



**CITY OF WEST HOLLYWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR'S HEARING
MEETING AGENDA
TUESDAY, JANUARY 13, 2026 -- MEETING TIME 5:00 PM
West Hollywood City Hall, Community
Conference Room 8300 Santa Monica Boulevard
West Hollywood, CA 90069**

LAND ACKNOWLEDGMENT: "The City of West Hollywood acknowledges that the land on which we gather and that is currently known as the City of West Hollywood is the occupied, unceded, seized territory of the Gabrieleño Tongva and Gabrieleño Kizh peoples".

STATEMENT OF SHARED RESPONSIBILITY FOR RESPECT:

During public meetings, community gatherings, interactions with the public, and with one another, the City endeavors for all participants and attendees to conduct City business and treat others with respect, a core value of the City. This includes being polite, professional, and thoughtful when interacting with others. Our collective commitment to West Hollywood requires intention, cooperation, courtesy, consideration, tolerance, forgiveness, acceptance, inclusiveness, kindness, compassion, and patience. Our respect is expressed not only in the words we choose, but also in our tone, our demeanor, and our actions toward one another.

RULES OF DECORUM:

Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, whistling, stamping of feet or other acts which disturb, disrupt, impede or otherwise render the orderly conduct of the meeting infeasible. A member of the audience repeatedly or continuously engaging in any such conduct shall, at the discretion of the Presiding Officer or a majority of the Commission, be subject to ejection from that meeting.

Any person wishing to speak in connection with any item of business on the agenda shall first complete a speaker request slip and submit the slip to the Secretary.

No person shall address the Presiding Officer without first being recognized by the Presiding Officer.

Each person addressing the Presiding Officer shall do so in an orderly manner and shall not make repetitious, slanderous, or irrelevant remarks, or engage in any other disorderly conduct which disrupts, disturbs or otherwise impedes the orderly conduct of the Commission meetings. Any person who so disrupts the meeting may, at the discretion of the Presiding Officer or a majority of the Commission, be subject to ejection from that meeting.

TO PARTICIPATE BY PROVIDING WRITTEN CORRESPONDENCE OR AN E-COMMENT:

To better facilitate the meeting, members of the public who wish to comment on matters before the Community Development Director are strongly encouraged to submit an email to planning@weho.org no later than 12:00 pm on the Director's Hearing meeting day.

Note: E-Comments received by 12:00 p.m. will be forwarded to the Community Development Director and posted on the City's website as part of the official meeting record. Your comments and information will become part of the official public record. If you do not want your personal information included in the official record, please do not include your address and/or phone number.

TO PARTICIPATE BY PROVIDING PUBLIC COMMENT BY TELEPHONE:

This option is to provide public comment via phone ONLY.

1. You must sign up to speak no later than 12:00 p.m. on the day of the Community Development Director's Hearing to be added to the Zoom Public Speaker List.
2. Send your name, the phone number you will be calling from, and which item you wish to speak on to: planning@weho.org and the meeting information will be emailed back to you.
3. Dial-in 10 minutes prior to the start of the meeting (the meeting begins at 5:00 p.m.)
*Dial in Code: *6 = unmute*
*Dial in Code: *9 = lets the host know you want to speak on the current item*

This agenda was posted at: City Hall, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's Station.

To comply with the American with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting. For people who are Deaf or hard of hearing dial 711 or 1-800-735-2929 (TTY) or 1-800-735-2922 (voice) for California Relay Service (CRS) assistance. If special assistance to participate in this meeting is required, (e.g., an American Sign Language interpreter for people who are Deaf or hard of hearing), please contact the City

Clerk's Office at (323) 848-6800 at least 72 hours before the meeting date. You must call or submit your request in writing to the Commission Secretary at (323) 848-6475 or email planning@weho.org at least 48 hours prior to the meeting.

For additional information on any item on the posted agenda, please contact Antonio Castillo, Senior Planner and Liaison (acastillo@weho.org) (323) 848-6854.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
Approve the minutes of prior Community Development Director Hearings:

A. **February 11, 2025**

5. **CONSENT CALENDAR.** None.

6. **PUBLIC HEARINGS**

A. **9015 West Sunset Boulevard:**

The applicant requests approval of Administrative Permit Amendment (APA25-0011) to amend Administrative Permit AP25-0022 for the Rainbow Bar & Grill to allow the on-site sales, service, and consumption of full alcohol (ABC Type 47) for the restaurant after 11:00 p.m., and until 2:00 a.m. daily, within the existing 2,055-square-foot outdoor dining area located between Roxy Theatre and Rainbow Bar & Grill buildings. The request would extend outdoor alcohol service until 2:00 a.m. at 9015 West Sunset Boulevard.

Applicant: Brandon Zavala of The Afriat Consulting Group, Inc
Staff: Laurie Yelton, Associate Planner

RECOMMENDATION: Staff recommends that the Community Development Director hold the public hearing, consider all pertinent testimony, and conditionally approve the application request by adopting the following:

Draft Resolution No. CD 25-282: "A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING AN AMENDMENT TO AN ADMINISTRATIVE PERMIT TO ALLOW ON-SITE SALES, SERVICE, AND CONSUMPTION OF FULL ALCOHOL TO EXTEND INTO LATE-NIGHT HOURS (BETWEEN 11:00 P.M. AND 2:00 A.M.) WITHIN AN EXISTING 2,055-SQUARE-FOOT OUTDOOR DINING AREA FOR THE RAINBOW BAR & GRILL LOCATED AT 9015 WEST SUNSET BOULEVARD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA GUIDELINES PURSUANT TO §15301 (EXISTING FACILITIES)."

[ITEM 6.A. Staff Report](#)

[ITEM 6.A. Exhibit A \(Draft Resolution No. CD 25-282\)](#)

[ITEM 6.A. Exhibit B \(Rainbow Food and Drinks Menu\)](#)

[ITEM 6.A. Exhibit C \(Radius Map\)](#)

[ITEM 6.A. Exhibit D \(Approved Project Plans \)](#)

B. 8497 SUNSET BOULEVARD:

The applicant is requesting approval of an Administrative Permit (AP25-0012) for a 2,658 square-foot outdoor dining area located on a second-floor terrace of an existing commercial building within 100 feet of a residential use, and to allow the incidental sales, service, and on-site consumption of full alcohol (ABC Type 47) within both the interior and outdoor dining areas after 11:00 p.m. at a new 12,904 square-foot restaurant, SORA, located at 8497 Sunset Boulevard, West Hollywood.

Applicant: Jeffrey Seymour

Staff: Dereck Purificacion, Associate Planner

RECOMMENDATION: Staff recommends that the Director of Planning and Development Services hold the public hearing, consider all pertinent testimony, and conditionally approve the request by adopting the following:

1) Draft Resolution No. CD 25-283: "A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING AN ADMINISTRATIVE PERMIT FOR A 2,658 SQUARE-FOOT OUTDOOR DINING AREA LOCATED ON THE SECOND FLOOR OF AN EXISTING COMMERCIAL BUILDING AND PERMITTING

THE ON-SITE SALES, SERVICE, AND CONSUMPTION OF FULL ALCOHOL INCIDENTAL TO FOOD SERVICE WITHIN THE INTERIOR AND OUTDOOR DINING AREAS WITH LATE NIGHT HOURS AFTER 11:00 P.M. FOR A NEW RESTAURANT (SORA) LOCATED AT 8497 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.”

ITEM 6.B. Staff Report

ITEM 6.B. Exhibit A (Draft Resolution No. CD 25-283)

ITEM 6.B. Exhibit B (Project Narrative)

ITEM 6.B. Exhibit C (Noise Study)

ITEM 6.B. Exhibit D (Food and Drinks Menu)

ITEM 6.B. Exhibit E (Radius Map)

ITEM 6.B. Exhibit F (Project Plans)

7. **EXCLUDED CONSENT CALENDAR.** None.
8. **PUBLIC COMMENT:**
9. **ADJOURNMENT:** *The Community Development Director will adjourn to a regularly scheduled meeting on **Tuesday, February 10, 2026 at 5:00 PM** at West Hollywood City Hall, Community Conference Room – 1st Floor, 8300 Santa Monica Boulevard, West Hollywood, California.*

APPEAL PROCEDURES

Any final determination by the Community Development Director 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 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 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 you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Community Development Director at, or prior to, the public hearing.