



Planning Commission Hearing

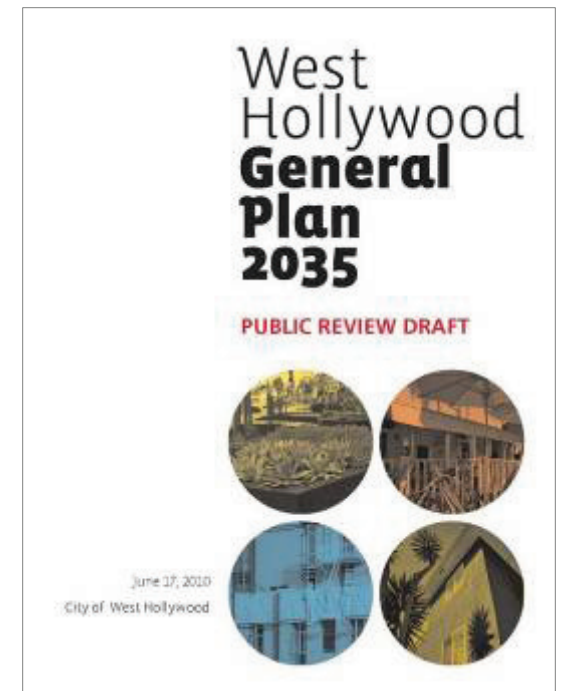
Item 9.A

General Plan:
Infrastructure, Land Use,
and Mobility

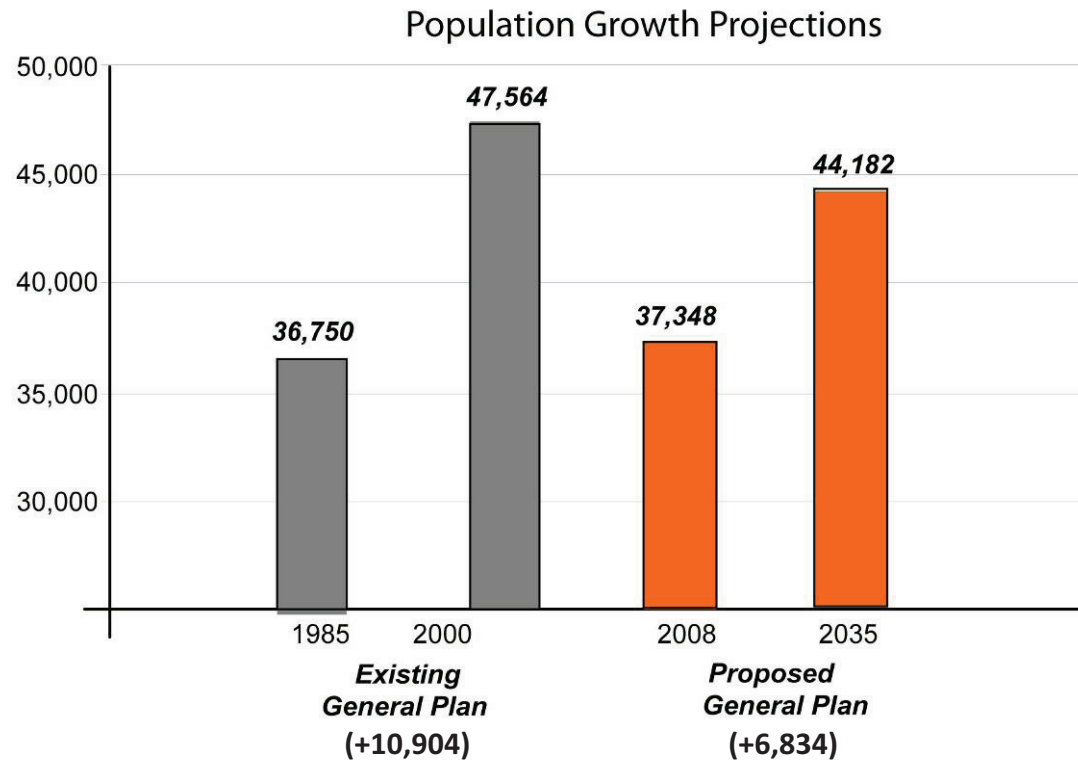
September 23, 2010

Agenda

- **Presentation regarding:
Infrastructure, Land Use, and Mobility
policies in the Draft General Plan**
- **Planning Commission Discussion**
- **Public Comment**
- **Continue discussion to meeting of
September 30**



Growth Projections



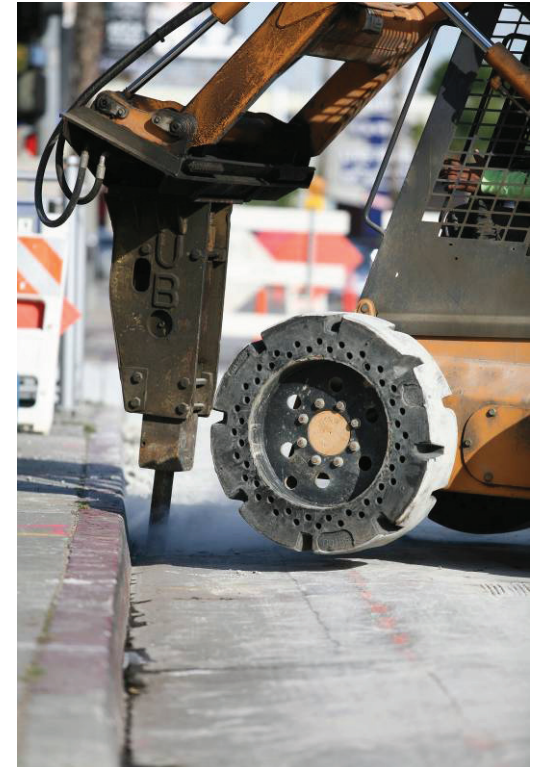
Infrastructure, Resources, & Conservation

- **Maintain circulation infrastructure**
- **Reduce water and energy use**
- **Green Building Program**
- **Reduce climate change impacts**
- **Improve air quality**
- **Provide for efficient wastewater and stormwater systems**
- **Reduce solid waste**
- **Provide well-maintained and sustainable facilities**



Infrastructure: Streets

- **Goal IRC-1**: Provide functional, safe, and well-maintained circulation and public infrastructure throughout the City.
 - **IRC-1.1**: Maintain streets, sidewalks, and other public rights-of-way
 - **IRC-1.2**: Prioritize physical improvements based on regular monitoring of conditions
 - **IRC-1.3**: Require service providers to restore or improve trench areas to return work sites to conditions that comply with City standards
 - **IRC-1.4**: Continue existing programs to underground overhead utility lines using California Edison funds



Infrastructure: Water

- **Goal IRC-3**: Reduce water use and ensure a long-term water supply.
 - **IRC-3.1**: New development projects must demonstrate sufficient water supply
 - **IRC-3.3**: Utilize best practices in water conservation regulations
 - **IRC-3.4**: Educate the public regarding water conservation, greywater use, and water storage and capture strategies
 - **IRC-3.5**: Reduce water use in municipal operations
 - **IRC-3.6**: Require all new buildings to be water-efficient
 - **IRC-3.7**: Encourage water conservation in all existing buildings



Infrastructure: Stormwater

- **Goal IRC-9**: Provide safe, sanitary, and environmentally sustainable stormwater management.
 - **IRC-9.3**: Maximize local actions to reduce, capture, and treat urban runoff, as feasible
 - **IRC-9.4**: Collaborate with other agencies to remove contaminants in urban runoff
 - **IRC-9.6**: Use best management practices, including stormwater reuse and the use of vegetation and permeable surfaces to capture and filter stormwater
 - **IRC-9.8**: Explore innovative ways of capturing and reusing stormwater



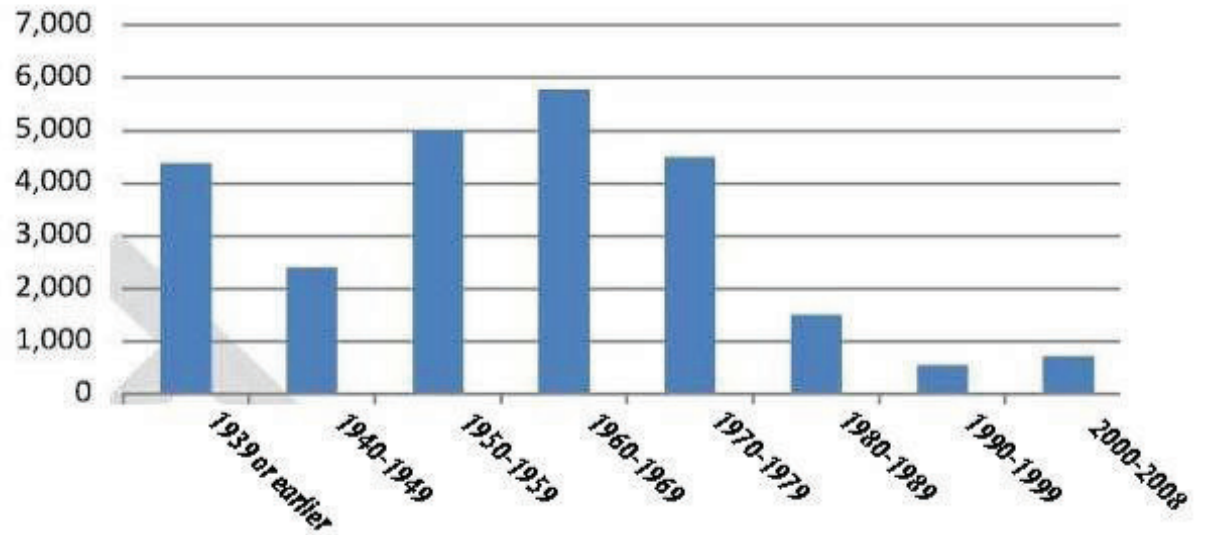


Discussion:

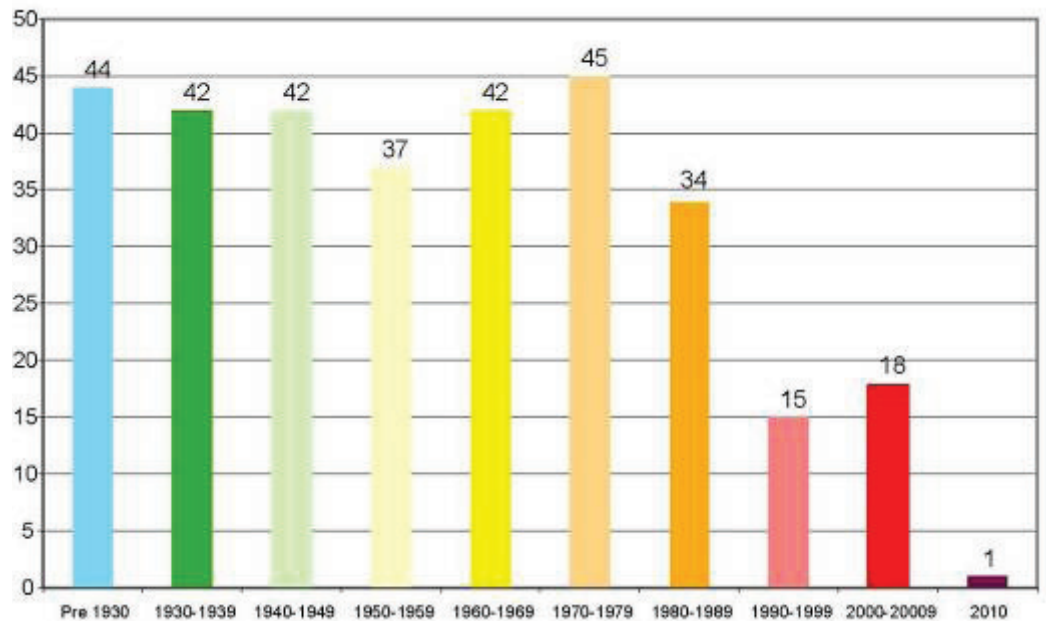
Infrastructure

Land Use: Context

Housing Stock Year Built



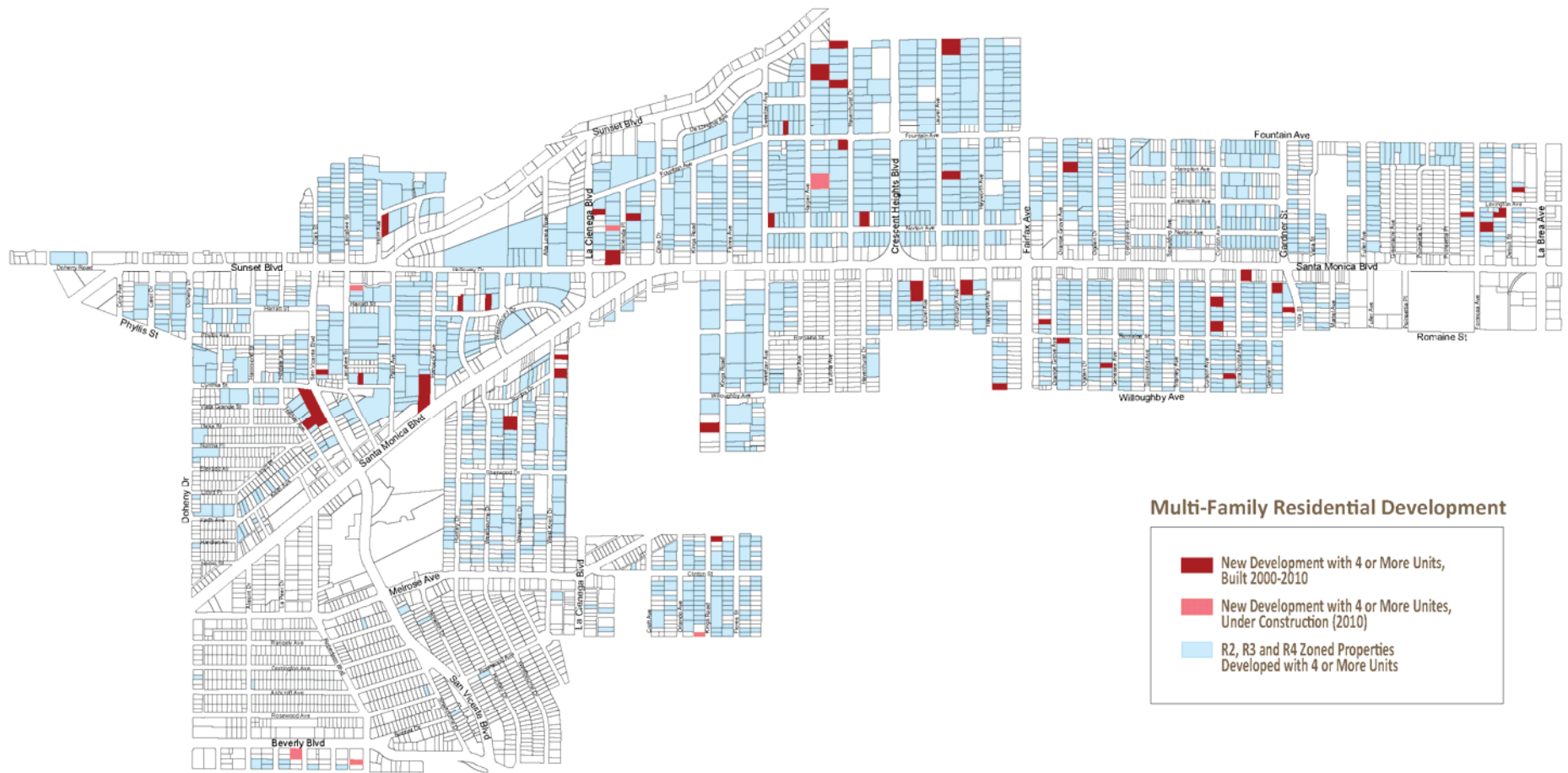
Development on Santa Monica Boulevard



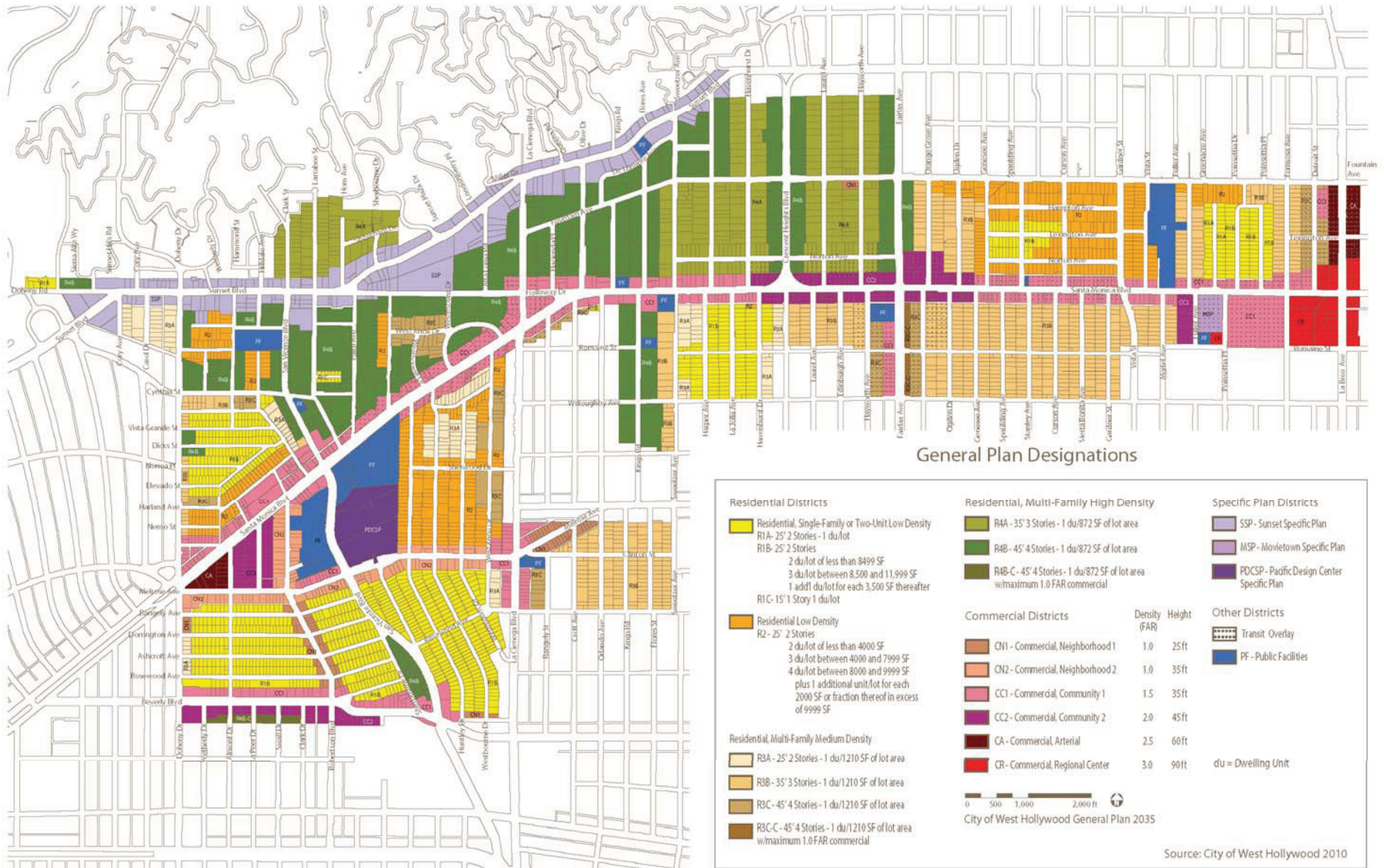
Development Trends – Santa Monica Blvd.



Development Trends – Multi-Family Housing



Land Use and Urban Design



Land Use and Urban Design - Height



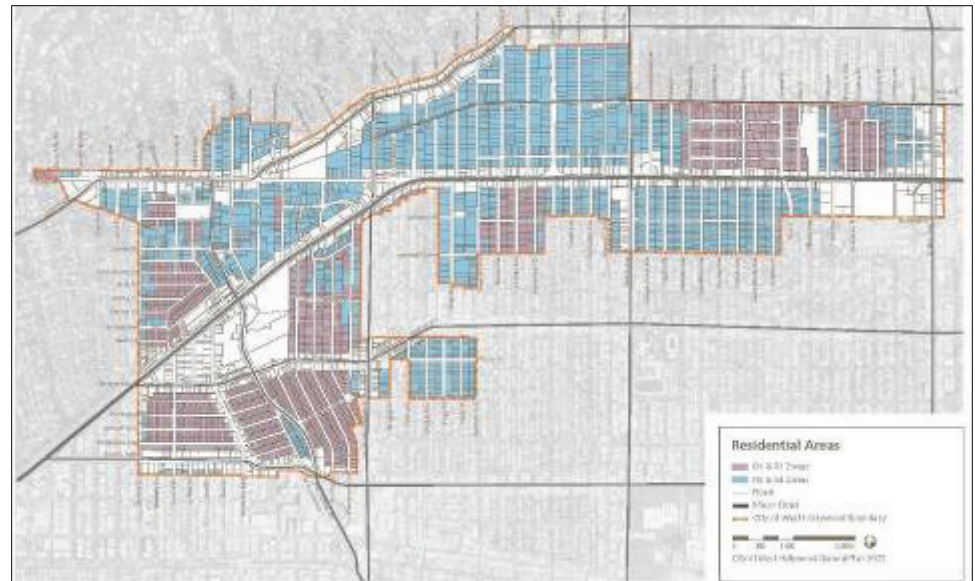
Land Use and Urban Design - Density



Land Use and Urban Design

Residential neighborhoods

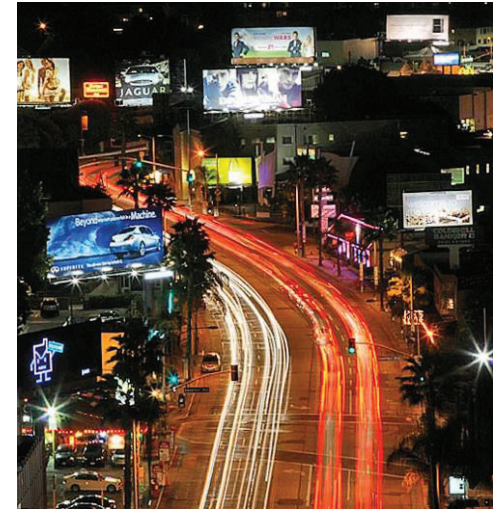
- **Goal LU-8**: Maintain and enhance residential neighborhoods.
- **Goal LU-9**: Encourage multi-family residential neighborhoods that are well maintained and landscaped, and include a diversity of housing types and architectural styles.
- **Goal LU-10**: Encourage single-family residential neighborhoods that are well maintained and landscaped, and include a diverse range of house sizes and architectural styles.



Land Use and Urban Design

Signage

- **Goal LU-16**: Maximize the iconic urban design value and visual creativity of signage in West Hollywood.
- **Goal LU-17**: Ensure that on-site signs are an asset to the City.
- **Goal LU-18**: Create a high-quality program of public City signage that enhances the identity of West Hollywood as the Creative City.



Land Use and Urban Design

Pedestrian Orientation

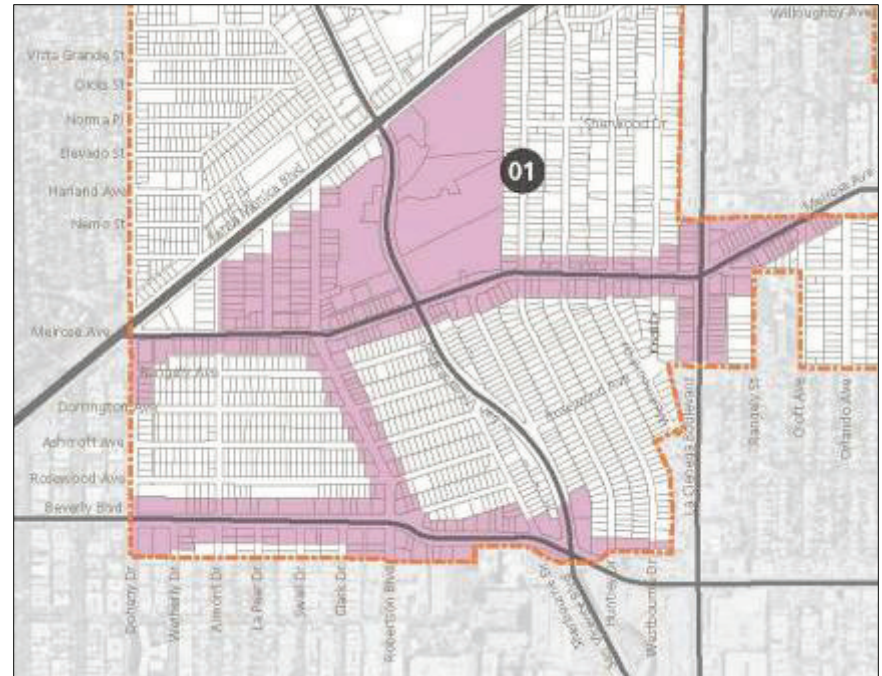
- **Goal LU-4**: Provide for an urban environment oriented and scaled to the pedestrian.
- **LU-4.2**: Continue a coordinated approach to street trees, pedestrian amenities, and human-scale frontage design
- **LU-4.5**: Incorporate landscaping in development projects to extend the green space network
- **LU-4.6**: Require ground-floor uses to be pedestrian-oriented
- **Implementation LU-A.8**: Create temporary pedestrian streets



Land Use and Urban Design

Melrose/Beverly District

- **LU-11.1**: Encourage a variety of arts and cultural uses
- **LU-11.2**: Work to revitalize Metro site
- **LU-11.3**: Maintain pedestrian-oriented character of Melrose and Robertson
- **LU-11.5**: Require high quality and varied architecture
- **LU-11.8**: Conduct a planning study for the Greater Melrose Triangle Area



Land Use and Urban Design

Melrose/Beverly District: Height



Changes to Allowable Height

Current Zoning vs. Proposed General Plan Height Changes (without applicable bonuses):

- 20'
- 10'
- +10'
- +20'
- +25'
- +30'
- +55'
- Change to PF (Public Facilities)
- Change to MSP (Movietown Specific Plan)

Land Use and Urban Design

Melrose/Beverly District: Density



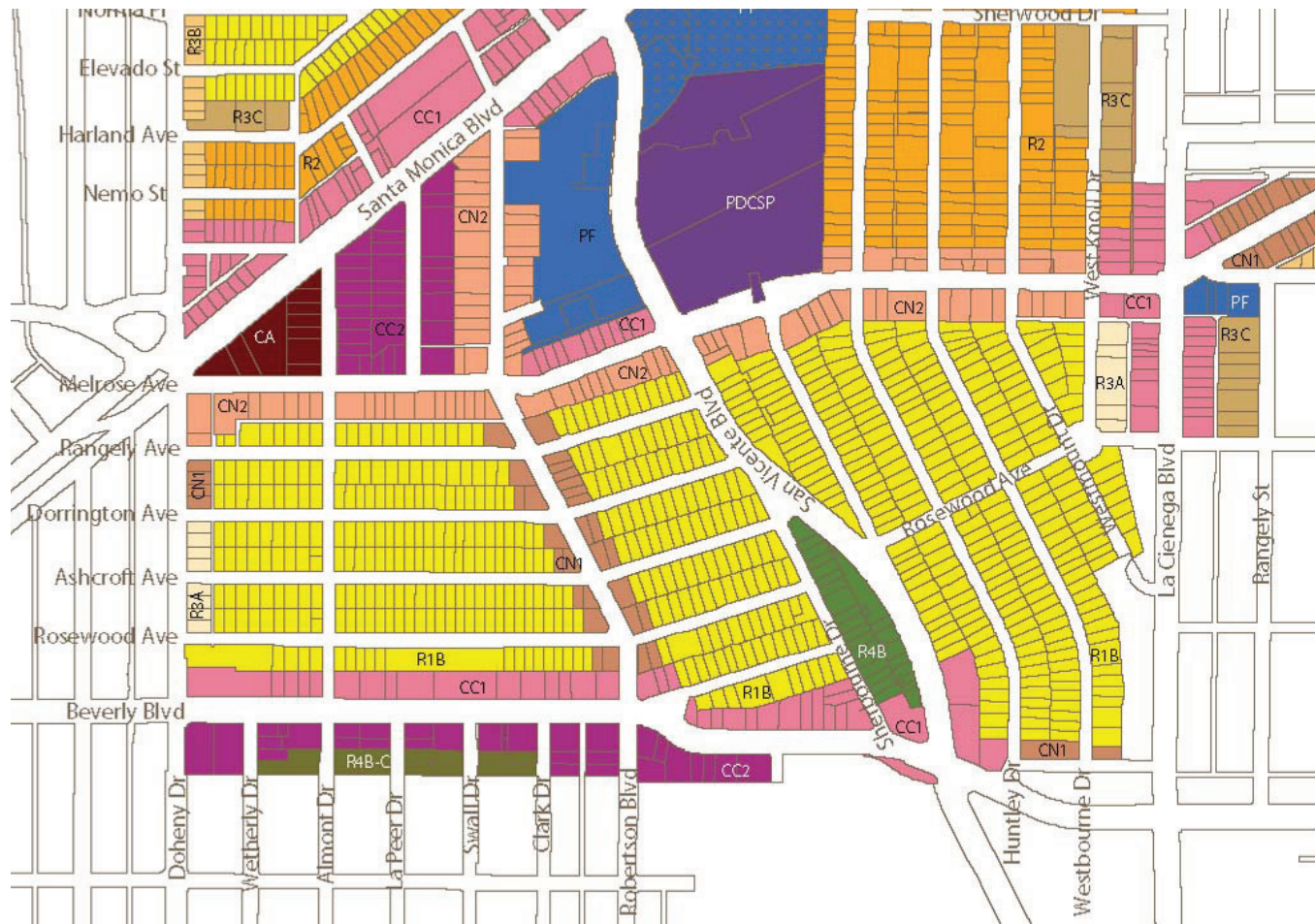
Proposed Changes to Allowable Density

Current Zoning vs. Proposed General Plan
Density Changes (without applicable bonuses):

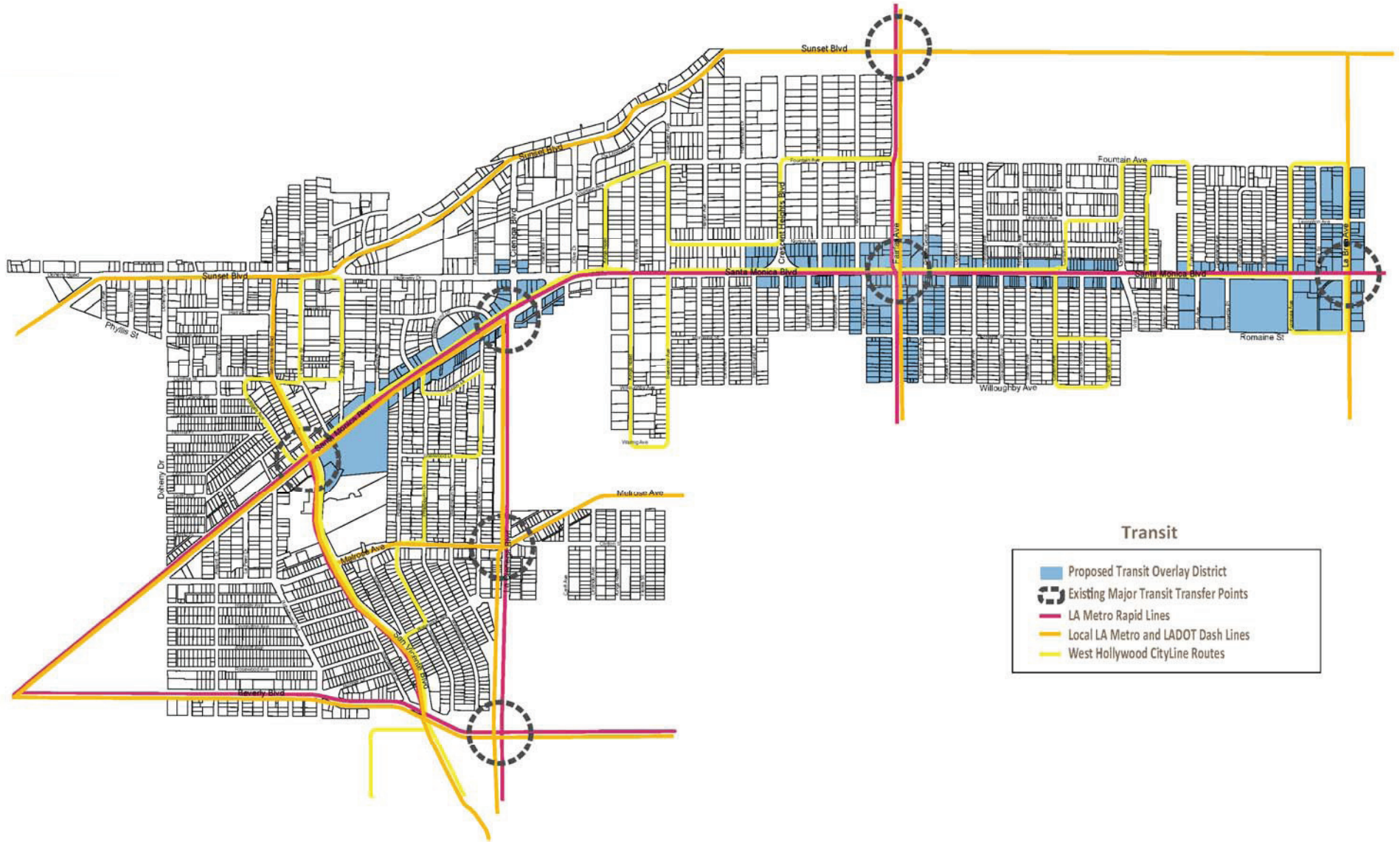
- +0.5 FAR
- +1.0 FAR
- +1.5 FAR
- + 1.0 FAR and increased residential Density
- + 1 dwelling unit/1210 SF of lot area
- Change from residential to commercial
- Change to PF (Public Facilities)
- Change to MSP (Movietown Specific Plan)

Land Use and Urban Design

Melrose/Beverly District: Land Use



Land Use and Urban Design - Transit





Discussion: Land Use

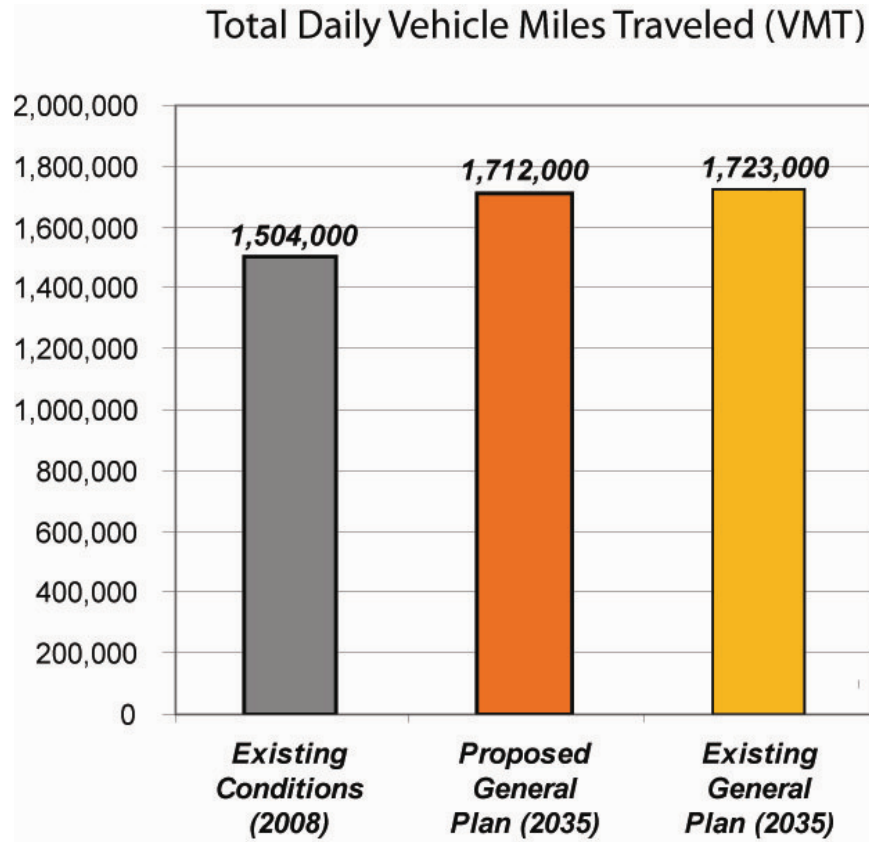
Mobility: Parking

Goal M-8: Manage parking supply to serve residents, businesses, and visitors.

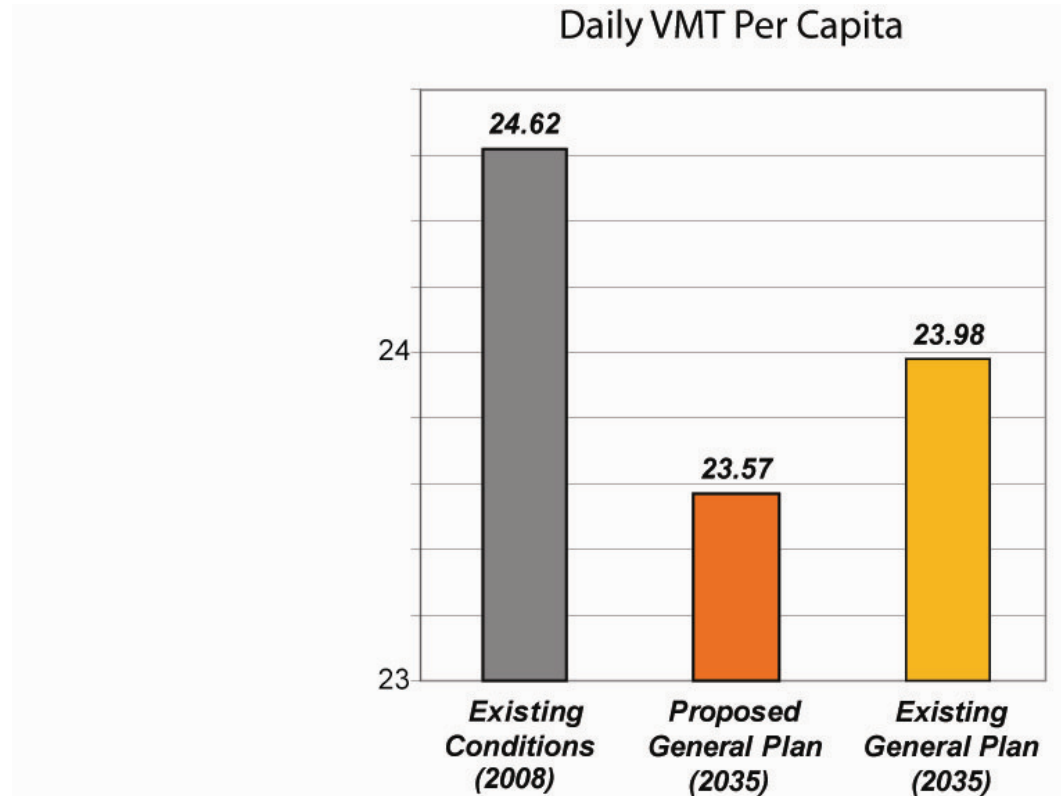
- **M-8.4: Pursue creation of shared valet programs, provide real-time parking occupancy information, and improve parking signage**
- **M-8.6: Promote joint use of private parking facilities for public parking**
- **M-8.7: Promote “park-once” environments**
- **M-8.8: Pool public parking in commercial areas for shared use**
- **M-8.11: Require new multi-family and commercial development along commercial corridors to unbundle parking**



Mobility

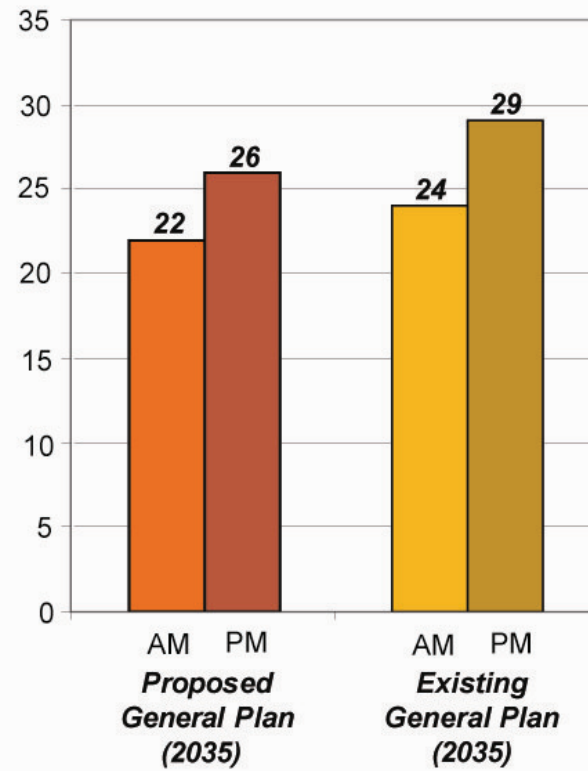


Mobility



Mobility

Number of Significant Intersection Impacts





Discussion: Mobility

Tonight's Meeting Agenda

- **Policy discussion**
- **Public comment**
- **Identify any additional policy issues for consideration at the September 30th meeting**



www.weho.org/generalplan