

West Hollywood General Plan 2035
Annual Progress Report

June 2015
EXHIBIT A

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1. Introduction

Overview

This General Plan Annual Progress Report monitors the City's progress in implementing the West Hollywood General Plan 2035. It is submitted to the Governor's Office of Planning and Research (OPR) in compliance with Government Code Section 65400, which requires that cities submit an annual report on the status of the General Plan to their legislative bodies, OPR, and the Department of Housing and Community Development (HCD) in April each year.

The West Hollywood General Plan 2035 (General Plan) was adopted in September, 2011. It was the first comprehensive update of the City's original 1988 General Plan document. The comprehensive General Plan update allowed the City and community to simultaneously consider the critical relationships between a wide range of policy areas. The General Plan is a forward-thinking document that recognizes and builds upon existing challenges and opportunities, reflects the diverse visions of the community, and provides for future generations.

The City of West Hollywood chose to prepare a Climate Action Plan (CAP) as a companion document to the General Plan. The CAP was adopted along with the General Plan in 2011. The Climate Action Plan emphasizes the City's commitment to leadership in environmental sustainability and presents a toolkit of measures by which the entire community can reduce greenhouse gas emissions, and thus lessen impacts to global climate change. The CAP outlines its own monitoring program including communitywide greenhouse gas (GHG) emissions inventories to be conducted every five years to gauge the City's performance and progress in reaching its GHG emissions reduction goals. However, because a number of implementation measures from the General Plan overlap with those of the CAP, a summary of CAP implementation progress is included in this report for tracking purposes (Appendix B).

The policy direction in the General Plan and CAP emphasized forward-thinking, sustainable, land use and mobility strategies to address a range of issues including traffic, development, neighborhood character, housing, and quality of life, among others. Because of the importance of land use, mobility, and sustainability initiatives to the implementation of the General Plan and CAP, section three of this Report provides additional detail about accomplishments in each of these areas over the past year.

The General Plan and CAP Implementation Status Tables, included as Appendix A and B, provide status updates on the General Plan and Climate Action Plan implementation items that are pending, underway, complete, or are ongoing programs of the City as of May, 2015.

Awards

The General Plan was awarded the American Planning Association Los Angeles Chapter *Comprehensive Plan Award* in 2011. The Climate Action Plan received the American Planning Association Los Angeles Chapter *Innovation in Green Community Planning Award* in 2011, the Association of Environmental Professionals *Outstanding Climate Change Document Award* in 2012, and the Southern California Association of Governments' 2011 Compass Blueprint Recognition Award for *Visionary Planning for Sustainability* in 2011.

Amendments

One amendment to the General Plan has been made since the West Hollywood General Plan 2035 was adopted in September, 2011. The 2008-2014 Housing Element was replaced with the 2013-2021 Housing Element was adopted as Chapter 12 of the General Plan on December 2, 2013.

State Requirements

OPR Guidelines

The General Plan fully complies with the Governor's Office of Planning and Research (OPR) guidelines for General Plan documents. The General Plan contains each of the seven required elements under Government Code Section 65302, as follows:

- A Land Use Element, contained in **the Land Use and Urban Design Chapter**, describing the general distribution and location of land uses, standards of population density and building intensity;
- A Circulation Element, contained in the **Mobility Chapter**, describing the general location and extent of existing and proposed thoroughfares and transportation routes, correlated with the land use element, and complying with AB 1358, the California Complete Streets Act;
- A **Housing Element**;
- A Conservation Element, contained in the **Infrastructure, Resources, and Conservation Chapter**, for the conservation, development, and utilization of natural resources;
- An Open Space Element, contained in the **Parks and Recreation Chapter**;
- A Noise Element, contained in the **Safety and Noise Chapter**, analyzing current and projected noise levels from vehicles and stationary sources, providing noise contour maps for these sources, and discussing possible solutions to address noise problems; and
- A Safety Element, contained in the **Safety and Noise Chapter**, for the protection of the community from seismic hazards, flooding, and other risks.

The General Plan also addresses several optional topics that are of particular importance to the West Hollywood community, as allowed by Government Code section 65303, including the **Governance, Historic Preservation, Economic Development, Human Services, and Parks and Recreation Chapters.**

Housing Element Annual Report

Government Code Section 65400 establishes the requirement that each city prepare an annual report on the status of the Housing Element of its General Plan and progress in its implementation, using forms and definitions adopted by the Department of Housing and Community Development. The City of West Hollywood has already submitted its annual housing element progress report for the calendar year 2014 (Appendix C).

Implementation Status

The General Plan has a 25-year timeframe, and implementation of its goals and policies during this period is a collective effort by City staff in every Department and Division. Since adoption of the General Plan and Climate Action Plan in September 2011, 83% of General Plan implementation items and 67% of Climate Action Plan implementation items have been completed or are in the process of being implemented (i.e. are ongoing programs, projects underway, or pending and scheduled to begin in the near future). The table below summarizes the status of all items by subject categories.

Action Item Category	A. Ongoing	B. Pending	C. Underway	D. Complete	E. No Action	Total	Action Taken (A,B,C&D)
General Plan Subtotal	58	33	39	14	29	173	144
% of Total	34%	19%	23%	8%	17%	100%	83%
<i>Governance</i>	2	0	3	1	0		
<i>Land Use & Comm Design</i>	5	4	4	1	0		
<i>Historic Preservation</i>	6	7	5	0	0		
<i>Economic Development</i>	6	2	5	1	1		
<i>Mobility</i>	12	9	16	2	11		
<i>Human Services</i>	7	2	1	0	1		
<i>Parks & Recreation</i>	6	3	1	0	6		
<i>Infrastructure, etc</i>	10	6	1	4	8		
<i>Safety & Noise</i>	4	0	3	5	2		
Climate Action Plan	20	18	23	3	31	95	64
% of Total	21%	19%	24%	3%	33%	100%	67%
GRAND TOTAL	78	51	62	17	60	268	208
% of GP+ CAP	29%	19%	23%	6%	22%	100%	78%

The implementation statuses are defined as follows:

Project Status

Ongoing	Recurring or continuous action
Pending	Incorporated in a current work program and/or planned to start in the immediate future
Underway	In the process of being implemented
Complete	Action/task has been completed

Please refer to Appendices A (General Plan) and B (CAP) for detailed status updates on each of the implementation items that are ongoing, pending, underway, or complete, as of May 2015.

Between the two documents, 17 items have been completed since the plans were adopted in September 2011. Some of the recently completed items include: creating the employee bike share program for West Hollywood staff, which includes 10 bikes at five stations in the City, and developing alternate structural building foundation design standards in the liquefaction zones throughout the City, which will save applicants time and money.

While a great deal of progress has been made in implementing the General Plan and CAP, it is also important to acknowledge the action items that are not part of current work plans. Some of these were planned to be medium- or long-term projects, and thus are not intended to move forward for several more years, such as creating cultural facilities to support a small theater or performance space, partnering with Southern California Edison to develop a community smart grid integration plan, or establishing a monitoring system to measure reductions in vehicle miles traveled from investments in mass transit, bicycle infrastructure, and the pedestrian environment.

The Climate Action Plan has a lower “implementation rate” than the General Plan in part because many of the policies and programs are new to the City and require additional sustainability experience and expertise. The City plans to add a new sustainability staff position, as recommended in the Climate Action Plan, to oversee sustainability-related programs and policies for West Hollywood. This position is included in the 2015-2016 mid-year budget; it is anticipated that the City will hire a Senior “Sustainability” Planner in early 2016.

Guiding Principles

Through the public involvement process during the General Plan update, a series of ten Guiding Principles were developed to state the broad direction and vision of the City and serve as the foundation for the goals and policies in the General Plan. Many of these relate to previous vision statements developed for City documents and processes including the Vision 2020 Strategic Plan (2003). All efforts to implement the General Plan are necessarily related to these Guiding Principles, and serve as specific activities that the City carries out in implementing the community's vision.

The Guiding Principles are listed below, along with a sampling of the General Plan Implementation Actions that have helped to realize each principle over the past year:

1. **QUALITY OF LIFE.** Maintain the high quality of life enjoyed by West Hollywood residents.

General Plan implementation actions underway that will improve quality of life include:

- ✓ *Extending the PickUp Line shuttle along Santa Monica Boulevard on weekend evenings to extend to La Brea Boulevard and serve the Eastside of the City;*
- ✓ *Expanding service for CityLine service to reach the Hollywood/Highland Metro Red Line station during commuting hour;*
- ✓ *Providing better transit information by working with Metro and Google to include CityLine and the PickUp Line on NextBus and Google transit;*
- ✓ *Expanding online access to health care information with the new "WeHo Cares" webpage;*
- ✓ *Introducing crosswalk improvements on Santa Monica Boulevard along with a public safety campaign for safe walking and driving in the City;*
- ✓ *Improving West Hollywood Park as part of the Park Expansion Plan;*
- ✓ *Providing additional public parking in the Central City area with the construction of the City Hall Automated Parking Garage;*
- ✓ *Studying the feasibility of a City bike share program; and*
- ✓ *Numerous initiatives to address social services, sustainability, mobility, housing, parks and recreation, and more.*

2. **DIVERSITY.** Value the social, economic and cultural diversity of our people, and work to protect people who are vulnerable.

General Plan implementation actions underway that address diversity include:

- ✓ *Creating a quarterly Lesbian-oriented speaker series;*
- ✓ *Initiating a partnership to bring the International Gay and Lesbian Travel Association conference events to West Hollywood in 2015;*
- ✓ *Providing ongoing programming for senior citizens; and*

- ✓ *Continued efforts to promote health care, transit, and social services programs with online outreach, as well as in-person “pop-up events” to educate the public on the many social services that the City provides.*
3. **HOUSING.** Continuously protect and enhance affordable housing, and support Rent Stabilization laws. Recognize the need for preserving our housing stock as well as understand the need to positively shape new construction to meet our future housing needs.
- ✓ *The Housing Element outlines goals and policies, as well as specific implementation programs, to address housing issues in the City. The annual Housing Element Progress Report is attached as Appendix C.*
4. **NEIGHBORHOOD CHARACTER.** Recognize the need to maintain and enhance the quality of life in our residential neighborhoods. Investigate standards to ensure buildings enhance the City’s eclectic neighborhoods. Emphasize opportunities to meet housing needs and economic development goals along the commercial boulevards.

General Plan implementation actions underway that address neighborhood character include:

- ✓ *A community plan for the Eastside neighborhood;*
 - ✓ *Traffic calming studies for the TriWest, Norma Triangle and Eastside neighborhoods;*
 - ✓ *A study of the Metro-owned site on Santa Monica Boulevard, which has potential to redefine the character of the south side of the boulevard near San Vicente;*
 - ✓ *Conducting an off-site signage study along the Sunset Strip to encourage creative signage that will further define the Strip as an iconic place;*
 - ✓ *Continuing with historic preservation program; and*
 - ✓ *Completing a set of design standards and guidelines for residential development in the West Hollywood West neighborhood to assure the continued high quality, eclectic character of the neighborhood.*
5. **ECONOMIC DEVELOPMENT.** Support an environment where our diverse and eclectic businesses can flourish. Recognize that economic development supports public services, provides benefits associated with the City’s core values, and adds character to our community.

General Plan implementation actions underway that enhance economic development include:

- ✓ *Ongoing business support services and tourism marketing;*
- ✓ *Conducting a comprehensive analysis of offsite advertising on the Sunset Strip that will be used to develop recommendations on the number of signs*

allowed, type of media allowed, guidelines for creative use of offsite advertising and placement of signage;

- ✓ *Working with Visit West Hollywood to establish an “I Am WeHo” Program to train employees in West Hollywood businesses to speak about West Hollywood’s amenities and attractions;*
- ✓ *Coordinating with Metro on future redevelopment of the Metro-owned bus facility on Santa Monica Boulevard;*
- ✓ *Studying the potential for advertising revenues on street furniture as part of the “Street Media” project; and*
- ✓ *Completing a Market Study on changing demographics and market dynamics of the Eastside of West Hollywood.*

6. **ENVIRONMENT.** Support innovative programs and policies for environmental sustainability to ensure health and proactively manage resources. Provide leadership to inspire others outside City limits.

General Plan implementation actions underway that support environmental sustainability include:

- ✓ *Providing daily water conservation tips through social media and launching a water conservation campaign on bus shelters, street poles banners, etc to inform residents and businesses of draught sensitive practices;*
- ✓ *Launching and promoting the “Big Belly” solar-powered trash compactors on Santa Monica Blvd;*
- ✓ *Continuing implementation of the “Recycling Saves” campaign;*
- ✓ *Incorporating photovoltaic panels on the City Hall Automated Parking Garage;*
- ✓ *Installing water conserving devices and fixtures in public facilities where possible;*
- ✓ *Continuing to provide employee incentives to commute without a car while the City Hall Automated Parking Garage is being built;*
- ✓ *Hiring a consultant to conduct a feasibility study to take over the street lighting from Southern California Edison and convert the infrastructure to energy efficient technology; and*
- ✓ *Creating a new Senior “Sustainability” Planner position to oversee sustainability programs and policies to strengthen environmental health in the City.*

7. **TRAFFIC AND PARKING.** Recognize that automobile traffic and parking are key concerns in our community. Strive to reduce our dependence on the automobile while increasing other options for movement such as walking, public transportation, shuttles, and bicycles within our borders and beyond. Continue to investigate innovative shared parking solutions.

General Plan implementation actions underway that address traffic and parking include:

- ✓ *Studying traffic patterns and pedestrian crossing safety on Santa Monica Blvd to develop strategies for the corridor to improve circulation and safety for all users;*
- ✓ *Launching a citywide crosswalk study to assess pedestrian conditions in West Hollywood and developing a policy for when and where improvements are needed;*
- ✓ *Meeting with the West Hollywood West neighborhood to assess local traffic circulation and opportunities to calm residential streets;*
- ✓ *Working with Google Transit and Metro to publish the CityLine route and schedule information online and on NextBus applications;*
- ✓ *Creating an employee bike share program to help employees get around the City without using a vehicle;*
- ✓ *Creating a comprehensive map of all transit services in the City;*
- ✓ *Beginning a process to update parking policies, establish development standards of the Transit Overlay Zone, and the update the City's Transportation Demand Management Program; and*
- ✓ *Working to complete the Pedestrian and Bicycle Master Plan update in 2015/2016.*

8. **GREENING.** Seek new areas to increase park space and landscape areas in our streets, sidewalks, and open areas to create space for social interaction and public life.

General Plan implementation actions underway that will expand parks, landscape areas, and social spaces include:

- ✓ *Continuing to develop plans to improve West Hollywood Park;*
- ✓ *Construction of a 7,000 square foot public plaza behind City Hall as part of the City Hall Automated Parking Garage;*
- ✓ *Updating the Urban Forestry Master Plan; and*
- ✓ *Developing a scope of work for a consultant to help the City develop a monitoring tool to track annual greenhouse gas (GHG) emissions and reduction targets.*

9. **ARTS AND CULTURE.** Enhance the cultural and creative life of the community. Continue to expand cultural and arts programming including visual and performing arts, and cultural and special events.

Implementation actions underway that will enhance the arts and culture include:

- ✓ *Creating and promoting cultural events at the Council Chamber with musical performance, lecture, panel discussion, and author reading;*

- ✓ *Working with Visit West Hollywood to establish an "I Am WeHo" Program to train employees in West Hollywood businesses to speak about West Hollywood's amenities and attractions;*
- ✓ *Initiating a partnership to bring the International Gay and Lesbian Travel Association conference events to West Hollywood in 2015;*
- ✓ *Developing a Community Cultural Plan;*
- ✓ *Ongoing cultural grant program; and*
- ✓ *Maintenance of best practices in public art administration.*

10. **SAFETY.** Protect the personal safety of people who live, work and play in West Hollywood. Recognize the challenges of public safety within a vibrant and inclusive environment.

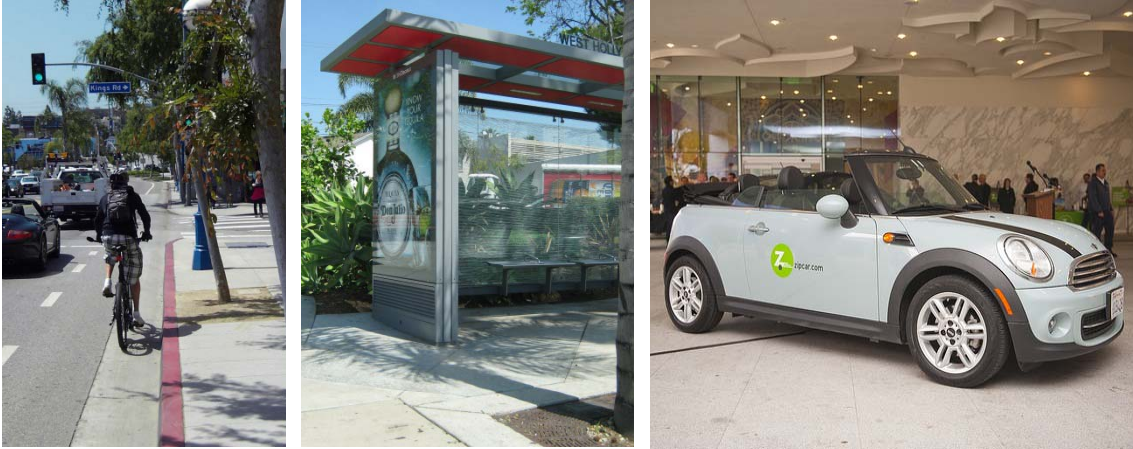
Implementation actions underway that enhance public safety include:

- ✓ *Hiring a consultant to evaluate and update the City's existing building stock and infrastructure seismic retrofit program;*
- ✓ *Continuing to work with Neighborhood Watch, Community Emergency Response Training (CERT), and the LASD Volunteer Program "Volunteers on Patrol";*
- ✓ *Working to revise the noise ordinance;*
- ✓ *Offering CPR classes throughout the City during the year; and*
- ✓ *Ongoing outreach by Public Safety Commissioners.*

2. Key Implementation Actions

The policy framework for the General Plan and Climate Action plan center on three main interconnected issues: mobility, land use, and sustainability. The following pages summarize the policy direction and highlight key implementation actions in each of these three categories.

Mobility Initiatives



General Plan and Climate Action Plan Policy Direction

The General Plan and Climate Action Plan emphasize linking land use and mobility decisions. The City's mobility strategy, as detailed in the General Plan, is to create a balanced and multi-modal transportation system that meets the needs of the community, and to improve the quality of life within West Hollywood while also actively participating in regional strategies to address transportation issues. West Hollywood benefits from an inherently walkable environment, and in 2011 and 2013, was rated the most walkable city in California by Walk Score. Strategically enhancing and dynamically managing the City's multi-modal transportation network, including using creative strategies to manage parking as a limited resource, is critical to improving the City's commercial districts, residential neighborhoods, and diverse employment uses.

Status

The Long Range and Mobility Planning Division and Public Works Department are responsible for implementation of many of the mobility policies in the General Plan and Climate Action Plan. This past year several key projects and studies have been initiated, including:

- A **citywide study of pedestrian crossings**, as well as a targeted study of unsignalized crosswalks along the City's key pedestrian corridor – Santa Monica Blvd.
- An **employee bike share program**, which provides free bicycles to City employees during work hours to reduce auto trips in and around the City and provide access to the City's satellite parking garages during construction of the Automated City Hall Parking Garage.
- Extending the **PickUp Line shuttle**, a free service along Santa Monica Boulevard on weekend nights to serve the Eastside of the City, reaching La Brea Boulevard.
- Initiating a pilot extension of the **CityLine** transit service to extend to the Hollywood/Highland Metro Red Line station during more and evening commute hours.

- A **neighborhood traffic calming outreach process** with residents. In 2014, the City worked closely with residents of the West Hollywood West neighborhood to discuss traffic conditions and develop solutions with the help of a consultant to calm traffic in the area and provide safe streets.
- A **City bike share** feasibility study and continued coordination with the Westside Cities COG on regional bike share.
- Completing the **Pedestrian and Bicycle Mobility Plan** (last updated in 2003) to include recommendations for pedestrian and bicycle infrastructure improvements, programs, and policies.

Pending projects include:

- The City was awarded a Strategic Growth Council Sustainable Communities Planning Grant to fund the following projects:
 1. Develop standards for a **Transit Overlay Zone**, identified in the General Plan.
 2. **Study parking conditions** and conduct a pilot study to separate the cost of parking from the cost of rent.
 3. Update the City's **Transportation Demand Management** ordinance.

Land Use Initiatives



General Plan and Climate Action Plan Policy Direction

The goals and policies of the Land Use and Urban Form Chapter of the General Plan are designed to maintain and enhance the City's residential neighborhoods and to focus any future development along commercial corridors well-served served by transit. The Land Use Chapter works in concert with the Mobility, Historic Preservation, and Economic Development Chapters to preserve the City's unique character, guide responsible infill development, promote mobility and quality of life, and enhance the economy. Maintaining a balance of diverse land uses within the City's compact urban form promotes active neighborhoods and commercial districts, and helps to reduce the need for residents and visitors to move about by car. The Climate Action Plan reinforces the General Plan's emphasis on linking land use and mobility efforts as a means to reduce greenhouse gas emissions and resulting climate change impacts.

Status

The Long Range and Mobility Planning and Current and Historic Preservation Planning Divisions are responsible for implementation of the land use policies in the General Plan and Climate Action Plan. This past year, staff worked on several key land use projects and studies, including:

- A study of **off-site advertising** on Sunset Boulevard is under way, and will address potential benefits, impacts and evaluation of creative signage proposals.
- In collaboration with the City's Eastside Working Group, staff is beginning an **eastside community planning process**. A consultant completed a Market Study for the Eastside to provide economic context for the planning process.
- A community outreach process to develop a set of **revised development standards** for the West Hollywood West neighborhood to reduce recent "big box" development, adopted by City Council in December 2014.
- A consultant was hired to study **multi-family cultural resources** and develop an incentive program for maintenance, capital improvements, and operation.

Pending projects include:

- Staff continues to explore the feasibility and compatibility of development at the **Metro facility on Santa Monica Boulevard** and is actively collaborating with Metro to study site enhancements.
- Staff will prepare revisions to **Zoning Code regulations**, including modifications to the entitlement process, commercial parking in residential districts, and a public benefits policy.
- Staff was award grant funding to assist with technical studies to aid implementation of the **Transit Overlay Zone** to support transit-supportive land uses and development projects.

Climate Change Initiatives



General Plan and Climate Action Plan Policy Direction

Environmental sustainability is one of the Guiding Principles of the General Plan, and is reflected in the policies of each Chapter. A special icon is used throughout the General Plan to highlight the numerous policies that most directly support sustainability goals. The Climate Action Plan lays out a toolbox of actions the entire West Hollywood community can take to reduce contributions to global climate change by reducing GHG emissions. The City Council established aggressive targets for the CAP, setting a goal of a 20 – 25% reduction in emission levels by 2035.

Status

While every division's activities help to further the City's sustainability goals, the Community Development Department and Public Works Department are responsible for implementing the majority of climate-change related programs. In addition to the interconnected land use and mobility programs detailed above, there have been several key sustainability projects and studies have been initiated in the past year:

- Installing 18 Big Belly **solar powered compacting trash receptacles** at high pedestrian locations on Santa Monica Blvd.
- Creating an internal task force has been established to **monitor all water conservation** measures including monitoring what is done by LADWP and Beverly Hills Water.
- Continuing the existing the "**Recycling Saves**" campaign.
- Installing **water conserving devices** and fixtures where applicable.
- **Increasing incentives to employees who do not drive alone** as a two year pilot during the construction of the City Hall Automated Parking Garage. The incentives encourage employees to use transportation alternatives, including car-pooling, bicycles, walking and public transportation, to decrease the impact of parking space at the Kings Road parking structure for the public. In addition, all employees will be given a bus pass for the duration of the construction. As of

May 2015, 66 employees have signed up for the incentive for using these transportation alternatives.

- **Expanding green and open spaces** throughout the City, by continuing to implement the West Hollywood Park Master Plan, identifying new open spaces in the Design District Streetscape Master Plan, and building 7,000 square feet of new open space on the site of the former City Hall surface parking lot.

Pending projects include:

- Staff was awarded grant funding from the Strategic Growth Council Sustainable Communities to development of a tracking tool to **monitor annual reductions in greenhouse gas emissions** resulting from Climate Action Plan implementation.
- The City is studying the feasibility of a **City bike share program** to reduce vehicle-trips in the City.
- The City plans to fill a **new position** for a Senior **“Sustainability” Planner** focused on sustainability programs in FY 2015/16.

3. Future Priorities & Upcoming Projects

While the goals, policies, and implementation actions of the General Plan guide the work of every City Department, the ongoing maintenance of the General Plan, and the majority of programs outlined within the document, fall under the purview of the Community Development Department. The Long Range and Mobility Planning Division of the Community Development Department was created, in part, to help implement the coordinated land use and mobility policies of the General Plan. In addition to ongoing programs, Division priorities for the next two years include (relevant General Plan Implementation Actions are noted in parentheses):

- A series of land use, economic development, and mobility efforts are underway for the **Eastside** (LU-A.1, LU-A.7, ED-A.5). These include an **Eastside Community Plan** to develop priorities for this neighborhood, design standards and incentives for a **Transit Overlay Zone**, and updates to the Zoning Ordinance to implement a new residential land use designation along Fairfax south of Santa Monica Boulevard.
- Development of a revised and expanded **Transportation Demand Management Ordinance** (M-A.33, M-A.34) to encourage alternative transportation modes as well as multimodal connections is planned as part of the FY 2015/2016 work plan.
- A comprehensive update of the **Sunset Specific Plan** (LU-A.12) is anticipated to begin, following completion of the Sunset Off-Site Signage Study (LU-A.13).
- Staff plans to begin an Area Plan for the greater **Melrose Triangle and Design District** area in FY 2015/2016 per LU-A.11.
- Staff is working with Metro to develop a Memorandum of Understanding regarding the process for **future visioning for the Division 7 Metro facility** (LU-A.10) and is retaining urban design and economic consultants to assist with site analysis.

Appendix A

2014 Annual General Plan Implementation Status Table

Appendix B

2014 Climate Action Plan Implementation Status Table

Appendix C

2014 Annual Housing Element Progress Report