

APPENDIX B2
Specific Plan

Draft Robertson Lane Specific Plan

WHMC Section 19.16.xxx Robertson Lane Specific Plan Area

A. *Location and Description.* The Robertson Lane Specific Plan area is located at 645 – 681 North Robertson Boulevard and 648 North La Peer Drive. The site is located within the westside of West Hollywood, generally bound by businesses fronting Santa Monica Boulevard to the north, Robertson Boulevard to the east, La Peer Drive to the west and the property line located approximately 275 feet south of Santa Monica Boulevard on the west and 605 feet south of Santa Monica Boulevard on the east.

B. *Permitted Uses.* Uses shall be permitted in accordance with the commercial community (CC) zone, as set forth in Chapter 19.10 Table 2-5. Notwithstanding anything to the contrary in this code, meeting rooms totaling up to 13,221 square feet shall be permitted by right.

C. *Floor Area Ratio.* Floor area ratio (“FAR”) is defined as the ratio of floor area to total lot area. The FAR limitation in this specific plan shall be used to limit the above-grade gross floor area allowed in the plan area to 3.1:1. The maximum above-grade gross floor area of all structures permitted in the plan area shall be determined by multiplying the FAR by the total area of the plan area (i.e., 84,506 square feet). (FAR x Site Area = Maximum Allowable Above-Grade Gross Floor Area.) Gross Floor Area shall be the total enclosed area of all floors of a structure or portion of a structure proposed for a use, measured to the inside face of the exterior walls excluding elevator shafts at each floor level, service and mechanical equipment rooms, stairways, and basement or attic areas having a height of more than six feet, and the area used exclusively for vehicle parking or loading. Below-grade basement areas shall not be included in calculation of FAR.

D. *Maximum Building Heights.*

1. *Datum Elevations.* For purposes of establishing the building heights, the datum elevation of Robertson Boulevard shall be Elev. 0’-0” (approximately 212’-0” amsl) and the elevation of La Peer Drive shall be Elev. 4’-0” (approximately 216’-0” amsl).

2. *Building Heights.* Starting at the eastern Robertson Boulevard property line and extending westward for 51’-0”, the maximum building height shall not exceed 52’-0” above Robertson Boulevard. Starting 51’-0” west of the eastern Robertson Boulevard property line and extending westward to a point 20’-0” easterly of the western La Peer Drive property line, the maximum building height shall not exceed 114’-0” above Robertson Boulevard (110’-0” above La Peer Drive). Starting at the western La Peer Drive property line and extending eastward for 20’-0”, the maximum building height shall not exceed 98’-0” above Robertson Boulevard (94’-0” above La Peer Drive). Nothing herein, however, shall be construed to in any way limit interior mezzanine or loft space.

3. *Appurtenant Rooftop Structures.* Appurtenant rooftop structures including, but not limited to, fire stairs, elevation overruns, and emergency helipads, up to 12’-0” above the maximum building heights may be permitted with a maximum height of 125’-0” above Robertson Boulevard (a maximum of 121’-0” above La Peer Drive). The Director of

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Community Development may approve modifications to the provisions of Section 19.20.080(C) regarding mechanical equipment, housings, telecommunications facilities and other appurtenant roof-top structures or penetrations (e.g., skylights, stairwells, and ventilation atria), including catwalks, parapets, and railings during the concurrent plan check process.

E. *Setbacks.* No minimum setbacks from property lines shall be required. Minimum sidewalk width shall be 15 feet along the Robertson Boulevard frontage and approximately 9'-8" feet to the property line along the La Peer Drive frontage. The entry court on the La Peer Drive frontage shall provide additional circulation space.

F. *Partial Preservation and Adaptive Reuse of The Factory Building.* The development of the Robertson Lane Mixed-Use Project shall retain, preserve, and restore significant elements of The Factory Building consistent with the recommendations of the Final Environmental Impact Report for the Robertson Lane Mixed-Use Project.

G. *Open Space and Landscaping.* The following open space and landscaping provisions shall apply to the Robertson Lane Specific Plan area to provide attractive open space and landscaping throughout the specific plan area:

1. A pedestrian boulevard at least 30 feet wide shall be provided generally east to west through the Robertson Lane Specific Plan area from Robertson Boulevard to La Peer Drive with a minimum area of 7,318 square feet open to the sky.

2. The Robertson Lane Specific Plan area shall provide no less than 55,000 square feet of open space. All rooftop open space, so long as it includes substantial active or passive recreational facilities including hotel gardens, terraces, pool areas, public plazas, and the Pedestrian Boulevard, may be counted in their entirety toward the open space requirement.

3. The Robertson Lane Specific Plan area shall provide no less than 7,500 square feet of landscaping. All grade level and rooftop landscaping areas of all open space areas within the specific plan area may be counted in their entirety toward the landscaping requirement. The landscaping requirements of Section 19.26.040(B)(1) of this code shall not apply.

4. The landscaping requirements of Section 19.26.040(A)(5) of this code shall not apply.

H. *Street Trees and Streetscape.* Street trees and streetscape design along Robertson Boulevard and La Peer Drive shall be provided in compliance with the West Hollywood Design District Streetscape Master Plan.

I. *Parking.* A minimum of 1,151 parking spaces shall be provided in connection with new development, not including seven loading spaces. Parking spaces may be shared between all uses within the Robertson Lane Specific Plan area. A Parking Use Permit pursuant to Section 19.28.070 of this code for the shared use of parking spaces shall not apply. The required parking spaces may be provided as follows:

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1. In both a subterranean parking garage within the Robertson Lane Specific Plan area and a subterranean parking garage beneath the western portion of West Hollywood Park that are connected via a subterranean tunnel beneath Robertson Boulevard at a minimum of one parking level; or

2. Entirely within the Robertson Lane Specific Plan area in a subterranean parking garage.

J. *Loading.* Seven (7) off-street loading spaces to serve all the permitted uses within the Robertson Lane Specific Plan area shall be provided in the first subterranean parking garage level with ingress and egress access to Robertson Boulevard. No off-site maneuvering of trucks shall be permitted within the public right-of-way at any time. The screening requirements of Section 19.28.160 of this code shall not apply.

K. *Street Façade Pedestrian Oriented Uses.* There shall be pedestrian oriented uses such as restaurants, cafés, retail, personal services, and entrance to the public paseo on a minimum of 85 percent of the Robertson Boulevard frontage. There shall be restaurant, retail, and hotel guest oriented uses including hotel entrance lobby and vehicle valet area on the La Peer Drive frontage.

1. *Façade Articulation.* The Robertson Boulevard street frontage shall be differentiated architecturally by recessed entries, display windows, offset surfaces, differentiated wall surfaces, offset planes, varied materials, awnings, and compatibility landscaping or other details, or other displays which are of interest to pedestrians, except these requirements shall not be applicable to the restoration and reuse of the Factory building.

2. *Parapets.* Parapet extensions of a façade shall be incorporated and integrated into the design of the entire building on all façades and frontages, and shall not be limited to street front façades, except these requirements shall not be applicable to the restoration and reuse of the Factory building.

3. *Windows.* Clear, untinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, reflective glass or tinted glass shall not be used except as an architectural or decorative accent.

4. *Railings and Decorative Grilles.* Any decorative railings or decorative grille work that is placed in front of or behind street level windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade. Security gates and grilles shall not be installed on the exterior of any structures.

5. *Upper Story Design Features.* The building frontage above the first story shall be differentiated by balconies, offset planes, or other architectural details which provide dimensional relief, except these requirements shall not be applicable to the restoration and reuse of the Factory building.

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6. There are no other commercial building façade requirements. The provisions of Section 19.10.060 of this code shall not apply to the Robertson Lane Specific Plan area.

L. *Signage.* Signs shall be designed in compliance with a Comprehensive Sign Program consistent with Section 19.34.070 of this code.