

## RESOLUTION NO. PC 19-1334

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AMENDMENTS TO TITLE 19, WEST HOLLYWOOD ZONING ORDINANCE, TO ALLOW DIRECTOR REVIEW OF MIXED USE PROJECTS LESS THAN 10,000 SQUARE-FEET AND REMOVAL OF REDUNDANT LANGUAGE IN THE DEVELOPMENT REVIEW AUTHORITY CHART ON REVIEW OF RESIDENTIAL CONDOMINIUMS, WEST HOLLYWOOD, CALIFORNIA.**

The Planning Commission for the City of West Hollywood hereby finds, resolves, and orders 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.

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.

SECTION 3. 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 4. The Planning Commission 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.

SECTION 5. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zone Text Amendment 2019-0005, which is attached hereto as Attachment A.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 1<sup>st</sup> day of August, 2019 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: Erickson.

ABSTAIN: Commissioner: None.



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STACEY E. JONES, CHAIRPERSON

ATTEST:



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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.*

# Attachment A

**SECTION 1.** 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	
	Direct or	Commiss ion

**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"/>	
<del>Residential condominiums</del>		<del>_____</del> <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 or as a mixed residential/commercial project <u>larger than 10,000 square feet</u>		<input type="checkbox"/>
<u>Commercial only</u> project 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 or incentives beyond the baseline zoning requirements	<input type="checkbox"/> (1), (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.