



CITY OF WEST HOLLYWOOD
COMMUNITY DEVELOPMENT DIRECTOR HEARING AGENDA
Tuesday, March 9, 2010 --- MEETING TIME 4:00 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. Administrative Permit 2009-005, Minor Conditional Use Permit 2009-001:**
CONTINUED FROM TUESDAY, OCTOBER 13, 2009 AND TUESDAY, JANUARY 12, 2010. REQUEST TO LEGALIZE ACCESSORY STRUCTURES BUILT OVER REQUIRED PARKING IN THE REAR OF A COMMERCIAL BUILDING, AND REQUEST FOR A PARKING REDUCTION TO ACCOMMODATE STRUCTURES, LOCATED AT 7705 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. (KASHTAN RESTAURANT)
Applicant: David Carlat
Owner: Parviz & Mohodokht Ezhari Family Trust
Location: 7705 Santa Monica Boulevard
Planner: Chris Corrao – Assistant Planner
Recommendation: 1) Application withdrawn.

- B. Minor Conditional Use Permit 2009-002:**
REMANDED BACK TO THE DIRECTOR OF COMMUNITY DEVELOPMENT BY THE PLANNING COMMISSION. REQUEST FOR EXTENDED HOURS TO 4:00 A.M. AT AN EXISTING RESTAURANT, LOCATED AT 8909 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. (DUKES COFFEE SHOP)
Applicant: Kelly Li
Owner: Shaul Mezrahi
Location: 8909 Sunset Boulevard
Planner: Michael Barney – Assistant Planner
Recommendation: 1) Approve the application request; and 2) Adopt Resolution No. CD 10-186: “A RESOLUTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF WEST HOLLYWOOD SUPERCEDING RESOLUTION NO. CD 09-180 OF DENIAL, AND APPROVING MINOR CONDITIONAL USE PERMIT 2009-002, FOR EXTENDED HOURS OF OPERATION AT THE RESTAURANT LOCATED AT 8909 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.” (DUKES COFFEE SHOP)

C. Minor Conditional Use Permit 2009-009:

REQUEST TO ALLOW THE SALE, SERVICE AND CONSUMPTION OF ALCOHOL (BEER AND WINE) ACCESSORY TO FOOD SERVICE AT A NEW RESTAURANT, LOCATED AT 7494 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. (SALT'S CURE)

Applicant: Christopher Phelps

Owner: 7494 Santa Monica Blvd. Lofts, LLP

Location: 7494 Santa Monica Boulevard

Planner: Michael Barney – Assistant Planner

Recommendation: 1) Approve the application request; and 2) Adopt Resolution No. CD 10-184: "A RESOLUTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF WEST HOLLYWOOD, APPROVING MINOR CONDITIONAL USE PERMIT 2009-009, TO ALLOW THE SALE, SERVICE AND CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE) AT A NEW RESTAURANT, LOCATED AT 7494 SANTA MONICA BOUVELVARD, WEST HOLLYWOOD, CALIFORNIA." (SALT'S CURE)

D. Minor Conditional Use Permit 2009-003:

CONTINUED FROM TUESDAY, DECEMBER 8, 2009 AND TUESDAY, FEBRUARY 9, 2010. REQUEST FOR EXTENDED HOURS OF OPERATION UNTIL 4:00 A.M. AT AN EXISTING RESTAURANT, LOCATED AT 8908 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. (PIZZA RUSTICA)

Applicant: Pedram Eliasnik (co-owner)

Owner: American Commercial Equities Three

Location: 8908 Santa Monica Boulevard

Planner: Laurie Yelton – Associate Planner

Recommendation: 1) Approve the application; and 2) Adopt Resolution No. CD 10-185, "A RESOLUTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING MINOR CONDITIONAL USE PERMIT 2009-003, FOR EXTENDED HOURS OF OPERATION UNTIL 4:00 A.M. FOR AN EXISTING RESTAURANT, LOCATED AT 8908 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." (PIZZA RUSTICA)

3. ADJOURNMENT

*The next meeting of the Community Development Director will be held on **Tuesday, April 13, 2010 at 5:00 PM** at West Hollywood City Hall, 1st Floor, 8300 Santa Monica Boulevard, West Hollywood, California.*

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.