



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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TO: Staff

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SUBDIVISION AND ZONING ORDINANCE INTERPRETATION NO. 2021-01 – USE OF MECHANICAL PARKING STACKERS WITH A PARKING PERMIT

PURPOSE

Mechanical Parking Stackers (Stackers) are defined by Title 22 as “*mechanical lift equipment that allows the stacking of two automobiles*”. Stackers are allowed for certain Residential Uses to meet parking requirements. Title 22 is silent on the use of stackers for nonresidential uses, or to meet the requirements for a Parking Permit.

One of the stated intentions of a Parking Permit in Title 22 is to “*conserve land and promote efficient land use by allowing: ... Tandem parking for nonresidential uses.*” This memorandum concludes there is a similarity between Stackers and tandem parking spaces in fulfilling this intention.

APPLICABILITY

This memorandum applies to all Parking Permits proposing Stackers issued by the Department of Regional Planning (Department).

INTERPRETATION

The use of Stackers to meet the minimum parking requirement of a nonresidential project is acceptable with the approval of a Parking Permit.

IMPLEMENTATION / STANDARDS

The following Conditions of Approval shall be added, where appropriate, to Parking Permits involving the use of Stackers:

- Where Stackers are proposed for nonresidential uses, there shall be valets or other persons employed to assist in the parking of automobiles. The ratio of valets to parking spaces shall be established. Each Stacker shall contain only two parking spaces with access available from only one end.
- Stackers shall only be operated by authorized, trained, and qualified parking attendant from a key operated control box mounted on or directly adjacent to each vehicle lift. The vehicle lift shall not be permitted to be operated by remote control. Instructions on how to operate the vehicle lift shall be posted about the control box.
- Stackers shall be maintained in a safe and working order, and maintenance records shall be made available to the Department upon request.
- Stackers approved at the installed location cannot be modified or moved without first obtaining approval from the Department.
- In the event the Stackers are removed and/or replaced, the owner shall ensure all applicable parking requirements, including, but not limited to, the number of parking stalls and guest parking per the parking standards required at the time the request is made, is provided.
- The vehicle lift shall be installed with a protection feature that is capable of preventing access to, provide safety protection from, or disabling the vehicle lift if objects or persons are present or enters into the operating area of the vehicle lift. The installation of such protection feature (e.g., motion sensors, guardrails, gates, etc.) shall be to the satisfaction of Building and Safety.
- No object or vehicle shall be placed in such a way as to obstruct the entrance or exit of a vehicle into a Stacker.

The following Conditions of Approval shall be added, where appropriate, to Conditional Use Permits establishing a use employing Stackers:

- Stackers shall be screened from view from the public-right-of-way and adjacent properties.

Subdivision and Zoning Ordinance Interpretation No. 2021-01 – Use of Mechanical
Parking Stackers with a Parking Permit

October 18, 2021

Page 3

- Stackers shall not be placed in the required front yard setback.
- Stackers shall not be placed within five feet of the side or rear property line.

AJB:DJD:MG:lm

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