

ORDINANCE NO. 18-1040

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING A ZONE TEXT AMENDMENT TO TITLE 19, ZONING ORDINANCE, TO ALLOW FOR A PARKING REDUCTION WHEN PROVIDING CAR SHARE IN CERTAIN DEVELOPMENT PROJECTS, CITYWIDE, IN THE CITY OF WEST HOLLYWOOD, CALIFORNIA.

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

SECTION 1. Car sharing can reduce household car ownership and vehicle miles travelled, alleviate parking and traffic congestion, increase transportation options, and reduce use and dependence on fossil fuels through use of alternative fuel vehicles.

SECTION 2. In order to implement the General Plan and direction from City Council, the City seeks to amend the City's Allowable Parking Reduction requirements in Section 19.28.60, Reduction of Off-Street Parking Requirements, West Hollywood Municipal Code, to provide parking incentives for provision of car-share parking spaces. The Zone Text Amendment will also provide for exterior signage identifying the on-site car share business, and defines car share vehicles and car share organizations.

SECTION 3. A public hearing was duly noticed for the Planning Commission meeting of June 21, 2018 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, and the City website and by announcement on City Channel 6 starting June 7, 2018. The Planning Commission held a public hearing on June 21, 2018, and unanimously recommended approval of the proposed zone text amendments to the City Council, with a change to require non-tandem spaces.

SECTION 4. A public hearing was duly noticed for the City Council 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 starting September 20, 2018. On October 1, 2018, the City Council adopted an ordinance on first reading. On October 15, 2018, the City Council made an amendment to add 100% affordable housing projects to the applicability of this provision, and reintroduced the ordinance on first reading.

SECTION 5. The zone text amendments are Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308, which exempts actions by regulatory agencies to protect the environment. The amendments are also exempt from 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. Car share programs are shown to reduce impacts on the environment by reducing vehicle ownership, which in turns reduces vehicle miles

traveled and increases usage of public transportation and other alternatives to driving. Additionally, these spaces will contain cars that are used by many users, rather than one user, which does not impact the environment.

SECTION 6. The City Council of the City of West Hollywood hereby finds that Zone Text Amendment 2018-0005 is consistent with the Goals and Policies of the General Plan, including Goal M-6 of the Mobility Element, which states that the City should utilize Transportation Demand Management strategies to reduce auto travel; Policy M-6.7, which states the City should support carpool, rideshare, and telecommuting programs in partnership with the City's business community, and strive for increased participation rates, and Policy M-1.4, which calls for the City to consider requiring development projects to include transit amenities and transit incentive programs. This action implements General Plan 2035 and the Climate Action Plan as a measure to reduce overall Greenhouse Gas Emissions and vehicle trips by providing incentives and strategies for trip reduction and does not impede the City's ability to meet its General Plan goals.

SECTION 7. Table 3-7, Allowable Parking Reductions, in Section 19.28.60, Reduction of Off-Street Parking Requirements, of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code, shall be amended to add the following new row to the end of the table as follows:

TABLE 3-7: ALLOWABLE PARKING REDUCTIONS

Qualifying Project Feature¹	Description and Criteria for Granting Reduction	Maximum Reduction²	Required Process for Reduction
Car share vehicles in dedicated car share parking space (s)	For new construction of a hotel, or an 100% affordable housing project, or a structure with at least 10 dwelling units with required affordable housing on-site, publicly available car share vehicles provided within the building in covered dedicated standard sized non-tandem parking spaces, located in close proximity to pedestrian access to the garage and accessible to car share program members 24 hours a day. Car share parking spaces shall be equipped with a minimum level 2 electric vehicle charger installed. Parking spaces shall have signage identifying the space as car share only. Exterior signage shall be permitted as authorized by Section 19.34.030. Property owner, successors and/or assignees shall provide the City with an agreement between the property owner and a car share	For each car share parking space provided on-site, two code required parking spaces may be eliminated. A maximum reduction of four code-required parking spaces is permissible.	Review and decision by applicable Review Authority as part of land use permit approval for project.

	<p>organization on an annual basis stating that car share vehicle(s) will be provided on that site. Should the property owner fail to maintain an agreement with a car share organization on an annual basis, the parking spaces shall be replaced through provision of new parking spaces, parking credits, shared parking permits, reduction in parking requirements, provision of car share memberships to tenants in the building, or other similar mechanism as approved by the Director.</p>		
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SECTION 8. Table 3-11, Sign Standards for Residential Zoning District (R1, R2, R3, R4), within Section 19.34.030, Sign Standards by Zoning District, of Chapter 19.34 of Title 19 of the West Hollywood Municipal Code, shall be amended to add the following new row to the end of the table as follows:

Sign Class	Allowed Sign Types	Max. Number of Signs	Max. Sign Area	Max. Sign Height	Location Req'ts	Lighting Allowed ?	Add'l Req'ts
9. Car Share Vehicle Parking	Wall and/or window, blade/ bracket, free-standing bracket or monument.	1 per street frontage.	3 square feet.	10 feet above grade. 6 ft. for free-standing signs.	Near vehicular and/or pedestrian access to the building.	Yes.	

SECTION 9. Table 3-12, Sign Standards for Non-Residential Zoning District (CN1, CN2, CC1, CC2, CA, CR, SSP, PF), within Section 19.34.030, Sign Standards by Zoning District, of Chapter 19.34 of Title 19 of the West Hollywood Municipal Code, shall be amended to add the following new row to the end of the table as follows:

Sign Class	Allowed Sign Types	Max. Number of Signs	Max. Sign Area	Max. Sign Height	Location Req'ts	Lighting Allowed ?	Add'l Req'ts
10. Car Share Vehicle Parking	Wall and/or window, blade/bracket, free-standing bracket or monument.	1 per street frontage.	3 square feet.	10 feet above grade. 6 ft. for free-standing signs.	Near vehicular and/or pedestrian access to the building.	Yes.	

SECTION 10. Section 19.90.020, Definitions of Specialized Terms and Phrases, West Hollywood Municipal Code, shall be amended to add the following new definitions to the alphabetical list of definitions to read as follows:

Car share organization: Any public or private entity that provides a membership-based car share service to the public and owns, manages, maintains and insures motor vehicles for shared use by individual and group members, which are available to members 24 hours a day in unstaffed, self-service locations.

Car share vehicle: A motor vehicle available to members of a car share organization.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 5th day of November, 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. 18-1040 was duly passed, approved, and adopted by the City Council of the City of West Hollywood at a regular meeting held on the 5th day of November, 2018, after having its first reading at the regular meeting of said City Council on the 15th day of October, 2018.

I further certify that this ordinance was posted in three public places as provided for in Resolution No. 5, adopted the 29th day of November, 1984.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF NOVEMBER, 2018.


YVONNE QUARKER, CITY CLERK