



**PLANNING COMMISSION  
SUMMARY ACTION MINUTES  
Regular Teleconference Meeting  
August 19, 2021**

West Hollywood, California

*THE CITY OF WEST HOLLYWOOD HAS ADOPTED BRIEF SUMMARY AND ACTION MEETING MINUTES, WHICH PROVIDE A SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR DISCUSSION REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY VIEWING THE ARCHIVED VIDEOS OF THE PLANNING COMMISSION MEETINGS AT [www.weho.org/weho-tv/other-city-meetings](http://www.weho.org/weho-tv/other-city-meetings)*

1. **CALL TO ORDER:** Chair Hoopinger called the meeting of the Planning Commission to order at 6:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Commissioner Carvalheiro led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Carvalheiro, Dutta, Lombardi, Thomas, Vinson, Vice-Chair Jones, Chair Hoopinger.  
  
Commissioners Absent: None.  
  
Staff Present: Dereck Purificacion, Associate Planner, Jennifer Alkire, Current and Historic Preservation Planning Manager, Ric Abramson, Urban Design and Architecture Studio Manager, Isaac Rosen, Acting City Attorney, and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**  
Approve the Planning Commission agenda of Thursday, August 19, 2021, as presented. **Moved by Vice-Chair Jones, seconded by Commissioner Carvalheiro and unanimously passes.**
5. **APPROVAL OF MINUTES.**
  - A. **July 29, 2021**
  - B. **August 5, 2021**

**ACTION:** Continue to Thursday, September 2, 2021. **Motion carried by consensus of the Commission as part of the approved agenda.**
6. **PUBLIC COMMENT.** None.
7. **DIRECTOR'S REPORT.** None.
8. **ITEMS FROM COMMISSIONERS.**  
Vice-Chair Jones requested an update regarding the project located at 9091 Santa Monica Boulevard.

**9. CONSENT CALENDAR.** None.

**10. PUBLIC HEARINGS.**

**A. 9159 Sunset Boulevard:**

Dereck Purificacion, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, August 19, 2021.

He provided a history of the property and stated the building is a cultural resource. The proposal is a request for a new bar (dba "Bar Next Door") including the sales, service, and on-site consumption of full alcohol (ABC License Type 48) in an existing 1,297-square-foot commercial tenant space previously occupied by a hair salon. Additionally, the project includes interior tenant improvements for the new use.

He spoke and detailed surrounding establishments, proposed floor plan, restrooms, scope of work, proposed hours of operation: 11:00 a.m. to 2:00 a.m. daily, and the proposed service and consumption of alcohol hours: 11:00 a.m. to 1:30 a.m. daily.

He clarified there will be no exterior changes to the building, no outdoor dining, no smoking patio, no live entertainment, and no dance floor.

Staff requested a condition added to PC Resolution No. 21-1425, Condition 10.17: "The tenant space shall be limited to an occupancy of 49, unless adequate restroom facilities are provided for the increase in occupancy pursuant to WHMC Section §19.36.200. C.2."

Staff recommends approval.

The commission requested clarification regarding the usage of the rear-door, neighborhood meetings, public noticing, ADA compliance regarding the back staircase, occupancy load and restroom stalls, fire sprinklers, trash and rear-door noise, and possible connectivity between tenant spaces.

The commission suggested possible further discussion regarding additional neighborhood meetings on projects that require a major tenant improvement or a change of use.

Commissioner Lombardi disclosed for the record he made a site visit.

Commissioner Thomas disclosed for the record she made a site visit.

Chair Hoopingarner disclosed for the record she made a site visit.

Chair Hoopingarner opened the public hearing for Item 10.A.

MANNY DIAZ, LOS ANGELES, Principle Planner, FE Design and Consulting, presented the applicant's report. He provided a history of the property, and spoke regarding current tenant uses, noise mitigation, bottle and refuse disposal, floor plan, overflow seating, rear-door usage, occupancy load designation, ADA accessible restrooms, off-site parking and transportation options, and utilizing a licensed security guard. He reiterated the rear-door is not for patron's use, there are no plans for expansion, and there will be no dancing or live entertainment.

LAWRENCE LONGO, WEST HOLLYWOOD, applicant, continued the applicant's report. He spoke regarding the conception of a new local neighborhood bar and requested approval.

The commission questioned and requested clarification regarding the bar signage, rear outdoor open space, backroom utilization and occupancy, staff parking, number of employees, fire sprinklers, and patron queuing.

The commission questioned if the applicant would be amenable to support the current street meter parking stalls in front of the establishment into ride sharing drop off points.

Lawrence Longo, applicant, confirmed he would be amendable to this request if staff deemed this an alternative. He confirmed there are no fire sprinklers in the building.

RYAN LEVINE, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

JASON CHADORCH, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

ROXANNE, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

MANNY DIAZ, LOS ANGELES, Principle Planner, FE Design and Consulting, presented the applicant's rebuttal. He thanked the commission and asked for their support.

**ACTION:** Close public hearing for Item 10.A. **Motion carried by consensus of the Commission.**

The commission stated their support of a local neighborhood bar.

**Chair Hoopingarner moved to: 1) approve staff's recommendation of approval with the following conditions: a) no trash shall be disposed of after 11:00 p.m., and b) install a soft-closing rear door.**

## **Seconded by Commissioner Carvalho.**

The commission commented on the lack of local friendly venues on the Sunset Strip. They spoke and discussed the discarding of trash, and noise mitigation regarding the rear-door.

Jennifer Alkire, Current and Historic Planning Manager read into the record the following added conditions to draft Resolution No. PC 21-1425:

Add Condition 9.25. "To reduce noise impacts, glass waste and recycling materials may not be disposed of in the bins located in the rear of the property between 11:00 p.m. and 8:00 a.m. daily."

Add Condition 9.26. "Prior to commencement of use in order to reduce noise impacts, all rear doors shall be equipped with a soft-closing mechanism with equipment to prevent the door from slamming to the satisfaction of the Planning and Development Services Director."

**ACTION:** 1) Approve staff's recommendation of approval; 2) **Adopt Resolution No. PC 21-1425 as amended:** a) add Condition 9.25) "To reduce noise impacts, glass waste and recycling materials may not be disposed of in the bins located in the rear of the property between 11:00 p.m. and 8:00 a.m. daily."; b) add Condition 9.26) "Prior to commencement of use in order to reduce noise impacts, all rear doors shall be equipped with a soft-closing mechanism with equipment to prevent the door from slamming to the satisfaction of the Planning and Development Services Director."; c) add Condition 10.17) "The tenant space shall be limited to an occupancy of 49, unless adequate restroom facilities are provided for the increase in occupancy pursuant to W.H.M.C. Section §19.36.200. C.2." "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT FOR A NEW BAR (BAR NEXT DOOR) INCLUDING THE SALES, SERVICE, AND ON-SITE CONSUMPTION OF FULL ALCOHOL IN AN EXISTING TENANT SPACE, LOCATED AT 9159 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close the Public Hearing for Item 10.A. **Moved by Chair Hoopingartner, seconded by Commissioner Carvalho and unanimously passes.**

*The Resolution the Planning Commission just approved for the property located at **9159 Sunset Boulevard, West Hollywood, California** memorializes the Commission's final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date to the City Clerk's office. Appeals must be in writing and accompanied by the required fees. The City Clerk's office can provide appeal forms and information about waiver of fees.*

**B. 9165-9169 Sunset Boulevard:**

A request to construct a new billboard above a cultural resource.

Due to ongoing discussions with an adjacent property owner regarding the proposed billboard, staff is recommending that this item be continued.

**ACTION:** Continue to Thursday, October 7, 2021. **Moved by Vice-Chair Jones, seconded by Commissioner Vinson and unanimously passes.**

**11. NEW BUSINESS.** None.

**12. UNFINISHED BUSINESS.** None.

**13. EXCLUDED CONSENT CALENDAR.** None.

**14. ITEMS FROM STAFF.**

**A. Planning Manager's Update.**

Jennifer Alkire, Current and Historic Preservation Planning Manger provided an update of tentative items scheduled for upcoming Planning Commission meetings.

She stated the Planning Commission meeting on Thursday, September 16, 2021 has been cancelled. Staff is looking into a possible special meeting on Thursday, September 30, 2021.

She followed-up on Vice-Chair Jones' inquiry regarding an update on 9091 Santa Monica Boulevard. She stated this project was approved in 2018 as a small 6-room boutique hotel with a restaurant in a historic building. It is currently in plan check, but the applicant is proposing additional changes. This may return it to the Planning Commission at a future date.

She followed-up on Commissioner Thomas' suggestion regarding additional neighborhood meetings. She stated this not a policy decision, but would have to be a Council directive, since it would be a Municipal Code change.

**15. PUBLIC COMMENT.** None.

**16. ITEMS FROM COMMISSIONERS.**

**A. Commissioner Comments.**

Commissioner Thomas stated she would not be available for a special meeting date on Thursday, September 30, 2021.

Vice-Chair Jones stated she will be absent from the next meeting on Thursday, September 2, 2021. She spoke and clarified the purpose of public disclosures.

Commissioner Lombardi stated he will be absent from the next meeting on Thursday, September 2, 2021. He would be available for a special meeting on Thursday, September 30, 2021.

Commissioner Vinson stated after conferring with the City Attorney, she will need to recuse herself from an item on the September 2, 2021 agenda.

Commissioner Carvalheiro stated he will be out of town on Thursday, September 2, 2021. He is conferring with staff regarding a printed packet to participate.

**B. Subcommittee Management.**

Jennifer Alkire, Current and Historic Preservation Planning Manger provided an update of tentative items scheduled for upcoming Design Review Subcommittee, Long Range Planning Projects Subcommittee, and the Sunset Arts & Advertising Subcommittee meetings.

Chair Hoopingarner suggested the Design Review Subcommittee and Sunset Arts and Advertising Subcommittee have more flexible and interchangeable dates amongst the two based on the number of upcoming meetings that are cancelled.

Commissioner Lombardi stated he will be absent from the Sunset Arts and Advertising Subcommittee meeting on Thursday, September 9, 2021.

- 17. ADJOURNMENT.** The Planning Commission adjourned at 8:00 p.m. to a regularly scheduled meeting on Thursday, September 2, 2021, beginning at 6:30 p.m. This meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda). **Motion carried by consensus of the Commission.**

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a special meeting held this 2<sup>nd</sup> day of September, 2021 by the following vote:

AYES: Commissioner: Carvalheiro, Dutta, Thomas, Vinson, Chair Hoopingarner.

NOES: Commissioner: None.

ABSENT: Commissioner: Lombardi, Vice-Chair Jones.

ABSTAIN: Commissioner: None.

  
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LYNN M. HOOPINGARNER, CHAIRPERSON

ATTEST:

  
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DAVID K. GILLIG, COMMISSION SECRETARY