

RESOLUTION NO. 23-016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, CALIFORNIA, ADOPTING AMENDMENTS TO THE WEST HOLLYWOOD GENERAL PLAN BY ADOPTING THE 6TH CYCLE HOUSING ELEMENT UPDATE.

THE CITY COUNCIL FOR THE CITY OF WEST HOLLYWOOD DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The California Government Code requires that cities review and update their Housing Elements every eight (8) years, according to a schedule set forth by the State Department of Housing and Community Development (“HCD”);

SECTION 2. The Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing needs in Southern California;

SECTION 3. The City of West Hollywood has been assigned an allocation of 3,933 new housing units as its share of the regional housing needs assessment (“RHNA”) in Southern California;

SECTION 4. In accordance with State Law, the City of West Hollywood has prepared a Draft Housing Element for the 6th Cycle covering 2021-2029 period in accordance with California Government Code Sections 65580-65589.8;

SECTION 5. In accordance with Government Code section 65583.2(g)(2), the City Council finds that existing uses on identified sites will not impede residential development, and finds that the substantial evidence set forth herein, and further elaborated within the Technical Background Report of the Housing Element, demonstrates that the City can accommodate 50 percent or more of its housing need for lower income households on nonvacant sites. A sites inventory was prepared showing adequate sites to accommodate the RHNA allocation, plus a buffer. West Hollywood is a dense built out City that still has the capacity to accommodate the RHNA allocation, plus a buffer, but will need to redevelop sites with existing land uses on site, as it has successfully done during previous Housing Element cycles. Almost all recent development in the City has been on sites with existing uses, and the existing uses have been relocated or eliminated, as described in additional detail within the Technical Background Report of the Housing Element. The only way to accommodate the RHNA allocation is through elimination or relocation, whether temporary or permanent, of existing land uses. The identified nonvacant sites were carefully analyzed by staff and determined to be suitable for residential development, based on methodology evidencing that those existing site uses are likely to be discontinued over the planning period. Staff took into account the age and condition of the buildings, floor area ratio and vacancies, and the ability to assemble adjoining sites. The City's methodology, described in further detail in the Technical Background Report, provides sufficient protections to ensure the identified nonvacant sides will not impede residential development and that the use is likely to be discontinued during the planning

period.

SECTION 6. In accordance with Government Code Section 65583, the City Council finds that the Housing Element (2021-2029) complies with the duty to Affirmatively Further Fair Housing;

SECTION 7. The Housing Element (2021-2029) complies with the requirements of State law and conforms to the purposes, intent, and provisions of all the Elements of the City's General Plan;

SECTION 8. An Environmental Impact Report has been prepared and circulated in accordance with CEQA requirements. The Housing Element Update was found to have significant impacts on the environment related to air quality from construction emissions and toxic air contaminants, historical resources, and construction noise that are unavoidable. Adoption of a Statement of Overriding Considerations is required to approve the Housing Element update.

SECTION 9. In preparation of the Housing Element (2021-2029), the City developed a robust Community Engagement Plan with a dedicated website which received over 3,400 views; conducted 2 online surveys between January 18, 2021, through June 7, 2021, formed a task force of professionals that met three times to discuss and provide direction on the Housing Element, as well as stakeholder interviews with housing professionals and other community partners; and held four virtual workshops conducted January 19, 2021 through June 15, 2021 to educate the community about housing issues and opportunities and gather input on housing-related topics;

SECTION 10. On October 4, 2021, pursuant to Government Code section 65585(b)(1), the City submitted the draft 2021-2029 Housing Element to the State of California Department of Housing and Community Development ("HCD");

SECTION 11. On December 3, 2021, the City received comments back from HCD and thereafter worked to address all such comments and correct any noted deficiencies in the draft Housing Element;

SECTION 12. On September 28, 2022, pursuant to Government Code section 65585(b)(1), the City submitted a revised draft 2021-2029 Housing Element to the State of California Department of Housing and Community Development ("HCD");

SECTION 13. On November 23, 2022, the City received comments back from HCD and thereafter worked to address all such comments and correct any noted deficiencies in the draft Housing Element;

SECTION 14. The City gave notice of the public hearing at which the project and EIR would be considered by the City Council on February 7, 2022, by publishing a notice in the West Hollywood Independent and Beverly Press on January 27, 2022, and by posting a notice at City Hall. On February 7, 2022, the City Council held a public hearing and continued this item to a date certain of March 7, 2022. On March 7, 2022, the City

Council meeting was cancelled, and all items were continued to March 21, 2022. On March 21, 2022 the City Council held a public hearing, and the item was continued to return within one year for final approval;

SECTION 15. On July 29, 2021, the Planning Commission of the City of West Hollywood conducted a public hearing for the purpose of considering a Housing Element update and the Planning Commission reviewed a publicly review draft for purposes of providing review and program recommendations to staff. On January 20, 2022, the Planning Commission held a public hearing and unanimously recommended the City Council adopt the 2021-2029 Housing Element;

SECTION 16. The City Council has duly considered all evidence, including the testimony of the City’s Consultant, interested parties, and the evaluation and recommendations by staff, presented at said hearings on February 7, 2022, March 21, 2022, and February 21, 2023. The City Council hereby adopts the 2021-2029 Housing Element.

SECTION 17. The Planning and Development Services Director or designee is hereby directed to file all necessary material with the State Department of Housing and Community Development for the Department to find that the Housing Element is in conformance with State Housing Element Law, and is further directed and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the Department Housing and Community Development to achieve certification.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 21st day of February, 2023 by the following vote:

AYES:	Councilmember:	Byers, Heilman, Meister, Mayor Pro Tempore Erickson, and Mayor Shyne.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.

DocuSigned by:

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 SEIJI SHYNE, MAYOR

ATTEST:

DocuSigned by:

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 MELISSA CROWDER, CITY CLERK