

ORDINANCE NO. 19-1083

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING AMENDMENTS TO TITLE 19, ZONING ORDINANCE, TO ALLOW DIRECTOR REVIEW OF MIXED USE PROJECTS LESS THAN 30,000 SF AND REMOVAL OF REDUNDANT LANGUAGE IN THE DEVELOPMENT REVIEW AUTHORITY CHART ON REVIEW OF RESIDENTIAL CONDOMINIUMS, IN THE CITY OF WEST HOLLYWOOD.

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD HEREBY ORDAINS AS FOLLOWS:

SECTION 1. The purpose of this ordinance is to allow director review for mixed use projects that are less than 10,000 square feet, and mixed use projects between 10,000 and 30,000 square feet that do not require a Conditional Use Permit or Variance, or do not request any bonuses, waivers, or incentives beyond the baseline zoning requirements. This ordinance also removes residential condominiums from the development review list to eliminate redundancies.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of July 18, 2019 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, and the City website and by announcement on City Channel 6 starting July 4, 2019. On July 18, 2019, the Planning Commission recommended approval of this item, with an amendment to allow mixed use projects up to 10,000 square feet to be administratively approved. On August 1, 2019, the Planning Commission adopted Resolution 19-1334.

SECTION 3. A public hearing was duly noticed for the City Council meeting of September 23, 2019 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, and the City website and by announcement on City Channel 6 starting September 12, 2019. On September 23, 2019, the City Council continued this item to a date certain of October 7, 2019.

SECTION 4. The zone text changes are Categorically 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. Changing the development review process will not change a project's impacts or review, as the projects' discretionary review will not change by allowing administrative review of permits.

SECTION 5. The City Council of the City of West Hollywood hereby finds that Zone Text Amendment 2019-0005 is consistent with the Goals and Policies of the General Plan. Specifically, the change to the development review authority is consistent with Goal G-2: Maintain transparency and integrity in West Hollywood's decision-making process. The subject zone text amendments will not impede any General Plan goals and policies. Overall, these changes streamline development review and provide for easier development of new housing.

SECTION 6. Table 4-2 of Chapter 19.48, Development Permits, of Title 19, Zoning Ordinance, shall be amended as follows:

TABLE 4-2 DEVELOPMENT PERMIT REVIEW AUTHORITY

Type of Use or Project	Review Authority	
	Director	Commission
Residential Zoning Districts		
Residential project: Any project in R1 and R2 zones 6 or fewer units in R3 zones 10 or fewer units in R4 zones	<input type="checkbox"/>	
Residential project: 7 or more units in R3 zones 11 or more units in R4 zones Any project that utilizes affordable housing concession in Section 19.22.050(E)(2)(f)		<input type="checkbox"/>
Subdivision maps		<input type="checkbox"/>
Residential remodeling, with no additional units	<input type="checkbox"/>	
Non-residential use that does not require a Conditional Use Permit	<input type="checkbox"/>	
Parking lot or structure – Application to alter its structure or operation in a PK overlay zoning district		<input type="checkbox"/>
Major changes (as determined by the Director) to any of the above permits approved by the Commission		<input type="checkbox"/>
Minor changes (as determined by the Director) to any of the above permits approved by the Commission	<input type="checkbox"/>	
Commercial Zoning Districts, except SSP		
Project of 30,000 gross sq. ft. or more of new or additional gross floor area, or requires a Conditional Use Permit or Variance, or requests bonuses or incentives beyond the baseline zoning requirements		<input type="checkbox"/>
Projects between 10,000 to 30,000 gross sq. ft. of new or additional gross floor area that does not require a Conditional Use Permit or Variance, or does not request any bonuses, waivers or incentives beyond the baseline zoning requirements	<input type="checkbox"/> (1), <input type="checkbox"/> (2)	
Project of less than 10,000 gross sq. ft. of new or additional gross floor area, that does not require a Conditional Use Permit or Variance	<input type="checkbox"/> (2)	
Major changes (as determined by the Director) to any of the above permits approved by the Commission		<input type="checkbox"/>
Minor changes (as determined by the Director) to any of the above permits approved by the Commission	<input type="checkbox"/>	

Public Facilities (PF) Zoning District

All projects		<input type="checkbox"/>
Major changes (as determined by the Director) to any of the above permits approved by the Commission		<input type="checkbox"/>
Minor changes (as determined by the Director) to any of the above permits approved by the Commission	<input type="checkbox"/>	

Sunset Specific Plan (SSP) Zoning District

Project of 30,000 sq. ft. or more, or requires a Conditional Use Permit or Variance		<input type="checkbox"/>
Project of less than 30,000 sq. ft., and does not require a Conditional Use Permit or Variance	<input type="checkbox"/> (3)	
Major changes (as determined by the Director) to the above approved by the Commission		<input type="checkbox"/>
Minor changes (as determined by the Director) to the above approved by the Commission	<input type="checkbox"/>	

Notes:

- (1) The following is required for commercial projects between 10,000 square feet and 30,000 square feet:
 - a. A Neighborhood Meeting must be conducted within 60 days of submission of a complete application.
- (2) The Planning and Development Services Director may defer action and refer the application to the Planning Commission for review under Section 19.40.020.
- (3) The Planning and Development Services Director may defer action and refer the application to the Planning Commission for review if the Director determines that the project meets the goals but not the requirements of the Sunset Specific Plan or if the project:
 - a. Requires significant additional environmental study;
 - b. Has unexpected traffic or parking projections;
 - c. Has unique uses, or uses with unusually high occupancy expectations;
 - d. Would have potential significant impacts which were unanticipated at the time the Sunset Specific Plan was written;
 - e. Is of a unique design or contains an unusual new billboard structure;
 - f. Is a new ground-floor bank or financial services use in the Sunset Specific Plan area.

All referrals to the Planning Commission shall be accompanied by a written explanation of the reason for the referral.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 21st day of October, 2019 by the following vote:

AYES:	Councilmember:	Duran, Heilman, Meister, Mayor Pro Tempore Horvath, and Mayor D'Amico.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.



JOHN D'AMICO, MAYOR

ATTEST:



YVONNE QUARKER, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF WEST HOLLYWOOD)

I, YVONNE QUARKER, City Clerk of the City of West Hollywood, do hereby certify that the foregoing Ordinance No. 19-1083 was duly passed, approved, and adopted by the City Council of the City of West Hollywood at a regular meeting held on the 21st day of October, 2019, after having its first reading at the regular meeting of said City Council on the 7th day of October, 2019.

I further certify that this ordinance was posted in three public places as provided for in Resolution No. 5, adopted the 29th day of November, 1984.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF OCTOBER, 2019.



YVONNE QUARKER, CITY CLERK