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SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

October 10, 2025

TO: Central Los Angeles Planning Commission

FROM: Christine M. Saponara, Associate Zoning Administrator

**TECHNICAL MODIFICATION TO THE STAFF RECOMMENDATION REPORT FOR
CASE NO. ZA-2017-2719-CUB-PA1-1A, 216 South Alameda Street (237 South Rose
Street and 524 East Traction Avenue)**

The Associate Zoning Administrator requests the following technical modifications and corrections be incorporated into the Zoning Administrator's determination dated, July 24, 2025, to be considered at the Central Los Angeles Area Planning Commission meeting of October 14, 2025, related to Item No. 5 on the meeting agenda.

In the Zoning Administrator's Determination Findings, the following modifications are to be considered:

(1) Removal of Conditions Number 23.

23.) ~~No off-site sales of alcohol is permitted.~~

Justification:

Condition No. 23 was added in error. The approved use is a brewery, and a key component of the business model includes the sale of alcohol for off-site consumption. Both the applicant's request, the public hearing notice, and the findings in support of the approval contemplated and supported off-site sales as part of the brewery operation. Therefore, the condition should be removed.

(2) Modify the following conditions to read as follows (shown via strikeout and underline):

34.) Noise:

- a. ~~Regulating noise shall comply with the City of Los Angeles Noise Regulations Section Nos. 111.00–111.05, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.~~ Amplified music or sound shall not be audible beyond the outside of the premises and sound equipment shall be insulated and positioned away from walls to render vibrations and reverberations undetectable beyond the

premises. Ambient music may only [be] played in the outdoor patio area after soundproofing measures have occurred to the satisfaction of the Department of City Planning. Music and any amplified sound shall not be heard beyond the property line.

- b. **Bass Mitigation Measures.** The applicant shall install and maintain bass frequency equalization and suppression equipment, such as subharmonic frequency limiters and bass traps, to reduce low-frequency sound transmission. An acoustical engineer shall verify installation and effectiveness within 60 days of the approval date.
- c. **Enclosure of Amplified Music.** All amplified music, including DJ performances, shall be limited to fully enclosed indoor areas with sound-insulated walls and no operable windows or roll-up doors during performance hours.
- d. **Outdoor Patio Sound Policy.** No live music, amplified sound, or DJ performances shall be allowed on the outdoor patio. Only low-volume, ambient background music shall be permitted, consistent with the City's Noise Ordinance.
- e. **Hours for Ambient Music.** Ambient music in the outdoor patio area is prohibited after 8:00 p.m. Any use of a microphone is prohibited in the outdoor patio area.
- f. **Dancing and Special Events.** There shall be no dancing at the venue. The premises shall not host raves or other similar events. Special events, where the applicant requests the approval for dancing, shall only be permitted on a case-by-case basis requiring the approval form the Police Department. During such events, LAPD has the discretion to place further conditions as needed. These conditions may include, but are not limited to, limitations on occupancy, ages of patrons, amount of security personnel and date/time for the event.

Justification:

The above described noise-related conditions are reinstated from the previous plan approval to reflect the original intent and community consensus established through the prior appeal process. These conditions were previously imposed as part of a mediated resolution between the applicant, nearby tenants, and community stakeholders to address concerns related to amplified sound, outdoor music, and event operations associated with the brewery.

The conditions provide a balanced framework that allows the continued operation of the brewery while ensuring compatibility with surrounding residential and commercial uses. Both the applicant and the appellants have expressed satisfaction with the effectiveness of these measures in minimizing noise impacts and maintaining positive neighborhood relations.

The conditions were inadvertently omitted from the previously issued Letter of Determination by the Associate Zoning Administrator. Their reintroduction serves to correct that administrative oversight and to maintain consistency with the prior approval and community agreement.

Accordingly, reinstating these conditions is warranted to uphold the previously established operational parameters, ensure continued compliance with the City's Noise Ordinance, and preserve the mutually beneficial agreement between the applicant and the surrounding community.