

in which the property is located. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

Chapter 17.74

PUBLIC HEARINGS--PROCEDURE AND CONDUCT

Sections:

- 17.74.010 Setting the public hearing.
- 17.74.020 Notice of public hearing.
- 17.74.030 Conduct of the public hearing.
- 17.74.040 Announcement of commission decision.
- 17.74.050 Appeals--Council review.
- 17.74.060 Required information--Appeal.
- 17.74.070 City council public hearing--Notice.

17.74.010 Setting the public hearing. When an application requiring a public hearing has been filed, the matter shall be set for public hearing before the planning commission. The date of such hearing shall be not less than ten days nor more than sixty days from the date an application requiring a public hearing is filed. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.74.020 Notice of public hearing. A. Notice of a scheduled public hearing shall be prepared not less than ten days prior to the date set for the hearing. As a minimum the notice shall include:

1. The matter under consideration;
2. The date, time, place and body before which the hearing will be held;
3. An invitation to proponents and opponents to give testimony on the matter under consideration.

B. The notice of a scheduled public hearing shall be posted, not less than ten days prior to the date set for the hearing, in the locations prescribed in Chapter 1.20 of this code.

C. Except for text amendments, a copy of the notice of public hearing shall be sent to all owners of property located within a radius of three hundred feet of the exterior boundaries of the property to which the public hearing applies. The list of property owners shall be taken

from the latest assessment roll of Los Angeles County. This notice shall be mailed not later than ten days prior to the date of the public hearing. (Ord. 963 §§39(part), 40, 1995; Ord. 822 §1(part), 1989)

17.74.030 Conduct of the public hearing. All public hearings shall be conducted in accordance with the rules and procedures established by the city council or planning commission for such hearings. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.74.040 Announcement of commission decision. All decisions of the commission in matters requiring a public hearing shall be announced by written resolution adopted by a majority of the members of the commission present. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.74.050 Appeals--Council review. A. Any person may appeal any decision of the planning commission to the city council by filing a written appeal with the city clerk no later than ten calendar days after the effective date of the decision; provided, however, that if city hall is not open for business on the tenth day of the appeal period, the appeal period is extended to include the next business day.

B. Any two members of the city council may call any decision of the commission for review by the city council by filing a written review request with the city clerk no later than ten calendar days after the effective date of the decision. The request shall state: "The request for review has been filed because the subject matter of the decision pertains to a matter of city-wide importance that should be considered by the city's elected officials."

C. The appeal or review request stays the effectiveness of the decision until the matter is resolved pursuant to Section 17.74.070. (Ord. 1048 §1, 2003; Ord. 963 §§39(part), 41, 1995; Ord. 822 §1(part), 1989)

17.74.060 Required information--Appeal. The written appeal, filed with the city clerk, must indicate in what way the appellant feels the planning commission's decision was incorrect or must provide extenuating circumstances which the appellant feels would justify reversal or

modification of the commission's decision. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.74.070 City council public hearing--Notice. An appeal from or a council review of a planning commission decision shall be scheduled for a de novo public hearing within forty days of the date the written appeal is filed. The city shall provide written notice to the applicant, appellant and all persons who addressed the planning commission on the matter, at least ten days prior to the public hearing. After the public hearing, the city council may: affirm, reverse or modify the commission's decision; remand the matter to the commission; or continue the matter. The council's authority to modify the commission's decision includes but is not limited to imposing additional conditions. The council's decision shall be final and may be rendered by resolution or minute order unless state law requires a resolution. Notwithstanding any other provision in this Code, the commission's decision shall be reinstated when the council is unable to reach a decision for any reason, including a tie vote or series of tie votes, within forty days of the close of the public hearing. In such case, the effective date of the decision shall be the fortieth day after the close of the public hearing, and the Commission's decision shall be final. (Ord. 1048 §2, 2003)

Chapter 17.76

HOME OCCUPATIONS

Sections:

- 17.76.010 Purpose.
- 17.76.020 Home occupation defined.
- 17.76.030 Permit required.
- 17.76.040 Application and fee.
- 17.76.050 Consideration and approval.
- 17.76.060 Annual renewal of permit.
- 17.76.070 Termination of permit.
- 17.76.080 Appeal.