

ORDINANCE NO. 25-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 19, ZONING ORDINANCE OF THE WEST HOLLYWOOD MUNICIPAL CODE, AMENDING REGULATIONS FOR HOUSING TYPOLOGIES FOR UNHOUSED PERSONS AND PERSONS WITH SPECIAL NEEDS IN ACCORDANCE WITH STATE LAW AND FINDING SUCH ACTION DOES NOT QUALIFY AS A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND IS OTHERWISE EXEMPT UNDER STATE CEQA GUIDELINES SECTIONS 15378(B)(5) AND 15061(B)(3)

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

SECTION 1 Findings.

A. The City of West Hollywood's 2021-2029 6th Cycle Housing Element Program 21 (Program 21) requires amendments to implement recent State housing laws and streamline the production of various housing types that serve people experiencing homelessness and persons with special needs, in compliance with State law, including Government Code Sections 65583, 65650-65656, 65660-65668, and Health and Safety Code Sections 1500 *et seq.*, 1568.01, 1569 *et seq.*, 17000 *et seq.*

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 September 4, 2025, by publication in the Beverly Press newspaper and on the City website. The publication date, mailings, and legal postings took place on August 14, 2025.

D. After careful consideration of the staff report, public testimony, and relevant evidence presented, the Planning Commission determined that the proposed zoning code amendments comply with both the letter and spirit of the California Government Code, allowing local jurisdictions to regulate land use and housing development. The Planning Commission recommended approval of the proposed zone text amendment to the City Council.

E. A public hearing was duly noticed for the City Council meeting of December 1, 2025, by publication in the Beverly Press newspaper and on the City website. The publication date, mailings, and legal posting took place on November 21, 2025.

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F. The City Council has determined that the amendments serve the public interest by creating new definitions and regulations to establish diverse housing types, more affordable options, and add to the housing stock of the City of West Hollywood.

SECTION 2. CEQA Determination (Environmental Review). The City Council finds that the proposed zoning code amendments are not subject to the California Environmental Quality Act (“Public Resources Code section 21000 et seq.”) (“CEQA”) because they do not qualify as a “project” under CEQA. The State CEQA Guidelines provide that “[a]n activity is not subject to CEQA if the activity is not a project as defined in Section 15378.” (State CEQA Guidelines, section 15060(c).) Here, the proposed zoning code amendments do not qualify as a “project” as defined in State CEQA Guidelines section 15378 for at least two reasons:

First, Section 15378 defines a project as an activity that “has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (State CEQA Guidelines, section 15378(a).) The proposed zoning code amendment adds definitions for “employee housing,” “low barrier navigation center,” “supportive housing,” “community care facility,” and “residential care facility” to the zoning code, specifies where these uses may be allowed, and provides objective standards for these uses as well as for emergency shelters. These amendments merely clarify terminology and establish regulatory consistency with state law. Therefore, the proposed amendments are not a “project” subject to CEQA. (State CEQA Guidelines, section 15060(c).)

Second, Section 15378 explicitly excludes from the definition of “project” “[o]rganizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.” (State CEQA Guidelines, section 15378(b)(5).) The proposed zoning code amendments are organizational in nature, as they simply update definitions and standards to align the zoning code with existing legal requirements under state law. These activities are administrative in nature and do not have any direct or indirect physical environmental impacts. Accordingly, they are not subject to CEQA.

Even if the proposed zoning code amendments were considered a “project” subject to CEQA, they would qualify for the “common sense exemption” set forth in State CEQA Guidelines section 15061(b)(3). This exemption applies 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.” Here, the proposed amendments do not authorize or directly result in any physical development or changes to the environment. Instead, they serve to define terms and establish objective standards for employee housing, low barrier navigation centers, supportive housing, emergency shelters, and residential/community care facilities, ensuring future compliance with applicable regulations. In addition, specific statutory exemptions apply to the uses facilitated by these amendments, such as supportive housing (Government Code Section 65651(b)(2), exempting ministerial review from CEQA), low-barrier navigation centers (Public Resources Code Section 21080.27.5, exempting local actions like approvals or zoning for LBNCs), and emergency shelters (implied ministerial processes under Government Code Section 65583(a)(4)(D)). Small

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residential and community care facilities are treated as residential uses under state preemption (e.g., Health & Safety Code Sections 1566.3, 1569.85), avoiding CEQA triggers for by-right permitting. Moreover, all emergency shelters, low barrier navigation centers, supportive housing, and residential care facilities allowed under the zoning code amendments will remain subject to existing environmental review requirements during permit processes. As a result, it can be seen with certainty that the amendments will not have a significant environmental effect.

SECTION 3. General Plan Consistency. Determination. The City Council of the City of West Hollywood hereby finds the Zone Text Amendment (ZTA22-0010) is consistent with the Ongoing Programs and Strategic Goals, specifically, Goals PSG-1: *Maintain the City's Unique Urban Balance with Emphasis on Residential Neighborhood Livability* and PSG-2: *Affordable Housing*. The proposed ZTA will implement state regulations for a broad range of housing types for persons experiencing homelessness as well as those with specialized needs such as affordable housing and social services. This ZTA supports the City's core values of equity, livability, and diversity in housing. It strengthens the City's ability to meet urgent housing needs while preserving neighborhood character and furthering fair housing.

In addition, the proposed ZTA is also compliant with the City of West Hollywood General Plan Housing Element goals: H-1, *provide affordable housing*, H-3, *encourage a diverse housing stock to address the needs of all socioeconomic segments of the community*, H-4, *provide for adequate opportunities for new construction of housing, including using an increase of density as a tool to incentivize development*, and H-6, *affirmatively furthering fair housing for all*. The proposed ZTA recognizes diverse and changing needs with regard to housing and livability in West Hollywood. The ordinance implements rules and regulations for the development of diverse housing types in the form of housing which can offer needed options to residents that have specialized housing needs, including living in low barrier navigation centers, emergency shelters, supportive housing, employee housing, and residential care/community care facilities, and optimizing access to resources. The proposed ZTA removes barriers for housing for people experiencing homelessness and those needing additional supportive services. This ordinance does not impede the City's ability to meet its general plan goals and policies because provision of specialized housing serving the community's diverse needs is the Plan's central goal.

SECTION 4. Amendment to Municipal Code. Section 19.90.020, Definitions of Specialized Terms and Phrases of Chapter 19.90, Definitions/Glossary, of Title 19 of the West Hollywood Municipal Code is amended to update and add the following definitions in alphabetical order to read as follows:

C. Definitions, "C"

**Caretaker Housing.** A residence that is accessory to a nonresidential primary use of the site, where needed for security, 24-hour care, or supervision.

...

**Community Care Facility.** Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes adult day programs, foster family agencies, foster family homes, and other uses listed under California Health and Safety Code Section 1502.

E. Definitions, "E."

**Employee Housing.** Housing that is provided for five or more employees under specified circumstances as defined in the California Employee Housing Act (California Health and Safety Code Sections 17000 through 17062.5). Employee housing providing accommodation for six or fewer employees shall be deemed a single-structure pursuant to California Health and Safety Code Section 17021.5.

L. Definitions, "L."

**Low Barrier Navigation Center.** A housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" refers to best practices to reduce barriers to entry, including allowing for the presence of partners if it is not a population-specific site, pets, storage of possessions, and privacy.

R. Definitions. "R"

**Residential Care Facility.** A facility for persons with chronic, life-threatening illness who are 18 years of age or older or are emancipated minors, and for family units in accordance with California Health and Safety Code 1568.01.

S. Definitions, "S."

**Supportive Housing.** Permanent housing with no limit on length of stay, that is occupied by the target population as identified in state law (such as persons with disabilities, homeless families, and homeless youth), and that is linked to on-site or off-site services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community, as set forth in California Health and Safety Code Section 50675.14. Supportive housing shall be permitted by

right if the proposed housing development satisfies all requirements of California Government Code Section 65651 (a).

SECTION 5. Amendment to Municipal Code. Table 2-2 Allowed Uses and Permit Requirements for Residential Zoning Districts, of Section 19.06.030, Chapter 19.06, Residential Zoning Districts, of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

**Table 2-2 Allowed Uses and Permit Requirements for Residential Zoning Districts**

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Employee Housing	P	P	P	P	Only permitted in compliance with the Employee Housing Act (CA Health & Safety Code Sections 17000 – 17062.5)

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Supportive Housing- Multi-family structure, 50 units or less	—	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	19.36.280, Gov. Code Section 65651
Supportive Housing- Multi-family structure, more than 50 units	—	P <sup>1,8</sup>	P <sup>1,8</sup>	P <sup>1,8</sup>	19.36.280, Gov. Code Section 65651

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R1	R2	R3	R4	
Community Care Facilities (6 or fewer clients)	P	P	P	P	
Community Care Facilities (7 or more clients)	CUP	CUP	CUP	CUP	

SECTION 6. Amendment to Municipal Code. Table 2-5 Allowed Uses and Permit Requirements for Commercial and Public Zoning Districts, of Section 19.10.030, Chapter 19.10, Commercial and Public Zoning Districts, of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

**Table 2-5 Allowed Uses and Permit Requirements for Commercial and Public Zoning Districts**

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	CN	CC/SS P	CA	CR	PDCSP	PF	
Caretaker housing	P <sup>1,12</sup>	P <sup>1,12</sup>	P <sup>1</sup>	P <sup>1</sup>	-	P <sup>1</sup>	
Community Care Facilities (6 or fewer clients)	P	P	P	P	P	—	
Community Care Facilities (7 or more clients)	CUP	CUP	CUP	CUP	CUP	—	

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	CN	CC/SS P	CA	CR	PDCSP	PF	
Low barrier navigation centers	P	P	P	P	—	—	19.36.165

LAND USE <sup>2</sup>	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	CN	CC/SSP	CA	CR	PDCSP	PF	
Supportive Housing-Multi-family structure, 50 units or less	P <sup>12,14</sup>	P <sup>12,14</sup>	P <sup>12,14</sup>	P <sup>12,14</sup>	—	—	19.36.280, Gov. Code Section 65651. Nonresidential floor area dedicated for services satisfies any mixed-use requirement.
Supportive Housing-Multi-family structure, more than 50 units	P <sup>1,12,14</sup>	P <sup>1,12,14</sup>	P <sup>1,12,14</sup>	P <sup>1,12,14</sup>	—	—	19.36.280, Gov. Code Section 65651. Nonresidential floor area dedicated for services satisfies any mixed use requirement.

SECTION 7. Amendment to Municipal Code. Table 3-6 Parking Requirements by Land Use, Residential Land Uses, of Section 19.28.040, Number of Parking Spaces Required, of Chapter 19.28, Off-Street Parking and Loading Standards, of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

**Table 3-6 Parking Requirements by Land Use, Residential Land Uses**

Residential Land Use <sup>1</sup>	Required Parking Spaces
Emergency shelters	No parking spaces required

Residential Land Use <sup>1</sup>	Required Parking Spaces
Low Barrier Navigation Centers	No parking spaces required

Residential Land Use <sup>1</sup>	Required Parking Spaces
Supportive Housing	No parking spaces required

SECTION 8. Amendment to Municipal Code. Section 19.28.060, Reduction of Off-Street Parking Requirements, of Chapter 19.28, Off-Street Parking and Loading Standards, of Title 19 of the West Hollywood Municipal Code is amended to delete the entry for “Emergency shelters” as indicated below:

**Table 3-7 Allowable Parking Reductions**

TABLE 3-7 ALLOWABLE PARKING REDUCTIONS			
Qualifying Project Feature	Description and Criteria for Granting Reduction	Maximum Reduction	Required Process for Reduction
Emergency shelters	If the shelter is located within 1,000 feet of a public transit stop.	25%	Review and decision by applicable Review Authority as part of land-use permit approval for project.

SECTION 9. Amendment to Municipal Code. Subsection C, of Section 19.36.125 (Residential Uses – Emergency Shelter), of Chapter 19.36, Standards for Specific Land Uses, of Title 19 of the West Hollywood Municipal Code is amended to read as follows:

*C. Standards for Emergency Shelters.* Emergency shelters shall be subject to the following standards:

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1. The minimum floor area per shelter occupant shall be at least 200 square feet and the maximum number of occupants to be served at any given time shall not exceed the capacity identified in the Housing Element.
2. A minimum distance of 300 feet shall be maintained from any other emergency shelter.
3. The maximum stay at the facility shall not exceed 180 total days in a 365-day period.
4. On-site client waiting and intake areas shall be located inside the building and shall be screened from public and private property. An exterior waiting, if provided, shall: (a) contain a minimum of 10 square feet per bed provided at the facility; (b) be in a location not adjacent to the public right-of-way; and (c) be visibly separated from public view by a minimum six-foot tall visual screening.
5. Hours of intake shall be between the hours of 5:00 p.m. to 9:00 p.m. Overnight occupants shall not be permitted to leave the facility on foot before 7:00 a.m. the following morning.
6. A minimum of one employee per 15 beds, in addition to security personnel, shall be on duty and remain on-site during operational hours whenever occupants are on the site.
7. Security personnel shall be provided during operational hours whenever clients are on the site and when people are waiting outside the facility.
8. Exterior lighting shall be provided for the entire outdoor area of the site. Exterior lighting shall be stationary and directed downward and away from adjacent properties and public rights-of-way.
9. The operator of the facility shall provide, at the city's request, an annual report of the use of the facility and determination of compliance with the city's development standards for the use.
10. The operator shall maintain a shelter management plan that addresses hours of operation, admission hours and process, staff training, neighborhood outreach and privacy, security, resident counseling, and treatment.
11. Professional and on-site management, with experience managing emergency shelters, shall be provided at all times.

SECTION 10. Amendment to Municipal Code. Section 19.36.165 (Residential Uses – Low Barrier Navigation Centers) is added to Chapter 19.36, Standards for Specific Land Uses, of Title 19 of the West Hollywood Municipal Code to read as follows:

**19.36.165 Residential Uses – Low Barrier Navigation Centers.**

A. Low barrier navigation centers shall comply with state law and are subject to the following requirements:

1. The navigation center shall offer services to connect people to permanent housing through a services plan that identifies services staffing.
2. The navigation center shall be linked to a coordinated entry system so that staff in the interim facility or staff who collocate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, designed to coordinate program participant intake, assessment, and referrals.
3. The navigation center shall comply with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
4. The navigation center shall have a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.
5. The navigation center shall comply with all of the development and operational standards provided in Section 19.36.125 (C) that apply to emergency shelters

SECTION 11. Amendment to Municipal Code. Section 19.36.329 (Residential Uses – Residential Care Facilities) is added to Chapter 19.36, Standards for Specific Land Uses, of Title 19 of the West Hollywood Municipal Code to read as follows:

**19.36.329 Residential Uses – Residential Care Facilities**

This section provides development, operational, and security standards for large residential care facilities with 7 or more clients as defined in Section 19.90.020.

1. The facility shall comply with all applicable general development standards of the underlying zone.
2. The facility shall comply with all applicable federal, state, and local laws, and all applicable federal, state and local health and safety regulations including, but not limited to, Fire and Building Code regulations.
3. A minimum of two hundred square feet (200 ft<sup>2</sup>) of usable common open space per four occupants (per Health and Safety Code Section 1568.0831(a)(4)) shall be provided on the premises.
4. Exterior lighting shall be provided for the entire outdoor area of the site. Exterior lighting shall be stationary and directed downward and away from adjacent properties and public rights-of-way.
5. The facility shall comply with all applicable requirements of the California Department of Social Services.

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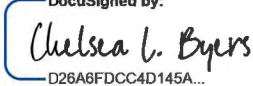
SECTION 12. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance; make a note of the passage and adoption in the records of this meeting; and cause it to be published or posted in accordance with California law.

SECTION 13. 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 14. Effective Date. This ordinance (i.e., Zone Text Amendment) shall take effect 30 days after its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 15<sup>th</sup> day of December, 2025 by the following vote:

AYES:	Councilmember:	Erickson, Hang, Meister, Vice Mayor Heilman, and Mayor Byers.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.

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CHELSEA LEE BYERS, MAYOR

ATTEST:   
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MELISSA CROWDER, CITY CLERK

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

I, Melissa Crowder, City Clerk of the City of West Hollywood, do hereby certify that the foregoing Ordinance No. 25-27 was duly passed, approved, and adopted by the City Council of the City of West Hollywood at a regular meeting held on the 15<sup>th</sup> day of December, 2025, after having its first reading at a regular meeting of said City Council on the 1<sup>st</sup> day of December, 2025.

I further certify that this ordinance was posted in three public places as provided for in Ordinance No. 24-35, adopted on the 16th day of December, 2024.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19<sup>th</sup> DAY OF DECEMBER, 2025.

DocuSigned by:  
*Melissa Crowder, City Clerk*  
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MELISSA CROWDER, CITY CLERK