



LAND USE AND URBAN FORM

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03 LAND USE AND URBAN FORM

This chapter of the General Plan provides goals and policies to guide the continuing evolution of West Hollywood’s urban form and land use patterns. In coordination with the Circulation and Historic Preservation chapters, it defines how the City’s buildings and public spaces – homes, stores, offices, parks, streets, and sidewalks – should organize and shape the community in the future. By establishing a vision for the built environment, the City is inviting property owners, business owners, and community members to invest private funds into development, preservation, and rehabilitation of buildings, land uses, and infrastructure.

The outreach process for the creation of this General Plan found that most members of the West Hollywood community already consider it a great place to live, socialize, shop, work, and do business. Most take pride in the City’s unique character and the quality of its physical fabric. At the same time, many residents and business owners feel that targeted improvements to urban form and land use activity could improve the quality of life and enhance the City’s standing as a world-class community. With this in mind, the overall strategy of this chapter is to propose targeted enhancements while preserving the City’s many diverse assets. The goals and policies in this chapter are designed to maintain and enhance the City’s residential neighborhoods and to focus future development along commercial corridors served by existing and potential future transit.

This chapter begins by describing the statutory requirements for addressing land use and urban form in a general plan. Next is a description of the City’s existing urban form and land uses. This sets the stage for the Land Use Designations section, which both defines the different designations used in the General Plan and provides a map showing where the different land use designations apply. Finally, the chapter concludes with goals and policies organized according to the following topics:

- Urban Form and Pattern
- Urban Design
- Public Spaces and Streetscape
- Residential Neighborhoods
- Commercial Areas
 - o Melrose/Beverly District
 - o Santa Monica Boulevard West
 - o Santa Monica/Fairfax Transit District
 - o Santa Monica/La Brea Transit District
 - o Sunset Boulevard
- Signage

STATUTORY REQUIREMENTS

California law (Government Code Section 65302(a)) requires that a city's general plan include:

“ . . . a land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry and open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, public buildings and grounds, solid waste disposal facilities and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.”

The required land use element has the broadest scope of the required elements of a general plan, regulating how all land in a city is to be used in the future. To fully reflect the range of physical attributes that are important for West Hollywood's success, this chapter also contains goals and policies to guide urban form and design.

CONTEXT

West Hollywood's urban structure and land use pattern reflects its history of development and social policy over time. At the time of its incorporation as a City in 1984, West Hollywood was already a densely built-out urban community in an unincorporated area of Los Angeles County surrounded on all sides by other cities – the City of Los Angeles to the east, north and south, and Beverly Hills to the west.

A more detailed history of development patterns in the City can be found in the Introduction Chapter.

West Hollywood is physically a “corridor city” with its major east-west corridors Santa Monica and Sunset Boulevards connecting the City of Los Angeles with Beverly Hills, Santa Monica and the ocean, and major north-south corridors of La Brea Boulevard, Fairfax Avenue and La Cienega Boulevard connecting Hollywood and the Hollywood Hills with the rest of the Los Angeles basin south of West Hollywood. In between the corridors is a rich variety of residential neighborhoods, each containing a mix of residential building types, architectural styles and public spaces.



Sunset Boulevard is a bustling commercial corridor and entertainment district.

The land uses within West Hollywood's various neighborhoods and commercial areas include residential housing, public spaces like parks and streets, a small amount of industrial activity, and commercial activities such as restaurants, retail stores, offices, hotels, services, and

entertainment. Some areas within the City’s commercial areas have a mix of uses, including both residential and commercial uses within the same building, on the same parcel, or on neighboring parcels. Table 3-1 identifies the total distribution of existing land uses in West Hollywood as of January 2008. All acres are based on the net buildable land in the city, which does not include streets, roads or alleyways. Overall, 316 acres in the city, or 26 percent of the total gross land area, is used for streets, alleys, and other public rights-of-way. A discussion of each category is included below.

Table 3-1: Existing Land Use Distribution in West Hollywood, 2008

Land Use Type	Percent of Net Buildable Land
Residential	66%
Commercial	23%
Public and Quasi-Public	6%
Vacant and Parking	5%
Industrial	>1%

Source: Baseline Land Use Survey, West Hollywood General Plan Baseline Land Use Background Report, 2008

Neighborhoods

West Hollywood’s different neighborhoods contain residential land uses with a limited amount of commercial and public uses. At approximately 66 percent of the total land area (excluding streets), residential land uses occupy the most acreage of any category in West Hollywood, with 24,814 housing units in 586 acres.

Many neighborhoods are predominantly multi-family, including historic or modern apartments, while some neighborhoods are predominantly single-family. Figure 3-1 identifies the City’s single-family and multi-family areas. The buildings within the neighborhoods vary in their form and architectural style, in the scale and design of their open spaces, and in their role in the



Multi-family residential neighborhoods feature an eclectic mix of contemporary and historic buildings.

overall life of the City. The majority of the City's housing stock (63% of residential units) was built between the 1950s and 1970s. By comparison, approximately 10% of existing residential units have been built in the years since (1980 – 2009). This indicates that some of the residential buildings in West Hollywood are aging and may be in need of significant maintenance, repair or replacement during the time horizon of the General Plan. Single-family and multi-family neighborhoods are described in succession below.

In the 20 years since 1990, the City has grown by an estimated 739 dwelling units and 1,462 people. Compared to most other cities in California, this is a very slow rate of growth and is due to the fact that there is little vacant land for development. Nearly all the development that has occurred in the past decade is a result of existing buildings being replaced with new ones, and this trend is likely to continue to occur into the future.

The majority of residential housing units are renter-occupied (78 percent) and a relatively small percentage is owner-occupied (22 percent).

Multi-family Neighborhoods

Nearly 80 percent of the City's housing stock is multi-family housing, featuring a multitude of architectural styles. Architectural styles range from early 20th century courtyard apartments to striking mid-Century buildings, to complexes built in the 1960s and 1970s, to contemporary apartments and condominiums. The eclectic character of the residential streets, generally high quality of nearby public spaces, and the proximity to a remarkable array of employment, commercial, and entertainment opportunities makes these neighborhoods a desirable regional address.

Single-family Neighborhoods

The City has a number of medium density single-family residential neighborhoods that are physically unique from the other residential areas of the City. They feature small urban parcels with eclectic single-family homes and walkable neighborhood streets. Some of these single-family neighborhoods include classic early 20th century bungalows, and most have well landscaped residential street design.



A variety of architectural styles, including bungalows, can be found in single family neighborhoods.

Commercial Sub-Areas

West Hollywood's commercial and other non-residential land uses are mostly located along the City's main thoroughfares and serve the surrounding neighborhoods as well as the region. There are five commercial areas identified for purposes of this General Plan: the Melrose/Beverly District, Santa Monica Boulevard West, the Santa Monica/Fairfax Transit District, the Santa Monica/La Brea Transit District, and Sunset Boulevard. These areas are described below and illustrated on Figure 3-2. About 23 percent (or 212 acres) of the City's

land area (excluding streets) is occupied by commercial uses. The City's commercial areas contain a few industrial parcels as well as some vacant land and parking lots, which account for about 5 percent of the land area of the City.

Melrose/Beverly District

The Melrose/Beverly District, also known as “The Avenues,” is composed of the segments of Melrose Avenue, Robertson Boulevard, and Beverly Boulevard and surrounds the landmark Pacific Design Center (PDC). The PDC is a national and international center for the arts, fashion, design, and furnishings businesses. The District is characterized by the contrasts between the small, closely-packed scale of the commercial buildings and streetscape along Melrose and Robertson and the monumental scale of the PDC and nearby Beverly Center and Cedars-Sinai Hospital.



Robertson Boulevard is known for its small-scale buildings and varied storefronts.

Santa Monica Boulevard West

Sometimes referred to as “Boystown”, this section of the City's 3-mile Santa Monica Boulevard corridor is a local and regional commercial destination with a large concentration of LGBT-oriented businesses, offering a variety of restaurants, retail, and entertainment businesses, as well as neighborhood-serving uses, within a walkable urban district. It is also the location of a potential future stop for the Redline subway extension.



Outdoor dining contributes to an active pedestrian environment on the Boulevard.

Santa Monica/Fairfax Transit District

This section of the corridor supports diverse commercial uses that fulfill the needs of the adjacent neighborhoods and transit users. It is the current location of a significant number of transit routes and transfer points, and is also the location of a potential future stop for the Redline subway extension. The area is characterized by service and retail businesses oriented to the local community, including a number of Russian-oriented businesses.



Santa Monica Boulevard features a mix of neighborhood-serving shops, groceries, and other small businesses.

Santa Monica/La Brea Transit District

La Brea Avenue is home to a number of large-format retail businesses providing a wide range of goods to West Hollywood shoppers, and its intersection with Santa Monica Boulevard is

the primary eastern gateway to City. It is in the midst of a concentration of film and entertainment industry facilities located in West Hollywood and adjacent parts of Los Angeles. It is the current location of a significant number of transit routes and transfer points, and is also the location of a potential future stop for the Redline subway extension.

Sunset Strip

Sunset Boulevard, also known as The Sunset Strip, is a renowned urban corridor, tracing the southerly foothills of the Santa Monica Mountains. Its entertainment, restaurant, shopping, and hospitality destinations attract visitors from around the country and abroad.

Public Spaces

The City's public spaces – its streets and streetscapes, parks and plazas, and public buildings – create much of its urban character. They also provide an important amenity for residents, workers, and visitors to socialize, recreate, circulate, rest, and gather. The City's public spaces are its public face, and are often the areas that visitors and residents most readily remember and associate with the City. The different types of public spaces in the City are described below and are shown in Figure 3-3.

Streets and Streetscape

The great majority of West Hollywood's public space is in the form of streets and sidewalks. As is stated above, the streets, sidewalks and alleyways account for over a quarter of the total land area in West Hollywood. The character and appearance, or "the streetscape," defines the experience for those who use the street. This is especially true of pedestrians, for whom the level of safety, comfort, and aesthetic quality is a major attractor or detractor. Most residential neighborhoods in the City have tree-lined streets and sidewalks. In the commercial areas, most streets have interesting retail frontages along sidewalks, with amenities such as benches, landscaping, and street trees. Santa Monica Boulevard, in particular, has been improved with a comprehensive streetscape program. At the same time, there are locations that could benefit from targeted improvements to sidewalks, crossings, landscape, building frontages, and streets.



The La Brea Gateway marks the eastern entrance to the City.



The Sunset Strip has a vibrant nightlife scene.



The Crescent Heights Triangle on Santa Monica Boulevard offers a generous open space, lush plantings, and seating areas.

Parks and Open Space

The City has a number of parks and other open spaces that act as central meeting and gathering points for community life. Overall, there are approximately 15 acres of parks throughout the City, with the majority of acreage in two parks – West Hollywood Park, on the western side of the City, and Plummer Park, on the eastern side. Master plans for these parks, already being implemented, will add more than three acres of green space within the parks. There are also several smaller parks, pocket parks, green spaces designed for traffic-calming, and plazas located throughout the City.

Parks and community facilities are described in more detail in the Parks and Recreation and Infrastructure, Resources and Conservation Chapters of the General Plan.

Public and Quasi-Public Facilities

Public and quasi-public facilities provide indoor and sometimes outdoor space for community gathering and social interaction, and are the site of day-to-day activities as well as important community and personal events. These facilities include City Hall, Sheriff and Fire Stations, a Metro bus facility, public library, and public and private schools. Two public schools, owned and operated by the Los Angeles Unified School District, are located within the City: West Hollywood Elementary and West Hollywood Community Day School. In terms of total area, there are almost 18 acres of publicly owned and operated facilities, including City parks, and there are approximately 17 additional acres of schools and religious institutions.



Santa Monica Boulevard is filled with revelers during the annual Halloween celebration.

Signage

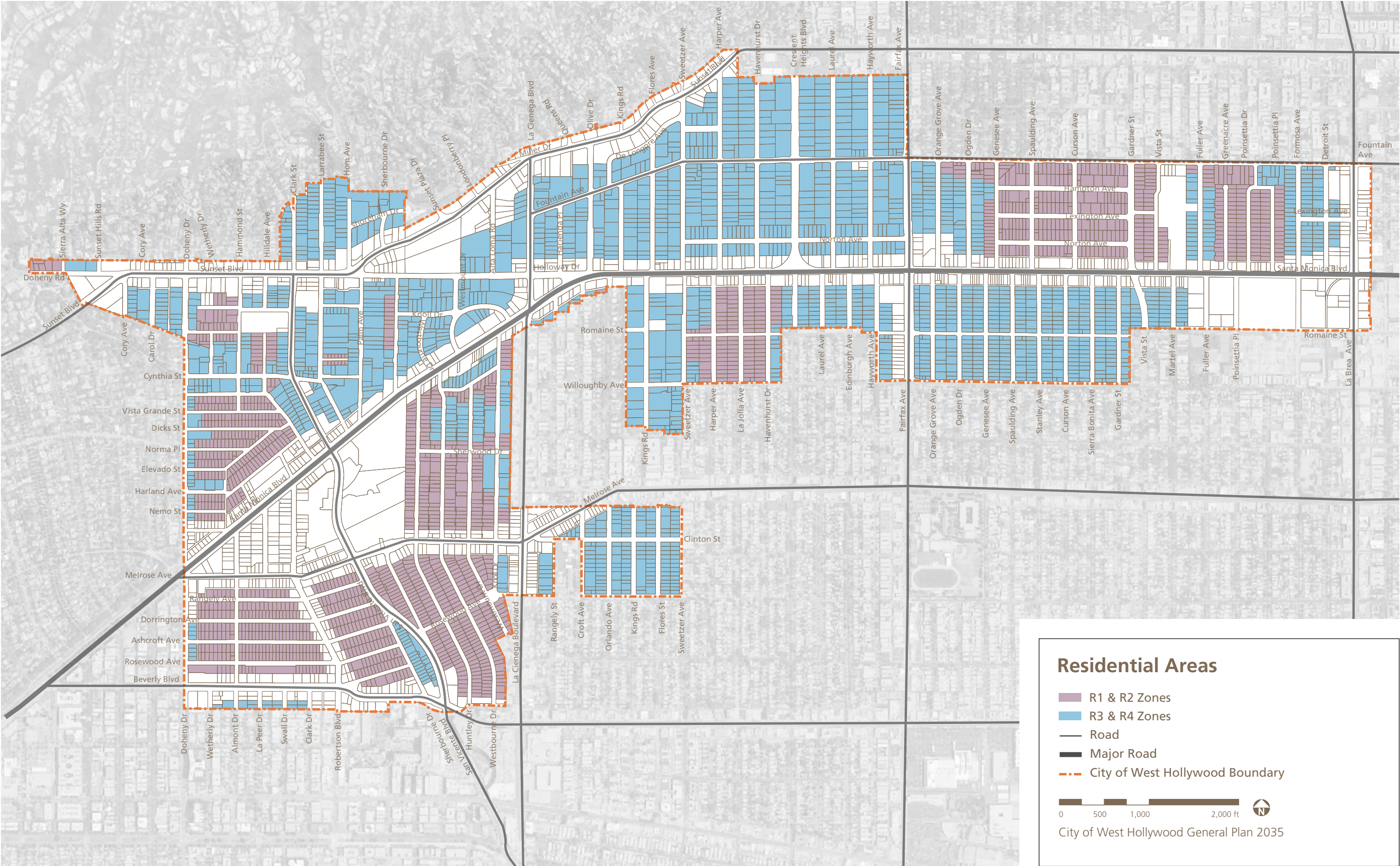
High quality signage contributes to a pedestrian friendly urban environment that reflects the values of both the City's residents and the business community. The City encourages quality signage to promote its image as a creative center. Signage plays an important role in the City's overall ambition to be on the cutting edge of culture in the region, and has both cultural and economic impacts.

The most iconic signs in West Hollywood are the billboards, large screen videos, and tall walls of Sunset Boulevard. The curving boulevard, varied topography, and landmark architecture combine to create a legendary urban landscape. Located in a thriving center of hospitality and entertainment, the advertising on the Strip continues



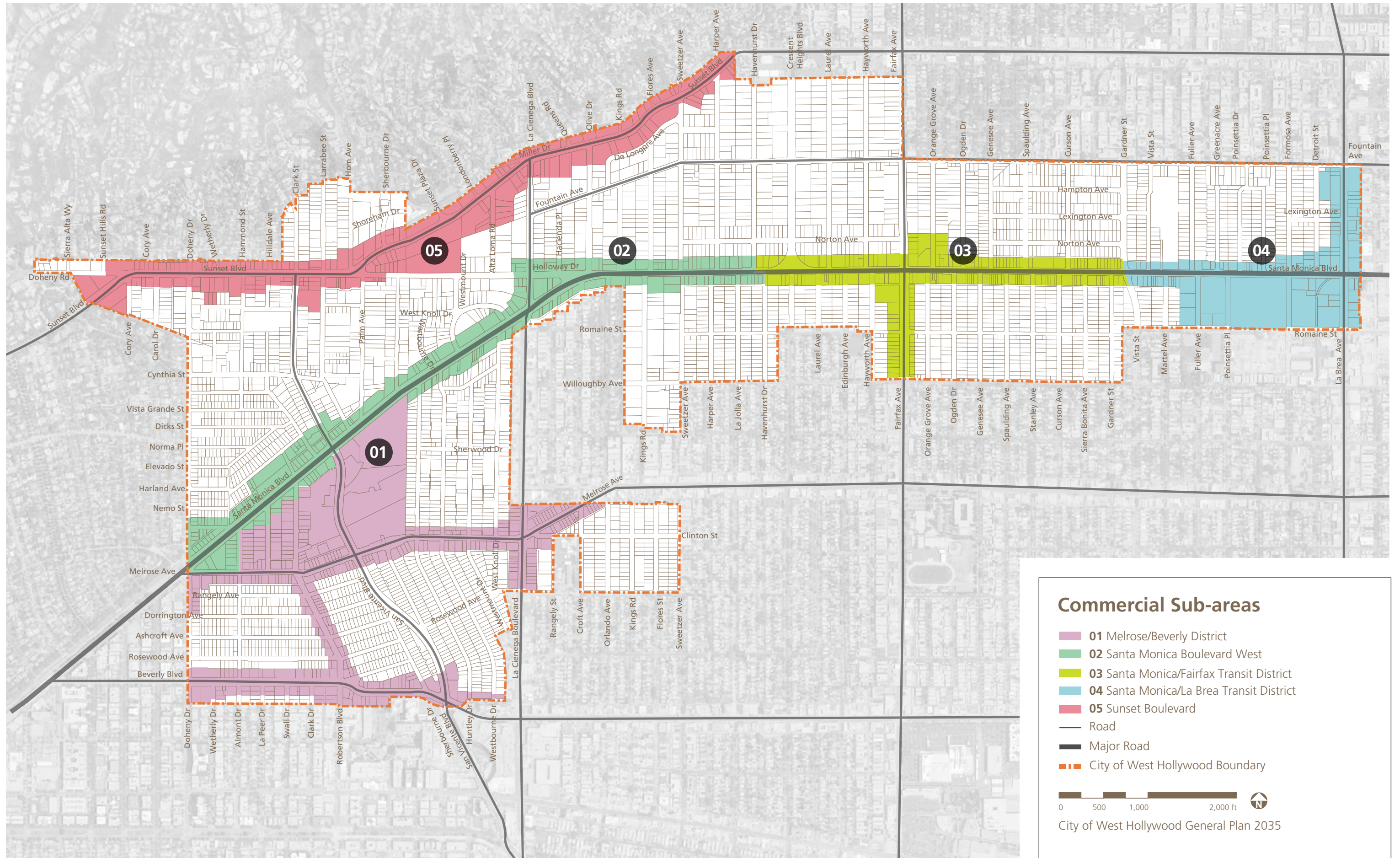
Sunset Boulevard is known for its concentration of creative signage and billboards.

Figure 3-1: Neighborhoods



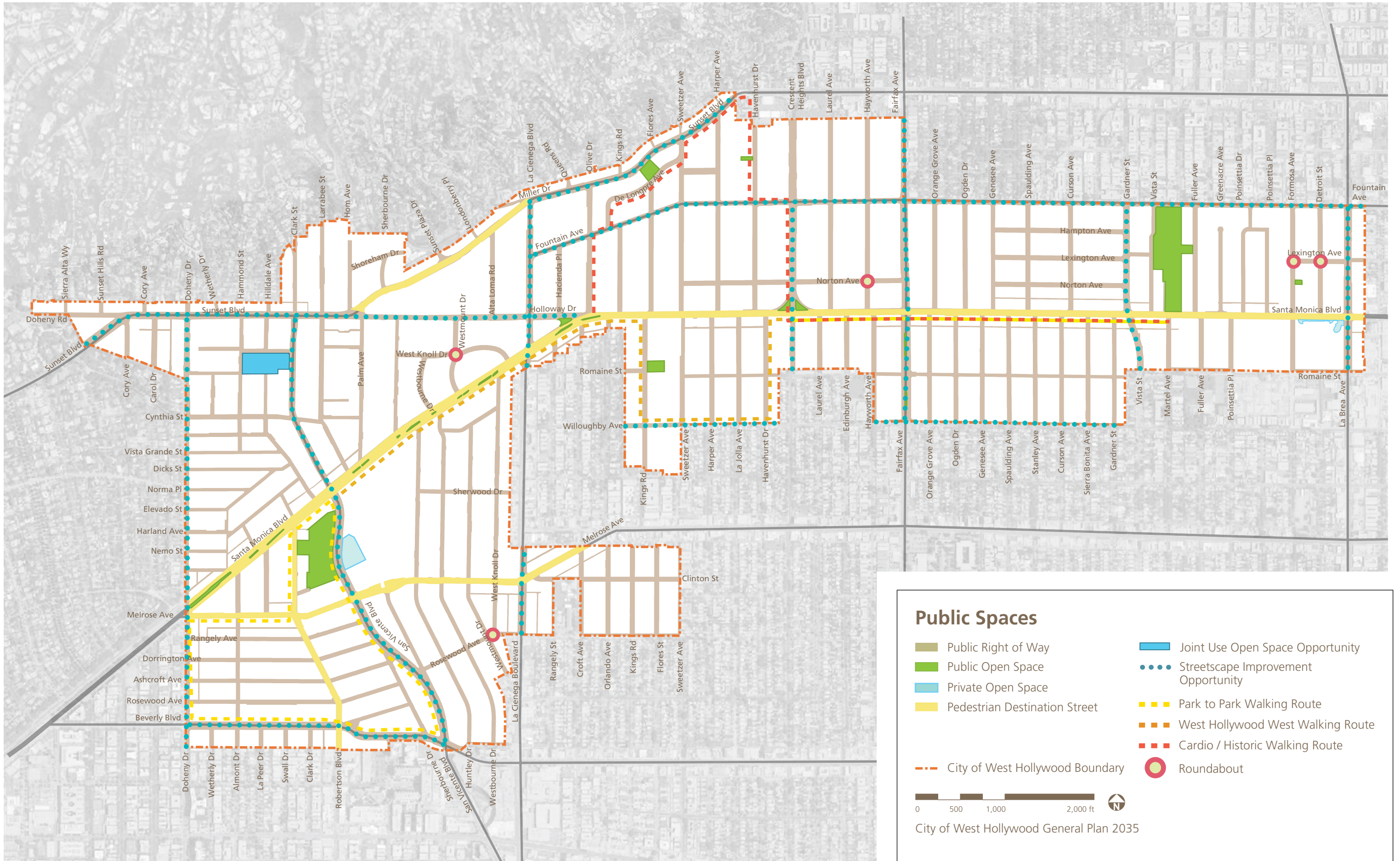
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Figure 3-2: Commercial Sub-areas















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Figure 3-3: Public Spaces



Public Spaces

 Public Right of Way	 Joint Use Open Space Opportunity
 Public Open Space	 Streetscape Improvement Opportunity
 Private Open Space	 Park to Park Walking Route
 Pedestrian Destination Street	 West Hollywood West Walking Route
 City of West Hollywood Boundary	 Cardio / Historic Walking Route
 Roundabout	

0 500 1,000 2,000 ft 

City of West Hollywood General Plan 2035

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to evolve with changes in media, culture and technology. Because of the prestige and exposure of these billboards, they also have the capacity to provide public benefits through development agreements, and to make high-quality new development possible. At the same time, billboards, tall walls, and other large off-site signage can have impacts such as light, glare, and motion that must be carefully controlled.

West Hollywood is also home to exciting and imaginative on-site signs. The City is famous for its innovative hospitality, design and retail businesses that often communicate their individuality through unique high quality signage. The City encourages the creation of this special signage through its Creative Sign Ordinance, which gives additional flexibility and incentives for more imaginative signage that makes a positive contribution to the cityscape.

GENERAL PLAN LAND USE DESIGNATIONS

Land use designations indicate the intended use of each parcel of land. Land use designations are policy statements with the force of a regulation. They are developed to provide both a vision of the organization of uses in the City and a flexible structure to allow for changes in economic conditions and community visions. The land use designation map is shown in Figure 3-4 and a table of the acres of each land use designation are presented in Table 3-2.

In West Hollywood, the land use designations and locations are compatible with the zoning districts found in the Zoning Ordinance. For each land use designation, the uses allowed and the standards of dwelling unit density for residential designations (as measured in dwelling units per acre) and building intensity for commercial designations (as measured in Floor Area Ratio, or FAR) are specified. While the General Plan land use designations are broad, the zoning districts include specific allowances and prohibitions of uses, dimensional requirements such as building setbacks, parking standards, and more refined heights compared to the General Plan.

The land use designations are divided into three broad categories – residential, commercial and public. The designations are intended to protect residential areas from incompatible development while also allowing for the maintenance and replacement of the aging housing stock. The commercial designations are generally located along the City's corridors and are designed to allow for the existing lower-scale development to evolve into more transit-supportive commercial and mixed-use development. The public designations allow for a wide range of public facilities including parks, schools, City Hall and other public uses.

The following is a summary of the proposed General Plan Designations. The maximum base allowable densities, intensities and heights are presented in Table 3-2. New development beyond the base height or density must provide tangible benefits for the community, and may be allowed subject to any applicable bonuses described in the Zoning Ordinance. Development standards described in the General Plan are to be considered in conjunction with the Zoning Ordinance, Zoning Map and applicable State laws.

Residential

Single-Family and Two-Family Residential (R1)

This designation provides for the retention, maintenance, and development of existing single-family residential neighborhoods. This designation identifies areas of the City characterized by single-family homes on smaller parcels, together with other low density residential development in specific neighborhoods. The intention of the designation is to preserve and maintain the single family residential character and to ensure that new development is compatible with existing character. There are three sub-categories within the Single-Family and Two Family designation: R1A, R1B and R1C.



Many of West Hollywood's neighborhoods were first developed in the 1920s.

- R1A allows 1 dwelling unit per lot and has a maximum height of 25 feet and 2 stories.
- R1B allows for 2 dwelling units per lot on lots larger than 8,499 square feet with a maximum height of 25 feet and 2 stories
- R1C allows for 1 dwelling unit per lot and has a maximum height of 15 feet and 1 story.

Low Density Residential (R2)

This designation provides for the retention, maintenance, and development of the existing neighborhoods that contain a mix of single-family, duplex and small scale (one and two-story) multi-family residential buildings. The designation ensures that new development complements the scale of existing structures and the existing pattern of development. All buildings in the Low Density designation have a maximum height of 25 feet and 2 stories. The number of units that may be built on each parcel varies according to the parcel size, as follows:



Small-scale multi-family buildings characterize the City's low density neighborhoods.

- 2 dwelling units per lot for lots of less than 4,000 square feet
- 3 dwelling units per lot for lots between 4,000 and 7,999 square feet
- 4 dwelling units per lot for lots between 8,000 and 9,999 square feet
- 1 additional dwelling unit for each 2,000 square feet in excess of 9,999 square feet of lot area.

Medium Density Residential (R3)

This designation provides for the retention, maintenance, and continued development of multi-family units in areas which are characterized by a significant mix of two- and three-story buildings, including apartments and condominiums. There are four sub-categories of Medium Density Residential Designations: R3A, R3B, R3C and R3C-C. The designation allows for densities of 36 units per acre (1 dwelling unit per 1,210 square feet of parcel area) without applicable bonuses, but the designations allow different building heights as follows:

- R3A allows for residential buildings that are 2 stories and 25 feet.
- R3B allows for residential buildings that are 3 stories and 35 feet.
- R3C allows for residential buildings that are 4 stories and 45 feet.
- R3C-C allows for the same intensity as R3C but also allows small-scale, neighborhood-serving retail and commercial services on the first and second floors.



New multifamily residential buildings provide a varied streetfront in medium-density neighborhoods.

High Density Residential (R-4)

This designation provides for the retention, maintenance, and continued development of a wide range of high-density multi-family housing, including apartments and condominiums. The designations allows for a variety of high density building types that are compatible in scale and character with existing structures and the development standards. This designation has three sub-categories: R4A, R4B and R4B-C. The designation allows for densities of 50 units per acre (1 dwelling unit per 872 square feet of parcel area) without applicable bonuses, but the designations allow different building heights as follows:

- R4A allows for residential buildings that are 3 stories and 35 feet.
- R4B allows for residential buildings that are 4 stories and 45 feet.
- R4B-C allows for the same intensity as R4B but also allows small-scale, neighborhood-serving retail and commercial services on the first and second floors.



High-density residential buildings use variations in height and massing to enhance existing neighborhoods.

Commercial Designations

Commercial Neighborhood 1

The Commercial Neighborhood 1 (CN1) designation identifies areas appropriate for low-intensity commercial and mixed-use development. The intent of the CN1 designation is to allow for land uses that are small-scale and that serve both local residents and the arts and design businesses located in West Hollywood. Appropriate land uses include neighborhood convenience stores, commercial services, retail stores, restaurants, cafés, art galleries, design showrooms and specialty shops. Mixed-use developments with residential and office uses, retail or restaurants are encouraged. The designation has a FAR of 1.0 and a building height of 25 feet (without applicable bonuses).



Art galleries and showrooms are part of the commercial mix in the Avenues of Arts and Design.

Commercial Neighborhood 2

The Commercial Neighborhood 2 (CN2) designation is identical to Commercial Neighborhood 1 but allows a height of 35 feet with the same FAR of 1.0 (without applicable bonuses). The intent of the additional height is to allow greater floor-to-floor ground floor heights for retail and gallery uses. This will enable a wider diversity of architectural styles and building forms. Creative office uses are encouraged on upper floors.

Community Commercial 1

The Community Commercial 1 (CC1) designation provides for commercial uses and mixed-use development along major corridors (e.g., Santa Monica Boulevard, Beverly Boulevard and La Cienega Boulevard). The CC1 designation allows a variety of commercial uses including retail, professional offices, business support and personal services, entertainment, restaurants, specialty shops, overnight accommodations, cultural facilities and small-scale manufacturing related to design furnishings, galleries, motion pictures, television, music, and arts related uses. Mixed-use development with residential, commercial, and office uses is encouraged. This designation has a FAR of 1.5 and a height of 35 feet (without applicable bonuses).

Community Commercial 2

The Community Commercial 2 (CC2) designation allows for commercial uses and mixed-use development at key locations along major corridors. Specifically, this designation is applied to areas where increased development is possible due to the presence of high-frequency transit service with multiple routes and bus transfer locations. The designation is intended to allow for uses that increase the amount and diversity of housing in West Hollywood while also



The mixed use building at 901 Hancock Avenue includes ground-floor retail and restaurants as well as condominium units and affordable housing.

allowing for an expansion of retail, office and other non-residential uses. This designation has a FAR of 2.0 and a height of 45 feet (without applicable bonuses).

Commercial Arterial

The Commercial Arterial (CA) designation is for parcels that support regional retail uses due to the presence of a high volume of automobile traffic. The designation also allows for mixed-use development with multi-family residential, retail, and commercial uses. The designation has a FAR of 2.5 with a height of 60 feet (without applicable bonuses).

Commercial Regional Center

The Commercial Regional Center (CR) designation is intended to create high-intensity retail and mixed-use structures in key locations in the City. This designation identifies areas that are principal commercial activity centers. Land uses in these areas may serve local, as well as regional market areas. The designation also encourages mixed-use developments that provide a diversity of residential housing types and also provide shopping and employment opportunities in the City. This designation has a FAR of 3.0 and a height of 90 feet (without applicable bonuses).



The La Brea Gateway is a regional shopping destination with an active streetfront and public plaza.

Sunset Specific Plan

This designation implements the Sunset Specific Plan (SSP). The density/intensity, height and number of stories vary along the corridor. Specific information on each parcel may be found in the Sunset Specific Plan.

Pacific Design Center Specific Plan

This designation implements the Pacific Design Center Specific Plan (PDCSP) and only may be applied to the parcels owned and operated by the Pacific Design Center. Specific information on the density/intensity and allowable uses may be found in the Pacific Design Center Specific Plan.



The Pacific Design Center is an anchor of the City's arts and design district.

Movietown Specific Plan

This designation implements the Movietown Specific Plan (MSP) and may only be applied to the parcel identified in the Plan. Specific information on the density/intensity and allowable uses may be found in the Zoning Code.

Public Designations

Public Facilities

This designation is intended to accommodate a wide range of public and quasi-public uses distributed throughout the community. Examples of appropriate public facilities include parks, recreational facilities, schools, transportation facilities, public buildings and facilities, museums, hospitals and similar compatible uses. Solid waste disposal and recycling facilities are addressed in Chapter 9, Infrastructure, Resources, and Conservation.

General Plan Overlay Districts

Transit Overlay District

The Transit Overlay District (TOD) identifies sites close to major transit nodes for which modifications to parking requirements, or other development standards may be considered when individual projects provide specified supplemental Transportation Demand Management programs and may allow for modifications to the GP's permitted density/intensity or height at such time as fixed rail transit to the City is funded and final design studies are complete. The TOD designation is intended to encourage mixed-use development in locations with adequate transit service to reduce the need for auto trips.

Zoning Overlay Districts

The Overlay Districts described below are detailed in the Zoning Ordinance and Zoning Map, and are included here for informational purposes.

Parking Overlay District

The Parking (PK) Overlay District is intended to identify sites within residential zoning districts where nonresidential parking lots and parking structures may be established or maintained. The PK district may only be applied to a residentially zoned property contiguous to a commercially zoned site.

Neighborhood Conservation Overlay District

The Neighborhood Conservation Overlay (NC) District is used to identify sites and areas within the City that represent clearly defined neighborhoods with predominantly consistent historic or architectural character.

Development Agreement

The Development Agreement (DA) overlay zoning district identifies sites and areas within the City that are subject to the requirements of adopted development agreements.

Emergency Housing Overlay District

The City will adopt an emergency shelter/transitional housing overlay district in accordance with State law, as described in the Housing Element.

Table 3-2: Land Use Designation

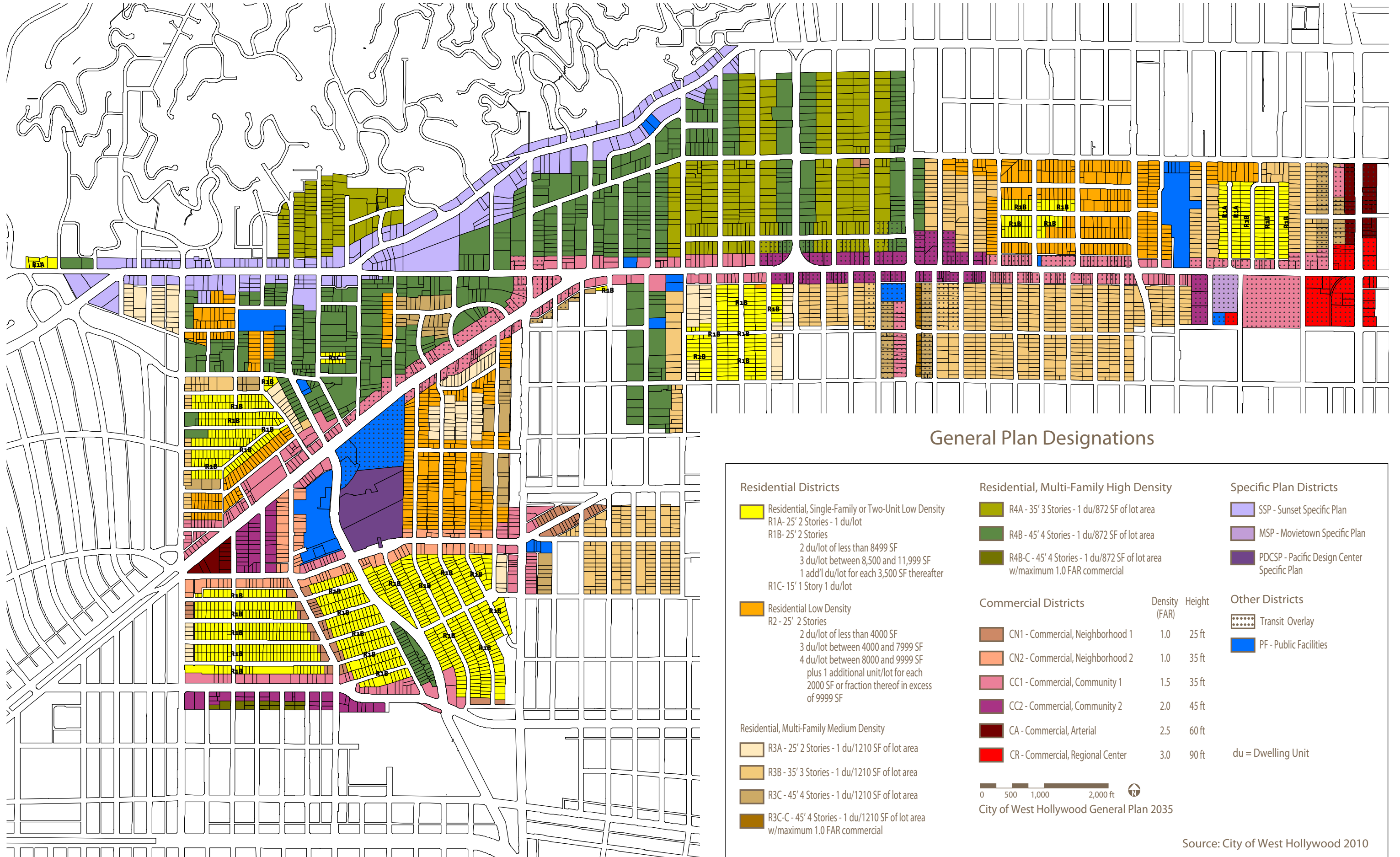
Land Use Category	Total Acres	Height (Feet)	Maximum Density/FAR w/o Applicable Bonuses	Height/Density Bonuses			
				Green Building	Affordable Housing	Mixed-Use	Creative Office
Residential Designations							
R1A	5.60	25	1 du/lot				
R1B	119.08	25	- 2 du/lot of less than 8499 SF - 3 du/lot between 8,500 and 11,999 SF - 1 add'l du/lot for each 3,500 SF in excess of 11,999 SF				
R1C	0.69	15	1 du/lot				
R2	82.31	25	- 3 du/lot between 4000 and 7999 SF - 4 du/lot between 8000 and 9999 SF - 1 add'l du/lot for each additional 2000 SF in excess of 9999 SF				
R3A	25.22	25	1 du/1210 SF of lot area		X		
R3B	119.83	35	1 du/1210 SF of lot area		X		
R3C	27.14	45	1 du/1210 SF of lot area		X		
R3C-C	1.54	45	1 du/1210 SF of lot area, maximum 1.0 FAR commercial		X		
R4A	87.85	35	1 du/872 SF of lot area		X		
R4B	156.09	45	1 du/872 SF of lot area		X		
R4B-C	2.06	45	1 du/872 SF of lot area, maximum 1.0 FAR commercial		X		
Commercial Designations							
CN1	7.90	25	1.0	X	X	X	
CN2	15.55	35	1.0	X	X		X
CC1	81.44	35	1.5	X	X	X	
CC2	30.84	45	2.0	X	X	X	
CA	8.22	60	2.5	X	X	X	
CR	13.7	90	3.0	X	X	X	
Public							
PF	35.16	n/a	n/a		X		
Specific Plans							
SSP	57.55				X		
PDCSP	14.19						
MSP	2.98				X		
Total	895						

Footnotes Table 3-2: Land Use Designation

Where multiple possible bonuses are indicated in a particular designation, individual projects may be able to cumulatively apply each bonus, as described in the Zoning Ordinance. The City may adopt or modify height or density bonuses in the future to further the goals and policies of this General Plan. As of 2010, height and density bonuses are as follows, and are further detailed in the Zoning Ordinance:

- **Green Building.** (projects that achieve a minimum of 90 points on the West Hollywood Green Building Point System Table may select from incentives including an additional 0.1 FAR for commercial or mixed-use)
- **Affordable Housing.** (up to 35% per State Law on top of base project FAR or density)
- **Mixed-Use.** (an additional 0.5 FAR and 10 feet in height for Residential Mixed-Use Projects)
- **Creative Office.** (an increase of 0.5 FAR for projects that include office spaces for fashion, arts, design and other similar uses)

Figure 3-4: General Plan Designations



General Plan Designations

<p>Residential Districts</p> <ul style="list-style-type: none"> Residential, Single-Family or Two-Unit Low Density R1A - 25' 2 Stories - 1 du/lot R1B - 25' 2 Stories 2 du/lot of less than 8499 SF 3 du/lot between 8,500 and 11,999 SF 1 add'l du/lot for each 3,500 SF thereafter R1C - 15' 1 Story 1 du/lot Residential Low Density R2 - 25' 2 Stories 2 du/lot of less than 4000 SF 3 du/lot between 4000 and 7999 SF 4 du/lot between 8000 and 9999 SF plus 1 additional unit/lot for each 2000 SF or fraction thereof in excess of 9999 SF <p>Residential, Multi-Family Medium Density</p> <ul style="list-style-type: none"> R3A - 25' 2 Stories - 1 du/1210 SF of lot area R3B - 35' 3 Stories - 1 du/1210 SF of lot area R3C - 45' 4 Stories - 1 du/1210 SF of lot area R3C-C - 45' 4 Stories - 1 du/1210 SF of lot area w/maximum 1.0 FAR commercial 	<p>Residential, Multi-Family High Density</p> <ul style="list-style-type: none"> R4A - 35' 3 Stories - 1 du/872 SF of lot area R4B - 45' 4 Stories - 1 du/872 SF of lot area R4B-C - 45' 4 Stories - 1 du/872 SF of lot area w/maximum 1.0 FAR commercial <p>Commercial Districts</p> <table border="0"> <thead> <tr> <th></th> <th>Density (FAR)</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td> CN1 - Commercial, Neighborhood 1</td> <td>1.0</td> <td>25 ft</td> </tr> <tr> <td> CN2 - Commercial, Neighborhood 2</td> <td>1.0</td> <td>35 ft</td> </tr> <tr> <td> CC1 - Commercial, Community 1</td> <td>1.5</td> <td>35 ft</td> </tr> <tr> <td> CC2 - Commercial, Community 2</td> <td>2.0</td> <td>45 ft</td> </tr> <tr> <td> CA - Commercial, Arterial</td> <td>2.5</td> <td>60 ft</td> </tr> <tr> <td> CR - Commercial, Regional Center</td> <td>3.0</td> <td>90 ft</td> </tr> </tbody> </table>		Density (FAR)	Height	 CN1 - Commercial, Neighborhood 1	1.0	25 ft	 CN2 - Commercial, Neighborhood 2	1.0	35 ft	 CC1 - Commercial, Community 1	1.5	35 ft	 CC2 - Commercial, Community 2	2.0	45 ft	 CA - Commercial, Arterial	2.5	60 ft	 CR - Commercial, Regional Center	3.0	90 ft	<p>Specific Plan Districts</p> <ul style="list-style-type: none"> SSP - Sunset Specific Plan MSP - Movietown Specific Plan PDCSP - Pacific Design Center Specific Plan <p>Other Districts</p> <ul style="list-style-type: none"> Transit Overlay PF - Public Facilities <p>du = Dwelling Unit</p>
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0 500 1,000 2,000 ft

City of West Hollywood General Plan 2035

Source: City of West Hollywood 2010

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