

Dominic Gray

From: Adrian Gallo
Sent: Monday, November 13, 2023 1:25 PM
To: Dominic Gray
Subject: FW: 9045 Nemo Request for Hearing Continuance
Attachments: Narrative to Applications 4-19-23.pdf

Additionally correspondence for the DH.

From: Jim Banks <banks90069@yahoo.com>
Sent: Monday, November 13, 2023 1:13 PM
To: Nick Maricich <Nmaricich@weho.org>
Cc: Adrian Gallo <AGallo@weho.org>; Kate Bartolo <kate@katebartolo.com>; Bobbie Edrick <bobbieace@aol.com>
Subject: RE: 9045 Nemo Request for Hearing Continuance

You don't often get email from banks90069@yahoo.com. [Learn why this is important](#)

CAUTION - EXTERNAL SENDER. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Dear Commissioner Maricich,

Last week I sent you an email stating Bobbie Edrick's and my full support for a new proposed restaurant (**SOMNI, Item 5A Community Development Meeting 11/14**) here in the Norma Triangle neighborhood.

Bobbie and I wanted to contact you once again in support of Norma Triangle resident Kate Bartolo's email that was sent to staff today (attached below) requesting a continuance of tomorrow's meeting. Kate and the adjacent neighbors bring up valid points that need clarification.

Please consider Kate's email below and know that she has the **full support of the Norma Triangle Neighborhood** behind her efforts.

Thank you for your time and consideration,

Best Regards,
Jim Banks & Bobbie Edrick
Co-Captains, Norma Triangle Neighborhood

Begin forwarded message:

From: Kate Bartolo <kate@katebartolo.com>
Subject: use this version! FW: 9045 Nemo Request for Hearing Continuance
Date: November 13, 2023 at 12:54:29 PM PST
To: Jim Banks <banks90069@yahoo.com>, Bobbie <bobbieace@aol.com>

From Kate Bartolo, 28-year resident Norma Triangle, and past Chair/Co-Chair of the Norma Triangle Neighborhood Association:

On behalf of Norma Triangle resident Kenny DiGregorio, I am writing to request NT Neighborhood Association support for a continuance of tomorrow's scheduled public Hearing on the 9045 Nemo Project. It is clearly understood that the continuance request can only be made at the afore-referenced Hearing, with the decision resting with the presiding decisionmaker, the Planning Director. Such request is not being made with the intention of imposing a costly delay on the Applicant. It is because the above homeowner only became aware very recently of the original AP approval and the requested AP amended request a few days ago, leaving little time to address his concerns. **Rather, the continuance will be requested ONLY if and assuming that prior to the hearing, discussions between the impacted resident are not resolved in writing to the mutual satisfaction of the above Norma Triangle (NT) resident and Applicant/Applicant's Representative.**

While the NT privy to the project plans/intentions are impressed with the proposed use, the skilled operator, and significant physical improvements to the property (which promise to reduce risk of noise and other impacts), and Applicant's commitment to have the adjacent surface parking lot used strictly for valet, there remains key outstanding issues to be resolved: namely:

-The choice of certain construction materials to assure the highest probability of reduced noise impacts.

-Discrepancies between the Applicant's representations in the April 19, 2023, application narrative and the representations by Applicant/Owner's Rep., during two separate site meetings, totaling 5 residents. (see above attachment). The application's Page 2, #5, states: "Chef Aitor respectfully requests that hours of operation be approved from 8am-2am, 7 days per week for its food and alcoholic beverage service throughout the entire premises, including the 1,685 sq. ft. interior and verdant tree covered 774 sq. ft. outdoor dining patio. By doing so, Aomni2 would be able to serve food and alcohol in the outdoor courtyard past 11pm. And in the future, would be able to provide daytime service consistent with the many restaurants and hospitality venues in the neighborhood".

By contrast, as recently as the Sunday meeting between Kate Bartolo, Marci Miller and Kenny DiGregorio and in a prior site mtg. with Bobbie Edrick/Jim Banks by and with Applicant/Rep., it was clearly represented that the outdoor patio would be strictly used as a waiting area prior to the indoor dinner seating and at the interior meal end, patrons would be able to enjoy the remains from a bottle of wine in the outdoor patio. While it strains credulity to think that arriving guests wouldn't be given beer/wine/appetizers at arrival and/or to enjoy the wine remains with some food/dessert after the multi-plate meal in the property's interior, this clearly was not so represented during the two separate NT meetings. And it certainly was not represented that the patio would be used for the sit-down multi-course dining, which per the

application, appears to be the intent. We are not suggesting that Mr. DiGregorio would oppose all patio alcohol/food service. But he (and the other neighbors) absolutely deserves to not be surprised and unduly impacted later. It is noteworthy that the plans show there will be more seating on the patio than the interior (interior 20 seats, patio 24 seats).

It is our sincere hope that we can and will resolve these issues prior to the Hearing, and not delay the application review process. We are meeting with the Applicant/Rep./architect today to further talk.

-
Thank you and yours truly,

Kate Bartolo
(310) 497-4424
kate@katebartolo.com

Applicant: MADISON NEMO, LLC, dba SOMNI 2, Chef Aitor Zabala,
Manager
Representative: Mark E. Lehman
Premises Address: 9045 Nemo Street., West Hollywood, CA 90069
(the "Premises")
Date: April 19, 2023

Narrative to Applications for:

1. Zone Clearance for Change of Use from Retail to Restaurant Use and Minor Remodel;

2. Administrative Permit ("AP) for Restaurant with Alcoholic Beverage Service and Outdoor Dining;

3. Lot Line Adjustment/Lot Line Merger Application; and

4. Parking Credits Application to Support Restaurant Use within Parking Credit District 1 SubArea 1B.

1. **Zone Clearance for the Change of Use from Retail to Restaurant and for the Minor Remodel.** As particularly called out in the plans, elevations and materials submitted concurrently herewith, the applicant seeks approval to convert the existing 1,734 sq. ft. of retail use on the Premises to restaurant use, which will include 1,685 sq. ft. of interior restaurant space and a verdant tree covered 774 sq. ft. outdoor dining patio and for the minor remodel of the Premises.

As the second iteration of Chef Aitor Zabala's creative vision, the curated experience of Somni 2 will be as stunning as the original, but also rooted in its new unique location. Spanish architects Capella Garcia Arquitectura have once again created a clean, modern backdrop to the gastronomic theater of a meal at Somni 2. With a palette of natural stone, wood and other organic textures, this new sequence of spaces and experiences will be united by craft and art, just like Chef Aitor's practice.

Upon arrival, guests will be greeted by an art showcase window surgically inserted into the charming original shopfront, flowing into a new modern entry gate. They will then be welcomed along an enchanting garden path to a calm, sheltered outdoor courtyard with Mediterranean-inspired plantings and comfortable seating groups where they will enjoy appetizers and aperitifs.

And then, the main event: the multi-course dinner service will unfold on gently curving communal tables in the double-height volume of the interior main dining room. Inside and out, the design respects and maintains as much of the existing fabric of the site as possible. Existing mature trees will be maintained and the buildings will receive subtle interventions: a monochromatic treatment of existing cement plaster, stone, and wood sidings at the exterior, natural stone paving and flooring throughout, porcelain wainscoting and museum-quality lighting at the interior. The design is just one piece of the multi-sensory experience that will be Somni 2 and it will be unforgettable.

2. **Background on Chef Aitor Zabala.** Chef Aitor's most recent stint was as Chef and Creative Director of the critically acclaimed restaurant Somni (2 Michelin Stars and 5 Forbes

Applicant: MADISON NEMO, LLC, dba SOMNI 2, Chef Aitor Zabala, Manager
Representative: Mark E. Lehman
Site Addresses: 9045 Nemo Street, West Hollywood, CA
Date: April 19, 2023
Page 2

Stars) that he created with Chef José Andrés. Somni was an intimate 10-seat chef's-counter restaurant, where he presided over a dazzling 25-course avant-garde tasting menu. Previously, Chef Aitor joined forces with Andrés to open restaurants such as SAAM Los Angeles, Jaleo Las Vegas, China Poblano, America Eats, Mi Casa by José Andrés, minibar by José Andrés, and The Bazaar South Beach at the SLS Miami. Chef Aitor also assisted Andres with his Harvard University class Science & Cooking and helped him develop a curriculum that uses food and cooking to explain the fundamental principles behind physics and engineering.

Prior thereto, Chef Aitor worked alongside the famed El Bulli's Ferran Adrià as a key member of his creative team for four years, which supported the development of new ideas, techniques and menus at the world-renowned restaurant. Before that he served as Chef de Cuisine at the Michelin-star restaurant Alkimia for 2 years, 2 years as Sous-Chef at Michelin-star Abac and Chef de Partie at 3 Michelin-star Akelarre for 2 years as well as staging in some of the most prestigious restaurants in Spain. Zabala received his culinary diploma from the Hofmann Culinary Institute, a Michelin-star Institute based in Barcelona, Spain.

3. **Somni 2 Fine Dining Restaurant with Verdant Tree Covered Outdoor Courtyard and Alcoholic Beverage Service.** At the new 9045 Nemo Street location (the Premises"), Chef Aitor Zabala intends to realize his dream of creating a new and reimagined "second coming" of his acclaimed restaurant Somni. Although Chef Aitor doesn't like to label his cuisine, the El Bulli-trained chef says Somni 2 will continue in a similar style of highly imaginative dishes with precise modernist techniques and a certain whimsy. "I like to play with textures, flavors, and plating," he says. "But in the end, we keep the flavors recognizable, so that it gives people comfort."

Somni 2 promises to remain a very personal affair, commencing with one service per night for 14 diners, with seats divided between views of an open kitchen and the lush outdoor patio. A separate private interior table for six will feature a different tasting menu. Barcelona-born designer Juli Capella, who created the luminous look of the original Somni, will do the same for the new Premises' interior.

A sample tasting menu is attached hereto.

As a fine dining establishment focusing on its small scale tasting menu concept, initially Somni 2 will be operating in the evenings only; however, to encourage the long-term evolution and development of Somni 2, Chef Aitor respectfully requests that hours of operation be approved from 8 a.m. to 2 a.m., 7 days per week for its food and alcoholic beverage service throughout the entire Premises, including the 1,685 sq. ft. interior and verdant tree covered 774 sq. ft. outdoor dining patio. By doing so, Somni2 would be able to serve food and alcohol in the outdoor courtyard past 11 p.m. and in the future, would be able to provide daytime service consistent with the many restaurants and hospitality venues in the neighborhood.

Somni 2 will include the main 14 patron chef's dining counter, a separate private dining room, a space featuring the stellar wine selections, a front gallery featuring rotating art installations, an

Applicant: MADISON NEMO, LLC, dba SOMNI 2, Chef Aitor Zabala, Manager
Representative: Mark E. Lehman
Site Addresses: 9045 Nemo Street, West Hollywood, CA
Date: April 19, 2023
Page 3

outdoor entry host area and a dining patio under the leafy tree enhanced landscaping. The many existing mature trees on the Premises will be retained, improved and nurtured.

To ensure that ambient music is not heard by residential neighbors to the north or by nearby commercial colleagues, the sound system will be designed and installed to focus all sound toward the interior of the outdoor courtyard and to prevent any sound from being heard outside the Premises. Music will be ambient level only, any outdoor speakers will be operated at a low level and oriented to direct sound inward toward the interior of the outdoor dining patio. A volume limiter allowing master and management control of the volume for the entire sound system will be installed.

The kitchen and back of the house areas of the interior and the existing structures and back wall on the Premises fully enclose the outdoor dining patio further buffering sound and preventing any noise from traveling outside the site. Given that the ambient low level music inside and outside should not be audible outside the Premises, the Applicant respectfully requests that outdoor dining with alcohol service be permitted until the usual 2:00 a.m. closing time.

4. **Lot Line Adjustment/Lot Line Merger Application.** Pursuant to Staff's request, concurrently with filing its Administrative Permit ("AP") and Zone Clearance ("ZC") applications, the Applicant and applicable property owners are also submitting their Lot Line Adjustment Lot Line Merger application seeking the merger of the specified parcels. It is respectfully requested that the Lot Merger be approved subject to the City's approval of the AP and ZC applications, such that if the AP and ZC are not approved the requested lot merger will not proceed.

5. **Parking; Parking Credits Application; AB 2097.** Parking for the new Somni 2 will be satisfied by way of West Hollywood's Parking Credit program. The Premises is located within Parking Credits District 1, Subarea 1B. A parking credits application is being filed concurrently with the Zone Clearance application.

The restaurant Premises will be comprised of 1,685 sq. ft. of interior and 774 sq. ft. of exterior outdoor dining area. Under the revised Zoning Code Section 19.28 Table 3-6, the first 1,000 sq. ft. of outdoor dining does not require parking. As such, under the existing (pre-AB2097) Zoning requirements, parking would only be required for the indoor elements of the restaurant as follows:

$$1,685 \text{ sq. ft} \times 3.5 \text{ spaces}/1,000 \text{ sq. ft.} = 5.897 \text{ rounded up to } 6 \text{ parking spaces.}$$


Given that the Premises currently includes 1,734 sq. ft. of retail use, approximately 3 parking spaces are grandfathered, such that only 3 new parking spaces would be required under ZC Section 19.28.040.

However, it should be noted that under State AB 2097, effective January 1, 2023 no new required parking should be required for this project, and as such the applicant respectfully requests that any new required parking be waived for Somni 2.0.

Applicant: MADISON NEMO, LLC, dba SOMNI 2, Chef Aitor Zabala, Manager
Representative: Mark E. Lehman
Site Addresses: 9045 Nemo Street, West Hollywood, CA
Date: April 19, 2023
Page 4

Understanding that AB 2097 has not yet been formally implemented, if 3 required parking spaces are somehow still required, they would be satisfied by way of parking credits. Although not required, 11 parking spaces are located in the parking lot immediately to the West of the Premises and will be available for restaurant use.

In closing, Madison Nemo LLC hereby respectfully requests that the City approve its Administrative Permit, Zone Clearance and ~~Isot Merger~~ applications. Thank you.



Mark E. Lehman, Applicant's Representative.



TO: Honorable Director of Community Development and Planner Adrian Gallo

Re: Support for APA 23-0004 Somni2 at 9045 Nemo Street, West Hollywood, CA

My name is Andrew Zimmern and I own several businesses operating globally in the television production world and several in the hospitality and food service space. I do business in Southern California, have my primary residence in Minnesota, and spend a lot of time in West Hollywood. I know the neighborhood and the city well.

I fully support Chef Aitor Zabala's new restaurant Somni2's application for an Administrative Permit **APA 23-0004** ("AP") which will allow outdoor restaurant operations, including the service of alcoholic beverages and low level ambient music until 2:00 a.m. daily at their new premises located at 9045 Nemo Street, West Hollywood, CA.

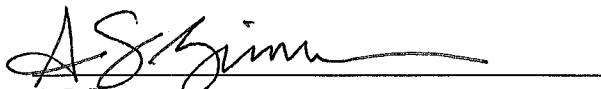
Chef Aitor has a wealth of experience and is regarded around the world as one of the best chefs working today. His most recent Los Angeles endeavor Somni earned 2 Michelin stars. Somni2 will be the first of its kind, fine dining establishment focusing on a small scale tasting menu concept which is not otherwise available in West Hollywood.

Somni 2 will be meticulously designed and include a small main patron chef's dining counter, a separate private dining room, a space featuring stellar wine selections, a front gallery featuring rotating art installations, an outdoor entry host area and a dining patio under the leafy tree enhanced landscaping. The many existing mature trees onsite will be retained, improved and nurtured. To ensure that ambient music is not heard by neighbors, the sound system will focus all sound toward the interior of the outdoor courtyard.

The kitchen and back of the house areas, the existing structures and back wall on the premises fully enclose the outdoor dining patio, further buffering sound and preventing noise from traveling outside the site. Given that the ambient low level music inside and outside should not be audible outside the Premises, and the true asset Somni2 will be to the community I fully support granting Somni2's AP to allow outdoor dining with alcohol service until the usual 2:00 a.m. closing time.

In view thereof, we respectfully request that Stache's applications be approved. Thank you.

Andrew S. Zimmern
CEO/Founder Intuitive Content, FoodWorks & Passport Hospitality
4931 West 35th Street, Suite 200-400
Minneapolis, MN 55416


A.S. Zimmern