

## RESOLUTION NO. PC 18- 1298

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT TO EXTEND THE REVIEW PERIOD FOR STAFF-APPROVED DEVELOPMENT PERMITS FROM 10 TO 28 DAYS, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA.**

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

SECTION 1. The City of West Hollywood initiated amendments to the Zoning Ordinance, Article 19 of the Municipal Code to extend the time frame for public comments for staff-approved development permits from 10 days to 28 days in Sections 19.48.040.C.2 and 19.74.030 of the Zoning Ordinance to allow more time for the public to inquire about and comment on a development project.

SECTION 2. At the City Council meeting of June 4, 2018, the West Hollywood Council directed the Planning and Development Services Department to draft a Zone Text Amendment to increase the review period for staff-approved development permits.

SECTION 3. A public hearing was duly noticed for the Planning Commission meeting of November 15, 2018 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper on November 1, 2018; announcement on the City website and on City Channel 6; and mailing of notice to all neighborhood watch groups.

SECTION 4. 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. The proposed zone text amendment would allow an extended period for review of staff-approved development permits and would not result in physical changes or impacts to the environment.

SECTION 5. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2018-0018 is consistent with the Goals and Policies of the General Plan, specifically Goal G-1: "Ensure that the community is active and engaged in the decision-making process" and G-2: "Maintain transparency and integrity in West Hollywood's decision-making process." Providing longer notice and opportunity for public comments supports these goals.

SECTION 6. Subsection C.2 Section 19.48.040 of Chapter 19.48 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

2. Director Review. A property that is the subject of a development permit requiring Director review shall be posted with a sign giving notice of the application for at least ~~10~~28 days before the date on which the public comment period will end. The sign shall include the development permit number, the address and a description of the project and the date on which the public comment period will end, and shall be of a format and size prescribed by the Director. If the project includes new residential dwelling units the sign dimensions shall be in compliance with Section 19.74.020(B)(3) (Posting of Site).

SECTION 7. Section 19.74.030 of Chapter 19.74 of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

In cases where this Zoning Ordinance requires public notice of a pending land use decision but does not require a public hearing, the subject property shall be continuously posted with a minimum 11" by 17" sign giving notice of the application for at least ~~ten~~ twenty eight days before the date on which the public comment period will end, except that notice for an administrative permit shall be posted at least seven days prior to the end of the public comment period. The sign shall include the permit number, the address and a description of the project, and the date when the public comment period will end. A façade renovation shall not require a notice unless deemed necessary by the Director. A request to legalize illegal units shall require posting of a sign at least 14 days before the end of the public comment period, and shall additionally require mailed notice to owners and residents of adjacent and abutting properties mailed or delivered at least 14 days before the end of the public comment period.

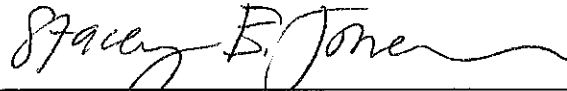
**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 15<sup>th</sup> day of November, 2018 by the following vote:

AYES: Commissioner: Altschul, Bass, Buckner, Erickson, Hoopingarner, Vice-Chair Carvalho, Chair Jones.

NOES: Commissioner: None.

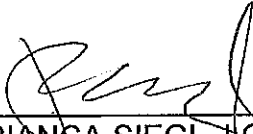
ABSENT: Commissioner: None.

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.*