

**SUBJECT: ZONE TEXT AMENDMENT AND ZONE MAP AMENDMENT  
IMPLEMENTING THE R4B-C AND R3C-C ZONING DISTRICTS  
IDENTIFIED IN THE WEST HOLLYWOOD GENERAL PLAN 2035**

**INITIATED BY: COMMUNITY DEVELOPMENT DEPARTMENT**  
(John Keho, AICP, Interim Director) *JK*  
(Bianca Siegl, Long Range and Mobility Planning Manager) *BS*  
(Garen G. Srapsyan, Associate Planner) *GG*

**STATEMENT ON THE SUBJECT:**

The City Council held a public hearing on December 4, 2017 to consider amending the West Hollywood Zoning Ordinance and Zoning Map as required to conform with the land use designations in the West Hollywood General Plan 2035, adopted in 2011, to introduce standards for the new R4B-C and R3C-C zoning districts and rezone: (1) R-2 properties south of Beverly Boulevard, between N. Wetherly Drive and N. Clark Drive to R4B-C, and (2) CN1 properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard to R3C-C, within the City of West Hollywood. The City Council directed that the item return with specific amendments reflecting City Council direction from the initial public hearing.

**RECOMMENDATION:**

Staff recommends the City Council introduce on first reading:

Ordinance No. 18-\_\_\_\_\_: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE RELATED TO STANDARDS FOR THE R4B-C AND R3C-C ZONING DISTRICTS, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO CONFORM WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA" (ATTACHMENT A)

**BACKGROUND / ANALYSIS:**

During the public hearing on December 4, 2017 (see staff report, Attachment B), the City Council discussed the amendments to the zoning ordinance for the following two new zoning districts identified in the General Plan:

- **R3C-C** land use designation (rezoning the existing CN1 properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard). The General Plan identified the R3C-C zone district as a primarily residential land use with small-scale neighborhood-serving retail and commercial services on the ground floor.

During the public hearing, the City Council voted (3:2) to approve the staff recommendation for this zoning district. Therefore, the attached ordinance reflects the original proposal set forth on December 4, 2017.

- **R4B-C** land use designation (rezoning the existing R-2 properties south of Beverly Boulevard between N. Wetherly Drive and N. Clark Drive). The General Plan identified the R4B-C zone district as a primarily residential land use, but with small-scale neighborhood-serving retail and commercial services on the ground floor.

During the public hearing, the City Council voted (3:2) to approve the staff recommendation for the R4B-C zone district with the following modifications:

1. Allow the floor to ceiling height on the first floor be up to 18 feet high with a corresponding overall building height increase to 48 feet;
2. Require no minimum first floor side setback for the building if commercial uses are proposed on the ground floor only where the building is adjacent to a commercial zone district; and
3. Permit no more than 50% of the ground floor to be dedicated to commercial uses.

As part of the design review process, the Director and/or urban designer may require additional side setbacks above the second to ensure compatibility between adjacent uses and structures.

The Ordinance in Attachment A reflects the above changes requested by the City Council.

#### Minimum Density Requirement

The City Council is reviewing a zone text amendment on tonight's agenda to eliminate the 90% minimum density standards for R3 and R4 zone districts. Initially, the recommendation was to eliminate the minimum density requirement in the R3C-C zone district and reduce the minimum density requirement in the R4B-C zone district to 70% if there is commercial on the ground floor or live/work units. However, since the Planning Commission recommended the elimination of all minimum density requirements in R3 and R4 Districts, the ordinance before the City Council reflects those recommendations. Therefore, there are no minimum density requirements for the proposed R3C-C and R4B-C zone districts.

#### **California Environmental Quality Act (CEQA)**

A Program Environmental Impact Report (State Clearinghouse #2009091124) was prepared for the City of West Hollywood General Plan and Climate Action Plan, and was certified by the City Council on September 19, 2011. State law compels the City to promptly revise the Zoning Ordinance to make it consistent with the newly updated

General Plan. The rezoning actions included with this Zoning Text and Map amendment (Attachments A) reflect specific land use designations and policies approved as part of the Land Use and Urban Form chapter of General Plan 2035 and are consistent with the General Plan EIR in accordance with Public Resources Code section 21083.3. The R4B-C and R3C-C rezoning actions are the same rezoning actions already analyzed in the Program EIR; thus there are no project specific impacts or substantial new information that needs to be studied under Section 21083.3. Analysis in the Program EIR record confirms that no new significant impacts would result from these changes. More specifically, the proposed standards for the R4B-C zoning district envisions a zone that accommodates both residential and neighborhood-serving commercial uses, and thus limiting potential impacts on residential neighborhoods. Additionally, the allowed commercial uses in the proposed zone promotes fewer auto trips because the commercial uses are neighborhood-serving and intended to serve the immediate neighborhood, and thus is consistent with the Program EIR, and as such could not reasonably have a significant environmental impact.

**CONFORMANCE WITH VISION 2020 AND THE GOALS OF THE WEST HOLLYWOOD GENERAL PLAN:**

This item is consistent with the Primary Strategic Goal(s) (PSG) and/or Ongoing Strategic Program(s) (OSP) of:

- PSG-1: Maintain the City's Unique Urban Balance with Emphasis on Residential Neighborhood Livability.
- OSP-3: Promote Economic Development while Maintaining Business Vitality & Diversity.

In addition, this item is compliant with the following goal(s) of the West Hollywood General Plan, in addition to making the Zoning Ordinance in compliance with the General Plan:

- LU-1: Maintain an urban form and land use pattern that enhances quality of life and meets the community's vision for its future.
- LU-2: Maintain a balanced mix and distribution of land uses that encourages strategic development opportunities and mobility choices within the City.
- LU-11: Expand the Melrose/Beverly District as a national and international destination for high-end arts and design studios, offices and related businesses.
- LU-13: Support a vibrant, high-density transit-oriented commercial district centered around the intersection of Santa Monica Boulevard and Fairfax Avenue.

**EVALUATION PROCESSES:**

This item is tracked by the General Plan Implementation Report.

**ENVIRONMENTAL SUSTAINABILITY AND HEALTH:**

N/A

**COMMUNITY ENGAGEMENT:**

Staff held two community meetings with property owners and residents on Tuesday, September 20, 2016 and Thursday, September 29, 2016. Several community members expressed concerns for the zone changes and supported allowing for smaller-scale developments such as live/work, neighborhood-serving commercial, etc. In general, the community supported incentives for live/work development for parcels along Fairfax Avenue. The proposed zone text amendment includes provisions to incentivize live/work units in the R3C-C and R4B-C zoning districts.

**OFFICE OF PRIMARY RESPONSIBILITY:**

COMMUNITY DEVELOPMENT DEPARTMENT / LONG RANGE & MOBILITY  
PLANNING DIVISION

**FISCAL IMPACT:**

None at this time.

**ATTACHMENTS:**

- A. Ordinance 18- XXXX
- B. December 4, 2017 City Council Staff Report
- C. Index of new zone changes

ORDINANCE NO. 18-\_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE RELATED TO STANDARDS FOR THE R4B-C AND R3C-C ZONING DISTRICTS, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO CONFORM WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. On September 19, 2011, the City Council adopted the West Hollywood General Plan 2035. The General Plan sets a vision for the West Hollywood community for the next 25 years. By law, the Zoning Ordinance must be made consistent with the newly updated General Plan within a reasonable period of time. The City of West Hollywood initiated amendments to the Zoning Ordinance, Article 19 of the Municipal Code, and the Zoning Map, pursuant to Chapter 19.78. This amendment is a part of a series of amendments that bring the Municipal Code into compliance with the General Plan 2035.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of October 19, 2017 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, required state and local agencies, and the City website and by announcement on City Channel 6 by October 5, 2017. Notices to property owners and residents within a 500' radius of the proposed zones were postmarked on October 5, 2017. The Planning Commission also held public hearings on June 1, 2017 and May 4, 2017 that were noticed on April 20, 2017. On June 1, 2017, the Planning Commission voted to adopt Resolution 17-1202 and recommended approval of the zone text changes pertaining to the R4B-C zoning district discussed herein. On October 19, 2017, the Planning Commission voted to adopt Resolution 17-1197 and recommended denial of the zone changes pertaining to the R3C-C zoning district discussed herein.

SECTION 3. The West Hollywood City Council properly reviewed and considered this matter at a public hearing on December 4, 2017. Public Notice of the hearing was advertised by publication in the West Hollywood Independent and Beverly Press on November 23, 2017, and by announcement on City Channel 6, as well as the City website and City Hall on November 23, 2017. Notices to property owners and residents within a 500' radius of the proposed zones were postmarked on November 22, 2017. Following the December 4, 2017 public hearing, the City Council directed staff to return at a later date with revised ordinance language.

SECTION 4. A Program Environmental Impact Report (State Clearinghouse #2009091124) was prepared for the City of West Hollywood General Plan and Climate Action Plan, and was certified by the City Council on September 19, 2011. State law compels the City to promptly revise the Zoning Ordinance to make it consistent with the newly updated General Plan. The rezoning actions included with this Zoning Text and Map amendment) reflect specific land use designations and policies approved as part of the Land Use and Urban Form chapter of General Plan 2035 and are consistent with the General Plan EIR in accordance with Public Resources Code section 21083.3. The R3C-C and R4B-C rezoning actions are the same rezoning actions already analyzed in the Program EIR; thus there are no project specific impacts or substantial new information that needs to be studied under Section 21083.3. Analysis in the Program EIR record confirms that no new significant impacts would result from these changes. More specifically, the proposed standards for the R3C-C and R4B-C zoning districts envisions a zone that accommodates both residential and neighborhood-serving commercial uses, and thus limiting potential impacts on residential neighborhoods. Additionally, the allowed commercial uses in the proposed zone promotes fewer auto trips because the commercial uses are neighborhood-serving and intended to serve the immediate neighborhood, and thus is consistent with the Program EIR, and as such could not reasonably have a significant environmental impact.

SECTION 5. The West Hollywood City Council hereby finds that this Ordinance is consistent with the Goals and Policies of the General Plan, specifically Goal LU-11, which states that the City should “expand the Melrose/Beverly District as a national and international destination for high-end arts and design studios, offices and related businesses”. In addition, the proposed zone text amendment is consistent with Goal LU-13, which states that the City should “support a vibrant, high-density transit-oriented commercial district centered around the intersection of Santa Monica Boulevard and Fairfax Avenue.” Further, the zone map amendments will bring the Zoning map into conformance with the General Plan Land Use Map and implement provisions of the General Plan.

SECTION 6. Two new zoning districts are added to the residential zoning districts in Table 2-1 of Section 19.04.020 (Zoning Districts Established) in Chapter 19.04 of Title 19 of the West Hollywood Municipal Code to read as follows:

<b>Zoning Map Symbol</b>	<b>Zoning District Name</b>	<b>General Plan Designation Implemented by Zoning District</b>
R1	Residential, Single-Family or Two-Unit Low Density	R1A, R1B, R1C
R2	Residential, Low Density	R2
R3	Residential, Multi-Family Medium-Density	R3A, R3B, R3C, R3C-C
R4	Residential, Multi-Family High-Density	R4A, R4B, R4B-C

SECTION 7. Subsections (C) and (D) of Section 19.06.020 (Purpose of Residential Zoning Districts) in Chapter 19.06 of Title 19 of the West Hollywood Municipal Code are amended to read as follows:

C. R3 (*Residential, Multi-Family Medium-Density*) District. The R3 zoning district provides for the development of a wide range of multi-family dwelling units, including apartments and condominiums. The standards of the R3 zoning district are intended to ensure that new residential projects are compatible with the scale and character of existing medium-density multi-family residential neighborhoods (see Table 2-3). The R3 zoning district is consistent with the R3A, R3B, R3C and R3C-C residential land use designations of the General Plan.

The application of the R3 zoning district to property on the Zoning Map (Section 19.04.030) will include establishing separate R3 zoning districts with specific density requirements and development standards, based on the General Plan designation of the area. These requirements shall be indicated on the Zoning Map by a suffix to the R3 Zoning Map symbol (for example, R3-A, R3-B, R3-C, and R3C-C) which identifies the different areas and corresponding requirements of this chapter that apply.

D. R4 (*Residential, Multi-Family High-Density*) District. The R4 zoning district provides for the development of a wide range of high-density multi-family housing, including apartments and condominiums. The standards of the R4 zoning district are intended to ensure that new high-density residential projects are compatible with the scale and character of existing high-density residential neighborhoods (see Table 2-3). The R4 zoning district is consistent with the R4A, R4B, and R4B-C residential land use designations of the General Plan.

The application of the R4 zoning district to property on the Zoning Map (Section 19.04.030) will include establishing separate R4 zoning districts with specific density requirements and development standards, based on the General Plan designation of the area. These requirements shall be indicated on the Zoning Map by a suffix to the R4 Zoning Map symbol (for example, R4A, R4B, and R4B-C) which identifies the different areas and corresponding requirements of this chapter that apply.

SECTION 8. Seven new land uses and a new Explanatory Note (11) are added to the alphabetical list of land uses in Table 2-2 of Section 19.06.030 (Residential Zoning District Land Use and Permit Requirements) in Chapter 19.20 of Title 19 of the West Hollywood Municipal Code to read as follows:

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Art galleries	—	—	P <sup>1, 11</sup>	P <sup>1, 11</sup>	19.36.190
Artisan/handcraft shops	—	—	P <sup>1, 11</sup>	P <sup>1, 11</sup>	19.36.190
General retail stores	—	—	P <sup>1, 11</sup>	P <sup>1, 11</sup>	19.36.190
Live/ work units	—	—	P <sup>1, 11</sup>	P <sup>1, 11</sup>	19.36.160

Personal services	—	—	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Restaurants, less than 1,200 sq.ft.	—	—	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Restaurants – Outdoor dining, less than 250 sq.ft.	—	—	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190

**Notes:**

(11) Permitted only in R3C-C and R4B-C zoning district. Commercial Uses limited to ground floor. Live/work units shall be permitted on any floor.

SECTION 9. Table 2-3 of Section 19.06.040 (Residential Zoning District General Development Standards) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended and a new Explanatory Notes (8) and (9) are added to read as follows (with the corresponding Explanatory Notes (1) – (7) remaining unchanged):

Development Feature	Requirement by Zoning District		
	R1, R2	R3	R4
Minimum lot area <sup>1</sup>	5,000 sq. ft.		
Maximum lot area	No maximum	No maximum; R3C-C: 10,000 sq. ft.	No maximum; R4B-C: 12,000 sq. ft.
Residential density <sup>2,6,7</sup>	See Table 2-4	1 unit for each 1,210 sq. ft. of site area	1 unit for each 872 sq. ft. of site area
Floor area ratio (FAR)	R1 – 0.5, R2 – N.A.	R3C-C – 1.0 <sup>8</sup>	R4B-C – 0.5 <sup>8</sup>
Setbacks required	<i>Minimum setbacks required. See Section 19.20.150 for setback measurement.</i>		
Front, 1st story	Average of front setbacks of the 2 structures closest to the front property lines on the 2 adjacent parcels, with the following minimums/maximums. <sup>3</sup>		
	10 ft. min. in Norma Triangle, 15 ft. min. elsewhere; 30 ft. max.	15 ft. minimum, 30 ft. maximum; No minimum setback for R3C-C	7.5 ft. minimum, no maximum R4B-C: No 1st story front setback if commercial on the ground floor.
Front, 2nd & upper stories	An additional 6 ft. for 2nd and upper stories in addition to the 1st story setback. <sup>4</sup> For R3C-C, no additional second or upper stories setback.		
Sides, interior lot	5 ft. For lots less than 50 ft. wide, 10% of average lot width, with 3 ft. min. (See 19.36.320 for additions to nonconforming buildings.)	5 ft. for lots with structures up to 2 stories. For lots 50 ft. or less in width, 10% of average lot width, with a 3 ft. minimum, for structures up to 2 stories. For all lots: An additional 1 ft. setback is required for each story above the 2nd story.	
		R3C-C: No minimum side setback.	R4B-C: 10 ft. setback with an additional 7.5 ft. stepback at 4 <sup>th</sup> story is required when adjacent to R-1 zone. <sup>9</sup>  If a commercial use is on the ground floor, no minimum side

			setback on the 1 <sup>st</sup> floor where adjacent to a commercial zone district.
Street side, corner lot	5 ft.	5 ft.	
	10 ft. for reversed corner lots. <sup>5</sup>	7.5 ft. for reversed corner lots. <sup>5</sup>	
Rear	15 ft. For lots with a depth less than 75 ft., 20% of the average lot depth, but not less than 10 ft. R3C-C: 10 ft. minimum rear setback.		
Between structures	As required by Section 19.20.040 (Distance Between Structures)		
Flag lots	As required by Section 19.20.150 (Setback Measurement and Projections into Yards)		
Open space	None required other than setbacks	As required by Section 19.36.280 (Residential Uses – Multi-Family Dwellings)	
Height limit	Maximum structure height. See Section 19.20.080 (Height Measurement and Exceptions).		
Primary structures	R1-A, R1-B, R-2: 25 ft., 2 stories	R3-A: 25 ft., 2 stories	R4-A: 35 ft., 3 stories
	R1-C: 15 ft., 1 story	R3-B: 35 ft., 3 stories	R-4-B: 45 ft., 4 stories
		R3-C and R3C-C: 45 ft., 4 stories	R4B-C: 48 ft., 4 stories
Accessory	15 ft., 1 story		
Landscaping	As required by Chapter 19.26 (Landscaping Standards)		
Safety and Seismic Safety	For new construction and building additions, as required by Chapter 19.32 (Seismic Safety). Critical facilities, sensitive facilities (such as schools and daycare) and high occupancy facilities (such as religious facilities and hotels) are also subject to Chapter 19.32.		
Parking	As required by Chapter 19.28 (Off-Street Parking and Loading Standards)		
Sidewalks	Sidewalks shall be provided at a minimum width of 10 ft. See Section 19.20.160.		
Signs	As required by Chapter 19.34 (Sign Standards)		

**Notes:**

(8) Floor Area Ratio (FAR) calculations shall be used for calculating the maximum non-residential density for neighborhood serving commercial uses, limited to the ground floor of projects in the R3C-C and R4B-C zoning districts. Residential density shall be calculated by residential density standards.

(9) Additional side setbacks may be required above the second floor if the Director determines that additional side setbacks are necessary to ensure compatibility between the uses and structures.

SECTION 10. Section 19.06.070 (R3 and R4 Zoning District Development Standards – Maximum Average Unit Sizes) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

The aggregated maximum average size of all dwelling units within a new residential project shall be no greater than 1,500 square feet in the R3 district, and no greater than 1,200 square feet in the R4 district. The calculation of maximum average unit size shall not include any City required inclusionary units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Live/work units in the R4B-C and R3C-C zoning districts shall be exempt from the maximum average unit size requirement.

SECTION 11. Section 19.06.080 (R3 and R4 Zoning District Development Standards – Required Density) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

All new residential projects in the R3 and R4 zoning districts shall be built to have no net loss in dwelling units, unless the number of existing dwelling units is greater than allowed by zoning, in which case the project shall build to the maximum number of units allowed by the residential density requirements in Section 19.06.040. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed.

SECTION 12. A new Section 19.06.090 (R3C-C and R4B-C Zoning District Development Standards) is added to Chapter 19.06 of Title 19 of the West Hollywood Municipal Code to read as follows:

**19.06.90 R3C-C and R4B-C Zoning District Development Standards**

1. The R3C-C zoning district allows for the same residential density as R3C and allows for live/work units and/or ground floor neighborhood-serving commercial. See Section 19.36.190 for regulations for neighborhood-serving commercial uses. See Section 19.36.130 for regulations for Live/ Work Facilities.

2. The R4B-C zoning district allows for the same residential density as R4B and allows for live/work units and/or ground floor neighborhood-serving commercial.

Commercial uses shall be limited to no more than 50% of the total lot area. See Section 19.36.190 for regulations for neighborhood-serving commercial. See Section 19.36.130 for regulations for Live/ Work Facilities.

SECTION 13. The list of alphabetical land uses in Table 3-6 of Section 19.28.040 (Number of Parking Spaces Required) of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended by adding the Live/work units land use under Residential Land Uses and adding a new Explanatory Note (5) under Non-Residential Land Uses to read as follows:

1. RESIDENTIAL LAND USES

Residential Land Use	Required Parking Spaces
Live/work units	R3C-C and R4B-C: no parking spaces required

2. NON-RESIDENTIAL LAND USES

Non-Residential Land Use	Required Parking Spaces <sup>5</sup>
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**Notes:**

5. Non-residential parking not required in the R3C-C and R4B-C zoning district. Refer to Section 19.36.190 (Neighborhood Serving Commercial) for additional requirements.

SECTION 14. A new sign class is added to Table 3-11 of Section 19.34.030 (Sign Standards by Zoning District) of Chapter 19.34 of Title 19 of the West Hollywood Municipal Code to read as follows:

Sign Class	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
<b>8. Live/Work Facilities and Commercial uses in the R3C-C and R4B-C zoning district</b>	Wall and/or window, awning/canopy blade/bracket, free-standing bracket or monument	2 for each tenant space	1 sq. ft. for each lineal ft. of tenant frontage; 25 sq. ft. maximum.	Below edge of roof; 36 in. freestanding.	Affixed to wall, or placed within a landscaped area near tenant entrance.  Allowed only on ground floor frontage.	Yes	Name and address of facility only

SECTION 15. Subsections (A) and (B) of Section 19.36.160 (Live/Work Facilities) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code are amended to read as follows:

19.36.160 Live/Work Facilities.

A. Applicability. The provisions of this section apply to live/work units where allowed by Article 19-2 in non-residential and residential zoning districts. The intent of this section is to provide for and make feasible the creation of alternative work space that will provide an incentive for entrepreneurs, business owners, artists, artisans, architects, designers and other individuals to continue to work in West Hollywood and contribute to the City's economy.

B. Design Standards. Live/work units shall comply with the following standards:

1. Floor Area Requirements. The total floor area of a live/work unit shall be at least 750 square feet. The first fifty feet of floor area depth at the street-level frontage shall be limited to commercial retail sale activities, with the exception of live/work projects in the R3C-C and R4B-C zoning districts.

a. For live/work projects in the R3C-C and R4B-C zoning districts, a minimum of 30 percent and maximum of 60 percent of the gross floor area of a live/work unit must be designated and regularly used for work activities.

SECTION 16. Section 19.36.190 (Neighborhood Serving Commercial) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

*A. Neighborhood Serving Commercial.* Neighborhood serving commercial uses on the ground floor in the R3C-C and R4B-C zone shall meet the following requirements. Neighborhood serving commercial uses are intended to provide for a range of neighborhood serving retail and service uses along street frontages that are located and designed to foster pedestrian activity near residential uses.

1. *Allowable Uses.* Allowable ground floor uses shall be limited to the neighborhood-serving commercial uses identified in Table 2-2 in Section 19.06.030 – Residential Zoning District Land Uses and Permit Requirements.

2. Design Standards. Neighborhood-serving commercial uses in the R3C-C and R4B-C Zoning Districts shall meet the following requirements:

- a. All commercial tenant spaces in a building shall have a maximum average size of 1,200 square feet.
- b. Each commercial tenant space shall have a maximum frontage of thirty (30) linear feet.
- c. For additional façade standards, refer to Section 9.10.060 Commercial Building Façade Standards.

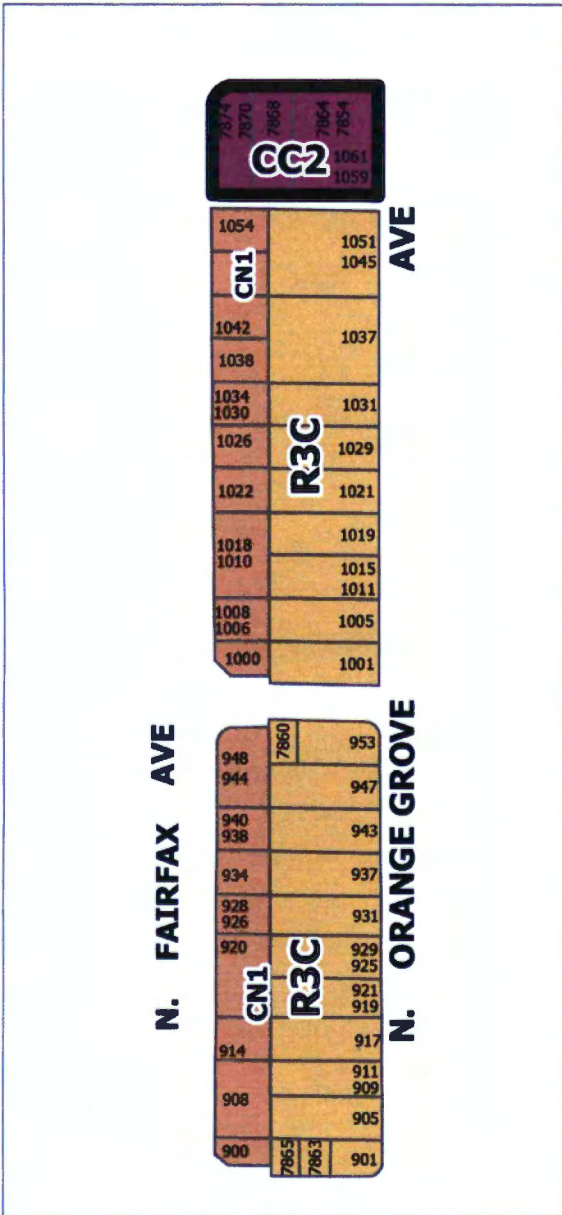
SECTION 16. The definition of “Live/Work Facilities” is modified in Section 19.90.020 (Definitions of Specialized Terms and Phrases) of Chapter 19.90 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

**Live/Work Facilities.** An integrated living unit and working space, occupied and utilized by a single housekeeping unit, in commercial and residential zoning districts, or in a building specifically designed and constructed to provide live/work units.

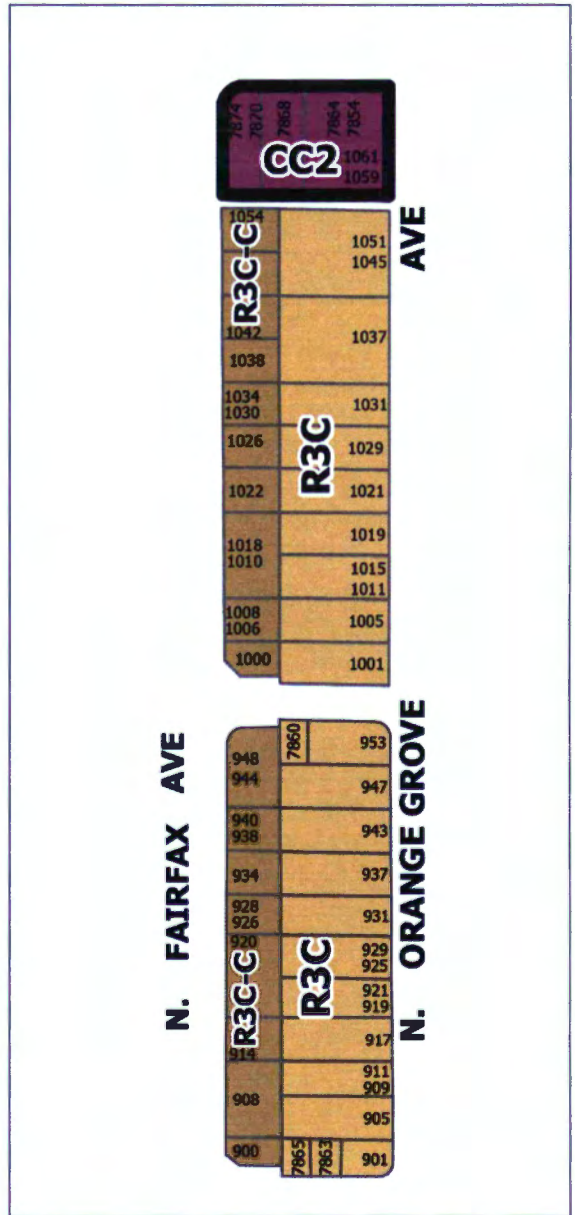
**EXISTING ZONING MAP**

(see following page)

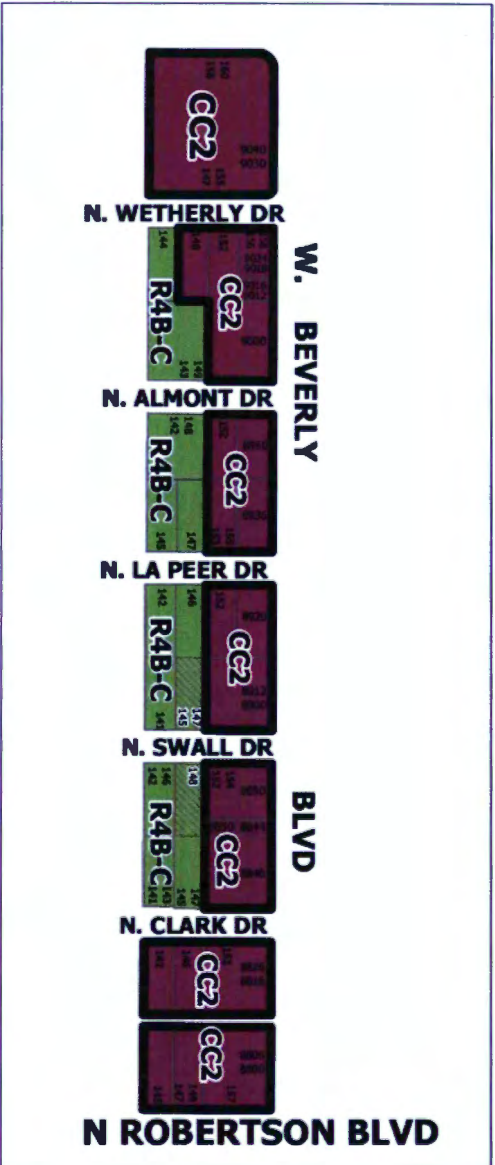
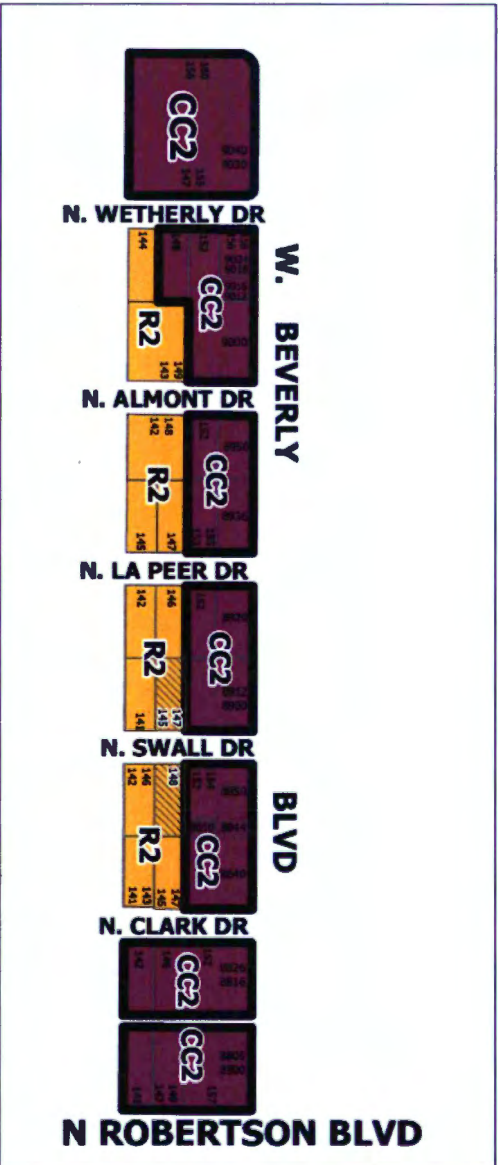




**CURRENT**



**PROPOSED**



JD 12-4-17  
Council provided additional direction and amended the ordinance to be reintroduced on 1st reading.

DECEMBER 4, 2017

Council members MEISTER and HORVAT voted no. on additional language

CITY COUNCIL  
PUBLIC HEARING

SUBJECT: **ZONE TEXT AMENDMENT AND ZONE MAP AMENDMENT IMPLEMENTING THE R4B-C AND R3C-C ZONING DISTRICTS IDENTIFIED IN THE WEST HOLLYWOOD GENERAL PLAN 2035**

INITIATED BY: **COMMUNITY DEVELOPMENT DEPARTMENT**  
(John Keho, AICP, Interim Director) JK  
(Bianca Siegl, Long Range and Mobility Planning Manager) RD for BS  
(Garen G. Srapyan, Associate Planner) GGS

**STATEMENT ON THE SUBJECT:**

The City Council will consider amending the West Hollywood Zoning Ordinance as required to conform with the land use designations in the West Hollywood General Plan 2035, adopted in 2011, to introduce standards for the new R4B-C and R3C-C zoning districts and rezone: (1) R-2 properties south of Beverly Boulevard, between N. Wetherly Drive and N. Clark Drive to R4B-C, and (2) CN1 properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard to R3C-C, within the City of West Hollywood.

**RECOMMENDATIONS:**

Staff recommends the City Council hold the public hearing, consider all pertinent testimony, and introduce on first reading:

Ordinance No. 17-\_\_\_\_\_: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE RELATED TO STANDARDS FOR THE R4B-C AND R3C-C ZONING DISTRICTS, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO CONFORM WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA" (ATTACHMENT A)

**BACKGROUND / ANALYSIS:**

The West Hollywood General Plan 2035, adopted in 2011, designates land uses that support the overall goals and vision for the community over the next 25 years. As required by state law, the City's Zoning Ordinance shall be in conformance with the land uses identified in the General Plan. The 2011 General Plan called for two new zones and while a majority of the amendments to the zoning ordinance were made shortly following adoption of the General Plan, implementation of the new R4B-C and R3C-C zoning districts required further study by staff. This amendment will bring the General Plan and Zoning Ordinance into conformance, and provide specific standards for these new zones.

*What did the General Plan specify?*

The purpose of the new R4B-C and R3C-C zoning districts is to establish a hybrid residential zoning district that would allow for small scale commercial on the ground floor. No other existing zoning districts in West Hollywood allow for these commercial uses. The General Plan designates the land uses allowed, the density standards for residential designations, and building intensity for commercial designations. The General Plan specifies the following standards for the R4B-C and R3C-C zones:

1. **Height:**  
45' or 4 stories
2. **Maximum Residential Density:**  
R4B-C: 1 unit for every 872sf of site area  
R3C-C: 1 unit for every 1,210sf of site area
3. **Maximum Commercial Density:**  
1.0 Floor Area Ratio (FAR)

*What was not specified in the General Plan?*

While the standards for the General Plan land use designations are broad in nature, the zoning districts are more specific and include allowances and prohibitions of uses, dimensional requirements such as building setbacks, parking standards, and more refined heights. The proposed zoning ordinance amendment includes these specific requirements that are not specified in the General Plan. These detailed standards were developed to implement the General Plan, considering the input received from the community and Planning Commission.

**R4B-C Zoning District**

The Land Use chapter of the General Plan designates the parcels south of Beverly Boulevard between N. Wetherly Drive and N. Clark Drive as R4B-C. The R4B-C zoning district would allow for the same residential density as an R4B zoning district, but also allow for small-scale neighborhood-serving retail and commercial services on the ground floor. The proposed land use designation is consistent with the existing multifamily density in the area. The current zoning designation on the parcels is R2 (Residential, Low Density). The zoning designation directly north of this zone along Beverly Blvd is CC2 (Commercial, Community 2), which allows for 4 stories. The goals and policies in the General Plan call for Beverly Boulevard to transform into a walkable, mixed-use boulevard that capitalizes on nearby transit service and the area's proximity to Cedars Sinai Medical Center. Currently, the area has 2-5 story multifamily buildings. Beverly Boulevard includes a number of large-scale design showrooms but there is a lack of smaller-scale neighborhood serving commercial uses such as coffee shops, bakeries, etc. Please see Attachment B for more information on the existing conditions of the zone.

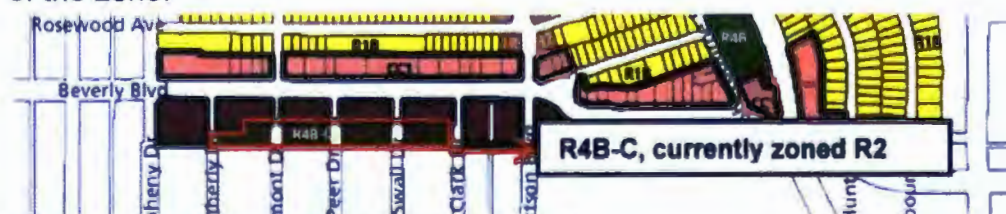


Figure 1 – R4B-C General Plan Land Use Designation

Summary of Proposed Standards in R4B-C Zoning District

**Table 1** is a summary of the proposed standards for the R4B-C zoning district. The proposed standards have been developed to align with goals and policies identified in the General Plan.

Standards		R4B-C
General Plan Specified	<b>Height</b>	Up to 45 ft. or 4 stories (potentially eligible for height concession through the State Density Bonus Law SB1818)
	<b>Max. Residential Density</b>	1 unit for each 872 sf. of site area
	<b>Max. Commercial Density</b>	1.0 Floor Area Ratio (FAR)
Proposed Zoning Standards Aligned with General Plan Goals	<b>Allowable Uses</b>	<ul style="list-style-type: none"> <li>Residential allowed on any floor</li> <li>Live/work allowed on any floor</li> <li>Neighborhood-serving commercial allowed on ground floor</li> </ul>
	<b>Min. Density Requirements</b>	<ul style="list-style-type: none"> <li>Residential: 90% of max allowable density (no change)</li> <li>Residential with ground floor commercial: 75% of max. allowable density</li> <li>Live/Work: No min. density</li> </ul>
	<b>Max. Average Unit Size</b>	<ul style="list-style-type: none"> <li>Fully Residential Units: 1,200 sf (no change)</li> <li>Live/work Units: No max. average unit size</li> </ul>
	<b>Max. lot area</b>	12,000 sf. or less
	<b>Setbacks</b>	<ul style="list-style-type: none"> <li>Front: 7.5 ft. minimum; an additional 6 ft. for 2nd and upper stories in addition to the 1st story setback. No front setback if commercial on the ground floor.</li> <li>Side: 10 ft. side setback with an additional 7.5 ft. stepback at 4<sup>th</sup> story required when adjacent to R-1 zone</li> <li>Rear: 15 ft. minimum</li> </ul>
	<b>Parking Requirements</b>	<ul style="list-style-type: none"> <li>Residential units: Standard residential parking requirements apply</li> <li>Neighborhood-serving commercial: No parking required for commercial space</li> <li>Live/work: No parking required</li> </ul>
	<b>Signage</b>	<ul style="list-style-type: none"> <li>Limited signage allowed for neighborhood-serving commercial uses and ground floor street-facing live/work units</li> </ul>
	<b>Live/Work Floor Area</b>	<ul style="list-style-type: none"> <li>30-60% of live/work unit shall be dedicated workspace</li> </ul>

## R3C-C Zoning District

The General Plan designated properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard as R3C-C. The new R3C-C zoning district would allow for the same residential density as an R3C zoning district, but also allow for small-scale neighborhood-serving retail and commercial services on the ground floor.

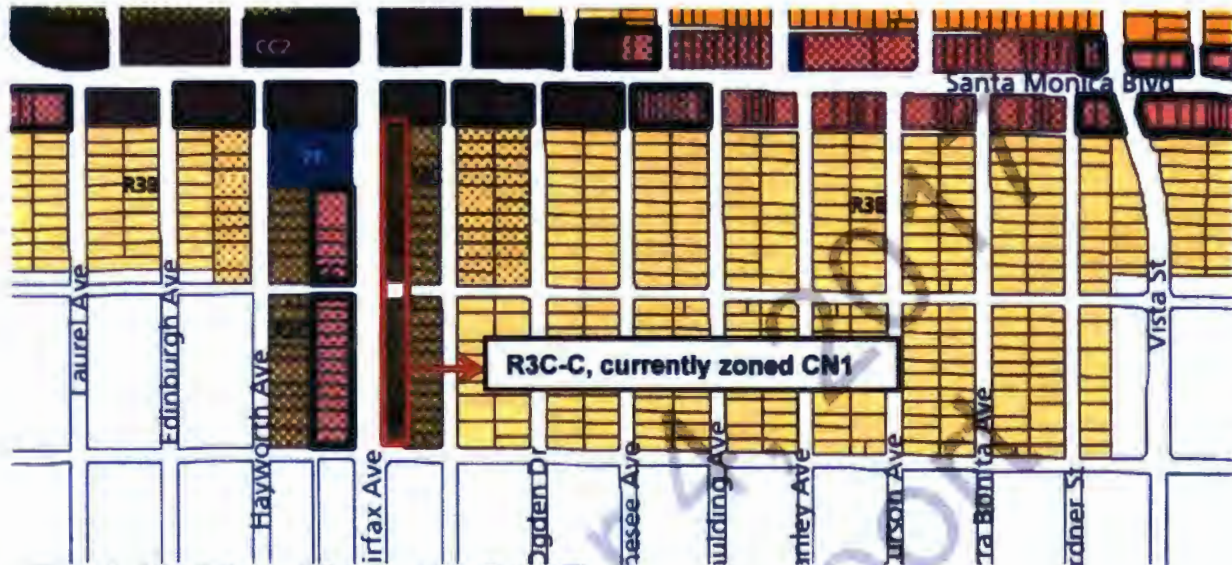


Figure 2 - R3C-C General Plan Land Use Designation

The current zoning designation in this location is CN1 (Commercial Neighborhood 1). The General Plan directs the City to focus a majority of new development to the City's commercial corridors served by high levels of existing or future public transit, emphasizing transit-supportive land use mixes and intensities near transit stops (such as Santa Monica Boulevard near Fairfax Avenue). The R3C-C zone would allow for higher density residential development with small-scale neighborhood serving commercial on the ground floor. The new zone would help to transform a wide boulevard to a walkable street with residential and small-scale commercial opportunities.

This area currently includes many driveway ramps and sidewalk curb cuts – resulting in an unpleasant walking experience. The parcels are shallow and vary in width as some parcels have been tied together over time. The largest assembled parcel in this zone is approximately 10,000 square feet. The proposed zoning standards in this amendment respond to these unique site constraints. Please see Attachment B for more information on the existing conditions of the zone.

Summary of Proposed Standards in R3C-C Zoning District

Table 2 is a summary of the proposed standards for the R3C-C zoning district. The proposed standards have been developed to align with the goals and policies identified in the General Plan for the R3C-C zoning district.

Standards		R3C-C
General Plan Specified	Height	Up to 45 ft. or 4 stories (potentially eligible for height concession through the State Density Bonus Law SB1818)
	Max. Residential Density	1 unit for each 1,210 sf. of site area
	Max. Commercial Density	1.0 Floor Area Ratio (FAR)
Proposed Zoning Standards Aligned with General Plan Goals	Allowable Uses	<ul style="list-style-type: none"> <li>Residential allowed on any floor</li> <li>Live/work allowed on any floor</li> <li>Neighborhood-serving commercial allowed on ground floor only</li> </ul>
	Min. Density Requirements	No minimum density requirement
	Max. Average Unit Size	<ul style="list-style-type: none"> <li>Fully Residential Units: 1,200 sf. (no change)</li> <li>Live/work Units: No max. average unit size</li> </ul>
	Max. lot area	10,000 sf. or less
	Setbacks	<ul style="list-style-type: none"> <li>Front and side setbacks: None</li> <li>Rear setbacks: 10 ft.</li> </ul>
	Parking Requirements	<ul style="list-style-type: none"> <li>Residential units: Standard residential parking requirements apply</li> <li>Neighborhood-serving commercial: No parking required for commercial space</li> <li>Live/work: No parking required</li> </ul>
	Signage	<ul style="list-style-type: none"> <li>Signage allowed for neighborhood-serving commercial uses and ground floor live/work units</li> </ul>
	Live/Work Floor Area	<ul style="list-style-type: none"> <li>30-60% of live/work unit shall be dedicated workspace/ commercial</li> </ul>

A detailed discussion and index of the proposed amendments for the R4B-C and R3C-C zoning districts is included in Attachment C of this staff report.

### **Planning Commission**

The Planning Commission held a public hearing on May 4, 2017 to consider the subject zone text amendments. The Commission directed staff to bring back two separate resolutions for the R3C-C and R4B-C zoning districts and considered these on June 1, 2017. The Commission recommended approval to the City Council of proposed standards in the R4B-C zoning district (Attachment D). The Commission directed staff to return to the Commission with the R3C-C zone text amendment with additional incentives to promote live/work projects as they wanted this new zone to encourage live/work opportunities.

Following the hearing, staff conducted further study on live/work typologies and modified the resolution to further incentivize live/work units in the R3C-C zoning district. The Planning Commission held a public hearing on October 10, 2017 to consider the zone text amendment for the R3C-C zoning district with the live/work study. The Commission unanimously voted to recommend denial of the proposed standards for the R3C-C zoning district (Attachment E) believing that the existing CN1 zone better represented the General Plan Goals and was more suitable for the area. This recommendation would require a General Plan amendment to change the land use designation of this site to CN1. The proposed Ordinance (Attachment A) reflects the additional live/work incentives that were presented to the Commission on October 19, 2017.

### **Alternative**

As an alternative, if the City Council's concerns that the zones identified in the General Plan do not meet the goals of the General Plan, the Council could direct staff to bring back a General Plan amendment, the General Plan Land Use Designations and Land Use Map to reflect the current day zoning designation and eliminate one or both of the proposed R3C-C and R4B-C zoning districts.

### **California Environmental Quality Act (CEQA)**

A Program Environmental Impact Report (State Clearinghouse #2009091124) was prepared for the City of West Valley General Plan and Climate Action Plan, and was certified by the City Council on September 19, 2011. State law compels the City to promptly update the Zoning Ordinance to make it consistent with the newly updated General Plan. The rezoning actions included with this Zoning Text and Map amendment (Attachments A) reflect specific land use designations and policies approved as part of the Land Use and Urban Form chapter of General Plan 2035 and are consistent with the General Plan EIR in accordance with Public Resources Code section 21083.3. The R4B-C and R3C-C rezoning actions are the same rezoning actions already analyzed in the Program EIR; thus there are no project specific impacts or substantial new information that needs to be studied under Section 21083.3. Analysis in the Program EIR record confirms that no new significant impacts would result from these changes. More specifically, the proposed standards for the R4B-C zoning district envisions a zone that accommodates both residential and neighborhood-serving commercial uses, and thus limiting potential impacts on residential neighborhoods. Additionally, the allowed commercial uses in the proposed zone promotes fewer auto

trips because the commercial uses are neighborhood-serving and intended to serve the immediate neighborhood, and thus is consistent with the Program EIR, and as such could not reasonably have a significant environmental impact.

**CONFORMANCE WITH VISION 2020 AND THE GOALS OF THE WEST HOLLYWOOD GENERAL PLAN:**

This item is consistent with the Primary Strategic Goal(s) (PSG) and/or Ongoing Strategic Program(s) (OSP) of:

- PSG-1: Maintain the City's Unique Urban Balance with Emphasis on Residential Neighborhood Livability.
- OSP-3: Promote Economic Development while Maintaining Community Vitality & Diversity.

In addition, this item is compliant with the following goals of the West Hollywood General Plan, in addition to making the Zoning Ordinance comply with the General Plan:

- LU-1: Maintain an urban form and land use pattern that enhances quality of life and meets the community's vision for its future.
- LU-2: Maintain a balanced mix and distribution of land use that encourages strategic development opportunities and provides choices within the community.
- LU-11: Expand the Melrose/Venice District as a premier international destination for high-end arts and design studios, offices and related businesses.
- LU-13: Support a vibrant, high-density transit-oriented commercial district centered around the intersection of Santa Monica Boulevard and Fairfax Avenue.

**EVALUATION PERIOD:**

This item is tracked in the General Plan Implementation Report.

**ENVIRONMENTAL, SUSTAINABILITY AND HEALTH:**

N/A

**COMMUNITY ENGAGEMENT:**

Staff held two community meetings with property owners and residents on Tuesday, September 20, 2016 and Thursday, September 29, 2016. Several community members expressed concerns for the zone changes and supported allowing for smaller-scale developments such as live/work, neighborhood-serving commercial, etc. In general, the community supported incentives for live/work development for parcels along Fairfax Avenue. The proposed zone text amendment includes provisions to incentivize live/work units in the R3C-C and R4B-C zoning districts. Since the October 19, 2017 Planning Commission hearing, two emails were received from members of the public in support of the rezoning, included in Attachment H.

**OFFICE OF PRIMARY RESPONSIBILITY:**

COMMUNITY DEVELOPMENT DEPARTMENT / LONG RANGE & MOBILITY  
PLANNING DIVISION

**FISCAL IMPACT:**

None at this time.

**ATTACHMENTS:**

- A. Ordinance 17- XXXX
- B. R4B-C and R3C-C - Existing Conditions
- C. Detailed Discussion and Index of Proposed Amendments
- D. Planning Commission Resolution 17-1202
- E. Planning Commission Resolution 17-1197
- F. October 19, 2017 Planning Commission Staff Report
- G. October 19, 2017 Planning Commission Meeting Minutes
- H. Public Correspondence

December 4, 2017  
Staff Report

ORDINANCE NO. 17-\_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE RELATED TO STANDARDS FOR THE R4B-C AND R3C-C ZONING DISTRICTS, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO CONFORM WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. On September 19, 2011, the City Council adopted the West Hollywood General Plan 2035. The General Plan sets the vision for the West Hollywood community for the next 25 years. By law, Zoning Ordinance must be made consistent with the newly updated General Plan in a reasonable period of time. The City of West Hollywood initiated amendments to the Zoning Ordinance, Article 19 of the Municipal Code, and the Zoning Map, pursuant to Chapter 207 of the amendment is a part of a series of amendments that bring the Municipal Code into compliance with the General Plan 2035.

SECTION 2. A public hearing was duly held at the Planning Commission meeting of October 19, 2017, by publication in the West Hollywood Independent and Beverly Press newspaper, the West Hollywood Independent and Beverly Press, required by local agencies, and the City website and by announcement on City Channel 6 by October 5, 2017. Notices to property owners and residents within a 500' radius of the proposed zones were postmarked on November 22, 2017. The Planning Commission also held public hearings on June 1, 2017 and July 20, 2017, were noticed on April 20, 2017. On June 1, 2017, the Planning Commission voted to adopt Resolution 17-1202 and recommended approval of the zone changes pertaining to the R4B-C zoning district discussed herein. On October 19, 2017, the Planning Commission voted to adopt Resolution 17-1197 and recommended denial of the zone changes pertaining to the R3C-C zoning district discussed herein.

SECTION 3. The West Hollywood City Council properly reviewed and considered this matter at a public hearing on December 4, 2017. Public Notice of the hearing was advertised by publication in the West Hollywood Independent and Beverly Press on November 23, 2017, and by announcement on City Channel 6, as well as the City website and City Hall on November 23, 2017. Notices to property owners and residents within a 500' radius of the proposed zones were postmarked on November 22, 2017.

SECTION 4. A Program Environmental Impact Report (State Clearinghouse #2009091124) was prepared for the City of West Hollywood General Plan and Climate

Action Plan, and was certified by the City Council on September 19, 2011. State law compels the City to promptly revise the Zoning Ordinance to make it consistent with the newly updated General Plan. The rezoning actions included with this Zoning Text and Map amendment) reflect specific land use designations and policies approved as part of the Land Use and Urban Form chapter of General Plan 2035 and are consistent with the General Plan EIR in accordance with Public Resources Code section 21083.3. The R3C-C and R4B-C rezoning actions are the same rezoning actions already analyzed in the Program EIR; thus there are no project specific impacts or substantial new information that needs to be studied under Section 21083.3. Analysis in the Program EIR record confirms that no new significant impacts would result from these changes. More specifically, the proposed standards for the R3C-C and R4B-C zoning districts envisions a zone that accommodates both residential and neighborhood-serving commercial uses, and thus limiting potential impacts on residential neighborhoods. Additionally, the allowed commercial uses in the proposed zone promotes fewer auto trips because the commercial uses are neighborhood-serving and intended to serve the immediate neighborhood, and thus is consistent with the Program EIR, and as such could not reasonably have a significant environmental impact.

**SECTION 5.** The West Hollywood City Council hereby finds that this Ordinance is consistent with the Goals and Policies of the General Plan, specifically Goal LU-11, which states that the City should “expand the Melrose/Beverly District as a national and international destination for high-end arts and design studios, offices and related businesses”. In addition, the proposed zone text amendment is consistent with Policy LU-13, which states that the City should “support a vibrant, high-density transit-oriented commercial district centered around the intersection of Santa Monica Boulevard and Fairfax Avenue.” Further, the zone map amendments will bring the Zoning map into conformance with the General Plan Land Use Map and implement provisions of the General Plan.

**SECTION 6.** Two new zoning districts are added to the residential zoning districts in Table 2-1 of Section 19.04.020 (Zoning Districts Established) in Chapter 19.04 of Title 19 of the West Hollywood Municipal Code to read as follows:

<b>Zoning Map Symbol</b>	<b>Zoning District Name</b>	<b>General Plan Designation Implemented by Zoning District</b>
R1	Residential, Single-Family or Two-Unit Low Density	R1A, R1B, R1C
R2	Residential, Low Density	R2
R3	Residential, Multi-Family Medium-Density	R3A, R3B, R3C, R3C-C
R4	Residential, Multi-Family High-Density	R4A, R4B, R4B-C

**SECTION 7.** Subsections (C) and (D) of Section 19.06.020 (Purpose of Residential Zoning Districts) in Chapter 19.06 of Title 19 of the West Hollywood Municipal Code are amended to read as follows:

**C. R3 (Residential, Multi-Family Medium-Density) District.** The R3 zoning district provides for the development of a wide range of multi-family dwelling units, including apartments and condominiums. The standards of the R3 zoning district are intended to ensure that new residential projects are compatible with the scale and character of existing medium-density multi-family residential neighborhoods (see Table 2-3). The R3 zoning district is consistent with the R3A, R3B, R3C and R3C-C residential land use designations of the General Plan.

The application of the R3 zoning district to property on the Zoning Map (Section 19.04.030) will include establishing separate R3 zoning districts with specific density requirements and development standards, based on the General Plan designation of the area. These requirements shall be indicated on the Zoning Map by a suffix to the R3 Zoning Map symbol (for example, R3-A, R3-B, R3-C, and R3C-C) which identifies the different areas and corresponding requirements of this chapter that apply.

**D. R4 (Residential, Multi-Family High-Density) District.** The R4 zoning district provides for the development of a wide range of high-density multi-family housing, including apartments and condominiums. The standards of the R4 zoning district are intended to ensure that new high-density residential projects are compatible with the scale and character of existing high-density residential neighborhoods (see Table 2-3). The R4 zoning district is consistent with the R4A, R4B, and R4B-C residential land use designations of the General Plan.

The application of the R4 zoning district to property on the Zoning Map (Section 19.04.030) will include establishing separate R4 zoning districts with specific density requirements and development standards, based on the General Plan designation of the area. These requirements shall be indicated on the Zoning Map by a suffix to the R4 Zoning Map symbol (for example, R4A, R4B, and R4B-C) which identifies the different areas and corresponding requirements of this chapter that apply.

**SECTION 8.** Eight new land uses and a new Explanatory Note (11) are added to the alphabetical list of land uses in Table 2-2 of Section 19.06.030 (Residential Zoning District Land Use and Permit Requirements) in Chapter 19.20 of Title 19 of the West Hollywood Municipal Code to read as follows:

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Adult day care facilities	CUP	CUP	CUP	CUP	19.36.040
Art galleries	—	—	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Artisan/handcraft shops	—	—	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Bed and breakfast inns (B&Bs) <sup>3</sup>	—	—	RI	RI	19.36.090

Child day care centers	CUP	CUP	CUP	CUP	19.36.040
Child day care, large family day care homes	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Child day care, small family day care homes	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Common interest developments, new or conversion	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.100
Community centers	CUP	CUP	CUP	CUP	
Community gardens	MCUP	MCUP	MCUP	MCUP	
Conversions, multi-family units to other uses <sup>4</sup>	CUP	CUP	CUP	CUP	19.36.290
Conversions, residential, adaptive re-use, cultural resources	RI	RI	RI	RI	19.58.150
Courtyard housing	—	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.280
Garage sales	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300(C)
General retail stores	—	—	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Grading projects not related to permitted development	MCUP	MCUP	MCUP	MCUP	
Guest houses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300
Home businesses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.140
Hotels, expansion of existing	—	CUP	CUP	CUP	19.36.150
Legalization of illegal dwelling units	—	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.270
Live/ work units	—	—	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.160
Mobile home parks	CUP	CUP	CUP	CUP	
Multi-family dwellings	—	—	P <sup>1</sup>	P <sup>1</sup>	19.36.280
Offices, business and professional	—	—	—	CUP <sup>5</sup>	
Organizational houses	—	—	CUP	CUP	
Parking (existing non-residential surface parking as of February 19, 2016)	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parking — Mechanical lifts	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parking — Automated structures	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parks and playgrounds	CUP	CUP	CUP	CUP	
Personal services	—	—	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Private residential recreation facilities	CUP	CUP	CUP	CUP	19.36.300
Public safety facilities	CUP	CUP	CUP	CUP	19.36.250
Reduction in number of residential units on a site	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.290
Religious facilities/places of worship	CUP	CUP	CUP	CUP	
Residential accessory uses and structures	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300
Residential care facilities <sup>10</sup> – 6 or fewer clients	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Residential care facilities <sup>10</sup> – 7 to 12 clients	MCUP	MCUP	MCUP	MCUP	
Residential care facilities <sup>10</sup> – 13 or more clients	CUP	CUP	CUP	CUP	
Restaurants, less than 1,200 sq.ft.	—	—	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Restaurants – Outdoor dining, less than 250 sq.ft.	—	—	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Room rental	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Schools – Public and private	CUP	CUP	CUP	CUP	

Schools – Specialized education and training	CUP	CUP	CUP	CUP	
Second residential units	P <sup>1.6</sup>	—	—	—	19.36.310
Senior residential projects, including congregate care	—	CUP	CUP	CUP	19.36.110
Short-term rental of a dwelling unit, or any portion thereof, for a period of 30 consecutive calendar days or less	—	—	—	—	19.36.331
Single-family dwellings	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.320
Single room occupancy housing	—	—	CUP	CUP	19.36.335
Supportive housing – Single-family structure	P <sup>1.9</sup>	P <sup>1.9</sup>	P <sup>1.9</sup>	P <sup>1.9</sup>	
Supportive housing – Multi-family structure	—	P <sup>1.9</sup>	P <sup>1.9</sup>	P <sup>1.9</sup>	
Telecommunications facilities	—	—	—	MCUP	19.36.350
Temporary uses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.54.030
Transitional housing – Single-family structure	P <sup>1.9</sup>	P <sup>1.9</sup>	P <sup>1.9</sup>	P <sup>1.9</sup>	
Transitional housing – Multi-family structure	—	P <sup>1.9</sup>	P <sup>1.9</sup>	P <sup>1.9</sup>	
Transit stop shelters	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Two-unit residential projects	P <sup>1.7</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.320
Urban inns	—	—	CUP <sup>8</sup>	CUP <sup>8</sup>	
Utility facilities	CUP	CUP	CUP	CUP	
Utility infrastructure	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	

**Notes:**

- (1) Zone clearance, administrative permit or development permit may be required; see Chapters 19.42, 19.44, 19.48 and 19.54.
- (2) See Section 19.03.020(E) regarding uses not listed. See Article 19-6 for definitions of the listed uses.
- (3) May be approved only within a building that is a designated cultural resource.
- (4) Other uses include day care, residential care, community oriented non-residential use.
- (5) May be approved only on Shoreham Drive and De Longpre Avenue.
- (6) Allowed in R-1-A zoning district only.
- (7) Allowed in R-1-B zoning district only.
- (8) Allowed on San Vicente Boulevard only, or in accordance with the terms of an approved development agreement.
- (9) Subject to the same standards as similar residential uses, which shall be determined by the city based upon the predominant operating characteristics of the use.

Only one land use category shall be applied to a use at a time and the city makes the final determination on classification based on the predominant characteristics.

(10) Does not include supportive and transitional housing, which have separate use categories. The city makes final determination on classification based on the predominant operating characteristics.

(11) Permitted only in R3C-C and R4B-C zoning district. Commercial Uses limited to ground floor. Live/work units shall be permitted on any floor.

SECTION 9. Table 2-3 of Section 19.06.040 (Residential Zoning District General Development Standards) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended and a new Explanatory Note (8) added to read as follows (with the corresponding Explanatory Notes (1) – (7) remaining unchanged):

Development Feature	Requirement by Zoning District		
	R1, R2	R3	R4
Minimum lot area <sup>1</sup>	5,000 sq. ft.		
Maximum lot area	No maximum	No maximum; R3C-C: 10,000 sq. ft.	No maximum; R4B-C: 12,000 sq. ft.
Residential density <sup>2, 6, 7</sup>	See Table 2-4	1 unit for each 1,210 sq. ft. of site area	1 unit for each 872 sq. ft. of site area
Floor area ratio (FAR)	R1 – 0.5, R2 – N.A.	R3C-C/R4B-C – 1.0 <sup>8</sup>	
Setbacks required	<i>Minimum setbacks required. See Section 19.20.150 for setback measurement.</i>		
Front, 1st story	Average of front setbacks of the 2 structures closest to the front property lines on the 2 adjacent parcels, with the following minimums/maximums. <sup>3</sup>		
	10 ft. min. in Norma Triangle, 15 ft. min. elsewhere; 30 ft. max.	15 ft. minimum, 30 ft. maximum; No minimum setback for R3C-C	7.5 ft. minimum, no maximum R4B-C: No 1st story front setback if commercial on the ground floor.
Front, 2nd & upper stories	An additional 6 ft. for 2nd and upper stories in addition to the 1st story setback. <sup>4</sup> For R3C-C, no additional second or upper stories setback.		
Sides, interior lot	5 ft. For lots less than 50 ft. wide, 10% of average lot width, with 3 ft. min. (See 19.36.320 for additions to nonconforming buildings.)	5 ft. for lots with structures up to 2 stories. For lots 50 ft. or less in width, 10% of average lot width, with a 3 ft. minimum, for structures up to 2 stories. For all lots: An additional 1 ft. setback is required for each story above the 2nd story.	
		R3C-C: No minimum side setback.	R4B-C: 10 ft. setback with an additional 7.5 ft. stepback at 4 <sup>th</sup> story is required when adjacent to R-1 zone.
Street side, corner	5 ft.	5 ft.	

lot	10 ft. for reversed corner lots. <sup>5</sup>		7.5 ft. for reversed corner lots. <sup>5</sup>
Rear	15 ft. For lots with a depth less than 75 ft., 20% of the average lot depth, but not less than 10 ft. R3C-C: 10 ft. minimum rear setback.		
Between structures	As required by Section 19.20.040 (Distance Between Structures)		
Flag lots	As required by Section 19.20.150 (Setback Measurement and Projections into Yards)		
Open space	None required other than setbacks	As required by Section 19.36.280 (Residential Uses – Multi-Family Dwellings)	
Height limit Primary structures	Maximum structure height. See Section 19.20.080 (Height Measurement and Exceptions).		
	R1-A, R1-B, R-2: 25 ft., 2 stories R1-C: 15 ft., 1 story	R3-A: 25 ft., 2 stories	R4-A: 35 ft., 3 stories
		R3-B: 35 ft., 3 stories	R-4-B and R4B-C: 45 ft., 4 stories
		R3-C and R3C-C: 45 ft., 4 stories	
Accessory	15 ft., 1 story		
Landscaping	As required by Chapter 19.26 (Landscaping Standards)		
Safety and Seismic Safety	For new construction and building additions, as required by Chapter 19.32 (Seismic Safety). Critical facilities, sensitive facilities (such as schools and daycare) and high occupancy facilities (such as religious facilities and hotels) are also subject to Chapter 19.32.		
Parking	As required by Chapter 19.28 (Off-Street Parking and Loading Standards)		
Sidewalks	Sidewalks shall be provided at a minimum width of 10 ft. See Section 19.20.160.		
Signs	As required by Chapter 19.34 (Sign Standards)		

**Notes:**

(1) Minimum lot area for parcels proposed in new subdivisions and lot line adjustments. Condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area requirement determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of this chapter.

(2) Maximum number of dwellings allowed for each specified unit of land. See also Chapter 19.22 (Affordable Housing Requirements and Incentives) for possible density bonuses.

(3) If a parcel on either side of the site is not zoned residential, or if the site is a corner lot, the first two adjacent residential lots shall be used for the purposes of calculating the average setback.

(4) The Director may modify or waive this requirement to accommodate what he/she deems to be exemplary design.

(5) Where the front yard of a key lot adjoining a reversed corner lot is less than 10 feet in depth, the reversed corner lot may have a street side yard of the same depth, to a minimum of five feet. See Figure 2-1.

(6) Density limits may be exceeded to permit legalization of illegal dwelling units in accordance with Section 19.36.270.

(7) See also Section 19.06.080 for required density development standards.

(8) Floor Area Ratio (FAR) calculations shall be used for calculating the maximum non-residential density for neighborhood serving commercial uses, limited to the ground floor of projects in the R3C-C and R4B-C zoning districts. Residential density shall be calculated by residential density standards.

**SECTION 10.** Section 19.06.070 (R3 and R4 Zoning District Development Standards – Maximum Average Unit Sizes) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows

The aggregated maximum average size of all dwelling units within a new residential project shall be no greater than 1,500 square feet in the R3 district, and no greater than 1,200 square feet in the R4 district. The calculation of maximum average unit size shall not include any City required inclusionary units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Live/work units in the R4B-C and R3C-C zoning districts shall be exempt from the maximum average unit size requirement.

**SECTION 11.** Section 19.06.080 (R3 and R4 Zoning District Development Standards – Required Density) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

All new residential projects in the R3 and R4 zoning districts shall be built to a minimum of 90% of the density allowed by the zoning district. Notwithstanding the provisions of Section 19.22.040(A), if the maximum allowable density allows 11 units, an on-site inclusionary unit shall be incorporated into a project consisting of 10 units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Notwithstanding the above, projects in the R3C-C zoning district shall be exempt from any minimum residential density requirement. Projects in R4B-C zoning districts that include neighborhood-serving commercial uses on the ground floor shall be built to a minimum of 75% of the residential density allowed by the zoning district. A 100% live/work project in the R4B-C zoning district shall be exempt from any minimum residential density requirement.

**SECTION 12.** A new Section 19.06.090 (R3C-C and R4B-C Zoning District Development Standards) is added to Chapter 19.06 of Title 19 of the West Hollywood Municipal Code to read as follows:

**19.06.90 R3C-C and R4B-C Zoning District Development Standards**

1. The R3C-C zoning district allows for the same residential density as R3C but buildings shall provide live/work units and/or ground floor neighborhood-serving commercial uses. See Section 19.36.190 for regulations for neighborhood-serving commercial uses. See Section 19.36.130 for regulations for Live/ Work Facilities.

2. The R4B-C zoning district allows for the same residential density as R4B and allows for live/work units and/or ground floor neighborhood-serving commercial. See Section 19.36.190 for regulations for neighborhood-serving commercial. See Section 19.36.130 for regulations for Live/ Work Facilities.

SECTION 13. The list of alphabetical land uses in Table 3-6 of Section 19.28.040 (Number of Parking Spaces Required) of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended by adding the Live/work units land use under Residential Land Uses and adding a new Explanatory Note 5 under Non-Residential Land Uses to read as follows:

**1. RESIDENTIAL LAND USES**

Residential Land Use	Required Parking Spaces
Live/work units	R3C-C and R4B-C: no parking spaces required

**2. NON-RESIDENTIAL LAND USES**

Non-Residential Land Use	Required Parking Spaces <sup>5</sup>
--------------------------	--------------------------------------

**Notes:**

5. Non-residential parking not required in the R3C-C and R4B-C zoning district. Refer to Section 19.36.190 (Neighborhood Serving Commercial) for additional requirements.

SECTION 14. A new sign class is added to Table 3-11 of Section 19.34.030 (Sign Standards by Zoning District) of Chapter 19.34 of Title 19 of the West Hollywood Municipal Code to read as follows:

Sign Class	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
8. Live/Work Facilities and Commercial uses in the R3C-C and R4B-C zoning	Wall and/or window, awning/ canopy blade/ bracket, free-	2 for each tenant space	1 sq. ft. for each lineal ft. of tenant frontage; 25 sq. ft. maximum.	Below edge of roof; 36 in. freestanding.	Affixed to wall, or placed within a landscaped area near tenant entrance.	Yes	Name and address of facility only

Sign Class	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
district	standing bracket or monument				Allowed only on ground floor frontage.		

SECTION 15. Subsections (A) and (B) of Section 19.36.160 (Live/Work Facilities) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code are amended to read as follows:

**19.36.160 Live/Work Facilities.**

**A. Applicability.** The provisions of this section apply to live/work units where allowed by Article 19-2 in non-residential and residential zoning districts. The intent of this section is to provide for and make feasible the creation of alternative work space that will provide an incentive for entrepreneurs, business owners, artists, artisans, architects, designers and other individuals to continue to work in West Hollywood and contribute to the City's economy.

**B. Design Standards.** Live/work units shall comply with the following standards:

**1. Floor Area Requirements.** The total floor area of a live/work unit shall be at least 750 square feet. The first fifty feet of floor area depth at the street-level frontage shall be limited to commercial retail sale activities, with the exception of live/work projects in the R3C-C and R4B-C zoning districts.

**a.** For live/work projects in the R3C-C and R4B-C zoning districts, a minimum of 30 percent and maximum of 60 percent of the gross floor area of a live/work unit must be designated and regularly used for work activities.

SECTION 16. Section 19.36.190 (Neighborhood Serving Commercial) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

**A. Neighborhood Serving Commercial.** Neighborhood serving commercial uses on the ground floor in the R3C-C and R4B-C zone shall meet the following requirements. Neighborhood serving commercial uses are intended to provide for a range of neighborhood serving retail and service uses along street frontages that are located and designed to foster pedestrian activity near residential uses.

**1. Allowable Uses.** Allowable ground floor uses shall be limited to the neighborhood-serving commercial uses identified in Table 2-2 in Section 19.06.030 – Residential Zoning District Land Uses and Permit Requirements.

**2. Design Standards. Neighborhood-serving commercial uses in the R3C-C and R4B-C Zoning Districts shall meet the following requirements:**

- a. All commercial tenant spaces in a building shall have a maximum average size of 1,200 square feet.
- b. Each commercial tenant space shall have a maximum frontage of thirty (30) linear feet.
- c. For additional façade standards, refer to Section 9.10.060 Commercial Building Façade Standards.

**SECTION 16.** The definition of "Live/Work Facilities" added in Section 19.90.020 (Definitions of Specialized Terms and Phrases) of Title 19 of the West Hollywood Municipal Code is added to read as follows:

**Live/Work Facilities.** An integrated living unit and working space, occupied and utilized by a single housekeeping unit, in commercial and residential zoning districts, or in a building specifically designed and constructed to provide live/work units.

**PASSED, APPROVED, AND ADOPTED** by the West Hollywood City Council at a regular meeting held this 4th day of December, 2017, by the following vote:

AYES: Councilmember \_\_\_\_\_  
NOES: Councilmember \_\_\_\_\_  
ABSENT: Councilmember \_\_\_\_\_  
ABSTAIN: Councilmember \_\_\_\_\_

\_\_\_\_\_  
JOHN HEILMAN, MAYOR

A. S. I:

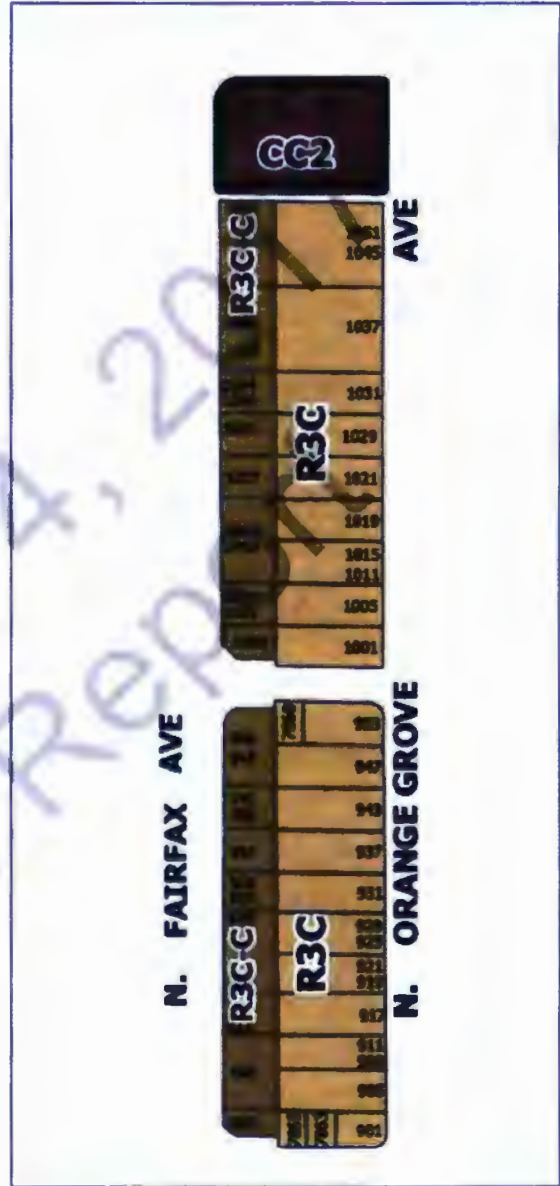
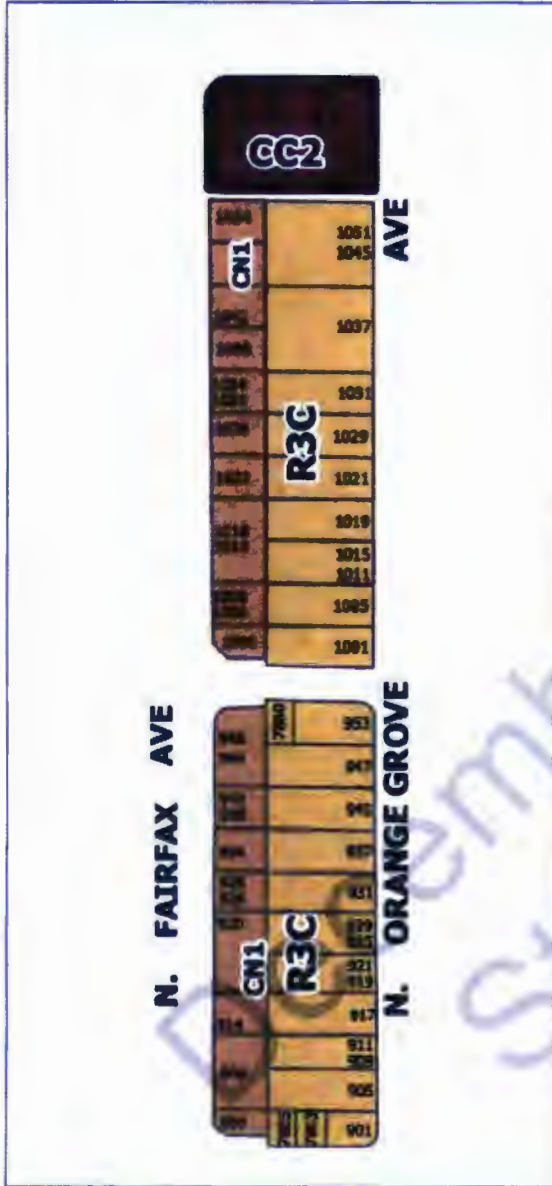
\_\_\_\_\_  
City Clerk

**EXISTING ZONING MAP**

(see following page)

December 4, 2017  
Staff Report





**CURRENT**

**PROPOSED**



**CURRENT**

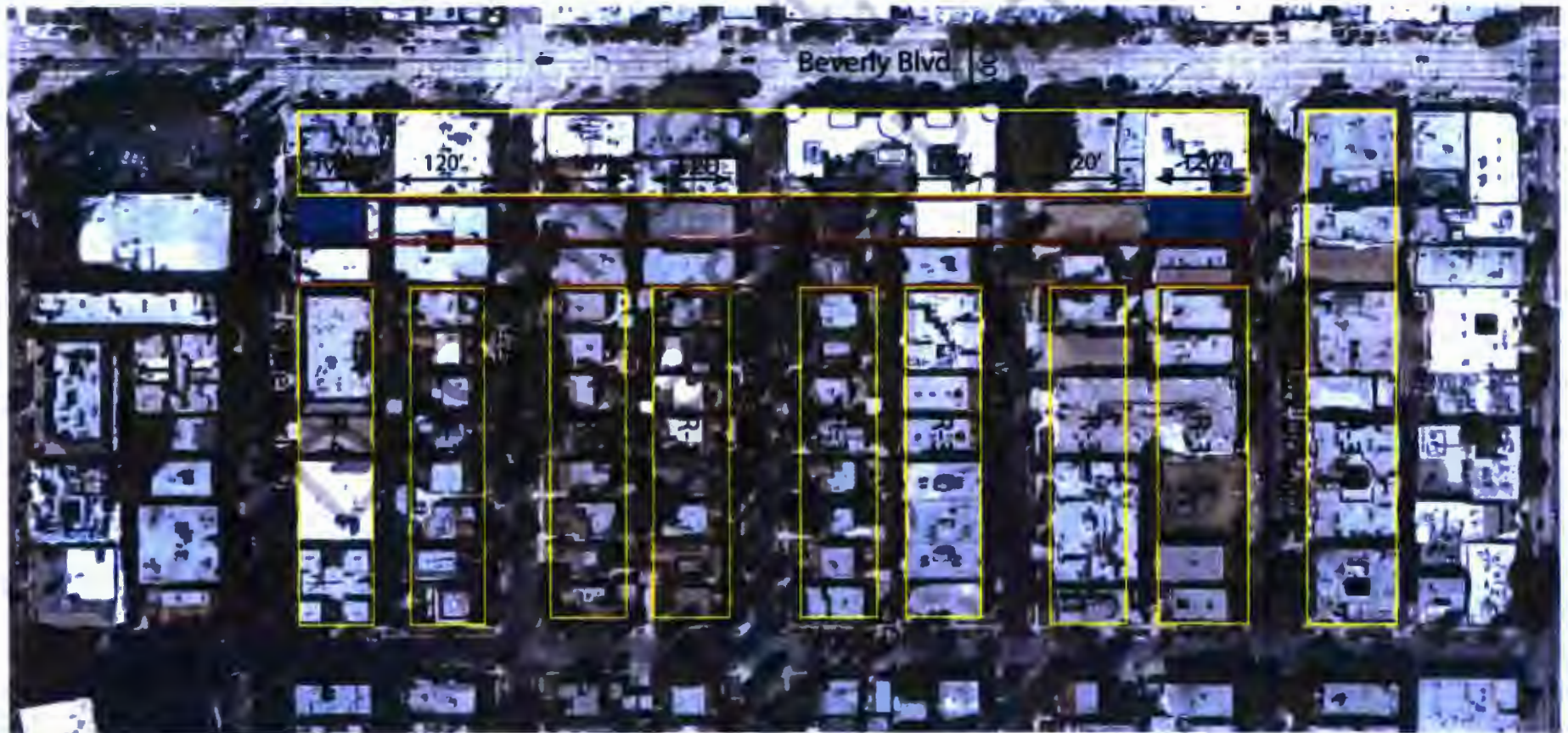


**PROPOSED**

**R4B-C (BEVERLY)**

**Uses** Residential  
**Height** 4 stories/ 45'  
**Typ. Lot Depth** ~120 ft  
**Typ. Bldg Depth** ~90 ft

- Beverly Blvd width ~12 ft sidewalk
- Abuts residential neighborhood to South and Commercial to the North
- Parking located under residential
- Parcel size constrains parking resources and access
- Formerly zoned R2
- **General Plan** calls for residential with commercial permitted on ground floor
- Properties to South are 2 Stories, to the North are 1-3 stories
- City of LA Front Setbacks:
  - R-1: Min. 20% of the depth of the lot, Max 20 feet
  - R-3: Min. 15 Ft.
  - R-4: Min. 15 Ft.



ATTACHMENT B

## R4B-C (BEVERLY)



- 13 parcels in zone
- 14 property owners (some lots have been assembled)
- Parcels are approx 50' x 120'
- Existing parking located under buildings.
- One surface lot located along Clark.

A - Parking Lot  
B - Multifamily Housing  
C - Vacant Lot

### R3C-C (FAIRFAX)

Uses	Commercial
Height	1 to 2 story
Typ. Lot Depth	~60 ft
Typ. Bldg Depth	~30 ft

- Fairfax Ave width ~12 ft sidewalk
- Abuts residential neighborhood to east
- Parking located in front of parcel
- Parcel size constrains parking resources and access
- Formerly zoned Commercial (CN1)
- **General Plan** calls for residential with commercial permitted on ground floor
- Properties to east are between 2 to 4 story multi-family housing with underground parking



Typical conditions along street frontage



### R3C-C (FAIRFAX)

- 14 parcels in zone
- Parcels are approx 50' x 60'
- Existing surface parking located in front of 5 parcels (not pedestrian-friendly).
- Subterranean parking requires minimum length of ~120'.



Typical conditions along street frontage

- |                                 |
|---------------------------------|
| A - Parking Lot                 |
| B - Acupuncture                 |
| C - Retail                      |
| D - Retail                      |
| E - Retail + Billboard          |
| F - Auto Repair                 |
| G - Tanning Salon               |
| H - Office                      |
| I - Office                      |
| J - Auto Repair                 |
| K - Office                      |
| L - Office (under construction) |
| M - Office                      |
| N - Plant Nursery               |



**Attachment C - R3C-C and R4B-C General Plan Implementation**  
Detailed Summary of Proposed Standards

**Neighborhood-serving commercial uses on the ground floor:** To ensure neighborhood serving-uses are included when ground floor commercial is proposed in the R3C-C and R4B-C zone, staff recommends defining and establishing design standards for neighborhood-serving uses, which will include the following allowable uses:

- Art galleries;
- Artisan/handcraft shops;
- General retail stores;
- Live/work units;
- Personal services;
- Restaurants, less than 1,200 square feet; and
- Restaurant, outdoor dining, less than 250 square

Additionally, staff recommends limiting all tenants in a proposed project to have a total maximum average of 100 square feet per tenant to provide enough flexibility to ensure a wide-variety and diversity of commercial uses can be accommodated at the same time preventing large-scale commercial tenants from dominating a space. Staff recommends limiting the maximum length of an interior lot to thirty linear feet. These standards meet the goal of the General Plan to increase pedestrian activity and business vitality – ensuring a vibrant and walkable neighborhood and ground-floor pedestrian experience.

**Minimum Residential Density Requirement:** Because the proposed zones will allow or require ground floor neighborhood-serving commercial uses, the City's existing 90% minimum residential density requirement for R3C-C and R4B-C zones may not be feasible here. The City Council may direct staff to explore whether the 90% minimum density is appropriate for R3C-C and R4B-C. The Planning Commission discussed this item on November 14, 2017, and recommended to the City Council elimination of the 910% minimum residential density requirement.

For projects in the R4B-C zoning district, if neighborhood-serving commercial is proposed on the ground floor, staff recommends requiring a minimum residential density of 75% of the maximum allowable density. If a fully live/work project is proposed in the R4B-C zoning district, staff recommends eliminating the 90% minimum residential density requirement. In this scenario, a live/work project with commercial on the ground floor with one or two residential units above could potentially be proposed.

For all projects in the R3C-C zoning district, staff recommends eliminating the 90% minimum residential density requirement. Removing this requirement for all project types in the R3C-C zoning district provides flexibility in the size and number of units built in this zone. Research shows the needs of live/work residents can vary significantly and less prescriptive regulation allows for more creativity in housing solutions that best fit

the needs of future residents. Eliminating the requirement for residential units and live/work units would create a streamlined policy and better incentivize development of the R3C-C zoning district.

**Parking requirements for commercial and live/work projects:** Neighborhood-serving commercial uses are uses that are intended to provide goods and/or services which are needed by residents and employees in the immediate neighborhood to satisfy basic personal and household needs on a frequent and recurring basis. When uses like these are not available in the immediate neighborhood, residents may need to travel out of their neighborhood.

Staff recommends that the commercial parking requirement be eliminated for any neighborhood-serving commercial use being proposed in the R3C-C and R4B-C zoning districts (parking requirement of 0 spaces). Because neighborhood-serving businesses provide goods and/or services to the immediate neighborhood, there is not a significant demand for commercial parking. Additionally, ride-sharing services have been decreasing the demand for off-street parking and parking meter citations in the City.

**Maximum Lot Area:** To ensure smaller-scale development in R3C-C and R4B-C zones, staff recommends limiting the maximum lot area to the following:

- R3C-C: 10,000sf or less
- R4B-C: 12,000sf or less

This maximum lot area will allow for larger buildings that are less compatible with the surrounding neighborhood.

**Setback requirements:** Setbacks for proposed R3C-C and R4B-C zoning districts are designed to complement the existing conditions in the neighborhood.

**R3C-C:** For the R3C-C zoning district, staff recommends eliminating the minimum front setback and front setback requirements. Because the parcels in this zone are shallow in width and are situated along a wide commercial boulevard (Fairfax Ave), eliminating the minimum setback requirements will allow for more flexibility for proposed projects and contribute to a friendlier pedestrian experience. The proposed R3C-C zoning district is located in the Santa Monica/Fairfax Transit District as identified in the General Plan. The General Plan calls for new projects to locate buildings on or near the sidewalk edge for an improved pedestrian environment. Additionally, staff recommends maintaining a minimum 10 ft. minimum rear setback requirement to provide a buffer to adjacent residential buildings.

**R4B-C:** For the R4B-C zoning district, staff recommends maintaining the setback requirements set forth in the R4B zoning district with the exception of proposed development projects directly adjacent to a single-family zone. For those particular cases, staff recommends a 10 ft. side setback with an additional 7.5 ft.

stepback at the 4th story. Additionally, staff recommends eliminating the front setback requirement if neighborhood-serving commercial is proposed on the ground floor.

**Signage:** Staff recommends allowing minimal signage (1 square foot) for ground floor live/work units with a street-facing, publicly accessible frontage and neighborhood serving commercial. The allowance of a sign would encourage ground floor activation.

**Live/ Work Uses:** The intent of live/work units are to provide alternative work spaces for entrepreneurs, business owners, artists, artisans, architects, writers and other individuals to continue to work in West Hollywood and contribute to the city's economy. To ensure uses are compatible to the surrounding residential neighborhood, the proposed regulation prohibits the following: adult businesses, animal grooming, beauty and barber shops, catering, dance or night clubs, massage therapy offices, personal self-storage, retail sales (except products made on the premises), vehicle repair, welding and intense manufacturing, and any other uses deemed incompatible with the nature of the R3C-C zone.

**Live/Work Floor Area:** Given the size of lots in the R3C-C zone, the proposed floor area standards eliminate the minimum 750 sf unit floor area requirement for the first fifty feet of the ground floor if the building is to be used for retail sales. In lieu, live/work units proposed in the R3C-C district must have between 30-60 percent of the live/work unit as dedicated live/work space.

This proposed standard allows for flexibility in the design of the live/work unit can be designed in the R3C-C zone.

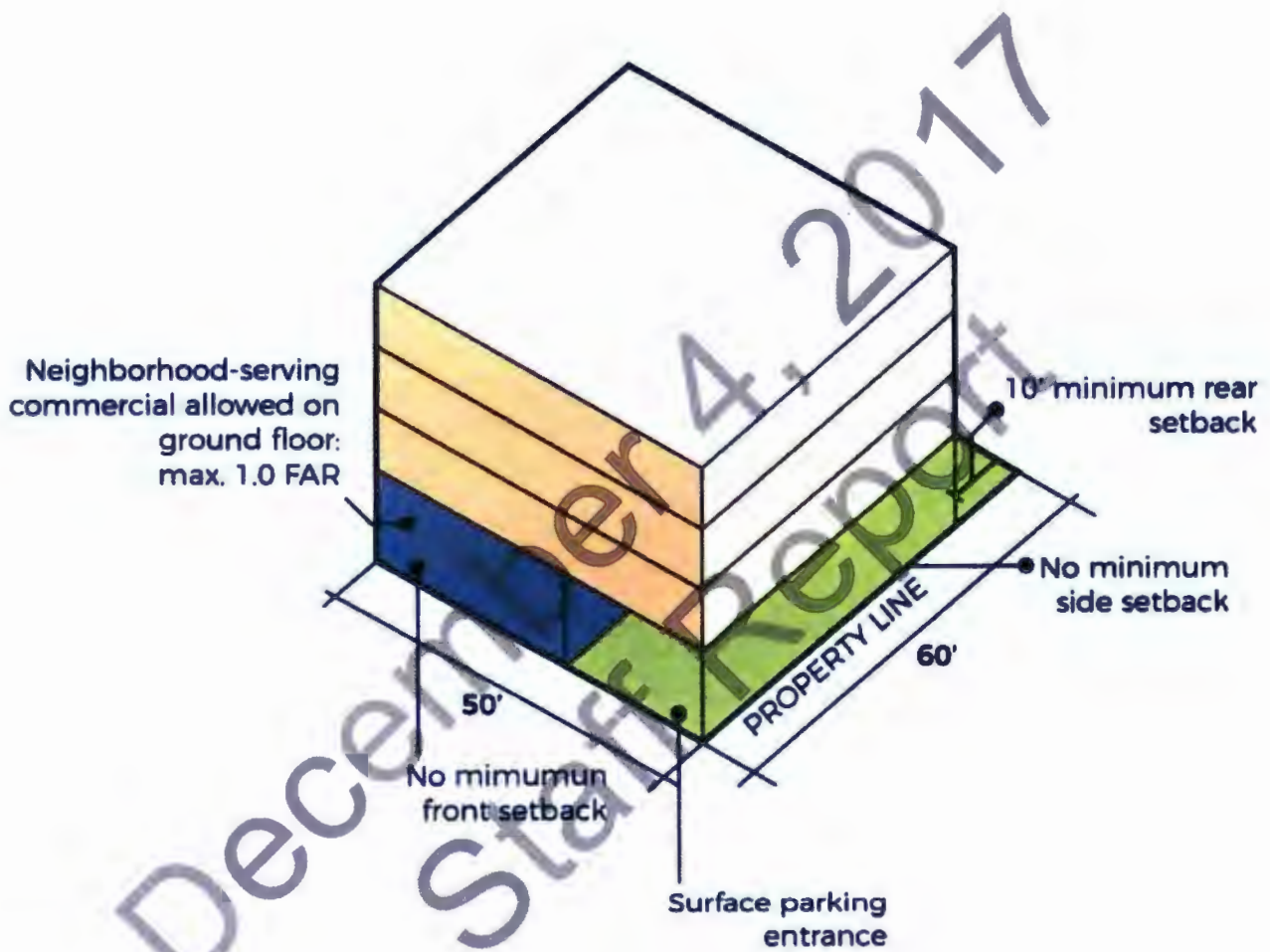
**Live/Work Parking:** The inclusion of live/work units decreases the reliance on personal vehicles. Cities that have live/work units have decreased or eliminated parking requirements for live/work units. Staff recommends incentivizing live/work development by allowing parking spaces in the R3C-C zone.

December 4 2017 Staff Report

# R3C-C Base Massing Envelope

Residential Density at 1 unit per 1,210 sf of site area

All allowable project types: No minimum residential density



Note Not to scale

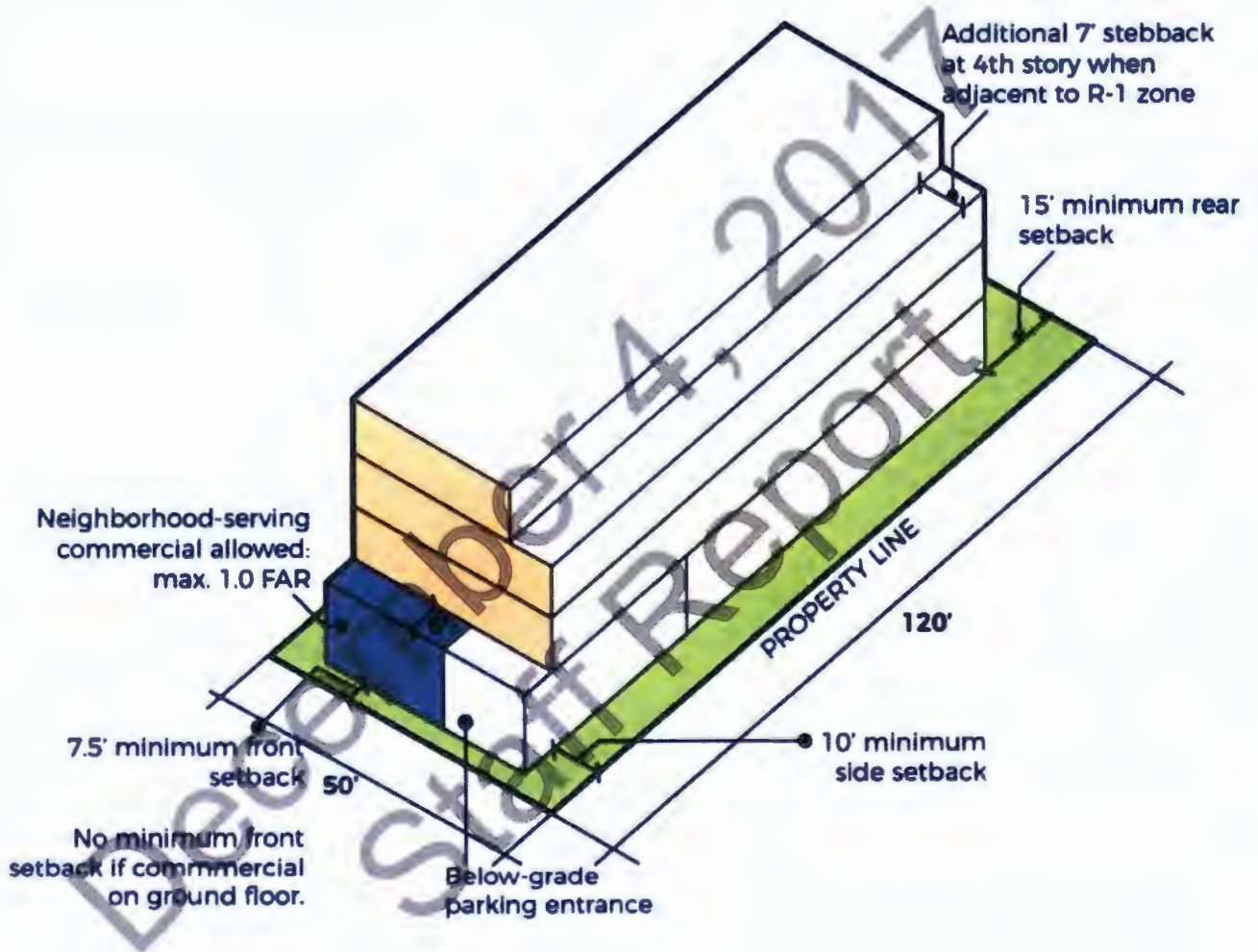
# R4B-C Base Massing Envelope

Residential Density at 1 unit per 872sf of site area

**Residential:** 90% of maximum allowable density (no change)

**Residential with ground floor commercial:** 75% of maximum allowable density

**Fully live/work:** No minimum density



Note: Not to scale

<b>INDEX OF ZONING CODE CHANGES</b>			
<b>New Code Section</b>	<b>Equivalent Section in Current Code</b>	<b>Description of Change</b>	<b>Intent of Change</b>
<b>Article 19-2 Zoning Districts and Allowable Land Uses</b>			
<b>Chapter 19.04 Establishment of Zoning Districts, Adoption of Zoning Map</b>			
19.04.020 Zoning Districts Established	19.04.020	Modify Table 2-1 to reflect new R3C-C and R4B-C zoning districts	Be consistent with General Plan
<b>Chapter 19.06 Residential Zoning Districts</b>			
19.06.020 Purposes of Residential Zoning Districts	19.06.020	Modify Subsections C and D to reflect the new R3C-C and R4B-C districts	Be consistent with General Plan
19.06.030 Residential Zoning District Land Uses and Permit Requirements	19.06.030	Modify Table 2-2 to reflect new zoning districts and allow for eight new commercial uses in the R3C-C and R4B-C districts. Add Explanatory Note 11 to restrict these commercial uses on the ground floor and permit live/work uses on any floor.	Be consistent with General Plan. Need to limit ground floor commercial to small scale neighborhood serving retail and commercial services. The new land uses include: art galleries, artisan/handcraft shops, general retail stores, live/work units, personal services, restaurants less than 1,200sf and Restaurants, outdoor dining less than 250sf

<p>19.06.040 Residential Zoning District General Development Standards</p>	<p>19.06.040</p>	<p>Modify Table 2-3 to reflect new zoning districts. Height/density consistent with General Plan. Additional modifications include maximum lot area, floor area ratio, and setback requirements.</p>	<p>Be consistent with General Plan. Setbacks and maximum lot areas established to meet the unique physical conditions of each zone</p>
<p>19.06.070 R3 and R4 Zoning District Development Standards - Maximum Average Unit Size</p>	<p>19.06.070</p>	<p>Modify section to exempt live/work projects in the R3C-C and R4B-C districts from maximum average unit size requirements.</p>	<p>Provides additional development flexibility and incentive to develop live/work projects in zone</p>
<p>19.06.080 R3 and R4 Zoning District Development Standards - Required Density</p>	<p>19.06.080</p>	<p>Modify section to exempt projects in R3C-C from a minimum density requirement. Modify minimum density requirement to 75% for projects in the R4B-C district that propose commercial uses on the ground floor. Exempt 100% live/work projects in R4B-C zone from a minimum density requirement.</p>	<p>Provide more flexibility for a range of projects typologies that can be built in the new zoning districts</p>

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19.06.090 R3C-C and R4B-C Zoning District Development Standards	new section	Add new section to include general development standards for R3C-C and R4B-C districts	Be consistent with General Plan
<b>Article 19-3 Site Planning and General Development Standards</b>			
<b>Chapter 19.20 General Property Development and Use Standards</b>			
19.28.040 Number of Parking Spaces Required	19.28.040	Modify Table 1 - Residential Land Uses to add parking requirements for Live/Work units in the R3C-C and R4B-C districts and add Explanatory Note 5 under Table 1 - Non-residential land uses to exempt non-residential parking requirements in the R3C-C and R4B-C zoning districts	Provide more development flexibility by eliminating parking requirements for live/work units and neighborhood serving commercial
<b>Chapter 19.34 Sign Standards</b>			
19.34.030 Sign Standards by Zoning District	19.34.030	Modify Tables 3-11 to allow for minimal signage on the ground floor for live/work facilities and commercial uses in the R3C-C and R4B-C zoning district	Provide minimal signage opportunities

December 2021 Staff Report

<b>Chapter 19.36 Standards for Specific Land Uses</b>			
19.36.160 Live/Work Facilities	19.36.160	Modify Subsection A (Applicability) to allow for live/work in newly created residential zoning district. Modify subsection B (Design Standards) to require 30-60% of gross floor area of live/work unit to be dedicated to work activities in the R3C-C and R4B-C districts	Provide for more flexible incentives to encourage live/work units in the new zoning districts
19.36.190 Neighborhood Serving Commercial	new section	Add new section to define neighborhood serving commercial, include allowable uses and design standards	Be consistent with General Plan. Included some additional design standards to encourage small scale retail development
<b>Article 19.6 Definitions</b>			
<b>Chapter 19.90 Definitions/ Glossary</b>			
19.90.020 Definitions of Specialized Terms and Phrases	19.90.020	Modify definition of live/work facilities to allow for live/work in residential zoning districts	Allows live/work to be developed in new R3C-C and R4B-C residential zone

**RESOLUTION NO. PC 17- 1202**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT RELATED TO STANDARDS FOR R4B-C ZONING DISTRICT, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO COMPORT WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA.**

The Planning Commission for the City of West Hollywood hereby finds, resolves, and orders as follows:

SECTION 1. On September 19, 2011, the City Council adopted the West Hollywood General Plan 2035. The General Plan sets a vision for the West Hollywood community for the next 25 years. The Zoning Ordinance must be made consistent with the newly updated General Plan within a reasonable period of time. The City of West Hollywood has adopted the Zoning Ordinance, Article 19 of the Municipal Code, and the City Council pursuant to Chapter 19.78. This amendment is a series of amendments that bring the Municipal Code into compliance with the General Plan.

SECTION 2. A notice of the Planning Commission meeting on September 20, 2017, was published in the Beverly Press newspaper, the West Hollywood Independent newspaper, and the City website and by announcement by City Chapter 19.78 by Article 20, 2017. Notices to property owners and adjacent property owners within 500 feet of the proposed zones were postmarked on September 20, 2017.

SECTION 3. A Final Environmental Impact Report (State Clearing Act #2009) was prepared for the City of West Hollywood Land Use and Climate Action Plan, and was certified by the City Council on September 19, 2011. State law compels the City to promptly revise the Zoning Ordinance to make it consistent with the newly updated General Plan. The rezoning action included with this Zoning Text and Map amendment (Attachments A and B) reflect specific land use designations and policies approved as part of the Land Use and Urban Form chapter of General Plan 2035 and are consistent with the General Plan EIR in accordance with Public Resources Code section 21083.3. The R4B-C rezoning action is the same rezoning action already analyzed in the Program EIR; thus there are no project specific impacts or substantial new information that needs to be studied under Section 21083.3. Analysis in the Program EIR record confirms that no new significant impacts would result from these changes. More specifically, the proposed standards for the R4B-C zoning districts envisions a zone that accommodates both residential and neighborhood-serving commercial uses, and thus limiting potential impacts on residential neighborhoods. Additionally, the allowed commercial uses in the proposed zone promotes fewer auto trips

because the commercial uses are neighborhood-serving and intended to serve the immediate neighborhood, and thus is consistent with the Program EIR, and as such could not reasonably have a significant environmental impact.

SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2017-0006 and Zone Map Amendment 2017-0003 is consistent with the Goals and Policies of the General Plan, specifically Goal LU-1, which states that the City should "expand the Melrose/Beverly District as a national and international destination for high-end arts and design studios, offices and related businesses". Further, the map amendments will bring the Zoning map into conformance with the General Plan Land Use Map and implement provisions of the General Plan.

SECTION 5. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zone Text Amendment 2017-0006, which is attached here as Attachment A.

SECTION 6. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zone Map Amendment 2017-0003, which is attached here as Attachment B.

December 2017  
Staff Report

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 1<sup>st</sup> day of June, 2017 by the following vote:

<b>AYES:</b>	<b>Commissioner:</b>	Altschul,      Carvalho,      DeLuccio, Hoopingamer,   Jones,      Vice-Chair Buckner, Chair Aghaei.
<b>NOES:</b>	<b>Commissioner:</b>	None.
<b>ABSENT:</b>	<b>Commissioner:</b>	None.
<b>ABSTAIN:</b>	<b>Commissioner:</b>	None.

**ATTEST:**



BIANCA SMITH  
LONG RANGE PLANNING

June 1, 2017  
IDA A. AELI, C  
N

September 2017  
Staff Report

Decisions of the Planning Commission are subject to appeal in accordance with the rules set forth in the City of West Hollywood Municipal Code Chapter 19.76. Any action to challenge the final decision of the City of West Hollywood made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section §1094.6.

# Attachment A

(New text indicated with underlining, deleted text with strikethrough.)

**Section 1.** A new zoning district is added to the residential zoning districts in Table 2-1 of Section 19.04.020 (Zoning Districts Established) in Chapter 19.04 of Title 19 of the West Hollywood Municipal Code to read as follows:

Zoning Map Symbol	Zoning District Name	General Plan Designation Implemented by Zoning District
<b>Residential Zoning Districts</b>		
R1	Residential, Single-Family or Two-Unit Low Density	R1A, R1B, R1C
R2	Residential, Low Density	R2
R3	Residential, Multi-Family Medium Density	R3A, R3B, R3C
R4	Residential, Multi-Family High Density	R4A, R4B, <u>R4B-C</u>

**Section 2.** Subsection (D) of Section 19.04.020 (Purpose of Residential Zoning Districts) in Chapter 19.04 of Title 19 of the West Hollywood Municipal Code are amended to read as follows:

D. R4 (Residential, Multi-Family High-Density) District. The R4 zoning district provides for the development of a wide range of high-density multi-family housing, including apartments and condominiums. The standards of the R4 zoning district are intended to ensure that new high-density residential projects are compatible with the scale and character of existing high-density residential neighborhoods (see Table 2-3). The R4 zoning district is consistent with the R4A and R4B and R4B-C residential land use designations of the General Plan.

The application of the R4 zoning district to property on the Zoning Map (Section 19.04.030) will include establishing separate R4 zoning districts with specific density requirements and development standards, based on the General Plan designation of the area. These requirements shall be indicated on the Zoning Map by a suffix to the R4 Zoning Map symbol (for example, R4A and R4B, and R4B-C) which identifies the different areas and corresponding requirements of this chapter that apply.

**Section 3:** Seven new land uses and a new Explanatory Note (11) are added to the alphabetical list of land uses in Table 2-2 of Section 19.06.030 (Residential Zoning District Land Use and Permit Requirements) in Chapter 19.20 of Title 19 of the West Hollywood Municipal Code to read as follows:

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Adult day care facilities	CUP	CUP	CUP	CUP	19.36.040
Art galleries	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Artisan/handcraft shops	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Bed and breakfast inns (B&Bs) <sup>3</sup>	—	—	RI	RI	19.36.090
Child day care centers	CUP	CUP	CUP	CUP	19.36.040
Child day care, large family day care homes	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Child day care, small family day care homes	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Common interest developments, new or conversion	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.100
Community centers	CUP	CUP	CUP	CUP	
Community gardens	MCUP	MCUP	MCUP	MCUP	
Conversions, multi-family units to other uses <sup>4</sup>	CUP	CUP	CUP	CUP	19.36.290
Conversions, residential, adaptive re-use, cultural resources	RI	RI	RI	RI	19.58.150
Courtyard housing	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.280
Garage sales	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300(C)
General retail stores	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Grading projects not related to permitted development	MCUP	MCUP	MCUP	MCUP	
Guest houses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300
Home businesses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.140
Hotels, expansion of existing	—	CUP	CUP	CUP	19.36.150
Legalization of illegal dwelling units	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.270
Live/ work units	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.160
Mobile home parks	CUP	CUP	CUP	CUP	
Multi-family dwellings	—	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.280
Offices, business and professional	—	—	—	CUP <sup>5</sup>	
Organizational houses	—	—	CUP	CUP	
Parking (existing non-residential surface parking as of February 1, 2016)	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parking — Mechanical lifts	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parking — Automated structures	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parks and playgrounds	CUP	CUP	CUP	CUP	
Personal services	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Private residential recreation facilities	CUP	CUP	CUP	CUP	19.36.300
Public safety facilities	CUP	CUP	CUP	CUP	19.36.250
Reduction in number of residential units on a site	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.290
Religious facilities/places of worship	CUP	CUP	CUP	CUP	
Residential accessory uses and structures	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300
Residential care facilities <sup>10</sup> – 6 or fewer clients	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Residential care facilities <sup>10</sup> – 7 to 12 clients	MCUP	MCUP	MCUP	MCUP	
Residential care facilities <sup>10</sup> – 13 or more clients	CUP	CUP	CUP	CUP	

Restaurants, less than 1,200 sq.ft.	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Restaurants – Outdoor dining, less than 250 sq.ft.	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Room rental	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Schools – Public and private	CUP	CUP	CUP	CUP	
Schools – Specialized education and training	CUP	CUP	CUP	CUP	
Second residential units	P <sup>1,6</sup>	—	—	—	19.36.310
Senior residential projects, including congregate care	—	CUP	CUP	CUP	19.36.110
Short-term rental of a dwelling unit, or any portion thereof, for a period of 30 consecutive calendar days or less	—	—	—	—	19.36.331
Single-family dwellings	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.320
Single room occupancy housing	—	—	CUP	CUP	19.36.335
Supportive housing – Single-family structure	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	
Supportive housing – Multi-family structure	—	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	
Telecommunications facilities	—	—	—	MCUP	19.36.350
Temporary uses	—	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.54.030
Transitional housing – Single-family structure	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	
Transitional housing – Multi-family structure	—	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	
Transit stop shelters	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Two-unit residential projects	P <sup>1,7</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.320
Urban inns	—	—	CUP <sup>8</sup>	CUP <sup>8</sup>	
Utility facilities	CUP	CUP	CUP	CUP	
Utility infrastructure	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	

**Notes:**

(11) Permitted only in R4B-C zoning district. Commercial Uses limited to ground floor. Live/Work units shall be permitted on any floor.

[NOTE: THIS SECTION 3 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 4.** Table 2-3 of Section 19.06.040 (Residential Zoning District General Development Standards) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows (with the corresponding Explanatory Notes (1) – (7) remaining unchanged):

Development Feature	Requirement by Zoning District		
	R1, R2	R3	R4
Minimum lot area <sup>1</sup>	5,000 sq. ft.		
Maximum lot area	No maximum	No maximum	No maximum: R4B-C: 12,000 sq. ft.
Residential density <sup>2, 6, 7</sup>	See Table 2-4	1 unit for each 1,210 sq. ft. of site area	1 unit for each 872 sq. ft. of site area

Floor area ratio (FAR)	R1 - 0.5, R2 - N.A.	N.A. R4B-C - 1.0 <sup>6</sup>	
Setbacks required	<i>Minimum setbacks required. See Section 19.20.150 for setback measurement.</i>		
Front, 1st story	Average of front setbacks of the 2 structures closest to the front property lines on the 2 adjacent parcels, with the following minimums/maximums. <sup>3</sup> R4B-C: No 1st story front setback if commercial on the ground floor.		
	10 ft. min. in Norma Triangle, 15 ft. min. elsewhere; 30 ft. max.	15 ft. minimum, 30 ft. maximum	7.5 ft. minimum, no maximum.
Front, 2nd & upper stories	An additional 6 ft. for 2nd and upper stories in addition to the 1st story setback. <sup>4</sup>		
Sides, interior lot	5 ft. For lots less than 50 ft. wide, 10% of average lot width, with 3 ft. min. (See 19.36.320 for additions to nonconforming buildings.)	5 ft. for lots with structures up to 2 stories. For lots 50 ft. or less in width, 10% of average lot width, with a 3 ft. minimum for structures up to 2 stories. For all lots: An additional 1 ft. setback is required for each story above the ground story.	
		R4B-C: 10 ft. setback with an additional 7.5 ft. stepback at 4 <sup>th</sup> story is required when adjacent to R-1 zone.	
Street side, corner lot	5 ft.	5 ft.	
	10 ft. for reversed corner lots. <sup>5</sup>	7.5 ft. for reversed corner lots. <sup>5</sup>	
Rear	15 ft. For lots with a depth less than 75 ft., 10% of the average lot depth, but not less than 10 ft.		
Between structures	As required by Section 19.20.040 (Distance Between Structures)		
Flag lots	As required by Section 19.20.150 (Setback Measurement and Projections into Yards)		
Open space	None required other than setbacks	As required by Section 19.36.280 (Residential Uses - Multi-Family Dwellings)	
Height limit	Maximum structure height. See Section 19.20.080 (Height Measurement and Exceptions).		
Primary structures	R1-A, R1-B, R-2: 25 ft., 2 stories R1-C: 15 ft., 1 story	R3-A: 25 ft., 2 stories R3-B: 35 ft., 3 stories R3-C: 45 ft., 4 stories	R4-A: 35 ft., 3 stories R-4-B and R4B-C: 45 ft., 4 stories
Accessory	15 ft., 1 story		
Landscaping	As required by Chapter 19.26 (Landscaping Standards)		
Safety and Seismic Safety	For new construction and building additions, as required by Chapter 19.32 (Seismic Safety). Critical facilities, sensitive facilities (such as schools and daycare) and high occupancy facilities (such as religious facilities and hotels) are also subject to Chapter 19.32.		
Parking	As required by Chapter 19.28 (Off-Street Parking and Loading Standards)		
Sidewalks	Sidewalks shall be provided at a minimum width of 10 ft. See Section 19.20.160.		
Signs	As required by Chapter 19.34 (Sign Standards)		

(8) Floor Area Ratio (FAR) calculations shall be used for calculating the maximum non-residential density for neighborhood serving commercial uses, limited to the ground floor of projects in the R4B-C zoning districts. All residential density shall be calculated by residential density standards.

[NOTE: THIS SECTION 4 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 5.** Section 19.06.070 (R3 and R4 Zoning District Development Standards – Maximum Average Unit Sizes) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

The aggregated maximum average size of all dwelling units within a new residential project shall be no greater than 1,500 square feet in the R3 district, and no greater than 1,200 square feet in the R4 district. The calculation of maximum average unit size shall not include any City required inclusionary units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Live/work units in the R4B-C zoning districts shall be exempt from the maximum average unit size requirement.

[NOTE: THIS SECTION 5 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 6.** Section 19.06.080 (R3 and R4 Zoning District Development Standards – Required Density) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

All new residential projects in the R3 and R4 zoning districts shall be built to a minimum of 70% of the density allowed by the zoning district. Notwithstanding the provisions in Section 19.22.040(A), if the maximum allowable density allows for one unit, an on-site inclusionary unit shall be incorporated into a project consisting of 10 units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Notwithstanding the above, projects in R4B-C zoning districts that include neighborhood-serving commercial uses on the ground floor shall be built to a minimum of 75% of the residential density allowed by the zoning district. Live/work units in the R4B-C zoning districts shall be exempt from any minimum residential density requirement.

[NOTE: THIS SECTION 6 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 7:** A new Section 19.06.090 (R4B-C Zoning District Development Standards) is added to Chapter 19.06 of Title 19 of the West Hollywood Municipal Code to read as follows:

**R4B-C Zoning District Development Standards**

**1. The R4B-C zoning district allows for the same residential density as R4B and allows for live/work units and/or ground floor neighborhood-serving commercial. See Section 19.36.190 for regulations for neighborhood-serving commercial. See Section 19.36.160 for regulations for Live/ Work Facilities.**

**Section 8.** The list of alphabetical land uses in Table 3-6 of Section 19.28.040 (Number of Parking Spaces Required) of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended by amending the Live/work units land use and adding a new Explanatory Note 5 to read as follows:

**2. NON-RESIDENTIAL LAND USES**

<b>Non-Residential Land Use</b>	<b>Required Parking Spaces</b>
Live/work units	3.5 spaces per 1,000 sq. ft. <u>R4B-C: no parking spaces required</u>

**Notes:**

1. See Section 19.28.090 D.2 for parking space enclosure requirements.
2. Two or more tenant spaces that are each under 1,200 square feet may be reconfigured and continue to qualify as pre-existing spaces.
3. Where fixed seating is in benches or bleachers, a seat shall be construed to be 18 inches of continuous bench space for the purpose of calculating the number of required parking spaces.
4. Applies only when less than 50% of floor area in center is occupied by restaurants, medical offices, personal services, or medical facilities, provided that restaurants may comprise only 25% of the total shopping center area; otherwise parking shall be provided as required for each separate use, subject to any parking reduction granted in compliance with Section 19.28.060 (Reduction of Off-Street Parking Requirements) or 19.28.070 (Shared Use of Parking Facilities). Parking requirements for bars, nightclubs, health clubs, theaters and cinemas shall be calculated separately in all cases.

**5. Non-residential parking not required in the R4B-C zoning district. Refer to Section 19.36.190 (Neighborhood Serving Commercial) for additional requirements.**

[NOTE: THIS SECTION 8 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 9.** A new sign class is added to Table 3-11 of Section 19.34.030 (Sign Standards by Zoning District) of Chapter 19.34 of Title 19 of the West Hollywood Municipal Code to read as follows

Sign Class	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
<b>8. Commercial uses in R4B-C zoning district</b>	Wall or elevated monument sign	2 for each tenant space	1 sq. ft. for each lineal ft. of tenant frontage; 25 sq. ft. maximum.	Below edge of roof; 36 in. freestanding.	Affixed to wall, or placed within a landscaped area near tenant entrance. Allowed only on ground floor frontage.	As	Name and address of facility only

[NOTE: THIS SECTION 9 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 10.** Subsection (A) of Section 19.36.160 (Live/Work Facilities) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

A. Applicability. The provisions of this section apply to live/work units and artist lofts/studios where allowed by Article 19-2 in non-residential and residential zoning districts. The intent of this section is to provide for and make feasible the reuse of existing commercial structures to accommodate live/work opportunities. Live/work quarters are intended to be occupied by artisans, artists, and individuals practicing similar professions, and the families of these individuals

**Section 11.** Section 19.36.190 (Neighborhood Serving Commercial) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

A. Neighborhood Serving Commercial. Neighborhood serving commercial uses on the ground floor in the R4B-C zones shall meet the following requirements. Neighborhood serving commercial uses are intended to provide for a range of neighborhood serving retail and service uses along street frontages that are located and designed to foster pedestrian activity near residential uses.

1. Allowable Uses. Allowable ground floor uses shall be limited to the neighborhood-serving commercial uses identified in Table 2-2 in Section 19.06.030 – Residential Zoning District Land Uses and Permit Requirements.

**2. Design Standards. Neighborhood-serving commercial uses in the R4B-C Zoning District shall meet the following requirements:**

- a. All commercial tenant spaces in a building shall have a maximum average size of 1,200 square feet.
- b. Each commercial tenant space shall have a maximum frontage of thirty (30) linear feet.
- c. Each commercial tenant space shall have a minimum depth of eighteen (18) linear feet.
- d. All buildings shall have a minimum of one (1) active doorway per thirty (30) linear feet.
- e. For additional façade standards, refer to Section 9.10.060 Commercial Building Façade Standards.

[NOTE: THIS SECTION 11 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

December 4, 2017  
Staff Report





**CURRENT**



**PROPOSED**

**RESOLUTION NO. PC 17-1197**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL DENIAL OF A ZONE TEXT AMENDMENT RELATED TO STANDARDS FOR R3C-C ZONING DISTRICT, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO COMPORT WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA.**

The Planning Commission for the City of West Hollywood hereby finds, resolves, and orders as follows:

SECTION 1. On September 19, 2011, the City Council adopted the West Hollywood General Plan 2035. The General Plan sets a vision for the West Hollywood community for the next 25 years. The Zoning Ordinance must be made consistent with the newly updated General Plan within a reasonable period of time. The City of West Hollywood has adopted amendments to the Zoning Ordinance, Article 19 of the Municipal Code, and the City Charter pursuant to Chapter 19.78. This amendment is part of a series of amendments that bring the Municipal Code into compliance with the General Plan.

SECTION 2. A notice of the hearing was posted for the Planning Commission meeting on September 5, 2017, in the Beverly Press newspaper, the West Hollywood Independent newspaper, and the City website and by announcement by City Chamber of Commerce on September 5, 2017. Notices to property owners and adjacent property owners within 500 feet of the proposed zones were postmarked on September 5, 2017.

SECTION 3. An Environmental Impact Report (State Clearing Act #2009000000) was prepared for the City of West Hollywood Land Use and Climate Action Plan, and was certified by the City Council on September 19, 2011. State law compels the City to promptly revise the Zoning Ordinance to make it consistent with the newly updated General Plan. The rezoning action included with this Zoning Text and Map amendment (Attachments A and B) reflect specific land use designations and policies approved as part of the Land Use and Urban Form chapter of General Plan 2035 and are consistent with the General Plan EIR in accordance with Public Resources Code section 21083.3. The R3C-C rezoning action is the same rezoning action already analyzed in the Program EIR; thus there are no project specific impacts or substantial new information that needs to be studied under Section 21083.3. Analysis in the Program EIR record confirms that no new significant impacts would result from these changes. More specifically, the proposed standards for the R3C-C zoning district envisions a zone that accommodates both residential and neighborhood-serving commercial uses, and thus limiting potential impacts on residential neighborhoods. Additionally, the allowed commercial uses in the proposed zone promotes fewer auto trips

December 4, 2017 Staff Report

because the commercial uses are neighborhood-serving and intended to serve the immediate neighborhood, and thus is consistent with the Program EIR, and as such could not reasonably have a significant environmental impact.

SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2017-0005 and Zone Map Amendment 2017-0002 to not be consistent with the General Plan and maintaining CN1 would be a better way to support General Plan Goals..

SECTION 5. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends denial to the City Council of Zone Text Amendment 2017-0005, which is attached hereto as Attachment A.

SECTION 6. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends denial to the City Council of Zone Map Amendment 2017-0002, which is attached hereto as Attachment B, and recommend keeping the zoning CN1, which would require a corresponding General Plan Amendment back to CN1

December 4, 2017  
Staff Report

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 19<sup>th</sup> day of October, 2017 by the following vote:

<b>AYES:</b>	<b>Commissioner:</b>	Aghaei, Altschul, Bass, Carneiro, Hoopingarner, Vice-Chair Jones, Chair Buckner.
<b>NOES:</b>	<b>Commissioner:</b>	None.
<b>ABSENT:</b>	<b>Commissioner:</b>	None.
<b>ABSTAIN:</b>	<b>Commissioner:</b>	None.

**ATTEST:**

  
BIANCA S. LONG  
PLANNING M  
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Decisions of the Planning Commission are subject to appeal in accordance with the procedures set forth in West Hollywood Municipal Code Chapter 19.76. Any action to challenge the final decision of the City of West Hollywood made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section §1094.6.

# Attachment A

(New text indicated with underlining, deleted text with strikethrough.)

**Section 1.** A new zoning district is added to the residential zoning districts in Table 2-1 of Section 19.04.020 (Zoning Districts Established) in Chapter 19.04 of Title 19 of the West Hollywood Municipal Code to read as follows:

Zoning Map Symbol	Zoning District Name	General Plan Designation Implemented by Zoning District
<b>Residential Zoning Districts</b>		
R1	Residential, Single-Family or Two-Unit Low Density	R1A, R1B, R1C
R2	Residential, Low Density	R2
R3	Residential, Multi-Family Medium Density	R3A, R3B, R3C, R3C-C
R4	Residential, Multi-Family High Density	R4A, R4B

**Section 2.** Subsection (C) of Section 19.04.020 (Purpose of Residential Zoning Districts) in Chapter 19.04 of Title 19 of the West Hollywood Municipal Code are amended to read as follows:

C. R3 (*Residential, Multi-Family Medium-Density*) District. The R3 zoning district provides for the development of a wide range of multi-family dwelling units, including apartments and condominiums. The standards of the R3 zoning district are intended to ensure that new residential projects are compatible with the scale and character of existing medium-density multi-family residential neighborhoods (see Table 2-3). The R3 zoning district is consistent with the R3A, R3B, R3C and R3C-C residential land use designations of the General Plan.

The application of the R3 zoning district to property on the Zoning Map (Section 19.04.030) will include establishing separate R3 zoning districts with specific density requirements and development standards, based on the General Plan designation of the area. These requirements shall be indicated on the Zoning Map by a suffix to the R3 Zoning Map symbol (for example, R3-A, R3-B, and R3-C, and R3C-C) which identifies the different areas and corresponding requirements of this chapter that apply.

**Section 3:** Seven new land uses and a new Explanatory Note (11) are added to the alphabetical list of land uses in Table 2-2 of Section 19.06.030 (Residential Zoning District Land Use and Permit Requirements) in Chapter 19.20 of Title 19 of the West Hollywood Municipal Code to read as follows:

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Adult day care facilities	CUP	CUP	CUP	CUP	19.36.040
Art galleries	=	=	P <sup>1,11</sup>	=	19.36.190
Artisan/handcraft shops	=	=	P <sup>1,11</sup>	=	19.36.190
Bed and breakfast inns (B&Bs) <sup>3</sup>	—	—	RI	RI	19.36.090
Child day care centers	CUP	CUP	CUP	CUP	19.36.040
Child day care, large family day care homes	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Child day care, small family day care homes	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Common interest developments, new or conversion	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.100
Community centers	CUP	CUP	CUP	CUP	
Community gardens	MCUP	MCUP	MCUP	MCUP	
Conversions, multi-family units to other uses <sup>4</sup>	CUP	CUP	CUP	CUP	19.36.290
Conversions, residential, adaptive re-use, cultural resources	RI	RI	RI	RI	19.58.150
Courtyard housing	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.280
Garage sales	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300(C)
General retail stores	=	=	P <sup>1,11</sup>	=	19.36.190
Grading projects not related to permitted development	MCUP	MCUP	MCUP	MCUP	
Guest houses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300
Home businesses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.140
Hotels, expansion of existing	—	CUP	CUP	CUP	19.36.150
Legalization of illegal dwelling units	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.270
Live/ work units	=	=	P <sup>1,11</sup>	=	19.36.160
Mobile home parks	CUP	CUP	CUP	CUP	
Multi-family dwellings	—	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.280
Offices, business and professional	—	—	—	CUP <sup>5</sup>	
Organizational houses	—	—	CUP	CUP	
Parking (existing non-residential surface parking as of February 19, 2016)	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parking — Mechanical lifts	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parking — Automated structures	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parks and playgrounds	CUP	CUP	CUP	CUP	
Personal services	=	=	P <sup>1,11</sup>	=	19.36.190
Private residential recreation facilities	CUP	CUP	CUP	CUP	19.36.300
Public safety facilities	CUP	CUP	CUP	CUP	19.36.250
Reduction in number of residential units on a site	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.290
Religious facilities/places of worship	CUP	CUP	CUP	CUP	
Residential accessory uses and structures	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300
Residential care facilities <sup>10</sup> – 6 or fewer clients	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Residential care facilities <sup>10</sup> – 7 to 12 clients	MCUP	MCUP	MCUP	MCUP	

Residential care facilities <sup>10</sup> – 13 or more clients	CUP	CUP	CUP	CUP	
Restaurants, less than 1,200 sq.ft.	=	=	P <sup>1,11</sup>	=	19.36.190
Restaurants – Outdoor dining, less than 250 sq.ft.	=	=	P <sup>1,11</sup>	=	19.36.190
Room rental	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Schools – Public and private	CUP	CUP	CUP	CUP	
Schools – Specialized education and training	CUP	CUP	CUP	CUP	
Second residential units	P <sup>1,6</sup>	–	–	–	19.36.310
Senior residential projects, including congregate care	–	CUP	CUP	CUP	19.36.110
Short-term rental of a dwelling unit, or any portion thereof, for a period of 30 consecutive calendar days or less	–	–	–	–	19.36.331
Single-family dwellings	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.320
Single room occupancy housing	–	–	CUP	CUP	19.36.335
Supportive housing – Single-family structure	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	
Supportive housing – Multi-family structure	–	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	
Telecommunications facilities	–	–	–	MOU	19.36.350
Temporary uses	P <sup>1</sup>	P <sup>1,3</sup>	P <sup>1</sup>	P <sup>1</sup>	19.54.030
Transitional housing – Single-family structure	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	
Transitional housing – Multi-family structure	–	P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>	
Transit stop shelters	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Two-unit residential projects	P <sup>1,7</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.320
Urban inns	–	–	CUP <sup>8</sup>	CUP <sup>8</sup>	
Utility facilities	CUP	CUP	CUP	CUP	
Utility infrastructure	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	

**Notes:**

(1) Zone clearance, administrative permit or development permit may be required; see Chapters 19.42, 19.44, 19.48 and 19.54.

(2) See Section 19.05.020(B) regarding uses not listed. See Article 19-6 for definitions of the listed uses.

(3) May be approved only within a building that is a designated cultural resource.

(4) Other uses include day care, residential care, community oriented non-residential use.

(5) May be approved only on Shoreham Drive and De Longpre Avenue.

(6) Allowed in R-1-A zoning district only.

(7) Allowed in R-1-B zoning district only.

(8) Allowed on San Vicente Boulevard only, or in accordance with the terms of an approved development agreement.

(9) Subject to the same standards as similar residential uses, which shall be determined by the city based upon the predominant operating characteristics of the use. Only one land use category shall be applied to a use at a time and the city makes the final determination on classification based on the predominant characteristics.

(10) Does not include supportive and transitional housing, which have separate use categories. The city makes final determination on classification based on the predominant operating characteristics.

(11) Permitted only in R3C-C zoning district. Commercial uses limited to ground floor. Live/work units shall be permitted on any floor.

[NOTE: THIS SECTION 3 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 4.** Table 2-3 of Section 19.06.040 (Residential Zoning District General Development Standards) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows (with the corresponding Explanatory Notes (1) – (7) remaining unchanged):

Development Feature	Requirements by Zoning District		
	R1, R2	R3	R4
Minimum lot area <sup>1</sup>	5,000 sq. ft.		
Maximum lot area	No maximum	No maximum; R3C-C: 10,000 sq. ft.	No maximum
Residential density <sup>2, 6, 7</sup>	See Table 2-4	1 unit for each 1,210 sq. ft. of site area	1 unit for each 872 sq. ft. of site area
Floor area ratio (FAR)	R1 – 0.5; R2 – N.A.	N.A.; R3C-C – 1.0 <sup>8</sup>	
Setbacks required	<i>Minimum setbacks required. See Section 19.20.150 for setback measurement.</i>		
Front, 1st story	Average of front setbacks of the 2 structures closest to the front property lines on the 2 adjacent parcels, with the following minimums/maximums. <sup>3</sup>		
	10 ft. min. in Norma Triangle, 15 ft. min. elsewhere; 30 ft. max.	15 ft. minimum, 30 ft. maximum; <u>No minimum setback for R3C-C</u>	7.5 ft. minimum, no maximum
Front, 2nd & upper stories	An additional 6 ft. for 2nd and upper stories in addition to the 1st story setback. <sup>4</sup> <u>For R3C-C, no additional second or upper stories setback.</u>		
Sides, interior lot	5 ft. For lots less than 50 ft. wide, 10% of average lot width, with 3 ft. min. (See 19.36.320 for	5 ft. for lots with structures up to 2 stories. For lots 50 ft. or less in width, 10% of average lot width, with a 3 ft. minimum, for structures up to 2 stories. For all lots: An additional 1 ft. setback is required for each story above the 2nd story.	

	additions to nonconforming buildings.)	<u>R3C-C: No minimum side setback.</u>	
Street side, corner lot	5 ft.	5 ft.	
	10 ft. for reversed corner lots. <sup>5</sup>	7.5 ft. for reversed corner lots. <sup>5</sup>	
Rear	15 ft. For lots with a depth less than 75 ft., 20% of the average lot depth, but not less than 10 ft.		
	<u>R3C-C: 10 ft. minimum rear setback.</u>		
Between structures	As required by Section 19.20.040 (Distance Between Structures)		
Flag lots	As required by Section 19.20.150 (Setback Measurement and Projections into Yards)		
Open space	None required other than setbacks	As required by Section 19.36.200 (Residential Uses – Multi-Family Dwelling)	
Height limit	Maximum structure height. See Section 19.20.030 (Height Measurement and Exceptions).		
Primary structures	R1-A, R1-B, R-2: 25 ft., 2 stories	R3-A: 35 ft., 2 stories	R4: 35 ft., 3 stories
	R1-C: 15 ft., 1 story	R3-B: 35 ft., 3 stories	R4-B: 45 ft., 4 stories
		R3-C and R3C-C: 45 ft., 4 stories	
		15 ft., 1 story	
Accessory	15 ft., 1 story		
Landscaping	As required by Chapter 19.16 (Landscaping Standards)		
Safety and Seismic Safety	For new construction and building additions, as required by Chapter 19.32 (Seismic Safety). Critical facilities, sensitive facilities (such as schools and day care) and high occupancy facilities (such as religious facilities and hotels) are also subject to Chapter 19.32.		
Parking	As required by Chapter 19.28 (Off-Street Parking and Loading Standards)		
Sidewalks	Sidewalks shall be provided at a minimum width of 10 ft. See Section 19.20.160.		
Signs	As required by Chapter 19.34 (Sign Standards)		

(5) Floor Area Ratio (FAR) calculations shall be used for calculating the maximum non-residential density for neighborhood serving commercial uses, limited to the ground floor of projects in the R3C-C zoning district. All residential density shall be calculated by residential density standards.

[NOTE: THIS SECTION 4 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 5.** Section 19.06.070 (R3 and R4 Zoning District Development Standards – Maximum Average Unit Sizes) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

The aggregated maximum average size of all dwelling units within a new residential project shall be no greater than 1,500 square feet in the R3 district, and no greater than 1,200 square feet in the R4 district. The calculation of

maximum average unit size shall not include any City required inclusionary units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Live/work units in the R3C-C zoning district shall be exempt from the maximum average unit size requirement.

[NOTE: THIS SECTION 5 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 6.** Section 19.06.080 (R3 and R4 Zoning District Development Standards – Required Density) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

All new residential projects in the R3 and R4 zoning districts shall be built to a minimum of 90% of the density allowed by the zoning district. Notwithstanding the provisions of Section 19.22.040, if the maximum allowable density allows 11 units, an on-site inclusionary unit shall be incorporated into a project consisting of 10 units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Notwithstanding the above, projects in R3C-C zoning district shall be exempt from any minimum residential density requirement.

[NOTE: THIS SECTION 6 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 7:** A new Section 19.06.090 (R3C-C Zoning District Development Standards) is added to Chapter 19.06 of Title 19 of the West Hollywood Municipal Code to read as follows:

R3C-C Zoning District Development Standards

1. The R3C-C zoning district allows for the same residential density as R3C but buildings may provide live/work units and/or ground floor neighborhood-serving commercial uses. See Section 19.36.190 for regulations for neighborhood serving commercial uses. See Section 19.36.130 for regulations for Live/work Facilities.

**Section 8.** The list of alphabetical land uses in Table 3-6 of Section 19.28.040 (Number of Parking Spaces Required) of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended by amending the Live/work units land use and adding a new Explanatory Note 5 to read as follows:

2. NON-RESIDENTIAL LAND USES

Non-Residential Land Use	Required Parking Spaces <sup>5</sup>
Live/work units	3.5 spaces per 1,000 sq. ft. <u>R3C-C: no parking spaces required</u>

**Notes:**

1. See Section 19.28.090.D.2 for parking space enclosure requirements.

2. Two or more tenant spaces that are each under 1,200 square feet may be reconfigured and continue to qualify as pre-existing spaces.

3. Where fixed seating is in benches or bleachers, a seat shall be construed to be 18 inches of continuous bench space for the purpose of calculating the number of required parking spaces.

4. Applies only when less than 50% of floor area in center is occupied by restaurants, medical offices, personal services, or medical facilities, provided that restaurants may comprise only 25% of the total shopping center area; otherwise parking shall be provided as required for each separate use, subject to any parking reduction granted in compliance with Section 19.28.060 (Reduction of Off-Street Parking Requirements) or 19.28.070 (Shared Use of Parking Facilities). Parking requirements for bars, nightclubs, health clubs, theaters and cinemas shall be calculated separately in all cases.

5. Non-residential parking not required in the R3C-C zoning district. Refer to Section 19.36.190 (Neighborhood Service Commercial) for additional requirements.

[NOTE: THIS SECTION 8 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 9.** One new sign class is added to Table 3-11 of Section 19.34.030 (Sign Standards by Zoning District) of Chapter 19.34 of Title 19 of the West Hollywood Municipal Code to read as follows

Sign Class	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
<b>8. Live/Work Facilities and Commercial uses in R3C-C zoning district</b>	<u>Wall and/or window, awning/canopy blade/bracket, free-standing bracket or monument</u>	<u>2 for each tenant space</u>	<u>4 sq. ft. for each lineal ft. of tenant frontage; 25 sq. ft. maximum.</u>	<u>Below edge of roof; 36 in. freestanding.</u>	<u>Affixed to wall, or placed within a landscaped area near tenant entrance.</u>  <u>Allowed only on ground floor frontage.</u>	<u>Yes</u>	<u>Name and address of facility only</u>

[NOTE: THIS SECTION 9 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 10.** Section 19.36.160 (Live/Work Facilities) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

19.36.160 Live/Work Facilities.

A. **Applicability.** The provisions of this section apply to live/work units and artist lofts/studios where allowed by Article 19-2 in non-residential and residential zoning districts. The intent of this section is to provide for and make feasible the creation of alternative work space that will provide an incentive for entrepreneurs, business owners, artists, artisans, architects, designers and other individuals to continue to work in West Hollywood and contribute to the City's economy. reuse of existing commercial structures to accommodate live/work opportunities. Live/work quarters are intended to be occupied by artists, architects, and individuals practicing similar professions, and the families of such individuals.

B. **Design Standards.** Live/work units shall comply with the following standards:

1. **Floor Area Requirements.** ~~The total floor area of a live/work unit shall be at least 750 square feet. The first fifty feet of floor area at the street-level frontage shall be limited to commercial retail activities. A minimum of 30 percent and maximum of 60 percent of the floor area of a live/work unit must be designated and regularly used for retail activities.~~

2. **Access to Units.** Where more than one live/work unit is used within a single building, each live/work unit shall have separate entrances to live/work units and other uses in the building. Each individual live/work unit shall have access to common areas, corridors, and stairs. Access to each live/work unit shall be clearly identified to provide for emergency services.

3. **Internal Layout.** Working space within the live/work unit shall be contiguous with and an integral part of the working space with direct access between the two areas.

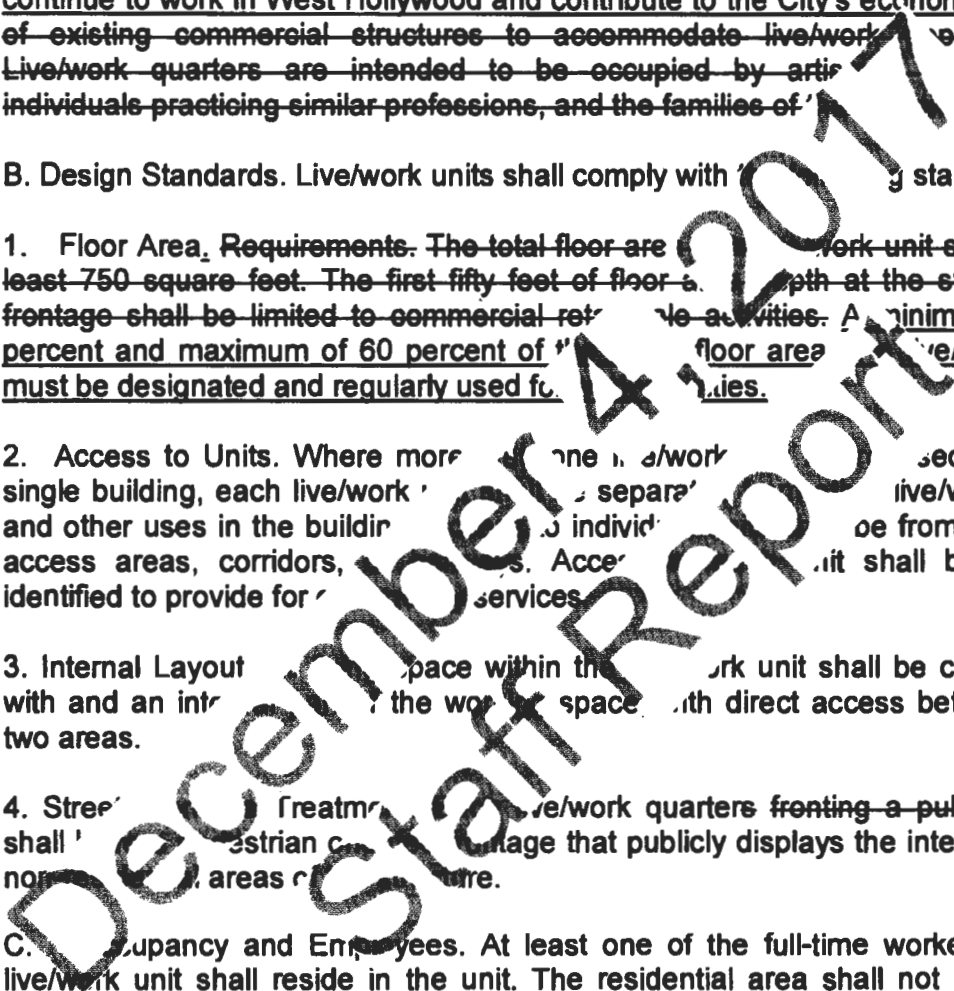
4. **Street Frontage.** Live/work quarters fronting a public street shall have a pedestrian canopy or awning that publicly displays the interior of the building. Live/work quarters shall not be located in areas of historic significance.

C. **Occupancy and Employees.** At least one of the full-time workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.

D. **Retail Sales.** Retail space may be integrated with working space.

E. **Business Tax Certificate Required.** A business tax certificate shall be obtained in compliance with Chapter 3.36 of this code, for business activities conducted within the live/work unit.

[NOTE: THIS SECTION 10 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]



**Section 11.** Section 19.36.190 (Neighborhood Serving Commercial) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

A. Neighborhood Serving Commercial. Neighborhood serving commercial uses on the ground floor in the R3C-C zone shall meet the following requirements. Neighborhood serving commercial uses are intended to provide for a range of neighborhood serving retail and service uses along street frontages that are located and designed to foster pedestrian activity near residential uses.

1. Allowable Uses. Allowable ground floor uses shall be limited to the neighborhood-serving commercial uses identified in Section 19.06.030 – Residential Zoning District Land Uses and Requirements.

2. Design Standards. Neighborhood-serving commercial uses in the R3C-C Zoning District shall meet the following requirements:

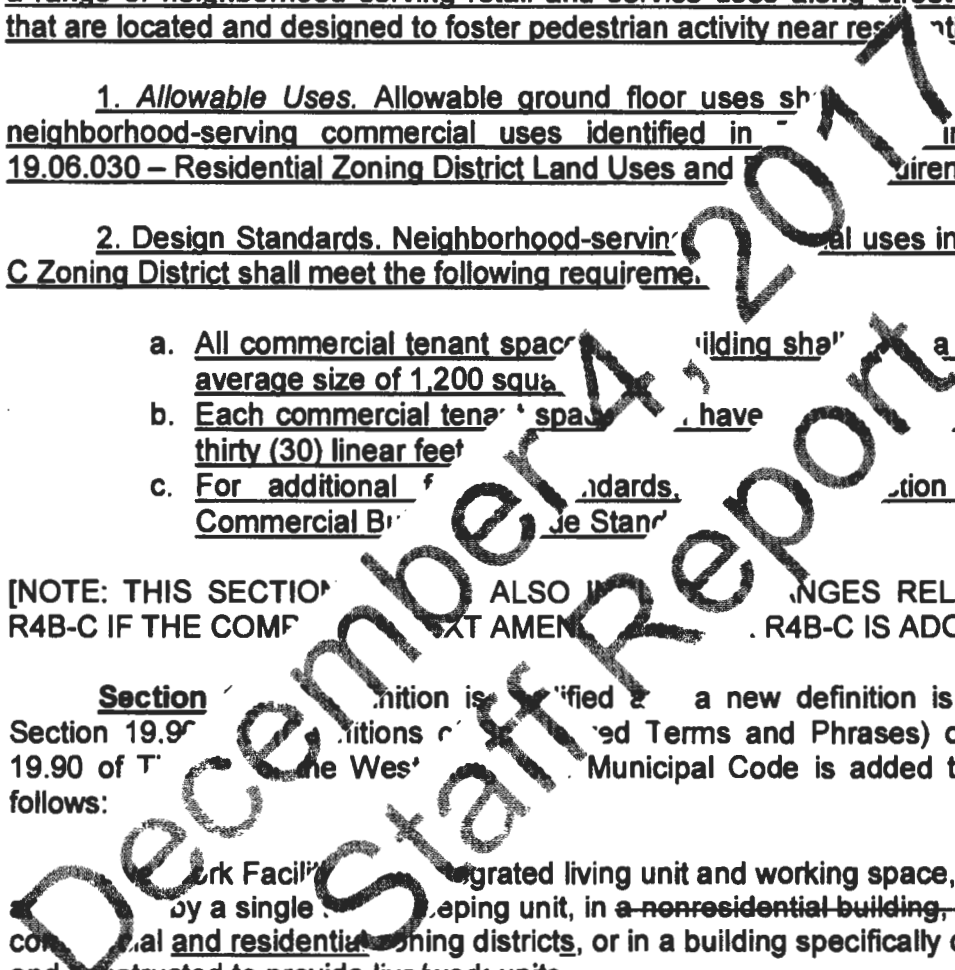
- a. All commercial tenant spaces in a building shall have a maximum average size of 1,200 square feet.
- b. Each commercial tenant space shall have a maximum frontage of thirty (30) linear feet.
- c. For additional design standards, refer to Section 9.10.060 Commercial Building Design Standards.

[NOTE: THIS SECTION WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 12.** The definition of live/work unit is modified and a new definition is added to Section 19.90 (Definitions and Terms and Phrases) of Chapter 19.90 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

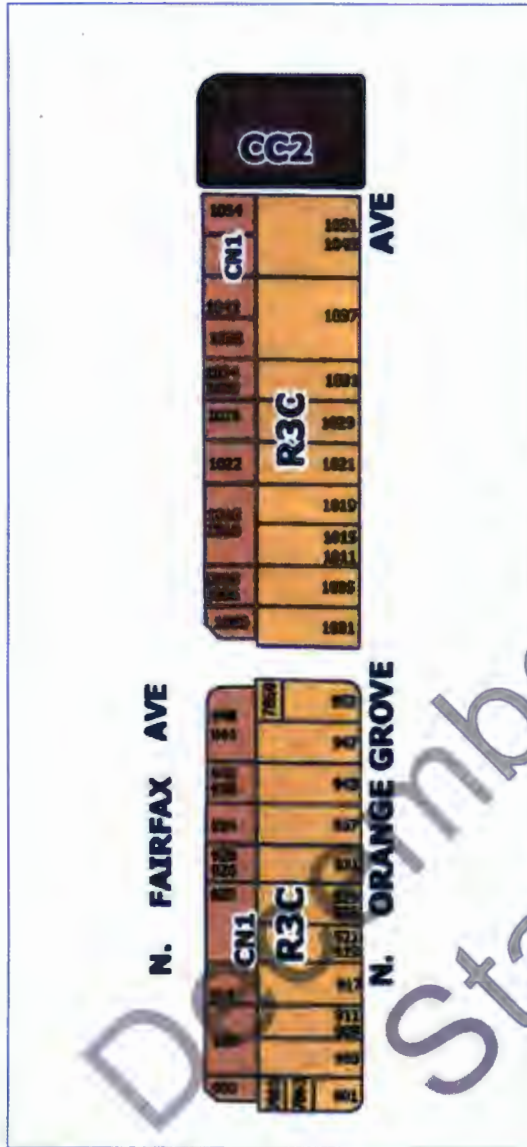
Live/Work Unit: A live/work unit is a self-contained living unit and working space, occupied by a single person or a family, in a nonresidential building, or commercial and residential zoning districts, or in a building specifically designed and constructed to provide live/work units.

[NOTE: THIS SECTION 12 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

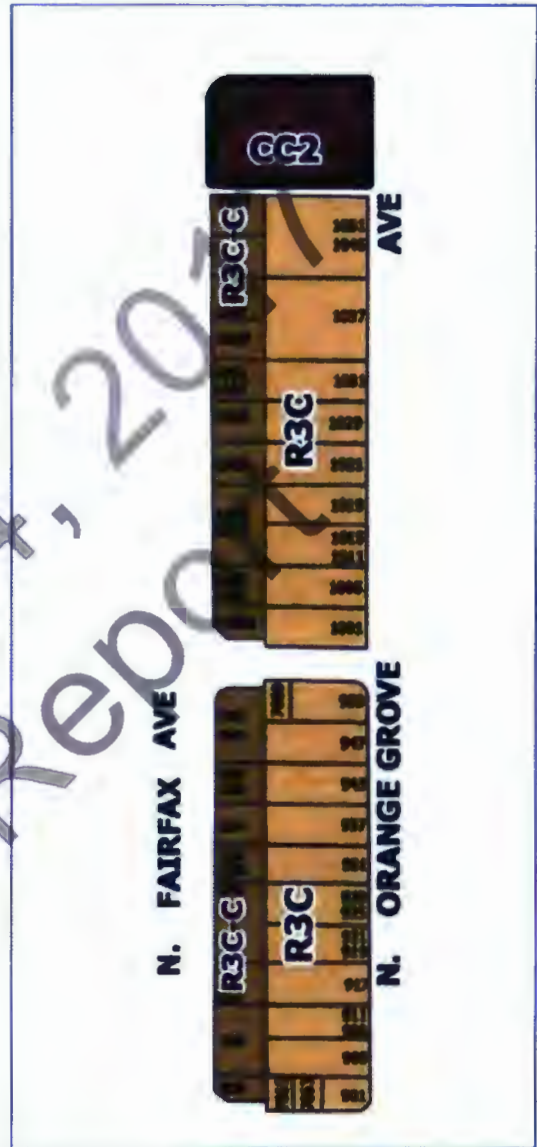




### PROPOSED ZONING MAP AMENDMENT



**CURRENT**



**PROPOSED**

SUBJECT: ZONE TEXT AMENDMENT AND ZONE MAP AMENDMENT  
IMPLEMENTING R3C-C ZONING DISTRICT IDENTIFIED IN THE  
WEST HOLLYWOOD GENERAL PLAN 2035 AND ANALYSIS OF  
LIVE/WORK INCENTIVES

INITIATED BY: DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Bianca Siegl, Long Range & Mobility Planning Manager)  
(Garen Srapyan, Associate Planner)  
(Tara Worden, Assistant Planner)

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### STATEMENT ON THE SUBJECT

The Planning Commission will hold a public hearing to consider an amendment to the Zoning Ordinance to introduce new standards for the R3C-C zoning district, including incentives to encourage live/work projects, and rezone CN1 properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard, within the City of West Hollywood, to conform with the land use designations in the West Hollywood General Plan 2035, adopted in 2011.

### RECOMMENDATION

Staff recommends that the Planning Commission hold the continued public hearing, consider all pertinent testimony, and adopt the following:

- 1) Draft Resolution No. PC 17-1197, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT RELATED TO STANDARDS FOR R3C-C ZONING DISTRICT, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO COMPORT WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA." (EXHIBIT A)

### BACKGROUND

The Planning Commission of West Hollywood held a public hearing on May 4, 2017 to consider an amendment to the Zoning Ordinance to introduce new standards for the R3C-C and R4B-C zoning districts. Upon the initial hearing, Planning Commission directed staff to bring back two separate resolutions for the R3C-C and R4B-C zoning districts. On June 1, 2017 Planning Commission considered approval of the two separate resolutions for amendments to the Zoning Ordinance that introduced new standards for the R3C-C and R4B-C zoning districts. While the Commission recommended approval to the City Council for proposed standards in the R4B-C zoning district, there was consensus from Commissioners to take no action on proposed standards for the R3C-C zoning district until further studies on live/work building

typologies have been conducted. Please refer to Exhibits B and C for the original staff reports from the May 4, 2017 and June 1, 2017 PC meeting.

Staff has conducted analysis on live/work typologies (Exhibit D) and requests that the Planning Commission considers the updated resolution and makes a recommendation to the City Council. Staff will take both resolutions for the R3C-C and R4B-C zoning district to the City Council for consideration.

The City has been approached by a property owner regarding their intention to move forward with developing one of these sites impacted by the proposed changes to the R3C-C zoning district. The property owner needs certainty as to what development standards apply. Therefore, staff recommends that the Planning Commission make a recommendation to the City Council on this proposed ordinance.

**Summary of Proposed Standards in R3C-C Zoning District**

Staff has developed standards and guidelines for the R3C-C zoning district to meet the goals and intent of the General Plan. Additional information on the proposed amendments is included in Exhibit C, the June 1, 2017 Planning Commission Staff Report.

**Table 1 summarizes the proposed standards for the R3C-C Zoning district.**

Standards		R3C-C (Fairfax)
General Plan Specified	Height	Up to 45' or 4 stories (potentially eligible for height concession through the State Density Bonus Law SB1818)
	Max. Residential Density	1 unit for each 1,210 sf of site area
	Max. Commercial Density	1.0 Floor Area Ratio (FAR)
Proposed Standards Aligned with General Plan Goals	Allowable Uses	<ul style="list-style-type: none"> <li>Residential allowed on any floor</li> <li>Live/work allowed on any floor</li> <li>Neighborhood-serving commercial allowed on ground floor</li> </ul>
	Min. Density Requirements	No minimum density requirement
	Max. Average Unit Size	<ul style="list-style-type: none"> <li>Fully Residential Units: 1,200 sf (no change)</li> <li>Live/work Units: No max. average unit size</li> </ul>
	Max. lot area	10,000sf or less
	Setbacks	<ul style="list-style-type: none"> <li>Front and side setbacks: None</li> <li>Rear setbacks: 10ft</li> </ul>
	Parking Requirements	<ul style="list-style-type: none"> <li>Residential units: Standard residential parking requirements apply</li> <li>Neighborhood-serving commercial: No parking required for commercial space</li> <li>Live/work: No parking required</li> </ul>

**Proposed Incentives for Live/work Facilities in R3C-C Zoning District**

In response to the Planning Commission direction to better incentivize live/work units, the following amendments have been made to the proposed R3C-C zoning district since the June 1, 2017 public hearing:

- More flexible floor area configuration for live/work units
- Allow for commercial signage on live/work units
- Eliminate the 90% minimum residential density requirement for any type of project in the R3C-C zoning district

These three items above are the only changes that have been made to the resolution that was brought forward to the Planning Commission on June 1, 2017, and are discussed in further detail below. Previously recommended live/work incentives that have not changed include:

- Eliminate the parking requirements for live/work units in the R3C-C zoning district
- Live/work allowed on any floor in the R3C-C zoning district
- No maximum average unit size for live/work units

Staff was previously directed by City Council to analyze the live/work ordinance and the home business ordinance and recommend changes to reflect the current economy, returning to Council later this year. Staff will address the home based business aspects of the Council direction separately. At that time, the Council may also consider directing staff to make additional changes to live/work standards in other zones.

The changes proposed to the live/work ordinance in this staff report address the Planning Commission's desire to further evaluate incentives to encourage live/work development in the R3C-C zone. These changes will also encourage live/work in new construction in other zones. A summary of the research findings is included in Exhibit D.

Currently, as the Municipal Code is written, the live/work ordinance only allows live/work units in commercial zoning districts. The proposed standards will allow for live/work units in a residential zone (R3C-C). Based on staff findings and research, the following new standards are proposed to further encourage live/work projects in the R3C-C zoning district:

Proposed Live/work Incentives for R3C-C	
<b>Live/work Facilities</b>	<ul style="list-style-type: none"><li>• Allowed on any floor</li><li>• No minimum density</li><li>• No parking required</li><li>• No maximum average unit size</li><li>• 30-60% of unit shall be dedicated workspace</li><li>• Signage allowed on ground floor</li></ul>

These incentives are based on the live/work analysis in Exhibit D, and include the following additional incentives:

**Floor Area.** The proposed floor area standards eliminate the minimum unit size requirements and propose a percentage of dedicated workspace, ranging from 30 percent to 60 percent of the total unit size. This proposed standard allows for more flexibility in the way the live/work unit can be designed and eliminates the requirement for the first fifty feet of the ground floor to be commercial retail sales. This standard will be applied citywide.

**Signage.** For live/work units in R3C-C, staff recommends allowing 25 square feet for each lineal foot of tenant front (max. of 25 sf) for ground floor, street-facing, publicly accessible frontage. The allowance of a sign will encourage ground floor activation, given the elimination of the floor area requirement for commercial retail sales.

**Elimination of the 90% Density Requirement.** Removing the 90% density requirement for all project types provides flexibility in the size and number of units for parcels in the R3C-C zoning district. Research shows the needs of live/work units can vary significantly and less prescriptive regulation allows for more creative uses. Using a less prescriptive approach best fit the needs of future residents. Eliminating the requirement for retail and live/work units would create a streamline policy and better incentivize the use of the R3C-C zoning district.

#### Public Notice

In accordance to the West Hollywood Municipal Code, the City published a legal notice regarding this public hearing on Beverly Hills West Hollywood Independent on October 5, 2017. In accordance to the notice required by the Municipal Code, the Planning Division notified West Hollywood neighborhood groups by October 5, 2017. The Planning Division also notified property owners and residents within a 500' radius of the proposed changes.

#### Public Comment

Staff met with property owners and residents on Tuesday, September 20, 2016 and Thursday, September 29, 2016. Several community members expressed concerns for the zone changes and supported allowing for smaller-scale developments such as live/work, neighborhood-serving commercial, etc. In general, the community supported incentives for live/work development for parcels along Fairfax Avenue. The proposed zone text amendment includes provisions to incentivize live/work units in the R3C-C and R4B-C zoning districts.

#### **Alternative**

As an alternative, if the Commission is concerned that the zone identified in the General Plan does not meet the current goals of the community, the Planning Commission may recommend to the City Council a General Plan amendment to amend the General Plan Land Use Designations and Land Use Map to reflect the present day zoning designation for the proposed R3C-C zoning district.

California Environmental Quality Act (CEQA)

A Program Environmental Impact Report (State Clearinghouse #2009091124) was prepared for the City of West Hollywood General Plan and Climate Action Plan, and was certified by the City Council on September 19, 2011. State law compels the City to promptly revise the Zoning Ordinance to make it consistent with the newly updated General Plan. The rezoning action included with this Zoning Text and Map amendment (Attachments A and B) reflect specific land use designations and policies approved as part of the Land Use and Urban Form chapter of General Plan 2035 and are consistent with the General Plan EIR in accordance with Public Resources Code Section 21083.3. The R3C-C rezoning action is the same rezoning action already analyzed in the Program EIR; thus there are no project specific impacts or significant new information that needs to be studied under Section 21083.3. Analysis of the Program EIR record confirms that no new significant impacts would result from the proposed changes. More specifically, the proposed standards for the R3C-C zoning envisions a zone that accommodates both residential and neighborhood-serving commercial uses, and thus limiting potential impacts on residential neighborhoods. Additionally, the allowed commercial uses in the proposed zone provide fewer auto trips because the commercial uses are neighborhood-serving and are intended to be in the immediate neighborhood, and thus is consistent with the Program EIR which could not reasonably have a significant environmental impact.

**EXHIBITS**

- A. Draft Resolution No. PC
- B. May 4, 2017 Planning Commission Staff Report
- C. June 1, 2017 Planning Commission Staff Report
- D. Live/work Housing Study
- E. R3C-C Existing Conditions Study
- F. Signed Resolution No. PC 17-1

December 4, 2017  
Staff Report

December 4, 2017  
Staff Report

**RESOLUTION NO. PC 17-1197**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT RELATED TO STANDARDS FOR R3C-C ZONING DISTRICT, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO COMPORT WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA.**

The Planning Commission for the City of West Hollywood hereby finds, resolves, and orders as follows:

SECTION 1. On September 19, 2011, the City Council adopted the West Hollywood General Plan 2035. The General Plan sets a vision for the West Hollywood community for the next 25 years. By law, the Zoning Ordinance must be made consistent with the newly updated General Plan within a reasonable period of time. The City of West Hollywood initiated amendments to the Zoning Ordinance, Article 19 of the Municipal Code, and the Zoning Map, pursuant to Chapter 19.78. This amendment is a part of a series of amendments that bring the Municipal Code into compliance with the General Plan 2035.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of October 5, 2017 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, and the City website and by announcement on City Channel 6 by October 5, 2017. Notices to property owners and residents within a 500' radius of the proposed zones were postmarked on October 5, 2017.

SECTION 3. A Program Environmental Impact Report (State Clearinghouse #200909-124) was prepared for the City of West Hollywood General Plan and Climate Action Plan, and was certified by the City Council on September 19, 2011. State law compels the City to promptly revise the Zoning Ordinance to make it consistent with the newly updated General Plan. The rezoning action included with this Zoning Text and Map amendment (Attachments A and B) reflect specific land use designations and policies approved as part of the Land Use and Urban Form chapter of General Plan 2035 and are consistent with the General Plan EIR in accordance with Public Resources Code section 21083.3. The R3C-C rezoning action is the same rezoning action already analyzed in the Program EIR; thus there are no project specific impacts or substantial new information that needs to be studied under Section 21083.3. Analysis in the Program EIR record confirms that no new significant impacts would result from these changes. More specifically, the proposed standards for the R3C-C zoning district envisions a zone that accommodates both residential and neighborhood-serving commercial uses, and thus limiting potential impacts on residential neighborhoods. Additionally, the

**ITEM 10.C. EXHIBIT A**

allowed commercial uses in the proposed zone promotes fewer auto trips because the commercial uses are neighborhood-serving and intended to serve the immediate neighborhood, and thus is consistent with the Program EIR, and as such could not reasonably have a significant environmental impact.

SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2017-0005 and Zone Map Amendment 2017-0002 is consistent with the Goals and Policies of the General Plan, specifically Goal LU-1, which states that the City should "expand the Melrose/Beverly District as a national and international destination for high-end arts and design studios, offices and related businesses". Further, the zone map amendments will bring the Zoning map into conformance with the General Plan Land Use Map and implement provisions of the General Plan.

SECTION 5. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zone Text Amendment 2017-0005, which is attached hereto as Attachment A.

SECTION 6. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval of the City Council of Zone Map Amendment 2017-0002, which is attached hereto as Attachment B.

December 2017  
Staff Report

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 19<sup>th</sup> day of October, 2017 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

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SUE BUCKNER, CHAIRPERSON

ATTEST:

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BIANCA SIEGL, PLANNING MANAGER  
LONG RANGE AND MOBILITY PLANNING

*Decisions of the Planning Commission are subject to appeal in accordance with the procedures set forth in West Hollywood Municipal Code Chapter 19.76. Any action to challenge the final decision of the City of West Hollywood made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section §1094.6.*

# Attachment A

(New text indicated with underlining, deleted text with strikethrough.)

**Section 1.** A new zoning district is added to the residential zoning districts in Table 2-1 of Section 19.04.020 (Zoning Districts Established) in Chapter 19.04 of Title 19 of the West Hollywood Municipal Code to read as follows:

Zoning Map Symbol	Zoning District Name	General Plan Designation Implemented by Zoning District
<b>Residential Zoning Districts</b>		
R1	Residential, Single-Family or Two-Unit Low Density	R1A, R1B, R1C
R2	Residential, Low Density	R2
R3	Residential, Multi-Family Medium-Density	R3A, R3B, R3C, <u>R3C-C</u>
R4	Residential, Multi-Family High Density	R4A, R4B

**Section 2.** Subsection (C) of Section 19.06.020 (Purpose of Residential Zoning Districts) in Chapter 19.06 of Title 19 of the West Hollywood Municipal Code are amended to read as follows:

C. R3 (*Residential, Multi-Family Medium-Density*) District. The R3 zoning district provides for the development of a wide range of multi-family dwelling units, including apartments and condominiums. The standards of the R3 zoning district are intended to ensure that new residential projects are compatible with the scale and character of existing medium-density multi-family residential neighborhoods (see Table 2-3). The R3 zoning district is consistent with the R3A, R3B, R3C and R3C-C residential land use designations of the General Plan.

The application of the R3 zoning district to property on the Zoning Map (~~Section 19.04.030~~) will include establishing separate R3 zoning districts with specific density requirements and development standards, based on the General Plan designation of the area. These requirements shall be indicated on the Zoning Map by a suffix to the R3 Zoning Map symbol (for example, R3-A, R3-B, ~~and R3-C, and R3C-C~~) which identifies the different areas and corresponding requirements of this chapter that apply.

**Section 3:** Seven new land uses and a new Explanatory Note (11) are added to the alphabetical list of land uses in Table 2-2 of Section 19.06.030 (Residential Zoning District Land Use and Permit Requirements) in Chapter 19.20 of Title 19 of the West Hollywood Municipal Code to read as follows:

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Adult day care facilities	CUP	CUP	CUP	CUP	19.36.040
Art galleries	=	=	P <sup>1,11</sup>	=	19.36.190
Artisan/handcraft shops	=	=	P <sup>1,11</sup>	=	19.36.190
Bed and breakfast inns (B&Bs) <sup>3</sup>	—	—	RI	RI	19.36.090
Child day care centers	CUP	CUP	CUP	CUP	19.36.040
Child day care, large family day care homes	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Child day care, small family day care homes	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Common interest developments, new or conversion	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.100
Community centers	CUP	CUP	CUP	CUP	
Community gardens	MCUP	MCUP	MCUP	MCUP	
Conversions, multi-family units to other uses <sup>4</sup>	CUP	CUP	CUP	CUP	19.36.290
Conversions, residential, adaptive re-use, cultural resources	RI	RI	RI	RI	19.58.150
Courtyard housing	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.280
Garage sales	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300(C)
General retail stores	=	=	=	=	19.36.190
Grading projects not related to permitted development	MCUP	MCUP	MCUP	MCUP	
Guest houses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300
Home businesses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.140
Hotels, expansion of existing		CUP	CUP	CUP	19.36.150
Legalization of illegal dwelling units	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.270
Live/ work units	=	=	P <sup>1,11</sup>	=	19.36.160
Mobile home parks	CUP	CUP	CUP	CUP	
Multi-family dwellings	—	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.280
Offices, business and professional	—	—	—	CUP <sup>5</sup>	
Organizational offices	—	—	CUP	CUP	
Parking (existing non-residential surface parking as of February 19, 2016)	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parking — Mechanical lifts	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parking — Automated structures	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parks and playgrounds	CUP	CUP	CUP	CUP	
Personal services	=	=	P <sup>1,11</sup>	=	19.36.190
Private residential recreation facilities	CUP	CUP	CUP	CUP	19.36.300
Public safety facilities	CUP	CUP	CUP	CUP	19.36.250
Reduction in number of residential units on a site	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.290
Religious facilities/places of worship	CUP	CUP	CUP	CUP	
Residential accessory uses and structures	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300
Residential care facilities <sup>10</sup> – 6 or fewer clients	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Residential care facilities <sup>10</sup> – 7 to 12 clients	MCUP	MCUP	MCUP	MCUP	

Residential care facilities <sup>10</sup> – 13 or more clients	CUP	CUP	CUP	CUP	
Restaurants, less than 1,200 sq.ft.	=	=	P <sup>1, 11</sup>	=	19.36.190
Restaurants – Outdoor dining, less than 250 sq.ft.	=	=	P <sup>1, 11</sup>	=	19.36.190
Room rental	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Schools – Public and private	CUP	CUP	CUP	CUP	
Schools – Specialized education and training	CUP	CUP	CUP	CUP	
Second residential units	P <sup>1, 6</sup>	—	—	—	19.36.310
Senior residential projects, including congregate care	—	CUP	CUP	CUP	19.36.110
Short-term rental of a dwelling unit, or any portion thereof, for a period of 30 consecutive calendar days or less	—	—	—	—	19.36.331
Single-family dwellings	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.320
Single room occupancy housing	—	—	CUP	CUP	19.36.335
Supportive housing – Single-family structure	P <sup>1, 9</sup>	P <sup>1, 9</sup>	P <sup>1, 9</sup>	P <sup>1, 9</sup>	
Supportive housing – Multi-family structure	—	P <sup>1, 9</sup>	P <sup>1, 9</sup>	P <sup>1, 9</sup>	
Telecommunications facilities	—	—	—	MCO <sup>1</sup>	19.36.350
Temporary uses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.54.030
Transitional housing – Single-family structure	P <sup>1, 9</sup>	P <sup>1, 9</sup>	P <sup>1, 9</sup>	P <sup>1, 9</sup>	
Transitional housing – Multi-family structure	—	P <sup>1, 9</sup>	P <sup>1, 9</sup>	P <sup>1, 9</sup>	
Transit stop shelters	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Two-unit residential projects	P <sup>1, 7</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.320
Urban inns	—	—	CUP <sup>8</sup>	CUP <sup>8</sup>	
Utility facilities	CUP	CUP	CUP	CUP	
Utility infrastructure	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	

**Notes:**

(1) Zone clearance, administrative permit or development permit may be required; see Chapters 19.42, 19.44, 19.48 and 19.54.

(2) See Section 19.06.020 (E) regarding uses not listed. See Article 19-6 for definitions of the listed uses.

(3) May be approved only within a building that is a designated cultural resource.

(4) Other uses include day care, residential care, community oriented non-residential use.

(5) May be approved only on Shoreham Drive and De Longpre Avenue.

(6) Allowed in R-1-A zoning district only.

(7) Allowed in R-1-B zoning district only.

(8) Allowed on San Vicente Boulevard only, or in accordance with the terms of an approved development agreement.

(9) Subject to the same standards as similar residential uses, which shall be determined by the city based upon the predominant operating characteristics of the use. Only one land use category shall be applied to a use at a time and the city makes the final determination on classification based on the predominant characteristics.

(10) Does not include supportive and transitional housing, which have separate use categories. The city makes final determination on classification based on the predominant operating characteristics.

(11) Permitted only in R3C-C zoning district. Commercial uses limited to ground floor. Live/work units shall be permitted on any floor.

[NOTE: THIS SECTION 3 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 4.** Table 2-3 of Section 19.06.040 (Residential Zoning District General Development Standards) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows (with the corresponding Explanatory Notes (1) – (7) remaining unchanged):

Development Feature	Requirements by Zoning District		
	R1, R2	R3	R4
Minimum lot area <sup>1</sup>	5,000 sq. ft.		
Maximum lot area	No maximum	No maximum; R3C-C: 10,000 sq. ft.	No maximum
Residential density <sup>2, 6, 7</sup>	See Table 2.4	1 unit for each 1,210 sq. ft. of site area	1 unit for each 872 sq. ft. of site area
Floor area ratio (FAR)	R1 – 0.5, R2 – N.A.	N.A., R3C-C – 1.0 <sup>8</sup>	
Setbacks required	<i>Minimum setbacks required. See Section 19.20.150 for setback measurement.</i>		
Front, 1st story	Average of front setbacks of the 2 structures closest to the front property lines on the 2 adjacent parcels, with the following minimums/maximums. <sup>3</sup>		
	10 ft. min. in Norma Triangle, 15 ft. min. elsewhere; 30 ft. max.	15 ft. minimum, 30 ft. maximum; <u>No minimum setback for R3C-C</u>	7.5 ft. minimum, no maximum
Front, 2nd & upper stories	An additional 6 ft. for 2nd and upper stories in addition to the 1st story setback. <sup>4</sup> <u>For R3C-C, no additional second or upper stories setback.</u>		
Sides, interior lot	5 ft. For lots less than 50 ft. wide, 10% of average lot width, with 3 ft. min. (See 19.36.320 for	5 ft. for lots with structures up to 2 stories. For lots 50 ft. or less in width, 10% of average lot width, with a 3 ft. minimum, for structures up to 2 stories. For all lots: An additional 1 ft. setback is required for each story above the 2nd story.	

	additions to nonconforming buildings.)	R3C-C: No minimum side setback.	
Street side, corner lot	5 ft.	5 ft.	
	10 ft. for reversed corner lots. <sup>5</sup>	7.5 ft. for reversed corner lots. <sup>5</sup>	
Rear	15 ft. For lots with a depth less than 75 ft., 20% of the average lot depth, but not less than 10 ft.		
	R3C-C: 10 ft. minimum rear setback.		
Between structures	As required by Section 19.20.040 (Distance Between Structures)		
Flag lots	As required by Section 19.20.150 (Setback Measurement and Projections into Yards)		
Open space	None required other than setbacks	As required by Section 19.36.200 (Residential Uses – Multi-Family Dwellings)	
Height limit	Maximum structure height. See Section 19.20.010 (Height Measurement and Exceptions).		
Primary structures	R1-A, R1-B, R-2: 25 ft., 2 stories	R3-A: 25 ft., 2 stories	R4-A: 35 ft., 3 stories
		R3-B: 35 ft., 3 stories	R4-B: 45 ft., 4 stories
	R1-C: 15 ft., 1 story	R3-C and R3C-C: 45 ft., 4 stories	
		15 ft., 1 story	
Accessory	15 ft., 1 story		
Landscaping	As required by Chapter 19.16 (Landscaping Standards)		
Safety and Seismic Safety	For new construction and building additions, as required by Chapter 19.32 (Seismic Safety). Critical facilities, sensitive facilities (such as schools and day care) and high occupancy facilities (such as religious facilities and hotels) are also subject to Chapter 19.32.		
Parking	As required by Chapter 19.28 (Off-Street Parking and Loading Standards)		
Sidewalks	Sidewalks shall be provided at a minimum width of 10 ft. See Section 19.20.160.		
Signs	As required by Chapter 19.34 (Sign Standards)		

(c) Floor Area Ratio (FAR) calculations shall be used for calculating the maximum non-residential density for neighborhood serving commercial uses, limited to the ground floor of projects in the R3C-C zoning district. All residential density shall be calculated by residential density standards.

[NOTE: THIS SECTION 4 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 5.** Section 19.06.070 (R3 and R4 Zoning District Development Standards – Maximum Average Unit Sizes) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

The aggregated maximum average size of all dwelling units within a new residential project shall be no greater than 1,500 square feet in the R3 district, and no greater than 1,200 square feet in the R4 district. The calculation of

maximum average unit size shall not include any City required inclusionary units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Live/work units in the R3C-C zoning district shall be exempt from the maximum average unit size requirement.

[NOTE: THIS SECTION 5 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 6.** Section 19.06.080 (R3 and R4 Zoning District Development Standards – Required Density) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

All new residential projects in the R3 and R4 zoning districts shall be built to a minimum of 90% of the density allowed by the zoning district. Notwithstanding the provisions of Section 19.22.040(A), if the maximum allowable density allows 11 units, an on-site inclusionary unit shall be incorporated into a project consisting of 10 units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Notwithstanding the above, projects in R3C-C zoning district shall be exempt from any minimum residential density requirement.

[NOTE: THIS SECTION 6 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 7:** A new Section 19.06.090 (R3C-C Zoning District Development Standards) is added to Chapter 19.06 of Title 19 of the West Hollywood Municipal Code to read as follows:

**R3C-C Zoning District Development Standards**

1. The R3C-C zoning district allows for the same residential density as R3C but buildings may provide live/work units and/or ground floor neighborhood-serving commercial uses. See Section 19.36.190 for regulations for neighborhood serving commercial uses. See Section 19.36.130 for regulations for Live/work Facilities.

**Section 8.** The list of alphabetical land uses in Table 3-6 of Section 19.28.040 (Number of Parking Spaces Required) of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended by amending the Live/work units land use and adding a new Explanatory Note 5 to read as follows:

**2. NON-RESIDENTIAL LAND USES**

<b>Non-Residential Land Use</b>	<b>Required Parking Spaces<sup>5</sup></b>
Live/work units	3.5 spaces per 1,000 sq. ft. <u>R3C-C: no parking spaces required</u>

**Notes:**

1. See Section 19.28.090.D.2 for parking space enclosure requirements.

2. Two or more tenant spaces that are each under 1,200 square feet may be reconfigured and continue to qualify as pre-existing spaces.

3. Where fixed seating is in benches or bleachers, a seat shall be construed to be 18 inches of continuous bench space for the purpose of calculating the number of required parking spaces.

4. Applies only when less than 50% of floor area in center is occupied by restaurants, medical offices, personal services, or medical facilities, provided that restaurants may comprise only 25% of the total shopping center area; otherwise parking shall be provided as required for each separate use, subject to any parking reduction granted in compliance with Section 19.28.060 (Reduction of Off-Street Parking Requirements) or 19.28.070 (Shared Use of Parking Facilities). Parking requirements for bars, nightclubs, health clubs, theaters and cinemas shall be calculated separately in all cases.

5. Non-residential parking not required in the R3C-C zoning district. Refer to Section 19.36.190 (Neighborhood Service Commercial) for additional requirements.

[NOTE: THIS SECTION 8 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

Section 9. One new sign class is added to Table 3-11 of Section 19.34.030 (Sign Standards by Zoning District) of Chapter 19.34 of Title 19 of the West Hollywood Municipal Code to read as follows

Sign Class	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
<u>8. Live/Work Facilities and Commercial uses in R3C-C zoning district</u>	<u>Wall and/or window, awning/canopy blade/bracket, free-standing bracket or monument</u>	<u>2 for each tenant space</u>	<u>4 sq. ft. for each lineal ft. of tenant frontage; 25 sq. ft. maximum.</u>	<u>Below edge of roof; 36 in. freestanding.</u>	<u>Affixed to wall, or placed within a landscaped area near tenant entrance.</u>  <u>Allowed only on ground floor frontage.</u>	<u>Yes</u>	<u>Name and address of facility only</u>

[NOTE: THIS SECTION 9 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

Section 10. Section 19.36.160 (Live/Work Facilities) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

19.36.160 Live/Work Facilities.

A. Applicability. The provisions of this section apply to live/work units ~~and artist lofts/studios~~ where allowed by Article 19-2 in non-residential and residential zoning districts. The intent of this section is to provide for and make feasible the creation of alternative work space that will provide an incentive for entrepreneurs, business owners, artists, artisans, architects, designers and other individuals to continue to work in West Hollywood and contribute to the City's economy. reuse of existing commercial structures to accommodate live/work opportunities. ~~Live/work quarters are intended to be occupied by artisans, artists, and individuals practicing similar professions, and the families of these individuals.~~

B. Design Standards. Live/work units shall comply with the following standards:

1. ~~Floor Area Requirements. The total floor area of a live/work unit shall be at least 750 square feet. The first fifty feet of floor area depth at the street level frontage shall be limited to commercial retail sale activities. A minimum of 30 percent and maximum of 60 percent of the gross floor area of a live/work unit must be designated and regularly used for work activities.~~

2. Access to Units. Where more than one live/work unit is proposed within a single building, each live/work unit shall be separated from other live/work units and other uses in the building. Access to individual units shall be from common access areas, corridors, or hallways. Access to each unit shall be clearly identified to provide for emergency services.

3. Internal Layout. All living space within the live/work unit shall be contiguous with and an integral part of the working space, with direct access between the two areas.

4. Street Frontage Treatment. Each live/work quarters fronting a public street shall have a pedestrian oriented frontage that publicly displays the interior of the non-residential areas of the structure.

C. Occupancy and Employees. At least one of the full-time workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.

D. Retail Sales. Retail space may be integrated with working space.

E. Business Tax Certificate Required. A business tax certificate shall be obtained in compliance with Chapter 3.36 of this code, for business activities conducted within the live/work unit.

[NOTE: THIS SECTION 10 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 11.** Section 19.36.190 (Neighborhood Serving Commercial) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

A. Neighborhood Serving Commercial. Neighborhood serving commercial uses on the ground floor in the R3C-C zone shall meet the following requirements. Neighborhood serving commercial uses are intended to provide for a range of neighborhood serving retail and service uses along street frontages that are located and designed to foster pedestrian activity near residential uses.

1. Allowable Uses. Allowable ground floor uses shall be limited to the neighborhood-serving commercial uses identified in Table 2-2 in Section 19.06.030 – Residential Zoning District Land Uses and Permit Requirements.

2. Design Standards. Neighborhood-serving commercial uses in the R3C-C Zoning District shall meet the following requirements:

- a. All commercial tenant spaces in a building shall have a maximum average size of 1,200 square feet.
- b. Each commercial tenant space shall have a maximum frontage of thirty (30) linear feet.
- c. For additional facade standards, refer to Section 9.10.060 Commercial Building Facade Standards.

[NOTE: THIS SECTION 11 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

**Section 12.** A definition is modified and a new definition is added to Section 19.90.020 (Definitions of Specialized Terms and Phrases) of Chapter 19.90 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

Live/Work Facilities. An integrated living unit and working space, occupied and utilized by a single housekeeping unit, in a ~~nonresidential building, or~~ commercial and residential zoning districts, or in a building specifically designed and constructed to provide live/work units.

[NOTE: THIS SECTION 12 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

# Attachment B

## EXISTING ZONING MAP





**SUBJECT:** ZONE TEXT AMENDMENT AND ZONE MAP AMENDMENT  
IMPLEMENTING R3C-C AND R4B-C ZONING DISTRICTS  
IDENTIFIED IN THE WEST HOLLYWOOD GENERAL PLAN 2035

**INITIATED BY:** DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Bianca Siegl, Long Range & Mobility Planning Manager)  
(Garen Srapyan, Associate Planner)

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### **STATEMENT ON THE SUBJECT**

The Planning Commission will hold a public hearing to consider an amendment to the Zoning Ordinance to introduce new standards for the R3C-C and R4B-C zoning districts and rezone (1) CN1 properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard, and (2) R-2 properties south of Beverly Boulevard, between N. Wetherly Drive and N. Clark Drive, within the City of West Hollywood, to conform with the land use designations in the West Hollywood General Plan 2035, adopted in 2011.

### **RECOMMENDATION**

Staff recommends that the Planning Commission hold the public hearing, consider all pertinent testimony, and adopt the following:

Resolution No. PC 17-1197: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2017-0005 RELATED TO STANDARDS FOR R3C-C AND R4B-C ZONING DISTRICTS, AND ZONE MAP AMENDMENT 2017-0002 UPDATING THE ZONING MAP, TO COMPORT WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA" (EXHIBIT A)

### **BACKGROUND**

The West Hollywood General Plan 2035, adopted in 2011, designated land uses that support the overall goals and vision for the community over the next 25 years. As required by State Law, the City's Zoning Ordinance shall be in conformance with the Land Uses identified in the General Plan. While a majority of the amendments to the zoning ordinance were made shortly following adoption of the General Plan, implementation of the following two new zones required further study by staff:

**R3C-C** land use designation (rezoning the existing CN1 properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard). The General Plan identified the

R3C-C zoning districts as a primarily residential land use with small-scale neighborhood-serving retail and commercial services on the ground floor.

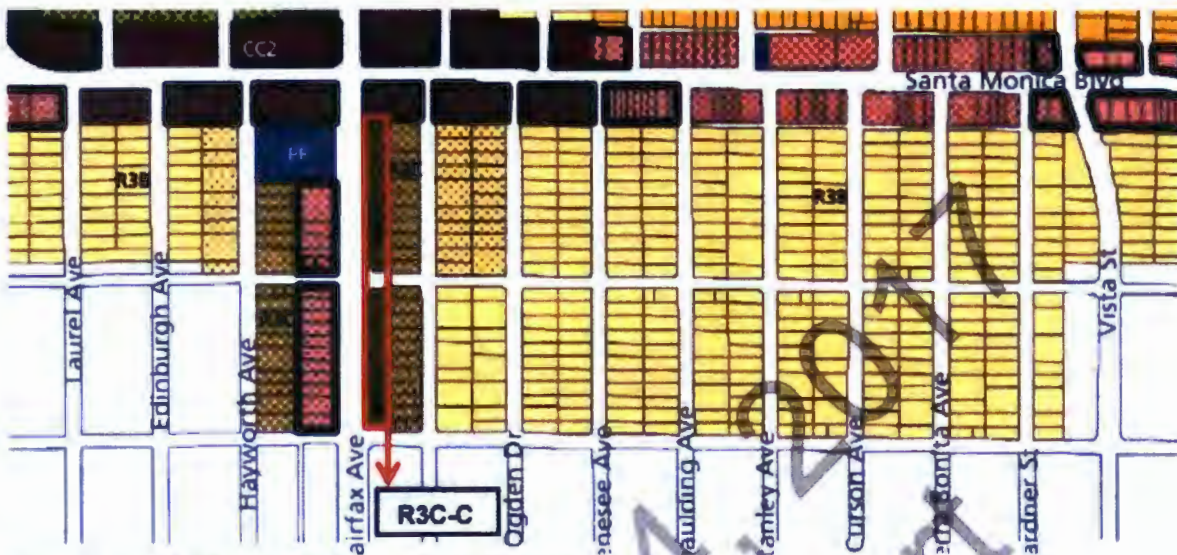


Figure 1 - R3C-C General Plan Land Use Designation

The current zoning designation in this location is CN1 (Commercial Neighborhood 1). The goals and policies in the General Plan direct the City to focus a majority of new development to the City's commercial corridors served by high levels of existing or future public transit, with an emphasis on developing transit-supportive land use mixes and intensities near high frequency transit stops such as Santa Monica Boulevard near Fairfax Avenue. The R3C-C zone would allow for residential development to meet the City's housing goals on commercial boulevards, in addition to *requiring* small-scale neighborhood serving commercial on the ground floor.

#### *Existing Conditions*

The existing urban conditions in this zone include an abundant amount of driveway ramps and sidewalk curb cuts – resulting in an unpleasant walking experience. The parcels are shallow in depth and vary in width as some parcels have been tied together over time. The current zoning designation for properties east of the proposed zone is R3C (Residential, 45' or 4 stories). The zoning designation on the west side of Fairfax is CC1 (Community Commercial 1, 35' or 3 stories) and includes a mix of multifamily and commercial buildings. Some additional conditions are listed below:

- 14 parcels in zone
- 7 property owners (some lots have been tied together)
- Majority of parcels are approx 50' x 60'
- Existing surface parking located in front of five parcels (not pedestrian friendly).

For detailed information on existing conditions in this zone, please refer to Exhibit B.

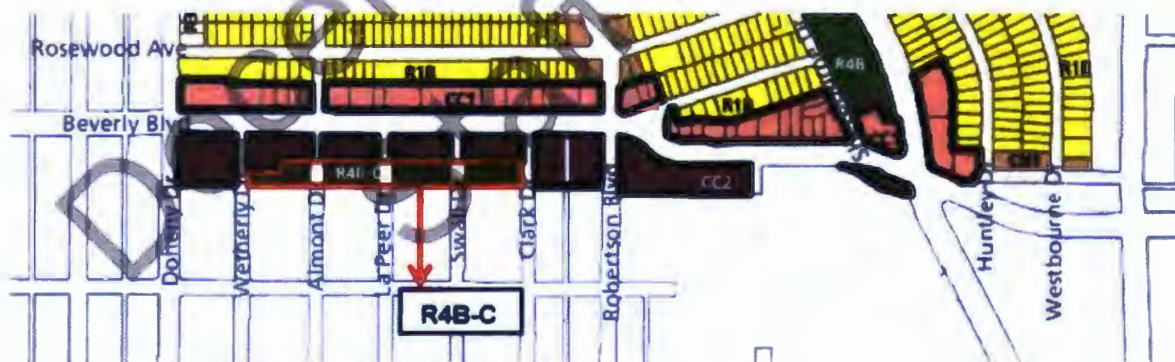
**R4B-C** land use designation (rezoning the existing R-2 properties south of Beverly Boulevard between N. Wetherly Drive and N. Clark Drive). The West Hollywood General Plan 2035 identified the R4B-C zoning district as a primarily residential land use, but with small-scale neighborhood-serving retail and commercial services on the ground floor. The proposed land use is for the most part consistent with the existing multi-unit density in the area.

The current zoning designation is R2 (Residential, Low Density). The zoning designation directly north of this zone along Beverly Blvd is CC2 (Commercial, Community 2; 4 stories). The area directly south of this zone is in the City of Los Angeles. The goals and policies in the General Plan call for Beverly Boulevard to transform into a walkable, mixed-use boulevard that capitalizes on nearby transit service and the area's proximity to Cedars Sinai Medical Center. The current urban composition of this zone includes 2-5 story multi-unit buildings. The commercial composition on Beverly Boulevard includes a number of large-scale design showrooms and a lack of smaller-scale neighborhood serving commercial uses such as coffee shops, bakeries, etc. The R4B-C zone would allow for smaller-scale commercial on the ground floor of a residential building.

#### *Existing Conditions*

This zone is adjacent to parcels within the City of Los Angeles, primarily composed of medium residential density (2-5 story multi-unit) and low residential density (1-2 story single-family). Some additional conditions are summarized below:

- 13 parcels in zone
- Abuts residential neighborhood to South and commercial to the North
- Primarily multi-unit residential with underground parking



**Figure 2 – R4B-C General Plan Land Use Designation**

#### *Proposed R3C-C and R4B-C Regulations*

Staff has been developing standards and guidelines for these new zones to meet the goals and intent of the General Plan and foster neighborhood-serving commercial uses. Some additional considerations included: maximum density requirements, commercial parking requirements, setbacks, and allowable ground floor commercial uses.

The proposed zone text changes for the R3C-C and R4B-C zoning districts address the following concerns:

1. Appropriate neighborhood-serving uses for the ground floor;
2. Parking requirements for residential and non-residential uses;
3. Minimum residential density;
4. Appropriate building setbacks and stepbacks; and
5. Maximum lot area.

Table 1 summarizes the proposed standards for R3C-C and R4B-C Zoning districts.

Standards	R3C-C (Fairfax)	R4B-C (Beverly)	
<b>Height</b>	Up to 45' (4 stories)		
<b>Residential Density</b>	1 unit for each 1,210 sf of site area	1 unit for each 872 sf of site area	What General Plan specified
<b>Commercial Density</b>	1.0 Floor Area Ratio (FAR)		
<b>Allowable Uses</b>	<ul style="list-style-type: none"> <li>• Residential required</li> <li>• Ground floor neighborhood-serving commercial <i>required</i></li> <li>• Live/work allowed</li> </ul>	<ul style="list-style-type: none"> <li>• Residential required</li> <li>• Ground floor neighborhood-serving commercial <i>allowed</i></li> <li>• Live/work allowed</li> </ul>	What General Plan did not specify
<b>Minimum Residential Density</b>	<ul style="list-style-type: none"> <li>• 75% of max. allowable density</li> <li>• Live/Work: No min. density</li> </ul>	<ul style="list-style-type: none"> <li>• Residential: 90% of max allowable density</li> <li>• Residential with ground floor commercial: 75% of max. allowable density</li> <li>• Live/Work: No min. density</li> </ul>	
<b>Commercial Parking</b>	<ul style="list-style-type: none"> <li>• Neighborhood-serving commercial: no parking required</li> <li>• Live/work: no parking required</li> </ul>		
<b>Residential Parking</b>	Same requirements as R3C zone	Same requirements as R4B zone	
<b>Setbacks</b>	<ul style="list-style-type: none"> <li>• Front: No first story or upper story setback</li> <li>• Side: No minimum side setback</li> <li>• Rear: 10 ft. minimum</li> </ul>	<ul style="list-style-type: none"> <li>• Front: 7.5 ft. minimum; an additional 6 ft. for 2nd and upper stories in addition to the 1st story setback</li> <li>• Side: 10 ft. side setback with an additional 7.5 ft. stepback at 4<sup>th</sup> story required when adjacent to R-1 zone</li> <li>• Rear: 15 ft. minimum</li> </ul>	
<b>Maximum Lot Area</b>	10,000 square feet		

As illustrated in Table 1, the West Hollywood General Plan establishes the height and density of this zone, but does not establish appropriate commercial uses, setbacks, parking, etc. The diagrams on the following page illustrate the maximum building envelope for the R3C-C and R4B-C zone with the proposed standards in Table 1.

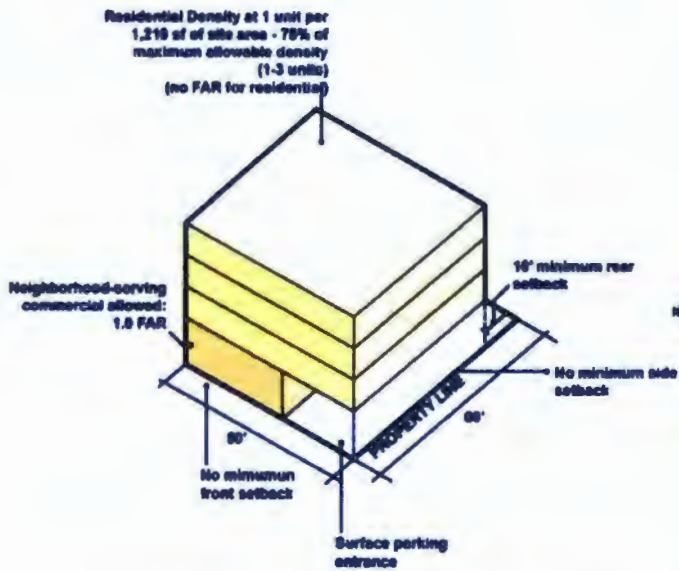


Figure 3 – Maximum Building Envelope for R3C-C

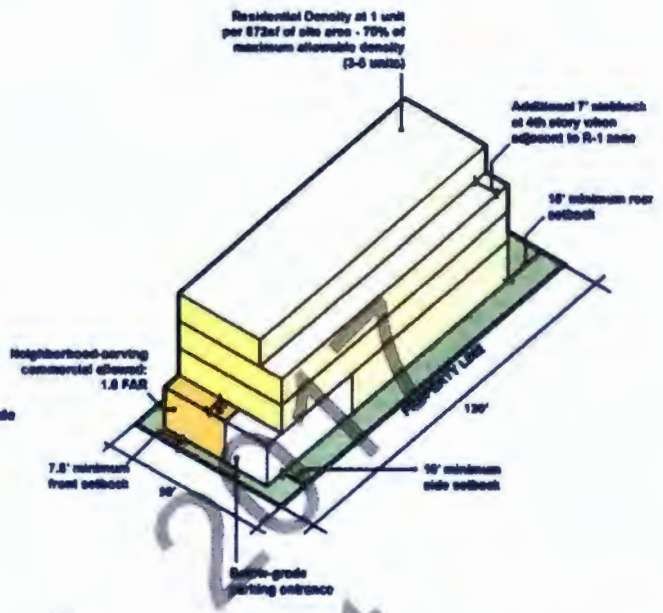


Figure 4 – Maximum Building Envelope for R4B-C

As follows, the new standards for the R3C-C and R4B-C zoning districts address the following considerations that were *not* identified in the West Hollywood General Plan:

**Neighborhood-serving commercial uses on the ground floor:** To ensure neighborhood serving-uses are included when ground floor commercial is proposed in the R3C-C and R4B-C zone, staff recommends adding a definition and establishing design standards for neighborhood-serving uses, which will include the following allowable uses:

- Art galleries;
- Artisan/handcraft shops;
- General retail stores;
- Live/work units;
- Personal services;
- Restaurants, less than 1,200 square feet; and
- Restaurants, outdoor dining, less than 250 square feet.

Additionally, staff recommends limiting all commercial tenant spaces in a proposed project to have a total maximum average of 1,200 square feet. This will provide enough flexibility to ensure a wide-variety and diversity of commercial spaces while at the same time preventing large-scale commercial tenants from occupying a space. Staff recommends supplementary standards to include: limiting the maximum frontage of an individual store to thirty linear feet, requiring a minimum commercial space depth of eighteen linear feet and requiring a minimum of one active doorway every thirty linear feet. These standards meet the goals of the General Plan to support pedestrian activity

and business vitality – ensuring a walkable and pleasant ground-floor pedestrian experience.

**Minimum Residential density requirement:** Because the proposed zones will allow or require ground floor neighborhood-serving commercial uses, the City's existing 90% minimum residential density requirement for R3 and R4 zones may not be feasible here. If neighborhood-serving commercial is proposed on the ground floor, staff recommends requiring a minimum residential density of 75% of the maximum allowable density. The City Council recently directed staff to explore whether the 90% minimum density is appropriate in all R3 and R4 zones.

To incentivize live/work projects, staff recommends eliminating the 90% minimum residential density requirement. In this scenario, a live/work project with commercial on the ground floor with one or two residential units above could potentially be proposed.

**Parking requirements for commercial and live/work projects:** Neighborhood-serving commercial uses are uses that are intended to provide goods and/or services which are needed by residents and employees in the immediate neighborhood to satisfy basic personal and household needs on a frequent and recurring basis. If uses like these are not available in the immediate neighborhood, outside trips may be required.

Staff recommends that the commercial parking requirements be eliminated for any neighborhood-serving commercial use being proposed in the R3C-C and R4B-C zoning districts (parking requirement of 0 spaces). Because neighborhood-serving businesses provide goods and/or services to the immediate neighborhood, there is not a significant demand for commercial parking. Additionally, ride-sharing services have been decreasing the demand for off-street parking and parking meter citations in the City.

**Maximum Lot Area:** To ensure smaller-scale development in both R3C-C and R4B-C zones, staff recommends limiting the maximum lot area for these zones to ten thousand square feet or less. This maximum lot area will prevent larger buildings that are less compatible with the surrounding neighborhood.

**Setback requirements:** Setbacks for the proposed R3C-C and R4B-C zoning districts are designed to complement the existing conditions in the neighborhood.

**R3C-C:** For the R3C-C zoning district, staff recommends eliminating the minimum side and front setbacks. Because the parcels in this zone are shallow in depth, and are situated on a wide commercial boulevard (Fairfax Ave), eliminating the minimum setback requirements will allow for more flexibility for proposed projects and contribute to a friendlier pedestrian experience. The proposed R3C-C zoning district is located in the Santa Monica/Fairfax Transit District as identified in the General Plan. The General Plan calls for new projects to locate buildings on or near the sidewalk edge for an improved pedestrian environment. Additionally, staff recommends maintaining a minimum 10 ft. minimum rear setback requirement to provide a buffer to adjacent residential buildings.

**R4B-C:** For the R4B-C zoning district, staff recommends maintaining the setback requirements set forth in the R4B zoning district with the exception of proposed development projects directly adjacent to a single-family zone. For those particular cases, staff recommends a 10 ft. side setback with an additional 7.5 ft. stepback at the 4th story.

#### Planning Commission Long-Range Planning Subcommittee

The Long-Range Planning Subcommittee discussed the proposed zone text amendments on November 17, 2016 and February 13, 2017. During the November 17, 2016 meeting, staff presented background information on the proposed zone text amendments and highlighted some of the guidelines that were being considered. Subcommittee members suggested staff consider the following when developing the zone text amendment:

- Consider developing a definition for neighborhood-serving commercial;
- Consider ways of reducing the bulk and massing of proposed projects in the R3C-C zoning;
- Consider incentives for live/work; and
- Consider additional stepback requirements in the R4B-C zoning district.

During the February 13, 2017 meeting, staff presented the first draft of the ordinance to the subcommittee. Subcommittee members expressed concern that proposed zone text amendment did not fully incorporate the feedback received at the prior meeting. Members requested staff to develop additional requirements for neighborhood-serving retail, consider maximum area requirements, and consider additional incentives for live/work. These suggestions have been incorporated into the proposed zone text amendment.

#### Public Notice

In accordance to the West Hollywood Municipal Code, the City published a legal notice regarding this public hearing in the Beverly Press and West Hollywood Independent on April 26, 2017. In addition to the posting required by the Municipal Code, the Planning Division noticed all West Hollywood neighborhood groups by April 20, 2017. The Planning Division also noticed all property owners and residents within a 500' radius of the proposed zones.

#### Public Comment & Correspondence

Staff held two community meetings with property owners and residents on Tuesday, September 20, 2016 and Thursday, September 29, 2016. Several community members expressed concerns for the zone changes and supported allowing for smaller-scale developments such as live/work, neighborhood-serving commercial, etc. In general, the community supported incentives for live/work development for parcels along Fairfax Avenue. The proposed zone text amendment includes provisions to incentivize live/work units in the R3C-C and R4B-C zoning districts.

**Alternative**

As an alternative, if the Commission is concerned that the zones identified in the General Plan do not meet the current goals of the community, the Planning Commission may recommend to the City Council a General Plan amendment to amend the General Plan Land Use Designations and Land Use Map to reflect the present day zoning designation for the proposed R3C-C and R4B-C zoning districts.

California Environmental Quality Act (CEQA)

A Program Environmental Impact Report (State Clearinghouse #2009091124) was prepared for the City of West Hollywood General Plan and Climate Action Plan, and was certified by the City Council on September 19, 2011. State law compels the City to promptly revise the Zoning Ordinance to make it consistent with the newly updated General Plan. The rezoning actions included with this Zoning Text and Map amendment (Attachments A and B) reflect specific land use designations and policies approved as part of the Land Use and Urban Form chapter of General Plan 2035 and are consistent with the General Plan EIR in accordance with Public Resources Code section 21083.3. The R3C-C and R4B-C rezoning actions are the same rezoning actions already analyzed in the Program EIR; thus there are no project specific impacts or substantial new information that needs to be studied under Section 21083.3. Analysis in the Program EIR record confirms that no new significant impacts would result from these changes. More specifically, the proposed standards for the R3C-C and R4B-C zoning districts envisions a zone that accommodates both residential and neighborhood-serving commercial uses, and thus limiting potential impacts on residential neighborhoods. Additionally, the allowed commercial uses in the proposed zone promotes fewer auto trips because the commercial uses are neighborhood-serving and intended to serve the immediate neighborhood, and thus is consistent with the Program EIR, and as such could not reasonably have a significant environmental impact.

EXHIBITS

- A. Resolution 17-1197
- B. R3C-C and R4B-C Existing Conditions Analysis

SUBJECT: ZONE TEXT AMENDMENT AND ZONE MAP AMENDMENT  
IMPLEMENTING R3C-C AND R4B-C ZONING DISTRICTS  
IDENTIFIED IN THE WEST HOLLYWOOD GENERAL PLAN 2035

INITIATED BY: DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Bianca Siegl, Long Range & Mobility Planning Manager)  
(Garen Srapyan, Associate Planner)

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### STATEMENT ON THE SUBJECT

On May 4, 2017, the Planning Commission of West Hollywood continued the public hearing to June 1, 2017 and directed staff to bring back two separate resolutions for amendments to the Zoning Ordinance to introduce new standards for the R3C-C and R4B-C zoning districts and rezone (1) CN1 properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard, and (2) R-2 properties south of Beverly Boulevard, between N. Wetherly Drive and N. Clark Drive, within the City of West Hollywood, to conform with the land use designations in the West Hollywood General Plan 2035, adopted in 2011.

### RECOMMENDATION

Staff recommends that the Planning Commission hold the continued public hearing, consider all pertinent testimony, and adopt the following:

Resolution No. PC 17-1197: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2017-0005 RELATED TO STANDARDS FOR R3C-C ZONING DISTRICT, AND ZONE MAP AMENDMENT 2017-0002 UPDATING THE ZONING MAP, TO COMPORT WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA" (EXHIBIT A)

Resolution No. PC 17-1202: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2017-0006 RELATED TO STANDARDS FOR R4B-C ZONING DISTRICT, AND ZONE MAP AMENDMENT 2017-0003 UPDATING THE ZONING MAP, TO COMPORT WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA" (EXHIBIT B)

## **BACKGROUND**

During the public hearing, the Commission discussed the amendments to the zoning ordinance for the following two new zoning districts identified in the General Plan:

**R3C-C** land use designation (rezoning the existing CN1 properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard). The General Plan identified the R3C-C zoning districts as a primarily residential land use with small-scale neighborhood-serving retail and commercial services on the ground floor.

Some commissioners expressed concern and confusion of the zone text amendment for the R3C-C zoning district. As a result, the commission directed staff to separate the resolution for the R3C-C and R4B-C zoning districts and continue the public hearing to June 1, 2017.

**R4B-C** land use designation (rezoning the existing R-2 properties south of Beverly Boulevard between N. Wetherly Drive and N. Clark Drive). The General Plan identified the R4B-C zoning district as a primarily residential land use, but with small-scale neighborhood-serving retail and commercial services on the ground floor.

The Commission was supportive of the R4B-C zone text amendments with the following modifications:

1. Eliminate the front 1st story setback if commercial is proposed on the ground floor; and
2. Modify the maximum lot area from 10,000 sf to 12,000 sf.

The Resolution in Exhibit B reflects the above changes requested by the Commission.

## **EXHIBITS**

- A. Draft Resolution 16-117
- B. Draft Resolution 16-1202
- C. May 4, 2017 Planning Commission Staff Report (Item 11.B.)

# Memorandum

**To: Planning Commission**  
**Re: Live/Work Study**

**Live/Work Trends.**

In recent decades, the rise of the internet and advances in technology have introduced a demand for units in which work, commerce, and housing all occur within the same property. These units are commonly referred to as live/work lofts, and generally have a similar aesthetic quality including concrete flooring, high ceilings, open floor plans that have showrooms or workshops. The live/work loft development trend is closely associated with the conversion of commercial or industrial districts to artists-based neighborhoods wherein the pre-existing uses made such space attractive for artists to live and work within the same unit. Newly-constructed live/work units are closer in character to residential developments, with the addition of a dedicated workspace integrated into the floor plan of the units.

The modern iteration of the live/work option exists in two distinct forms in West Hollywood: (1) home businesses and (2) live/work units. The home business ordinance is intended to allow modest, low-impact business or commercial uses within a residence in a residential zone. Such uses are subject to significant limitations on the permitted extent of commercial activities, hours of operation, parking, and number of employees to ensure that such uses do not upset the residential character of the neighborhood. In contrast, the live/work ordinance allows incidental residential uses within commercial, office, or industrial buildings and zones.

Table 1 summarizes the existing regulations for Live/Work Facilities and Home Businesses currently in West Hollywood's Zoning Ordinance.

Ordinance Requirements	Live/work Facilities	Home Business
<b>Applicability</b>	Commercial Zones	Residential Zones
<b>Size Requirements</b>	750 SF Minimum, first 50ft of floor area depth limited to commercial retail sales	None
<b>Street Frontage</b>	Units fronting the street must display non-residential interiors	No window display/signage/or identification permitted
<b>Occupancy and Employees</b>	One employee must live in unit (no limit on number of employees)	Full-time residents and one additional employee max
<b>Retail Sales</b>	Allowed, may be integrated with working space	Art and craft work, clothing production, cottage food operations – no retail permitted
<b>Permit Requirements</b>	Business Tax Certificate required for business activities	Administrative Permit required for businesses with client visits
<b>Parking Requirements</b>	3.5 spaces per 1,000 SF	Residential parking standards

According to the American Community Survey 5-Year Estimates, approximately 10% of West Hollywood residents currently work from home (Means of Transportation to Work by Occupation for Workplace Geography). Nearly 70% of these residents work in *management, business, science or arts*, meanwhile only 12% work in the service occupations. As stated in the chart above, employees for home businesses are limited to the full-time residents in the housing unit, plus one additional employee permitted on premises between 8:00 a.m. and 8:00 p.m. Changes to this regulation may provide more flexibility and create more opportunities for home businesses in residential areas in West Hollywood.

This memo is intended to inform the policy recommendations for changes to the live/work ordinance, and does not address standards for home businesses.

**Live/Work Development Standards.**

Staff researched the zoning regulations of cities with thriving live/work developments, summarized in the table below. This research indicated the City's parking regulations and floor area requirements may be overly stringent by requiring 3.5 parking spaces, a minimum unit size, and commercial retail sale activities on the ground floor. In comparison, cities with successful live/work developments do not require commercial retail sales activities in any form, rather the regulation requires either a maximum or minimum (or in some cases a range) of total square footage that must be dedicated and maintained as a workspace. This policy responds to the variety of potential resident; whether they are a crafts-person that wants to make and sell products, or a gallery-represented artist who wants to have a studio space in their home, the flexibility of the ordinance allows for the needs of a variety of different potential residents.

Table 2 compares West Hollywood's parking standards and floor area requirements with other cities.

City	Parking Standards	Floor Area Requirements
West Hollywood	3.5 spaces per 1,000sf	Min 750 SF unit size, first 50ft of floor area depth at street level frontage be limited to commercial retail sale activities
Portland	No spaces required	Max 50% of unit dedicated as workspace
Santa Monica	2 spaces per unit	Min 60% of unit dedicated as workspace
Los Angeles	1 space per unit for new development; no spaces required for conversions	Ranges from 20% to 60% of unit dedicated as workspace

**Recommendations for Live/work Ordinance.**

Staff recommends updating the floor area regulation to a more flexible standard that does not require the tenant to operate a commercial retail store on the ground floor of the unit. Research findings showed cities with successful live/work developments require either a minimum or maximum percentage of the unit as dedicated workspace, as shown above in Table 2. As a result, staff

recommends a minimum of 30% and maximum of 60% of total square feet to be dedicated as workspace. This standard would be applied to live/work units, citywide. This proposed change is included in Resolution No. PC 17-1197.

Based on research, staff recommends changes to the live/work ordinance as applied in the R3C-C zoning district. These changes to the live/work ordinance would provide incentives for live/work development on parcels in the R3C-C zoning district. These proposed changes are included in Resolution No. PC 17-1197.

**Table 3** lists the proposed changes to the live/work ordinance, effective in commercial zones and/or R3C-C as indicated.





Live/work	Current	Proposed Change
<b>Floor Area</b>	<ul style="list-style-type: none"> <li>• Minimum unit size: 750Sf</li> <li>• First 50ft of floor area depth at street level limited to commercial retail sale activities</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum 30%, maximum 60% of gross floor area designated and used as workspace</li> </ul>
<b>Parking Requirements</b>	<ul style="list-style-type: none"> <li>• 3.5 spaces per 1,000sf (standard for commercial)</li> </ul>	<ul style="list-style-type: none"> <li>• 0 spaces required in R3C-C</li> </ul> <p>-----</p> <p><i>Council to consider for live/work units in commercial zones:</i></p> <ul style="list-style-type: none"> <li>• 1 space per bedroom</li> <li>• No spaces required for conversions</li> <li>• No spaces required</li> </ul>
<b>Permitted Zones</b>	<ul style="list-style-type: none"> <li>• All commercial, except PDCSP</li> </ul>	<ul style="list-style-type: none"> <li>• Addition of R3C-C</li> </ul>
<b>Signage</b>	<ul style="list-style-type: none"> <li>• 1sf for each linear foot of street frontage (standard for commercial, multi-tenant bldg.)</li> </ul>	<ul style="list-style-type: none"> <li>• Apply same standard to live/work facilities in R3C-C</li> </ul>

The changes to the live/work ordinance reflect similar policy regulations in place in cities like Portland and Seattle. Though the real estate market is considerably different in the City of West Hollywood, these proposed changes allow more flexibility in the development standards for live/work units. Staff expects these proposed standards will better incentive live/work development in West Hollywood.

Additional policy recommendations from staff regarding Council's direction for the home business ordinance are forthcoming.

**Live/Work Case Studies.**

**Table 4** provides 4 live/work development case studies.

Project Location	Photo	Description	Lot Size	Live/Work Units	Retail Spaces	Parking
19 Overton St. Portland, OR		Due to the shallow depth of the lot (36ft average), the live/work units were designed as walk-ups with non-residential space located on the first floor and living space on the 2nd floor. As a corner lot, retail was introduced in the corner to minimize noise and capitalize on pedestrian traffic.	3,600 SF	7	1	None
Mt. Baker Lofts Seattle, WA		A 4-story mixed-use arts facility located adjacent to the Mt. Baker light rail station. The development features 3 stories of live/work units above ground floor retail, music room and community center. All units are affordable renting between 30% and 60% of area median income (AMI).	23,369 SF	57	12	None
The Grind Building Santa Monica, CA		Renovated in 2014, The Grind is a 3-story mixed-use building located in the Ocean Park neighborhood of Santa Monica originally constructed in 1959. The development features 2 stories of live/work units above ground floor retail.	4,000 SF	2	2	5 spaces
The Cherokee Lofts Los Angeles, CA		Built in 2010, the Cherokee Lofts is 4-story mixed-use building located on Fairfax Avenue in the Mid-City West neighborhood. The LEED platinum building features 3 stories of live/work condos above retail spaces.	9,925 SF	12	3	~30 spaces

### R3C-C (FAIRFAX)

Uses	Commercial
Height	1 to 2 story
Typ. Lot Depth	~60 ft
Typ. Bldg Depth	~30 ft

- Fairfax Ave width ~12 ft sidewalk
- Abuts residential neighborhood to east
- Parking located in front of parcel
- Parcel size constrains parking resources and access
- Formerly zoned Commercial (CN1)
- **General Plan** calls for residential with commercial permitted on ground floor
- Properties to east are between 2 to 4 story multi-family housing with underground parking



Typical conditions along street frontage



### R3C-C (FAIRFAX)

- 14 parcels in zone
- Parcels are approx 50' x 60'
- Existing surface parking located in front of 5 parcels (not pedestrian-friendly).
- Subterranean parking requires minimum length of ~120'.



Typical conditions along street frontage

- |                                 |
|---------------------------------|
| A - Parking Lot                 |
| B - Acupuncture                 |
| C - Retail                      |
| D - Retail                      |
| E - Retail + Billboard          |
| F - Auto Repair                 |
| G - Tanning Salon               |
| H - Office                      |
| I - Office                      |
| J - Auto Repair                 |
| K - Office                      |
| L - Office (under construction) |
| M - Office                      |
| N - Plant Nursery               |



**RESOLUTION NO. PC 17- 1202**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT RELATED TO STANDARDS FOR R4B-C ZONING DISTRICT, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO COMPORT WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA.**

The Planning Commission for the City of West Hollywood hereby finds, resolves, and orders as follows:

SECTION 1. On September 19, 2011, the City Council adopted the West Hollywood General Plan 2035. The General Plan sets a vision for the West Hollywood community for the next 25 years. By law, the Zoning Ordinance must be made consistent with the newly updated General Plan within a reasonable period of time. The City of West Hollywood initiated amendments to the Zoning Ordinance, Article 19 of the Municipal Code, and the Zoning Map, pursuant to Chapter 19.78. This amendment is a part of a series of amendments that bring the Municipal Code into compliance with the General Plan 2035.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of May 4, 2017 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, and the City website and by announcement on City Channel 6 by April 20, 2017. Notices to property owners and residents within a 500 radius of the proposed zones were postmarked on April 20, 2017.

SECTION 3. A Program Environmental Impact Report (State Clearinghouse #2009031124) was prepared for the City of West Hollywood General Plan and Climate Action Plan, and was certified by the City Council on September 19, 2011. State law compels the City to promptly revise the Zoning Ordinance to make it consistent with the newly updated General Plan. The rezoning action included with this Zoning Text and Map amendment (Attachments A and B) reflect specific land use designations and policies approved as part of the Land Use and Urban Form chapter of General Plan 2035 and are consistent with the General Plan EIR in accordance with Public Resources Code section 21083.3. The R4B-C rezoning action is the same rezoning action already analyzed in the Program EIR; thus there are no project specific impacts or substantial new information that needs to be studied under Section 21083.3. Analysis in the Program EIR record confirms that no new significant impacts would result from these changes. More specifically, the proposed standards for the R4B-C zoning districts envisions a zone that accommodates both residential and neighborhood-serving commercial uses, and thus limiting potential impacts on residential neighborhoods. Additionally, the allowed commercial uses in the proposed zone promotes fewer auto trips

because the commercial uses are neighborhood-serving and intended to serve the immediate neighborhood, and thus is consistent with the Program EIR, and as such could not reasonably have a significant environmental impact.

SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2017-0006 and Zone Map Amendment 2017-0003 is consistent with the Goals and Policies of the General Plan, specifically Goal LU-1, which states that the City should "expand the Melrose/Beverly District as a national and international destination for high-end arts and design studios, offices and related businesses". Further, the zone map amendments will bring the Zoning map into conformance with the General Plan Land Use Map and implement provisions of the General Plan.

SECTION 5. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zone Text Amendment 2017-0006, which is attached hereto as Attachment A.

SECTION 6. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval of the City Council of Zone Map Amendment 2017-0003, which is attached hereto as Attachment B.

December 2017  
Staff Report

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 1<sup>st</sup> day of June, 2017 by the following vote:

AYES: Commissioner: Altschul, Carvalheiro, DeLuccio,  
Hoopingamer, Jones, Vice-Chair  
Buckner, Chair Aghaei.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.

  
\_\_\_\_\_  
DAVID AGHAEI, CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
BIANCA SIEGEL, PLANNING MANAGER  
LONG RANGE AND MOBILITY PLANNING

*Decisions of the Planning Commission are subject to appeal in accordance with the procedures set forth in West Hollywood Municipal Code Chapter 19.76. Any action to challenge the final decision of the City of West Hollywood made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section §1094.6.*

# Attachment A

(New text indicated with underlining, deleted text with strikethrough.)

**Section 1.** A new zoning district is added to the residential zoning districts in Table 2-1 of Section 19.04.020 (Zoning Districts Established) in Chapter 19.04 of Title 19 of the West Hollywood Municipal Code to read as follows:

Zoning Map Symbol	Zoning District Name	General Plan Designation Implemented by Zoning District
<b>Residential Zoning Districts</b>		
R1	Residential, Single-Family or Two-Unit Low Density	<del>R1A, R1B, R1C</del>
R2	Residential, Low Density	R2
R3	Residential, Multi-Family Medium Density	R3A, <del>R3B, R3C</del>
R4	Residential, Multi-Family High Density	<del>R4A, R4B, R4B-C</del>

**Section 2.** Subsection (D) of Section 19.04.020 (Purpose of Residential Zoning Districts) in Chapter 19.04 of Title 19 of the West Hollywood Municipal Code are amended to read as follows:

D. R4 (Residential, Multi-Family High-Density) District. The R4 zoning district provides for the development of a wide range of high-density multi-family housing, including apartments and condominiums. The standards of the R4 zoning district are intended to ensure that new high-density residential projects are compatible with the scale and character of existing high-density residential neighborhoods (see Table 2-3). The R4 zoning district is consistent with the R4A and R4B and R4B-C residential land use designations of the General Plan.

The application of the R4 zoning district to property on the Zoning Map (Section 19.04.030) will include establishing separate R4 zoning districts with specific density requirements and development standards, based on the General Plan designation of the area. These requirements shall be indicated on the Zoning Map by a suffix to the R4 Zoning Map symbol (for example, R4A and R4B, and R4B-C) which identifies the different areas and corresponding requirements of this chapter that apply.

**Section 3:** Seven new land uses and a new Explanatory Note (11) are added to the alphabetical list of land uses in Table 2-2 of Section 19.06.030 (Residential Zoning District Land Use and Permit Requirements) in Chapter 19.20 of Title 19 of the West Hollywood Municipal Code to read as follows:

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Adult day care facilities	CUP	CUP	CUP	CUP	19.36.040
Art galleries	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Artisan/handcraft shops	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Bed and breakfast inns (B&Bs) <sup>3</sup>	—	—	RI	RI	19.36.090
Child day care centers	CUP	CUP	CUP	CUP	19.36.040
Child day care, large family day care homes	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Child day care, small family day care homes	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Common interest developments, new or conversion	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.100
Community centers	CUP	CUP	CUP	CUP	
Community gardens	MCUP	MCUP	MCUP	MCUP	
Conversions, multi-family units to other uses <sup>4</sup>	CUP	CUP	CUP	CUP	19.36.290
Conversions, residential, adaptive re-use, cultural resources	RI	RI	RI	RI	19.58.150
Courtyard housing	P <sup>1</sup>	RI	P <sup>1</sup>	P <sup>1</sup>	19.36.280
Garage sales	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300(C)
General retail stores	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Grading projects not related to permitted development	MCUP	MCUP	MCUP	MCUP	
Guest houses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300
Home businesses	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.140
Hotels, expansion of existing	—	CUP	CUP	CUP	19.36.150
Legalization of illegal dwelling units	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.270
Live/ work units	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.160
Mobile home parks	CUP	CUP	CUP	CUP	
Multi-family dwellings	—	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.280
Offices, business and professional	—	—	—	CUP <sup>5</sup>	
Organizational offices	—	—	CUP	CUP	
Parking (existing non-residential surface parking as of February 1, 2016)	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parking — Mechanical lifts	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parking — Automated structures	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.28.090
Parks and playgrounds	CUP	CUP	CUP	CUP	
Personal services	=	=	P <sup>1,11</sup>	P <sup>1,11</sup>	19.36.190
Private residential recreation facilities	CUP	CUP	CUP	CUP	19.36.300
Public safety facilities	CUP	CUP	CUP	CUP	19.36.250
Reduction in number of residential units on a site	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.290
Religious facilities/places of worship	CUP	CUP	CUP	CUP	
Residential accessory uses and structures	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	19.36.300
Residential care facilities <sup>10</sup> – 6 or fewer clients	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Residential care facilities <sup>10</sup> – 7 to 12 clients	MCUP	MCUP	MCUP	MCUP	
Residential care facilities <sup>10</sup> – 13 or more clients	CUP	CUP	CUP	CUP	

<u>Restaurants, less than 1,200 sq.ft.</u>	=	=	P1.11	P1.11	19.36.190
<u>Restaurants – Outdoor dining, less than 250 sq.ft.</u>	=	=	P1.11	P1.11	19.36.190
Room rental	P1	P1	P1	P1	
Schools – Public and private	CUP	CUP	CUP	CUP	
Schools – Specialized education and training	CUP	CUP	CUP	CUP	
Second residential units	P1.6	—	—	—	19.36.310
Senior residential projects, including congregate care	—	CUP	CUP	CUP	19.36.110
Short-term rental of a dwelling unit, or any portion thereof, for a period of 30 consecutive calendar days or less	—	—	—	—	19.36.331
Single-family dwellings	P1	P1	P1	P1	19.36.320
Single room occupancy housing	—	—	CUP	CUP	19.36.335
Supportive housing – Single-family structure	P1.9	P1.9	P1.9	P1.9	
Supportive housing – Multi-family structure	—	P1.9	P1.9	P1.9	
Telecommunications facilities	—	—	—	MCUP	19.36.350
Temporary uses	—	P1	P1	P1	19.54.030
Transitional housing – Single-family structure	P1.9	P1.9	P1.9	P1.9	
Transitional housing – Multi-family structure	—	P1.9	P1.9	P1.9	
Transit stop shelters	P1	P1	P1	P1	
Two-unit residential projects	P1.7	P1	P1	P1	19.36.320
Urban inns	—	—	CUP <sup>8</sup>	CUP <sup>8</sup>	
Utility facilities	CUP	CUP	CUP	CUP	
Utility infrastructure	P1	P1	P1	P1	

**Notes:**

(11) Permitted only in R4B-C zoning district. Commercial Uses limited to ground floor. Live/Work units shall be permitted on any floor.

[NOTE: THIS SECTION 3 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 4.** Table 2-3 of Section 19.06.040 (Residential Zoning District General Development Standards) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows (with the corresponding Explanatory Notes (1) – (7) remaining unchanged):

Development Feature	Requirement by Zoning District		
	R1, R2	R3	R4
Minimum lot area <sup>1</sup>	5,000 sq. ft.		
Maximum lot area	No maximum	No maximum	No maximum; R4B-C: 12,000 sq. ft.
Residential density <sup>2, 6, 7</sup>	See Table 2-4	1 unit for each 1,210 sq. ft. of site area	1 unit for each 872 sq. ft. of site area

Floor area ratio (FAR)	R1 – 0.5, R2 – N.A.	N.A. R4B-C – 1.0 <sup>a</sup>	
Setbacks required	<i>Minimum setbacks required. See Section 19.20.150 for setback measurement.</i>		
Front, 1st story	Average of front setbacks of the 2 structures closest to the front property lines on the 2 adjacent parcels, with the following minimums/maximums. <sup>3</sup> R4B-C: No 1st story front setback if commercial on the ground floor.		
	10 ft. min. in Norma Triangle, 15 ft. min. elsewhere; 30 ft. max.	15 ft. minimum, 30 ft. maximum	7.5 ft. minimum, no maximum.
Front, 2nd & upper stories	An additional 6 ft. for 2nd and upper stories in addition to the 1st story setback. <sup>4</sup>		
Sides, interior lot	5 ft. For lots less than 50 ft. wide, 10% of average lot width, with 3 ft. min. (See 19.36.320 for additions to nonconforming buildings.)	5 ft. for lots with structures up to 2 stories. For lots 50 ft. or less in width, 10% of average lot width, with a 3 ft. minimum for structures up to 2 stories. For all lots: An additional 1 ft. setback is required for each story above the 1st story.	
		R4B-C: 10 ft. setback with an additional 5 ft. stepback at 4 <sup>th</sup> story is required when adjacent to R-1 zone.	
Street side, corner lot	5 ft.	5 ft.	
	10 ft. for reversed corner lots <sup>5</sup>	7.5 ft. for reversed corner lots <sup>5</sup>	
Rear	15 ft. For lots with a depth less than 75 ft., 10% of the average lot depth, but not less than 10 ft.		
Between structures	As required by Section 19.20.040 (Distance Between Structures)		
Flag lots	As required by Section 19.20.150 (Setback Measurement and Projections into Yards)		
Open space	None required other than setbacks	As required by Section 19.36.280 (Residential Uses – Multi-Family Dwellings)	
Height limit	Maximum structure height. See Section 19.20.080 (Height Measurement and Exceptions).		
Primary structures	R1-A, R1-B, R2-2: 25 ft., 2 stories R1-C: 15 ft., 1 story	R3-A: 25 ft., 2 stories R3-B: 35 ft., 3 stories R3-C: 45 ft., 4 stories	R4-A: 35 ft., 3 stories R4-B and R4B-C: 45 ft., 4 stories
Accessory	15 ft., 1 story		
Landscaping	As required by Chapter 19.26 (Landscaping Standards)		
Safety and Seismic Safety	For new construction and building additions, as required by Chapter 19.32 (Seismic Safety). Critical facilities, sensitive facilities (such as schools and daycare) and high occupancy facilities (such as religious facilities and hotels) are also subject to Chapter 19.32.		
Parking	As required by Chapter 19.28 (Off-Street Parking and Loading Standards)		
Sidewalks	Sidewalks shall be provided at a minimum width of 10 ft. See Section 19.20.160.		
Signs	As required by Chapter 19.34 (Sign Standards)		

(8) Floor Area Ratio (FAR) calculations shall be used for calculating the maximum non-residential density for neighborhood serving commercial uses, limited to the ground floor of projects in the R4B-C zoning districts. All residential density shall be calculated by residential density standards.

[NOTE: THIS SECTION 4 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 5.** Section 19.06.070 (R3 and R4 Zoning District Development Standards – Maximum Average Unit Sizes) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

The aggregated maximum average size of all dwelling units within a new residential project shall be no greater than 1,500 square feet in the R3 district, and no greater than 1,200 square feet in the R4 district. The calculation of maximum average unit size shall not include any City required inclusionary units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Live/work units in the R4B-C zoning districts shall be exempt from the maximum average unit size requirement.

[NOTE: THIS SECTION 5 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 6.** Section 19.06.080 (R3 and R4 Zoning District Development Standards – Required Density) of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

All new residential projects in the R3 and R4 zoning districts shall be built to a minimum of 60% of the density allowed by the zoning district. Notwithstanding the provisions of Section 19.22.040(A), if the maximum allowable density allows for one unit, an on-site inclusionary unit shall be incorporated into a project consisting of 10 units. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed. Notwithstanding the above, projects in R4B-C zoning districts that include neighborhood-serving commercial uses on the ground floor shall be built to a minimum of 75% of the residential density allowed by the zoning district. Live/work units in the R4B-C zoning districts shall be exempt from any minimum residential density requirement.

[NOTE: THIS SECTION 6 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 7:** A new Section 19.06.090 (R4B-C Zoning District Development Standards) is added to Chapter 19.06 of Title 19 of the West Hollywood Municipal Code to read as follows:

**R4B-C Zoning District Development Standards**

**1. The R4B-C zoning district allows for the same residential density as R4B and allows for live/work units and/or ground floor neighborhood-serving commercial. See Section 19.36.190 for regulations for neighborhood-serving commercial. See Section 19.36.160 for regulations for Live/ Work Facilities.**

**Section 8.** The list of alphabetical land uses in Table 3-6 of Section 19.28.040 (Number of Parking Spaces Required) of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended by amending the Live/work units land use and adding a new Explanatory Note 5 to read as follows:

**2. NON-RESIDENTIAL LAND USES**

<b>Non-Residential Land Use</b>	<b>Required Parking Spaces</b>
Live/work units	3.5 spaces per 1,000 sq. ft. <b><u>R4B-C: no parking spaces required</u></b>

**Notes:**

1. See Section 19.28.090 5.2 for parking space enclosure requirements.
2. Two or more tenant spaces that are each under 1,200 square feet may be reconfigured and continue to qualify as pre-existing spaces.
3. Where fixed seating is in benches or bleachers, a seat shall be construed to be 18 inches of continuous bench space for the purpose of calculating the number of required parking spaces.
4. Applies only when less than 50% of floor area in center is occupied by restaurants, medical offices, personal services, or medical facilities, provided that restaurants may comprise only 25% of the total shopping center area; otherwise parking shall be provided as required for each separate use, subject to any parking reduction granted in compliance with Section 19.28.060 (Reduction of Off-Street Parking Requirements) or 19.28.070 (Shared Use of Parking Facilities). Parking requirements for bars, nightclubs, health clubs, theaters and cinemas shall be calculated separately in all cases.
5. **Non-residential parking not required in the R4B-C zoning district. Refer to Section 19.36.190 (Neighborhood Serving Commercial) for additional requirements.**

[NOTE: THIS SECTION 8 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 9.** A new sign class is added to Table 3-11 of Section 19.34.030 (Sign Standards by Zoning District) of Chapter 19.34 of Title 19 of the West Hollywood Municipal Code to read as follows

Sign Class	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
<b>8. Commercial uses in R4B-C zoning district</b>	<u>Wall or elevated monument sign</u>	<u>2 for each tenant space</u>	<u>1 sq. ft. for each lineal ft. of tenant frontage; 25 sq. ft. maximum.</u>	<u>Below edge of roof; 36 in. freestanding.</u>	<u>Affixed to wall, or placed within a landscaped area near tenant entrance.</u> <u>Allowed only on ground floor frontage.</u>	<u>Yes</u>	<u>Name and address of facility only</u>

[NOTE: THIS SECTION 9 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

**Section 10.** Subsection (A) of Section 19.36.160 (Live/Work Facilities) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

A. Applicability. The provisions of this section apply to live/work units and artist lofts/studios where allowed by Article 19-2 in non-residential and residential zoning districts. ~~The intent of this section is to provide for and make feasible the reuse of existing commercial structures to accommodate live/work opportunities.~~ Live/work quarters are intended to be occupied by artisans, artists, and individuals practicing similar professions, and the families of these individuals

**Section 11.** Section 19.36.190 (Neighborhood Serving Commercial) of Chapter 19.36 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

A. Neighborhood Serving Commercial. Neighborhood serving commercial uses on the ground floor in the R4B-C zones shall meet the following requirements. Neighborhood serving commercial uses are intended to provide for a range of neighborhood serving retail and service uses along street frontages that are located and designed to foster pedestrian activity near residential uses.

1. Allowable Uses. Allowable ground floor uses shall be limited to the neighborhood-serving commercial uses identified in Table 2-2 in Section 19.06.030 – Residential Zoning District Land Uses and Permit Requirements.

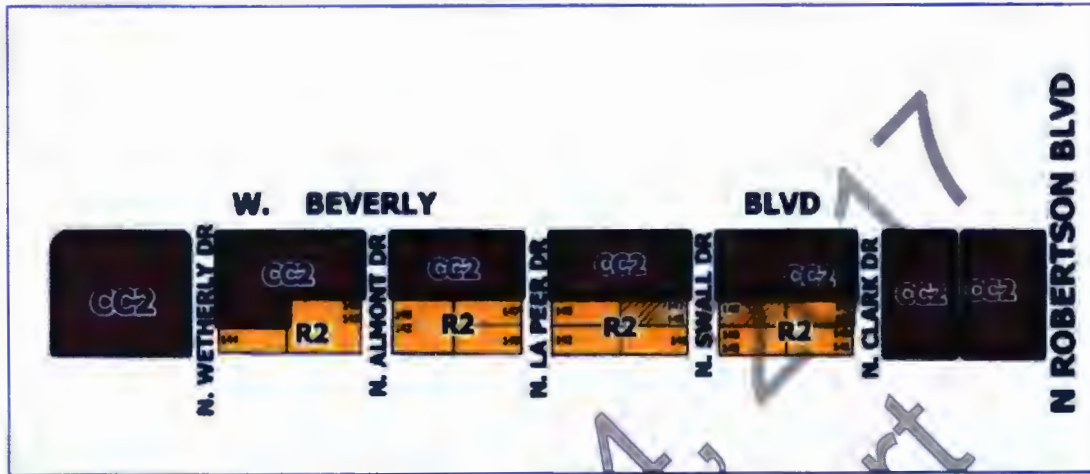
**2. Design Standards. Neighborhood-serving commercial uses in the R4B-C Zoning District shall meet the following requirements:**

- a. **All commercial tenant spaces in a building shall have a maximum average size of 1,200 square feet.**
- b. **Each commercial tenant space shall have a maximum frontage of thirty (30) linear feet.**
- c. **Each commercial tenant space shall have a minimum depth of eighteen (18) linear feet.**
- d. **All buildings shall have a minimum of one (1) active doorway per thirty (30) linear feet.**
- e. **For additional façade standards, refer to Section 9.10.060 Commercial Building Façade Standards.**

[NOTE: THIS SECTION 11 WILL ALSO INCLUDE CHANGES RELATED TO R3C-C IF THE COMPANION TEXT AMENDMENT FOR R3C-C IS ADOPTED]

December 4, 2017  
Staff Report





**CURRENT**



**PROPOSED**



**ACTION:** 1) Adopt Resolution No. PC 17-1223 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONE TEXT AMENDMENT AND ORDINANCE AMENDING THE WEST HOLLYWOOD ZONING ORDINANCE (TITLE 19) TO PROVIDE FOR ACCESSORY DWELLING UNITS IN SINGLE-FAMILY RESIDENTIAL ZONES IN CONFORMANCE WITH STATE LAW, WEST HOLLYWOOD, CALIFORNIA," and 2) Close the Public Hearing for Item 10.B. **Moved by Commissioner Bass, seconded by Commissioner Altschul and unanimously passes.**

*Commissioner Bass stated he lives with his family in this area; however, he has no financial interest, is a renter, and was officially recusing himself from this item.*

**C. Zone Text Amendment**

**Implementation of R3C-C Zoning**

Garen Srabyan, Associate Planner, provided presentation and background information presented in the report dated Thursday, October 19, 2017.

He provided a history of the Planning Commission held a public hearing on October 4, 2017, regarding an amendment to the Zoning Ordinance to create new standards for the R3C-C and R4B-C zoning districts. At the initial hearing, the Planning Commission directed staff to bring separate recommendations for the R3C-C and R4B-C zoning districts.

On October 1, 2017, the Commission considered approval of the two separate amendments to the Zoning Ordinance that introduced new standards for the R3C-C and R4B-C zoning districts. While the Commission recommended approval to the City Council for proposed standards in the R4B-C zoning district, there was consensus from Commissioners to take no action on proposed standards for the R3C-C zoning district until further studies on live/work building typologies have been conducted. Staff has since conducted analysis on live/work typologies.

He clarified this implements a zone change identified in the General Plan that would allow for residential uses with ground-floor small-scale commercial on the east side of Fairfax Avenue, south of Santa Monica Boulevard. State law requires that the City of West Hollywood update the Zoning Code to conform to land use designations in the General Plan within a reasonable timeframe.

December 4, 2017 Staff Report

In response to the Planning Commission direction to better incentivize live/work units, the following amendments have been made to the proposed R3C-C zoning district since the June 1, 2017 public hearing:

- More flexible floor area configuration for live/work units
- Allow for commercial signage on live/work units
- Eliminate the 90% minimum residential density requirement for any type of project in the R3C-C zoning district

Tara Worden, Assistant Planner continued the discussion. She spoke and detailed live work development, analysis, home business regulations, parking requirements, floor area, commercial signage, density requirements, and dedicated workspace.

Garen Srapyan, Associate Planner stated the goal and the intention for the R3C-C zoning district is to create a high density transit oriented commercial district, and help improve the commercial corridors.

The commission re-evaluated the configuration and elimination of the requirement regarding the number of commercial retail sales.

Discussion regarding definitions regarding live/work spaces, requirements, general commercial, retail, parking requirements, mixed use development in the R3C-C zoning district and possible General Plan amendment.

Comments were raised to the Commission regarding conceived live/work units, neighborhood commercial, incentives to build live/work units, lot ties, and mixed use projects.

Chair Buckner accepted public comment for Item 10.C.:

GENEVIEVE MURRIL, WEST HOLLYWOOD, President, CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval to the City Council.

**THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK, BUT SUPPORTS STAFF'S RECOMMENDATION TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT RELATED TO STANDARDS FOR R3C-C ZONING DISTRICT: 1) KATHERINE SEARS, WEST HOLLYWOOD, AND DANIEL COLLINS, WEST HOLLYWOOD.**

**ACTION:** Close public hearing for Item 10.C. **Motion carried by consensus of the Commission.**

**Commissioner Hoopingarner moved to: 1) adopt staff's recommended alternate; and 2) amend the General Plan and maintain the CN1 zone.**

**Seconded by Vice-Chair Jones.**

Lauren Langer, Acting Assistant City Attorney, clarified the motion: 1) recommend denial of the zone text amendment; in favor of maintaining the CN1 zoning; 2) change Section 4 to say the Planning Commission of the City of West Hollywood hereby finds zone text amendment 2017-0005 and the zone map amendment to not be consistent with the General Plan and maintaining CN1 would be a better way to support general plan goals; 3) Section 5 change approval to denial; Section 6 change approval to denial and add at the end ... recommend denial of the amendments and recommend keeping the zoning CN1 which would require a corresponding general plan amendment back to CN1; and 4) any other minor clerical changes that need to be considered for these revisions.

**ACTION:** 1) Adopt Resolution PC 2017-0005 the following amendments: a) SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that Zone Map Amendment 2017-0005 and Zone Map Amendment 2017-0002 to be inconsistent with the General Plan and maintain the zoning CN1 would be a better way to support General Plan Goals; b) SECTION 5. Based on the findings of the Planning Commission of the City of West Hollywood, the Planning Commission of the City of West Hollywood recommends denial to the City Council of the Zone Map Amendment 2017-0005, c) SECTION 6. Based on the findings of the Planning Commission of the City of West Hollywood, the Planning Commission of the City of West Hollywood recommends the City Council of Zone Map Amendment 2017-0005, and recommend keeping the zoning CN1, which would require a corresponding General Plan Amendment back to CN1; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL DENIAL OF THE ZONE TEXT AMENDMENT RELATED TO STANDARDS FOR R3C-C ZONING DISTRICT, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO COMPORT WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA; AND 2) Close the Public Hearing for Item 10.C. **Moved by Commissioner Hoopingarner, seconded by Commissioner Vice-Chair Jones and unanimously passes.**

**THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:35 P.M. AND RECONVENED AT 8:45 P.M.**

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 16<sup>th</sup> day of November, 2017 by the following vote:

**AYES:** Commissioner: Aghaei, Altschul, Bass, Carvalho, Hoopingarmer, Vice-Chair, Buckner, Chair

**NOES:** Commissioner: None.


**ABSENT:** Commissioner: None.

**ABSTAIN:** Commissioner: None.

ATTEST:

  
DAVID K. GILMAN

COMMISSIONER

  
BUCKNER

ON

December 4, 2017  
Staff Report

**From:** Mindy Wechsler  
**Date:** November 24, 2017 at 3:43:43 PM PST  
**To:** <GSrapyan@weho.org>  
**Subject:** 1042 N Fairfax Owners - Zoning Change Approval

Hi,

Please see below our letter and request/approval for a zoning change of our parcel and block.

Dear Mayor and Councilmen of West Hollywood,

I, Mindy Wechsler and my husband, Hillel Nachum, are the proud owners of 1042 N Fairfax for the last 30 years. It has come to our attention that there is a proposed zoning change for our block. We strongly support and approve this zoning change as it is essential for the proper development of the block, neighborhood, and West Hollywood. Fairfax is currently going through an outstanding change of improvement with housing and retail. We love the current direction and would like to be apart of it. We believe that if our zoning is changed to encourage development we will go ahead and continue to develop our property. We are committed to our neighbors and have with the community in mind. Thank you for your time. Please let us know if you have time to discuss.

Best Regards,

Mindy & Hillel Nachum

323-791-\*\*\*\*

Sent from my iPhone

ATTACHMENT H

**From:** Vivian Gumbiner  
**Date:** November 26, 2017 at 7:45:14 PM PST  
**To:** Garen Srappyan <[gsrcapyan@weho.org](mailto:gsrcapyan@weho.org)>  
**Subject:** Proposed Land Use Changes on Fairfax Ave

Garen-

I am writing you on behalf of my family members who are the owners of the properties at 1030, 1038, and 1040 North Fairfax Avenue, as well as the parking lot on Fairfax Avenue that is located adjacent to the alley just south of Santa Monica Boulevard.

We are in favor of adopting the land use proposal that would allow buildings up to four stories with local businesses on the ground floor on the east side of Fairfax Avenue.

The adoption of this proposal has the potential to increase the number of residences in the city of West Hollywood.

The proposed changes bring Fairfax Avenue, already a major thoroughfare, in line with what is already allowed on Orange Grove, which backs up to residential properties.

In addition, about 1/3 of the block where the property is located is currently occupied by Southern CA Edison facility, so no views will be obscured from those locations.

Given that there is a housing shortage in West Hollywood and Los Angeles, it would be beneficial to increase the land use density on one of the city's major streets.

Regards,  
Vivian Gumbiner

December 4 2017  
Staff Report

# Memo

**To:** Mayor, City Councilmembers, City Manager, and City Administrator  
**From:** Alyssa Poblador, Administrative Specialist IV  
**CC:** J. KEHO, B. SIEGL, G. SRAPYAN  
**Date:** December 4, 2017  
**Re:** Correspondence Received Concerning Item 3.C. on the 12/4/17 Agenda

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Attached please find correspondence received relating to the December 4, 2017 City Council Agenda.

3.C. ZONE TEXT AMENDMENT AND R3C-D MAP AMENDMENT  
IMPLEMENTING THE WEST HOLLYWOOD GENERAL PLAN AND DISTRICTS IDENTIFIED IN

December 4, 2017  
Staff Report

**Alyssa Poblador**

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**From:** Yvonne Quarker  
**Sent:** Monday, December 04, 2017 10:12 AM  
**To:** Alyssa Poblador  
**Subject:** FW: 3 Dec 2017 Council Item 3-C  
**Attachments:** Fairfax R3C-C notes 170504.pdf

**From:** Edward Levin [<mailto:edwardlevin@levin-morris.com>]  
**Sent:** Saturday, December 02, 2017 11:35 AM  
**To:** City Council Web Email Address  
**Cc:** John Keho; Bianca Siegl; Garen Srapyan  
**Subject:** 3 Dec 2017 Council Item 3-C

Honorable Mayor and Councilmembers,

I urge you to accept the recommendation of the Planning Commission to move for the rezoning near Beverly Blvd to R4B-C, but to reject the rezone on Fairfax to R3C-C and to recommend to retain the existing CN1 zoning.

On the east side of Fairfax, the present CN1 zoning is the only zoning that can reasonably accommodate true live/work development. The proposal to rezone to R3C-C and commercial zoning to redefine live/work to fit the new designation is a backwards approach. It creates more problems than it solves; it creates more problems than it solves.

Attached please find a memorandum prepared when this item was discussed at PC in May. It outlines the problems with the proposed R3C-C zoning, and the basis of the basis of the PC decision to make their recommendation to retain the existing CN1 zone.

Respectfully,  
Ed

Edward S Levin,  
Levin-Morris Architects  
1305 N Harper Ave  
West Hollywood, CA 90046  
323.656.3034  
[cell: 323.552.8975]

Item 11.B – Notes Regarding Proposed Fairfax R3C-C Development Standards

City Council, Planning Commission, and the general public pay a great deal of lip service to the idea of lower-height, small-scale development that can support the kinds of small local businesses that are not being accommodated in large-scale mixed-use developments. That description aptly characterizes the current uses on the east side of Fairfax from Willoughby to the alley south of Santa Monica.

We may regard this stretch of Fairfax as an eyesore. We may imagine it could somehow be transformed into a wonderful pedestrian environment with galleries, artisan shops, retail and small-scale restaurants – if only we kept the current one- and two-story structures and build a series of 5-story buildings. It may be that, lip service notwithstanding, we don't really care about "marginal" businesses that currently manage to maintain a toehold in that corner of the City.

If that's the case, then the proposed R3C-C development standards are a step in the right direction. Because if those proposed development standards are enacted, the current small-scale local businesses will be driven out of the area.

In their place, we will not get artisanal small-scale Live/Work developments. Under the current CN1 zoning, only a few oversized parcels on the east side of Fairfax are some of the few that are suitable for Live/Work development. If developed as Live/Work, these parcels would support 3-story buildings with an effective FAR in the range of 3.4 to 4.0, which is appropriately-scaled for the area and the parcels. Each development would work for single parcels or a group of parcels.

However, if the proposed R3C-C development standards are enacted, the developer will be required to use these properties for Live/Work. If the properties are used as mixed-use with density bonus, the developer would need 5-story buildings with an effective FAR in the range of 3.4 to 4.0, which is the highest density allowed for single-parcel projects with subterranean parking.

Thus, economic realities will result in smaller, less deep – and no less tall – versions of the large-scale, mixed-use projects recently constructed or currently in the pipeline. We will drive out the current low-impact commercial uses, we will render Live/Work economically infeasible, and we will fundamentally change the character of this area of the City – for which we will not get a significant number of residential units in return.

Additionally, some of the proposed R3C-C development standards do not make much sense, particularly when translated into actual building layouts.

As a practical matter, it makes no sense to impose a 75% minimum density. For typical single parcel developments (whether 50' wide or 45' or even 42' wide as some parcels are), the non-bonus base density is between 2.3 and 2.45, which rounds down to 2 units. For the same parcels, for projects with affordable units

subject to the State density bonus law, the base density rounds up to 3 units. With one low-income affordable unit, the project would receive a 35% bonus as well as 3 incentives. A 35% bonus yields 4.05 units, which rounds up to 5 units.

Do we really imagine a non-density bonus project would otherwise build only a single unit? In fact, given the additional value created by providing one affordable unit, do we imagine that anyone will develop these sites below the maximum density with bonus? Double- and triple-parcel developments yield functionally similar numbers, and even greater FAR than single-parcel developments. Further, projects with affordable units are only required to provide one affordable unit, as the properties fall within a transit priority zone – one more reason a developer would contemplate a non-density bonus mixed-use project. Under these circumstances a 75% minimum density requirement is irrelevant.

With an odd number of 11 base parcels per block, all parcels already tied together, there is a great likelihood that some single-parcel development sites will remain in any circumstance. Although it is true that many projects and developments will involve double- or triple-parcel developments, we should not impose arbitrary design standards that render single-parcel development infeasible, or that render it impossible to provide for the parking.

As a general rule, the small-scale site plan diagrams it is to create test layouts to understand the developer's standards. Because of this, the site plan diagrams on page 5 of the Staff report is not really an understanding of the proposed standards, and some of the proposed standards are not realistic.

The proposed standard for neighborhood-serving commercial uses requires a minimum commercial width of 30' and minimum depth of 18' do not apply to the parcels of single-parcel developments. The design standard for one parking space per 30 linear feet seems unnecessary.

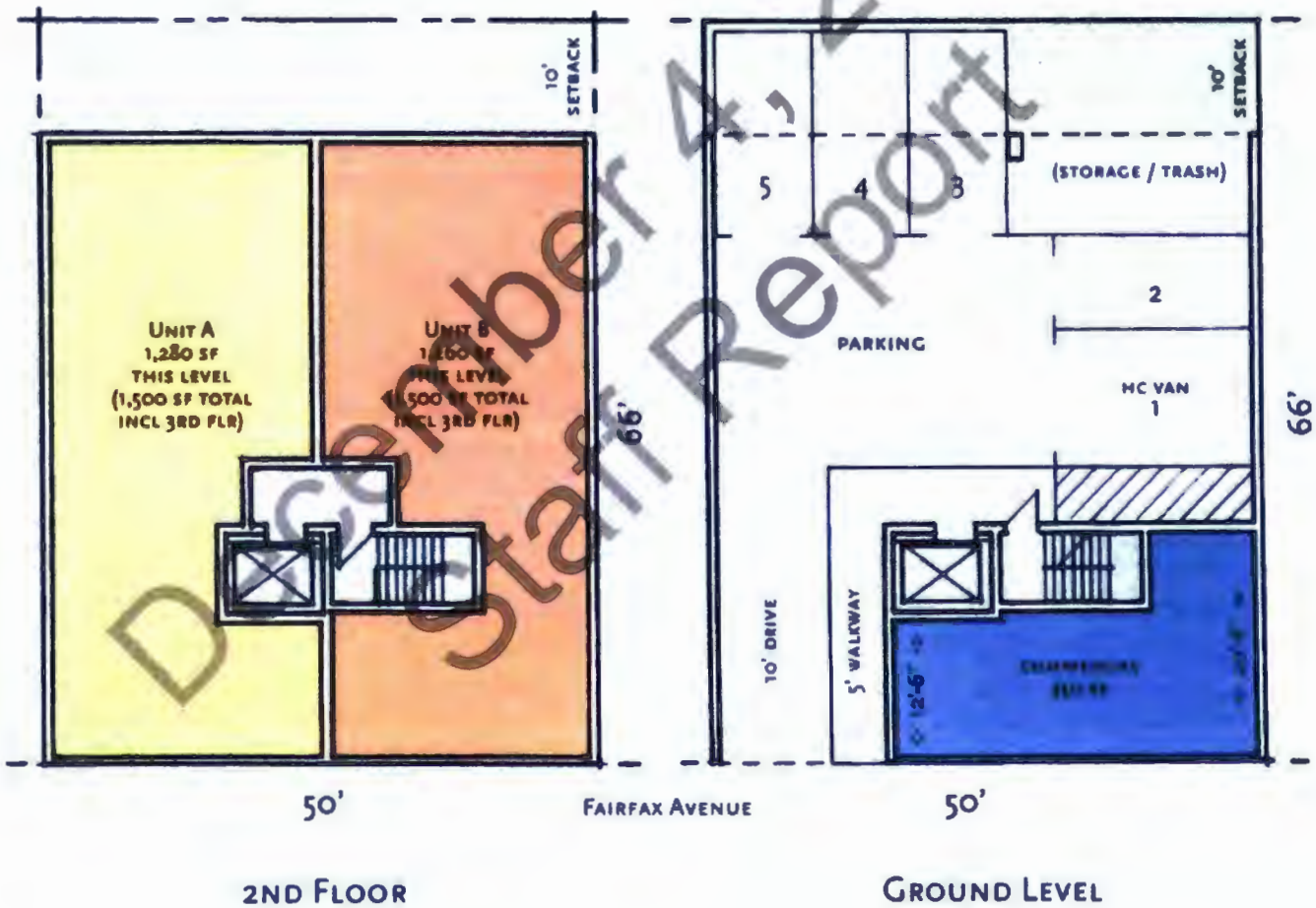
As can be seen from the attached single-parcel plan diagrams, for a 50'-wide parcel that provides on-site parking, deducting for walls at the property line, a 10'-wide driveway, and a 5'-wide accessibility walkway leaves approximately 32' - 33' or width for the small commercial space that remains. And for a single-parcel mixed-use development, the required elevator and fire stair compress a portion of the commercial space to less than 18' in depth.

Frankly, given all of the above, the better course of action is Staff's "Alternative" recommendation to retain the current CN1 zoning for the Fairfax properties. Failing that, the proposed standards need further study and adjustment to better align with the physical realities of the properties in question.

**SINGLE-PARCEL MIXED-USE**

350 SF COMMERCIAL + 2 RESIDENTIAL UNITS (@ 1,500 SF AVE)  
 3 STORIES (FAR = 1.25)

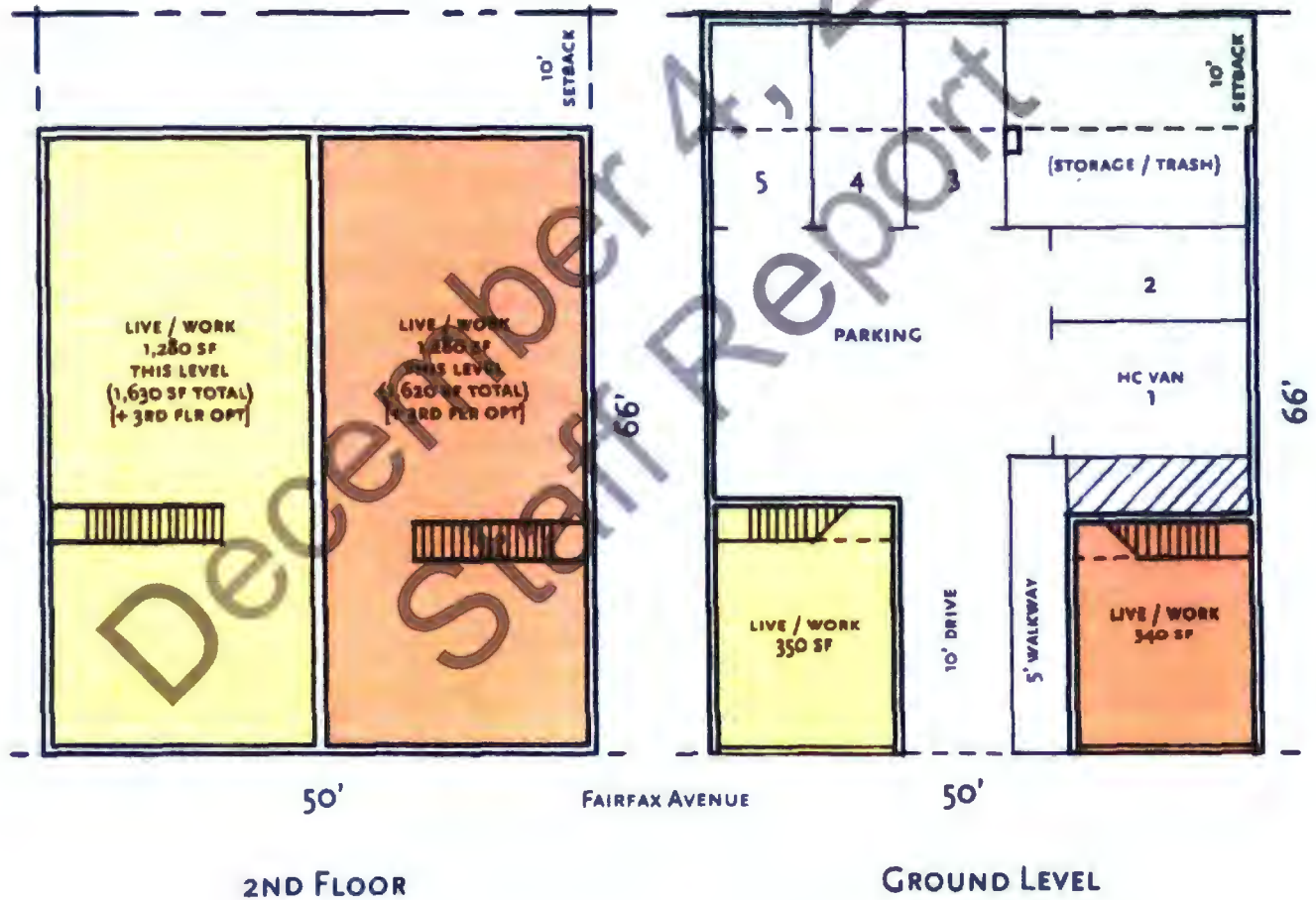
ALT: SINGLE-PARCEL MIXED-USE w/ 35% DENSITY BONUS  
 350 SF COMMERCIAL + 5 RESIDENTIAL UNITS (3 INCENTIVES)  
 (1 LOW AFFORD @ 950 SF / 4 MARKET-RATE @ 2,000 SF AVE)  
 5 STORIES (FAR = 3.40) [FAR = 3.75 @ 45' WIDE PARCELS]



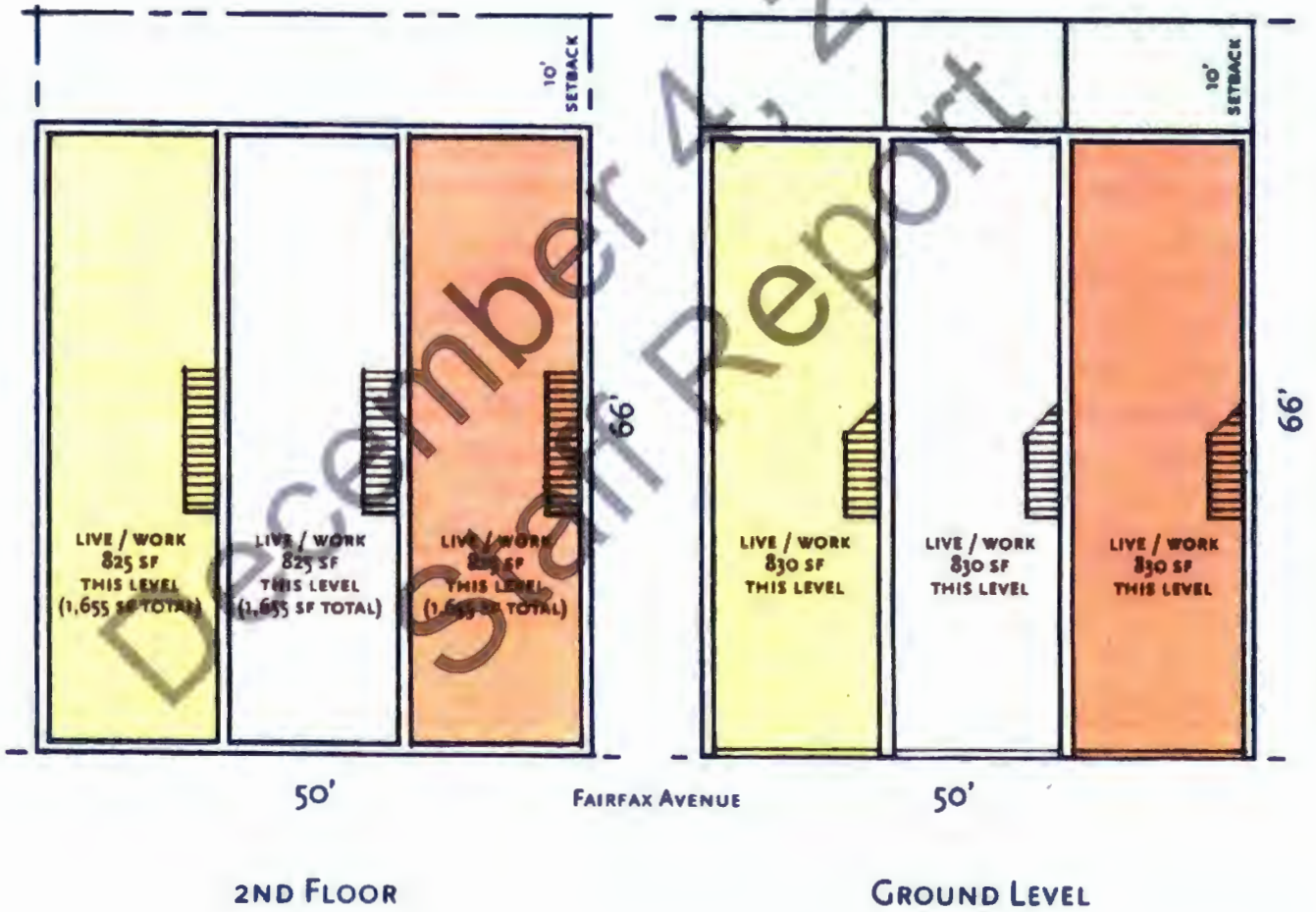
SINGLE-PARCEL LIVE / WORK w/ ON-SITE PARKING  
 2 LIVE/WORK UNITS (@ 1,625 SF AVE)  
 2 STORIES (FAR = 0.98)

OR

2 LIVE/WORK UNITS (@ 2,475 SF AVE)  
 3 STORIES (FAR = 1.50)



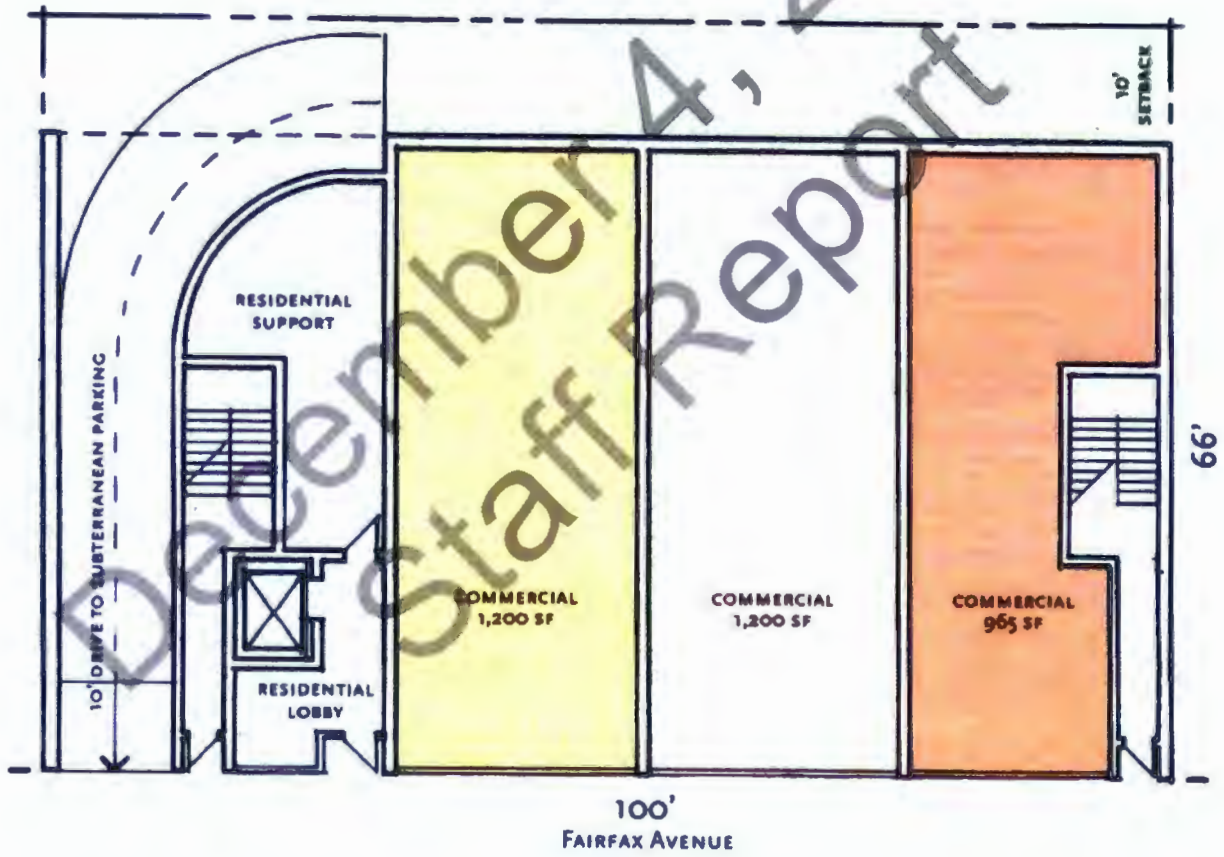
SINGLE-PARCEL LIVE / WORK NO ON-SITE PARKING  
3 LIVE/WORK UNITS (@ 1,655 SF AVE)  
2 STORIES (FAR = 1.50)



**DOUBLE-PARCEL MIXED-USE**

3,365 SF COMMERCIAL + 5 RESIDENTIAL UNITS (@ 1,500 SF AVE)  
3 STORIES (FAR = 2.05)

ALT: DOUBLE-PARCEL MIXED-USE w/ 35% DENSITY BONUS  
3,365 SF COMMERCIAL + 9 RESIDENTIAL UNITS (3 INCENTIVES)  
(2 LOW AFFORD @ 950 SF EA / 7 MARKET-RATE @ 2,000 SF AVE)  
5 STORIES (FAR = 3.62) [FAR = 3.80 @ 45' + 50' PARCEL]



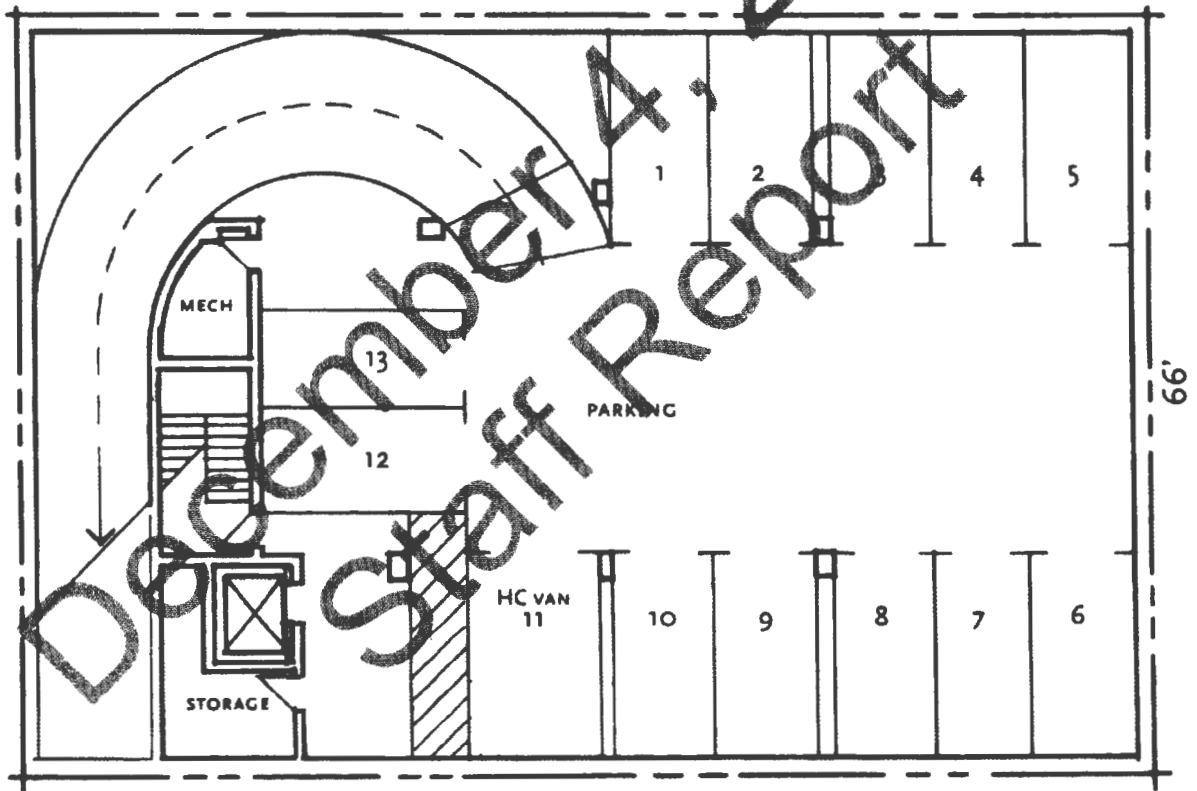
**GROUND LEVEL**

PLANNING COMMISSION  
ITEM 11.B - FAIRFAX R3C-C

4 MAY 2017 1/16" = 1'-0"

DOUBLE-PARCEL MIXED-USE  
 3,365 SF COMMERCIAL + 5 RESIDENTIAL UNITS (@ 1,500 SF AVE)  
 3 STORIES (FAR = 2.05)

ALT: DOUBLE-PARCEL MIXED-USE w/ 35% DENSITY BONUS  
 3,365 SF COMMERCIAL + 9 RESIDENTIAL UNITS (3 INCENTIVES)  
 (2 LOW AFFORD @ 950 SF EA / 7 MARKET-RATE @ 1,000 SF AVE)  
 5 STORIES (FAR = 3.62)



100'  
 (FAIRFAX AVENUE)

-1 LEVEL

# Memo

**To:** Mayor, City Councilmembers, City Manager, and City Attorney  
**From:** Alyssa Poblador, Administrative Specialist IV *AP*  
**CC:** J. KEHO, B. SIEGL, G. SRAPYAN  
**Date:** December 4, 2017  
**Re:** Correspondence Received Concerning Item 3.C on the 12/4/17 Agenda

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Attached please find correspondence received relating to the December 4, 2017 City Council Agenda.

3.C. ZONE TEXT IMPLEMENTING THE WEST HOLLYWOOD GENERAL PLAN  
GENERAL PLAN  
MAP AMENDMENT  
DISTRICTS IDENTIFIED IN

December 4, 2017  
Staff Report

**Yvonne Quarker**

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**From:** Lisa Andreson <lcandreson@earthlink.net>  
**Sent:** Monday, December 04, 2017 10:38 AM  
**To:** Yvonne Quarker  
**Cc:** Beth Theriac  
**Subject:** Item 3.C

Dear City Clerk,

Please share this note with the City Council regarding item 3.C on tonight's agenda.

Thank you!

Dear City Councilmembers,

While I cannot attend this evening's Council meeting to support of this person, I wanted to ensure you understood how important the new R3C-C zoning in Fairfax is to our community. Rezoning this small area of Fairfax just south of Santa Monica Boulevard is a small and targeted change, something that will benefit the East side of our city. We should not have large scale development along corridors that already have larger scale development (like Fairfax Avenue). This is an appropriate location to encourage unique live/work units to meet the need for diverse small businesses. The flexibility afforded by this change allows for a potential real estate entrepreneurs to thrive in our City.

Please approve the new R3C-C zoning.

Thank you,

Lisa Andreson  
West Hollywood

Former Eastside City Council Member

Sent from my iPhone

INDEX OF NEW ZONE CODE CHANGES BASED ON COUNCIL DIRECTION			
New Code Section	Equivalent Section in Current Code	Council Direction	Description of Change
<b>Article 19-2 Zoning Districts and Allowable Land Uses</b>			
<b>Chapter 19.06 Residential Zoning Districts</b>			
19.06.030 Residential Zoning District Land Uses and Permit Requirements	19.06.030	<ol style="list-style-type: none"> <li>1. Allow only 50% of lot area to be dedicated to commercial uses in R4B-C zone district.</li> <li>2. Require no minimum side setback when adjacent to commercial zone.</li> <li>3. Allow the Director to require additional side setbacks above first floor.</li> <li>4. Increase overall building height for R4B-C to 48 ft.</li> </ol>	<ol style="list-style-type: none"> <li>1. Modified row titled, "Floor Area Ratio (FAR) - modify commercial FAR for R4B-C District to 0.5.</li> <li>2. Modify row titled."setbacks required – Sides, Interior Lot" under R4.</li> <li>3. Add new Note 9</li> <li>4. Modify row titled, "Height limit," under R4.</li> </ol>
19.06.090 R3C-C and R4B-C Zoning District Development Standards	new section	Allow only 50% of lot area to be dedicated to commercial uses in R4B-C zone district	Added a new sentence under 19.06.090 (2)

**Additional Changes based on Zone Text Amendment for R3 and R4 Zone Districts**

New Code Section	Equivalent Section in Current Code	Description of Change
<b>Article 19-2 Zoning Districts and Allowable Land Uses</b>		
<b>Chapter 19.06 Residential Zoning Districts</b>		
19.06.080 R3 and R4 Zoning District Development Standards - Required Density	19.06.080	Eliminate minimum density requirements for projects in all R3 and R4 zone districts.