

ORDINANCE NO. 18-1042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING A ZONE TEXT AMENDMENT TO TITLE 19, ZONING ORDINANCE, TO AMEND STANDARDS FOR ALLOWABLE ROOFTOP PROJECTIONS, CITYWIDE, IN THE CITY OF WEST HOLLYWOOD, CALIFORNIA.

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

SECTION 1. On June 5, 2017, the City Council directed staff to evaluate how the City calculates commercial building height and rooftop projections to determine if the City's zoning standards are appropriate for providing well-scaled commercial and mixed-use developments. As a result of the research, the Zone Text Amendment amends standards for allowable rooftop projections in all zone districts.

SECTION 2. The City of West Hollywood initiated amendments to the Zoning Ordinance, Article 19 of the Municipal Code to amend standards for allowable rooftop projections in all zoning districts.

SECTION 3. A public hearing was duly noticed for the Planning Commission meeting of September 6, 2018 where the Planning Commission recommend approval of Resolution 18-1286 to amend the standards for allowable rooftop projections in all zone districts.

SECTION 4. A public hearing was duly noticed for the City Council regular meeting of October 1, 2018 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, and the City website and by announcement on City Channel 6 by September 20, 2018. The City Council held a public hearing on October 1, 2018.

SECTION 5. The zone text changes are Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. No possibility exists that the proposed zone text amendments will have a significant effect on the environment because the zone text amendments will provide clear standards for rooftop features that would be allowed to project above the maximum height limit established in the Zoning Ordinance. The amendments to the Zoning Ordinance do not relate to any one physical project and will not result in any physical change to the environment. Therefore, it can be seen with certainty that there is no possibility that Zone Text Amendment 18-0011 may have a significant adverse effect on the environment, and

thus the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SECTION 6. The City Council of the City of West Hollywood hereby finds that Zone Text Amendment 2018-0011 is consistent with the Goals and Policies of the General Plan, including Goal LU-1 of the Land Use Element, which states that the City should maintain an urban form and land use pattern that enhances quality of life and meets the community's vision for its future; This action implements General Plan 2035 by clarifying what is allowed to projects above the maximum height limit established in the Zoning Ordinance and does not impede the City's ability to meet its other General Plan Goals and Policies.

SECTION 7. Subsection (C) of Section 19.28.080 (Height Measurement and Exceptions) of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

C. Projections Above Allowed Heights.

1. No structure shall project above the height limits for each zoning district established in this Ordinance except as specified in this Section.

When multiple projections are placed above the allowable height limits as allowed under this section, those projections shall be located in a manner as to not create the appearance an additional floor above the roof as determined by and to the satisfaction of the Review Authority.

Table A is a summary of the maximum permitted projection(s) above the height limit or roofline of a building for structures that are typically mounted or attached to a building. Table A also establishes limitations in the horizontal coverage of permitted projections.

Table A: Allowed Projections Above Height Limits

<i>Structure</i>	<i>Maximum Aggregate Coverage of Building's Roof Area (% or total gross square footage)</i>	<i>Maximum Vertical Projection (ft.)</i>	<i>Other Requirements</i>
Projections Allowed in All Zoning Districts:			
Skylights	No limit	3 ft. above the roofline	-----
Sustainable Energy Equipment located on a rooftop For solar access and solar equipment, please see also Section 19.20.170.	No limit	12 ft. above the height limit	Shall be set back a minimum of 2 feet from the edge of the roofline, with the exception of solar collector panels.
Elevator shafts	200 gross square feet per elevator shaft	15 ft. above the roofline	-----
Stairwells	200 gross square feet per stairwell	10 ft. above the roofline	-----
Chimneys, vent stacks and windscoops	5%	10 ft. above the height limit	-----
Parapets, fire escapes, catwalks, and open guard rails required by law	No limit	4 ft. above the roofline	As required by Title 13 of the West Hollywood Municipal Code
Non-occupiable architectural features such as steeples, spires, towers, domes, and cupolas	25%	12 ft. above the height limit	Maximum aggregate coverage combined with rooftop features for outdoor living areas shall not exceed 25% of the total roof area

Rooftop features for outdoor living areas, such as sunshade and open trellises.	25%	10 ft. above the roofline	Maximum aggregate coverage combined with non-occupiable architectural features shall not exceed 25% of the total roof area
Mechanical rooms and enclosures, telecommunications facilities, ventilating fans, water tanks, cooling towers, or other equipment required to operate and maintain a building For telecommunications facilities, please see also Section 19.36.350	15%	10 ft. above the roofline	Shall be set back from the edge of the roofline a minimum of one half foot for every foot in height above the roof above which they are situated

2. Height Averaging. The maximum height of a structure may be averaged, subject to approval by the Director. For example, where a flat-roofed structure could be built to a height of twenty-five feet, a sloping roof could be built to a maximum average height of twenty-five feet with the lowest portions of the roof slope at twenty feet, and the highest portions at twenty-eight feet.

SECTION 8. Based on the foregoing, the City Council approves Zone Text Amendment 2018-0011.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 15th day of October, 2018 by the following vote:

AYES:	Councilmember:	Heilman, Horvath, Meister, Mayor Pro Tempore D'Amico, and Mayor Duran.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.



JOHN J. DURAN, MAYOR

ATTEST:



YVONNE QUARKER, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF WEST HOLLYWOOD)

I, YVONNE QUARKER, City Clerk of the City of West Hollywood, do hereby certify that the foregoing Ordinance No. 18-1042 was duly passed, approved, and adopted by the City Council of the City of West Hollywood at a regular meeting held on the 15th day of October, 2018, after having its first reading at the regular meeting of said City Council on the 1st day of October, 2018.