

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)

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 <i>SB1818</i>)
	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"> Residential allowed on any floor Live/work allowed on any floor Neighborhood-serving commercial allowed on ground floor
	Min. Density Requirements	No minimum density requirement
	Max. Average Unit Size	<ul style="list-style-type: none"> Fully Residential Units: 1,200 sf (no change) Live/work Units: No max. average unit size
	Max. lot area	10,000sf or less
	Setbacks	<ul style="list-style-type: none"> Front and side setbacks: None Rear setbacks: 10ft
	Parking Requirements	<ul style="list-style-type: none"> Residential units: Standard residential parking requirements apply Neighborhood-serving commercial: No parking required for commercial space Live/work: No parking required

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

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 1 square foot for each lineal foot of tenant front (max. of 25 sf) for ground floor units with street-facing, publicly accessible frontage. The allowance of a sign would encourage ground floor activation, given the elimination of the floor area requirement for commercial retail sales.

Elimination of the 90% Density Requirement. Removing this 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 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 streamline policy and better incentivize development 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 in the Beverly Press and West Hollywood Independent on October 5, 2017. In addition to the noticing required by the Municipal Code, the Planning Division noticed all West Hollywood neighborhood groups by October 5, 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 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 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 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. Draft Resolution No. PC 17-1197
- B. May 4, 2017 Planning Commission Staff Report
- C. June 1, 2017 Planning Commission Staff Report
- D. Live/work Housing Typologies Study
- E. R3C-C Existing Conditions
- F. Signed Resolution No. PC 17-1202 (R4B-C)

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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 #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 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 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.

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

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

SUE BUCKNER, CHAIRPERSON

ATTEST:

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

Residential care facilities ¹⁰ – 13 or more clients	CUP	CUP	CUP	CUP	
Restaurants, less than 1,200 sq.ft.	==	==	<u>P^{1,11}</u>	==	19.36.190
Restaurants – Outdoor dining, less than 250 sq.ft.	==	==	<u>P^{1,11}</u>	==	19.36.190
Room rental	P ¹	P ¹	P ¹	P ¹	
Schools – Public and private	CUP	CUP	CUP	CUP	
Schools – Specialized education and training	CUP	CUP	CUP	CUP	
Second residential units	P ^{1,6}	—	—	—	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	P ¹	P ¹	P ¹	P ¹	19.36.320
Single room occupancy housing	—	—	CUP	CUP	19.36.335
Supportive housing – Single-family structure	P ^{1,9}	P ^{1,9}	P ^{1,9}	P ^{1,9}	
Supportive housing – Multi-family structure	—	P ^{1,9}	P ^{1,9}	P ^{1,9}	
Telecommunications facilities	—	—	—	MCUP	19.36.350
Temporary uses	P ¹	P ¹	P ¹	P ¹	19.54.030
Transitional housing – Single-family structure	P ^{1,9}	P ^{1,9}	P ^{1,9}	P ^{1,9}	
Transitional housing – Multi-family structure	—	P ^{1,9}	P ^{1,9}	P ^{1,9}	
Transit stop shelters	P ¹	P ¹	P ¹	P ¹	
Two-unit residential projects	P ^{1,7}	P ¹	P ¹	P ¹	19.36.320
Urban inns	—	—	CUP ⁸	CUP ⁸	
Utility facilities	CUP	CUP	CUP	CUP	
Utility infrastructure	P ¹	P ¹	P ¹	P ¹	

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 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	Requirement by Zoning District		
	R1, R2	R3	R4
Minimum lot area ¹	5,000 sq. ft.		
Maximum lot area	No maximum	No maximum; R3C-C: 10,000 sq. ft.	No maximum
Residential density ^{2, 6, 7}	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. <u>R3C-C – 1.0⁸</u>	
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. ³		
	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. ⁴ <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.	

Street side, corner lot	additions to nonconforming buildings.)	<u>R3C-C: No minimum side setback.</u>	
	5 ft.	5 ft.	
	10 ft. for reversed corner lots. ⁵	7.5 ft. for reversed corner lots. ⁵	
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 19.36.280 (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	R4-B: 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)		

(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 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

Non-Residential Land Use	Required Parking Spaces ⁵
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 Serving 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
8. Live/Work Facilities and Commercial uses in R3C-C zoning district	<u>Wall and/or window, awning/ canopy blade/ bracket, free-standing bracket or monument</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 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 façade standards, refer to Section 9.10.060 Commercial Building Façade Standards.

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

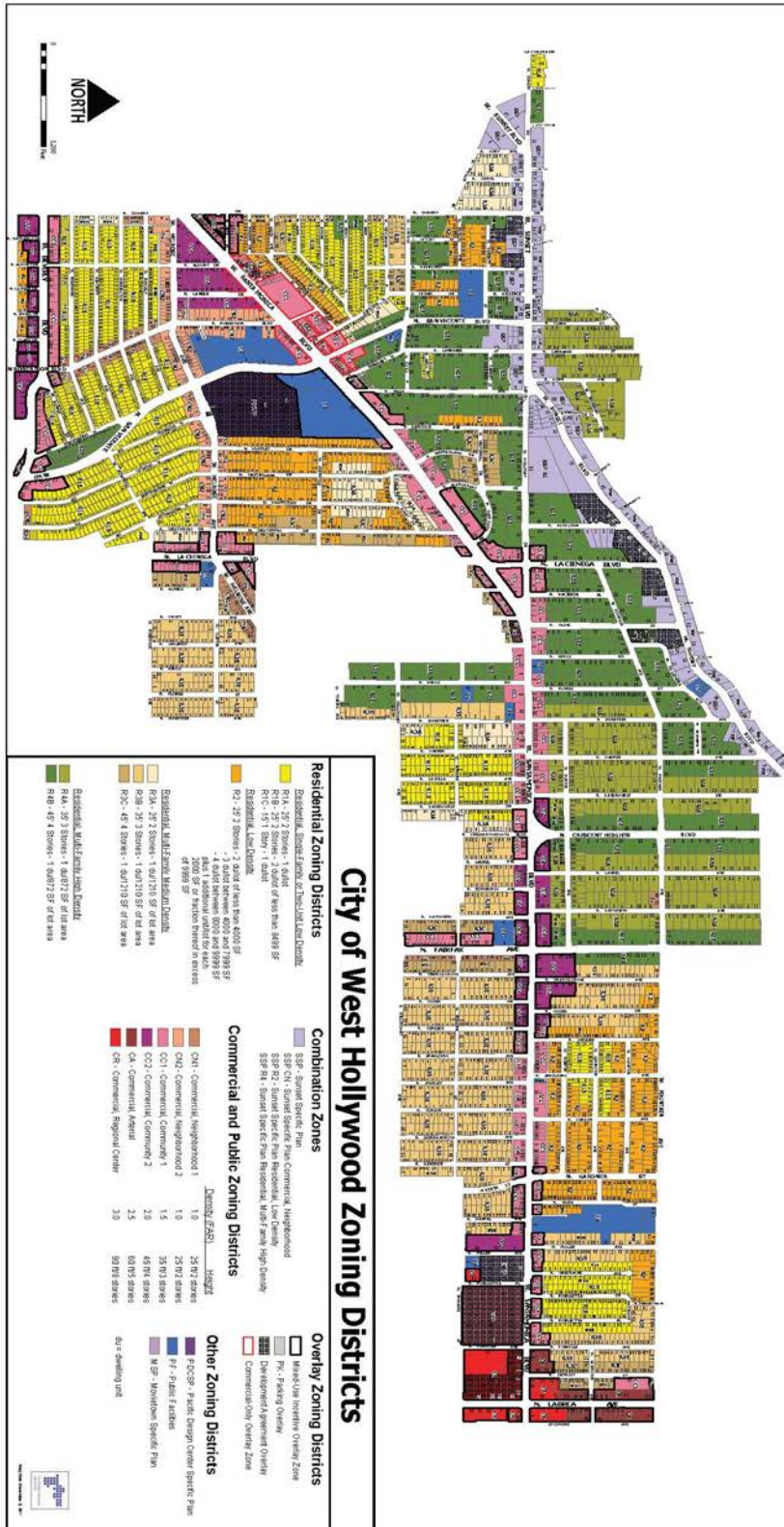
Section 12. A definition is modified and a new definition is added to Section 19.90.020 (Definitions of Specialized Terms and Phrases) of Chapter 19.90 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

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.

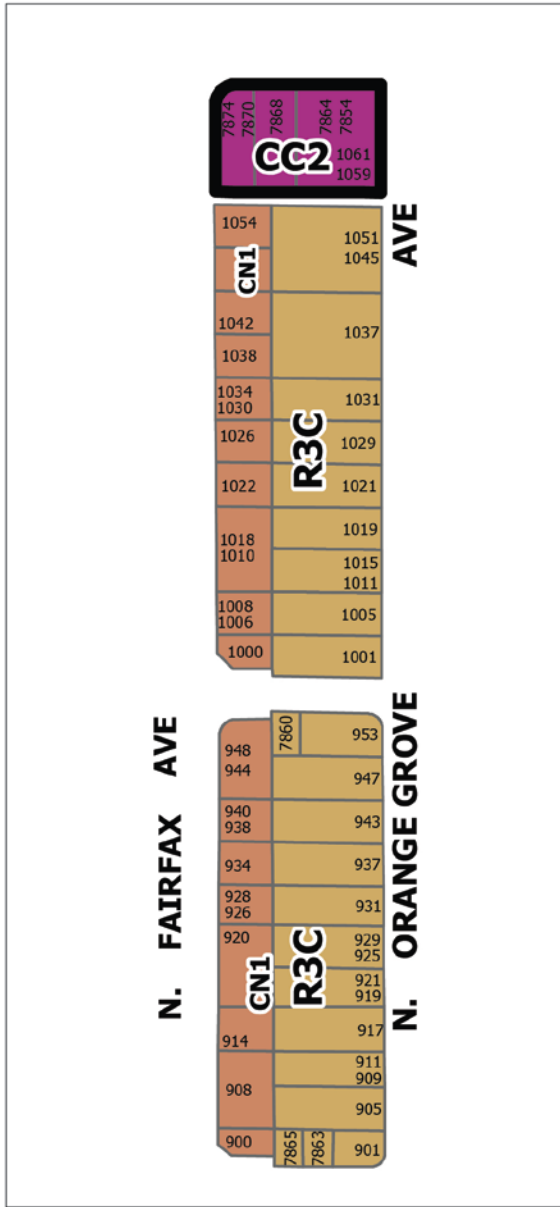
[NOTE: THIS SECTION 12 WILL ALSO INCLUDE CHANGES RELATED TO R4B-C IF THE COMPANION TEXT AMENDMENT FOR R4B-C IS ADOPTED]

Attachment B

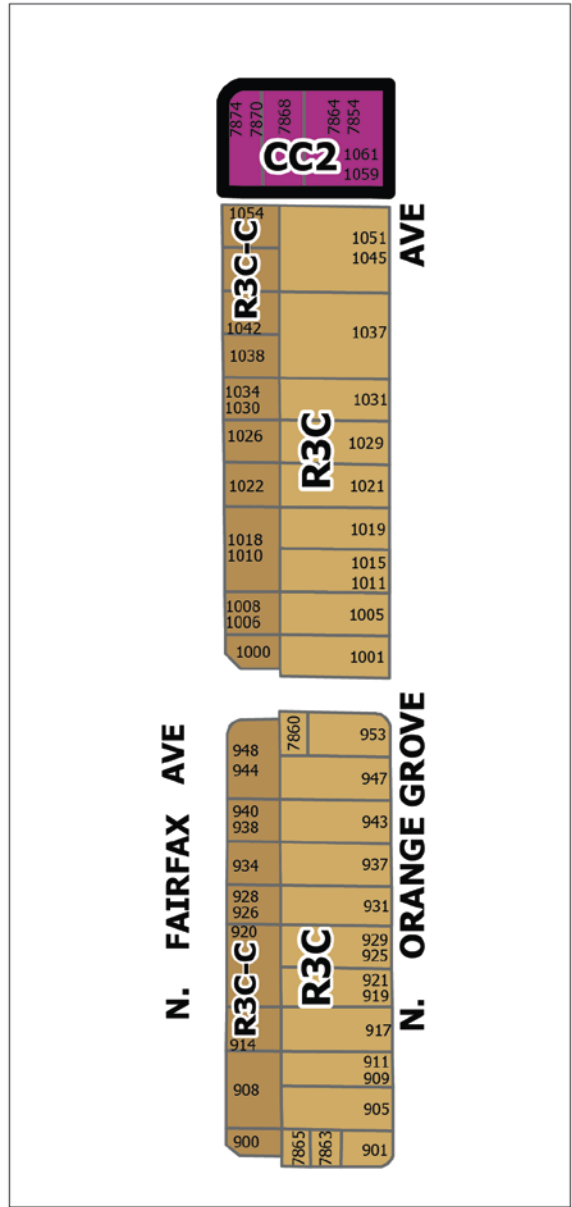
EXISTING ZONING MAP



PROPOSED ZONING MAP AMENDMENT



CURRENT



PROPOSED



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)

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.

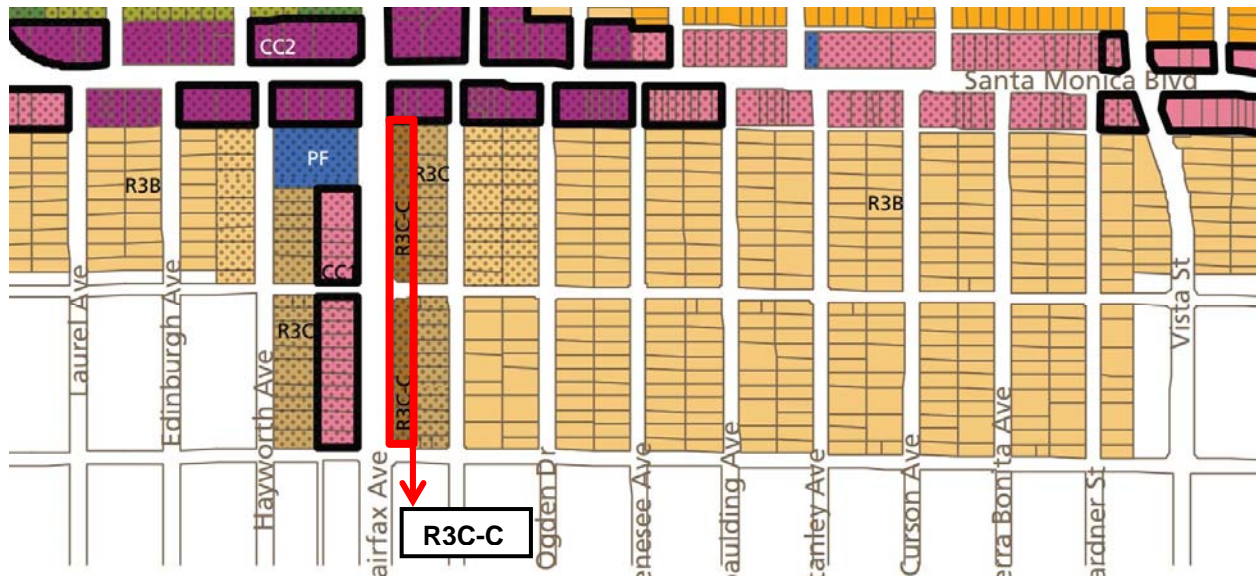


Figure 1 - R3C-C General Plan Land Use Designation

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

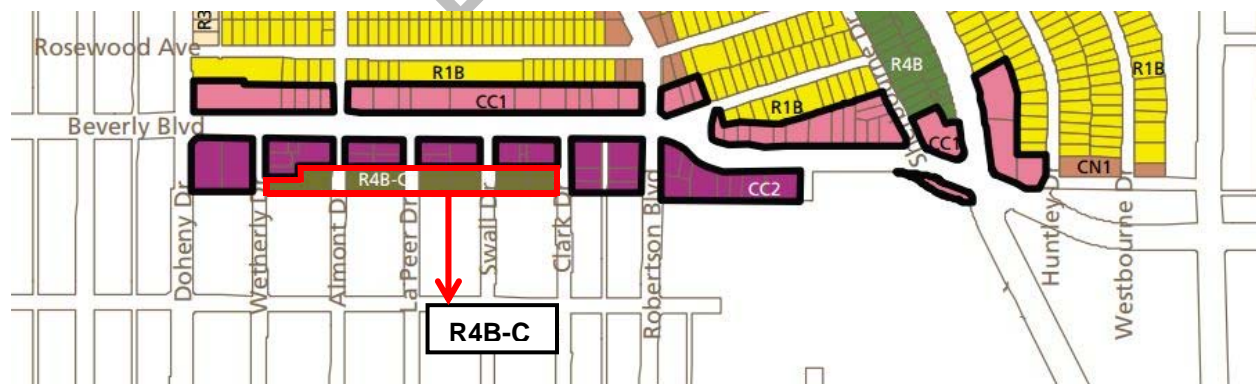


Figure 2 – R4B-C General Plan Land Use Designation

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)
Height	Up to 45' (4 stories)	
Residential Density	1 unit for each 1,210 sf of site area	1 unit for each 872 sf of site area
Commercial Density	1.0 Floor Area Ratio (FAR)	
Allowable Uses	<ul style="list-style-type: none"> • Residential required • Ground floor neighborhood-serving commercial <i>required</i> • Live/work allowed 	<ul style="list-style-type: none"> • Residential required • Ground floor neighborhood-serving commercial <i>allowed</i> • Live/work allowed
Minimum Residential Density	<ul style="list-style-type: none"> • 75% of max. allowable density • Live/Work: No min. density 	<ul style="list-style-type: none"> • Residential: 90% of max allowable density • Residential with ground floor commercial: 75% of max. allowable density • Live/Work: No min. density
Commercial Parking	<ul style="list-style-type: none"> • Neighborhood-serving commercial: no parking required • Live/work: no parking required 	
Residential Parking	Same requirements as R3C zone	Same requirements as R4B zone
Setbacks	<ul style="list-style-type: none"> • Front: No first story or upper story setback • Side: No minimum side setback • Rear: 10 ft. minimum 	<ul style="list-style-type: none"> • Front: 7.5 ft. minimum; an additional 6 ft. for 2nd and upper stories in addition to the 1st story setback • Side: 10 ft. side setback with an additional 7.5 ft. stepback at 4th story required when adjacent to R-1 zone • Rear: 15 ft. minimum
Maximum Lot Area	10,000 square feet	

What General Plan specified

What General Plan did not specify

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.

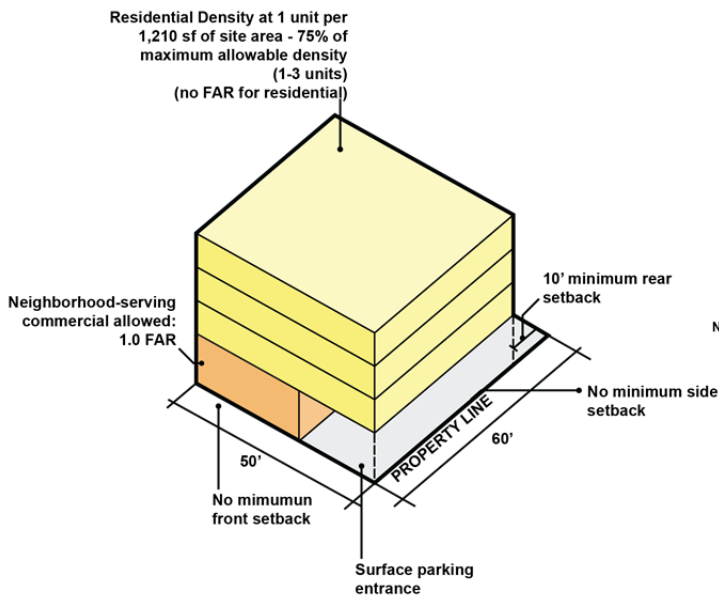


Figure 3 – Maximum Building Envelope for R3C-C

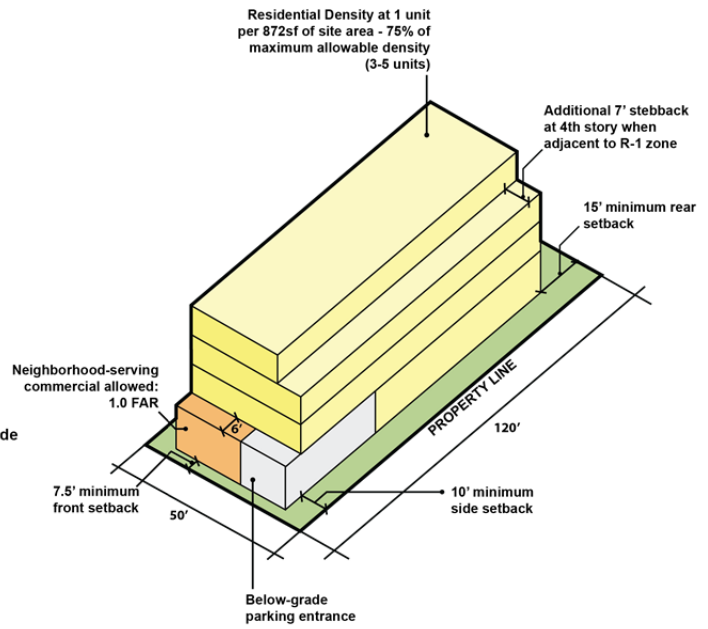


Figure 4 – Maximum Building Envelope for R4B-C

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 20, 2017. In addition to the noticing 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)

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 if 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 16-1171
- 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 floorplan 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
Applicability	Commercial Zones	Residential Zones
Size Requirements	750 SF Minimum, first 50ft of floor area depth limited to commercial retail sales	None
Street Frontage	Units fronting the street must display non-residential interiors	No window display/signage/or identification permitted
Occupancy and Employees	One employee must live in unit (no limit on number of employees)	Full-time residents and one additional employee max
Retail Sales	Allowed, may be integrated with working space	Art and craft work, clothing production, cottage food operations – no retail permitted
Permit Requirements	Business Tax Certificate required for business activities	Administrative Permit required for businesses with client visits
Parking Requirements	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 designed 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
Floor Area	<ul style="list-style-type: none"> • Minimum unit size: 750Sf • First 50ft of floor area depth at street level limited to commercial retail sale activities 	<ul style="list-style-type: none"> • Minimum 30%, maximum 60% of gross floor area designated and used as workspace
Parking Requirements	<ul style="list-style-type: none"> • 3.5 spaces per 1,000sf (standard for commercial) 	<ul style="list-style-type: none"> • 0 spaces required in R3C-C <p>-----</p> <p><i>Council to consider for live/work units in commercial zones:</i></p> <ul style="list-style-type: none"> • 1 space per bedroom • No spaces required for conversions • No spaces required
Permitted Zones	<ul style="list-style-type: none"> • All commercial, except PDCSP 	<ul style="list-style-type: none"> • Addition of R3C-C
Signage	<ul style="list-style-type: none"> • 1sf for each linear foot of street frontage (standard for commercial, multi-tenant bldg.) 	<ul style="list-style-type: none"> • Apply same standard to live/work facilities in R3C-C

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

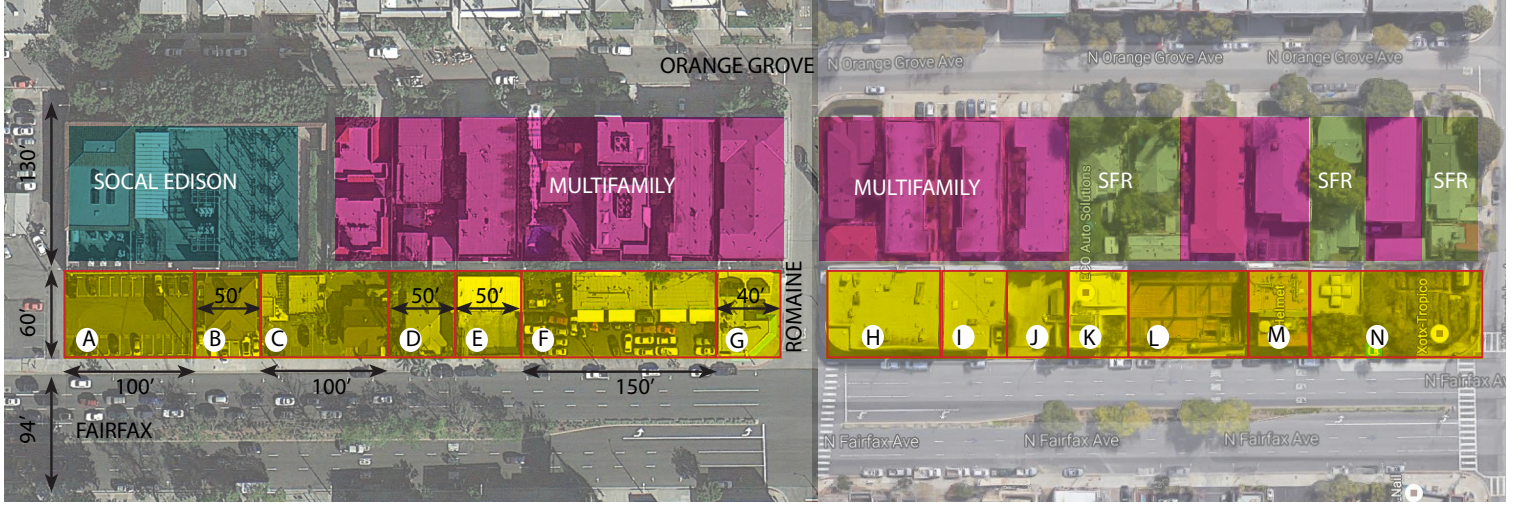


R3C-C (FAIRFAX)

- 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 #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 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.

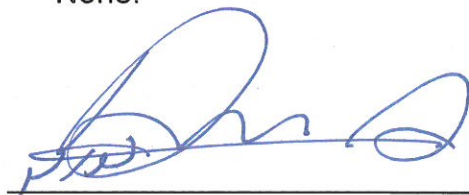
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 1st day of June, 2017 by the following vote:

AYES: Commissioner: Altschul, Carvalho, DeLuccio,
Hoopingarner, Jones, Vice-Chair
Buckner, Chair Aghaei.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



DAVID AGHAEI, CHAIRPERSON

ATTEST:



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

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 ²	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Adult day care facilities	CUP	CUP	CUP	CUP	19.36.040
<u>Art galleries</u>	=	=	<u>P^{1,11}</u>	<u>P^{1,11}</u>	<u>19.36.190</u>
<u>Artisan/handcraft shops</u>	=	=	<u>P^{1,11}</u>	<u>P^{1,11}</u>	<u>19.36.190</u>
Bed and breakfast inns (B&Bs) ³	—	—	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 ¹	P ¹	P ¹	P ¹	
Child day care, small family day care homes	P ¹	P ¹	P ¹	P ¹	
Common interest developments, new or conversion	P ¹	P ¹	P ¹	P ¹	19.36.100
Community centers	CUP	CUP	CUP	CUP	
Community gardens	MCUP	MCUP	MCUP	MCUP	
Conversions, multi-family units to other uses ⁴	CUP	CUP	CUP	CUP	19.36.290
Conversions, residential, adaptive re-use, cultural resources	RI	RI	RI	RI	19.58.150
Courtyard housing	—	P ¹	P ¹	P ¹	19.36.280
Garage sales	P ¹	P ¹	P ¹	P ¹	19.36.300(C)
<u>General retail stores</u>	=	=	<u>P^{1,11}</u>	<u>P^{1,11}</u>	<u>19.36.190</u>
Grading projects not related to permitted development	MCUP	MCUP	MCUP	MCUP	
Guest houses	P ¹	P ¹	P ¹	P ¹	19.36.300
Home businesses	P ¹	P ¹	P ¹	P ¹	19.36.140
Hotels, expansion of existing	—	CUP	CUP	CUP	19.36.150
Legalization of illegal dwelling units	P ¹	P ¹	P ¹	P ¹	19.36.270
<u>Live/ work units</u>	=	=	<u>P^{1,11}</u>	<u>P^{1,11}</u>	<u>19.36.160</u>
Mobile home parks	CUP	CUP	CUP	CUP	
Multi-family dwellings	—	P ¹	P ¹	P ¹	19.36.280
Offices, business and professional	—	—	—	CUP ⁵	
Organizational houses	—	—	CUP	CUP	
Parking (existing non-residential surface parking as of February 19, 2016)	P ¹	P ¹	P ¹	P ¹	19.28.090
Parking — Mechanical lifts	P ¹	P ¹	P ¹	P ¹	19.28.090
Parking — Automated structures	P ¹	P ¹	P ¹	P ¹	19.28.090
Parks and playgrounds	CUP	CUP	CUP	CUP	
<u>Personal services</u>	=	=	<u>P^{1,11}</u>	<u>P^{1,11}</u>	<u>19.36.190</u>
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 ¹	P ¹	P ¹	P ¹	19.36.290
Religious facilities/places of worship	CUP	CUP	CUP	CUP	
Residential accessory uses and structures	P ¹	P ¹	P ¹	P ¹	19.36.300
Residential care facilities ¹⁰ – 6 or fewer clients	P ¹	P ¹	P ¹	P ¹	
Residential care facilities ¹⁰ – 7 to 12 clients	MCUP	MCUP	MCUP	MCUP	
Residential care facilities ¹⁰ – 13 or more clients	CUP	CUP	CUP	CUP	

Restaurants, less than 1,200 sq.ft.	=	=	P ^{1,11}	P ^{1,11}	19.36.190
Restaurants – Outdoor dining, less than 250 sq.ft.	=	=	P ^{1,11}	P ^{1,11}	19.36.190
Room rental	P ¹	P ¹	P ¹	P ¹	
Schools – Public and private	CUP	CUP	CUP	CUP	
Schools – Specialized education and training	CUP	CUP	CUP	CUP	
Second residential units	P ^{1,6}	—	—	—	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	P ¹	P ¹	P ¹	P ¹	19.36.320
Single room occupancy housing	—	—	CUP	CUP	19.36.335
Supportive housing – Single-family structure	P ^{1,9}	P ^{1,9}	P ^{1,9}	P ^{1,9}	
Supportive housing – Multi-family structure	—	P ^{1,9}	P ^{1,9}	P ^{1,9}	
Telecommunications facilities	—	—	—	MCUP	19.36.350
Temporary uses	P ¹	P ¹	P ¹	P ¹	19.54.030
Transitional housing – Single-family structure	P ^{1,9}	P ^{1,9}	P ^{1,9}	P ^{1,9}	
Transitional housing – Multi-family structure	—	P ^{1,9}	P ^{1,9}	P ^{1,9}	
Transit stop shelters	P ¹	P ¹	P ¹	P ¹	
Two-unit residential projects	P ^{1,7}	P ¹	P ¹	P ¹	19.36.320
Urban inns	—	—	CUP ⁸	CUP ⁸	
Utility facilities	CUP	CUP	CUP	CUP	
Utility infrastructure	P ¹	P ¹	P ¹	P ¹	

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 ¹	5,000 sq. ft.		
Maximum lot area	No maximum	No maximum	No maximum; R4B-C: 12,000 sq. ft.
Residential density ^{2, 6, 7}	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. <u>R4B-C – 1.0⁸</u>	
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. ³ <u>R4B-C: No 1st story front setback if commercial on the ground floor.</u>		
	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. ⁴		
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.	
			<u>R4B-C: 10 ft. setback with an additional 7.5ft stepback at 4th story is required when adjacent to R-1 zone.</u>
Street side, corner lot	5 ft.	5 ft.	
	10 ft. for reversed corner lots. ⁵	7.5 ft. for reversed corner lots. ⁵	
Rear	15 ft. For lots with a depth less than 75 ft., 20% 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 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 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

Non-Residential Land Use	Required Parking Spaces ⁵
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
8. Commercial uses in R4B-C zoning district	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.	Yes	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:

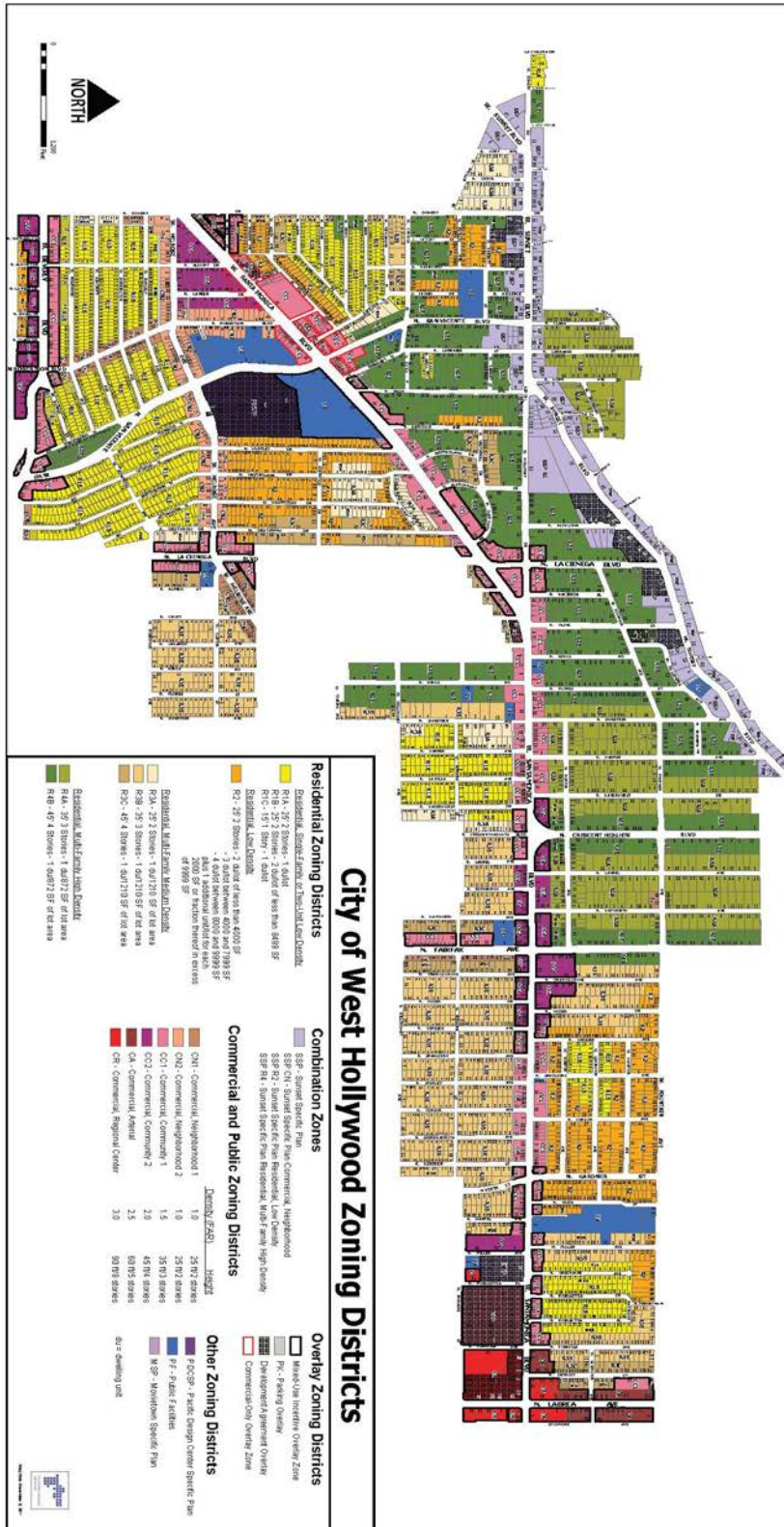
- a. All commercial tenant spaces in a building shall have a maximum average size of 1,200 square feet.
- b. Each commercial tenant space shall have a maximum frontage of thirty (30) linear feet.
- c. Each commercial tenant space shall have a minimum depth of eighteen (18) linear feet.
- d. All buildings 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]

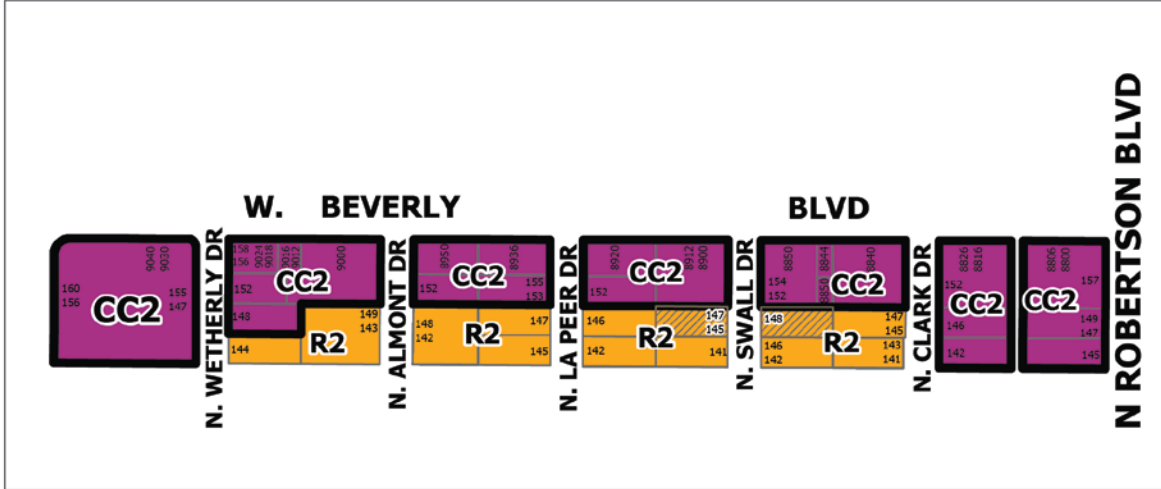
PREVIOUS PC RESOLUTION

Attachment B

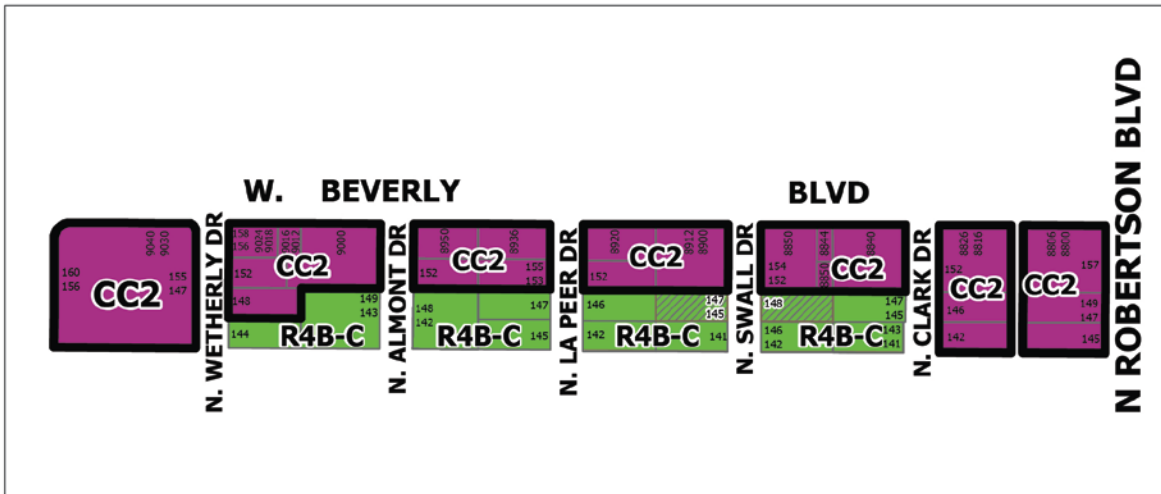
ZONING MAP



PR



CURRENT



PROPOSED

PDF

ON