

ORDINANCE NO. 24-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING AN AMENDMENT TO TITLE 19, ZONING ORDINANCE OF THE WEST HOLLYWOOD MUNICIPAL CODE, TO LENGTHEN THE INITIAL MINIMUM LEASE TERM OF INDIVIDUALLY OWNED CONDOMINIUM DWELLING UNITS AND SINGLE-FAMILY RESIDENCES, BOTH EXISTING AND NEW, TO AT LEAST 60 DAYS.

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

SECTION 1. Findings.

- A. As directed by the City Council, a Zone Text Amendment (ZTA) has been created to lengthen the initial minimum dwelling unit lease term of individually owned condominiums and single-family residences, both existing and new.
- B. Pursuant to the authority granted to the City of West Hollywood (the “City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety.
- C. A public hearing was duly noticed for the Planning Commission meeting of August 17, 2023, by publication in the Beverly Press newspaper and on the City website. The publication date, mailings, and legal postings took place on August 3, 2023. Following the public hearing, the Planning Commission recommended approval of the proposed zone text amendment to the City Council.
- D. A public hearing was duly noticed for the City Council meeting of March 18, 2024, by publication in the Beverly Press newspaper and on the City website. The publication date, mailings, and legal posting took place on March 4, 2024.

SECTION 2. Environmental Review. The City Council finds that the proposed Ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) because it is not a “project” as defined in State CEQA Guidelines, Section 15378. Specifically, the Ordinance does not have the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment because it establishes a longer initial minimum lease term for single-family residences and condos—it does not allow for or relate to any housing development projects or other development. For the same reasons, the Ordinance is exempt pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to

projects that have the potential to result in an effect on the environment. Here, it can be seen with certainty that there is no possibility that extending the initial minimum lease term for specific dwelling units will have a significant effect on the environment. This Ordinance does not alter any available bonus, concession, or applicable development standard and only addresses the tenancy length rather than any material aspect of development.

SECTION 3. General Plan Consistency. The City Council of the City of West Hollywood hereby finds the Zone Text Amendment (ZTA23-0008) is consistent with the Goals and Policies of the General Plan, specifically Goal LU-8: "Maintain and enhance residential neighborhoods," Goal H-2: "Maintain and enhance the quality of the housing stock and residential neighborhoods," and Goal ED-5: "Maintain West Hollywood's status as a regional hub and innovator in the fashion, arts, and design sector." Lengthening the initial minimum dwelling lease term for these particular housing types would strike a balance between promoting an environment that supports and is conducive to the specialized industry needs of the region while also maintaining the quality of life in existing residential neighborhoods. West Hollywood has adopted ordinances to balance its unique housing needs, and this ordinance is intended to further refine an existing provision.

SECTION 4. Amendment to Municipal Code. Subsection B. of Section 19.36.275 (Residential Uses – Dwelling Unit Lease Term) of Chapter 19.36 (Standards of Specific Land Uses) of Title 19 (Zoning Ordinance) of the West Hollywood Municipal Code is amended to read as follows:

"B. Individually owned condominium dwelling units and single-family residences, when leased, shall be rented for an initial lease term of at least 60 days, as evidenced by a written rental or lease agreement."

SECTION 5. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance; make a note of the passage and adoption in the records of this meeting; and cause it to be published or posted in accordance with California law.

SECTION 6. Record of Proceedings. The documents and materials associated with this Ordinance that constitute the record of proceeds on which these findings are based on located at West Hollywood City Hall, 8300 Santa Monica Boulevard, West Hollywood, California 90069. The City Clerk is the custodian of the record of proceedings.

SECTION 7. Effective Date. This ordinance (i.e., Zone Text Amendment) shall take effect 30 days after its adoption.