

SUBJECT: ZONE TEXT AMENDMENT TO ESTABLISH A TOP FLOOR
STEBACK IN THE R3-C AND R4-B 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 18-1278, reflecting the recommendation of denial made at the Planning Commission public hearing regarding a proposed Zone Text Amendment to establish a top floor setback in the R3-C and R4-B districts.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the following resolution:

1. **RESOLUTION PC 18-1278: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL DENIAL OF A ZONE TEXT AMENDMENT TO SECTION 19.06.040, RESIDENTIAL ZONE DISTRICTS GENERAL DEVELOPMENT STANDARDS, WEST HOLLYWOOD MUNICIPAL CODE, TO ESTABLISH A TOP FLOOR STEBACK IN THE R3-C AND R4-B DISTRICTS, IN THE CITY OF WEST HOLLYWOOD.**

BACKGROUND / ANALYSIS:

On August 2, 2018, the Planning Commission held a public hearing on a proposed Zone Text Amendment to establish a top floor setback requirement in the R3-C and R4-B Districts. This Zone Text Amendment was directed by City Council as part of an effort to reduce impacts of larger residential buildings. The Planning Commission recommended denial of the proposed zone text amendment, and suggested the City Council look instead at design guidelines for multifamily zone districts. The Planning Commission expressed concern that the setback was arbitrary, too limiting and wanted more design flexibility. The Planning Commission motion to return with a resolution reflecting this direction was made by Commissioner Bass, seconded by Commissioner Buckner, and was approved with a 5-0-1 vote (Hoopingarner recused, Aghaei absent).

ATTACHMENTS:

- A. Resolution No. 18-1278

RESOLUTION NO. PC 18-1278

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL DENIAL OF A ZONE TEXT AMENDMENT TO SECTION §19.06.040, RESIDENTIAL ZONE DISTRICTS GENERAL DEVELOPMENT STANDARDS, WEST HOLLYWOOD MUNICIPAL CODE, TO ESTABLISH A TOP FLOOR STEPBACK IN THE R3-C AND R4-B DISTRICTS, WEST HOLLYWOOD, CALIFORNIA.

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

SECTION 1. The City Council initiated a zone text amendment to require a stepback on the top floor of multifamily zone districts in order to reduce the visual impact of larger residential buildings.

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 Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2018-0008 is not consistent with the Goals and Policies of the General Plan, including Goal LU-9, which calls for encouraging multi-family residential neighborhoods that are well maintained and landscaped, and include a diversity of housing types and architectural designs, Goal LU-1, which calls for maintaining an urban form and land use pattern that enhances quality of life and meets the community's vision for its future and Goal H-2.4, which calls for establishing and maintaining development standards that support housing and mixed-use developments while protecting and enhancing the quality of life goals. These goals are stifled by the proposed zone text amendment in that it would result in a fixed stepback at the top story that could hamper architectural creativity.

SECTION 4. The Planning Commission recommends denial of the proposed zone text amendments, and denial of a project is Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270 of the CEQA Guidelines.

SECTION 5. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends denial to the City Council of Zone Text Amendment 2018-0008, which is attached hereto as Attachment A. The Planning Commission recommends denial because the proposed Zone Text Amendment would be too inflexible and hamper creative architectural design. The Planning Commission also recommends the City Council consider design guidelines for multifamily residential

buildings that could provide a three dimensional approach to setbacks and façade design.

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: Altschul, Bass, Buckner, Vice-Chair
Carvalho, Chair Jones

NOES: Commissioner: None.

ABSENT: Commissioner: Aghaei.

ABSTAIN: Commissioner: Hoopingarner.

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

(Language Provided for Reference- Planning Commission recommends DENIAL)

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

Section 1. Section 19.06.040, Residential Zoning District General Development Standards, of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code, shall be amended as follows:

19.06.040 Residential Zoning District General Development Standards. (in part)

Development Feature	Requirement by Zoning District		
	R1, R2	R3	R4
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; No minimum setback for R3C-C.	7.5 ft. minimum, no maximum; R4B-C: No 1st story front setback if commercial on the ground floor.
Front, 2nd & upper stories	An additional 6 ft. for 2nd and upper stories in addition to the 1st story setback. ⁴ For R3C-C, no additional 2nd or upper stories setback. <u>For R3-C and R4-B, the top story must be stepped back an additional 15ft (in addition to 1st story setback and 2nd and upper stories setback)</u> ⁴		

Notes:

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