

RESOLUTION NO. PC 18-1291

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT TO AMEND REGULATIONS THAT GOVERN COMMERCIAL OFF-STREET PARKING REQUIREMENTS, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA.

The Planning Commission for the City of West Hollywood hereby finds, resolves, and orders as follows:

SECTION 1. The City of West Hollywood initiated an amendment to the Zoning Ordinance, Article 19 of the Municipal Code to amend regulations that govern off-street commercial parking requirements in West Hollywood.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of September 20, 2018 by publication in the Beverly Press and West Hollywood Independent Newspapers, required state and local agencies, the City website and by announcement on City Channel 6.

SECTION 3. This zone text amendment is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 18-0007 is consistent with the Goals and Policies of the General Plan, specifically policy LU-1.6 which states “as practical, encourage the retention of existing buildings for new uses by allowing for reductions or alternatives to the City’s parking standards,” Policy ED-3.2 which state the City should “create parking strategies that support existing businesses and economic growth and provide opportunities for new business to locate in West Hollywood,” Policy M-8.10 which states the city should “consider reductions in minimum parking requirements along commercial corridors, in Transit Overlay Zones, or for projects that provide dedicated parking spaces for car sharing programs”. The proposed zone text amendment will help achieve these policies and does not impede the ability to meet other General Plan goals and policies.

SECTION 5. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zoning Text Amendment 18-0007, which is attached hereto as Attachment A.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 4th day of October, 2018 by the following vote:

AYES: Commissioner: Aghaei, Bass, Vice-Chair Carvalheiro,
Chair Jones.

NOES: Commissioner: Altschul, Hoopingarner.

ABSENT: Commissioner: Buckner.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



BIANCA SIEGL, LONG RANGE PLANNING MANAGER

Decisions of the Planning Commission are subject to appeal in accordance with the procedures set forth in West Hollywood Municipal Code Chapter 19.76. Any action to challenge the final decision of the City of West Hollywood made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section §1094.6.

Attachment A

ZONE TEXT AMENDMENT 18-0007 WEST HOLLYWOOD MUNICIPAL CODE SECTIONS TO BE MODIFIED

(New text indicated with underlining, deleted text with strikethrough.)

Section 1. Section 19.28.040.B.3 of Chapter 19.28 or Title 19 of the West Hollywood Municipal Code is amended to read as follows:

3. Change in Use

- a. When a change in use requires more off-street parking than the previous use, additional parking spaces shall be provided equivalent to the difference between the number of spaces required by this Zoning Ordinance for the immediately previous use and the total number of spaces required by the new use.
- b. Additional parking spaces shall not be required for a change in use that meets the following requirements.
 1. The change in use is from a non-residential use to another non-residential use;
 2. The change in use occurs in a structure or tenant space that is less than 6,000 square feet; and
 3. The structure or tenant space was constructed prior to the adoption of this ordinance or the original certificate of occupancy for the structure or tenant space was issued at least 18 months prior to the proposed change of use.

Section 2. The alphabetical list of land use categories in Table 3-6 in Section 19.28.040 of Chapter 19.28 of Title 19 of the West Hollywood Municipal Code is amended to amend the parking requirements for land uses to read as follows:

Non-Residential Land Use	Required Parking Spaces
Adult retail businesses	<u>2</u> 3-5 spaces per 1,000 sq. ft.
Adult day care facilities	1 space for each 7 clients for which the facility is licensed plus adequate drop-off area as approved by the Director.
Art galleries	<u>0.5</u> 2 spaces per 1,000 sq. ft.
Artisan/craft product manufacturing	<u>0.5</u> 2 spaces per 1,000 sq. ft.
Artisan shops	<u>2</u> 3-5 spaces per 1,000 sq. ft.
Auto and vehicle maintenance and repair	4.5 spaces for each service bay, plus adequate queuing lanes for each bay.
Auto and vehicle sales/rental, auto parts sales	2.5 spaces per 1,000 sq. ft.; plus 3 spaces per 1,000 sq. ft. of parts department.

Automated teller machines (ATMs), exterior; not associated with an on-site financial institution.	<u>2</u> -4 spaces for one or two machines plus 0.5 <u>2</u> -spaces for each additional machine over 2; no parking requirement within 1,000 feet of the intersection of San Vicente Boulevard and Santa Monica Boulevard.
Banks and financial services (see also ATM, above)	<u>2</u> spaces per 1,000 sq. ft.
<u>1,200</u> sq. ft. or less, tenant space existing prior to May 2, 2001 ²	<u>3.5</u> spaces per 1,000 sq. ft.
All others	<u>5</u> spaces per 1,000 sq. ft.
Exterior ATM machines	<u>0</u> -4 space for each exterior ATM.
Bed and breakfast (B&Bs) and urban inns	In historic buildings: 0.5 spaces per guest unit. In non-historic buildings: 1 space per guest unit. All projects: Plus owner/operator parking as required for multi-family residential projects.
Broadcasting studios	<u>2</u> 3.5 spaces per 1,000 sq. ft., for the first 25,000 sq. ft., and <u>1</u> 3 spaces for each 1,000 sq. ft. thereafter.
Building material stores	<u>1</u> 4.6 spaces per 1,000 sq. ft.
Business support services	<u>2</u> 3.5 spaces per 1,000 sq. ft.
Cannabis uses — Adult use retail	<u>2</u> 3.5 spaces per 1,000 sq. ft.
Cannabis uses — Consumption areas	<u>2</u> 3.5 spaces per 1,000 sq. ft.
Cannabis uses — Medical-use dispensary	<u>2</u> 3.5 spaces per 1,000 sq. ft.
Cardrooms	<u>3.5</u> 9 spaces per 1,000 sq. ft.
Child day care centers	1 space for each 10 children that the facility is licensed to accommodate, plus adequate drop-off area as approved by the Director.
Clubs, lodges, and meeting halls	1 space for each <u>5</u> 2.5 fixed seats, or <u>8</u> 28 spaces per 1,000 sq. ft. of assembly or viewing area where there are no fixed seats. ³
Community centers	1 space for each 5 seats, or <u>8</u> 44 spaces per 1,000 sq. ft. of assembly areas where there are no fixed seats. ³
Convention centers	1 space for each <u>5</u> 2.5 fixed seats, or <u>8</u> 28 spaces per 1,000 sq. ft. of assembly or viewing area where there are no fixed seats. ³
General retail stores (see also the parking requirements for shopping centers)	<u>2</u> 3.5 spaces per 1,000 sq. ft.
Grocery stores	<u>2</u> 3.5 spaces per 1,000 sq. ft.
Health/fitness facilities	<u>3</u> 10 spaces per 1,000 sq. ft.
Health/fitness facilities, personal training	<u>2</u> -4 spaces per 1,000 sq. ft.

Hotels	0.5-4 space for each guest room; plus retail, restaurant, and conference uses calculated at 50% of the requirements of this table, and all other uses at 100% of the requirements of this table.
Indoor amusement/entertainment facilities	Determined by Conditional Use Permit.
Kiosks	No parking required. Outdoor dining related to kiosk must meet requirements of this table.
Laundries and dry cleaning plants	0.5-2 spaces per 1,000 sq. ft., including incidental office area comprising less than 20% of the total floor area. Parking requirements for additional office area shall be calculated separately as required by this table for offices.
Laundromats	0.5-4 space for each 3 washing machines.
Libraries and museums	2-3.5 spaces per 1,000 sq. ft.
Live/work units	1-3.5 spaces per 1,000 sq. ft.
Media production	2-3.5 spaces per 1,000 sq. ft. for the first 25,000 sq. ft., plus 1-3 spaces for each additional 1,000 sq. ft.
Medical services	
Clinics, offices, labs, and other outpatient facilities of 1,200 sq. ft. or less, tenant space existing prior to May 2, 2001 ²	3-3.5 spaces per 1,000 sq. ft.
All others	5 spaces per 1,000 sq. ft.
Extended care	1 space for each 3 beds the facility is licensed to accommodate.
Hospitals	2 spaces for each patient bed the facility is licensed to accommodate, plus spaces for ancillary uses as required by the Review Authority.
Microbreweries in conjunction with on-site sales	3.5-9 spaces per 1,000 sq. ft.
Mortuaries and funeral homes	1 space for each 5 seats, or 8-14 spaces per 1,000 sq. ft. for areas without fixed seats.
Newsstands and flower stands	None required.
Night clubs and bars	5-15 spaces per 1,000 sq. ft., plus 28 spaces per 1,000 sq. ft. for all dance floor areas.
Offices	2-3.5 spaces per 1,000 sq. ft. for the first 25,000 sq. ft. plus 1-3 spaces for each additional 1,000 sq. ft.

Outdoor commercial recreation	Spectator seat areas: 1 space for each 5 3 seats. ³ Sport courts: 2 spaces per court, plus 2 4 spaces per 1,000 sq. ft. of floor area other than courts. Ancillary uses: as required by this table for the specific use.
Palm readers, fortune tellers, psychics	2 3-5 spaces per 1,000 sq. ft.
Pawn shops	2 3-5 spaces per 1,000 sq. ft.
Personal services	<u>2</u> spaces per 1,000 sq. ft.
1,200 sq. ft. or less, tenant space existing prior to May 2, 2001²	3.5 spaces per 1,000 sq. ft.
All others	5 spaces per 1,000 sq. ft.
Pet shops	2 3-5 spaces per 1,000 sq. ft.
Pharmacies	2 3-5 spaces per 1,000 sq. ft.
Plant nurseries and garden supply stores	2 3-5 spaces per 1,000 sq. ft. of indoor use area; <u>0.5 1-5</u> spaces per 1,000 sq. ft. of outdoor use area.
Printing and publishing	<u>0.5 2</u> spaces per 1,000 sq. ft., including incidental office area comprising less than 20% of the total floor area. Parking requirements for additional office area shall be calculated separately as required by this table for offices.
Public safety facilities	2 3 spaces per 1,000 sq. ft.
Recycling facilities	0 spaces; see Section 19.36.260(C)(5).
Religious facilities/places of worship	1 space per 5 fixed seats or 8 14 spaces per 1,000 sq. ft. <u>of assembly or viewing area where there are no fixed seats.</u> ³ for areas without fixed seats.
Research and development (R&D)	2 3-5 spaces per 1,000 sq. ft.
Restaurants	<u>3.5</u> spaces per 1,000 sq. ft.
1,200 sq. ft. or less, tenant space existing prior to May 2, 2001	3.5 spaces per 1,000 sq. ft.
All others	9 spaces per 1,000 sq. ft.
Outdoor dining	3.5 9 spaces per 1,000 sq. ft. if outdoor dining area is 251 sq. ft. or more; none required otherwise.
Schools—Public and private	
Grade 9 and lower	1 space per classroom; plus 14 spaces per 1,000 sq. ft. of auditorium assembly area. ³
Grades 10 to 12	10 spaces per classroom; plus 14 spaces per 1,000 sq. ft. of auditorium assembly area. ³
College/university	3.5 spaces per 1,000 sq. ft.; plus 2 drop-off spaces per 1,000 sq. ft.

Schools—Specialized education and training	5 spaces per 1,000 sq. ft. and 2 drop-off spaces per 1,000 sq. ft.
Service stations	1 space per pump island; plus 1 space per service bay.
Shopping centers ⁴	<u>2</u> 5 spaces per 1,000 sq. ft. for new centers.
Smoking areas	No parking required for smoking areas that do not have food and/or alcoholic beverage service. Otherwise, 250 sq. ft. allowed without parking; 251 sq. ft. or more shall be provided parking at the ratio required for the underlying use.
Studios—Art, dance, music, photography	<u>2</u> 5 spaces per 1,000 sq. ft. for facilities with classes of up to 10 students at a time or facilities that cater exclusively to children under 17 years of age. <u>3</u> 4 spaces per 1,000 sq. ft. for facilities with more than 10 students per class excluding classes only for children under 17 years of age.
Supper clubs	<u>3.5</u> 9 spaces per 1,000 sq. ft.
Theaters	
Live performance facilities	1 space per <u>5</u> 2.5 fixed seats, or 8 28 spaces per 1,000 sq. ft. of assembly or viewing area without fixed seats. ³
Cinemas—Single-screen	1 space per <u>5</u> 3 seats, plus 6 additional spaces.
Cinemas—Multi-screen	1 space per 5 seats, plus 10 additional spaces.
Utility facilities	<u>0.5</u> 2 spaces per 1,000 sq. ft.
Veterinarians, animal hospitals, kennels, boarding	<u>2</u> 3.5 spaces per 1,000 sq. ft.
Warehousing, wholesaling and distribution, accessory	<u>0.5</u> 2 spaces per 1,000 sq. ft., including incidental office area comprising less than 20% of the total floor area. Parking requirements for additional office area shall be calculated separately as required by this table for offices.
Wholesale design showrooms	<u>0.5</u> 1.6 spaces per 1,000 sq. ft.