

RESOLUTION NO. PC 18-1293

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONE TEXT AMENDMENT TO ALLOW PLANNING AND DEVELOPMENT SERVICES DIRECTOR APPROVAL FOR ALL COMMERCIAL PROJECTS UNDER 30,000 SQUARE FEET IN SIZE, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA.

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

SECTION 1. As directed by the City Council, the City of West Hollywood initiated amendments to the Zoning Ordinance, Article 19 of the Municipal Code, to allow development permit applications for commercial projects less than 30,000 square feet, which do not require a Conditional Use Permit or Variance, to be reviewed, approved, modified, or denied at the Director level to provide a more streamlined approval process for smaller, less impactful commercial projects while still allowing community members to be involved through neighborhood meetings and the appeal process, if necessary.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of October 18, 2018 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper, and the City website and by announcement on City Channel 6 by October 4, 2018.

SECTION 3. The proposed zone text amendment is 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. 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 implementation of a new provision to allow staff approval of commercial developments of less than 30,000 square feet will in effect only streamline the decision-making process, but will not have a direct impact on the environment. Individual commercial projects that are subject to this approval process are subject to CEQA and will undergo environmental review, as appropriate.

SECTION 4. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zoning Text Amendment ZTA18-0015, which is attached hereto as Exhibit A.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 18th day of October, 2018 by the following vote:

AYES:	Commissioner:	Altschul, Bass, Buckner, 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.

Attachment A

Draft Zone Text Amendment

(New text indicated with underlining, deleted text with strikethrough.)

Section 5: Chapter 19.48 Development Permits, Section 19.48.030 Review Authority of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

Development permit applications shall be reviewed, approved, modified, or denied by the review authority identified in the following table. For review of amendments to already approved projects, see also Section 19.62.070, Amendments to Approved Projects.

Table 4-2
Development Permit Review Authority

Type of Use or Project	Review Authority	
	Director	Commission
Commercial Zoning Districts, except SSP		
Project of <u>30,000</u> 40,000 gross sq. ft. or more of new or additional gross floor area, or requires 49 or more parking spaces, or requires a Conditional Use Permit or Variance, <u>or requests bonuses or incentives beyond the baseline zoning requirements, or is a mixed residential/commercial project</u>		■
<u>Project of less than 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.</u>	■ <u>(1), (2)</u>	
Project of less than 10,000 <u>gross</u> sq. ft. of new or additional gross floor area, that requires less than 49 parking spaces, and does not require a Conditional Use Permit or Variance	■ <u>(2)</u>	
Major changes (as determined by the Director) to any of the above permits approved by the Commission		■
Minor changes (as determined by the Director) to any of the above permits approved by the Commission	■	
Sunset Specific Plan (SSP) Zoning District		
Project of 30,000 sq. ft. or more, or requires a Conditional Use Permit or Variance		■
Project of less than 30,000 sq. ft., and does not require a Conditional Use Permit or Variance	■ <u>(34)</u>	

Major changes (as determined by the Director) to the above approved by the Commission		■
Minor changes (as determined by the Director) to the above approved by the Commission	■	

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.

~~(24) The Planning and Development Services Director may defer action and refer the application to the Planning Commission for review under Section 19.40.020, 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; or~~
- ~~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.~~

(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; or
- 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.