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Decision Date: July 24, 2025
Appeal Period Ends: August 8, 2025

Tara Heath (A)
American Craft Brewery, LLC
One Design Center Place,
Boston, MA 02210

216 South Alameda Street, LLC (O)
78 West State Street,
Pasadena, CA 91105

Margaret Taylor (R)
Apex LA
14622 Ventura Boulevard PMB 2238
Sherman Oaks, CA 91403

CASE NO. ZA-2017-2719-CUB-PA1
PLAN APPROVAL

216 South Alameda Street (237 South
Rose Street and 524 East Traction Avenue)
Central City North Planning Area
Zone: M3-1-RIO
C.D: 14 – De Leon
D.M.: 129A215
CEQA: ENV-2023-8143-CE
Legal Description: FR A, Tract 2097

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 M, I hereby APPROVE:

A Plan Approval to permit the continued sale of beer and wine of alcoholic beverages for on- and off-site consumption with an existing 27,705 square foot brewery/tavern/event hall/ tasting room with interior 384 interior seats and a 3,700 square foot patio with 92 outdoor seats within the M3-1-RIO,

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. Authorized herein is the continued sale of beer and wine of alcoholic beverages for on- and off- site consumption, in conjunction with an existing 27,705 square foot brewery/tavern/event hall/ tasting room and a 3,700 square foot patio.
 - a. Hours of operation shall be from for the brewery/tavern/event hall/ tasting room will continue from 11:00 am - 2:00 am, daily. The proposed outdoor patio hours of operation will be from 11:00 am - 11:00 pm, daily.
 - b. Indoor seating shall be limited to a maximum of 384 indoor seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
 - c. (On-Site) Outdoor patio seating shall be limited to a maximum of 92 seats in a 3,700 square-foot patio. The final number of seats and their location may be

modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.

8. The applicant is advised that they should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of alcoholic beverages at the brewery.
9. Events occurring at the event hall/banquet room shall not start or end between the p.m. peak period hours of 3:00 p.m. and 6:00 p.m., Monday through Friday. Any change in this condition will require a new traffic analysis.
10. No pool tables, jukebox or coin operated electronic, video or mechanical amusement devices shall be maintained on the premises, except for a record player as noted above.
11. These conditions of approval shall be retained on the property at all times and shall be produced immediately upon the request of the Zoning Administrator, Police Department or Department of Building and Safety. All applicable licenses, including a license issued by the Department of Alcoholic Beverage Control (ABC), shall be posted in a visible location on the premises.
12. The applicant shall be responsible for maintaining the area adjacent to the premises over its control free of litter, including any parking area used specifically by patrons which is under the control of the applicant.
13. Any Exterior lighting, including parking lot lighting at the front and the rear of the building, shall be installed such that the light is directed onto the subject site. Rear parking shall be positioned so that it is shielded from any adjacent residential uses. Lighting shall be adequate to identify anyone in the front or rear of the building at night.
14. The applicant, owner, and on-site manager(s) shall comply with all applicable laws and conditions and shall be properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control, including insuring that no activity associated with narcotic sales, use or possession, gambling or prostitution occur.
15. STAR Training. The operators, managers, and all employees selling alcohol to patrons shall enroll in and complete a certified training program for the responsible selling of alcohol, which is recognized by the State Department of Alcoholic Beverage Control or LAPD. Training for all existing employees and managers shall be completed within 90 days of the effective date of this determination. Training shall be completed by all new employees selling alcohol within 60 days of employment. All staff involved in the sales and service of alcoholic beverages, including managers, shall attend training once every 24 months. Upon completion of the training, the applicant shall provide evidence to the Zoning Administrator that such training was completed. Verification of compliance shall be recorded and maintained by the grantee and submitted to the City Planning Department upon request.

16. No after-hours use of the premises is permitted.
17. "No Loitering" and "No Public Drinking for Alcoholic Beverages" signs shall be posted at the front, side and rear of the site's exterior. These signs must be in English and the predominant foreign language of the neighborhood.
18. Trash shall not be emptied into outside trash containers earlier than 9 a.m. or later than 9 p.m. daily.
19. All exterior public spaces - front, side, and rear – shall be illuminated with sufficient lighting for the police to identify all persons standing outdoors at night.
20. An electronic age verification device shall be retained on the premises available for use during operation hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
21. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
22. The applicant shall maintain on the premises and present upon request to any enforcement agency, a copy of the Business Permit, Insurance Information, and a valid emergency contact phone number for the security company.
23. No off-site sales of alcohol is permitted.
24. Petitioner shall not have a cover charge for admission.
25. The premises shall not be used exclusively for private parties where the general public is excluded.
26. The establishment shall not be subleased to outside promoters for any type of events.
27. A security guard or an employee of the site shall, hourly, observe the exterior of the site to ensure that no loitering occurs. Loiterers shall be asked to leave the site.
28. There shall be no karaoke, nor shall there be any use of the subject premises which involve Section 12.70 of the Los Angeles Municipal Code uses (Adult Entertainment), including but not limited to wet T-Shirt contests, leg contest or mud or oil wrestling.
29. Any further expansion of the herein-authorized Conditional Use involving the subject premises or the creation of a new establishment within the applicant's ownership for the selling of alcoholic beverages shall only be permitted after the filing and approval of the proper application for said purpose.
30. The herein-authorized approval shall be confined to premises having the common address of 216 South Alameda Avenue. That these conditions of approval must be retained on the property at all times and be produced immediately upon request by the Police Department, Department of Alcoholic Beverage Control, or Fire

Department or the Fire Marshal. The manager and all employees of the premises shall be knowledgeable of the conditions herein.

31. The applicant shall file a Plan Approval application no sooner 30 months but within 36 months from the effective date of this determination. The Plan Approval application shall be subject filing fees established pursuant to the Los Angeles Municipal Code Section 19.01 E. A public hearing may be required at the discretion of the Zoning Administrator. The purpose of the Plan Approval is to review the effectiveness of, and compliance with, the terms of the Conditions of this grant. Upon review of the effectiveness of and compliance with the conditions, the Zoning Administrator may modify such conditions, delete, or add new ones as appropriate and require a subsequent plan approval, as necessary, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.
32. Any future new owner/operator for this establishment must file a Plan Approval Application within 30 days of taking over operations to allow the City of Los Angeles to review the "mode and character" of the usage.
33. Complaint Response/Community Relations:
 - a. Monitoring of complaints. The property owner/operator shall coordinate with the local division of the Los Angeles Police Department regarding appropriate monitoring of community complaints concerning activities associated with the subject facility and to ensure security of the property.
 - b. Complaint monitoring. A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility and shall be:
 - 1) Posted at the entry.
 - 2) Mailed to abutting property owners and tenants
 - 3) Provided to the Office of Zoning Administration, schools, Certified Neighborhood Council, and local neighborhood homeowner/renter associations.
 - c. Log. The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response. The log shall be retained for consideration by the Zoning Administrator.
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.
 - 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.
35. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator shall have the right to require the applicant to file a plan approval application together with the associated fees and to hold a public hearing to review the applicant's compliance with, and effectiveness of, the conditions of the grant. The applicant shall be required to submit a summary and supporting documentation demonstrating how compliance with each condition of the grant has been attained. Upon review, the Zoning Administrator may modify, add or delete conditions and reserves the right to conduct the public hearing for nuisance abatement revocation purposes if so warranted by documentation.

ADMINISTRATIVE CONDITIONS

36. **MVIP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01 E.3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous ZA Sign Offs shall be paid to the City.
- a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
37. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this

action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement, or number of seats of the new operation.

38. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01 E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

39. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its

sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three

years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Chapter 1A Section 13A.2.7 G of the Los Angeles Municipal Code provides:

“A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. the violation of any condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council in connection with the granting of any action taken pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted there with, and the statements made at the public hearing on July 11, 2024 all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Conditional Use Permit under the provisions of Section 12.24 W.1 of the Los Angeles Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a level, irregular shaped lot, consisting of 39,590 square feet with a frontage of 216 feet on the east side of Alameda Street, a frontage of 288 feet on the south side of Traction Avenue, and a frontage of 72 feet on the west side of Rose Street. The site is improved with the John A. Roebling Building – a three-story former warehouse/distribution building, now utilized as Angel City Brewery and Public House which includes brewery operations, storage, retail space, offices, tasting room/tavern, and event hall facilities. The John A. Roebling Building was built in 1924 and is within the Los Angeles Historic Resources Inventory.

The applicant is requesting a Plan Approval to permit the continued sale of beer and wine of alcoholic beverages for on- and off-site consumption with an existing 27,705 square foot brewery/tavern/event hall/ tasting room with interior 384 interior seats and a 3,700 square foot patio with 92 outdoor seats. Operating hours will be from 11 a.m. to 2 a.m. within the interior and the exterior patio proposed operating hours will be from 11 a.m. to 11 p.m. daily. The case was appealed, and on May 2, 2018, the Central Area Planning Commission issued a determination letter for Case No. ZA-2017-2719-CUB-1A, sustaining the decision of the Zoning Administrator. On August 2, 2021, the applicant requested a Letter of Correction for Condition 8, which required a Plan Approval within one year of issuance of the Type 23 License with ZA-2017-2719-CUB-1A. The intent of the condition was to allow for the existing operation to fully operate with the new outdoor patio for a period of one year in order to: 1) develop a record of operating with the conditions of Case No. ZA-2017-2719-CUB and 2) determine the effectiveness of these conditions, which were intended to address potential noise concerns raised by neighboring property owners. What was not factored in Condition No. 8 was the Mayor's emergency public order issued on March 15, 2020, prohibiting on-site dining due to the COVID19 pandemic.

The subject property is located within the Central City North Community Plan. The Community Plan designates the subject property as a heavy manufacturing land use, corresponding to the M3 Zone. The subject property is zoned M3-1-RIO and is thus consistent with the existing land use designation. The subject property is also located within the River Implementation Overlay District (RIO)(ZI-2358), Transit Priority Area in city of Los Angeles (ZI-2452), the State Enterprise Zone: East Los Angeles (ZI-2129) and 1.82 km from the Upper Elysian Park fault line.

SURROUNDING PROPERTIES

The surrounding area is zoned C2 or M3 and is developed with multi-family residential, art galleries, restaurants, and bars. The northern adjoining property is zoned M3-1-RIO and is developed with a LA Department of Water and Power (LADWP) facility. The eastern adjoining properties are zoned [Q] C2-2D-RIO and M3-1-RIO and developed with multi-family residential and a surface parking lot. The southern adjoining property is zoned [Q]M3-2-RIO and is developed with a four-story commercial building. The western adjoining properties are zoned [Q]C2-3D-CDO and are developed with residential condominiums and a mini shopping center.

STREETS

Alameda Street, adjoining the subject property to the west is a designated Avenue I, dedicated to a width of 90 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Traction Avenue, adjoining the property to the north, is a designated Collector Street, dedicated to a width of 62 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Rose Street, adjoining the property to the east, is a designated Collector Street, dedicated to a width of 50 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property:

ZA-2017-2719-CUB-1A – On August 6th, 2021, the Zoning Administrator issued a Letter of Clarification for Condition No.8 of ZA-2017-2719-CUB. Condition No. 8 required a Plan Approval within one year of the issuance of the Type 23 license. According to records, the subject operation received a Type 23 license on February 23, 2011. The intent of the condition was to allow for the existing operation to fully operate with the new outdoor patio for a period of one year in order to: 1) develop a record of operating with the conditions of Case No. ZA-2017-2719-CUB and 2) determine the effectiveness of these conditions, which were intended to address potential noise concerns raised by neighboring property owners. What was not factored in Condition No. 8 was the Mayor's emergency public order issued on March 15, 2020, prohibiting on-site dining due to the COVID19 pandemic.

ZA-2017-2719-CUB-1A – On April 24, 2018, the Central Los Angeles Area Planning Commission denied an appeal and sustained the Zoning Administrator's determination for ZA-2017-2719-CUB.

ZA-2012-1739-CUB – On December 29, 2016, a modification letter was issued to allow the sale of wine in addition to beer at the subject property. On December 12, 2012, the Zoning Administrator approved a conditional use to allow the sale of beer for on- and off- site consumption in conjunction with a 30,313 square-foot microbrewery/tavern with hours of operation from 11 a.m. to 2a.m., daily.

Certificate of Occupancy No. 126444 – On July 18, 2015, Los Angeles Department of Building and Safety issued a Certificate of Occupancy for the change of use from manufacturing to banquet hall/event space with 0 required parking spaces.

Previous Cases, Affidavits, Permits, and Orders on the Surrounding Properties:

Staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages.

ZA-2023-3075-CUB – On October 18, 2023, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing bar in the [Q]C2-3D-O-CDO Zone, at 428 East 2nd Street.

ZA-2017-1714-CUB – On September 5, 2017, the Zoning Administrator approved a conditional use to permit the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a new 4,339 square-foot restaurant, with 1,000 square-foot outdoor patio within the M3-1-RIO Zone, at 225-227 South Garey Street and 835 East 3rd Street.

ZA-2016-0099-CUB-CUX – On July 7, 2016, the Zoning Administrator approved a conditional use to permit the sale of a full of alcoholic beverages for on-site consumption in conjunction with a new restaurant; dismissed a conditional use for the sale of beer and wine for off-site consumption and to allow live entertainment and public dancing, within the M3-1-RIO Zone at 312 South Alameda Street.

ZA-2015-4368-CUB – On April 29, 2016, the Zoning Administrator approved a conditional use to permit the sale of a full line of alcoholic beverages for on-site consumption, in conjunction with a new 6,300 square-foot restaurant (3,000 square foot indoor, 1,400 square feet covered outdoor space, and 1,900 square feet uncovered outdoor space) with 76 interior seats, 70 outdoor covered seats, and 52 outdoor uncovered seats for total of 198 seats, within the M3-1-RIO Zone at 907 East 3rd Street.

ZA-2014-2442-CUB-ZV-SPR – On April 13, 2015, the Zoning Administrator approved a conditional use to allow the sale of a full-line of alcoholic beverages for on-site consumption in a proposed 8,269 square-foot restaurant; approved a variance to permit the conversion of an existing 117,448 square-foot manufacturing/warehouse into office, retail and restaurant uses and an FAR of 2.2:1 in lieu of the maximum 1.5:1; approved site plan review within the M3-1-RIO Zone at 963 East 4th Street.

ZA-2014-1740-CUB – On April 9, 2015, the Zoning Administrator approved a conditional use to permit the sale of beer and wine for off-site consumption, in conjunction with an existing market, within the M3-1 Zone at 716 East Traction Avenue.

Public Correspondence

An email was received on June 4, 2024, from a community member expressing concerns regarding excessive noise levels emanating from Angel City Brewery.

An email was received on June 1, 2024, from a community member requesting that noise on the patio be restricted after 11:00 p.m.

An email was received on May 31, 2024, from a community member expressing concerns related to noise impacts.

An email was received on May 31, 2024, from a community member expressing opposition to the proposed expansion of the existing project.

An email was received on May 31, 2024, from a community member citing concerns regarding noise, trash, and disruptive behavior associated with the clientele.

Public Hearing

A Notice of Public Hearing was sent to owners and occupants within a 500-foot radius. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. The public hearing was held on July 11, 2024 and was conducted entirely telephonically. The following testimony was provided at the hearing:

The Applicant provided the following comments:

The applicant was represented by Margaret Taylor of Apex LA, on behalf of Tara Heath of American Craft Brewery, LLC. During the presentation, the applicant clarified that no new uses were being introduced and that there would be no change to existing music programming or operations. The purpose of the Plan Approval was solely to amend the outdoor patio hours and to comply with Condition No. 8, which requires a renewal process. The applicant provided a history of improvements since the last patio approval on December 17, 2019, including the construction of the Truly LA concept space and a food kitchen, tenant improvements within the event hall, and noise mitigation measures. Specific efforts included replacing roll-up doors with walls to reduce sound leakage, sealing perimeter windows, and installing noise monitoring equipment. An acoustic study dated November 21, 2023, confirmed that ambient noise levels were consistent with surrounding conditions. Multiple inspections had been conducted in response to noise complaints, with no violations found.

The applicant acknowledged that low-frequency bass noise, not fully addressed in the acoustic report, had been a community concern. In response, they had engaged a sound expert to install bass equalization equipment, implemented proactive engagement with DJs, and increased sound monitoring efforts. Additionally, patio clearing protocols were strengthened to ensure the space was vacated by 10:00 p.m., even for patrons lingering in conversation. The applicant committed to keeping the case file open for six months to continue collaborating with the Neighborhood Council and community members. A letter of support from the Los Angeles River Artists and Business Association (LARABA) was submitted, endorsing the request to extend patio hours to 11:00 p.m. A separate support letter was also submitted to Planning staff on the morning of the hearing.

Public Testimony:

Several community members spoke in opposition to the request. One speaker, expressed concerns about late-night disturbances, including vomiting and yelling by intoxicated patrons, and stated that the bass-heavy music causes vibrations that impact nearby

residents. Another speaker, who had attended the Neighborhood Council meeting, noted that the addition of DJ music had introduced intrusive bass levels and requested that all music be confined to fully enclosed spaces. Another speaker, a resident since 2009, echoed concerns about the bass thumping throughout the neighborhood. The last speaker criticized the project for degrading the quality of life in the Arts District, citing recurring issues with noise and public intoxication every weekend.

Applicant's last statement:

In rebuttal, the applicant reiterated that the brewery does not include a dance floor or formal event hall and that food is served on-site. They outlined additional sound mitigation efforts underway, including providing a direct contact number for noise complaints and plans to bring in further acoustic support. They also emphasized the establishment's strict policy on alcohol overconsumption. In response to questions from the Zoning Administrator, the applicant expressed willingness to implement a six to twelve-month hold on the project determination to allow further engagement with the community and the Neighborhood Council. Additional sound mitigation suggestions discussed included noise isolation pads, creating a "room within a room" to dampen bass frequencies, floor soundproofing, use of white noise to mask sound, and potentially experimenting with "silent DJ" events using headphones. The Zoning Administrator also discussed the applicant's proposal to offer a cleanup contact number to address any post-event street disturbances within eight hours.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.
- No cocktail lounge shall be maintained on the premises separate from the dining area.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.

- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcohol shall be incidental to the sale of food.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- The quarterly gross sales of alcohol shall not exceed the quarterly gross sales of food. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- There shall be no cocktail lounge.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- Alcohol may only be served to patrons who are seated at a table or seated at the bar and only in conjunction with a food order. Patrons shall not be served while standing or while waiting to be seated.
- The single unit sales of malt liquors and/or malt-based products shall be prohibited.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.

AUTHORITY FOR PLAN APPROVAL

Section 12.24 M of the Los Angeles Municipal Code provides in pertinent part:

"M. Development of Uses. (Amended by Ord. No. 173,992, Eff. 7/6/01)

1. Development of Site. On any lot or portion of a lot on which a deemed-approved conditional use is permitted pursuant to the provisions of this section, new buildings or structures may be erected, enlargements may be made to existing buildings, existing uses may be extended on an approved site, as permitted in Subsection L of this Section, provided plans are submitted to and approved by the Zoning Administrator, the Area Planning Commission, or the City Planning Commission, whichever has jurisdiction at that time ..."

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit from the Zoning Administrator are located within Section 12.24 W of the Los Angeles Municipal Code. In order for the sale and dispensing of alcoholic beverages to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

CONDITIONAL USE FINDINGS

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The applicant is requesting a Plan Approval to permit the continued sale of beer and wine of alcoholic beverages for on- and off -site consumption with an existing 27,705 square foot brewery/tavern/event hall/ tasting room with interior 384 interior seats and a 3,700 square foot patio with 92 outdoor seats. Operating hours will be from 11 a.m. to 2 a.m. within the interior and the exterior patio proposed operating hours will be from 11 a.m. to 11 p.m. daily.

Angel City Brewery has been operating in its current form at the site since 2013. The brewery has become a well known local and regional destination and has helped pave the way for a growing number of local breweries to open in the Arts District. The continued operation of the brewery enhances the built environment and community. The patio and interior of the brewery enhance the surrounding area and provide a service that will continue to benefit the community by providing patrons with an amenity that enhances the area of the Arts District. The site is located in close proximity to the downtown civic center and walking distance to adjacent residential lofts and numerous retail establishments, cafes, and taverns. The continued operation of the brewery/taproom/event hall will improve the pedestrian oriented use and improve the area's aesthetics. Therefore, the project will perform a function that will be beneficial to the community and surrounding neighborhood.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject property is an existing 27,705 square foot brewery/tavern/event hall/tasting room with interior 384 interior seats and a 3,700 square foot patio with 92 outdoor seats. Operating hours will be from 11 a.m. to 2 a.m. within the interior and the exterior patio proposed operating hours will be from 11 a.m. to 11 p.m. daily.

The brewery will continue to occupy the existing building within the John A. Roebling building, a three-story former warehouse/distribution building, originally constructed in the 1920s. The property is within the Los Angeles River Improvement Overlay (RIO) supplemental use district and the East Los Angeles State Enterprise Zone. The surrounding area is zoned C2 or M3 and is developed with multi-family residential, art galleries, restaurants, and bars. The northern adjoining property is zoned M3-1-RIO and is developed with a LADWP facility. The eastern adjoining properties are zoned [Q] C2-2D-RIO and M3-1-RIO and developed with multi-family residential and a surface parking lot. The southern adjoining property is zoned [Q]M3-2-RIO and is developed with a four-story commercial building. The western adjoining properties are zoned [Q]C2-3D-CDO and are developed with residential condominiums and a mini shopping center.

No new construction for the subject property is proposed and there are no changes in any existing physical conditions or significant features. Conditions have been imposed to encourage responsible management and deter criminal activity. These conditions will ensure that the operation will address nuisances, include security and safety, provide training, and ensure mode and character and responsible management. To ensure the ongoing compatibility of the use with surrounding residential and commercial properties, particularly in the context of ongoing concerns from the local community regarding noise impacts, the project has been conditioned with targeted noise mitigation measures focused on reducing sound transmission, especially low-frequency bass sounds and controlling the location and intensity of amplified music. As conditioned, the operation of the existing restaurant with the sale and dispensing for alcoholic beverages for on-site and off-site consumption will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety and the development of the community.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing

environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. Objective 7.3 of the Framework Element sets a goal to “maintain and enhance the existing businesses in the City” and Policy 7.3.2 encourages the establishment and retention of “neighborhood commercial activities within walking distance of residential areas.”

The Land Use Element of the City’s General Plan divides the City into 35 Community Plans. The project site is located within the boundaries of the Central City North Community Plan Area. The Community Plan designates the subject property for Heavy Manufacturing land use, which corresponds to M3 Zone. The project site is zoned M3-1-RIO and is thus consistent with the General Plan’s land use designation for the site. The subject property is located within the River Implementation Overlay District (RIO).

The Central City North Community Plan text is silent with regards to the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plan. Specifically, the project addresses the following objectives and policies of the Central City North Community Plan:

Commercial

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Objective 2-3: To enhance the identity of distinctive commercial districts and to identify pedestrian oriented districts.

Policy 1: That commercial facilities be located on existing traffic arteries and commercial corridors.

The restaurant will contribute to the economic vitality of the neighborhood. Other similar restaurants in the immediate area have already been established and operate successfully. The restaurant is located within an industrial area which includes many other similar restaurants and commercial development. The availability of full line alcohol sale and service for on-site consumption is often a key ingredient to the economic success of a restaurant operation. The required findings in support have been made and numerous conditions have been adopted as a part of this determination to minimize the potential of this restaurant from becoming incompatible

with its surroundings. Therefore, as conditioned, the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

CONDITIONAL USE - ALCOHOLIC BEVERAGE FINDINGS

4. The proposed use will not adversely affect the welfare of the pertinent community.

The project site is developed with a historic warehouse building that has since been converted into a brewery/taproom/event hall space ("Angel City Brewery"). The property is located at the corner of 3rd Street and Alameda Street, which serves as an important link between the Arts District and Little Tokyo. The brewery/tasting room/event hall/patio space is a permitted use in the M1 Zone and is a use that is consistent with other development located in the immediate area. While the use is located in proximity to residential uses, as conditioned, the operation will continue to not adversely affect the welfare of the community.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions imposed related to excessive noise, litter and noise prevention will safeguard the surrounding sensitive uses that include multi-family residential uses. Additionally, should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. Therefore, it is expected that the continued sale of a full line of alcoholic beverages for on-site consumption will not adversely affect the welfare of the pertinent community.

5. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs, or alcohol,

disturbing the peace, and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, 3 on-site consumption licenses and 2 off-site consumption licenses are allocated to the subject census tract (Census Tract 2060.52). Currently, there are 16 active on-site licenses, and two active off-site licenses total in this census tract:

- (1) Type 20 – Off-Sale Beer and Wine
- (1) Type 21 – Off-Sale General
- (6) Type 41 – On-Sale Beer and Wine – Eating Place
- (10) Type 47 – On-Sale General – Eating Place

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license provides a public service and benefits the community, public welfare, and convenience. Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project provides a unique amenity and service and enhances the community. The project site is located in Central City North, a dense mixed-use area of the City. The number of allocations far exceeds the number of permits to the subject census tract, the number of alcohol-serving establishments is to be expected in an area which functions as a commercial and activity center. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents.

According to statistics provided by the Los Angeles Police Department's Central Division Vice Unit, within Crime Reporting District No. 139, which has jurisdiction over the subject property, a total of 307 crimes were reported in 2023 (284 Part I and 23 Part II crimes), compared to the Citywide Average of 162 crimes and the High Crime Reporting District Average of 194 crimes. Part II Crimes reported include (7) Narcotics, (0) Liquor Laws, (0) Public Drunkenness, (0) Disturbing the Peace, (1) Disorderly Conduct, (0) Gambling, (5) DUI related, (0) Moving Traffic Violations, and (5) Miscellaneous Other Violations. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the crime rate in the reporting district where the subject site is located is higher than the Citywide Average, however, no evidence

was submitted for the record establishing any link between the subject site and the area's crime rate.

Furthermore, the sale of alcoholic beverages will be closely regulated to prevent sales to minors. The conditions of the grant address noise, security, loitering and maintenance to deter any nuisance activity on or adjacent to the site. The conditions of the grant require STAR/LEAD/RBS training for employees, adequate site maintenance, installation of surveillance cameras, and the maintenance of age verification devices. These conditions will deter or prevent nuisance or criminal activity such as loitering or public drinking and will improve public safety. Therefore, as conditioned, the use is not expected to contribute to the area's crime rate and will not result in an undue concentration of establishments providing alcoholic beverages.

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 project site is zoned for commercial uses and will continue to be utilized as such with the bar use. The following sensitive uses are located within a 1,000-foot radius of the site:

Residential	
Multi-Family Residences	
School, Church, Hospital, Park	
St. Francis Xavier Church and School	222 South Hewitt Street
Art Share LA	801 East 4 th Place
County of Los Angeles Department of Social Services	813 West 4 th Street
Centenary United Methodist Church	300 South Central Avenue
Japanese American Theater Cultural Center	244 South San Pedro Street
Higashi Honganji Buddhist Temple	505 East 3 rd Street
Jodo Shu North America Buddhist Mission	442 East 3 rd Street
Zenshugi Soto Temple	123 South Hewitt Street

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The existing project is located in an urbanized neighborhood with a variety of institutional and residential uses. Although the existing project is located in close proximity to residential uses and other sensitive uses, the

project is well-conditioned to mitigate any potential detrimental impacts such as excessive noise or disruptive behavior. The project is consistent with the zoning and in keeping with the existing land uses adjacent to the development and along the commercial corridor. Therefore, the existing use will not detrimentally affect nearby residentially zoned communities or other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No.186,952, have been reviewed and it has been determined that this project is located outside the flood zone.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](http://BuildLA.appointments.lacity.org) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing

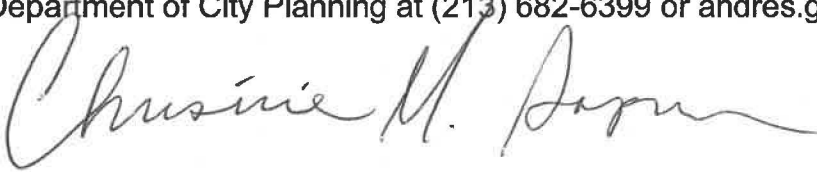


QR Code to Forms for
In-Person Appeal
Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

Inquiries regarding the matter shall be directed to Andres Gutierrez, Planning Staff for the Department of City Planning at (213) 682-6399 or andres.gutierrez@lacity.org.

A handwritten signature in cursive script, reading "Christine M. Saponara".

CHRISTINE M. SAPONARA
Associate Zoning Administrator

CMS:AC:AT:AG

CC: Councilmember Ysabel J. Jurado
Fourteenth Council District
Adjoining Property Owners
Interested Parties

ZA-2017-2719-WB-PA1

STRUCTURE 1 OCCUPANCY CALC.

PER 2010 CA BUILDING CODE TABLE 1004.1.1
PREMISES PERMITTED UNDER LAOS: 12016-10000-1024 + 14016-20000-01186

#	ROOM	AREA SF	USE	LOAD FACTOR	CALCULATED OCCUPANTS	SEATS
1	(E) WAITING RM	388	BUSINESS	100 GROSS	3.92	
2	(E) OFFICE	182	BUSINESS	100 GROSS	1.80	
3	(E) OFFICE	560	BUSINESS	100 GROSS	5.60	
4	(E) CONFERENCE RM	272	BUSINESS	100 GROSS	2.72	
5	(E) BREAK ROOM	234	BUSINESS	100 GROSS	2.34	
6	(E) IT CLOSET	110	STORAGE	300 GROSS	.37	
7	(E) IT CLOSET, CONTO	211	STORAGE	300 GROSS	.70	
8	(E) WIGMENS REST	474	OTHER	NA		
9	(E) WIGMENS REST	425	OTHER	NA		
10	(E) HALLWAY	580	OTHER	NA		
11	(E) RETAIL	662	MERC.	30 GROSS	33.00	
12	(E) MANUF. PLR. OFC	132	ELABORATE	100 GROSS	1.32	
13	(E) PUBLIC TASTING RM	1,587 (140 NET)	ASSEMBLY	15 NET	65.00	236
14	(E) WALK-IN COOLER	766	STORAGE	300 GROSS	2.62	
15	(E) BREWERY (MANUF.)	13,009	WAREHOUSE	300 GROSS	25.02	
16	(E) MEZZANINE	2,068	ASSEMBLY	15 NET	137.73	54
TOTALS		27,821			283.49	290

STRUCTURE 2 OCCUPANCY CALC.

PER 2010 CA BUILDING CODE TABLE 1004.1.1

#	ROOM	AREA SF	USE	LOAD FACTOR	CALCULATED OCCUPANTS	SEATS
17	INTERIOR SEATING	2,802 SF	ASSEMBLY	15 NET	146	79
18	BAR	202 SF	WETBAR	100 GROSS	4	19
19	WALK-IN	60 SF	STORAGE	300 GROSS	-	-
20	RETAIL	60 SF	MERC.	30 GROSS	4	-
21	NOT USED					
22	STAGE	144 SF	STAGE	15 NET	12	-
23	IT CLOSET	40 SF	STORAGE	300 GROSS	-	-
24	STORAGE CLOSET	100 SF	OTHER	NA	-	-
25	KITCHEN	600 SF	WETBAR	100 GROSS	6	-
26	WALK-IN	64 SF	STORAGE	300 GROSS	-	-
27	RESTROOM	222 SF	OTHER	NA	-	-
28	RESTROOM	60 SF	OTHER	NA	-	-
29	RESTROOM	60 SF	OTHER	NA	-	-
30	STORAGE/LOADING	600 SF	WAREHOUSE	300 GROSS	-	-
31	(E) BREAK ROOM	40 SF	MERC.	300 GROSS	1	-
32	ELECTRICAL ROOM	100 SF	MERC.	300 GROSS	-	-
33	JANITORS CLOSET	12 SF	STORAGE	300 GROSS	-	-
TOTALS		5,487 SF			172	98

TOTAL OCCUPANCY: 375

OCCUPANCY CALC. CHART SHOWS ROOM SQUARE FOOTAGE DISCREPANCIES IN TOTAL GROSS SQUARE FOOTAGE AND ROOM SQUARE FOOTAGE ARE DUE TO HALLWAY SPACE, CIRCULATION (STAIRS, ELEVATORS, ETC.) AND WALL THICKNESSES.

PATIO SEATING CALC.

PER 2010 CA BUILDING CODE TABLE 1004.1.1

#	ROOM	AREA SF	USE	LOAD FACTOR	CALCULATED OCCUPANTS	SEATS
34	DECK	420 SF	ASSEMBLY	15 NET	41	19
35	EXTERIOR GARDEN	2,853 SF	ASSEMBLY	15 NET	182	75
TOTALS		3,273 SF			223	94

EXHIBIT "A"

Page No. 1 of 2
Case No. ZA-2017-2719-WB-PA1

[Signature]

Bergmeyer

1008
216 South Alameda Street
Los Angeles, CA 90012
310.227.0000
www.bergmeyer.com

NOT FOR CONSTRUCTION

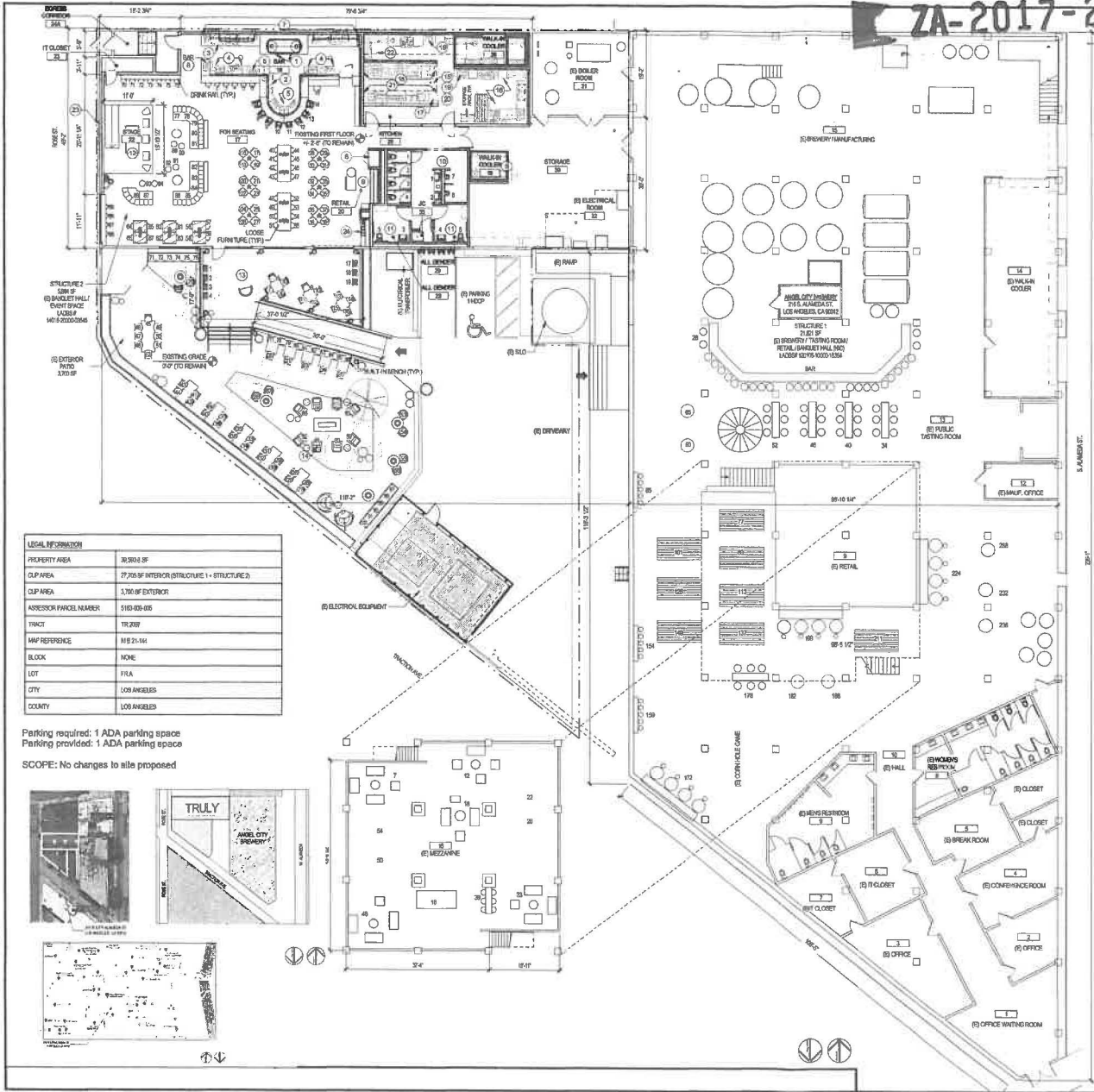
11/16/2023
CUB EXHIBIT A RENEWAL
1. JAMES (11/16/2023) REVISION 3
M. J. (11/16/2023) CUB EXHIBIT A DESCRIPTION

ANGEL CITY
BREWERY - TRULY LA

216 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90012

SITE AND FLOOR PLAN

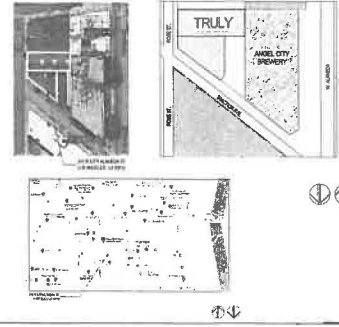
DRAWN BY:
REVIEWED BY:
JOB NO: 2002



LEGAL INFORMATION

PROPERTY AREA	30,000 SF
CUP AREA	27,250 SF INTERIOR (STRUCTURE 1 + STRUCTURE 2)
CUP AREA	3,700 SF EXTERIOR
ADDRESS PARCEL NUMBER	5103-005-005
TRACT	TR 200
MAP REFERENCE	M 121-144
BLOCK	NONE
LOT	FRA
CITY	LOS ANGELES
COUNTY	LOS ANGELES

Parking required: 1 ADA parking space
Parking provided: 1 ADA parking space
SCOPE: No changes to site proposed



07/02/2023 1:37:58 PM C:\Users\miller\OneDrive\Documents\ZAC_2017_2719_WB-PA1

ZA-2017-2719-CUB-PA1

STRUCTURE 1 OCCUPANCY CALC.						
PER 2019 CA BUILDING CODE TABLE 1004.1.1						
PREVIOUSLY PERMITTED UNDER LADRS: 12016-13000-1414 + 14016-20000-01188						
#	ROOM	AREA SF	USE	LOAD FACTOR	CALCULATED OCCUPANTS	SEATS
INTERIOR						
1	(1) WAITING RM	382	BUSINESS	100 GROSS	3.92	
2	(1) OFFICE	180	BUSINESS	100 GROSS	1.80	
3	(1) OFFICE	560	BUSINESS	100 GROSS	5.60	
4	(1) CONFERENCE RM	272	BUSINESS	100 GROSS	2.72	
5	(1) BREAK ROOM	234	BUSINESS	100 GROSS	2.34	
6	(1) IT CLOSET	110	STORAGE	300 GROSS	.37	
7	(1) IT CLOSET, CONT'D	211	STORAGE	300 GROSS	.70	
8	(1) WOMEN'S REST	474	OTHER	NA		
9	(1) MEN'S REST	425	OTHER	NA		
10	(1) HALLWAY	389	OTHER	NA		
11	(1) RETAIL	962	MERC.	30 GROSS	30.06	
12	(1) MANUFACTURING OFF.	132	BUSINESS	100 GROSS	1.32	
13	(1) PUBLIC TASTING RM	1,587 (889 NET)	ASSEMBLY	15 NET	65.02	236
14	(1) WALK-IN COOLER	706	STORAGE	300 GROSS	2.02	
15	(1) BREWERY (MANUFACT.)	13,009	WAREHOUSE	500 GROSS	26.02	
16	(1) MEZZANINE	2,066	ASSEMBLY	15 NET	137.73	54
TOTALS		21,821			283.49	290

STRUCTURE 2 OCCUPANCY CALC.						
PER 2019 CA BUILDING CODE TABLE 1004.1.1						
#	ROOM	AREA SF	USE	LOAD FACTOR	CALCULATED OCCUPANTS	SEATS
INTERIOR						
17	(1) WAITER SEATING	2,140 SF	ASSEMBLY	15 NET	145	19
18	(1) BAR	30 SF	STORAGE	100 GROSS	.4	
19	(1) WALK-IN	51 SF	STORAGE	300 GROSS		
20	(1) KITCHEN	90 SF	MERC.	30 GROSS	.4	
21	(1) NOT USED					
22	(1) STAGE	174 SF	STAGE	15 NET	12	
23	(1) IT CLOSET	40 SF	STORAGE	300 GROSS		
24	(1) STAFF CLOSET	118 SF	OTHER	NA		
25	(1) KITCHEN	182 SF	STORAGE	100 GROSS	.6	
26	(1) WALK-IN	54 SF	STORAGE	300 GROSS		
27	(1) RESTROOM	22 SF	OTHER	NA		
28	(1) RESTROOM	18 SF	OTHER	NA		
29	(1) RESTROOM	18 SF	OTHER	NA		
30	(1) STORAGE / LOCKER	632 SF	WAREHOUSE	30 GROSS		
31	(1) RESTROOM	40 SF	MECH.	300 GROSS	.1	
32	(1) ELECTRICAL ROOM	140 SF	MACH.	300 GROSS		
33	(1) JANITORY CLOSET	13 SF	STORAGE	300 GROSS		
TOTALS		5,467 SF			172	19
GROSS SF		6,884 SF				
TOTAL OCCUPANCY: 376						

PATIO SEATING CALC.						
PER 2019 CA BUILDING CODE TABLE 1004.1.1						
#	ROOM	AREA SF	USE	LOAD FACTOR	CALCULATED OCCUPANTS	SEATS
EXTERIOR						
34	(1) BACK	638 SF	ASSEMBLY	15 NET	41	19
35	(1) OUTDOOR DINING	3,172 SF	ASSEMBLY	15 NET	192	73
TOTALS		3,770 SF			233	92

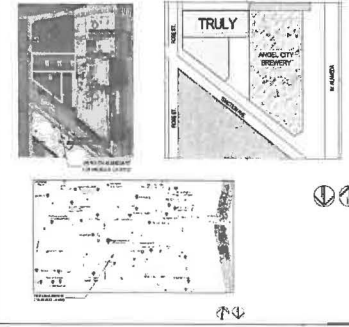
EXHIBIT "A"

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Case No. ZA-2017-2719-CUB-PA1

LEGAL INFORMATION	
PROPERTY AREA	30,869 SF
CLP AREA	27,704 SF INTERIOR (STRUCTURE 1 + STRUCTURE 2)
CLP AREA	3,700 SF EXTERIOR
ASSESSOR PARCEL NUMBER	516-009-005
TRACT	TR 2087
MAP REFERENCE	M 23-144
BLOCK	NONE
LOT	PLA
CITY	LOS ANGELES
COUNTY	LOS ANGELES

Parking required: 1 ADA parking space
Parking provided: 1 ADA parking space
SCOPE: No changes to site proposed



Bergmeyer

11/18/2023
CUB EXHIBIT A RENEWAL

1	DATE	11/18/2023	REVISION 1
2	DATE	11/18/2023	REVISION 2
3	DATE	11/18/2023	REVISION 3
4	DATE	11/18/2023	REVISION 4
5	DATE	11/18/2023	REVISION 5

ANGEL CITY BREWERY - TRULY LA

215 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90012

SITE AND FLOOR PLAN

DRAWN BY: [Signature]
REVIEWED BY: [Signature]
DATE: 11/18/2023