

CITY COUNCIL
PUBLIC HEARING

MAY 3, 2021

SUBJECT: **ZONE TEXT AMENDMENT TO MODIFY DRIVEWAY WIDTH REQUIREMENTS FOR RESIDENTIAL PROJECTS IN RESIDENTIAL ZONING DISTRICTS TO BE DETERMINED BASED ON THE NUMBER OF PARKING SPACES, CITYWIDE, IN THE CITY OF WEST HOLLYWOOD.**

PREPARED BY: **PLANNING & DEVELOPMENT SERVICES DEPARTMENT**
(John Keho, AICP, Director)
(Robyn Eason, AICP, Long Range Planning Manager)
(Rachel Dimond, AICP, Senior Planner)
(Jayne Vidheechoen, Long Range Planning Intern)

STATEMENT ON THE SUBJECT:

The City Council will hold a public hearing to consider an amendment to the Zoning Ordinance to amend allowable driveway width in residential districts to align with Zoning Interpretation 20-0001.

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 WIDTH REQUIREMENTS FOR RESIDENTIAL PROJECTS IN RESIDENTIAL ZONES, WEST HOLLYWOOD, CALIFORNIA. (ATTACHMENT A)**

BACKGROUND / ANALYSIS:

On October 14, 2020, the Director of the Planning and Development Services ("Director"), pursuant to the Director's authority under WHMC 19.03.020, issued Zoning Interpretation 20-0001, to clarify that under WHMC 19.29.130(B)(3), driveway widths will be determined by the number of parking spaces. The City's Zoning Ordinance defines maximum driveway widths in Chapter 19.28, Off-Street Parking and Loading Standards. Specifically, Subsection 19.28.130(B)(3) allows residential driveways to have a maximum width of 24 feet or 40 percent of the parcel width, whichever is less, with a minimum driveway width of 10 feet.

In early 2020, Engineering staff raised concerns regarding their ability to minimize driveway widths with the existing Zoning Ordinance language that provides a range - the maximum width is 24 feet with a minimum width of 10 feet. The language does not provide clear guidance on when a driveway could be required to be less than 24 feet or when it could be required to be more than 10 feet. Because the language is ambiguous, this allowed for an interpretation on how to apply the standard. Consequently, the Director of the Planning and Zoning Department issued an official interpretation of this provision. Zoning Interpretation 20-0001 recognizes the

City's goals to balance environmental efforts through street trees and green parkways with functional needs to provide on-street parking, utility infrastructure, and safe lines of sight, and to ensure a walkable experience for its residents and visitors. Further, it best serves the community's needs to keep the driveway widths and driveway aprons at the public right-of-way line to the minimum width possible, yet also ensure that they are wide enough to accommodate the anticipated traffic volume.

The recommended amendment to the City's Zoning Ordinance, in line with Zoning Interpretation 20-0001 (Attachment B), is to reduce the maximum driveway width from 24 feet maximum to 18 to 20 feet maximum, which will be determined based on the number of parking spaces as outlined in Exhibit A.

The recommended Zone Text Amendment to WHMC Section 19.28.130 aligns the City's Zoning Code with Zoning Interpretation 20-0001, issued by the Director pursuant to Section 19.03.020 of the West Hollywood Municipal Code.

An item raised by the Planning Commission was where is the width of the driveway measured and if the entire length of the driveway is required to maintain the proposed widths. Staff clarified that the purpose of the requirement is related to curb cut and sidewalk area of the driveway. Therefore the width limitation are measured at the property line. Once past the property line the driveway width could become wider or narrower in accordance with other provision of the ordinance such as permeability requirements and whether or not the driveway is leading to a parking space.

The Planning Commission recommended approval of the Zone Text Amendment with some changes to the language for clarity and ease of use that do not change the content of the regulation. The Planning Commission's report is provide in Attachment C, and the adopted resolution is included in Attachment D.

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(b)(3) 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. The proposed zone text amendment clarifies existing standards and does not commit the City to any future action, a particular project, or grant any specific approval that would have a direct or reasonably foreseeable indirect environmental impact pursuant to CEQA. (See 14 C.C.R. § 15060(c).) Further, because the proposed zone text amendment does not have the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, the approval of the proposed zone text amendment is not a “project” under the California Environmental Quality Act, and no further action under CEQA is required. (See 14 C.C.R. § 15378.)

COMMUNITY ENGAGEMENT:

N/A

OFFICE OF PRIMARY RESPONSIBILITY:

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

FISCAL IMPACT:

None.

ATTACHMENTS:

Attachment A: Draft Ordinance

Attachment B: Zoning Interpretation 20-0001

Attachment C: Planning Commission Staff Report dated April 15, 2021

Attachment D: Adopted Planning Commission Resolution dated April 15, 2021