

ACTION MINUTES

CITY OF WEST HOLLYWOOD PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DIRECTOR'S HEARING REGULAR MEETING Tuesday, June 12, 2018 --- Meeting Time 5:00 PM

West Hollywood City Hall, Community Conference Room
8300 Santa Monica Boulevard West Hollywood, CA 90069

1. CALL TO ORDER

John Keho, Interim Director, Planning and Development Services Department called the meeting to order at 5:10 p.m. He stated the meeting was delayed due to a noticing location error, and waited for any possible constituents to arrive. He took the following actions:

A. Approved the Agenda

ACTION: 1) Approve agenda of Tuesday, June 12, 2018. **Moved and approved as presented by John Keho, Interim Director, Planning and Development Services Department.**

B. Reported on the Posting of the Agenda

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

2. APPROVAL OF MINUTES

A. February 13, 2018

ACTION: Approve the Community Development Director's Hearing regular meeting minutes of Tuesday, February 13, 2018, as presented. **Moved by John Keho, Interim Director, Planning and Development Services Department.**

3. CONSENT CALENDAR. None.

4. PUBLIC HEARINGS

A. 8352 SANTA MONICA BOULEVARD.

Jennifer Alkire, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Tuesday, June 12, 2018.

She stated the applicant is requesting to allow on-site sales, service and consumption of alcohol ancillary to food service at a new restaurant.

She stated the space is currently vacant, but it was approved for use as a restaurant on February 12, 2018. At that time, the restaurant was also approved for 372 square-feet of outdoor dining on the Kings Road side of the building. Parking will be satisfied through the City's Parking Credits Program.

The applicant is requesting the hours of operation be 10:00 a.m. to 11:00 p.m. for the indoor and outdoor seating areas, Sunday through Thursday; and 10:00 a.m. to midnight, for the indoor and outdoor seating areas, Friday and Saturday.

Staff is recommending the requested change of hours to the indoor space, but to keep the hours of operation to 10:00 p.m., seven days a week in the outdoor dining area, due to possible noise encroachment into the residential area.

She clarified, if the Director chooses to accept the applicant's request for the change in operating times; staff would recommend an added condition to read as follows:

2.3) Prior to the commencement of use, the applicant shall apply for an amendment to DVP 17-0003 to make the hours of operation consistent with this resolution.

Staff recommends approval as conditioned.

John Keho, Interim Director opened public comment for Item 4.A.:

JASON BOHLE, SANTA MONICA applicant's representative, presented the applicant's report. He spoke in favor of the proposed restaurant, stating they are in advanced lease negotiations at this time. He requested the outdoor dining hours be amended to 11:00 p.m. Friday and Saturday.

LAURIE SCHER, WEST HOLLYWOOD has concerns with this item. She spoke regarding alcohol sales and service in a mixed-use building.

IVY BOTTINI, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the possibility of strong cooking and food odors, and how it will impact the residents living above this proposed restaurant. She commented on the size of the outdoor dining space and parking issues.

John Keho, Interim Director stated for the record Jeanne Dobrin, West Hollywood, contacted staff to state her support of staff's recommendation of approval.

JASON BOHLE, SANTA MONICA applicant's representative, presented the applicant's rebuttal. He spoke and reiterated the request to amend the hours of operation on the outdoor dining area to 11:00 p.m., Fridays and Saturdays.

John Keho, Interim Director closed public comment for Item 4.A.:

John Keho, Interim Director stated this project was specifically built, designed and approved as a mixed-use building. He spoke regarding the outdoor dining area and hours, alcohol sales and service, and perceived parking concerns.

He confirmed the draft resolution is adequate as written, including the added condition 2.3) by staff. He changed the outdoor dining hours to 11:00 p.m. on Fridays and Saturdays. He also noted the resolution should be amended to show Jennifer Alkire, Senior Planner.

ACTION: 1) Approve the application; 2) Adopt Draft Resolution No. CD 18-243 as amended: a) *add Condition - 2.3) Prior to the commencement of use, the applicant shall apply for an amendment to DVP 17-0003 to make the hours of operation consistent with this resolution;* b) *change outdoor dining hours on Friday's and Saturdays to 11:00 p.m.;* c) *change the title of Jennifer Alkire, Associate Senior Planner;* and 3) Close the public comment period for Item 4.A.: "A RESOLUTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW THE SALES, SERVICE, AND CONSUMPTION OF FULL ALCOHOL INCIDENTAL TO FOOD SERVICE FOR A NEW RESTAURANT, LOCATED AT 8352 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."
Moved by John Keho, Interim Director, Planning and Development Services Department.

David Gillig, Administrative Liaison officially read into the record the appeal procedure for 8352 Santa Monica Boulevard, West Hollywood, California.

The Resolution the Planning and Development Services Department Director just approved memorializes the Director's final action on this matter. Any final determination by the Director of the Planning and Development Services Department may be appealed with just cause and such appeal must be filed within ten (10) calendars days from this date. The appeal shall be made in written form to the City Clerk's 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 a public hearing before the Planning Commission.

5. EXCLUDED CONSENT CALENDAR. None.

6. ADJOURNMENT: *The Planning and Development Services Department Director adjourned to a regular meeting on **Tuesday, July 10, 2018 at 5:00 PM** at West Hollywood City Hall, Community Conference Room, 8300 Santa Monica Boulevard West Hollywood, California 90069.*

APPROVED AND ADOPTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OF THE CITY OF WEST HOLLYWOOD ON THIS 9TH DAY OF OCTOBER, 2018.



JOHN KEHO, INTERIM DIRECTOR
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

ATTEST:

DAVID K. GILLIG, ADMINISTRATIVE LIAISON
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

NOTE: A complete audio recording of this Planning and Development Services Department Director's Hearing can be obtained upon request from the Office of the City Clerk, City of West Hollywood, 8300 Santa Monica Boulevard, West Hollywood, California 90069.