

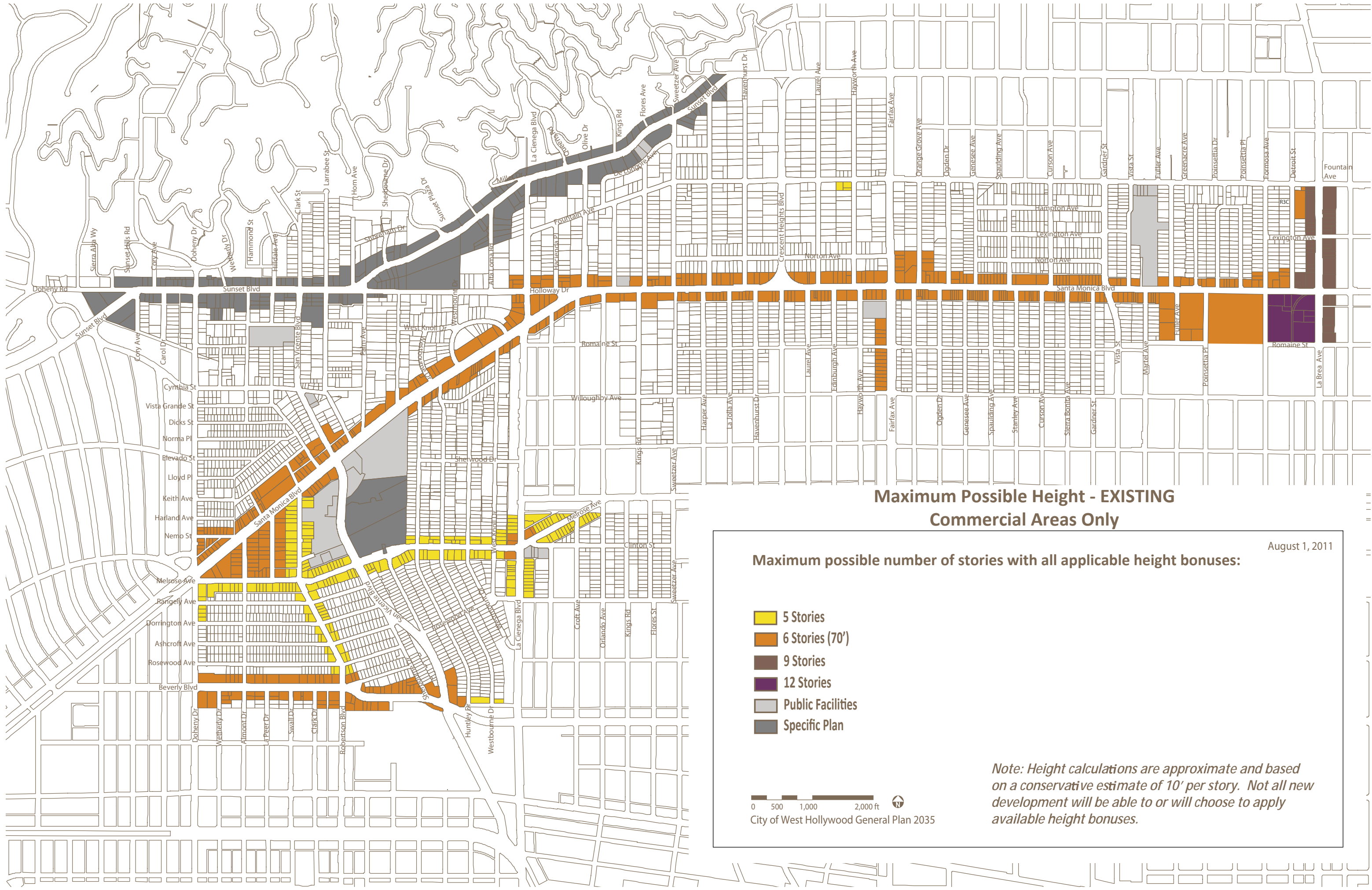
**Mixed-Use Incentive: EXISTING**

August 1, 2011

- Existing Mixed-Use Bonus (CC, CA, and CR zones)
- Public Facilities
- Specific Plan



City of West Hollywood General Plan 2035



**Maximum Possible Height - EXISTING  
Commercial Areas Only**

August 1, 2011

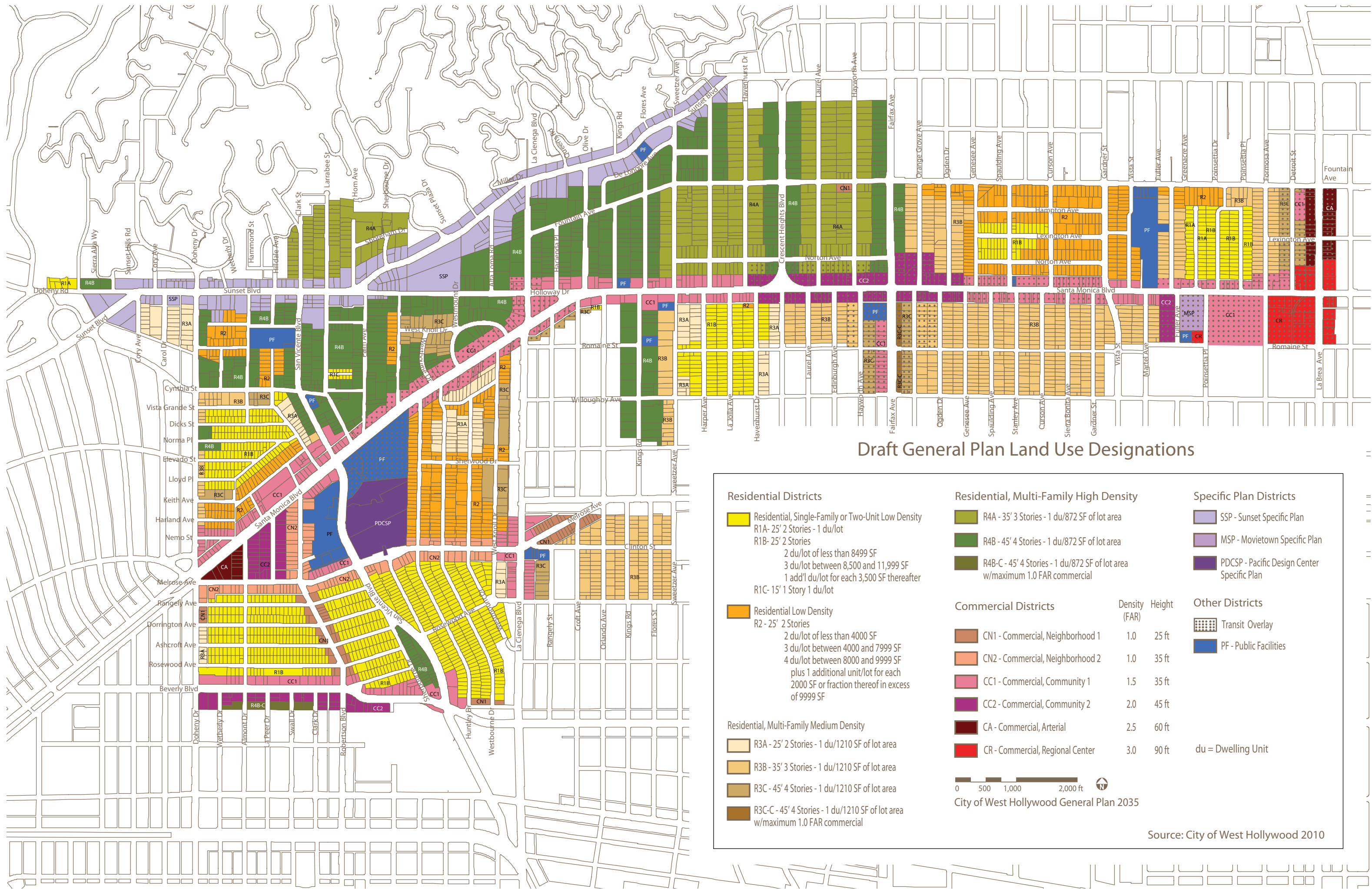
**Maximum possible number of stories with all applicable height bonuses:**

- 5 Stories
- 6 Stories (70')
- 9 Stories
- 12 Stories
- Public Facilities
- Specific Plan

0 500 1,000 2,000 ft

City of West Hollywood General Plan 2035

*Note: Height calculations are approximate and based on a conservative estimate of 10' per story. Not all new development will be able to or will choose to apply available height bonuses.*

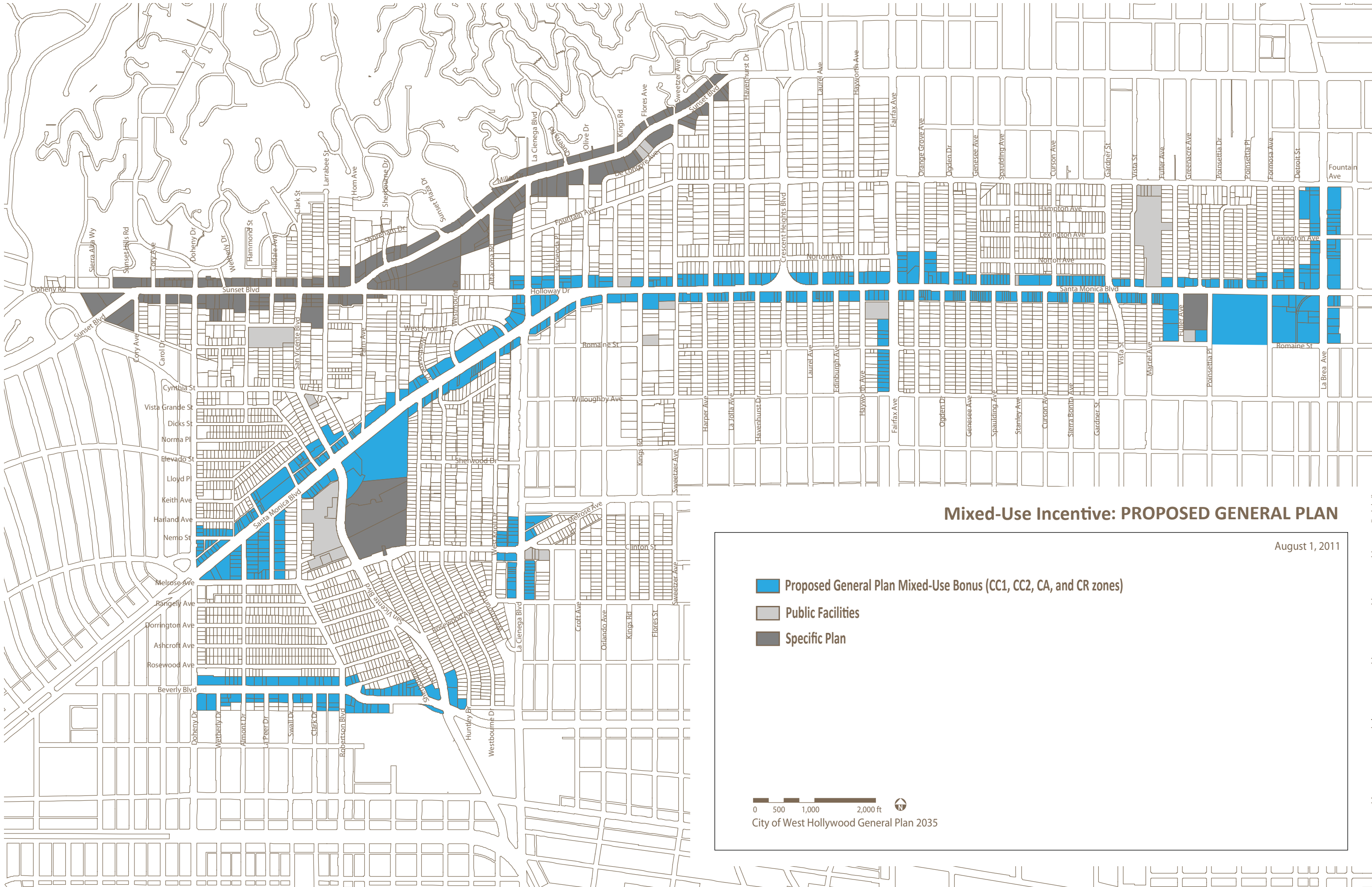


### Draft General Plan Land Use Designations

<p><b>Residential Districts</b></p> <ul style="list-style-type: none"> <li>Residential, Single-Family or Two-Unit Low Density           <ul style="list-style-type: none"> <li>R1A- 25' 2 Stories - 1 du/lot</li> <li>R1B- 25' 2 Stories</li> <li>2 du/lot of less than 8499 SF</li> <li>3 du/lot between 8,500 and 11,999 SF</li> <li>1 add'l du/lot for each 3,500 SF thereafter</li> <li>R1C- 15' 1 Story 1 du/lot</li> </ul> </li> <li>Residential Low Density           <ul style="list-style-type: none"> <li>R2- 25' 2 Stories</li> <li>2 du/lot of less than 4000 SF</li> <li>3 du/lot between 4000 and 7999 SF</li> <li>4 du/lot between 8000 and 9999 SF</li> <li>plus 1 additional unit/lot for each 2000 SF or fraction thereof in excess of 9999 SF</li> </ul> </li> <li>Residential, Multi-Family Medium Density           <ul style="list-style-type: none"> <li>R3A - 25' 2 Stories - 1 du/1210 SF of lot area</li> <li>R3B - 35' 3 Stories - 1 du/1210 SF of lot area</li> <li>R3C - 45' 4 Stories - 1 du/1210 SF of lot area</li> <li>R3C-C - 45' 4 Stories - 1 du/1210 SF of lot area w/maximum 1.0 FAR commercial</li> </ul> </li> </ul>	<p><b>Residential, Multi-Family High Density</b></p> <ul style="list-style-type: none"> <li>R4A - 35' 3 Stories - 1 du/872 SF of lot area</li> <li>R4B - 45' 4 Stories - 1 du/872 SF of lot area</li> <li>R4B-C - 45' 4 Stories - 1 du/872 SF of lot area w/maximum 1.0 FAR commercial</li> </ul>	<p><b>Commercial Districts</b></p> <table border="1"> <thead> <tr> <th>District</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>	District	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><b>Specific Plan Districts</b></p> <ul style="list-style-type: none"> <li>SSP - Sunset Specific Plan</li> <li>MSP - Movietown Specific Plan</li> <li>PDCSP - Pacific Design Center Specific Plan</li> </ul> <p><b>Other Districts</b></p> <ul style="list-style-type: none"> <li>Transit Overlay</li> <li>PF - Public Facilities</li> </ul> <p>du = Dwelling Unit</p>
District	Density (FAR)	Height																						
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0 500 1,000 2,000 ft  
 City of West Hollywood General Plan 2035

Source: City of West Hollywood 2010



**Mixed-Use Incentive: PROPOSED GENERAL PLAN**

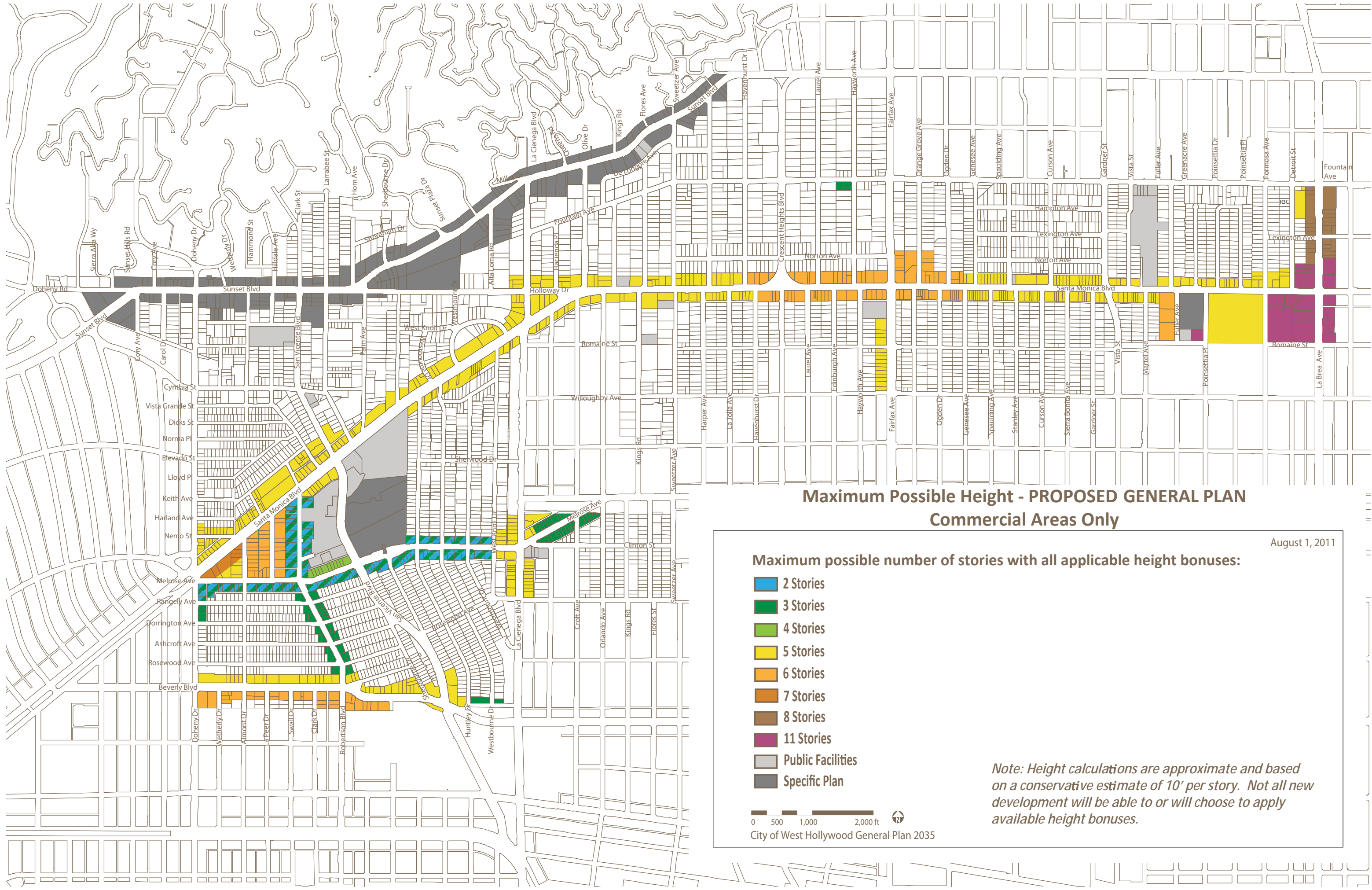
August 1, 2011

- Proposed General Plan Mixed-Use Bonus (CC1, CC2, CA, and CR zones)
- Public Facilities
- Specific Plan

0 500 1,000 2,000 ft



City of West Hollywood General Plan 2035



**Maximum Possible Height - PROPOSED GENERAL PLAN  
Commercial Areas Only**

August 1, 2011

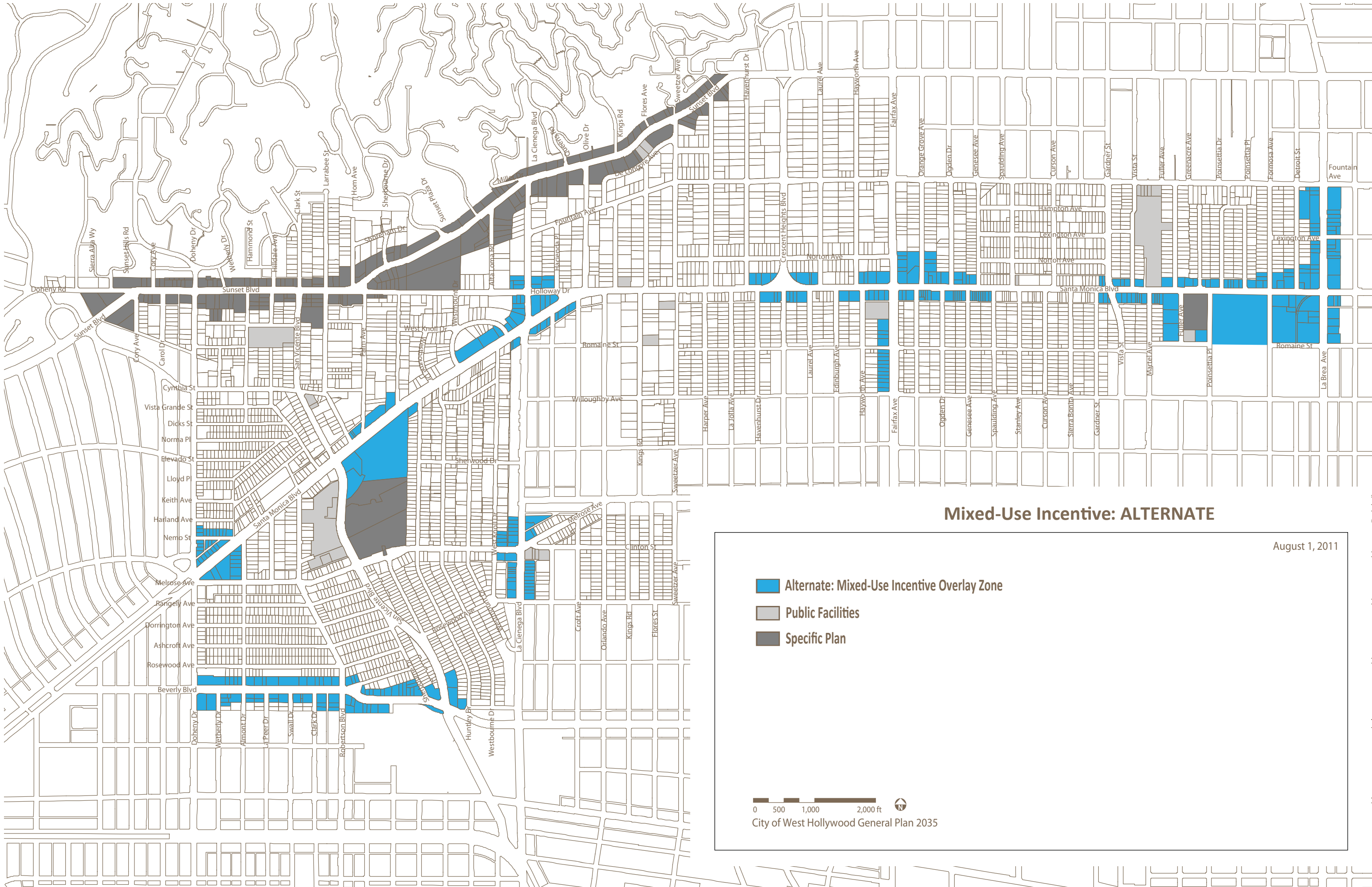
**Maximum possible number of stories with all applicable height bonuses:**

- 2 Stories
- 3 Stories
- 4 Stories
- 5 Stories
- 6 Stories
- 7 Stories
- 8 Stories
- 11 Stories
- Public Facilities
- Specific Plan

0 500 1,000 2,000 ft

City of West Hollywood General Plan 2035

*Note: Height calculations are approximate and based on a conservative estimate of 10' per story. Not all new development will be able to or will choose to apply available height bonuses.*



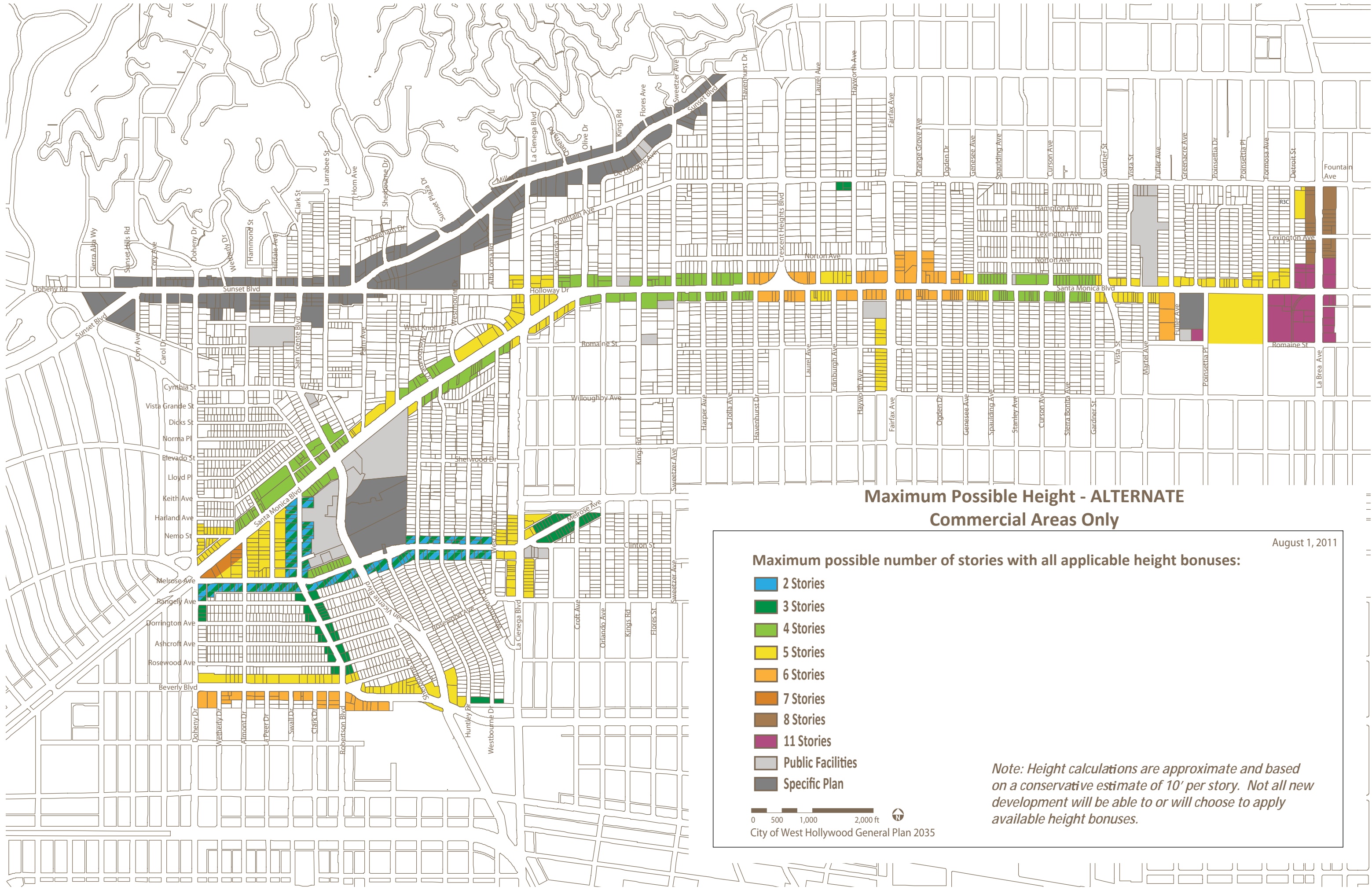
**Mixed-Use Incentive: ALTERNATE**

August 1, 2011

- Alternate: Mixed-Use Incentive Overlay Zone
- Public Facilities
- Specific Plan



City of West Hollywood General Plan 2035



**Maximum Possible Height - ALTERNATE  
Commercial Areas Only**

August 1, 2011

**Maximum possible number of stories with all applicable height bonuses:**

- 2 Stories
- 3 Stories
- 4 Stories
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0 500 1,000 2,000 ft  
City of West Hollywood General Plan 2035

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