

ORDINANCE NO. 21-1145

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, APPROVING AMENDMENTS TO TITLE 19, ZONING ORDINANCE, TO AFFIRM THERE SHALL NO NET LOSS OF HOUSING UNITS IN THE R2 ZONE, IN THE CITY OF WEST HOLLYWOOD, CALIFORNIA

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City of West Hollywood initiated Zone Text Amendment to both remove ambiguity within state law and align the R2 zone with the City's R3 and R4 residential zoning districts, which have identical language as is proposed, and affirm that there shall not be a net loss in housing units.

SECTION 2. A public hearing was duly noticed for the City Council meeting of March 15, 2021 by publication in the Beverly Press newspaper and the City website and by announcement on City Channel 6 starting March 4, 2021.

SECTION 3. Pursuant to the California Environmental Quality Act, staff has determined that the amendment to the Sunset Specific Plan is categorically exempt under CEQA. A Class 5 Categorical Exemption under CEQA includes "minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density". The proposed Zone Text Amendment is a clarification and affirmation of recently adopted state law regarding the net loss of housing units in West Hollywood's R2 Zone and thus is categorically exempt from CEQA.

SECTION 4. The Planning Commission of the City of West Hollywood reviewed the proposed amendments at a public hearing held on February 18, 2021 and recommended that City Council adopt the proposed amendments.

SECTION 5. The City Council hereby finds that the Zone Text Amendment (ZTA-0001) is consistent with the Goals and Policies of the General Plan:

- H-2: Maintain and enhance the quality of the housing stock and residential neighborhoods.
- H-3: Encourage a diverse housing stock to address the needs of all socioeconomic segments of the community.

The proposed Zone Text Amendment aligns with the housing stability and tenant protection goals of the West Hollywood General Plan.

SECTION 6. A new section 19.06.055 of Chapter 19.06 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

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Section 19.06.055 R2 Zoning District Development Standards – Required Density.

All new residential projects in the R2 zoning district shall be built to have no net loss in dwelling units, unless the number of existing dwelling units is greater than allowed by zoning, in which case the project shall build to the maximum number of units allowed by the residential density requirements in Section 19.06.050. This provision shall apply only if all existing dwelling units on the site are demolished and new dwelling units are constructed.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 5th day of April, 2021 by the following vote:

AYES:	Councilmember:	D’Amico, Erickson, Shyne, Mayor Pro Tempore Meister, and Mayor Horvath.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.

DocuSigned by:

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 LINDSEY P. HORVATH, MAYOR

ATTEST:
 DocuSigned by:

 MELISSA CROWDER, ACTING CITY CLERK

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

I, MELISSA CROWDER, Acting City Clerk of the City of West Hollywood, do hereby certify that the foregoing Ordinance No. 21-1145 was duly passed, approved, and adopted by the City Council of the City of West Hollywood at a regular meeting held on the 5th day of April, 2021, after having its first reading at the regular meeting of said City Council on the 15th day of March, 2021.

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 6th DAY OF APRIL, 2021.

DocuSigned by:

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 MELISSA CROWDER, ACTING CITY CLERK