

ACTION MINUTES

CITY OF WEST HOLLYWOOD PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DIRECTOR'S HEARING SPECIAL MEETING Tuesday, November 9, 2021 --- Meeting Time 5:00 PM

TELECONFERENCE

1. CALL TO ORDER

John Keho, Director, Planning and Development Services Department called the meeting to order at 5:02 p.m. He took the following actions:

A. Approved the Agenda

ACTION: 1) Approve agenda of Tuesday, November 9, 2021. **Moved and approved as presented by John Keho, Director, Planning and Development Services Department.**

B. Reported on the Posting of the Agenda

(The agenda was posted at: City Hall, Plummer Park, the West Hollywood Sheriff's Station, and on-line at www.weho.org)

2. APPROVAL OF MINUTES

A. October 12, 2021

ACTION: Approve the Community Development Director's Hearing regular meeting minutes of Tuesday, October 12. **Moved by John Keho, Director, Planning and Development Services Department.**

3. CONSENT CALENDAR.

No Item

4. PUBLIC HEARINGS

A. 8478 Melrose Avenue (Maison Ago)

Adrian Gallo, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Tuesday, November 9, 2021.

He stated that the applicant requests to remodel an existing restaurant's interior space and convert the adjacent surface parking lot into an expanded outdoor dining area for a new restaurant tenant. The expansion includes an additional 4,085 square feet of new outdoor dining space to the existing 390-square-foot outdoor dining area. The applicant is requesting an Administrative Permit (AP) for the existing and expanded outdoor dining areas and an amendment to the existing Minor Conditional Use Permit (MCUP) for the incidental sales, service, and consumption of full alcohol within the indoor and outdoor dining areas in

conjunction with the interior and exterior improvements. The application also includes a request to extend the hours of operation. The parking required for the additional outdoor dining will be satisfied by the City's Parking Credits Program. The project site is located at 8478 Melrose Avenue within the Commercial, Neighborhood 1 (CN1) zoning district. (Maison Ago)

Nik Hlady spoke for the Applicant.

John Keho asked if the outdoor area is designed with consideration of rain and other weather conditions.

Nik Hlady explained the designs for dealing with different weather situations.

Jake Stevens, LOS ANGELES, spoke IN FAVOR of the project.

John Keho approved the application.

ACTION: Adopt the following:

Draft Resolution No. CD 21-265: **"A RESOLUTION OF THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING AMENDMENTS TO A MINOR CONDITIONAL USE PERMIT AND AN ADMINISTRATIVE PERMIT TO PERMIT THE SALES, SERVICE, AND CONSUMPTION OF FULL ALCOHOL IN THE EXPANDED OUTDOOR DINING AREA AND EXTEND THE HOURS OF OPERATION FOR A NEW RESTAURANT TENANT, LOCATED AT 8478 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA. (MAISON AGO)"**

Danny Casillas read the Appeal Procedures

B. 7253 Santa Monica Boulevard (Blackwood Coffee Bar).

Dereck Purificacion, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Tuesday, November 9, 2021.

He stated that the applicant requests approval of a Minor Conditional Use Permit (MCUP 21-0010) to allow the on-site sales, service, and consumption of beer and wine (Type 41) incidental to food service at an existing 885-square-foot restaurant with 248 square feet of outdoor dining located at 7253 Santa Monica Boulevard, West Hollywood (Blackwood Coffee Bar).

Manny Diaz spoke for the Applicant.

John Keho asked about the dinner menu.

Manny Diaz explained that the plan is to roll out a more robust menu to offer more dinner-like fare in the near future, in consideration of the limited kitchen.

Keith Wixon, OWNER, further explained the expansion of the menu.

ACTION: Adopt the following:

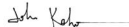
Draft Resolution No. CD 21-266: **“A RESOLUTION OF THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW THE SALES, SERVICE, AND CONSUMPTION OF BEER AND WINE INCIDENTAL TO FOOD SERVICE FOR AN EXISTING RESTAURANT LOCATED AT 7252 SANTA MONICA BLVD., WEST HOLLYWOOD, CALIFORNIA (BLACKWOOD COFFEE BAR).”**

Danny Casillas read the Appeal Procedures

5. **EXCLUDED CONSENT CALENDAR.** None.
6. **ADJOURNMENT:** *The Planning and Development Services Department Director adjourned to a regular meeting on **Tuesday, December 14, 2021 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 14TH DAY OF DECEMBER 2021.

DocuSigned by:



JOHN REHO, DIRECTOR
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

ATTEST:

DocuSigned by:



DANNY CASILLAS, ADMINISTRATIVE LIAISON
PLANNING & DEVELOPMENT SERVICES DEPARTMENT