



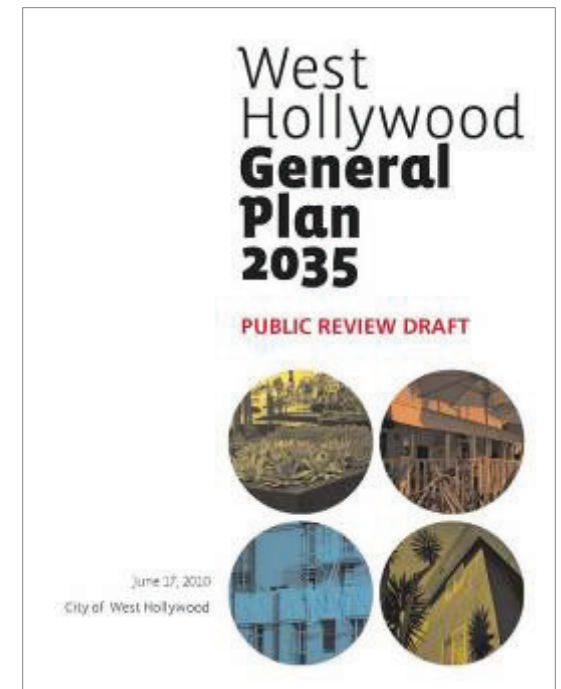
Planning Commission Hearing

Item 9.A

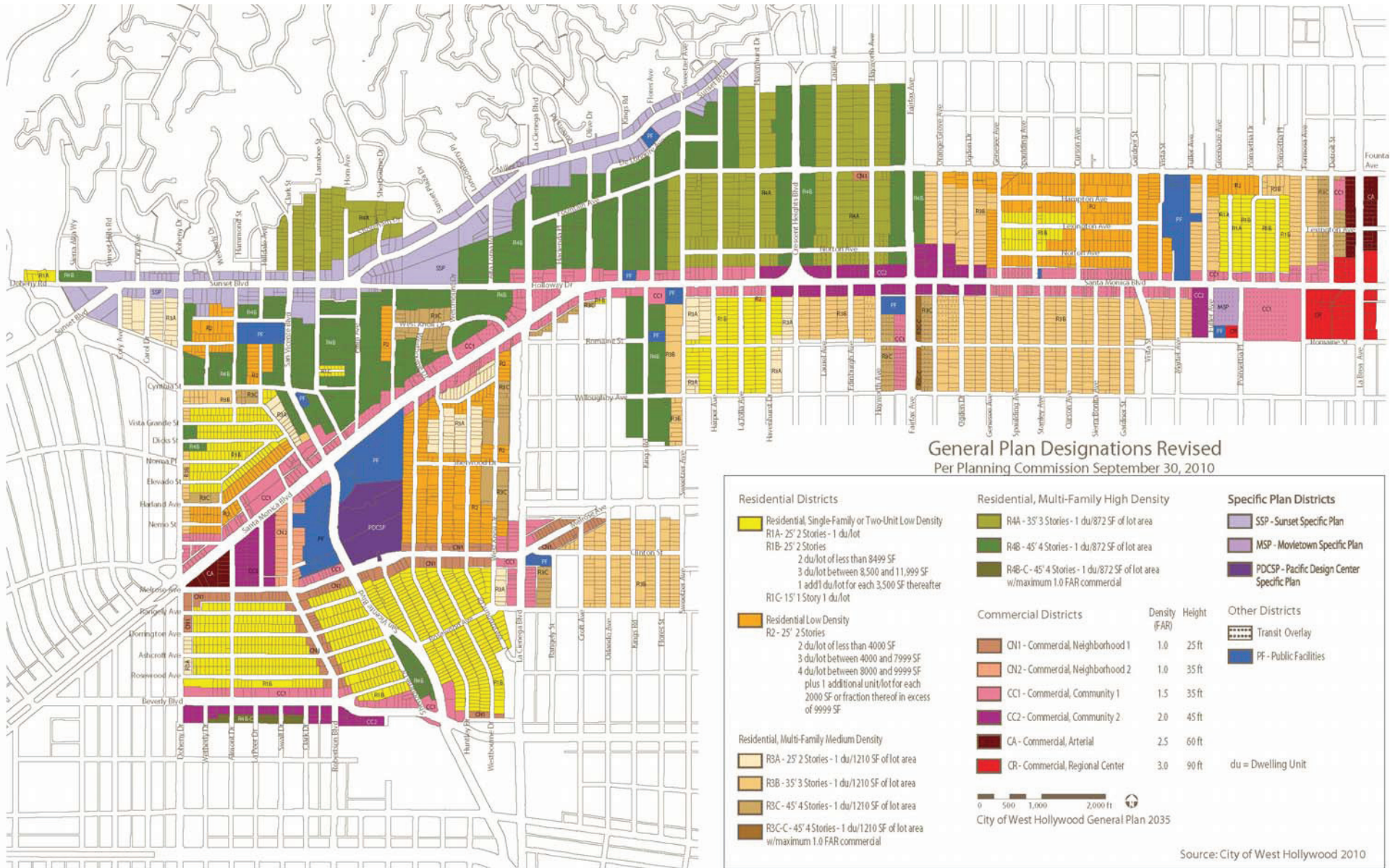
September 30, 2010

Agenda

- **Presentation regarding proposed changes to the Draft General Plan**
- **Public Comment**
- **Planning Commission Discussion and Recommendations to City Council**



Land Use and Urban Design



Land Use and Urban Design - Height

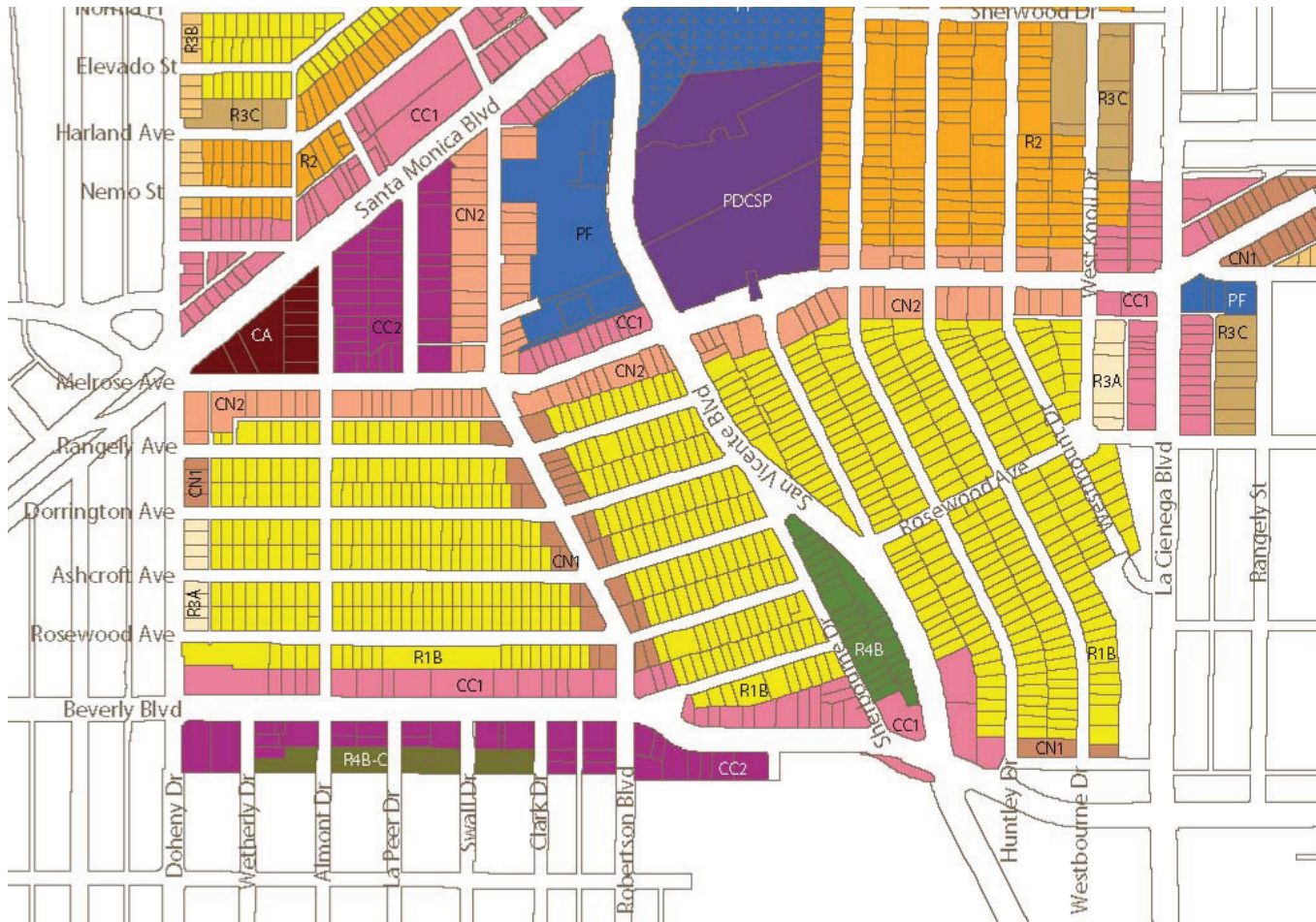


Land Use and Urban Design - Density



Land Use and Urban Design

Melrose/Beverly District: DRAFT PROPOSED Land Use



Land Use and Urban Design

Melrose/Beverly District: DRAFT PROPOSED 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: DRAFT PROPOSED Density



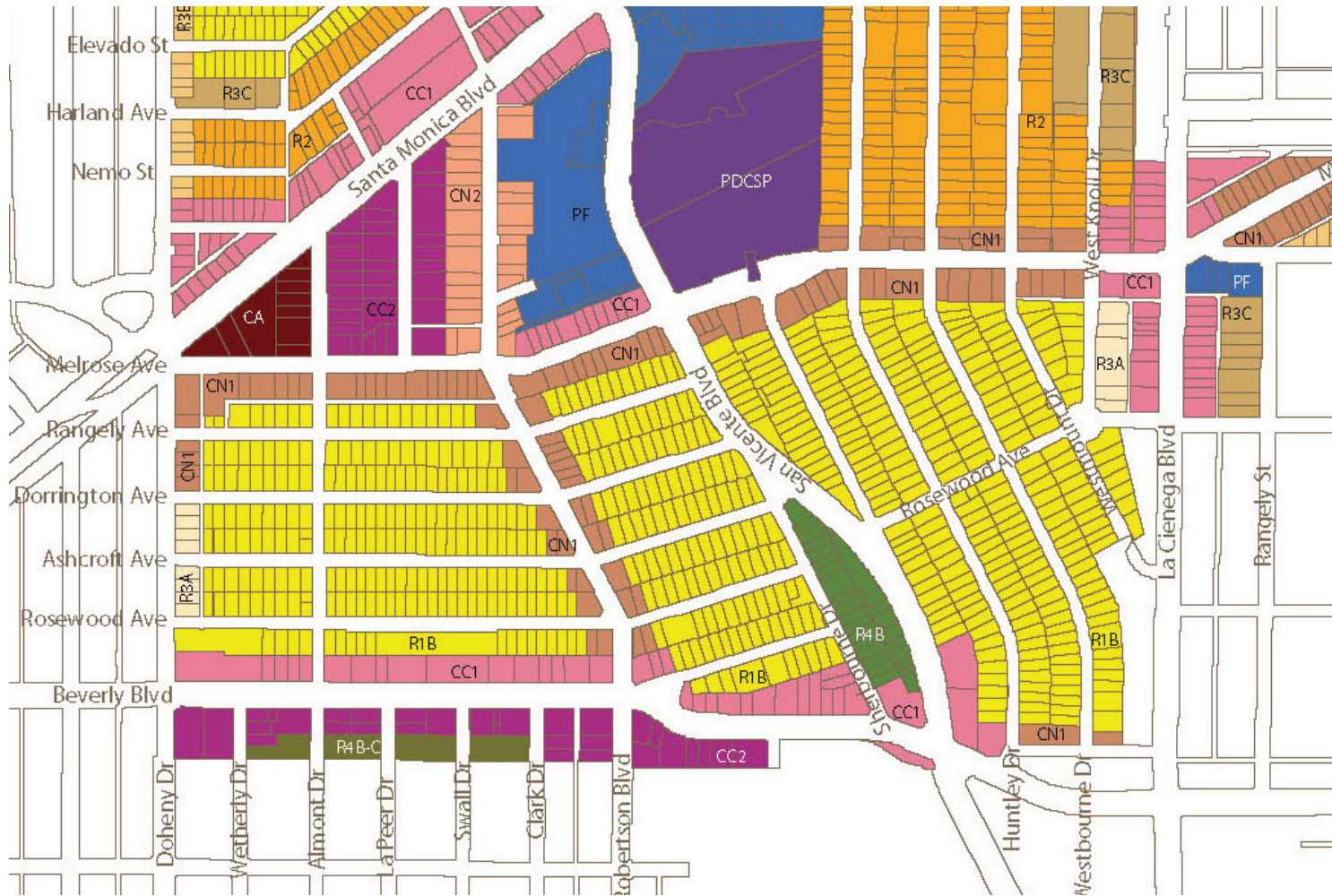
Proposed Changes to Allowable Density

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

Melrose/Beverly District: Height



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Land Use and Urban Design

Melrose/Beverly District: Density



Proposed Changes to Allowable Density

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Historic Preservation

- Implementation Action HP-A.16 would be modified to read:

“Develop incentive programs specifically for the maintenance and operation of cultural resources, such as adaptive reuse or additional funding sources.”

Tonight's Meeting Agenda

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- **Public Comment**
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www.weho.org/generalplan