

West Hollywood West **Update to Zoning Overlay** **and Design Guidelines**

Community Meeting no. 1

June 13, 2019

Agenda

1. **Overview** (6:40-6:55)
2. **Questions** (6:55-7:15)
3. **Open floor @ Topic board stations** (7:15-8:00)
4. **Conclusion** (8:00)

Background

- 2010s** Appearance of larger residential projects in WeHo West
- 2013-14** Community feedback via public meetings, website, & working group
- 2014** *Adoption of new Zoning Overlay and Design Guidelines*
- 2015-19** Initial implementation on *new* residential projects
- 2019** Progress review of performance-to-date; Community feedback
- 2019-20** Drafting & adoption of updates

Tools

1. Zoning Overlay

- Specific **standards** that must be complied with.

(e.g., minimums/maximums for building area, height, setbacks, parking, etc.)

2. Design Guidelines

- Wide-ranging **recommendations** to support neighborhood fit, quality materials, and variety in new construction.

(e.g., shape, massing, style, detailing, doors, windows, colors, finishes, landscaping, etc.)

Goals

For current Zoning Overlay & Design Guidelines:

1. Manage change within the West Hollywood West neighborhood;
2. Protect desirable qualities and characteristics;
3. Enhance the existing eclectic character and quality;
4. Allow flexibility for creative design solutions; and
5. Provide clear rules & guidelines for owners, builders, and design professionals.

For Tonight's Meeting:

- **Which standards & guidelines have been effective?**
- **Which standards & guidelines need adjustment or revision?**

What we've heard...

Topic and issues we've heard about from the community since the adoption:

Regarding Projects

- **Apparent size & scale**
- **Massing & bulk**
- **Architectural style & character**
- **Privacy**
- **Variety & similarity**
- **Neighborhood context**

For discussion tonight at Topic boards

Next Steps

Open Floor / Discussion (Tonight)

- Topic Boards (with staff @ each station) for comment & feedback
- Please visit each one, and be as specific as you like!

Community Meeting #2

- Summer/ Fall 2019, with proposed updates incorporating feedback received at tonight's meeting

Updated Guidelines Effective

- Fall/ Winter 2019/ 2020

Questions?