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Decision Date: August 29, 2024

Last Day to File an Appeal: September 13, 2024

Thibaud Duccini (A)  
The Wine Station  
1201 South Hope Street, Suite #124  
Los Angeles, CA 90015

Onni Real Estate IX, LLC (O)  
5055 North 32nd Street, Suite #200  
Phoenix, AZ 85018

Adam Alvarez (R)  
Alvarez + Studio  
20152 Ermine Street  
Canyon Country, CA 91351

CASE NO. ZA-2023-7579-MPA  
MAIN PLAN APPROVAL  
Related Case No. CPC-2013-4125-TDR-  
MCUP-ZV-SPR-1A  
1201 South Hope Street, Suite 124  
(1200, 1212, 1218, 1224; and 1226  
South Flower Street, 514, 518; and 522  
West 12<sup>th</sup> Street, 1201 and 1215 South  
Hope Street)  
Central City Community Plan  
Zone : [Q]R5-4D-O  
C.D. : 14 – de León  
D.M. : 126A207  
CEQA : ENV-2023-7580-CE  
Legal Description: Lot FR1, Lot 2-3, Lot  
FR4, Lot FR 5 (Arb 1), Lot FR 6, Lot FR  
8-9, Tract H.W. MILLS SUBDIVISION  
OF BLOCK 88 ORD'S SURVEY

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 Chapter 1 of the Los Angeles Municipal Code Section 12.24-M, I hereby

APPROVE:

A Main Plan Approval to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a new wine bar in the [Q]R5-4D-O Zone;

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. Prior to the effectuation 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 master 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 for inclusion in case file.
7. Authorized herein is the sale and dispensing of beer and wine for on-site consumption, in a new 697 square-foot wine bar inclusive of a 97 square-foot outdoor seating area, from the effective date of this grant. The grant shall be subject to the following limitations:
  - a. The hours of operation shall be limited to 12:00 p.m. to 12:00 a.m., daily.

- b. Indoor seating shall be limited to a maximum number of 34 seats: The number of seats shall not exceed the maximum number allowable occupant load as determined by the Department of Building and Safety.
  - c. Outdoor seating on-site shall be limited to a maximum of 16 seats. 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. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
- 9. Parking shall be provided in compliance with the code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
- 10. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
- 11. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
- 12. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.
- 13. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
- 14. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
- 15. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
  - a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24- hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

16. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
17. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under the control of the applicant to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
18. Loitering is prohibited on or around these premises or/and the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
19. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, the conditions imposed by the Department of Alcoholic Beverage Control (ABC), and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activities on the subject premises and in any exterior area, including accessory parking areas, over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.
20. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, the Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.
21. The applicant shall provide the Zoning Administrator a copy of each license suspension thereof, or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.



22. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.
23. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
24. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
25. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
26. **Designated Driver Program.** Prior to the utilization of this grant, the applicant shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.
27. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers, or buffer zones.
28. **Private Events.** Any use of the wine bar for private events, including corporate events, birthday parties, anniversary parties, weddings, or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
29. Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booths/dining areas within the interior space of the facility that restrict, limit or obstruct the clear

observation of the occupants.

30. No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.
31. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
32. There shall be no live entertainment or amplified music on the premises. There shall be no karaoke, disc jockey, topless entertainment, performers or fashion shows.
33. No employee or agent shall be permitted to accept money or any other item of value from a customer for the purpose of sitting or otherwise spending time with the customers while on the premises. No patrons shall be made available to act as escorts, companions, or guests of customers. Employees shall not be allowed to solicit or accept any alcoholic or non-alcoholic beverage from any customers in the premises.

#### **ADMINISTRATIVE CONDITIONS**

34. **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 Clearance - ZA 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. A second inspection will take place within 36 months of the first inspection. 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.
35. 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 their 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.

36. 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. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add, or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.
37. 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 their 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.

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

Applicant shall do all of the following:

- (i) 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.

- (ii) 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.
- (iii) 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 (ii).
- (iv) 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 (ii).
- (v) 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**

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter 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 valid 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, shall constitute a violation of this chapter 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 staff assigned to this case. 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 therewith, and the statements made at the public hearing on August 13, 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 an Approval of Plans under the provisions of Section 12.24-M have been established by the following facts:

### BACKGROUND

The subject site is comprised of a rectangular-shaped lot, composed of eight (8) parcels, encompassing 67,521 square feet of lot area and located in the Central City Community Plan Area. The property is developed with a mixed-use development consisting of two high-rise towers with a total of 730 residential units and 7,873 square feet of ground-floor retail and restaurants. Specifically, the first high-rise tower located along Flower Street is 32-stories high with 303 apartment units, 3,211 square feet of ground-floor retail, and includes four (4) levels of subterranean parking, and seven (7) levels of podium parking. The second high-rise tower is at 12th Street and is a 40-story high rise with 363 apartment units, 4,101 square feet of ground floor retail, and three (3) levels of subterranean parking. The surrounding site is a mix of office, residential buildings, and sports and entertainment uses. The property has a frontage of approximately 150 feet along the west side of Hope Street, a street frontage of approximately 265 feet and six (6) inches on 12<sup>th</sup> Street, and 251 feet and three (3) inches along the east side of Flower Street. The property is zoned [Q]R5-4D-O with a land use designation of High-Density Residential. The subject project zone is located within the MTA Right-of-Way (ROW) Project Area, Greater Downtown Housing Incentive Area, State Enterprise Zone: Los Angeles, Transit Priority Area in the City of Los Angeles, Redevelopment Project Area: City Center, and Housing Element Inventory of Sites.

On October 30, 2024, the City Planning Commission approved a Main Conditional Use Permit (MCUP) for the sale of a full line of alcoholic beverages under Case No. CPC-2013-4125-TDR-MCUP-ZV-SPR-1A. The MCUP authorized the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to three (3) tenant spaces within approximately 7,873 square feet of commercial floor area.

The applicant is requesting a Main Plan Approval (MPA) to allow the sale of beer and wine for on-site consumption only with a 600-square-foot wine bar. The wine bar will include 600 square feet of interior space with 34 seats and a 97 square foot, on-site outdoor seating area with 16 seats. The proposed hours of operation is from 12:00 p.m. to 12:00 a.m., daily. The proposed project is located on a ground floor commercial tenant space (Suite 124) of the high-rise tower located at the corner of 12<sup>th</sup> Street and Hope Street. At the time of this grant, no other Main Plan Approval requests have been filed relating to the Main Conditional Use Permit (MCUP) granted under Case No. CPC-2013-4125-TDR-MCUP-ZV-SPR-1A.

**SURROUNDING PROPERTIES**

Properties surrounding the subject property are characterized by level topography and improved streets. Properties located to the east of the site are zoned C4-1D and RD 1.5-1XL and are developed with commercial buildings and restaurants. Properties located to the north, east, and south of the site are zoned as [Q]R5-4D-O and are developed with commercial and apartment buildings. Properties to the west of the site are zoned (Q)C2-4D-O-SN and are developed as mixed-use high-rise apartment buildings.

**STREET DESIGNATIONS**

Hope Street, adjoining the subject property to the east, is a designated Avenue II, dedicated to a right-of-way width of 86 feet and a roadway width of 56 feet, and is improved roadway, curb, gutter, and sidewalk.

12<sup>th</sup> Street, adjoining the subject property to the north, is a designated Modified Collector, dedicated to a right-of-way width of 64 feet, and a roadway width of 40 feet and is improved with roadway, curb, gutter, and sidewalk.

Flower Street, adjoining the subject property to the west, is a designated Modified Avenue I, dedicated to a right-of-way width of 105 feet and a roadway width of 75 feet and is improved with roadway, curb, gutter, and sidewalk.

An alley, adjoining a portion of the property to the south, is currently dedicated to a right-of-way width of approximately 15 and 20 feet and is paved.

**Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:**

Case No. ZA-2023-7579-MPA – On November 15, 2023, an application was filed for a Main Plan approval to allow the sale of beer and wine for on-site consumption in conjunction with a 600 square-foot new wine bar within an existing tenant space, located at 1201 South Hope Street, Suite 124.

Case No. ZA-2020-4291-CUB – On January 19, 2021, the Zoning Administrator approved a Conditional Use Permit with conditions to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed retail pharmacy store located at 1212 South Flower Street.

Case No. ZA-2007-1362-CUB – On August 24, 2007, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption within a proposed 8,580 square-foot restaurant, with bar and lounge, piano bar and catering services on property located in the [Q]R5 Zone, with hours of operation from 7:00 a.m. to 2:00 a.m. daily, located at 1212 South Flower Street.

Certificate of Occupancy No. 160715 – On December 19, 2022, a certificate of occupancy was issued for two high rise apartment buildings with rooftop swimming pool and spa, ground floor retail spaces, and a common parking garage.

**Cases on Surrounding Properties:**

Staff utilized a 500-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 filed after 2014:

Case No. ZA-2024-710-PAB – On January 30, 2024, an application was filed for a Plan Approval to allow the dispensing of full line of alcoholic beverages for on-site and off-site consumption at a restaurant with 311 indoor seats. Hours of operation: 11 a.m. - 1:30 a.m. daily in the LASED zone, located at 1200 South Figueroa Street.

Case No. ZA-2020-1556-CUB – On October 14, 2020, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with a new pharmacy, café, and market establishment in the [Q]R5 Zone, with hours of operation from 8:00 a.m. to 12:00 a.m. daily, located at 1120 South Grand Avenue, Suite 103.

Case No. ZA-2018-7126-CUB – On June 27, 2019, the Zoning Administrator approved a Conditional Use to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant, with hours of operation from 7:00 a.m. to 2:00 a.m. daily, in the [Q]R5-4D-O Zone, located at 403 West 12th Street.

Case No. ZA-2018-2852-CU-CUB-ZV-TDR-SPR – On November 16, 2018, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with the proposed hotel, restaurant, and retail establishment within a mixed-use development in the C4-2D-O Zone, located at 309 West 12th Street.

Case No. ZA-2016-189-CUX-CUB-TDR-DD-SPR – On July 8, 2016, the Zoning Administrator approved a Conditional Use to permit the on-site sales and dispensing of a full line of alcoholic beverages with live entertainment in conjunction with the operation of a restaurant in the [Q]R5-4D-O Zone; dismissed a Conditional Use to permit public and patron dancing in conjunction with the operation of a restaurant; conditionally approved Floor Area Deviation to allow a Transfer of Floor Area of less than 50,000 square feet to permit an increase in floor area of 49,999 square feet for a total floor area of 163,891, or an 8.63:1 FAR, in lieu of the otherwise allowed maximum of 113,892 square feet of floor area and a 6:1 FAR; conditionally approved a Site Plan Review for a project that exceeds 50 or more dwelling units; and approved a Director's Decision to allow a 10 percent (10%) reduction in the required usable open space required for the proposed project, is located at 1229-1241 South Grand Avenue.

Case No. ZA-2016-1898-CUB-CUX – On November 2, 2015, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 2,780 square-foot restaurant in the [Q]R5-4D-O Zone, with hours of operation from 7:00 a.m. to 12:00 a.m. Sunday through Wednesday and from 7:00 a.m. to 2:00 a.m. Thursday through Saturday, located at 1100 South Hope Street.

### **PUBLIC CORRESPONDENCE**

No letters or emails were received concerning the application request.

### **PUBLIC HEARING**

A Notice of Public Hearing was sent to abutting property owners and/or occupants residing near the subject site for which an application was filed with the Department of City Planning. All interested persons were invited to attend the public hearing where they could listen, ask questions, or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. A public hearing was held before the Zoning Administrator on Tuesday, August 13, 2024, at 9:30 a.m.. The meeting was attended by the applicant (Thibdaud Duccini). No members of the public attended.

Mr Duccini presented the project and made the following comments:

- 600-square-foot wine bar with 34 seats and a 97 square foot, on-site outdoor seating area with 16 seats.
- The proposed hours of operation is from 12:00 p.m. to 12:00 a.m., daily.
- Wine bar, no kitchen.
- Will serve cheeses and salads.
- Will serve wines from different parts of the world.

At the conclusion of the hearing, the Zoning Administrator stated that he was inclined to approve the requested entitlement.

### **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 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.
- 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.

#### **AUTHORITY FOR PLAN APPROVAL**

Section 12.24-M of the Los Angeles Municipal Code provides the authority for plan approval for this project:

"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 of beer and wine for on-site consumption 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**

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

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 proposed project includes the sale and dispensing of beer and wine for on-site consumption in conjunction with a new wine bar. The proposed wine bar will occupy one of the ground floor commercial spaces along the Hope Street frontage of an existing mixed-use development. Pursuant to Case No. CPC-2013-4125-TDR-MCUP-ZV-SPR-1A, the Zoning Administrator approved a Main Conditional Use Permit (MCUP) authorizing the sale of alcoholic beverages on the subject property for a number of venues, including the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a maximum of three (3) tenant spaces within approximately 7,873 square feet of commercial floor area. While the sale of alcoholic beverages is already authorized on the site by the MCUP, the Main Plan Approval enables the Zoning Administrator to consider more closely the nature of each operation and to impose further conditions as necessary.

The proposed sale and dispensing of beer and wine for on-site consumption will be in conjunction with a new 600 square-foot interior wine bar space with 34 seats and with an outdoor patio area of 97 square feet and 16 seats.

The wine bar will provide a beneficial service to the community by creating a local entertainment venue. The approval of the sale of beer and wine for on-site consumption, in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues, will ensure that the service of alcohol is not disruptive to the community. The area serves a mixture of uses which includes a concentration of residential and commercial uses. The approved grant is in keeping with the nature of the development in the area which caters to a variety of needs and provides an expected amenity for residents and employees in the area. As such, the request will serve a function and provide a service that will be beneficial to the community which in conjunction with the imposition of a number of conditions

addressing operational conduct will result in the enhancement of the built environment.

**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 site consists of a 32-story high-rise tower at Flower Street with 303 apartment units, 3,211 square feet of ground-floor retail including four (4) levels of subterranean parking, and seven (7) levels of podium parking. The second high-rise tower is at 12<sup>th</sup> Street and is 40-story high with 363 apartment units, 4,101 square feet of ground-floor retail, and three (3) levels of subterranean parking. The sale of alcoholic beverages was authorized at the site by the Main Conditional Use Permit (MCUP) approved under Case No. CPC-2013-4125-TDR-MCUP-ZV-SPR-1A. The MCUP authorized the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to three (3) premises for approximately 7,873 square feet. The property is zoned [Q]R5-4D-O, which allows for the proposed wine bar use, and the project which involves the sale of beer and wine for on-site consumption in conjunction with a wine bar and an outdoor dining area will be located at the ground floor of the Hope Street frontage the existing high-rise tower. The wine bar will include 600 square feet of interior space with 34 seats and a 97 square foot, on-site outdoor seating area with 16 seats. The proposed hours of operation is from 12:00 p.m. to 12:00 a.m., daily. The proposed project is located on the ground floor suite 124 of the high-rise tower located at the corner of 12<sup>th</sup> Street and Hope Street. The wine bar's location on the ground floor of a mixed-use development will minimize its impact on surrounding properties.

Properties surrounding the subject property are characterized by level topography and improved streets. Properties located to the east of the site are zoned C4-1D and RD 1.5-1XL and are developed with commercial buildings and restaurants. Properties located to the north, east, and south of the site are zoned as [Q]R5-4D-O and are developed with commercial and apartment buildings. Properties to the west of the site are zoned (Q)C2-4D-O-SN and are developed as mixed-use high-rise apartment buildings.

The proposed Main Plan Approval for the sale of a full line of wine and beer for on-site consumption on the subject site in connection with a wine bar and outdoor dining area will not degrade adjacent properties. The request does not alter the location, size, height, or other significant features of the on-site buildings and will be located within improvements that were approved as a part of the overall development plan of the existing high-rise tower.

The project is further compatible with the function of the surrounding Downtown Los Angeles neighborhood as a major commercial and activity center and is a desirable and compatible use for the location. The project would not result in construction

activities that would substantially change the size, height, or other significant features of the existing buildings and therefore would not degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of the public at large.

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

The elements in the General Plan establish policies and provide the regulatory environment for managing the city and for addressing concerns and issues. The majority of the policies derived from the elements in the General Plan are in the form of Code Requirements, which collectively form the LAMC. The requested entitlement is for a conditionally permitted use and thus does not propose to deviate from any of the requirements of the LAMC.

The subject property is located within the boundaries of the Central City Community Plan, which establishes land use designations and planning policies for the area. The Community Plan designates the subject property for High Residential land uses corresponding to the R5 Zone. The project site is zoned [Q]R5-4D-O and a portion of the site where the subject tenant space is not located is zoned [Q]R5-4D-O-SN, and is consistent with the existing land use designation. The Qualified "Q" and Development "D" conditions on the project site (and across several blocks in the surrounding area) were established under Ordinance No. 164,307 in 1989 and prescribe development standards and use limitations for the property. The project is located in a Metro Right-of-Way Project Area as well as the City Center Redevelopment Project Area and thus will be required to comply with any applicable additional requirements.

The purpose of the Central City Community Plan is "to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community," within the larger framework of the City in conformance with the goals and objectives of local and regional plans and policies. The use of the subject site is consistent with and aids in advancing the following objectives identified in the Central City Community Plan and objectives and policy identified in the General Plan:

Policy 2-2.1	<i>Focus on attracting businesses and retail uses that build on existing strengths of the area in terms of both the labor force, and businesses.</i>
Policy 2-4.1	<i>Promote night life activity by encouraging restaurants, pub, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.</i>

The request is also consistent with Chapter 7 of the General Plan Framework Element objectives:

Objective 7.2	<i>Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.</i>
Policy 7.3.2	<i>Retain existing neighborhood commercial activities within walking distance of residential areas.</i>

The proposed use will contribute to strengthening the development of Downtown Los Angeles as a major center of population, employment, retail services, and entertainment and provide an alternative entertainment option for residents, tourists, and employees of the area. The project is a desirable use in the subject location, which is surrounded by many other compatible and complementary uses, and provides a unique mix of uses to a primarily residential and rapidly developing neighborhood. The project follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which include a variety of other neighborhood-serving commercial services. Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan

#### **ALCOHOLIC BEVERAGE FINDINGS**

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

The sale of alcoholic beverages was authorized at the site by the Main Conditional Use Permit (MCUP) approved under Case No. CPC-2013-4125-TDR-MCUP-ZV-SPR-1A. The MCUP authorized the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to three (3) premises for approximately 7,873 square feet. The applicant is requesting a Main Plan Approval (MPA) to allow the sale of beer and wine for on-site consumption only with a 600-square-foot wine bar on the ground floor of an existing mixed-use development will not adversely affect the welfare of the community. The wine bar will include 600 square feet of interior space with 34 seats and a 97 square foot, on-site outdoor seating area with 16 seats. The proposed hours of operation is from 12:00 p.m. to 12:00 a.m., daily. The proposed project is located on the ground floor suite 124 of the high-rise tower located at the corner of 12<sup>th</sup> Street and Hope Street.

The proposed venue will enhance the neighborhood by activating the ground floor of the existing development and the sale of beer and wine will provide an additional amenity and service. The project will enhance the viability of the area and surrounding businesses by creating a walkable, convenient destination for local residents, workers, and visitors in the Downtown Los Angeles area. Establishments providing alcoholic beverages would enhance the food experience and contribute to the growth, development, and success of a vibrant urban neighborhood. The site is located in Downtown Los Angeles, where diversity amongst uses is not uncommon. The project

will be within a contained environment where monitoring is facilitated and where the property owner retains responsibility for strict oversight. The grant has placed numerous conditions on the proposed project and not authorized uses of the property which might create potential nuisances for the surrounding area. As conditioned herein, the sale of beer and wine for on-site consumption at a proposed wine bar will not adversely affect the welfare of the pertinent community.

Conditional authorizations for the sale and dispensing of beer and wine are allowed through the approval of the Zoning Administrator, subject to certain findings. Given the scope of the Conditions and other limitations established herein, the surrounding land uses will not be significantly impacted by the requested conditional uses. Negative impacts commonly associated with the sale of alcoholic beverages include criminal activity, public drunkenness, loitering, and noise. However, these are all addressed by the imposition of conditions requiring responsible management and deterrents against the negative impacts. 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. In addition, other conditions related to excessive noise, noise prevention, and litter will prevent any significant impacts and will safeguard the residential community. Therefore, with the imposition of such conditions, the request herein will not adversely affect the welfare of the surrounding 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.**

The proposed project includes the sale and dispensing of beer and wine for on-site consumption in conjunction with a new wine bar. The proposed wine bar will occupy one of the ground floor commercial spaces along the Hope Street frontage of an existing mixed-use development. Pursuant to Case No. CPC-2013-4125-TDR-MCUP-ZV-SPR, the Zoning Administrator approved a Main Conditional Use Permit (MCUP) authorizing the sale of alcoholic beverages on the subject property for a number of venues, including the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a maximum of three (3) tenant spaces within approximately 7,873 square feet of commercial floor area. While the sale of alcoholic beverages is already authorized on the site by the MCUP, the Main Plan Approval enables the Zoning Administrator to consider more closely the nature of each operation and to impose further conditions as necessary.



According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, three (3) on-site and two (2) off-site consumption licenses are allocated to the subject census tract (Census Tract 2079.01). Currently, there are 19 active on-site licenses and 1 active off-site license total in this census tract. 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 will provide a new and unique service for the community and is a desirable use in this location. Although the number of existing on-site licenses exceeds the number allocated to the subject census tract, a higher number of alcohol-serving establishments is to be expected in an area like Downtown Los Angeles, which functions as a major economic hub and destination with a variety of commercial service and entertainment establishments. 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 a 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. In this case, the proposed wine bar establishment will provide a valuable service to the neighborhood and will not have any significant adverse impacts on the community. Thus, the project will not result in undue concentration.

According to statistics provided by the Los Angeles Police Department's Central Division Vice Unit, within Crime Reporting District No. 182 which has jurisdiction over the subject property, a total of 892 crimes were reported in 2023, including 769 Part I and 123 Part II crimes, compared to the Citywide average of 162 crimes and the High Crime Reporting District average of 194 crimes for the same reporting period. Alcohol-related Part II crimes reported include Narcotics (17), Liquor Laws (5), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (1), Gambling (0), DUI-related (8), Moving Traffic Violations (2), and Miscellaneous Other Violations (34). 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 project will not adversely affect public welfare because the proposed wine bar is a desirable use in this location. The project will contribute to the economic activity in the area and enhances the function of the surrounding area as a major commercial and entertainment hub by revitalizing a currently vacant commercial space. In this case, the project will provide unique services and amenities to workers, visitors, and residents and enhance the physical environment and, as conditioned, will not negatively affect the area. The project site is located in a densely populated and heavily developed neighborhood in Downtown Los Angeles where higher instances of crime would be expected. However, as a wine bar the project alone is not likely to have a significant direct impact on the local crime rate. Nevertheless, the Zoning Administrator has incorporated numerous operational conditions to the grant that

address noise, safety, and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, the granting of the request herein will not result in undue concentration.

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 proposed project includes the sale and dispensing of beer and wine for on-site consumption in conjunction with a new wine bar. The proposed wine bar will occupy one of the ground floor commercial spaces along the Hope Street frontage of an existing mixed-use development. The project site is zoned for commercial uses and will be utilized as such with the proposed use of the subject site. The following sensitive uses are located within a 600-foot radius of the site:

Recreational Uses

South Park Commons	1114 South Grand Avenue
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Religious Uses

Saint Germain Foundation Church	1320 South Hope Street
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Residential Uses

Condominiums (809)  
Multifamily Dwellings (722)  
Store Combination (5)

The above-referenced sensitive uses are located a reasonable distance from the subject site and will not be directly impacted by the incidental sale of beer and wine in conjunction with the wine bar. The tenant space is fully enclosed and the following will also include an outdoor seating area. The surrounding neighborhood is characterized by a mixture of commercial and residential uses. The Zoning Administrator has given consideration to the distance of the subject establishment from the above-referenced sensitive uses. The conditions of the grant address safety, noise, and security to protect the health, safety and welfare of the community. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the development of the community and will serve residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. Although there are recreational and religious uses

nearby, there are none that directly adjoins the project site. As these uses do not directly abut the project site and are located on side streets away from the project site, the project is unlikely to have any significant detrimental impacts on any of these uses. The subject tenant space is located at the Hope Street frontage and is located at the southeastern edge of the site. While there are residential dwelling units, religious uses, recreational uses, and other sensitive uses located in close proximity to the project site, the project has been conditioned to be compatible with the surrounding community. The wine bar will operate within a contained environment wherein the property owner retains responsibility for strict oversight. Additionally, the grant herein complies with the operating parameters of the original Main Conditional Use Permit under Case No. CPC-2013-4125-TDR-MCUP-ZV-SPR-1A and includes conditions designed to not authorize uses of the property which might create potential nuisances. Such imposition of conditions will make the request a more compatible and accountable neighbor to surrounding uses than would otherwise be the case. Therefore, as conditioned, the project will not detrimentally affect nearby residentially zoned communities, schools, parks, libraries, or any 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 not located in a 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.gov/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.gov/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 <a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a> (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 <a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a> (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8 am-4 pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 <a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 <a href="mailto:planning.westla@lacity.org">planning.westla@lacity.org</a> (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.lacity.gov) portal ([appointments.lacity.gov](http://appointments.lacity.gov)). 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

**Note of Instruction Regarding the Notice of Exemption:** Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notice-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, and the possibility of a CEQA appeal, being extended to 180 days.

Inquiries regarding this matter shall be directed to Yamillet Brizuela, Planning Staff for the Department of City Planning at (213) 202-5620 or [yamillet.brizuela@lacity.org](mailto:yamillet.brizuela@lacity.org).

A handwritten signature in blue ink, reading "Jordann F. D. Turner".

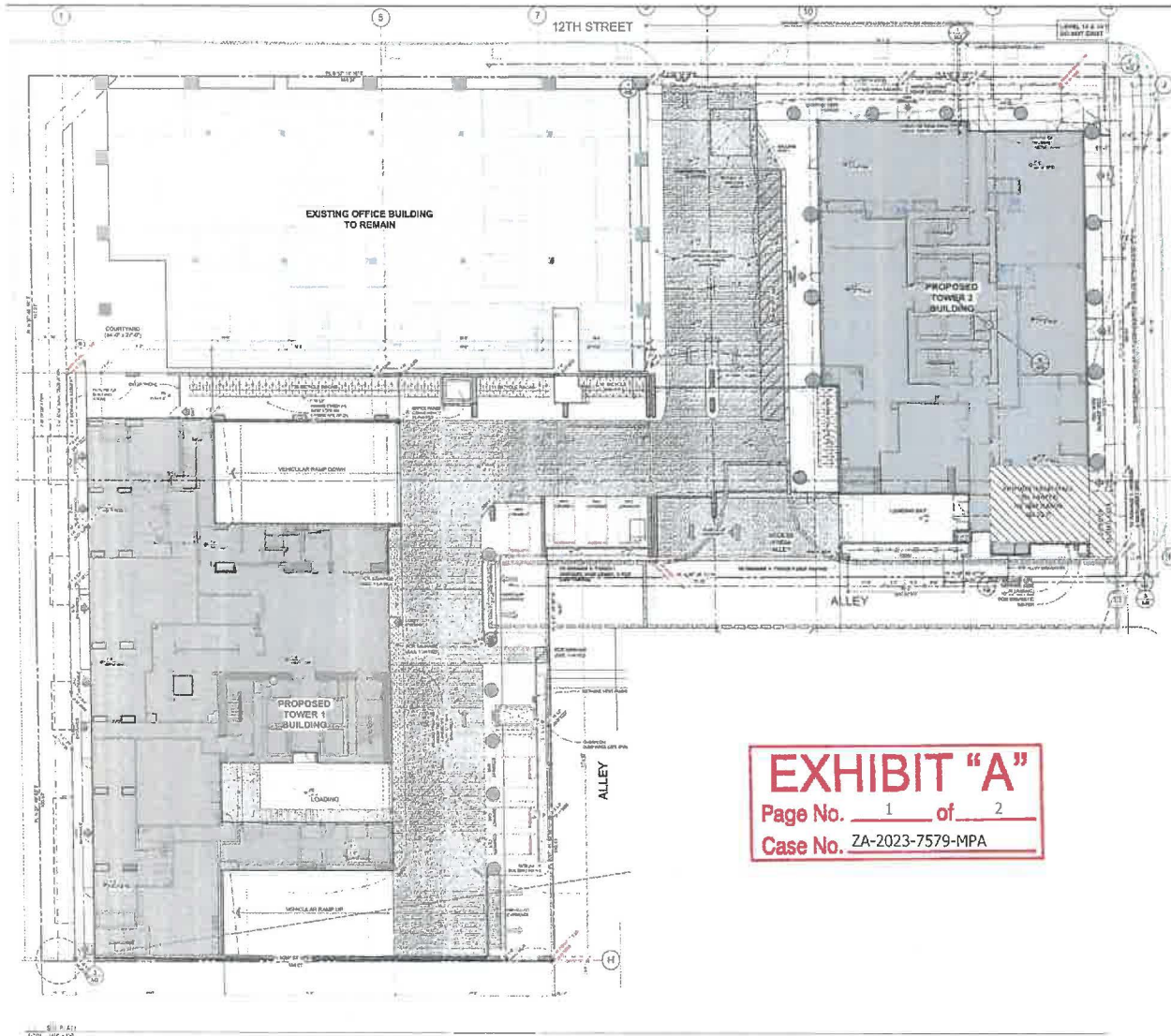
JORDANN TURNER  
Associate Zoning Administrator

JT:DD:YB:mc

cc: Councilmember Kevin de León  
Fourteenth District  
Adjoining Property Owners  
Interested Parties



10/11/2023 11:03:24 AM  
THIS DRAWING IS THE PROPERTY OF ALVAREZ + STUDIO. ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED. DO NOT SCALE FROM THESE DRAWINGS.



**EXHIBIT "A"**  
Page No. 1 of 2  
Case No. ZA-2023-7579-MPA

**SHEET INDEX**

G3.01 SITE PLAN  
G3.02 FLOOR PLAN (E. PROJECTED CEILING PLAN)

**SITE PLAN BUILDING DATA**

**USE INFORMATION:** THE WINE STATION  
100' x 100' x 100'  
USE: HOUSING, CA 10013  
APR: 3138-004-236  
PROPERTY TYPE: MIXED USE  
LOT SIZE: 40,321 SQ FT  
ZONING: JOBS-40 MULTIPLE DWELLING 2C16  
JOBS-40 MULTIPLE DWELLING 2C16  
**PROJECT BUILDING DESCRIPTION:**  
PROJECT: 100' x 100' x 100' (100' x 100' x 100')  
ALAP REFERENCE: ALAP 5.186  
BUILDING: 100' x 100'  
LOUSE: 100' x 100'  
APR: 100' x 100'

**PROJECT INFO**

**DEVELOPER:** THE WINE STATION  
100' x 100' x 100'  
100' x 100' x 100'  
**TOTALS BY AREA:**  
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**ALVAREZ**  
+  
**STUDIO**

20123 E 100TH ST, CANYON COUNTY, CA 91551  
415.712.2088 | ALVAREZ + STUDIO

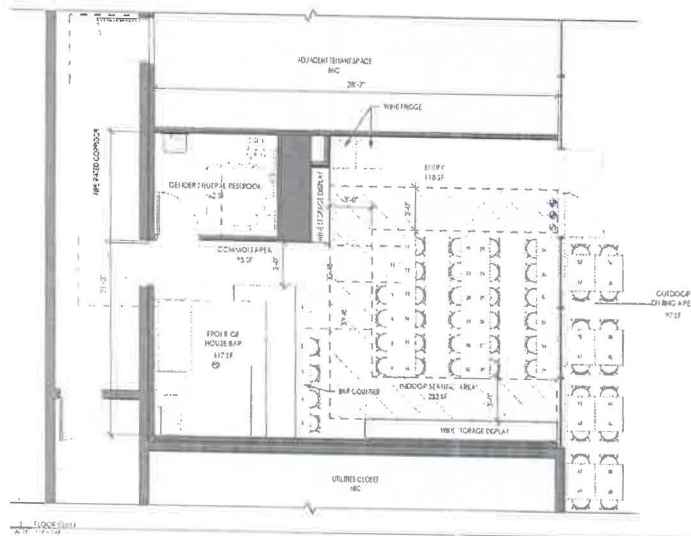
**THE WINE STATION**  
**TENANT IMPROVEMENT**  
100' x 100' x 100' x 100'  
LOS ANGELES, CA 90015

# DATE ISSUE



PROJECT NUMBER: 2013A  
DRAWN BY: AA  
CHECKED BY: AA  
PERMIT SET

SITE PLAN  
**G3.01**



# EXHIBIT "A"

Page No. 2 of 2

Case No. ZA-2023-7579-MPA

## PROJECT INFO

THE WINE STATION  
1201 S HOPE ST, STE 124  
LOS ANGELES, CA 90015

TECHNICAL SPACE 600 SQ FT  
SEATING AREA 271 SQ FT  
CONVULS AREA 113 SQ FT  
OUTDOOR SEATING AREA 170 SQ FT  
INDOOR SEATING AREA 180 SQ FT  
BAR COORING 110 SQ FT  
RESTROOM 60 SQ FT

REMARKS:  
1. OUTDOOR SEATING: 14 SEATS  
OUTDOOR SEATING: 14 SEATS

ALVAREZ  
+  
STUDIO

26152 ELMORE ST, CANYON COINTRY, CA 91331  
818-792-3338 | ALVAREZ + STUDIO

THE WINE STATION  
TENANT IMPROVEMENT  
1201 S HOPE ST STE 124  
LOS ANGELES, CA 90015

# DATE ISSUE

PROJECT NUMBER: 2315A  
DRAWN BY: AUTHOR  
CHECKED BY: CHINESE  
PERMIT SET

FLOOR PLAN

A2.11