

ATTACHMENT B

Section 1: Table 2-5 Allowed Uses and Permit Requirements for Commercial and Public Zoning Districts, of Section 19.10.030 Commercial and Public District Land Uses and Permit Requirements, Article 19-2 Zoning Districts and Allowable Land Uses, of Title 19 of the West Hollywood Municipal Code is amended to read as follows (additions in red underline and deletions in ~~red strikethrough~~), with all other existing provisions remaining the same:

Chapter 19.10.030 – Commercial and Public District Land Uses and Permit Requirements

TABLE 2-5: ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND PUBLIC ZONING DISTRICTS

LAND USE ²	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	CN	CC/SSP	CA	CR	PDCSP	PF ³	
<u>Hotel rooftop amenities above the height limit</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>			<u>19.36.150</u>

Section 2: Table A Allowed Projections Above Height Limits, of Section 19.20.080, Height Measurement and Exceptions, Article 19-3, Site Planning and General Development Standards, of Title 19 of the West Hollywood Municipal Code is amended to update and add the following regulations to read as follows (additions in red underline and deletions in ~~red strikethrough~~), with all other existing provisions remaining the same:

Chapter 19.20.080 – Height Measurements and Exceptions

TABLE A: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS

Structure	Maximum Aggregate Coverage of Building's Roof Area (% or total gross square footage)	Maximum Vertical Projection (ft.)	Other Requirements
<u>Projections for Hotel Rooftop Structures in All Zoning Districts</u>			
<u>Occupiable enclosures, noise walls, fences, shade structures, retractable roofs, restrooms, movie screens, stages, pools, recreational space, mechanical equipment, landscaping, or other similar improvements as determined by the review authority.</u>	<u>50%</u>	<u>15 ft. above the height limit or existing roofline height at the time of code adoption.</u>	<u>See Section 19.36.150.C</u>

Section 3: Section 19.36.150 Hotels and Motels. Article 19-3 Site Planning and General Development Standards, Standards for Specific Land Uses, of Title 19 of the West Hollywood Municipal Code to read as follows (additions in red underline and deletions in ~~red strikethrough~~), with all other existing provisions remaining the same:

19.36.150 Hotels and Motels.

A. Residential Zoning Districts.

1. Nonconforming Facilities. Hotels that are legally existing at the time of the adoption of this Zoning Ordinance may continue to operate legally existing facilities that are customarily incidental to the operations of the hotel (e.g., commercial service concessions, communal eating facilities, and communal entertainment facilities) provided that:

a. The facilities are designed and operated exclusively for the convenience of the hotel or motel guests and are no more extensive than is necessary to service the hotel or motel;

b. All public entrances to the facilities are from a lobby, hallway, or other interior portion of the hotel or motel; and

c. The facilities and signs advertising or identifying the facilities shall not be visible from outside the hotel or motel.

2. Expansion. The expansion of an existing hotel is allowable, provided that:

a. The expansion has an architectural profile and landscaping that conveys a residential character and complements neighboring residential structures, in compliance with the city's *Residential Design Guidelines*;

b. Hotel height and density shall be consistent with the underlying residential zoning district except for rooftop amenities, which may exceed the height limit in all zoning districts with approval of a conditional use permit (see Subsection 19.36.150.C and Section 19.20.080);

c. Hotel access shall be designed to not disrupt neighboring residential areas; and

d. The hotel complies with all applicable provisions of subsection (A)(1), above.

3. Intensification of Ancillary Facilities. Ancillary facilities in existing hotels may be authorized through conditional use permit approval (Chapter 19.52) to be open

to the general public, or to offer catering and food services to other than hotel guests, subject to the following standards.

a. The proposed intensification shall not be detrimental to the residential environment in the immediate neighborhood.

b. Off-street parking and loading facilities and public access to the hotel, in compliance with Chapter 19.28 (Off-Street Parking and Loading Standards), shall be provided to ensure that the intensification of use would not cause a serious adverse impact on adjacent on-street parking and traffic.

c. The intensification of use shall be limited in hours of operation, or designed and operated to avoid disruption of neighboring residents' sleep.

d. The location and design of the ancillary facility shall ensure that the intensification of use would not significantly impact neighboring residents, including measures to prohibit patrons queuing outside of the hotel or gathering in any outdoor areas which may affect any residential neighbors.

e. Ancillary uses proposed on hotel rooftops shall comply with the requirements in Section 19.36.150.C.

B. Commercial Zoning Districts.

1. Site Planning.

a. The primary presence along the major public street frontage shall be the structure and driveway approach, not the parking area.

b. The façade shall enhance the pedestrian environment of the street, and include pedestrian amenities.

c. Delivery and loading areas shall be screened from and shall not be disruptive to neighboring residential uses.

d. Mechanical equipment of all types, (e.g., swimming pool equipment) shall be located to ensure that the resulting noise would not be heard at any adjacent residential property line.

e. Recreational facilities (e.g., swimming pools) shall be located where guests may use them in some privacy.

f. Driveways, garage ramps, or loading and service areas shall not be located where they interfere with the flow of pedestrian movement or impact the privacy of the guest rooms.

2. Structure Design Requirements.

a. Hotels and motels are quasi-residential uses and shall be designed and sited to minimize the effect of noise from neighboring commercial activities. Noise attenuation techniques shall be included in the design of structures near major noise generators (e.g., major streets), in compliance with Municipal Code Chapter 9.08 (Noise) for the subject zoning district.

b. Balcony, stairway, and walkway railings and other similar details shall be visually substantial and stylistically compatible with the basic design of the structure.

c. Air conditioning units shall not project forward from walls and the face grill or covering shall be integral and architecturally compatible with the building.

d. Multi-story structures which provide guest room access from exterior corridors shall incorporate massing, detailing, and composition features in corridor design to avoid monotonous repetition.

C. Hotel Rooftop Amenities Above the Height Limit

1. Review Requirement. Hotel Rooftop amenities below the height limit of the zone where it is located shall require approval of a conditional use permit. Hotel rooftop amenities above the height limit of the zone where it is located shall only be allowed in the CC/SSP, CA, and CR commercial zones with approval of a conditional use permit.

2. Neighborhood Meeting. A neighborhood meeting shall be held for all projects that request hotel amenities above the height limit in accordance with the following requirements:

a. The applicant shall conduct a meeting with property owners and tenants located within a 500-foot radius of the subject site to present the project and discuss identified concerns prior to action by the Planning Commission.

b. The neighborhood meeting shall be held not more than 60 days after the application date and not less than 28 days before the public hearing.

3. Hours of Operation. The hours and days of operation of any hotel rooftop amenities shall be between 8:00 am and 10:00 pm unless conditioned otherwise in the conditional use permit.

4. Lighting. Illuminated outdoor hotel rooftop use areas shall incorporate lighting, installed to prevent glare onto, or direct illumination of, any adjacent property or use.

5. Noise Study. A noise study shall be prepared by a consultant hired by the city for each application for hotel rooftop amenities above the height limit. The applicant is responsible for any associated fees.

6. Noise Reduction Measures. Noise reduction measures for hotel rooftop amenities shall include, but are not limited to the following requirements:

a. All mechanical equipment such as HVAC, refrigeration, pool/hot tub motors, and exhaust fans shall be properly enclosed and maintained per Chapter 9.08 of the WHMC.

b. Construction of noise barriers of at least five feet in height, or a height determined by the noise study (as measured from the rooftop floor) around the required

area as determined by the noise study. Materials for the barriers shall include solid masonry, plexiglass, 1/4-inch-thick glass, stucco veneer over wood framing or foam core, or a combination of thereof. The barriers shall be continuous from bottom to top, with no cracks or gaps.

c. If amplified sound or music is proposed, the noise study shall include a sound system design plan to minimize noise at nearby residences to comply with the City's noise standards. Design measures shall include, but are not limited to, bandwidth and peak limiter installation, and speaker angle and directivity techniques. Prior to project approval, the project applicant shall perform a system check, along with the City's Code Enforcement staff to verify the sound system meets the sound system design plan and submit the results of the system to the Community Development Director. If an amplified sound system is proposed after project approval, the applicant shall follow the procedures of Section 19.62.070 of the WHMC to modify the approved permit.

d. The noise study shall provide a setback of the noise source at a specified distance from the edge of the roof.

e. Rooftop amenity operational hours from 8:00 a.m. to 10:00 p.m. every day of the week. If operational hours are proposed outside of these times, the noise study must demonstrate that the City's noise standards would not be exceeded through the use of retractable roof enclosures or other noise reduction measures as specified in the noise study.

7. Design Standards. The following design standards are intended to ensure compatibility with surrounding uses and a high standard of design quality for hotel rooftop amenities:

a. Landscaping. All hotel rooftop areas shall include landscaping. At least 10% of the rooftop area shall be landscaped with raised beds or planters. All landscaped areas shall be equipped with automatic irrigation systems and be properly drained.

b. Design Compatibility. Hotel rooftop amenity areas and any associated structural elements, awnings, covers, furniture, umbrellas, or other physical elements which are visible from the public rights-of-way or adjacent properties shall be compatible with the overall design of the main structure and any existing amenities.