

RESOLUTION NO. PC 18-1295

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THE CITY COUNCIL APPROVE A ZONE TEXT AMENDMENT AMENDING CHAPTER 19.64 (DEVELOPMENT FEES) TO CLARIFY THE FEE LISTED IN TABLE 4-3 IS THE AFFORDABLE HOUSING IMPACT FEE FOR NON-RESIDENTIAL PROJECTS, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA.

The Planning Commission for the City of West Hollywood hereby finds, resolves, and orders as follows:

SECTION 1: Section 19.64.020 (Applicability) of Chapter 19.64 (Development Fees) of Article 19-4 (Land Use and Development Permit Procedures) of Title 19 (Zoning Ordinance) is hereby amended to clarify the affordable housing fee referenced in Table 4-3 (Required Development Fees) is the Affordable Housing Impact Fee for non-residential projects:

TABLE 4-3
REQUIRED DEVELOPMENT FEES

Type of Fee	Type of Project Requiring Fee Payment	
	Residential ¹	Non-Residential
Affordable Housing Fee (see Section 19.22.040)	■	■
<u>Affordable Housing Impact Fee</u>		■
Child Care Facilities Development Fee		■
Quimby Fee ²	■	
Public Beautification and Art Fee (see Section 19.38.040)	■	■
Public Open Space Development Fee		■
Sunset Median Fee ³		■
Transportation Facilities and Programs Development Fee	■	■

SECTION 2: The zone text changes are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 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. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No possibility exists that the proposed zone text amendments will have a significant effect on the environment. The zone text changes are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines.

SECTION 3: The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2018-0017 is consistent with the Goals and Policies of the General Plan. The Implementation Programs Section of the Land Use Element of the City's General Plan recommends specific, fair, and administratively enforceable measures to require that the impacts of new developments on the City's public open space system, inventory of child care facilities and other public needs will be mitigated. This amendment cleans up an erroneous reference, making the development impact fee program clearer.

SECTION 4: On November 1, 2018, the Planning Commission conducted a duly noticed public hearing and accepted and considered all of the public testimony on this issue and hereby recommends approval to the City Council of Zone Text Amendment 2018-0017.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 15th day of November, 2018 by the following vote:

AYES: Commissioner: Altschul, Bass, Buckner, Erickson, Hoopingarnger, Vice-Chair Carvalheiro, Chair Jones.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



BIANCA SIEGL, LONG RANGE PLANNING MANAGER

Decisions of the Planning Commission are subject to appeal in accordance with the procedures set forth in West Hollywood Municipal Code Chapter 19.76. Any action to challenge the final decision of the City of West Hollywood made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section §1094.6.