



CITY OF WEST HOLLYWOOD
COMMUNITY DEVELOPMENT DIRECTOR HEARING AGENDA
Tuesday, November 11, 2008 --- 5:00 PM
West Hollywood City Hall, 1st Floor
8300 Santa Monica Boulevard West Hollywood, CA 90069

To comply with the American with Disabilities Act of 1990, Assistive Listening Devices (LAD) will be available for checkout at the meeting. If you required special assistant to attend (e.g. transportation) or to participate in this meeting (e.g., a signer for the hearing impaired), you must call or submit your request in writing to the Department of Community Development at (323) 848-6495 at least 48 hours prior to the meeting. The City TDB line for the hearing impaired is (323) 848-6496. For additional information on any item listed below, please contact the Planning Manager, John Keho at (323) 848-6475.

1. CALL TO ORDER

A. Approval of Agenda

B. Report on Posting of Agenda

(This agenda was posted at: City Hall, the Community Development Department Public Counter, the West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.)

2. PUBLIC HEARINGS

A. Minor Conditional Use Permit 2008-007

REQUEST TO ALLOW EXTENDED BUSINESS HOURS AT AN EXISTING RESTAURANT LOCATED AT 685 NORTH ROBERTSON BOULEVARD (BOSSA NOVA).

Applicant: Aurelio Martins

Owner: Wilkinsons Stafford Commercial

Location: 685 North Robertson Boulevard

Planner: Francisco Contreras, AICP – Senior Planner

Recommendation: 1) Approve a modified version of the application request; and 2) Adopt Resolution No. CD 08-165: "A RESOLUTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF WEST HOLLYWOOD APPROVING MINOR CONDITIONAL USE PERMIT 2008-007 ALLOWING INTERIOR HOURS OF OPERATION TO BE EXTENDED UNTIL 3:00 AM NIGHTLY, OUTSIDE DINING HOURS OF OPERATION TO REMAIN UNTIL 2:00 AM NIGHTLY AND THE HOURS OF ALCOHOL SALES, SERVICE AND CONSUMPTION TO REMAIN AT 1:00 AM NIGHTLY AT AN EXISTING RESTAURANT LOCATED AT 685 N. ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA (BOSSA NOVA)".

B. Minor Conditional Use Permit 2008-008

REQUEST TO ALLOW EXTENDED HOURS OF OPERATION AT AN EXISTING RESTAURANT LOCATED AT 8910 SANTA MONICA BOULEVARD (MILLIONS OF MILKSHAKES).

Applicant: Sheenaz Hajan

Owner: American Commercial Equities Three, LLC

Location: 8910 Santa Monica Boulevard

Planner: Jennifer Alkire – Associate Planner

Recommendation: 1) Approve the application request; and 2) Adopt Resolution No. CD 08-169: "A RESOLUTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF WEST HOLLYWOOD APPROVING MINOR CONDITIONAL USE PERMIT (MCP-2008-008), ON AN APPLICATION BY SHEENAZ HAJAN TO ALLOW INTERIOR HOURS OF OPERATION TO BE EXTENDED UNTIL 3:00 AM NIGHTLY AND OUTSIDE DINING HOURS OF OPERATION TO REMAIN UNTIL 2:00 AM NIGHTLY AT AN EXISTING RESTAURANT LOCATED AT 8910 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. (MILLIONS OF MILKSHAKES)".

C. Minor Conditional Use Permit 2008-012, Development Use Permit 2008-027, and Parking Use Permit 2008-013

REQUEST TO AMEND A MINOR CONDITIONAL USE PERMIT 2002-05 TO MODIFY AND EXPAND THE APPROVED FLOOR PLAN OF AN EXISTING RESTAURANT WITH THE SALE, SERVICE AND CONSUMPTION OF BEER AND WINE AND CHANGE THE HOURS OF OPERATION FOR THE PETROSSIAN PARIS RESTAURANT LOCATED AT 321 NORTH ROBERTSON BOULEVARD, AND PROVIDE THREE OFF-SITE PARKING SPACES AT 652 LA PEER DRIVE.

Applicant: Sandy Hutchins for Petrossian Paris

Owner: Harold Blankstein

Location: 321 North Robertson Boulevard

Planner: Laurie Yelton - Associate Planner

Recommendation: 1) Approve the application request; and 2) Adopt Resolution No. CD 2008-170: "A RESOLUTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY AMENDING MINOR CONDITIONAL USE PERMIT (MCP 2002-05) AND DEVELOPMENT PERMIT (DVP 2008-027) TO MODIFY AND EXPAND THE APPROVED FLOOR PLAN OF AN EXISTING RESTAURANT WITH THE SALE, SERVICE, AND CONSUMPTION OF BEER AND WINE, CHANGE THE HOURS OF OPERATION, AND CONDITIONALLY APPROVING PARKING USE PERMIT (PUP 2008-013) TO PROVIDE THREE OFF-SITE PARKING SPACES AT 652 NORTH LA PEER DRIVE FOR THE PROPERTY LOCATED AT 321 NORTH ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."

- D. **Minor Conditional Use Permit 2008-10 and Administrative Permit 2008-24**
REQUEST TO ALLOW A NEW RESTAURANT WITH BEER AND WINE SALES AND OUTDOOR DINING LOCATED AT 8759 SANTA MONICA BOULEVARD, WEST HOLLYWOOD.

Applicant: David Dressler

Owner: 901 Hancock, LLC

Location: 8759 Santa Monica Boulevard

Planner: Jennifer Alkire – Associate Planner

Recommendation: 1) Approve the application request; and 2) Adopt Resolution No. CD 08-172: "A RESOLUTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING MINOR CONDITIONAL USE PERMIT 2008-10 AND ADMINISTRATIVE PERMIT 2008-24, ON AN APPLICATION BY DAVID DRESSLER (TENDER GREENS RESTAURANT) TO ALLOW THE SALES, SERVICE AND CONSUMPTION OF BEER AND WINE AND OUTDOOR DINING AT A NEW RESTAURANT LOCATED AT 8759 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."

- E. **Minor Conditional Use Permit 2008-013**
REQUEST TO AMEND A MINOR CONDITIONAL USE PERMIT TO MODIFY THE OPERATING HOURS OF ALCOHOL SERVICE TO BEGIN AT AN EARLIER TIME ON WEEKENDS AT AN EXISTING RESTAURANT LOCATED AT 8479 MELROSE AVENUE (COMME CA)

Applicant: Basil Schmid

Owner: Merle S. Glick

Location: 8479 Melrose Avenue

Planner: Adrian Gallo – Associate Planner

Recommendation: 1) Approve the application request; and 2) Adopt Resolution No. CD 08-171: "A RESOLUTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING MINOR CONDITIONAL USE PERMIT 2008-013, TO MODIFY THE HOURS OF OPERATION FOR THE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL AT AN EXISTING RESTAURANT LOCATED AT 8479 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA (COMME CA)."

3. ADJOURNMENT

*The next meeting of the Community Development Director will be held on **Tuesday, December 9, 2008 at 5:00 PM** at West Hollywood City Hall, 1st Floor, 8300 Santa Monica Boulevard, West Hollywood, California.*

AFFIDAVIT OF POSTING
State of California)
County of Los Angeles)
City of West Hollywood)

I declare under penalty of perjury that I am employed by the City of West Hollywood in the Administrative Services Department in the Office of the City Clerk and that I posted this agenda on:

Date:

Signature: _____
 Deputy Clerk

AGENDA POLICIES

The Community Development Director considers a range of requests for development permits, appeals, and planning policy matters, and conducts public hearings on many of its agenda items. Due to the number, complexity and public interest associated with many agenda items, meetings of the Community Development Director are generally lengthy. The Community Development Director makes every effort to proceed as expeditiously as possible; your patience and understanding is appreciated.

REQUEST TO SPEAK on an item must be submitted on a Speakers Request Form and submitted to the meeting Secretary. All requests to address the Community Development Director on Public Hearings items must be submitted prior to the Director's consideration of the item.

CONSENT CALENDAR items will be acted upon by the Community Development Director at one time without discussion, unless the Director pulls a specific item for discussion.

PUBLIC HEARINGS PROCEDURES on each Public Hearing item include presentation of a staff report; Director questions of staff; a ten (10) minute presentation by the project applicant or applicant's representative or team, if any; Director questions of the applicant; three (3) minutes (in order to facilitate the meeting, the Director may lengthen or shorten the three (3) minute period for all speakers on a particular agenda item based on the number of persons in attendance wishing to speak or the complexity of the matter under consideration) for each member of the public wishing to speak to the item; five (5) minutes for the project applicant to respond to the public or clarify issues raised by the public; presiding Director decisions.

PRESENTATIONS BY MEMBERS OF THE PUBLIC should begin with the speaker stating his or her name and city of residence, followed by a statement regarding the item under consideration. Please speak to the presiding Director.

PROFESSIONALS APPEARING BEFORE THE COMMUNITY DEVELOPMENT DIRECTOR should clearly identify their status, such as "attorney", "paralegal", "architect", "designer", or "landscape architect". Instances of misrepresentation of professional status may be referred to the City Attorney for possible prosecution.

LETTERS OR WRITTEN MATERIALS regarding agenda items may be submitted to the City Planning Division staff prior to or at the Director Hearing; written materials submitted at least eight (8) days in advance of the meeting will be included in the Director Hearing packet. Materials submitted after the deadline may be difficult for the presiding Director to adequately review.

ASSIGNING OF TIME is not permitted.

ACTIONS OF THE PRESIDING DIRECTOR are legally binding.

The current Community Development Director Hearing
Agenda and Staff Reports are available on-line at

www.weho.org

APPEAL PROCEDURES

Any final determination by the Director of Community Development may be appealed with just cause and such appeal must be filed within ten (10) calendar days after the Community Development Director's Hearing action. This appeal shall be made in written form to the City Clerks Office stating the reason for the appeal and accompanied by an appeal fee or required number of signatures.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the Planning Commission at the earliest date.

If you challenge any City of West Hollywood decision in court, you may be limited to raising only those issues your or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Director of Community Development at, or prior to, the public hearing.