

CITY COUNCIL  
PUBLIC HEARING

MARCH 15, 2021

SUBJECT: **ZONE TEXT AMENDMENT TO AMEND REGULATIONS FOR DRIVEWAY GRADE STANDARDS FOR SOLID WASTE TO MATCH ALLOWABLE DRIVEWAY GRADE MAXIMUMS, CITYWIDE, IN THE CITY OF WEST HOLLYWOOD.**

PREPARED BY: **PLANNING & DEVELOPMENT SERVICES DEPARTMENT**  
(John Keho, AICP, Director)  
(Rachel Dimond, AICP, Acting Long Range Planning Manager)

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**STATEMENT ON THE SUBJECT:**

The City Council will hold a public hearing to consider an amendment to the Zoning Ordinance to increase allowable driveway grade for trash storage from 15% to 20% to align with allowable driveway grade for multi-family buildings.

**RECOMMENDATION:**

Staff recommends the City Council hold a public hearing, listen to all pertinent testimony, and introduce the following Ordinance on first reading:

1. **ORDINANCE 21-XXXX: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING AMENDMENTS TO TITLE 19, ZONING ORDINANCE, TO MODIFY DRIVEWAY GRADE REQUIREMENTS FOR ACCESS TO SOLID WASTE STORAGE LOCATIONS FROM 15% TO 20%, AS ALREADY PERMITTED BY OFF STREET PARKING AND LOADING STANDARDS, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA. (ATTACHMENT A)**

**BACKGROUND / ANALYSIS:**

The Zoning Ordinance allows multi-family buildings to have a driveway grade up to 20% in Chapter 19.28, Off-Street Parking and Loading Standards, West Hollywood Municipal Code. However, the standards for solid waste storage, as found in Chapter 19.20.180, Solid Waste and Recyclable Material Storage, West Hollywood Municipal Code, cap driveway grade at 15% before a lift or other means to access the trash storage are utilized. Staff consulted with Athens, the City's trash hauler to address this issue. The City's trash hauler can access trash from a garage with a 20% driveway grade without needing a lift and is supportive of this amendment. The proposed zone text amendment will reconcile this code issue and will reduce the need for additional mechanical lifts or outdoor trash storage.

The Long Range Subcommittee discussed this item at their meeting on January 18, 2021, and there were no comments.

On February 18, 2021, the Planning Commission recommended approval of this Zone Text Amendment.

**CONFORMANCE WITH VISION 2020 AND THE GOALS OF THE WEST HOLLYWOOD GENERAL PLAN:**

This item is consistent with the Primary Strategic Goal(s) (PSG) and/or Ongoing Strategic Program(s) (OSP) of:

- PSG-1: Maintain the City's Unique Urban Balance with Emphasis on Residential Neighborhood Livability.
- OSP-9: Upgrade Existing Buildings & Infrastructure.

In addition, this item is compliant with the following goal(s) of the West Hollywood General Plan:

- LU-5: Encourage a high level of quality in architecture and site design in all construction and renovation of buildings.
- LU-9: Encourage multi-family residential neighborhoods that are well maintained and landscaped, and include a diversity of housing types and architectural designs.

**EVALUATION PROCESSES:**

N/A

**ENVIRONMENTAL SUSTAINABILITY AND HEALTH:**

The proposed zone text amendment is Categorically 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. Since standard regulations for driveways already allow a 20% driveway grade, the change to the allowable driveway grade for accessing trash storage to align with allowable driveway grade will have no impact on the development of any property.

**COMMUNITY ENGAGEMENT:**

Staff discussed this issue with applicants, and with the City's solid waste hauler.

**OFFICE OF PRIMARY RESPONSIBILITY:**

PLANNING & DEVELOPMENT SERVICES DEPARTMENT / CURRENT & HISTORIC PRESERVATION PLANNING DIVISION

**FISCAL IMPACT:**

None.

**ATTACHMENTS:**

Attachment A: Draft Ordinance

Attachment B: Planning Commission Staff Report dated February 18, 2021

Attachment C: Adopted Planning Commission Resolution dated February 18, 2021

Attachment D: Draft Planning Commission minutes from February 18, 2021