

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

DAY OF HEARING SUBMISSIONS

June 8, 2020

Dear Commissioners,

I am the representative for Mumford Brewing the applicant for 905 E. 3rd Street, 1A at the ALISO in the Arts District

Appeal case ZA-2019-3153-MPA-1A

I would like to start by stating that Mumford Brewing, a micro-brewery is a well-known small business, currently operating (with limited operations) at 416 E. Boyd Street and has been in business on Boyd Street since 2014. The location on Boyd Street, has never had any issues with the LAPD or with local residences or business.

The location and site of this request is 905 E. 3rd Street, zoned M3-1, and is an extension tap room for the site on Boyd Street, offering a similar experience within the Arts District.

At the outreach to the Neighborhood Council, Mumford Brewing, and the operators were well received and considered a good addition to the area due to their long-standing relationship in the community. (see attached letter of support)

At the hearing for the Master Plan Approval for Mumford, the owner of the property and Peter Mumford had an opportunity to discuss in great detail the concerns with the residents of 912 E. 3rd Street.

It is Mumford's desire to be a good neighbor while creating a viable business in the community.

Since the hearing in September 2019, all small restaurant and bar owners have faced difficulty and suffered great loss due to COVID 19 and Mumford Brewing is no exception. In an effort to remain competitive, or continue to pursue this location it is crucial that Mumford Brewing request the hours be adjusted as follows;

Condition 7. a The hours of operation shall be limited to ~~3:00 pm to 10 pm~~ 11:30 a.m. to 11:00 p.m. on ~~Monday~~ Sunday through Thursday ~~2:00 pm~~ 11:30 a.m. to Midnight on Friday, ~~Noon to Midnight on~~ through Saturday and ~~Noon 11 to 8:00 pm on Sunday~~. Hours of operation for the outdoor seating areas shall not exceed ~~10:00 p.m.~~ 11:00 p.m. on any day.

Your consideration is greatly appreciated.

Veronica Becerra

Rabuild Commercial Services

vbcommercial@outlook.com

June 9, 2020

Attention:
Central Los Angeles Area Planning Commission

**Case #ZA-2019-3153-MPA
Additional Appeal Material**

Please accept this material as additional points in appeal to case: **#ZA-2019-3153-MPA**

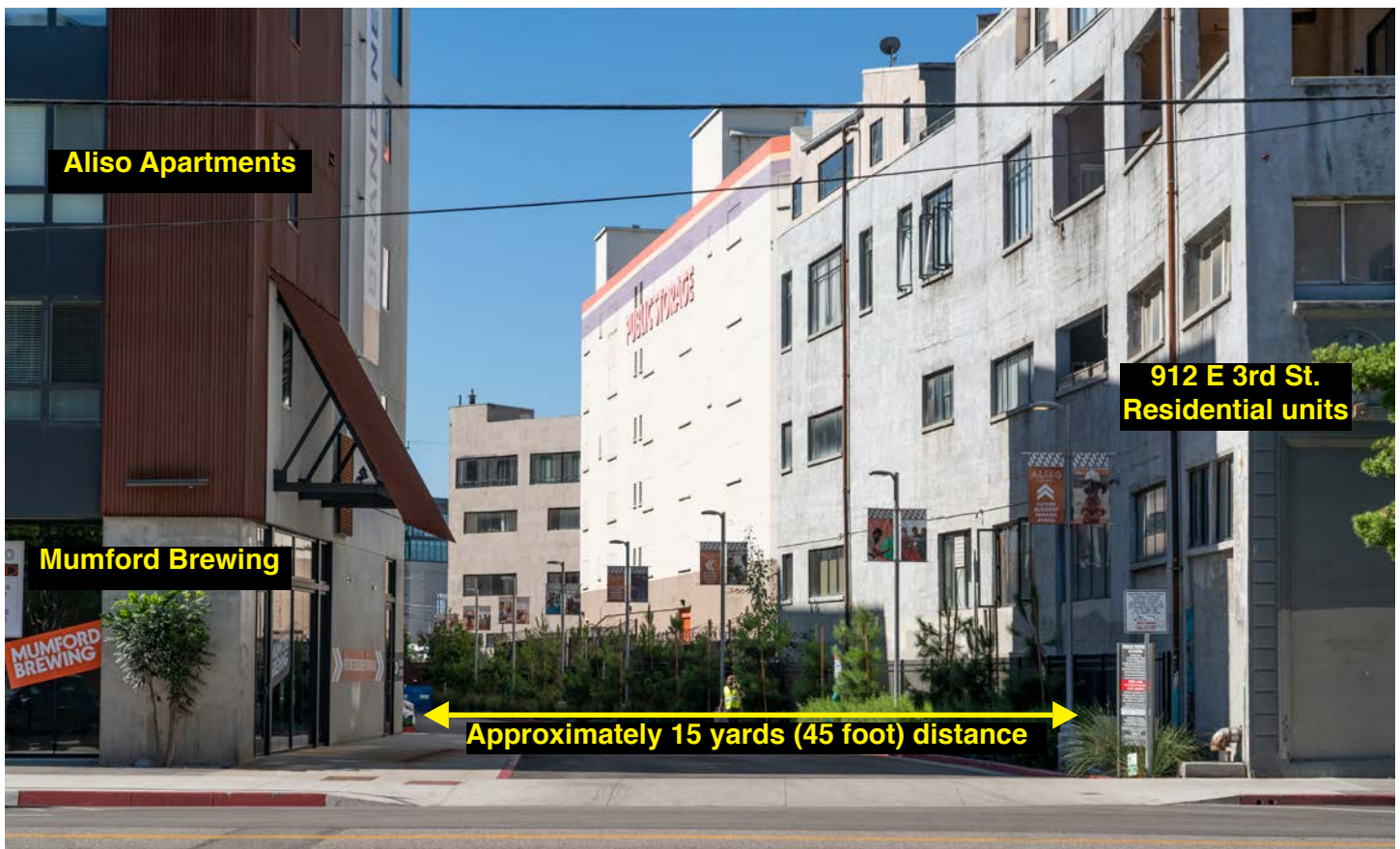
1. For Conditions' 3, 7c, 20, 27, and 29 appeal, please accept images in Appendix A, illustrating the distance between the two buildings and positioning of Mumford Brewing.
2. For Condition 35's appeal, please accept two images in Appendix B, illustrating the repeat offense of service, parcel, and other delivery vehicles parking in the alley alongside both buildings.

The development and construction of Aliso Apartments did not take in consideration parking of delivery and service vehicles for the 472-unit complex. Hence these vehicles have all been parking in the fire-lane alley between 912 E 3RD St and Aliso Apartments, illegally.

Thank you for your consideration.

Sincerely,

Silvia Razgova,
Representing the tenants at 912 E 3RD ST., Los Angeles, CA 90013



Looking South toward Mumford Brewing (left) and 912 East 3rd Street (right).



Looking South toward Mumford Brewing (left) and 912 East 3rd Street (right).



Looking East toward Mumford Brewing from 912 East 3rd Street.



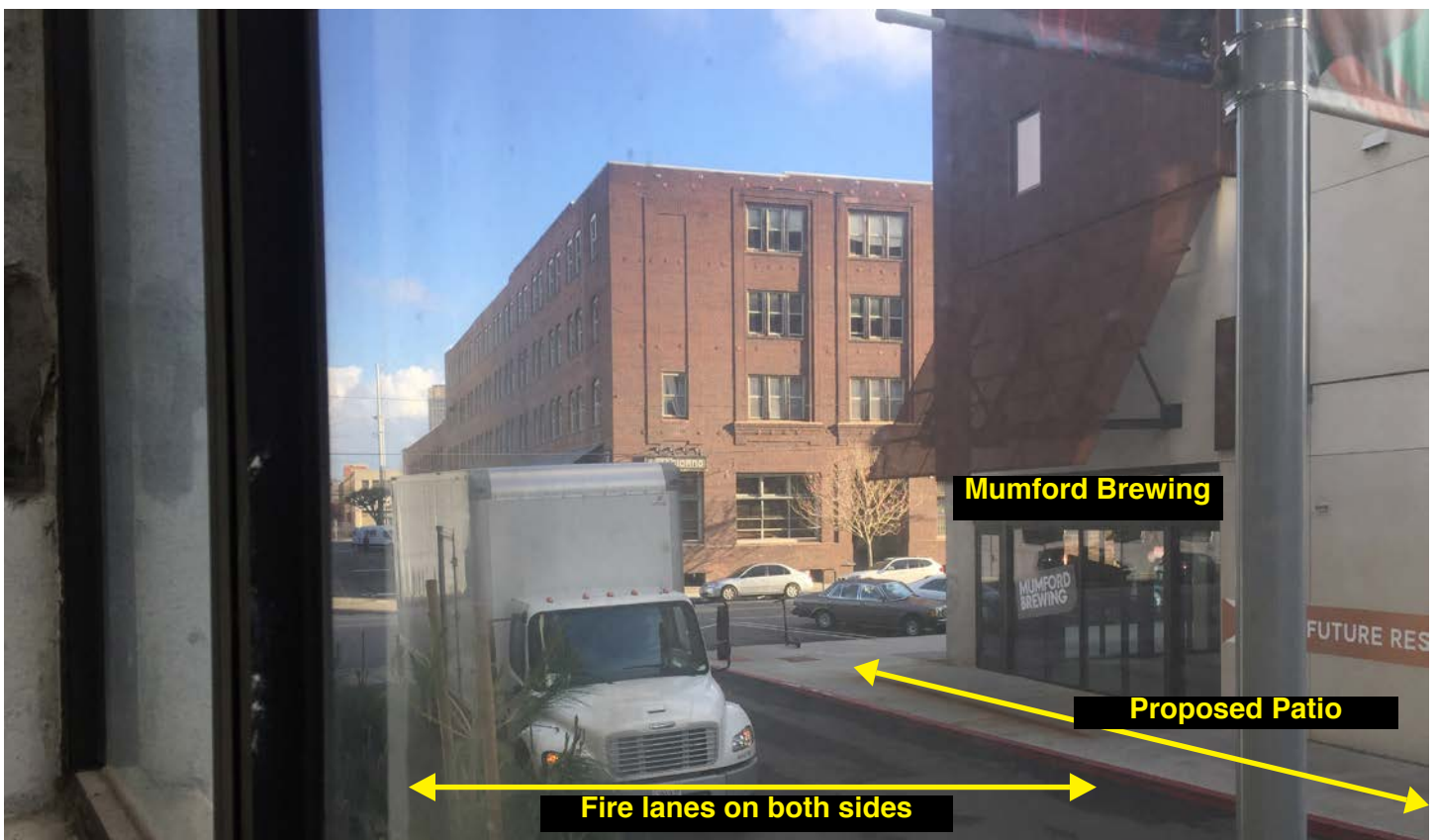
Looking West toward 912 East 3rd Street from Mumford Brewing.



Google map view of Mumford Brewing (center) and 912 East 3rd Street (right).



Looking South West toward 912 East 3rd Street from Mumford Brewing - Vehicles servicing Aliso Apartments parking illegally.



Looking North East toward Mumford Brewing from 912 East 3rd Street residential unit - Vehicles servicing Aliso Apartments parking illegally.

