



City of West Hollywood
Planning & Development
Services Department

PUBLIC NOTICE
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the West Hollywood City Council will hold a Public Hearing to consider the following item:

LOCATIONS: CITYWIDE, West Hollywood, California

REQUEST: The proposed Zone Text Amendment will amend Title 19, Zoning Regulations, to require that rental dwelling units (apartments, duplexes and accessory dwelling units) in the City of West Hollywood be rented for an initial lease term of one year. After a one-year lease, these rental units may be rented month-to-month or on other terms set in the lease. This regulation will not apply to single family homes or condominiums available for rent, which are required to be rented for 30 days or more.

The proposed regulations will allow units in rental buildings in Commercial Zone Districts that have been rented for 30 days or more between January 1, 2018 and March 15, 2020, to obtain an Administrative Permit to continue to rent those units for 30 days or more, as a legal nonconforming use ,until December 31, 2029. In the Sunset Specific Plan area, buildings with the Administrative Permit will be eligible to apply for a Conditional Use Permit to rent up to 30% of the eligible legal nonconforming units in the building for five days or more.

Different iterations of this Zone Text Amendment have been reviewed by the City Council, following the West Hollywood Director of Planning and Development Services' 2017 interpretation of the Zoning Ordinance as to the length of time that a residential dwelling unit must be rented to be considered a residential dwelling unit and not a short term rental. The terms of this proposed Zone Text Amendment described in the second paragraph above are the product of a tentative settlement agreement of a lawsuit over this interpretation as applied to the building at 8500 Sunset Blvd. The tentative settlement requires the City to process an amended Zone Text Amendment for review by the Planning Commission and City Council, which includes taking public input on the Amendment during public hearings. On June 18, 2020, the Planning Commission recommended approval of the Zone Text Amendment with minor changes.

PERMIT(S): Zone Text Amendment, and any other required permits.

APPLICANT(S): City of West Hollywood

TIME/PLACE OF HEARING: **Teleconference Meeting**
Monday, July 20, 2020 at 5:30 p.m.

Given the local, state and nation state of emergency, this meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda).

ZONES: VARIES: Citywide, Commercial Districts, and Sunset Specific Plan.

ENVIRONMENTAL STATUS: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section §15061 (Review for Exemption).

Due to the COVID-19 pandemic and state of emergency, City Hall is currently closed. The staff report will be available on Wednesday, July 15, 2020 on-line at www.weho.org If you do not have computer access, please contact the assigned planner listed below to have one mailed to you.

IF YOU CHALLENGE this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in the written correspondence delivered to the West Hollywood City Council, via the Planning & Development Services Department at, or prior to, the Public Hearing.

If you require special assistance to participate in this meeting (e.g., a signer for the hearing impaired), you must call, or submit your request in writing to the Office of the City Clerk at (323) 848-6409 at least 48 hours prior to the meeting.

ALL INTERESTED PERSONS are invited to participate in said Public Hearing to express their opinion in this matter.

For further information contact Rachel Dimond, Senior Planner in the Planning & Development Services Department at (323) 848-6475; or via email at: rdimond@weho.org

Yvonne Quarker, City Clerk

Мы сообщаем вам об обсуждении проекта. Для дополнительной информации на русском языке звоните: 323-848-6826.

AFFIDAVIT OF POSTING

State of California)
County of Los Angeles)
City of West Hollywood)

I declare under penalty of perjury that I am employed
by the City of West Hollywood in the Office of the
City Clerk, and that this document was posted on:

Date: July 10, 2020
Signature: \\Alyssa T. Poblador\
Office of the City Clerk