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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 4:00 p.m. Thursday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 24-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant 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.

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

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

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

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SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

December 4, 2025

TO: East Los Angeles Area Planning Commission

FROM: Christina Lee, Associate Zoning Administrator

TECHNICAL CORRECTION TO THE DECISION LETTER FOR CASE NO. ZA-2025-2496-CUB-1A; 2800 NORTH HYPERON AVENUE(2800-2806 NORTH HYPERION AVENUE)

The following technical correction needs to be incorporated into the Zoning Administrator's determination dated September 24, 2025 to be considered at the East Los Angeles Area Planning Commission meeting of December 10, 2025 related to Item No. 5 on the meeting agenda.

It was brought to the attention by the appellant that Finding No. 6 inadvertently did not include St. Casimir Catholic School and Church as a sensitive use within 1,000 feet of the project site. Therefore, Finding No. 6 shall be corrected with the underlined as follows:

- 6. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The site is zoned for commercial uses and will continue to be utilized as such with the restaurant. There are sensitive and residential uses observed within 1,000 feet of the project site.

Silverlake Community Church
LA Family School
St. Casimir Catholic School and Church
Residential Uses

2930 Hyperion Avenue
2646 Griffith Park Boulevard
2718 St. George Street

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive and residential uses. The grant has been well conditioned to protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by

imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. The project will contribute to the neighborhood and will serve neighboring residents and local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect nearby residentially zoned communities or any other sensitive uses in the area.

DAY OF HEARING SUBMISSIONS

Wednesday 12/10/25 Good afternoon. These two pages are a “day of” submission in support of my appeal pertaining to 2800 Hyperion Avenue Los Angeles. This is in opposition to a CUB application at this address.

These items are included for anticipated Commission consideration today and also to include them in the record for any future reference and consideration. They are not in any particular order but are rather intended to create an inclusive list.

1. There are already too many alcohol establishments nearby. A license to 2800 Hyperion would add to an existing “over concentration”. Gelson’s, Trader Joe’s, Bogie’s Liquor , 7-11, Sushi place next door, Tenant of the Trees (closed?), coffee shop across the street from Ivanhoe Elementary on Rowena, the restaurant across from Bogie’s on Hyperion, Barbrix restaurant and others near and far?

2. Form 700. Has been verified. Please omit.

3. Definition of binge drinking. Approximately 20% of residents in tract 1951 census 2023 binge drink as defined below.

4. The site map says Exhibit A shows the adjacent tenant to the project as being “not a party”. This is misleading because the neighbor is a restaurant that serves beer and wine. Live entertainment on the form says no but the real answer is yes.

5. Restaurant next door has a 41 license. “Min” as of yesterday says they have room for more customers depending on day and time. This means they are not at capacity. While this is a sushi restaurant this shows there is no unmet need for alcohol unless and until this restaurant reaches capacity.

6. Urban Design and Preparation (UDP) meeting on 10/16/25 was improperly divided into two 40 minute parts due to a zoom problem. The meeting should have been adjourned according to State law but it was not. Therefore the vote taken regarding 2800 was improper.

7. The improper vote taken by UDP presumably unfairly influenced the vote taken by the Silver Lake Neighborhood Council regarding 2800 on 08/06/25. Therefore this vote was also improper.

8. I live approximately 1000 feet from 2800 and am therefore affected by this project.

9. The low height cement wall next to 2800 would permit Trader Joe’s customers including children to see patrons on the patio of 2800 drinking alcohol. This is improper.

10. The 2024 changes in Chevron deference has allowed more weight to be given to appellants and less to be automatically given to agencies.

11. The expedited processing this project receives could give it less scrutiny and result in the City rushing it to completion. Therefore it should be given the same scrutiny as a non-expedited project.

12. Definition of Community. Includes people who are too busy to come to this hearing. People who believe government is unresponsive to community needs and decide not to participate. People who believe most appeals are denied by the City and that it is pointless to attend. It includes people who are at work during the time of the hearing. It includes drunk drivers who don’t get caught for it and want more alcohol. It includes members of Alcoholics Anonymous (more the 2 million members worldwide). It

includes people who are tempted to drink. Includes binge drinkers. It includes people who will decide to drink if the opportunity arises and is close by.

13. My ABC protest has been accepted on 08/28/25. . The file number is 41-670272. The project is under investigation. A hearing has not yet been scheduled. There are a number of photos of the exterior of this establishment in the file. My public records request to ABC is pending the completion of the investigation which is ongoing.

14. ABC conducts a background check. City Planning does not. City Planning should require a background check as part of its process.

15. The hearing by the Zoning Administrator on August 20 2025 was not recorded. It was on Zoom only and easily could have been recorded and a transcript produced. This did not happen. Therefore the record is incomplete and relies on people's notes and memories. This hearing could have allowed in person attendance but did not thereby reducing the effectiveness of the testimonies.

16. There has been unmitigated graffiti on the site. It was not fixed for a long time. It is fixed now.

17. The ZA LOD refers to Mathew Mellow saying the applicant is not in the building yet or operating at the site. This was not proved at the time.

18. The ZA LOD page 19 top. "Commercial areas should satisfy market demand, maximize convenience and accessibility...". Applicant has not proved that there is market demand for alcohol in-site or off-site from 2800 Hyperion.

19. Employees working for low wages and sales incentives in the form of tips may be pressured to sell alcohol to patrons who are intoxicated but not visibly so. Or who could become intoxicated. These people can become a safety hazard without affecting the server.

20. The ZA LOD page 20 paragraph 5 bottom of page. Comparing this Crime Reporting District number 1144 to City statistics is not a fair comparison. Silver Lake is already a safer neighborhood than many across the City. And it should be kept this way by denying this license application.

21. The ZA LOD page 22 top. "...the project will not detrimentally affect nearby residentially zoned communities or and other sensitive use s in the area." Not proven by the applicant or the ZA. Must be proved before considering this license application.

Additional notes: Census tract 1951 <https://datacommons.org/place/geoid/06037195100>

Census Tract 1951, Los Angeles County, California is a census tract in California, the United States of America. The population in Census Tract 1951, Los Angeles County, California was 4,976 in 2023...The percentage of people who binge drink in Census Tract 1951, Los Angeles County, California was 19.8% in 2022... Other citing: In California, approximately **16%** of adults reported binge drinking in the past 30 days, according to 2021 data. Another source from 2023 estimates the percentage at around **15.7%**, while a 2015-2020 report shows **16.9%** for the 35-44 age group. Binge drinking is defined as 4+ drinks for women or 5+ for men in about two hours.