

# WEHO WEST OVERLAY DISTRICT AND DESIGN GUIDELINES

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The West Hollywood West Overlay District and Design Guidelines was adopted by the West Hollywood City Council on November 03, 2014 and went into effect January 01, 2015, and includes additional requirements when building a single-family house, duplex, addition or exterior remodel.

### OVERLAY DISTRICT

The Overlay District for West Hollywood West is in addition to the R1-B Zoning and can be found in section 19.14.110 of the Zoning Code. Refer to Table 2-7 for height and setback requirements. The Overlay District includes provisions on building modulation and roof form, parking requirements, accessory buildings, balconies, walls and hedges at front property line, among other things.

### DESIGN GUIDELINES

Included in the Overlay District are 3 findings that relate to the Design Guidelines. The Design Guidelines describe how to meet these findings:

- 1. Neighborhood Fit.** The massing, scale, and proportion, as well as landscape, site, and streetscape design of the proposed project complement the existing neighborhood;
- 2. Quality Materials and Details.** The proposed project exhibits use of quality materials and details appropriate to the design concept that will ensure proper execution of the design; and
- 3. Variety in New Construction.** For new construction, that the building is a unique design and not identical to others on surrounding parcels.

**A project must meet these findings prior to Planning approval. Applicants must (BRIEFLY) answer the following questions to ensure the project meets these findings. Please be brief- 50 words or less for each question please:**

1. Please describe the architectural concept of the project, and particular aspects of the concept that make it fit into the neighborhood.
2. Please identify aspects of the massing, scale and proportion of the project that make it fit into the streetscape.
3. Describe site design and landscape design ideas and how those ideas complement the project.
4. Identify how the materials and details enhance the design and reinforce the architectural concept.
5. Describe how this project is different than others your firm/development team has done in West Hollywood, and how it is a unique design for this site in this neighborhood.

