

CITY OF LOS ANGELES

LAND USE AND HOUSING/HOMELESSNESS COMMITTEE

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GREATER CYPRESS PARK NEIGHBORHOOD COUNCIL

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GREATER CYPRESS PARK NEIGHBORHOOD COUNCIL JOINT LAND USE AND HOUSING/HOMELESSNESS AND GOVERNING BOARD AGENDA

Tuesday, June 2, 2020 – 6:00 P.M. | Martes, 2 de junio del 2020 - 6:00 p.m.

**Si necesita traducción al español, notifique a
ash.gcpnc@gmail.com antes del lunes 1 de junio.**



VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Greater Cypress Neighborhood Council committee meeting will be conducted entirely telephonically.

Every person wishing to address the Neighborhood Council must dial **(669) 900-6833**, and enter **985 4548 1167** and then **press #** to join the meeting. Alternatively, you may join using a web browser by navigating to <https://zoom.us/j/98545481167>.

Instructions on how to sign up for public comment will be given to listeners at the start of the meeting

*If you need translation, please notify
ash.gcpnc@gmail.com by Monday June 1.*

NÚMERO DE VIDEOCONFERENCIA DE LA REUNIÓN VIRTUAL PARA LA PARTICIPACIÓN PÚBLICA

De conformidad con la Orden Ejecutiva N-29-20 (17 de marzo del 2020) del Gobernador y debido a las preocupaciones sobre el COVID-19, la reunión del Consejo del Vecindario de Greater Cypress se llevará a cabo completamente por teléfono.

Toda persona que desee dirigirse al Consejo del Vecindario debe marcar el **(669) 900-6833**, e ingresar **985 4548 1167** y luego **presionar #** para unirse a la reunión. Alternativamente, puede unirse usando un navegador web visitando <https://zoom.us/j/98545481167>. Las instrucciones sobre cómo inscribirse para hacer comentarios públicos se darán a los oyentes al comienzo de la reunión

**Si necesita traducción al español, notifique a
ash.gcpnc@gmail.com antes del lunes 1 de junio.**

Items may be addressed out of the order listed. Times are for reference and subject to change.

Los temas se pueden abordar en un orden distinto al del listado. El horario se muestra como referencia y está sujeto a cambios.

1.	Call to Order (2 minutes)	Llamada de ingreso (2 minutos)
1.1.	Roll Call	Lista de asistencia
1.2.	Welcome, stakeholders present, introductions, code of conduct reminder and summary of telephonic meeting procedures	Bienvenida, presentación de los participantes, presentaciones, recordatorio del código de conducta y resumen de los procedimientos de las reuniones telefónicas
1.3.	Acknowledgement of Tongva land	Reconocimiento de la tierra de Tongva
2.	Public Comments (8 minutes)	Comentarios del público (8 minutos)
	Comments from the Board, stakeholders and the public on non-agenda items within the Committee’s subject matter jurisdiction. The public is requested to dial *9 (or use the “Raise Hand” button), when prompted by the presiding officer, to address the Board. Limited to one (1) minute per speaker.	Comentarios del Consejo, de los accionistas y del público sobre temas no incluidos en la agenda que se encuentren dentro de los temas bajo la jurisdicción del comité. Se ruega al público que marque *9 (o que utilice el botón "Levantar la mano"), cuando se lo pida el funcionario que preside, para dirigirse al Consejo en cualquier momento. Limitado a un (1) minuto por comentario.
3.	Presentations and Action Items	Presentaciones y puntos de acción
3.1.	Discussion and Possible Action: <ul style="list-style-type: none"> • Presentation by Brett Engstrom of Engstrom Planning CUB to allow the sale of alcohol at an existing lounge "Permanent Records" at 1906 Cypress • Discussion & consideration of a recommendation to Governing Board for June 9 meeting. 	Discusión y posible medida: <ul style="list-style-type: none"> • Presentación de Brett Engstrom de Engstrom Planning CUB permitirá la venta de alcohol en un salón existente "discos permanentes" en 1906 Cypress • Discusión y consideración de recomendaciones a la Junta de Gobierno para la reunión del 9 de junio.
3.2.	Discussion and Possible Action: <ul style="list-style-type: none"> • Presentation by Chris Manasserian on the projects located at 1209, 1215 and 1217 Cypress Avenue (Planning case numbers: ZA-2020-1030-CUB, ZA-2020-1039-CUB, and ZA-2020-1208-CUB) • Discussion and consideration of a recommendation to Governing Board for June 9 meeting. 	Discusión y posible medida: <ul style="list-style-type: none"> • Presentación de Chris Manasserian sobre los proyectos ubicados en 1209, 1215 y 1217 Cypress Avenue (Números de caso de planificación: ZA-2020-1030-CUB, ZA-2020-1039-CUB y ZA-2020-1208-CUB) • Discusión y consideración de una recomendación a la Junta de Gobierno para la reunión del 9 de junio.

3.3.	<p>Discussion and Possible Action:</p> <ul style="list-style-type: none"> On June 11th, City Planning will take the Restaurant Beverage Program’s (RBP) revised draft ordinance to the City Planning Commission. The proposed ordinance would shorten the processing time and lower the cost of obtaining a Conditional Use Permit to serve alcoholic beverages for certain sit-down restaurants. Discuss and consider proposing a CIS for the Governing Board for June 9 meeting. 	<p>Discusión y posible medida:</p> <ul style="list-style-type: none"> El 11 de junio, City Planning llevará el proyecto de ordenanza revisado del Programa de Bebidas de Restaurantes (RBP) a la Comisión de Planificación de la Ciudad. La ordenanza propuesta acortaría el tiempo de procesamiento y reduciría el costo de obtener un Permiso de Uso Condicional para servir bebidas alcohólicas en ciertos restaurantes de mesa. Discuta y considere proponer un CIS para la Junta de Gobierno para la reunión del 9 de junio.
3.4.	<p>Discussion and Possible Action:</p> <ul style="list-style-type: none"> County oversight of conditions of group homes on Idell and Huron 	<p>Discusión y posible medida:</p> <ul style="list-style-type: none"> Supervisión del condado de las condiciones de hogares grupales en Idell y Huron
3.5.	<p>Discussion and Possible Action:</p> <ul style="list-style-type: none"> Outreach for Community Planning 	<p>Discusión y posible medida:</p> <ul style="list-style-type: none"> Alcance para la planificación comunitaria
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4.	Old / Continuing Business	
4.1.	NELA Plaza Project 3836 N Figueroa Case Number: DIR-2018-4190-TOC-SPR	Proyecto Plaza NELA 3836 N Figueroa Número de caso: DIR-2018-4190-TOC-SPR
4.2.	Casitas Lofts Updates	Actualizaciones de Casitas Lofts
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5.	New Business and ideas for future meetings	
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6.	Upcoming Meetings and Events:	
6.1.	Governing Board Meeting: Tuesday, June 9, 7:00PM	Reunión del Consejo Directivo: Martes 9 de junio, 7:00 p.m.
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7.	Adjournment	
	<p>PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board’s subject matter jurisdiction will be heard during the Public Comment period. Public</p>	<p>Se levanta la sesión</p> <p>APORTACIÓN DEL PÚBLICO EN LAS REUNIONES DEL CONSEJO DE VECINOS: Se le solicita al público que marque * 9, cuando el presidente lo solicite, para dirigirse a la Junta en cualquier tema de la agenda antes de que la Junta tome medidas sobre un tema. Los comentarios del público estipulados en la agenda serán escuchados únicamente cuando el respectivo tema esté siendo considerado. Los comentarios del público sobre otros temas que no figuren en la Agenda pero que estén dentro los temas de jurisdicción del consejo, serán</p>

comment is limited to 1 minute per speaker, unless waived by the presiding officer of the Board. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Committee or Board meeting.

escuchados durante el periodo de Comentarios del Público. Los comentarios del público están limitados a 1 minuto por comentario, a menos que sea permitido por el oficial que preside el Consejo. Nótese que, en virtud de la Ley Brown, el Consejo no puede actuar sobre un asunto que usted mencione durante el periodo de comentario público general; sin embargo, el asunto planteado por un miembro del público puede convertirse en el tema de una futura reunión del Comité o del Consejo.

STATE OF CALIFORNIA PENAL CODE SECTION 403 (Amended by Stats. 1994, Ch. 923, Sec. 159. Effective January 1, 1995.): Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.

SECCIÓN 403 DEL CÓDIGO PENAL DEL ESTADO DE CALIFORNIA (Enmendado por los Estatutos, 1994, Capítulo 923, Sección. 159. Efectivo el 1º de enero de 1995): Cada persona que, sin la autorización de la ley, voluntariamente perturbe o disuelva cualquier asamblea o reunión que no sea ilegal en su carácter, que no sea una asamblea o reunión mencionada en la Sección 302 del Código Penal o la Sección 18340 del Código Electoral, es culpable de un delito menor.

PUBLIC POSTING OF AGENDAS: Agenda is posted for public review at the Cypress Park Public Library, 1150 Cypress Avenue, Los Angeles, CA 90065, at www.cypressparknc.com, or you can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

PUBLICACIÓN DE LAS AGENDAS: La agenda se publica para revisión su pública en Cypress Park Public Library, 1150 Cypress Avenue, Los Angeles, CA 90065 o en www.cypressparknc.com, o también puede recibir nuestras agendas por correo electrónico suscribiéndose al Sistema de Notificación Anticipada de la Ciudad de L.A. en <https://www.lacity.org/subscriptions>

PUBLIC ACCESS OF RECORDS: Members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record. (Govt. Code § 54957.5) In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed by contacting the Board or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Board.

ACCESO PÚBLICO A LOS REGISTROS: Los miembros del público pueden pedir y recibir copias, sin demoras indebidas, de cualquier documento que sea distribuido al Consejo, a menos que haya una exención específica bajo la Ley de Registros Públicos que prevenga la divulgación del registro. (Código gubernamental § 54957.5) En conformidad con la sección 54957.5 del Código Gubernamental, los escritos no exentos que sean distribuidos a la mayoría o a todo el consejo antes de una reunión pueden ser vistos contactando al Consejo o en la reunión agendada. Adicionalmente, si usted desea una copia de cualquier registro relacionado con un tema en la agenda, sírvase ponerse en contacto con el Consejo.

THE AMERICAN WITH DISABILITIES ACT: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 2 business days (48 hours) prior to the meeting you wish to attend by contacting the GCPNC Board at gcpnc@empowerla.org.

LEY SOBRE ESTADOUNIDENSES CON DISCAPACIDADES: Como una entidad sujeta al Título II de la Ley sobre Estadounidenses con discapacidades, City of Los Angeles no discrimina con base a discapacidad y, a petición, proveerá acomodación razonable para asegurar acceso equitativo a sus programas, servicios y actividades. Se pueden proporcionar intérpretes de lenguaje de señas, dispositivos de audición u otras ayudas y/o servicios de asistencia, si se solicitan. Para asegurar la disponibilidad de los servicios, sírvase hacer su solicitud con al menos 2 días hábiles (48 horas) antes de la reunión a la que desea asistir, poniéndose en contacto con el Consejo del GCPNC en gcpnc@empowerla.org.

TRANSLATION SERVICES: If you require translation services please notify the council 2 working days (48 hours) before the event. If you need assistance with this notification please contact us at GCPNC@empowerla.org

SERVICIOS DE TRADUCCIÓN: Si requiere de servicios de traducción, por favor, notifique al consejo 2 días hábiles (48 horas) antes del evento. Si necesita asistencia con esta notificación, contáctenos en GCPNC@empowerla.org

PROCESS FOR RECONSIDERATION: The Board may reconsider and amend its action on items listed on the agenda if that Reconsideration takes place immediately following the original action or at the next regular meeting. The Board, on either of these two days, is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting (1) A Motion for Reconsideration on the described matter and (2) a proposed action should the motion to reconsider be approved. A motion for reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a motion for reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Secretary identifying the matter to be reconsidered and a brief description of the reason (s) for requesting reconsideration at the next regular meeting.

PROCESO PARA RECONSIDERACIÓN: El Consejo puede reconsiderar y enmendar su medida sobre temas listados en la agenda si la Reconsideración se presenta inmediatamente después de la acción original o en la siguiente reunión ordinaria. El Consejo, en cualquiera de estos dos días, se programará en la siguiente reunión después de la medida original; después, dos temas deberán ser establecidos en la agenda para dicha reunión (1) Una moción para Reconsideración sobre el tema descrito y (2) la proposición de una medida si la moción de reconsideración es aprobada. Una moción de reconsideración solo puede hacerse por un miembro del Consejo que haya votado previamente en el lado que prevalece de la medida original tomada. Si una moción para reconsideración no se realiza en la fecha en la que es tomada la medida, entonces el miembro del Consejo en el lado que prevalece de la medida debe presentar un memorándum a la Secretaría identificando el asunto a ser reconsiderado, junto con una breve descripción de la razón o razones de la solicitud de reconsideración en la próxima reunión ordinaria.

**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT –
ALCOHOLIC BEVERAGES (CUB)**

APPLICANT: **PERMANENT RECORDS, LLC**

PROPERTY: **1906 CYPRESS AVE.
LOS ANGELES, CA 90065**

REFERENCE: **SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE
CONSUMPTION IN CONJUNCTION WITH AN EXISTING 1,873 S.F. BAR
WITH LIVE ENTERTAINMENT IN THE IN THE [Q]M1-1-CDO-RIO ZONE**

Summary of Request

Pursuant to L.A.M.C. Section 12.24-W,1, the Applicant Permanent Records, LLC is seeking approval of a Conditional Use Permit to allow the sale of a full line of alcohol for on-site consumption in conjunction with the operation of an existing 1,873 s.f. bar *Permanent Records*. Approval of the subject request would allow an upgrade of the operation’s ABC Licensing from the current Type #40 (beer only) to a Type #48 (full line of alcohol). The business includes a bar area, retail area for the sale of used LP records, a stage area for live performances and an accessory storage building. The live entertainment is comprised mainly of up & coming bands, with many of their events being fundraisers for a variety of causes. The primary building on the property totals 1,588 sf, which includes the main patron areas, and a 1,044 sf patio area. There is also a 285 sf accessory building near the rear of the property used for storage. The business offers 37 interior seats and an additional 36 seats on the patio. Hours of operation are 8am to 2am daily. There has been a bar at this location since at least 1969, operating with a Type #40 License (beer only). The approval of the subject CUB application will not result in a new increase in the number of ABC Licenses in the area. The current ABC License will be surrendered to the ABC upon the activation of the new Type #47 License.

Background

The subject site consists of a rectangular shaped 40’ x 104’ parcel located on the southwesterly side of Cypress Ave., a major highway, between Division and Macon Streets, in the Northeast Los Angeles area. The property is in the [Q]M1-1-CDO-RIO (limited manufacturing) zone, with the main building located near the front of the property, and an ancillary structure at the rear of the property. The property has a slight slope at the rear of the property, which abuts a variety of industrial and commercial buildings. The adjacent properties along the southwesterly side of Cypress Ave. are also zoned [Q]M1-1-CDO-RIO and developed with a mixture of industrial, commercial, retail and residential uses. A large residential area developed with primarily single family dwellings is located on the opposite side of Cypress Ave, approx. 25 feet above Cypress Ave. Street level.

The property is designated Limited Manufacturing under the General Plan Land Use designations. It is located within Council District 1, Northeast Los Angeles Community Plan area, the Los Angeles State Enterprise Zone and the Cypress Park / Glassell Park CDO area.

GENERAL FINDINGS

i. That 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 operating bar is located within a commercial building which was first constructed in 1926, and was designed and developed to be compatible with the built environment of the surrounding neighborhood.

The existing business has offered an entertainment venue to the area for decades. The new ownership has made an effort to make the bar a comfortable meeting place for people in the neighborhood, have a beverage and listen to both pre-recorded and live music. Small neighborhood bars are becoming more scarce throughout the city. The subject operation is in the beneficial position of working as a longtime local establishment, as well as not bringing a new operation or an additional ABC License to the area.

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

The business occupies an existing commercial building along Cypress Ave., very near San Fernando Rd. The area is a mix of commercial, retail along Cypress and to the north, west and south, with the main residential area to the east. The building was first constructed in 1926, and the physical components of the building (size, height, operation) blend well with the nature of the area. The property itself is zoned for Limited Manufacturing ([Q]M1-1-CDO-RIO) which allows an array of commercial uses including a bar. Should this application be granted, the business will continue to peacefully coexist with the other uses in the vicinity, while avoiding any detrimental effects to neighboring properties. As such, the operation of the business will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The operating bar substantially conforms to the purpose, intent and provisions of the General Plan. The General Plan promotes the provision of services throughout the city in locations that adequately serve the public yet do not impact nearby residential properties. The business location is zoned for Light Manufacturing ([Q]M1-1-CDO-RIO) which allows a number of commercial uses. The operating bar is a permitted use within this zone, and offers a useful service of offering a social gathering place for those residing, working and visiting the neighborhood.

ADDITIONAL CUB FINDINGS

i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The approval of the conditional use will not adversely affect the welfare of the community. The zoning for the subject property allows for commercial uses and is currently utilized as such with the sale of beer in conjunction with an existing bar. There has been an operating bar in this location since at least 1969. Although the operation has had some turbulent periods in the past, the current business owner has handled the business in a professional and responsible manner looking to maintain a good relationship with the neighborhood. The operation also contributes to the economic stability of the area by contributing to local employment and taxable revenue for the city. The applicant is aware of the responsibility involved in the sale of alcohol, and will work diligently to continue to operate a professional and responsibly run business.

ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

The operating business currently holds and operates with a Dept of ABC Type #40 License. Upon issuance of the business's new Type #48 License, the current Type #40 will be surrendered back to the Dept of ABC. Therefore the approval of the subject CUB request will not result in a net increase in the number of ABC Licenses in the area.

iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The subject site is zoned [Q]M1-1-RIO-CDO and designated Limited Manufacturing under General Plan designations, which allows commercial uses such as bars & restaurants. A majority of the operating bar's activities are held within the building, including any entertainment. Pre-recorded music and DJ activities are kept at reasonable levels, and the doors to the business are closed when noise levels do rise. The main residential area is located across the Cypress Ave. (a four lane highway), and approximately 25 feet above the street level of Cypress. So it is unlikely that any noise generated at the business would be problematic to those neighbors. There is also a multi-unit residential property located a few properties to the north. These residential units are also sufficiently buffered from the subject operation. The two properties are separated by an operating restaurant (which operates with its own standard noise levels and a patio), and a parking lot. Any noise generated at the business would be sufficiently dampened by the distance and obstructions between the two properties. The patio area in the rear of the building abuts industrial uses on San Fernando Rd. Those businesses will not hear noise during their business hours due to their operations, or in the evening as they generally close before 7pm.

However the applicant understands the character of the neighborhood and is committed to help preserve such character through responsible service of alcohol. The business is responsibly operated under its new owner, and has not been a problem to other uses in the area. The owner is on-site at this location daily, and is always available to discuss any perceived issues with the operation. Ultimately should this application be granted, the business will continue to be operated in a responsible manner with a sensitivity to any adverse effects it may cause to the surrounding area.

QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

a. What is the total square footage of the building or center the establishment is located in?

Total s.f. of the buildings on-site is 1,873 s.f. This includes a 1,588 sf main building, and a 285 sf accessory building used for storage.

b. What is the total square footage of the space the establishment will occupy?

The operating business occupies both buildings for the entire 1,873 sf.

c. What is the total occupancy load of the space as determined by the Fire Department?

Applicant is uncertain of exact occupancy load.

d. What is the total number of seats that will be provided indoors? Outdoors?

Indoor seating totals 37, patio seating totals 36.

e. If there is an outdoor area, will there be an option to consume alcohol outdoors.

Yes, alcohol service is available in the patio area.

f. If there is an outdoor area, is it on private property or the public right of way, or both?

The patio area is located entirely within the parcel.

i. If any outdoor area is on public right-of-way, has a revocable permit has been obtained?

Not applicable as the patio is located within the parcel.

g. Are you adding floor area?

No floor area is being added.

h. Parking

i. How many parking spaces are available on the site?

There are no on-site parking spaces. However there are a large number of parking spaces located along Cypress Ave.

ii. Are they shared or designated for the subject use?

There are no on-site spaces.

iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?

No floor area is being added.

iv. Have any arrangements been made to provide parking off-site?

No off-site parking spaces are being provided.

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?

N/A

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

N/A

3. Will valet service be available? Will the service be for a charge?

No, valet service is not planned.

i. Is the site within 1,000 feet of any schools (public private or nursery), churches, or parks?

There are two sensitive uses within 600 feet of the project:

- Los Angeles United Futbol Academy; 1844 W. Cypress Ave., #102
- Rio de Los Angeles State Park; 1900 W. San Fernando Rd.

There is one sensitive use between 600 feet and 1,000 feet of the project:

- Sotomayor LearningAcademies; 2050 San Fernando Rd.

j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Establishment as defined by LAMC 12.70 B17?

N/A.

QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	8am to 2am	8am to 2am	8am to 2am	8am to 2am	8am to 2am	8am to 2am	8am to 2am
Proposed Hours of Alcohol Sales	8am to 2am	8am to 2am	8am to 2am	8am to 2am	8am to 2am	8am to 2am	8am to 2am

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video games machines, etc..?

The operating business has a DJ playing music daily, and has bands perform live a few nights a week. The business holds an LA Police Commission Cafe / Entertainment permit to allow the live entertainment.

c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?

As this is a bar that will operate with a Type 48 License, no one under the age of 21 years of age will be permitted on-site. All patrons wishing to enter to business must show valid identification in order to remain on the premises.

d. Will there be any accessory retail uses on the site?

Yes, a portion of the business is dedicated to the sale of used LP records.

e. Security

i. How many employees will you have on the site at any given time?

There will be 2-10 employees on site at any given moment. Number of employees on site will be influenced in part by time of day, season and anticipated foot traffic.

ii. Will security guards be provided on-site?

The business does not offer security.

iii. Has LAPD issued any citations or violations?

No, the LAPD has not issued any citations or violations.

f. Alcohol

i. Will there be beer & wine only, or a full-line of alcoholic beverages available?

A full line of alcohol will be available.

ii. Will “fortified” wine (greater than 16% alcohol) be sold?

Specialty wines with greater than 16% alcohol may be sold. However cheap, fortified wines such as “Thunderbird” will not be sold.

iii. Will alcohol be consumed on any adjacent property under the control of the applicant?

No, alcohol will not be consumed on adjacent properties.

iv. Will there be signs visible from the exterior that advertise the availability of alcohol?

The applicant will abide by all ABC regulations regarding the advertising of alcohol.

v. Food

1. Will there be a kitchen on the site?

No, the business does not have an operating kitchen on-site.

2. Will alcohol be sold without a food order?

Yes, alcoholic beverages are available without a food order.

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?

Yes, the sale of alcohol will exceed the sale of food.

4. Provide a copy of the menu if food is to be served.

There is no established menu.

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?

The main focus of the business is an operating bar, so there is a bar for the consumption of alcohol.

2. Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)?

No, no off-site sales are requested.

3. Will discounted alcoholic drinks (“Happy Hour”) be offered at any time?

Applicants would like to offer Happy Hour.

vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?

N/A, this request is for on-site consumption.

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?

N/A, this request is for on-site consumption.

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements – <http://abc.ca.gov>

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

a. Is this application a request for on-site or off-site sales of alcoholic beverages?

This request is for the sale of alcohol for on-site consumption.

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

The establishment is an operating bar.



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 1906 Cypress Ave., Los Angeles, CA 90065 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot: 2, ARB 2; Block: None; Tract: SALZGEBER HOME TRACT NO. 1

Assessor Parcel Number 5442-004-018 Total Lot Area 4,368.5 sf

2. PROJECT DESCRIPTION

Present Use Bar & retail

Proposed Use Bar & retail

Project Name (if applicable) Permanent Records

Describe in detail the characteristics, scope and/or operation of the proposed project Upgrade of ABC License to allow the sale of a full-line of alcohol for on-site consumption in conjunction with an existing 1,873 sf bar w/ 37 seats 1,044 sf patio area with 36 seats, and live entertainment in the form of band/DJ. Hrs of operation 8am to 2am daily.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

<input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)
<input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)	<input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: _____ 0 _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? N/A ft.
 If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 12.24, W,1

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: CUB to upgrade ABC License & allow sale of full line of alcohol for on-site consump. at existing 1,873 sf bar w/37 seats, 1,044 sf patio w/36 seats, live entertainment. Hours of oper 8am-2am daily.

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.
⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) N/A

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

N/A

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form N/A

b. Geographic Project Planning Referral N/A

c. Citywide Design Guidelines Compliance Review Form N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy Cert of Occupancy included

p. Hillside Referral Form (BOE) N/A

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

r. SB330 Determination Letter from Housing and Community Investment Department N/A

s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Lance Baressi

Company/Firm Permanent Records, LLC

Address: 1906 Cypress Ave. Unit/Space Number _____

City Los Angeles State CA Zip Code: 90065

Telephone (213) 413-3030 E-mail: la.permanent@gmail.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Brett Engstrom

Company/Firm Engstrom Planning

Address: 1641 Paloma St. Unit/Space Number _____

City Pasadena State CA Zip: 91104

Telephone (626) 993-7350 E-mail: engstromplanning@gmail.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) N/A

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

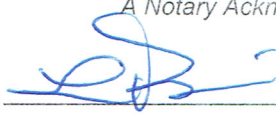
PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 3/17/20

Print Name Lance Barresi

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On 03/17/2020 before me, DAVID ALEXANDER MELGAR, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

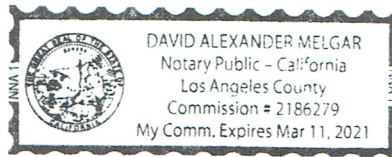
personally appeared LANCE BARRSI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

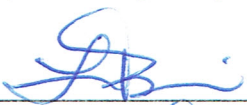
(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 
Print Name: Lance Barresi

Date: 3/16/20



REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
• Community Design Overlays (CDO)
• Neighborhood Oriented District (NOD)
• Sign District (SN)
• Small Lot Subdivision
• Zone Change
• Design Review Board (DRB)
• Pedestrian Oriented District (POD)
• Community Plan Implementation Ordinance (CPIO)
• Public Benefit Alternative Compliance
• Zone Variance

PROJECT SUMMARY:

1. Address of Subject Property: 1906 Cypress Ave., Los Angeles, CA 900165

2. Name of Community Plan Area: Northeast Los Angeles Community Plan

a. Name of Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable: (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type). Cypress Park / Glassell Park CDO

3. Project Type (check all that apply)

- [] New construction [] Addition [] Renovation [] Sign
[] Change of Use [] Grading [] Density Bonus [] Small Lot Subdivision
[] Other (describe) CUB to upgrade ABC license at operating bar

If Change of Use, what is: Existing Use? N/A Proposed Use? N/A

Description of proposed project: CUB to allow the upgrade of ABC license from beer only (Type 40) to a full line of alcohol (Type 48) at an existing 1,873 sf bar.

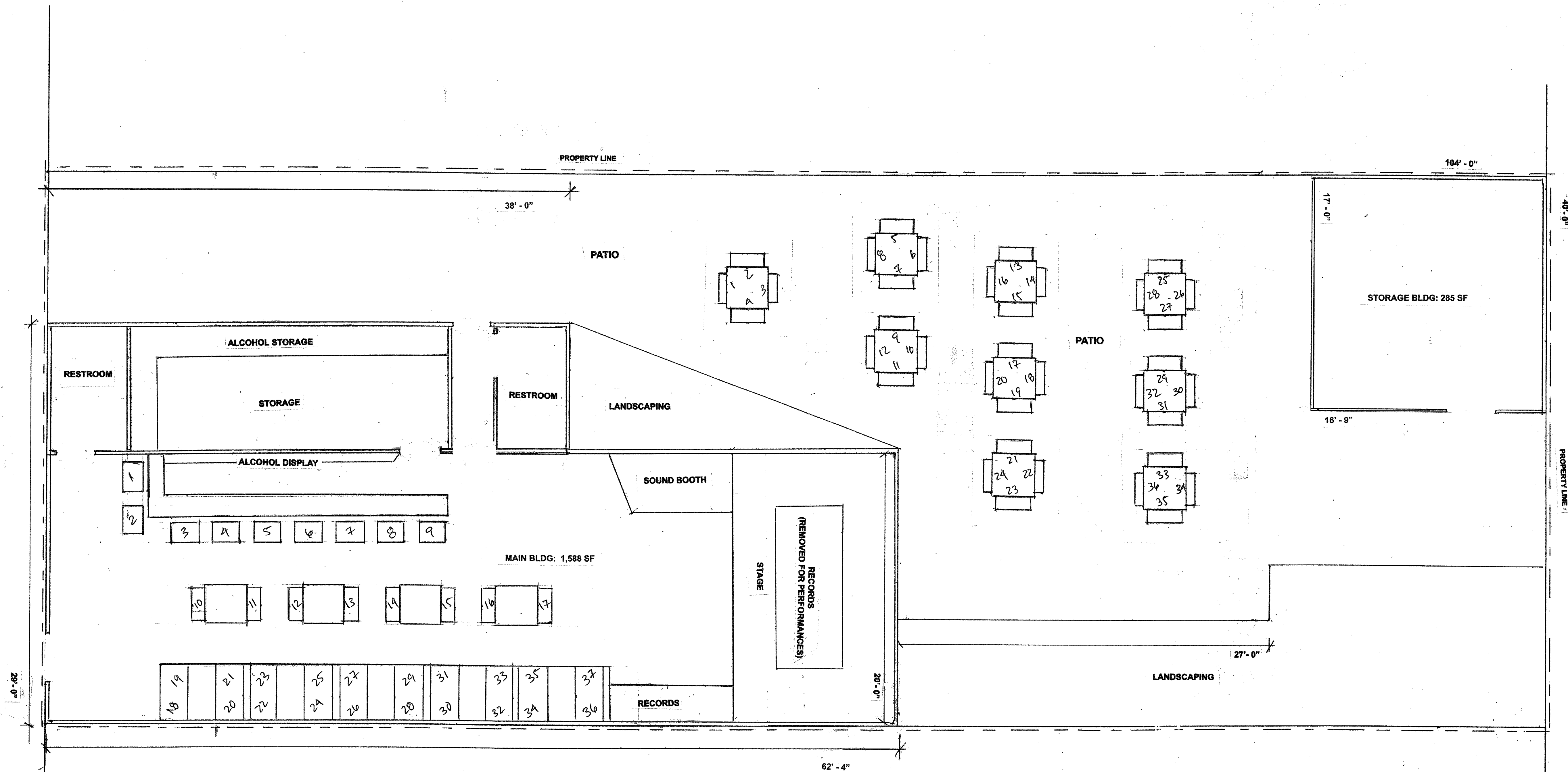
Items 4-7 to be completed by Department of City Planning Staff Only

4. AUTHORIZATION TO FILE: (check all that apply)

Specific Plan/SN

- [] Project Permit
o Minor (3 signs or less OR change of use)
o Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)
o Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.
[] Modification
[] Adjustment
[] Exception
[] Amendment
[] Interpretation
[] Not a Project
[] Other

CYPRESS AVE.



PROJECT SITE
 1906 CYPRESS AVE.
 LOS ANGELES, CA 90065

LEGAL DESCRIPTION
 LOT: POR OF LOT 2; ARB 2
 BLOCK: NONE
 TRACT: SALZBERGER HOME TRACT NO. 1
 APN: 5442-004-018

ZONING: [Q]M1-1-CDO-RIO
 LOT AREA: 4,368.5 SF

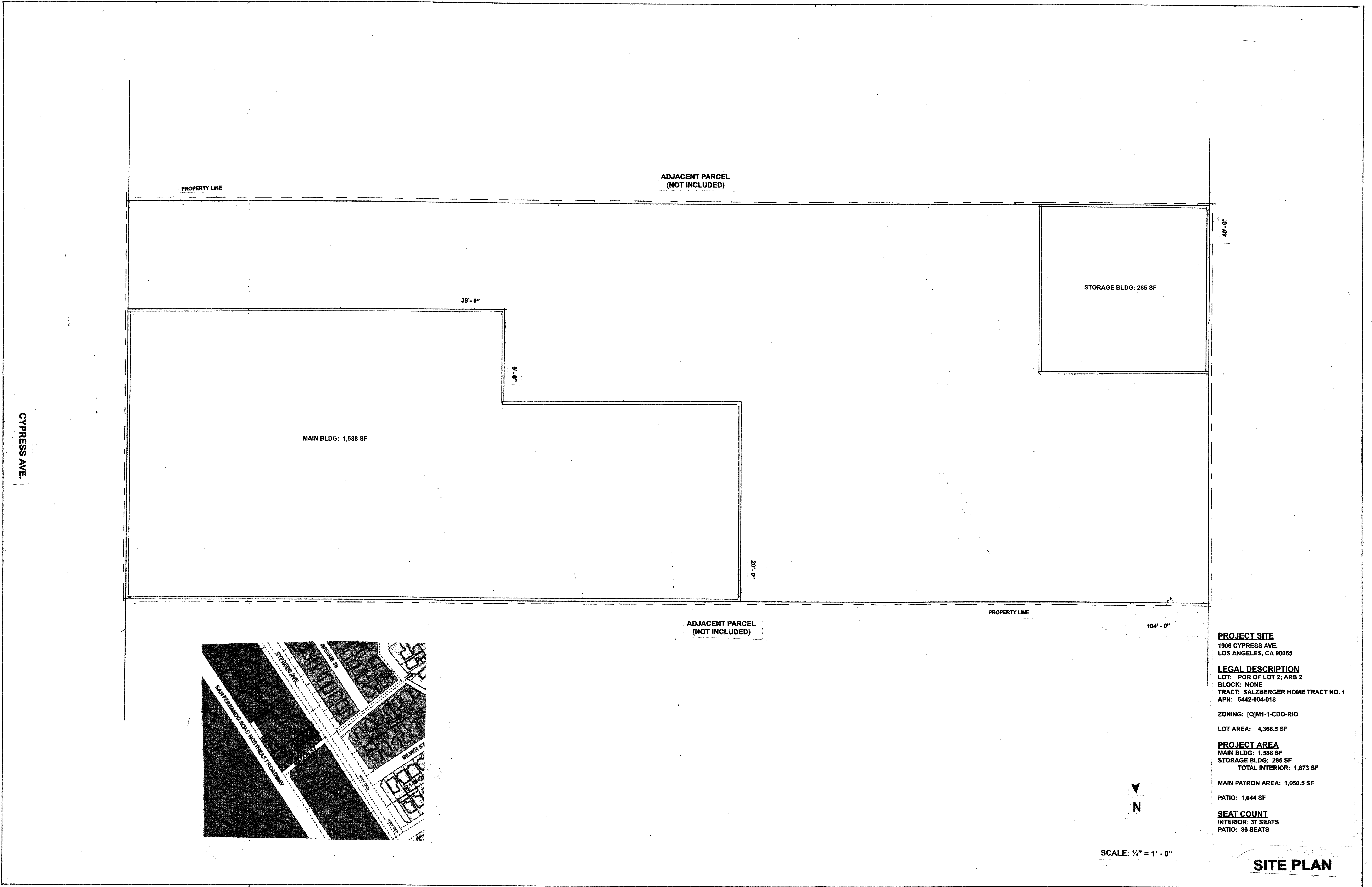
PROJECT AREA
 MAIN BLDG: 1,588 SF
 STORAGE BLDG: 285 SF
 TOTAL INTERIOR: 1,873 SF

MAIN PATRON AREA: 1,050.5 SF
 PATIO: 1,044 SF

SEAT COUNT
 INTERIOR: 37 SEATS
 PATIO: 36 SEATS

↓
 N
 SCALE: 1/4" = 1' - 0"

FLOOR PLAN



CYPRESS AVE.

PROPERTY LINE

ADJACENT PARCEL
(NOT INCLUDED)

STORAGE BLDG: 285 SF

38'-0"

MAIN BLDG: 1,588 SF

9'-0"

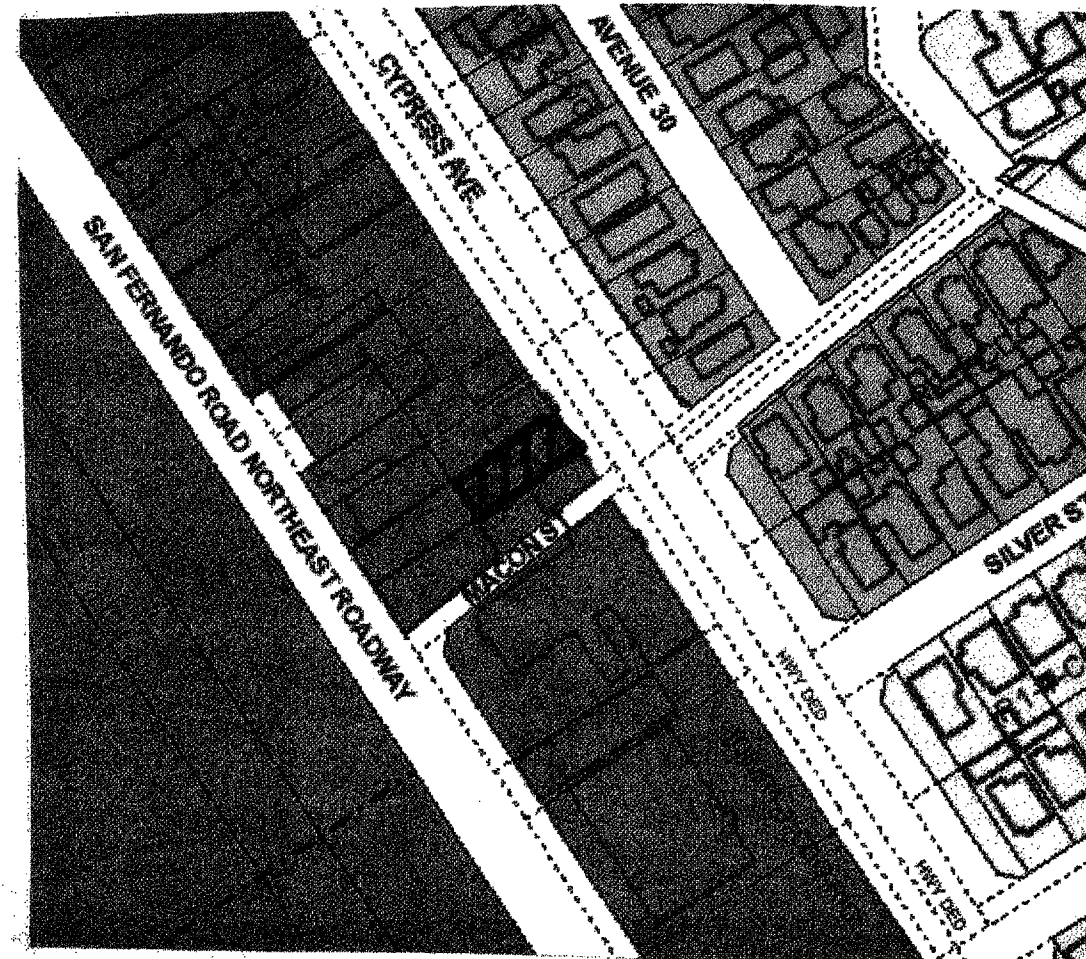
20'-0"

40'-0"

PROPERTY LINE

ADJACENT PARCEL
(NOT INCLUDED)

104'-0"



PROJECT SITE
1906 CYPRESS AVE.
LOS ANGELES, CA 90065

LEGAL DESCRIPTION
LOT: POR OF LOT 2; ARB 2
BLOCK: NONE
TRACT: SALZBERGER HOME TRACT NO. 1
APN: 5442-004-018

ZONING: [Q]M1-1-CDO-RIO
LOT AREA: 4,368.5 SF

PROJECT AREA
MAIN BLDG: 1,588 SF
STORAGE BLDG: 285 SF
TOTAL INTERIOR: 1,873 SF

MAIN PATRON AREA: 1,050.5 SF

PATIO: 1,044 SF

SEAT COUNT
INTERIOR: 37 SEATS
PATIO: 36 SEATS



SCALE: 1/4" = 1' - 0"

SITE PLAN



Restaurant Beverage Program

Summary

City Planning is proposing a program to permit eligible sit-down restaurants to serve alcohol through an administrative clearance process. The Restaurant Beverage Program (RBP) is intended to save applicants time and money.

Largely as a result of community input, the ordinance incorporates nearly 50 operating standards. These standards will be applied citywide, contributing to consistency and equity in the review of alcohol permits.

Background

With the global outbreak of COVID-19, restaurant owners have shifted to take-out, grocery service, and to-go sales of beer, wine, and cocktails to stay afloat. The profit margin from alcohol sales has provided restaurateurs with some temporary relief during the pandemic. The proposed Restaurant Beverage Program will build on the City's efforts to provide relief, offering long-term financial incentives designed to support jobs and business in Los Angeles.

The program shortens the time required for City approvals from months to weeks, helping restaurant owners get up and running faster once safer-at-home orders are lifted. The proposal would also reduce the cost of an alcohol permit from approximately \$13,000 to approximately \$4,000. Eligible restaurant owners would still be subject to operational standards as well as mandatory monitoring and inspections to ensure compliance.

Nightclubs, bars, and liquor stores would not be eligible for the Restaurant Beverage Program. They would continue to apply through a separate discretionary process involving a public hearing and extensive community input.



Key Provisions

In order to apply, restaurant owners must meet specific eligibility criteria and comply with a number of operating standards. These standards are intended to filter out business models that would benefit from additional review and ultimately not qualify under the program's streamlined approval process. Some key provisions include:

- **Eligibility Restrictions:** Only restaurants with an operational kitchen and a full menu are eligible. Food must be served during all operating hours.
- **Hours of Operation:** Hours of operation must be limited to 7 a.m. to 11 p.m.
- **Entertainment:** No live entertainment, dancing, karaoke, DJs, or outdoor TV monitors or music are permitted. Only ambient indoor music is allowed.
- **Lighting:** A minimum amount of interior and exterior lighting is required.
- **Staff Training:** All employers and employees must complete alcohol service training.
- **Security:** Restaurants are required to install a camera surveillance system and maintain a complaint log. Graffiti and litter must be removed.
- **Enforcement Measures:** The restaurant must participate in the City's Monitoring, Verification, and Inspection Program (MViP)—a proactive enforcement program designed to inspect participants and report any violations to the Department of Building and Safety or the Police Department.

Businesses that do not qualify, or that wish to operate beyond the proposed restrictions, would still be able to apply for a conditional use permit.

Frequently Asked Questions

Would bars, nightclubs, or liquor stores qualify for the program?

No. Only bona fide sit-down restaurants with a commercial kitchen, full menu, and continuous food service during all hours of operation are eligible. All food and beverages must be served to seated patrons. Restaurants are ineligible if they charge



for admission, require minimum drink purchases, restrict access based on age, or engage in any of a number of other practices common to bars or nightclubs.

What community protections are being proposed?

The program's operating standards require a participating restaurant to be respectful of the surrounding neighborhood. Provisions include, but are not limited to, the following:

- Separating outdoor seating from residentially-zoned property by an enclosed building
- Prohibiting live entertainment, billiards, karaoke, or adult entertainment
- Prohibiting outdoor TV monitors or outdoor music
- Limiting outdoor seating to no more than 30% of the total seating area
- Restricting outdoor dining to the ground floor
- Installing a camera surveillance system and adequate interior and exterior lighting
- Posting contact information for community concerns and responding to any complaints
- Posting official identification indicating that the establishment is subject to the Restaurant Beverage Program

How will the City monitor and enforce the program?

All participating restaurants must enroll in the City's Monitoring, Verification, and Inspection Program (MViP) and will be subject to City-initiated inspections. Repeat violators will be prohibited from serving alcohol unless they undergo a separate process with more review.

The California Department of Alcoholic Beverage Control (ABC) could be notified of any citations, which may trigger additional investigation and corrective measures.

Will nearby residents be notified of any project applications?

Neighborhood councils and the relevant City Council district offices will be notified, upon filing, of every restaurant seeking an alcohol permit under this program. Participating restaurants must publicly display City identification noting their compliance with the program.



Will this result in new alcohol-serving establishments?

The program is intended for only a narrow range of dining establishments. These are sit-down restaurants that close by 11 p.m. and comply with an array of other requirements. The program aims to encourage local, neighborhood-serving restaurants, as opposed to nightclubs and bars. Nightclubs and bars are not eligible for the Restaurant Beverage Program and would still have to undergo a separate approval process.

Will residents have an opportunity to report any potential violations?

Yes. Residents can contact the Los Angeles Department of Building and Safety or the Police Department, depending on the type of violation. Additionally, participating restaurants would be required to display a City-issued decal including information about how to report violations.

What are the next steps?

The City Planning Commission is slated to consider the Restaurant Beverage Program in the coming months. Prior to that public hearing, City Planning will host an information session by webinar in May. Details of this virtual session will be posted at [Planning4LA.org/about/calendar](https://planning4LA.org/about/calendar) once they are available.

Questions and comments may be provided to Roberto Luna: roberto.luna@lacity.org. Media inquiries should be directed to planning.media@lacity.org or (213) 978-1248.