

SUBJECT: ZONE TEXT AMENDMENT REGARDING PROJECTS
SPANNING COMMERCIAL AND RESIDENTIAL DISTRICTS

PREPARED BY: PLANNING AND DEVELOPMENT SERVICES
(Bianca Siegl, Long Range Planning Manager)
(Rachel Dimond, AICP)

STATEMENT ON THE SUBJECT:

The Planning Commission will consider Resolution PC 18-1277, reflecting the action taken at the Planning Commission public hearing regarding a Zone Text Amendment to amend standards for projects spanning commercial and residential districts.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the following resolution:

1. **RESOLUTION PC 18-1277: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT AMENDING TITLE 19, ZONING ORDINANCE, TO AMEND STANDARDS FOR PROJECTS SPANNING COMMERCIAL AND RESIDENTIAL ZONE DISTRICTS, IN THE CITY OF WEST HOLLYWOOD. (ATTACHMENT A)**

BACKGROUND / ANALYSIS:

On August 16, 2018, the Planning Commission held a public hearing to consider a Zone Text Zmendment to changes standards for projects spanning commercial and residential zone districts. The Planning Commission recommended the City Council adopt a zone text amendment to require projects that span commercial and residential zone districts to develop as fully separated projects, and requested striking Sections 19.04.040(C), 19.36.170(A) and 19.36.170(C), with a vote of 6-0-0 (Aghaei absent). The Planning Commission intended to eliminate any sections that allow projects to span both commercial and residential districts. However, deleting Section 19.04.040(C) would also eliminate a provision that applies to other projects. For example, projects sometimes span multiple residential districts, and this code section would apply to those types of projects as well. In order to implement the intent of the Planning Commission recommendation, staff has included an additional sentence in Section 19.04.040(C) in order to clarify that project spanning commercial and residential districts are required to be developed separately.

ATTACHMENTS:

- A. Resolution No. 18-1277

RESOLUTION NO. PC 18-1277

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT AMENDING TITLE 19, WEST HOLLYWOOD ZONING ORDINANCE, TO AMEND STANDARDS FOR PROJECTS SPANNING COMMERCIAL AND RESIDENTIAL ZONE DISTRICTS, WEST HOLLYWOOD, CALIFORNIA.

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

SECTION 1. Projects spanning commercial and residential zone districts need to be compatible with the surrounding neighborhoods. The proposed zone text amendment will require development projects which span residential and commercial zone districts to construct separate buildings, which will improve neighborhood compatibility of development projects.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of August 2, 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 July 19, 2018.

SECTION 3. 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. Requiring separated buildings in commercial and residential zone districts will decrease the size of buildings and increase open space in setbacks, which will not have any significant impacts on the environment.

SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2018-0007 is consistent with the Goals and Policies of the General Plan, including Policy H-2.4: Establish and maintain development standards that support housing and mixed-use developments while protecting and enhancing the quality of life goals and Policy LU-1: Maintain an urban form and land use pattern that enhances quality of life and meets the community's vision for its future. Additionally, the expanded green space will further Goal LU-9, Encourage multi-family residential neighborhoods that are well maintained and landscaped, and include a diversity of housing types and architectural designs.

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 2018-0007, which is attached hereto as Attachment A.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 16th day of August, 2018 by the following vote:

AYES: Commissioner:
NOES: Commissioner:
ABSENT: Commissioner: Aghaei.
ABSTAIN: Commissioner:

STACEY E. JONES, CHAIRPERSON

ATTEST:

BIANCA SIEGL, PLANNING MANAGER
LONG RANGE 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

Additional language shown in underline. Deleted language in ~~strikethrough~~.

Section 1. Section 19.04.040(C), Standards for Parcels with Multiple Zoning Districts, West Hollywood Municipal Code, of Chapter 19.36 of Title 19 shall be amended as follows:

C. Standards for Parcels with Multiple Zoning Districts. Where a parcel is zoned in two or more zoning districts, each portion of the parcel in a separate district shall be developed and used in compliance with the requirements of the applicable district. Where a parcel is zoned in both commercial and residential zoning districts, the portion of the parcel in any residential district shall be developed as one site while the portion of the parcel in commercial districts shall be development as a separate site.

Section 2. Section 19.36.170, Mixed-Use Projects, West Hollywood Municipal Code, of Chapter 19.36 of Title 19 shall be amended as follows:

19.36.170 Mixed-Use Projects.

(See also Sections 19.10.050 (Commercial Development Incentives), and 19.28.060 (Reduction of Off-Street Parking Requirements).

~~A. Mixed-Use Projects that Span Both Residential and Commercial Zoning Districts. A proposal to consolidate abutting residential and commercial parcels into a unified mixed-use project shall comply with the following standards.~~

- ~~1. Minimum Site Area. The proposed parcels shall contain a minimum aggregate area of 60,000 square feet.~~
- ~~2. Zoning District Limitations. Each residential parcel included in the project shall be designated within the R3 or R4 zoning districts.~~
- ~~3. Density. The residential density of the project shall not exceed that allowed by the applicable residential zoning district.~~
- ~~4. Ground Floor Uses. The portions of the ground floor of a mixed-use project adjacent to a public street frontage shall be used as follows:
 - ~~a. Commercial Frontage. Residential uses shall not be located within 50 feet of the site street frontage within a commercial zoning district; and~~
 - ~~b. Residential Frontage. Only residential uses shall be developed along the site street frontage within a residential zoning district.~~~~

- ~~5. Existing Alleys. Existing alleys shall be retained within the project unless the review authority determines that the alleys are not needed for loading or circulation.~~
- ~~6. Design Standards. A proposed mixed-use project shall be designed and constructed to:
 - ~~a. Be compatible with and complement adjacent land uses;~~
 - ~~b. Maintain the scale and character of development in the immediate neighborhood;~~
 - ~~c. Maintain or increase the existing number of residential units generally and specifically those for seniors and low- and moderate-income households; and~~
 - ~~d. Mitigate glare, light, noise, traffic, and other potential environmental impacts to the maximum extent feasible.~~~~
- ~~7. Loss of Neighborhood Commercial Uses. The project shall not reduce the existing supply of commercial land uses serving the immediate residential neighborhood.~~

~~B. Mixed-Use Projects in Commercial Zoning Districts. A proposal to construct a new mixed-use project within a commercial zoning district shall comply with the following standards:~~

- ~~1. Density. The allowable density of the project for both commercial and residential uses shall be based on the allowable FAR and any bonuses or incentives that are approved.~~
- ~~2. Location of Uses. Commercial and residential uses within a mixed-use project shall be fully separated, with residential units limited to the rear portion of the first story, or on the second and higher stories.~~
- ~~3. Residential Parking. All parking spaces required for the residential use shall be provided on-site. Parking spaces to serve the residential units shall be specifically designated and shall be reserved for the exclusive use of the residents.~~
- ~~4. Existing Alleys. Existing alleys shall be retained within the project.~~
- ~~5. Open Space Requirements. Mixed-use projects shall meet total square footage of open space required in Section 19.36.280; however, the review authority may permit the common open space to be decreased or eliminated as long as there is an equal increase in private open space that results in the same total open space square footage as would otherwise be required.~~

~~C. Mixed-use Projects that Span Both Residential and the Sunset Specific Plan~~

~~Zoning Districts. A proposal to consolidate abutting residential and Sunset Specific Plan parcels into a unified mixed-use project shall comply with the following standards:~~

- ~~1. Maximum Height. Each R4 residential parcel included in the project shall have a maximum height limit of 45 feet, four stories.~~
- ~~2. Maximum Average Unit Size. No maximum average unit size shall be required for each R3 or R4 residential parcel included in the project.~~
- ~~3. Required Density. No minimum density shall be required for each R3 or R4 residential parcel included in the project.~~