, or the City, where the City owns the building, will not prohibit bicycle operators from~~
9 ~~storing bicycles within their office space, provided that they are stored in such a way that the Fire Code~~
10 ~~is not violated and that the normal business of the building is not disrupted.~~

11 ~~(c) Required Number of Bicycle Parking Spaces.~~

12 ~~(1) Class 1 Bicycle Parking Spaces. The following standards shall govern the number of~~
13 ~~Class 1, long term, bicycle parking spaces a responsible City official must provide:~~

14 ~~(A) In buildings with one to 20 employees, at least two bicycle parking spaces~~
15 ~~shall be provided.~~

16 ~~(B) In buildings with 21 to 50 employees, at least four bicycle parking spaces~~
17 ~~shall be provided.~~

18 ~~(C) In buildings with 51 to 300 employees, the number of bicycle parking spaces~~
19 ~~provided shall be equal to at least five percent of the number of employees at that building, but in no~~
20 ~~event shall fewer than five bicycle spaces be provided.~~

21 ~~(D) In buildings with more than 300 employees, the number of bicycle parking~~
22 ~~spaces provided shall be equal to at least three percent of the number of employees at that building but~~
23 ~~in no event shall fewer than 16 bicycle parking spaces be provided.~~

1 ~~(2) **Class 2 Bicycle Parking Spaces.** In addition to the Class 1 bicycle parking spaces~~
2 ~~required above, a responsible City official shall also provide Class 2 bicycle parking spaces according~~
3 ~~to the below enumerated schedule:~~

4 ~~(A) In buildings with one to 40 employees, at least two bicycle parking spaces~~
5 ~~shall be provided.~~

6 ~~(B) In buildings with 41 to 50 employees, at least four bicycle parking spaces~~
7 ~~shall be provided.~~

8 ~~(C) In buildings with 51 to 100 employees, at least six bicycle parking spaces~~
9 ~~shall be provided.~~

10 ~~(D) In buildings with more than 100 employees, at least eight bicycle parking~~
11 ~~spaces shall be provided. Wherever a responsible City official is required to provide eight or more~~
12 ~~Class 2 bicycle parking spaces, at least 50 percent of those parking spaces shall be covered.~~

13 ~~(3) **Public Buildings.** In public buildings where the City provides a public service to~~
14 ~~members of the public who are patrons or users of the buildings, such as libraries, museums, and~~
15 ~~sports facilities, the responsible City official shall provide the number of bicycle parking spaces as set~~
16 ~~out in Section 155.1(c)(1) and (2), except that the average patron load in a building during peak use~~
17 ~~hours as determined by the Director, rather than the number of employees, shall determine the number~~
18 ~~of spaces required. This Section shall not apply where a public building has a "garage" (as such term~~
19 ~~is defined in Section 155.2(a)) that is open to the general public, in which case Section 155.2 shall~~
20 ~~apply.~~

21 ~~(4) **Annual Survey.** The Director shall annually survey the amount, location, and usage~~
22 ~~of provided bicycle parking spaces in all buildings subject to the requirements of this Section in order~~
23 ~~to ascertain whether current requirements are adequate to meet demand for such parking spaces. If~~
24 ~~current requirements are inadequate, the Director shall draft and submit to the Board of Supervisors~~
25 ~~proposed legislation that would remedy the deficiency.~~

1 (5) ~~Reductions.~~ *The Director may grant a reduction from the number of bicycle parking*
2 *spaces required by this Section where the applicant shows based upon the type of patronage, clientele,*
3 *or employees using the building that there is no reason to expect a sufficient number of bicycle riding*
4 *patrons, clientele or employees to justify the number of spaces otherwise required by the Section.*

5 (d) ~~Layout of Spaces.~~ *Class 1 and Class 2 bicycle parking spaces or alternative spaces*
6 *approved by the Director shall be laid out according to the following:*

7 (1) ~~An aisle or other space to enter and leave the facility shall be provided. The aisle~~
8 ~~shall provide a width of five feet to the front or rear of a standard six-foot bicycle parked in the facility.~~

9 (2) ~~Each bicycle parking space shall provide an area at least two feet wide by six feet~~
10 ~~deep. Vertical clearance shall be at least 78 inches.~~

11 (3) ~~Bicycle parking shall be at least as conveniently located as the most convenient~~
12 ~~nondisabled car parking. Safe and convenient means of ingress and egress to bicycle parking facilities~~
13 ~~shall be provided. Safe and convenient means include, but are not limited to stairways, elevators and~~
14 ~~escalators.~~

15 (4) ~~Bicycle parking and automobile parking shall be separated by a physical barrier or~~
16 ~~sufficient distance to protect parking bicycles from damage. The number of required automobile~~
17 ~~parking spaces may be lowered in buildings where Class 1 bicycle parking is provided. The number of~~
18 ~~otherwise required automobile parking spaces may be reduced, commensurate with the space~~
19 ~~necessary to provide Class 1 or Class 2 bicycle parking spaces, in an amount that meets or exceeds the~~
20 ~~requirements of this section. This provision only applies to the explicit area used for Class 1 or Class 2~~
21 ~~bicycle parking.~~

22 (5) ~~Class 2 bicycle racks shall be located in highly visible areas to minimize theft and~~
23 ~~vandalism.~~

24 (6) ~~Where Class 2 bicycle parking areas are not clearly visible to approaching~~
25 ~~bicyclists, signs shall indicate the locations of the facilities.~~

1 (7) ~~The surface of bicycle parking spaces need not be paved, but shall be finished to~~
2 ~~avoid mud and dust.~~

3 (8) ~~All bicycle racks and lockers shall be securely anchored to the ground or building~~
4 ~~structure.~~

5 (9) ~~Bicycle parking spaces may not interfere with pedestrian circulation.~~

6 **~~(e) Lease Provisions.~~**

7 (1) ~~All City leases of buildings that are subject to the requirements of this Section and~~
8 ~~under which the City is a tenant shall specifically provide that the landlord agrees to make space~~
9 ~~available in the building for the term of the lease within which the responsible City official may install,~~
10 ~~at no cost to the landlord, bicycle parking facilities that are in compliance with this Section.~~

11 (2) ~~This Subsection (e) does not in any way limit the ability of the Director to approve~~
12 ~~alternative storage locations under Subsection (b)(2) or exemptions under Subsection (b)(3). In the~~
13 ~~event that an exemption is granted or an alternative location is approved allowing the installation of~~
14 ~~bicycle parking facilities on property that is not included (i) in a building leased by the responsible city~~
15 ~~official or (ii) on property that belongs to the landlord, Subsection (e)(1) does not apply. If the~~
16 ~~alternative location is on property that is owned by the landlord, but is not inside the building to be~~
17 ~~leased by the responsible city official, the lease provision of Subsection (e)(1) is required and shall~~
18 ~~identify that property as the location of the bicycle parking spaces.~~

19 **~~(f) Miscellaneous Requirements.~~**

20 (1) ~~The responsible City official shall not, and shall encourage landlords not to,~~
21 ~~establish or enforce any building policy that restricts or discourages building tenants, employees, or~~
22 ~~visitors from utilizing their bicycle storage spaces.~~

23 (2) ~~In any building that contains more than the required number of bicycle parking~~
24 ~~spaces as set forth in Article 1.5, Section 155.1, the responsible City official shall not remove such~~
25 ~~additional bicycle parking spaces without petitioning the Director. Such a petition may not be filed~~

1 ~~until at least one year has elapsed following the effective date of this Section. That petition shall~~
2 ~~demonstrate that the spaces the responsible City official seeks authority to remove have not been~~
3 ~~necessary to meet the demand of employees and other building users.~~

4 ~~(3) The responsible City official shall be responsible for full compliance with this~~
5 ~~Section. The Board of Supervisors does not intend to impose requirements of this Section on any~~
6 ~~responsible City official where such application would impair obligations of contract.~~

7 ~~(4) Buildings with existing traditional type racks which support only one wheel shall~~
8 ~~have two years from the effective date of this Section to replace them with conforming racks.~~

9 ~~(5) In addition to imposing requirements pursuant to this Section, the Board of~~
10 ~~Supervisors declares it the official policy of the City and County of San Francisco that all property~~
11 ~~owners and responsible City officials in control of buildings housing employees or members of the~~
12 ~~public who use bicycles shall provide bicycle parking spaces and shall encourage and facilitate bicycle~~
13 ~~usage.~~

14 ~~**SEC. 155.2. BICYCLE PARKING REQUIRED IN CITY OWNED PARKING GARAGES AND**~~
15 ~~**PRIVATELY OWNED PARKING GARAGES.**~~

16 ~~In all City owned parking garages and all privately owned parking garages (but not parking~~
17 ~~lots), the owner and operator shall provide bicycle parking according to the schedule set forth in~~
18 ~~Section 155.2(c). With respect to City owned parking garages which are not open to the general public,~~
19 ~~Section 155.1 and not this Section shall apply. If a privately owned garage is in a building in which the~~
20 ~~City leases space for more than six months, this Section and not Section 155.1 shall apply.~~

21 ~~**(a) Definitions.**~~

22 ~~(1) All definitions set forth in Section 155.1(a) are incorporated into this Section.~~

23 ~~(2) **Garage.** Any public or private facility for the indoor parking of automobiles. It may~~
24 ~~be a stand alone facility or may be located in a building also used for other purposes. It includes~~
25 ~~facilities which offer spaces for rent or other fee to the general public, and facilities which offer~~

1 ~~automobile parking space solely to building tenants, or a combination of both. It excludes garages~~
2 ~~which offer fewer than 10 automobile spaces.~~

3 ~~(b) **Duties of Responsible City Officials and Garage Owners.** Where this Section imposes~~
4 ~~requirements on the City, the responsible City official shall be responsible for fulfilling such~~
5 ~~requirements. Where this Section imposes duties on private garages, the owners of such garages shall~~
6 ~~be responsible for fulfilling such requirements.~~

7 ~~(c) **Number of Spaces.**~~

8 ~~(1) Every garage will supply a minimum of six bicycle parking spaces regardless of the~~
9 ~~number of automobile spaces available.~~

10 ~~(2) Garages which offer between 120 and 500 automobile spaces shall provide one~~
11 ~~bicycle space for every 20 automobile spaces.~~

12 ~~(3) Garages which offer more than 500 automobile spaces shall provide 25 spaces plus~~
13 ~~one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle~~
14 ~~parking spaces.~~

15 ~~(d) **Type of Bicycle Parking.** Garages offering automobile parking to the general public shall~~
16 ~~offer either Class 2 bicycle parking, as defined in Section 155.1(a) or Class 1 bicycle parking, as~~
17 ~~defined in Section 155.1(a). Garages may offer a combination of Class 1 and Class 2 bicycle parking.~~
18 ~~Garages offering automobile parking to the general public on an hourly basis shall offer bicycle~~
19 ~~parking on the same basis. Garages offering automobile parking to the general public on a weekly or~~
20 ~~longer basis shall provide bicycle parking on the same basis.~~

21 ~~(e) **Implementation.** Garages shall be required to comply with these requirements within six~~
22 ~~months of the enactment of this legislation. Garages shall install bicycle parking for half of the number~~
23 ~~of required bicycle parking spaces within six months of the effective date of this legislation, but in no~~
24 ~~case fewer than six bicycle spaces. Garages shall fully comply with the requirements of Section~~
25 ~~155.2(c) within 18 months of the date of enactment of this legislation. However, if demand for the~~

1 ~~bicycle parking facilities provided under the "first six months" interim provision is less than 80 percent~~
2 ~~of the spaces provided on 20 consecutive non-holiday weekdays, the garage may apply to the Director~~
3 ~~for permission to delay full compliance with Section 155.2(c) for a reasonable period of time and the~~
4 ~~Director shall have the discretion to permit such a delay where the garage demonstrates that achieving~~
5 ~~full compliance within the required period presents an undue burden. In the case of a garage which is~~
6 ~~not predominantly used during the regular work week (for example, a garage near an event venue), the~~
7 ~~Director may designate an alternative period other than "non-holiday weekdays" for purposes of~~
8 ~~evaluating an exemption from the full requirements of Section 155.2(c), including, but not limited to, 10~~
9 ~~consecutive weekends or 20 days on which the garage primarily serves customers attending an event at~~
10 ~~a nearby venue.~~

11 ~~(f) **Safety Waiver.** The Director may grant a waiver of the requirements of this Section where a~~
12 ~~garage establishes that compliance with the provisions of this Section would seriously jeopardize the~~
13 ~~safety of the garage patrons. In order to obtain such a waiver, a garage must submit a written waiver~~
14 ~~application to the Director. The Planning Department shall establish more definitive guidelines for the~~
15 ~~granting of a safety waiver. During the first year after the effective date of this legislation, the Planning~~
16 ~~Commission shall quarterly review safety waivers granted and denied under this Subsection (f).~~
17 ~~Thereafter, the Planning Commission shall annually review safety waivers granted and denied under~~
18 ~~this Subsection (f). If after such review the Planning Commission determines that a safety waiver was~~
19 ~~improperly granted or denied, the Planning Commission may then reverse the decision of the Director~~
20 ~~with respect to that safety waiver.~~

21 ~~(g) **Fees for Bicycle Parking.** This Section shall not interfere with the rights of private garage~~
22 ~~owners to charge rent or other fees for bicycle parking.~~

23 ~~(h) **Notice of Bicycle Parking.** Garages subject to this Section must provide adequate signs or~~
24 ~~notices in or near garage entrances to advertise the availability of bicycle parking.~~

1 ~~(i) **Layout of Spaces.** Garages subject to this Section are encouraged to follow the requirements~~
2 ~~set forth in Section 155.1(d) (Layout of Spaces) in installing Class 1 and Class 2 bicycle parking.~~

3 ~~(j) **Enforcement.** Article 1.5, Section 155.2 shall be enforced by the Zoning Administrator.~~
4 ~~Upon complaint, the Zoning Administrator shall investigate. If the Zoning Administrator concludes that~~
5 ~~a violation exists in a city owned garage, he or she shall provide written notice to the responsible City~~
6 ~~official, offering 30 days to cure the violation. If the Zoning Administrator concludes that a violation~~
7 ~~exists in a privately owned garage, he or she shall provide written notice to the garage owner, offering~~
8 ~~30 days to cure the violation. The written notice shall state the grounds for the Zoning Administrator's~~
9 ~~conclusion that this Section has been violated. The notice shall afford the responsible City official or~~
10 ~~private garage owner an opportunity to meet with the Zoning Administrator to explain why they are not~~
11 ~~in violation of this Section.~~

12 ~~(1) Where a violation of this Section occurs in either a privately owned garage or a~~
13 ~~City owned garage, if such violation has not been cured within the allotted 30 day period, the Zoning~~
14 ~~Administrator shall add the name and address of such garage and the name of the garage owner or~~
15 ~~responsible City official's agency or department to a list of garages currently in violation of this~~
16 ~~Section. Upon request, the Zoning Administrator shall provide a copy of this list to members of the~~
17 ~~public.~~

18 ~~(k) **Contractual Limits on Liability.** This Section shall not interfere with the rights of a garage~~
19 ~~owner to enter into agreements with garage patrons or take other lawful measures to limit the garage~~
20 ~~owner's liability to patrons with respect to bicycles parked in their garage, provided that such~~
21 ~~agreements or measures are in accordance with the requirements of this Section.~~

22 ~~**SEC. 155.3. SHOWER FACILITIES AND LOCKERS REQUIRED IN NEW COMMERCIAL AND**~~
23 ~~**INDUSTRIAL BUILDINGS AND EXISTING BUILDINGS UNDERGOING MAJOR**~~
24 ~~**RENOVATIONS.**~~

25 ~~(a) **Definitions.**~~

1 ~~(1) **New Building.** A commercial or industrial building for which a building permit is~~
2 ~~issued at least six months after the effective date of this legislation.~~

3 ~~(2) **Major Renovations.** Any construction or renovation project (i) for which a building~~
4 ~~permit is issued commencing at least six months after the date of enactment of this legislation (ii) which~~
5 ~~involves an enlargement of an existing public or privately owned commercial or industrial building,~~
6 ~~and (iii) which has an estimated cost of at least \$1,000,000.00. For purposes of this Section, the term~~
7 ~~"enlargement" shall mean an increase in the square footage of the ground story of a building.~~

8 ~~(3) The term "commercial building" shall include, but is not limited to, public or~~
9 ~~privately owned buildings containing employees working for City government agencies or departments.~~

10 ~~(b) **Requirements for New Buildings and Buildings With Major Renovations.** New buildings~~
11 ~~and buildings with major renovations shall provide shower and clothes locker facilities for short-term~~
12 ~~use of the tenants or employees in that building in accordance with this Section. Where a building~~
13 ~~undergoes major renovations, its total square footage after the renovation is the square footage that~~
14 ~~shall be used in calculating how many, if any, showers and clothes lockers are required.~~

15 ~~(c) For new buildings and buildings with major renovations whose primary use consists of~~
16 ~~medical or other professional services, general business offices, financial services, City government~~
17 ~~agencies and departments, general business services, business and trade schools, colleges and~~
18 ~~universities, research and development or manufacturing, the following schedule of required shower~~
19 ~~and locker facilities applies:~~

20 ~~(1) Where the gross square footage of the floor area exceeds 10,000 square feet but is no~~
21 ~~greater than 20,000 square feet, one shower and two clothes lockers are required.~~

22 ~~(2) Where the gross square footage of the floor area exceeds 20,000 square feet but is no~~
23 ~~greater than 50,000 square feet, two showers and four clothes lockers are required.~~

24 ~~(3) Where the gross square footage of the floor area exceeds 50,000 square feet, four~~
25 ~~showers and eight clothes lockers are required.~~

1 ~~(d) For new buildings and buildings with major renovations whose primary use consists of~~
2 ~~retail, eating and drinking or personal services, the following table of shower and locker facilities~~
3 ~~applies:~~

4 ~~(1) Where the gross square footage of the floor area exceeds 25,000 square feet but is no~~
5 ~~greater than 50,000 square feet, one shower and two clothes lockers are required.~~

6 ~~(2) Where the gross square footage of the floor area exceeds 50,000 square feet but is no~~
7 ~~greater than 100,000 square feet, two showers and four clothes lockers are required.~~

8 ~~(3) Where the gross square footage of the floor area exceeds 100,000 square feet, four~~
9 ~~showers and eight clothes lockers are required.~~

10 ~~(e) Exemptions. An owner of an existing building subject to the requirements of this Section~~
11 ~~shall be exempt from Subsections (c) and (d) upon submitting proof to the Director of the Department~~
12 ~~of City Planning that the owner has made arrangements with a health club or other facility, located~~
13 ~~within a four block radius of the building, to provide showers and lockers at no cost to the employees~~
14 ~~who work in the owner's building.~~

15 ~~(f) Exclusion for Hotels, Residential Buildings and Live/Work Units. This Section shall not~~
16 ~~apply to buildings used primarily as hotels or residential buildings. In addition, this Section shall not~~
17 ~~apply to "live/work units" as defined in Section 102.13 of the San Francisco Planning Code.~~

18 ~~(g) Owners of Existing Buildings Encouraged to Provide Shower and Clothes Locker~~
19 ~~Facilities. The City encourages private building owners whose buildings are not subject to this Section~~
20 ~~to provide safe and secure shower and clothes locker facilities for employees working in such~~
21 ~~buildings.~~

22 ~~(h) The Department of City Planning may establish more definitive requirements for shower and~~
23 ~~locker facilities in accordance with this Section.~~

24 ~~**SEC. 155.4. BICYCLE PARKING REQUIRED IN NEW AND RENOVATED COMMERCIAL**~~
25 ~~**BUILDINGS.**~~

1 ~~(a) **Definitions.** All definitions set forth in Section 155.1(a) and Section 155.3(a) are~~
2 ~~incorporated into this Section. For the purposes of this Section, commercial shall mean commercial,~~
3 ~~industrial, and institutional uses.~~

4 ~~(b) **Applicability.**~~

5 ~~(1) **New Commercial Buildings.** A commercial or industrial building for which a~~
6 ~~building permit is issued on or after the effective date of this Section.~~

7 ~~(2) **Major Renovation.** Any construction or renovation project (i) for which a building~~
8 ~~permit is issued commencing on or after the effective date of this Section (ii) which involves an~~
9 ~~enlargement of an existing commercial building and (iii) which has an estimated construction cost of at~~
10 ~~least \$1,000,000.00.~~

11 ~~(3) **Major Change of Use.** Any change of use involving half or more of the building's~~
12 ~~square footage, or 10,000 or more square feet.~~

13 ~~(4) **Addition of Parking.** Any increase in the amount of off-street automobile parking.~~

14 ~~(c) **Requirements.** Commercial buildings making any of the changes specified in subsection (b),~~
15 ~~as a condition of approval, shall provide bicycle parking in that building in accordance with this~~
16 ~~Section. Where a building undergoes major renovations, its total square footage after the renovation~~
17 ~~shall be used in calculating how many, if any, bicycle parking spaces are required.~~

18 ~~(d) **Types of Bicycle Parking.** New commercial buildings and commercial buildings with major~~
19 ~~renovations shall offer either Class 1 bicycle parking, as defined in Section 155.1(a)(6), or Class 2~~
20 ~~bicycle parking, as defined in Section 155.1(a)(7), or a combination of Class 1 and Class 2 bicycle~~
21 ~~parking.~~

22 ~~(e) **Bicycle Parking Spaces – Professional Services.** Except in the C-3-O(SD) District, for new~~
23 ~~commercial buildings and commercial buildings with major renovations, including individual buildings~~
24 ~~of large, multiple building developments, whose primary use consists of medical or other professional~~
25 ~~services, general business offices, financial services, general business services, business and trade~~

1 ~~schools, colleges and universities, research and development or manufacturing, the following schedule~~
2 ~~of required bicycle parking applies:~~

3 ~~(1) Where the gross square footage of the floor area exceeds 10,000 square feet but is no~~
4 ~~greater than 20,000 feet, 3 bicycle spaces are required.~~

5 ~~(2) Where the gross square footage of the floor area exceeds 20,000 square feet but is no~~
6 ~~greater than 50,000 feet, 6 bicycle spaces are required.~~

7 ~~(3) Where the gross square footage of the floor area exceeds 50,000 square feet, 12~~
8 ~~bicycle spaces are required.~~

9 ~~(4) In the C-3 O(SD) District, the following bicycle parking requirements apply: One~~
10 ~~Class 1 space for every 3,000 square feet for buildings containing less than 75,000 gross square feet of~~
11 ~~the uses described in subsection (d) above. For buildings containing greater than 75,000 gross square~~
12 ~~feet of such uses, 20 Class 1 spaces plus one Class 1 space for every 5,000 square feet in excess of~~
13 ~~75,000. Additionally, one Class 2 space is required for every 50,000 gross square feet of such uses.~~
14 ~~Class 2 spaces are intended for short term use by visitors and shall be located in a highly visible~~
15 ~~publicly accessible location at street grade, or no more than one level above or below street grade if~~
16 ~~accessible by ramp and clear directional signage is available at street level.~~

17 ~~(f) **Bicycle Parking Spaces—Retail and Hotel.** For new commercial buildings and commercial~~
18 ~~buildings with major renovations whose primary use consists of retail, eating and drinking or personal~~
19 ~~service, the following schedule of required bicycle parking applies:~~

20 ~~(1) Where the gross square footage of the floor area exceeds 25,000 square feet but is no~~
21 ~~greater than 50,000 feet, 3 bicycle spaces are required.~~

22 ~~(2) Where the gross square footage of the floor area exceeds 50,000 square feet but is no~~
23 ~~greater than 100,000 feet, 6 bicycle spaces are required.~~

24 ~~(3) Where the gross square footage of the floor area exceeds 100,000 square feet, 12~~
25 ~~bicycle spaces are required.~~

1 ~~(g) **Notice of Bicycle Parking.** New commercial buildings and commercial buildings with major~~
2 ~~renovations subject to this Section must provide adequate signs or notices to advertise the availability~~
3 ~~of bicycle parking.~~

4 ~~(h) **Layout of Spaces.** Owners of new commercial buildings and commercial buildings with~~
5 ~~major renovations subject to this Section are encouraged to follow the requirements set forth in Section~~
6 ~~155.1(d) (Layout of Spaces) in installing Class 1 and Class 2 bicycle parking. The number of required~~
7 ~~automobile parking spaces may be lowered in buildings where Class 1 bicycle parking is provided. The~~
8 ~~number of otherwise required automobile parking spaces may be reduced, commensurate with the~~
9 ~~space necessary to provide Class 1 or Class 2 bicycle parking spaces, in an amount that meets or~~
10 ~~exceeds the requirements of this section. This provision only applies to the explicit area used for Class~~
11 ~~1 or Class 2 bicycle parking.~~

12 ~~(i) **Owners of Existing Buildings Encouraged to Provide Bicycle Parking Spaces.** The City~~
13 ~~encourages building owners whose buildings are not subject to this Section to provide bicycle parking~~
14 ~~spaces in such buildings.~~

15 ~~(j) **Exemption.** Where a new commercial building or building with major renovations includes~~
16 ~~residential uses, the building's total non-residential square footage shall be used in calculating how~~
17 ~~many, if any, bicycle parking spaces are required. Building owners shall be required to allow tenants to~~
18 ~~bring their bicycles into buildings unless Class 1 bicycle parking is provided.~~

19 ~~(k) This Section shall not be interpreted to interfere with the Planning Department's authority to~~
20 ~~require more than the minimum bicycle parking spaces required by this Section as a condition of~~
21 ~~approval of a project, where appropriate.~~

22 **~~SEC. 155.5. BICYCLE PARKING REQUIRED FOR RESIDENTIAL USES.~~**

23 ~~(a) For buildings of 4 dwelling units or more, bicycle parking shall be provided in the minimum~~
24 ~~quantities specified in Table 155.5, regardless of whether off-street car parking is available. The~~

