

Project Introduction

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The Zoning Improvement Program for Housing supports the implementation of West Hollywood’s 6th Cycle Housing element through:

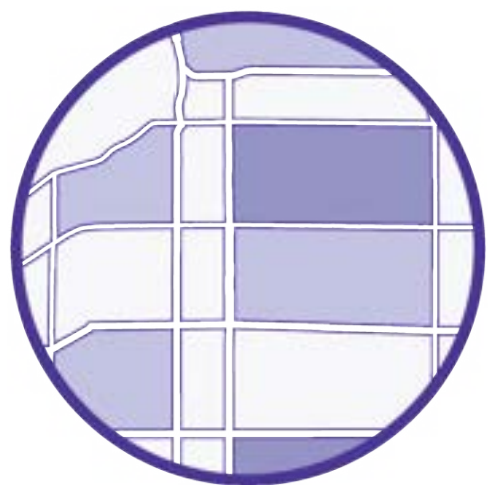
- ▶ Reducing zoning-related barriers to new housing development.
- ▶ Creating incentives for more density at strategic sites throughout the city.
- ▶ Evaluating existing zoning requirements in relation to state legislation such as the State Density Bonus, local incentive programs, and inclusionary requirements.

How does zoning impact new development?

Zoning is a component of the city’s municipal code that determines what can be built where. The intent is to coordinate development patterns to ensure a compatable mix of land uses and building types. All new development goes through an entitlement process that ensures that the proposed project aligns with zoning requirements.

Project Goals

As WeHo looks to meet future goals for housing development, reviewing and updating zoning regulations will ensure that the city has the right land use policies in place to meet these goals.



Equity. Expand access to diverse housing types in all neighborhoods and mitigate displacement risk for those most vulnerable, relying on equity measures to inform the approach.



Production. Increase housing supply through a targeted equity-driven strategy that aligns with local housing needs.



Environmental Stewardship. Adopt land use approaches that minimize environmental impacts by leveraging the City’s transit and pedestrian infrastructure and concentrating housing near neighborhood and regional amenities.



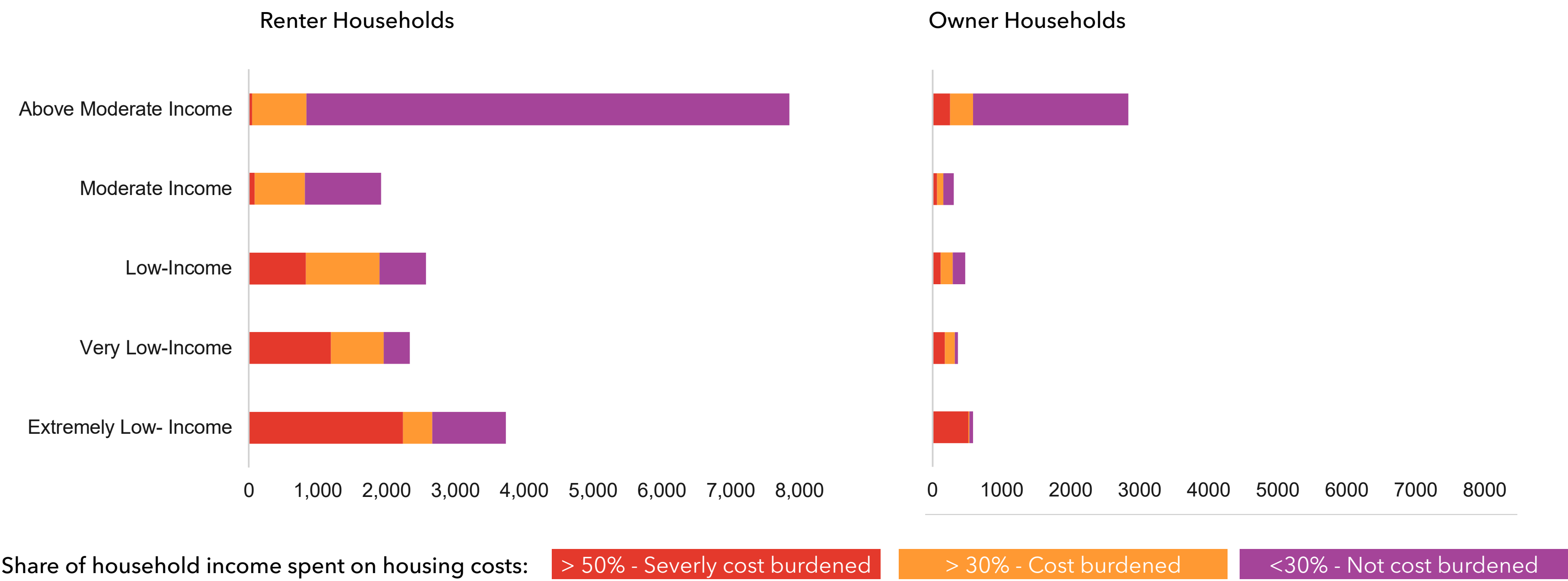
Affordability & Accessibility. Encourage the delivery of affordable and diverse housing choices, meeting residents’ needs based on the fair distribution of housing types at every affordability level.



Strengthening Neighborhoods. Preserve naturally occurring affordable housing and encourage contextual approaches to development that integrate with existing historical sites and neighborhood identity.

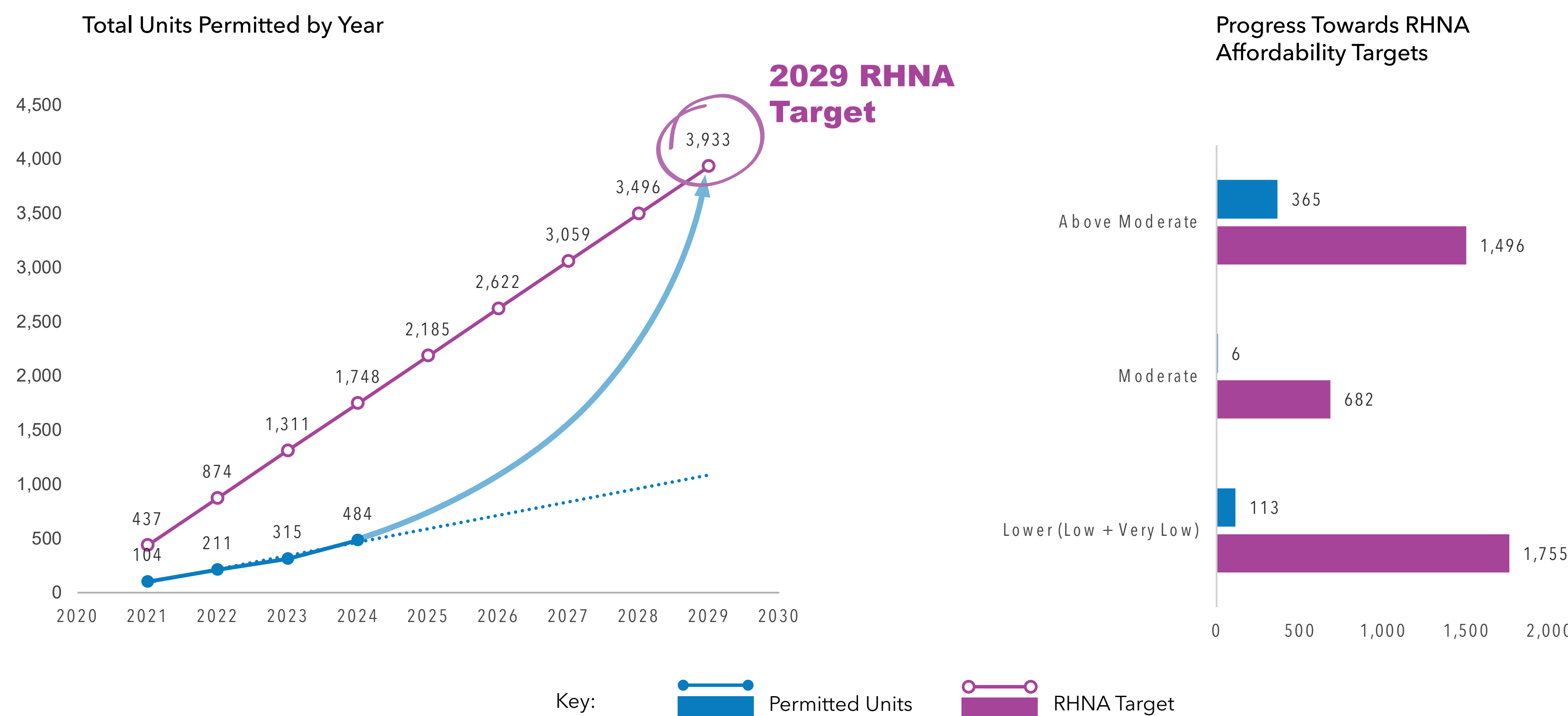
Why this matters.

West Hollywood residents are being impacted by high housing costs. This impacts both renter and owner households at all income levels, but is particularly challenging for lower income households who are disproportionately cost burdened.

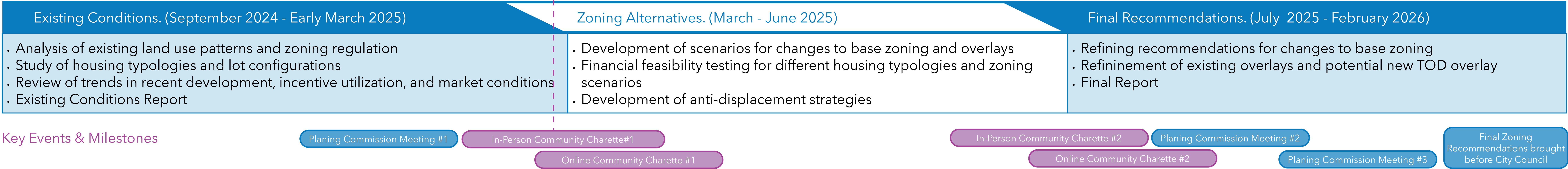


In 2023, the city completed its 6th Cycle Housing Element which establishes strategies to address critical housing needs for the 2021-2029 planning period. This includes a plan to meet state-mandated goals for overall housing production and development of affordable housing units, referred to as the Regional Housing Needs Allocation (RHNA).

West Hollywood needs to permit 3,449 units in the next 5 years to meet the Housing Element RHNA targets. The city will also need to intentionally plan for units that are affordable to low and moderate income households, to meet the affordability targets established within the RHNA.

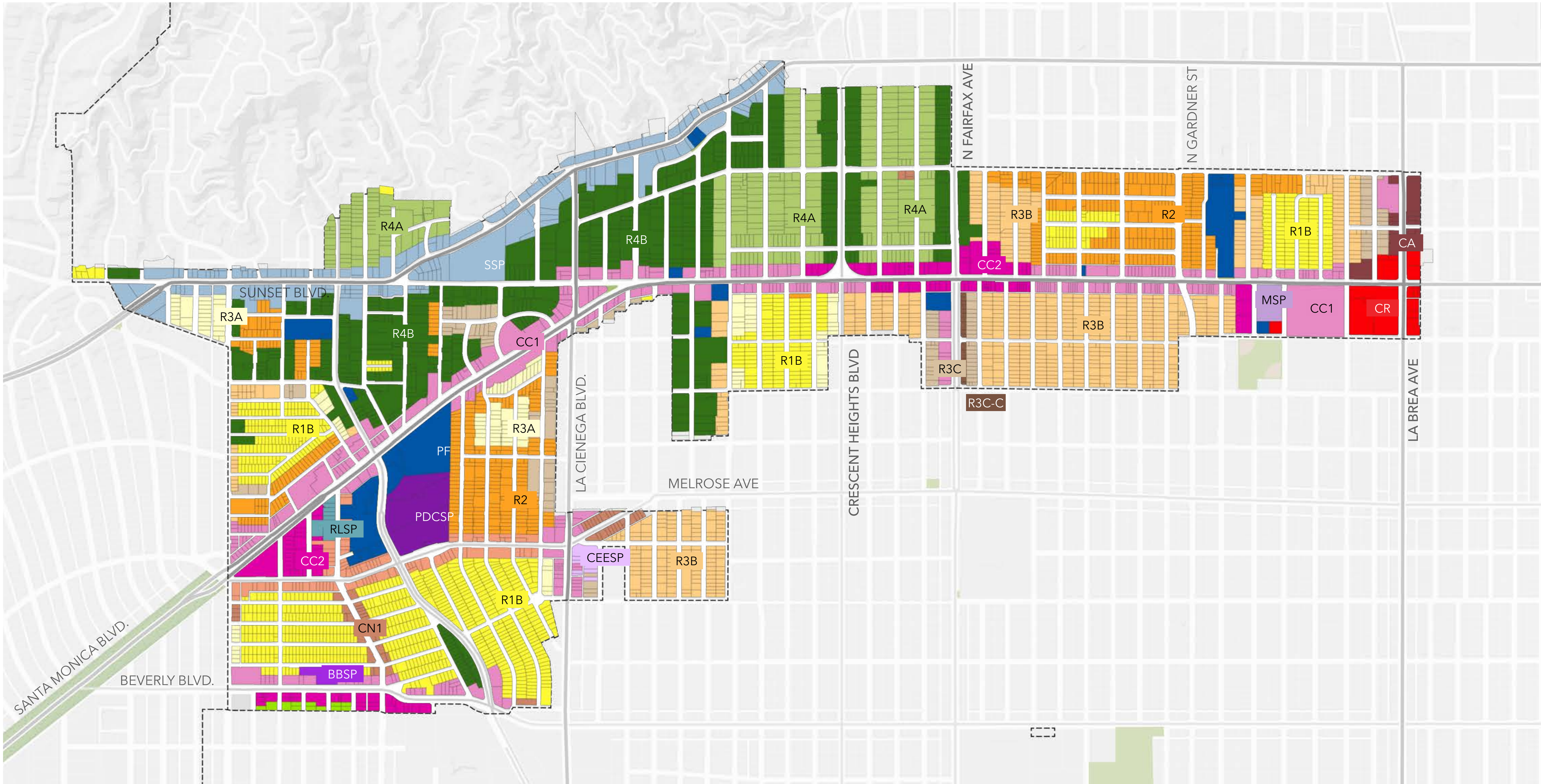


Project Schedule

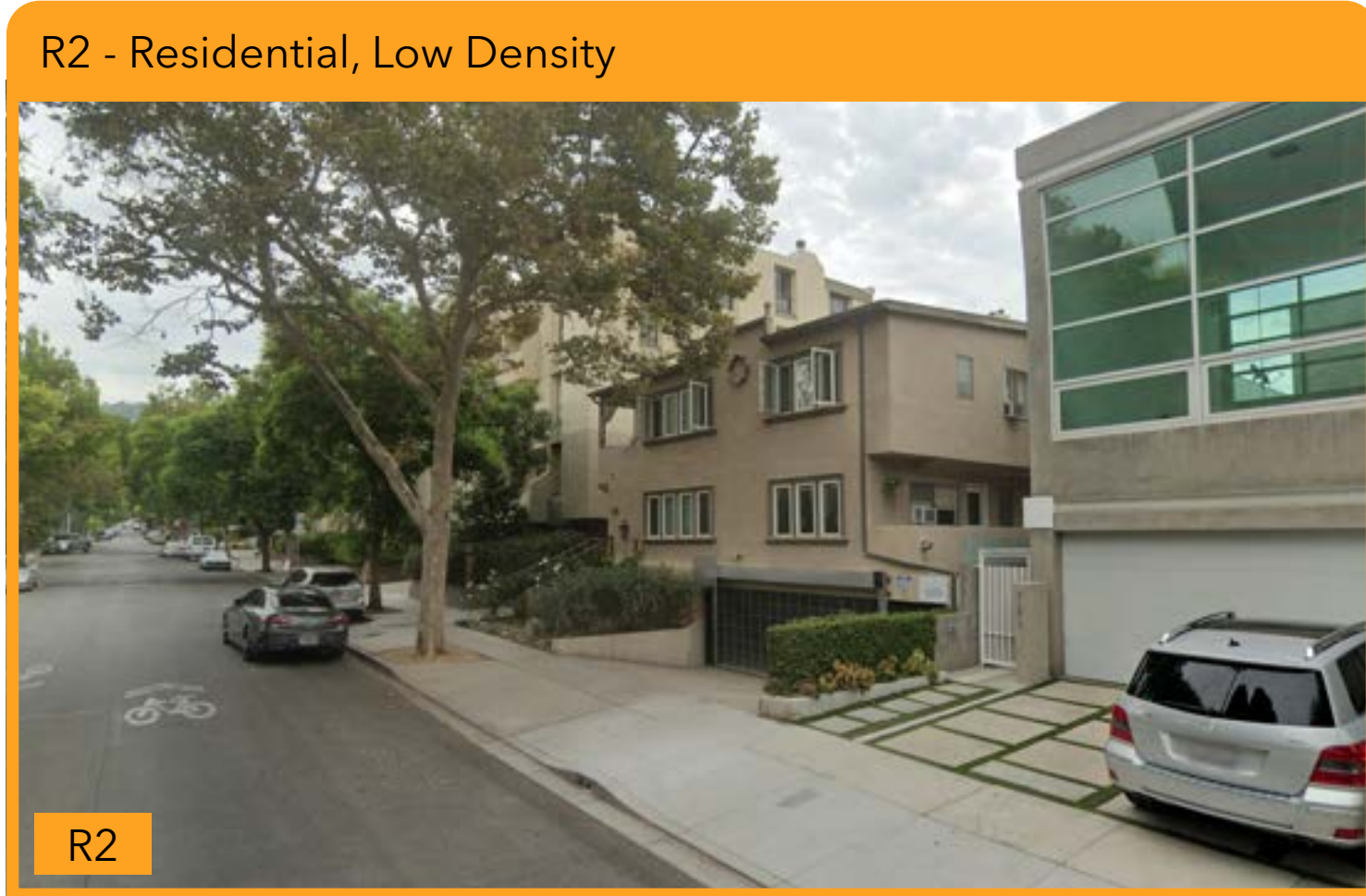


Existing Zoning & Development Standards

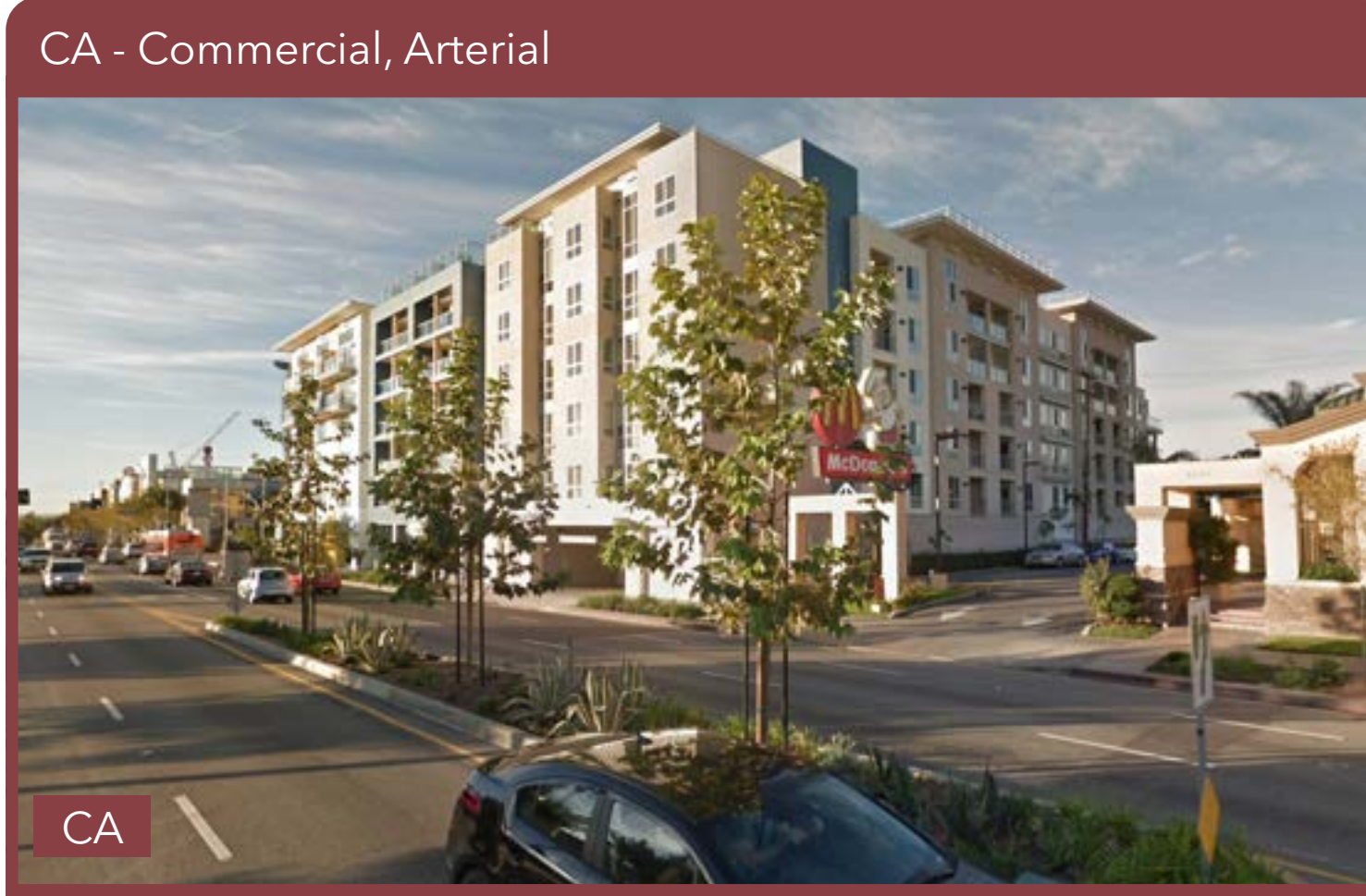
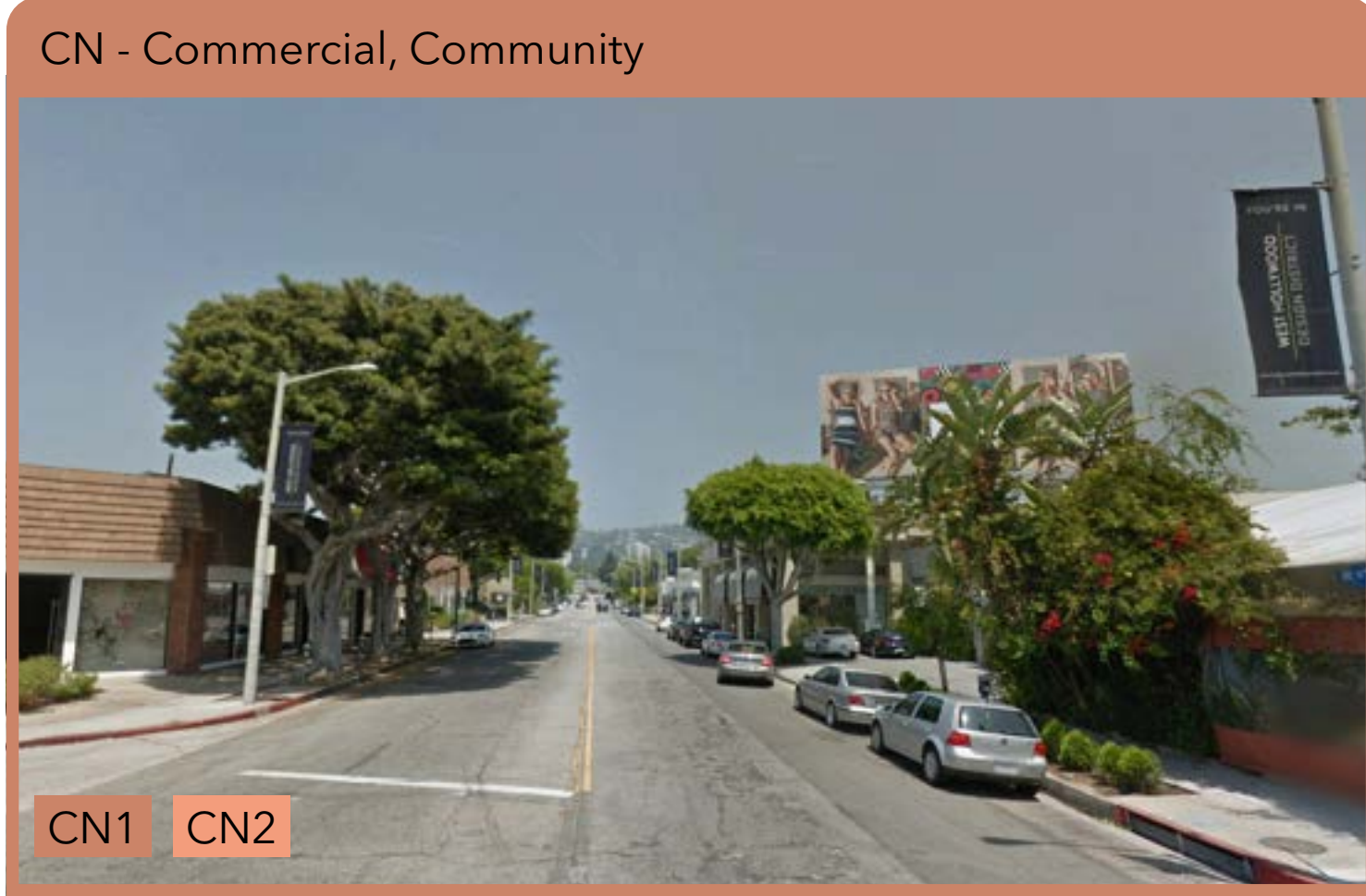
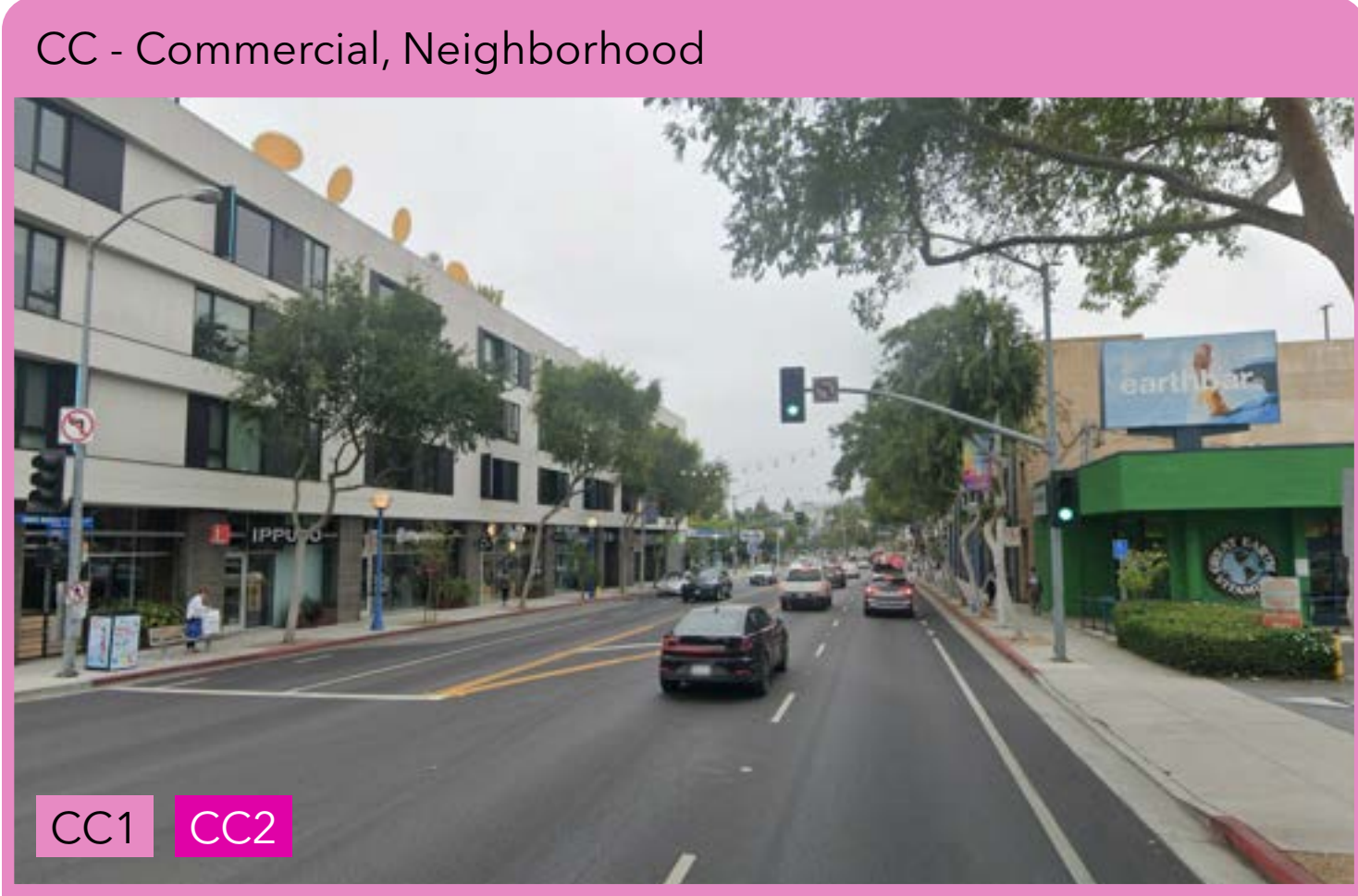
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Residential Zones:



Commercial Zones:



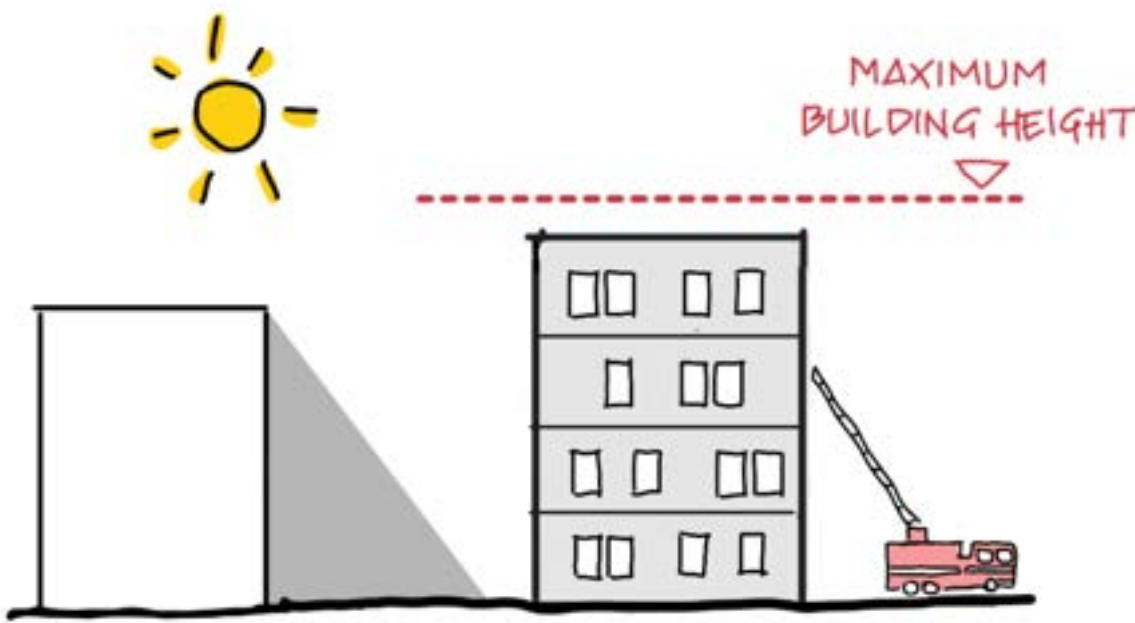
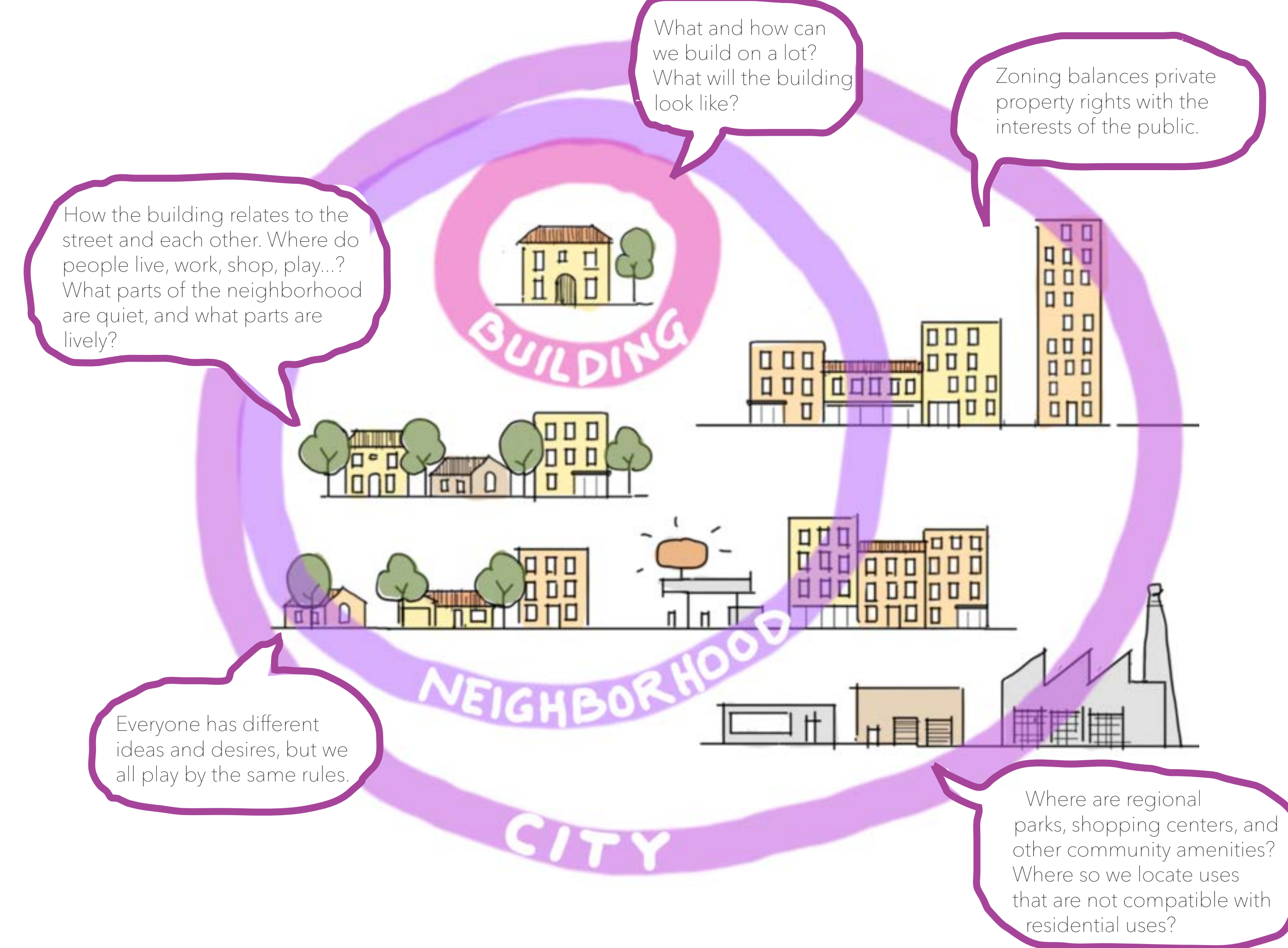
Public Facilities: PF - Public Facilities

Specific Plan Areas: SSP - Sunset Specific Plan PDCSP - Pacific Design Center BBSP - Beverly Boulevard Specific Plan RLSP - Robertson Lane Specific Plan MSP - Movietown Specific Plan CEESP - Center for Early Education

ZONING BASICS & KEY TERMINOLOGY

WHAT IS ZONING?

Zoning establishes guidelines for how properties are developed, including the types of uses that are allowed on a site and the scale and dimensions of buildings. We usually keep compatible things together - collocating building types and uses that go well together. Zoning provides guidelines for how will our environment look like at various scales: building, neighborhood, and city.



MAXIMUM BUILDING HEIGHT

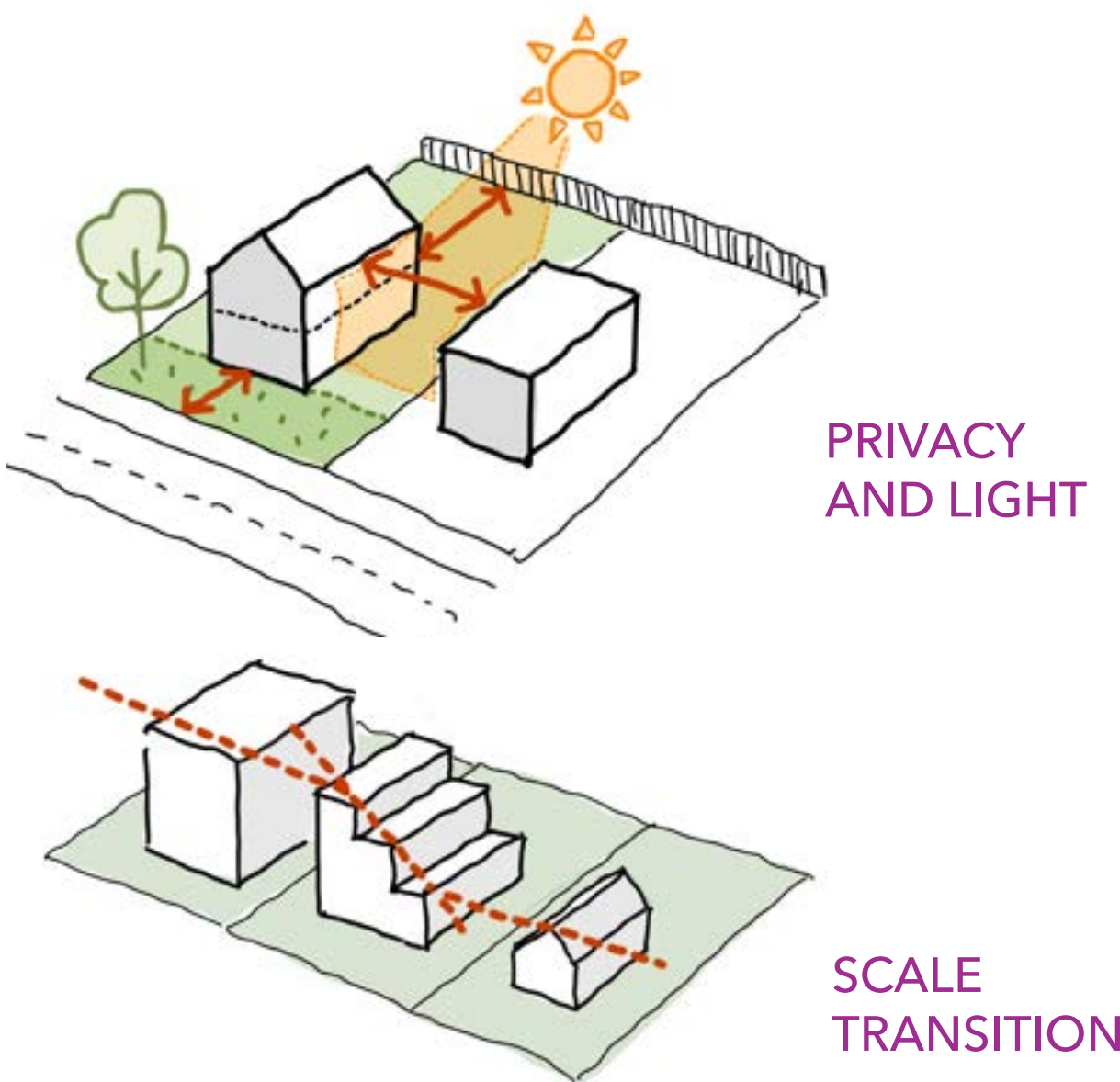
The zoning code establishes maximum building heights to control the scale and impact of buildings on their surrounding context, including shading of adjacent buildings, views, and the surrounding streetscape.

SET BACKS

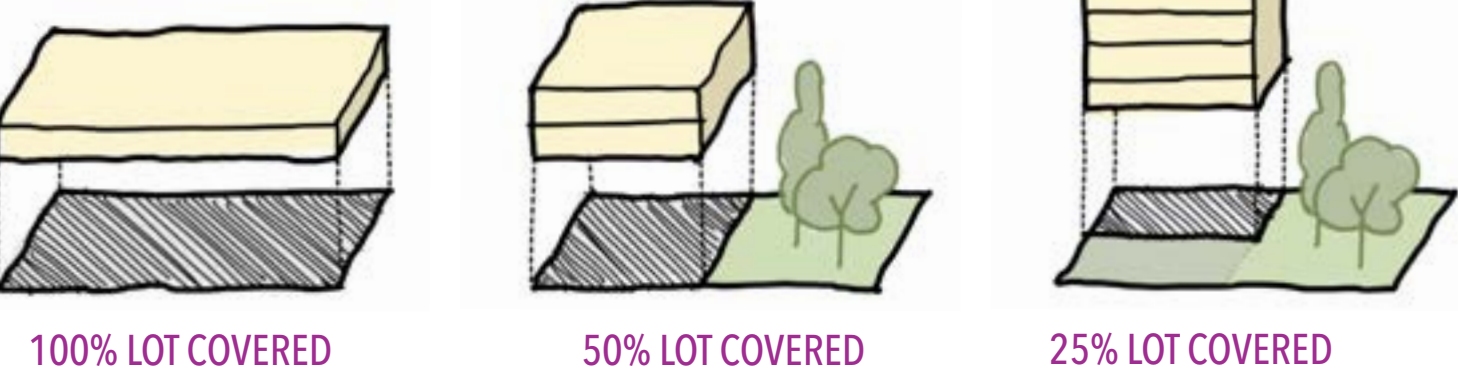
Setback is the minimum required distance that a building must be set back from a property line.

Setbacks create a zone in between a building and the street or neighbor, a stream or flood plain. It ensures adequate space for pedestrian access, privacy, natural light and fire safety.

Setbacks can define recessed upper storeys to provide transitions to a neighborhood of a different scale.



FAR 1.0 EXAMPLES



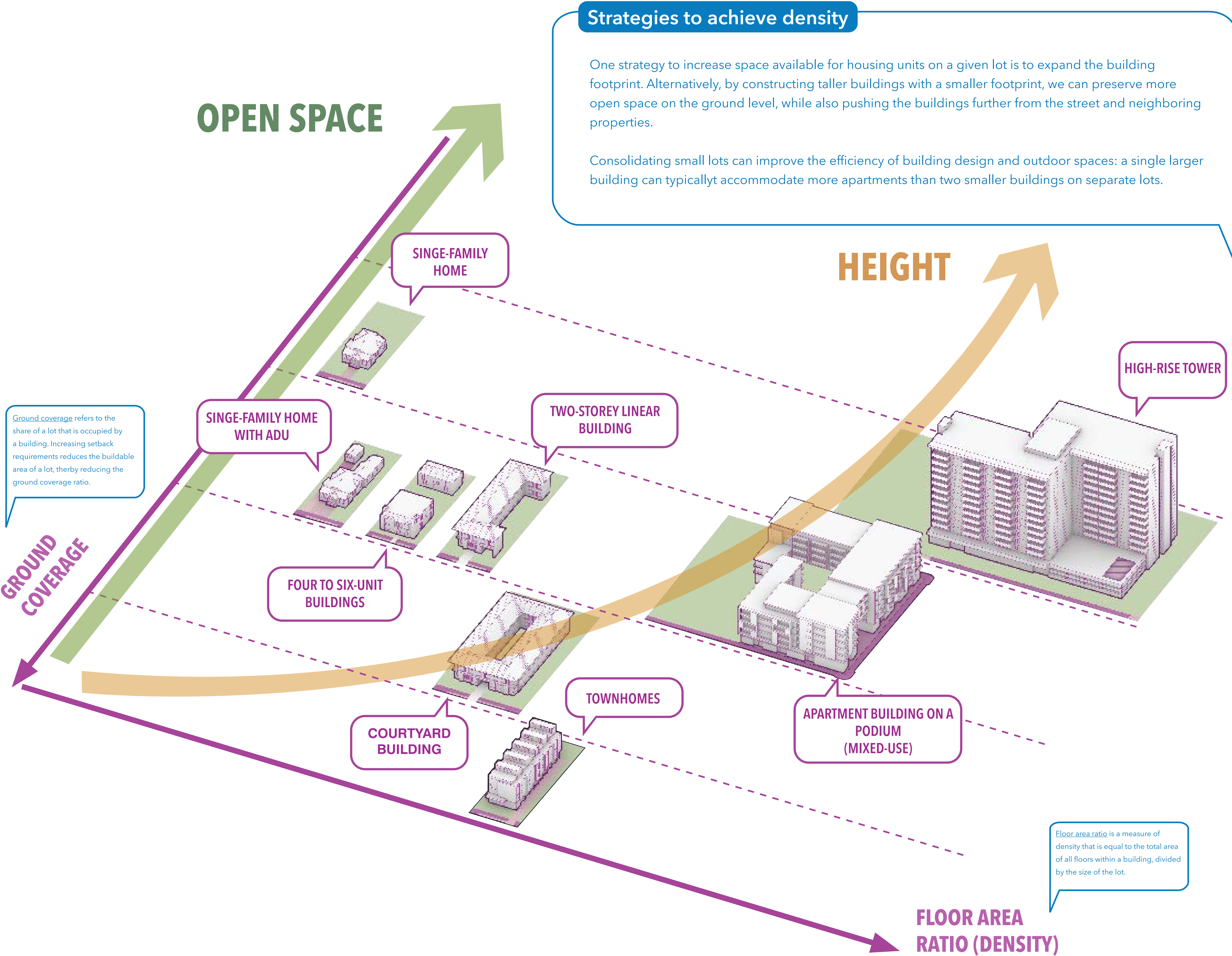
FLOOR AREA RATIO (FAR)

Floor area ratio (FAR) is calculated by dividing the total floor area of a building by the area of the lot it occupies. A higher FAR means higher density.



Approaches to Density

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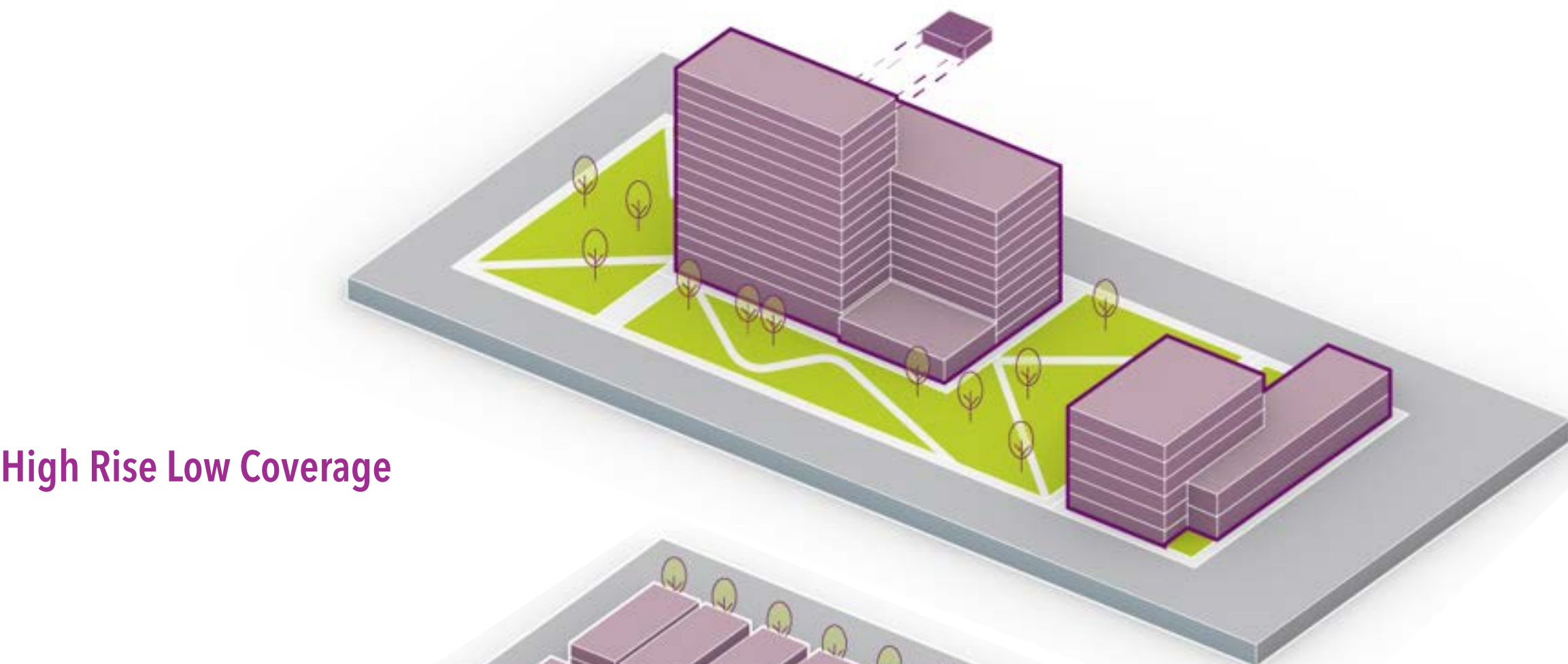


DENSITY AND URBAN FORM

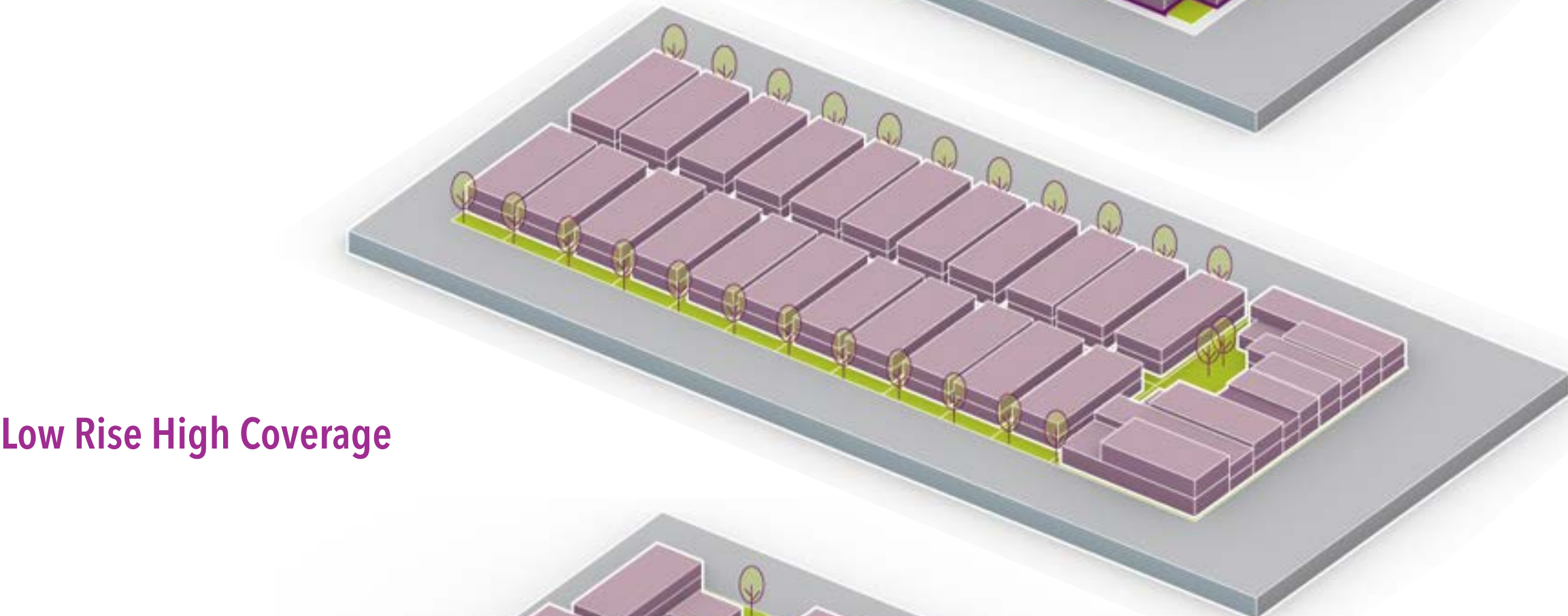
Density within the zoning code as “the number of housing units per net acre.” While this depends in part on the size of units, increasing the amount of space available for development generally increases density.

HEIGHT AND LOT COVERAGE

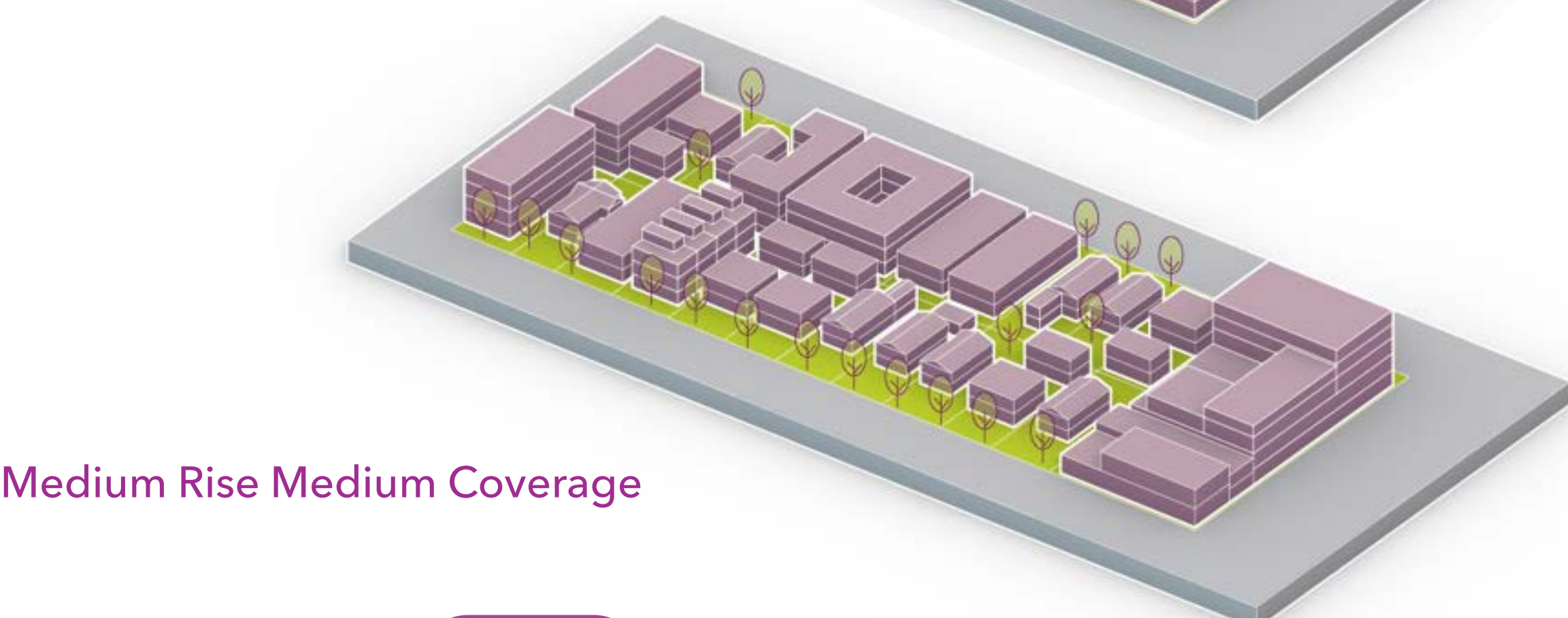
1 Unit



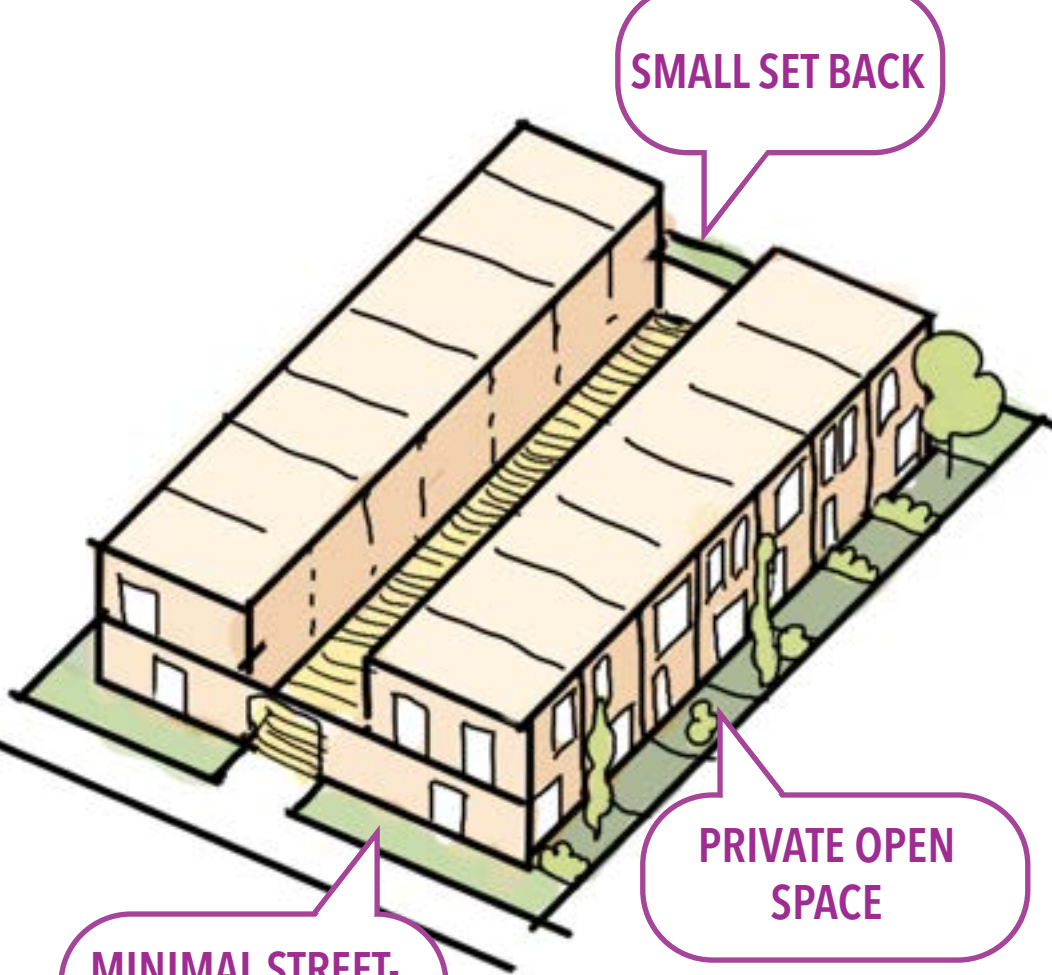
High Rise Low Coverage



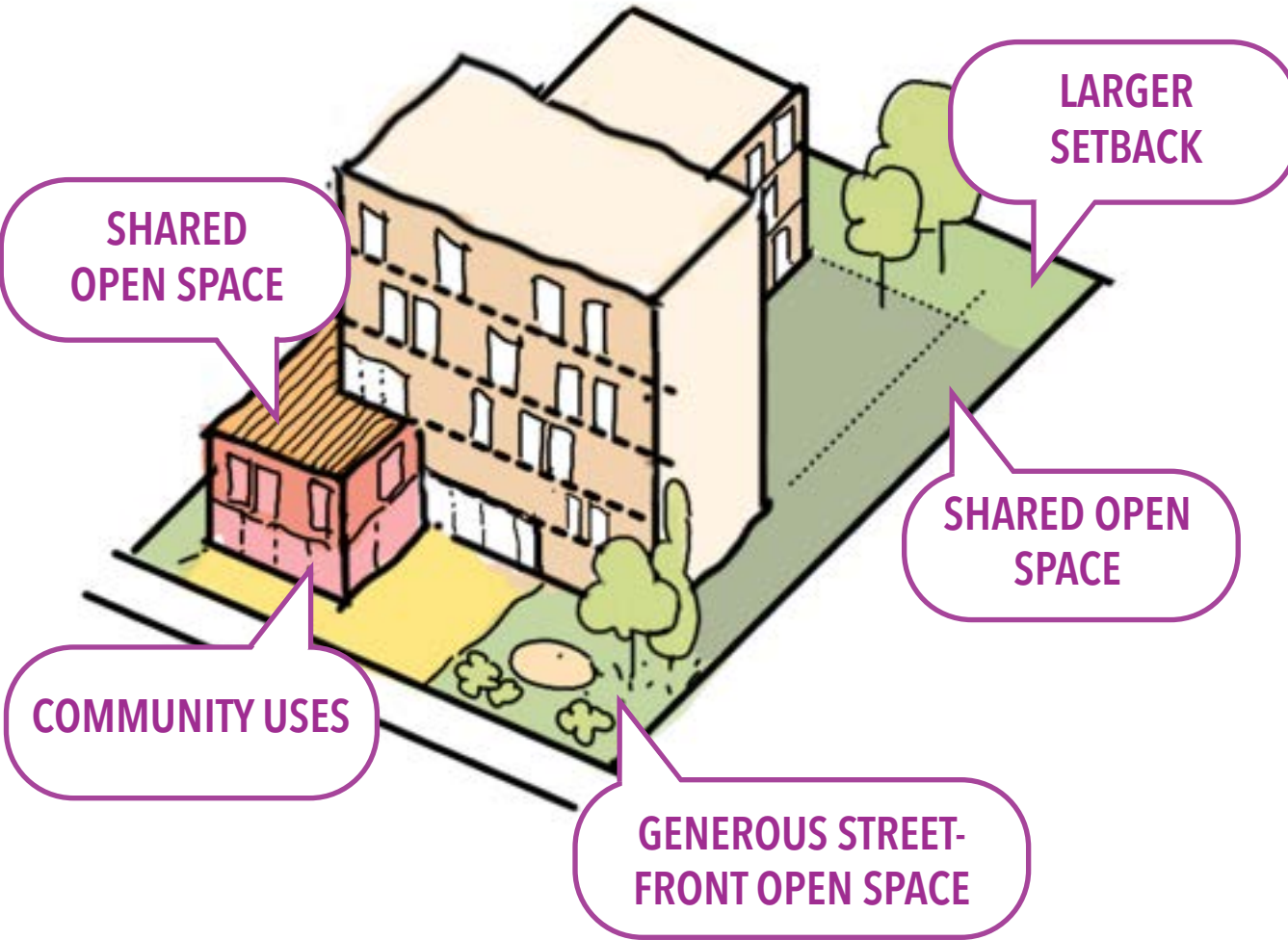
Low Rise High Coverage



Medium Rise Medium Coverage

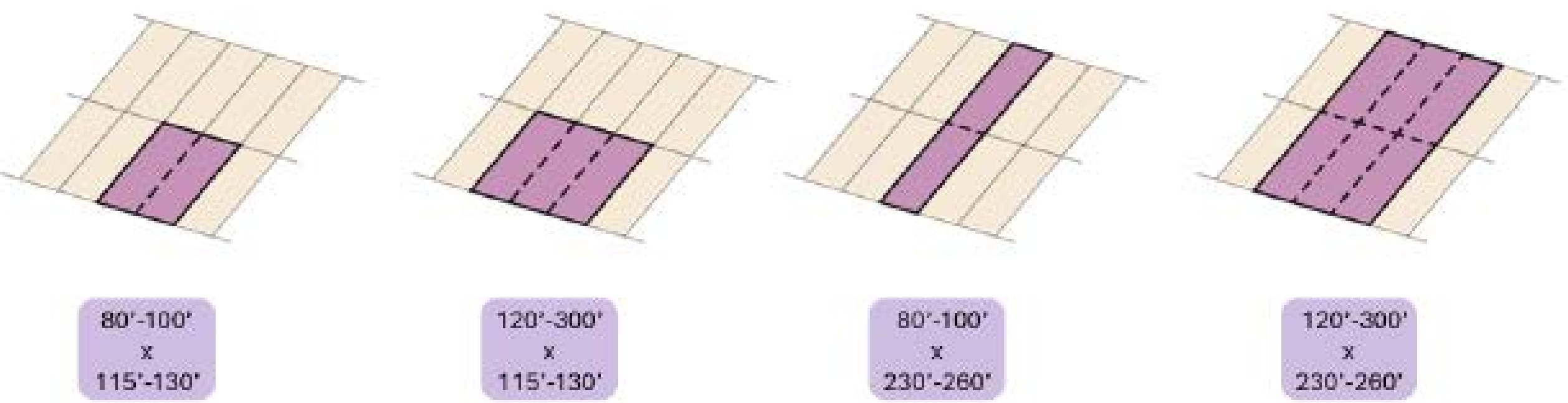


Lower Height Building



Taller building

LOT ASSEMBLIES IN WEHO



HOUSE WITH ADU



TOWNHOUSES



MID-RISE INFILL



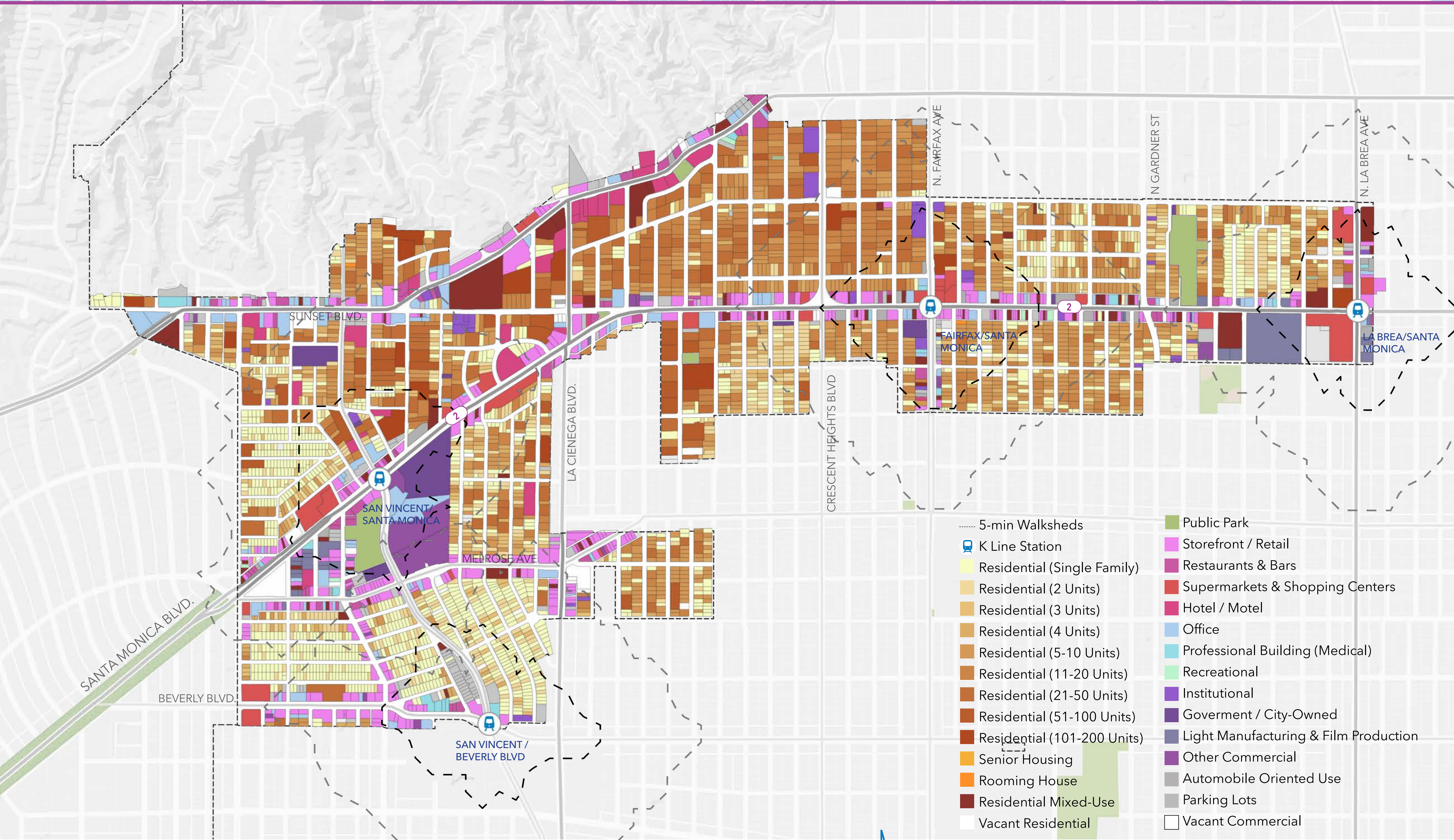
LARGE DEVELOPMENT ON LOT ASSEMBLY



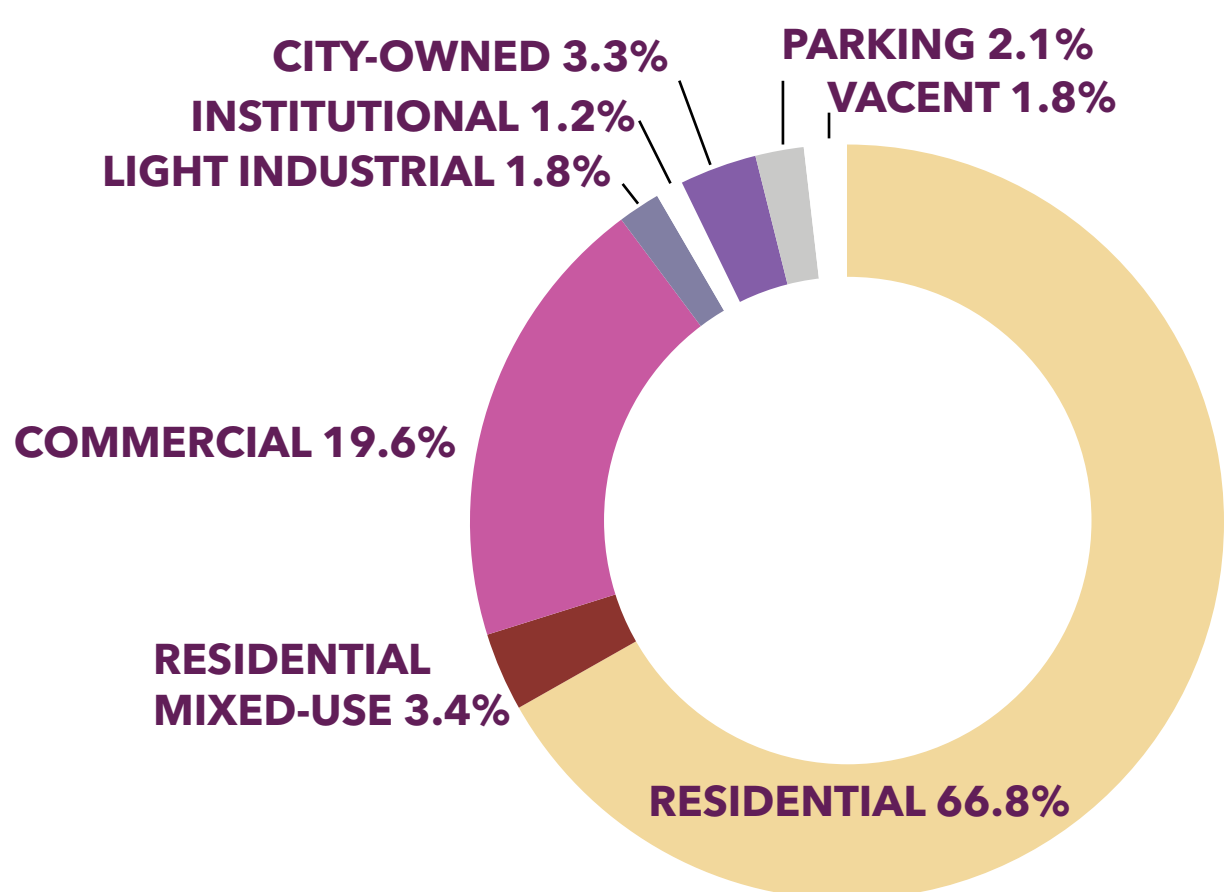
MIXED-USE DEVELOPMENT

Existing Land Use & Residential Densities

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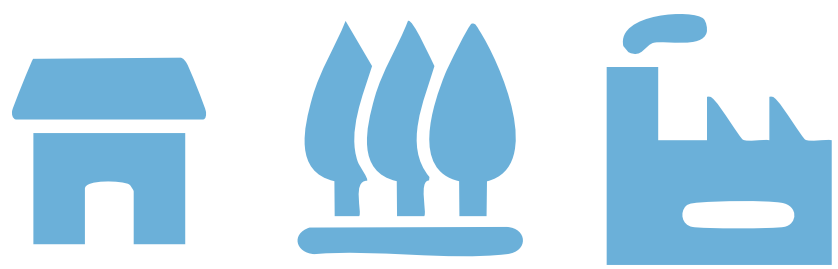


Distribution of Land Area by Use Category

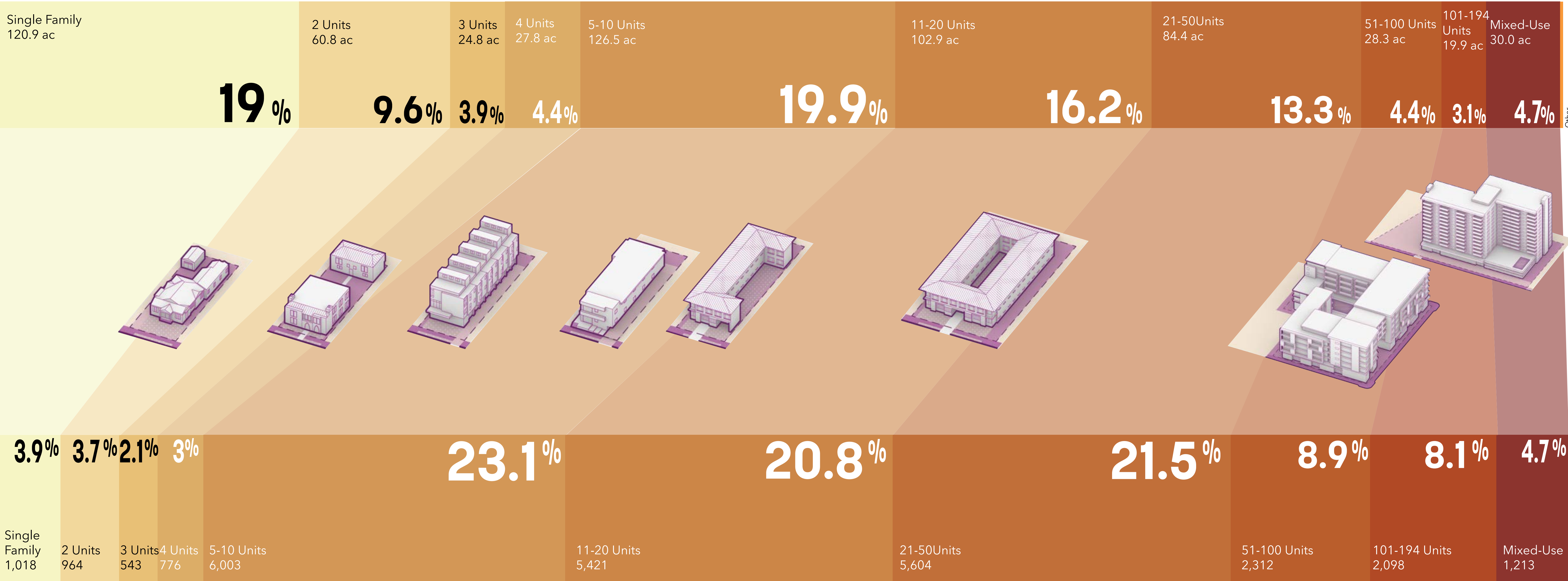


What is land use?

Land Use refers to how land is managed, developed, and utilized for different purposes, such as residential, commercial, industrial, agricultural, recreational, and conservation areas. It plays a crucial role in shaping communities, influencing infrastructure, and balancing environmental sustainability with economic growth. The zoning code designates what land uses are permitted in different areas of the city.



Residential Land Area (636.4 ac in Total)



Share of Residential Units (26,022 in Total)



Development Strategies & Opportunities

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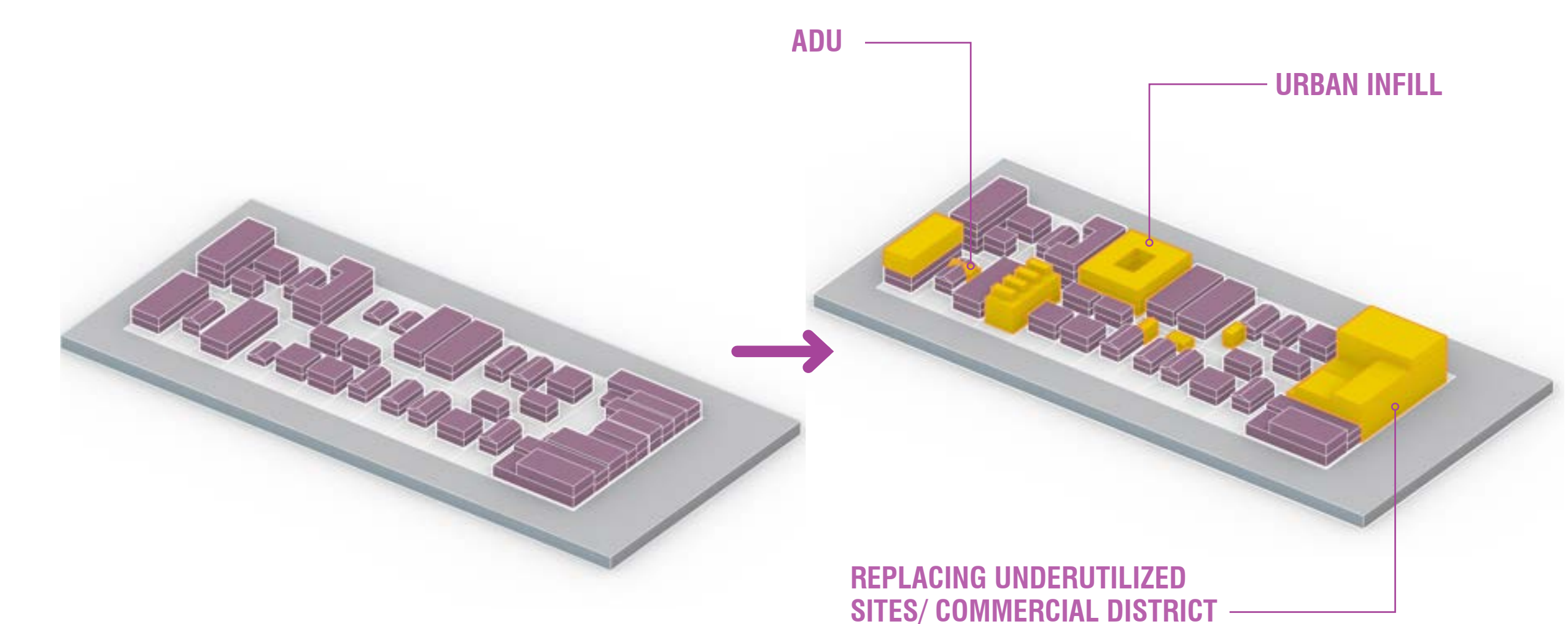
Housing Element Suitable Sites

As a component of the **6th Cycle Housing Element** completed in 2023, sites with potential for future residential development were identified throughout the city. These “suitable sites” are primarily located along major commercial corridors, including along Santa Monica Blvd., La Brea Blvd, Beverley Blvd, and the Sunset Strip.

About the K-Line Project

The K Line Northern Extension is a proposed project by the Los Angeles County Metropolitan Transportation Authority (Metro) to extend the existing K Line northward, creating a vital underground transit link from the Expo/Crenshaw Station through West Adams, Mid-City, Miracle Mile, West Hollywood, and into Hollywood. Proposed station locations are shown in the map along with 5- and 10-minute walksheds.

STRATEGIES TO DENSIFY

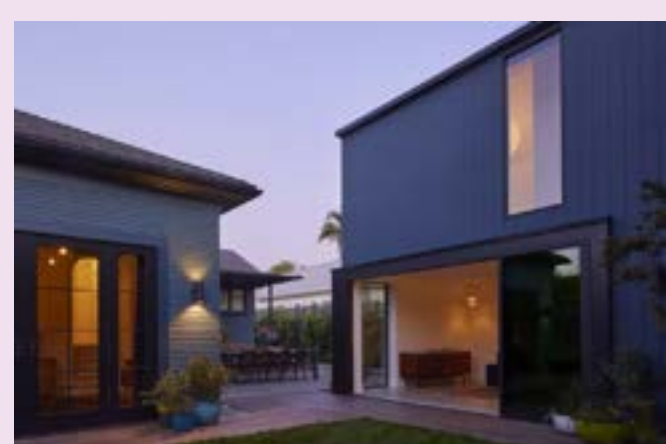


Residential Infill

Within existing residential neighborhoods that have been developed at lower densities, there are opportunities to add new housing units through replacing older homes with new, more dense development or building accessory dwelling units that add density to existing properties. In these areas, density can be added through an incremental approach that responds to the surrounding context and helps to bridge transitions between existing lower density and higher density areas within the city.

Accessory Dwelling Units

A 700 square foot detached ADU in Los Angeles



A 300 square foot ADU built above an existing garage in Los Angeles



Accessory dwelling units (ADUs) are units that are built on the same site as an existing “primary” dwelling. Detached ADUs are small-scale, 1-2 story structures that are often built in backyards of existing homes. Attached ADUs are units that are within the same structure as the primary dwelling unit, such as a unit added above a garage. ADUs can be a highly cost-effective options for new housing development since they are relatively cheap to build and don’t require any additional land investment.

Housing Opportunities on Former Commercial Sites

While sites for new housing development within residential areas tend to be smaller and more scarce, commercial zones can offer larger sites for multifamily and mixed-use developments in close proximity to community amenities. Sites such as surface parking lots associated with commercial uses, lower-density retail spaces such as malls, and other underutilized commercial sites can offer ideal sites for new mixed-use development.

Precedent - Movietown Plaza Redevelopment



Site conditions before redevelopment



In 2014, Movietown Plaza, the site of a former strip mall, was redeveloped as a mixed use complex that includes a 77-unit affordable housing development for seniors and 294 market-rate condominiums. The Trader Joe’s which was previously located in the strip mall was relocated to a ground floor commercial space following redevelopment.

Transit Oriented Communities

The development of dense, mixed-use communities in proximity to transit allows community members to more conveniently access transit and other amenities without relying on private vehicles. Increased density and funds from private developers to spur public space investments can transform these areas into walkable, vibrant hubs for community gathering. With the proposed extension of the K-line through West Hollywood, this presents an opportunity for the city to orient development around new transit stations.

Precedent - District NoHo | Los Angeles (In Progress)



In 2023, the City of Los Angeles approved a development agreement for 2.2 M square feet of residential and commercial uses on 16 acres of Metro-owned land, an existing park-and-ride lot. The proposed development could include up to 1,216 market-rate housing units and 311 affordable housing units, along with retail and dining, office space, and parking that serves both the development and transit passengers.