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planning.lacity.org

Decision Date: November 25, 2025

Appeal Period Ends: December 10, 2025

Craig Block (A) (O)
Block Family Trust
2222 E. Damon Street
Los Angeles, CA 90021

Brett Engstrom (R)
LiquorLicense.com
2222 Damon Street
Los Angeles, CA 90021

CASE NO. ZA-2025-3737-CUB
CONDITIONAL USE PERMIT
2222 East Damon Street (2218 - 2222
East Damon Street)
Downtown Community Plan
Zone : [MM1-CDF1-5] [IX4-FA] [CPIO]
C.D. : 14 - Ysabel Jurado
D.M. : 121-5A217
CEQA: ENV-2025-3738-CE
Legal Description: Lots 37 and 38; C. A.
Smith's Third Addition Tract

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 Sections 12.24-W.1 and 13B.2.2 of Chapter 1A of the Los Angeles Municipal Code, I hereby APPROVE:

a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing private membership office/club in the [MM1-CDF1-5] [IX4-FA] [CPIO] 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 a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 5,760 square-foot membership office/club.
 - a. The hours of operation shall be limited to 6:00 a.m. to 2:00 a.m., daily.
 - b. Indoor seating shall be limited to a maximum of 63 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
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. **Live Entertainment.** Live entertainment in conjunction with the membership office/club is limited to a three musicians/singers. Amplified ambience music played by the employees to compliment the dining experience, shall be limited to background music at a low volume. Independent, professional or amateur disc jockeys and/or karaoke are not allowed.
10. All entertainment shall be conducted within a wholly enclosed building; there shall be no live entertainment outdoors at any time.
11. In order to limit any loud music/sound/noise emanating from the subject premises, the applicant(s)/operator(s) shall keep all the facility windows, front doorway and roll-up door of the premises closed.
12. **Private Events.** Any use of the subject tenant space 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.
13. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
14. There shall no Adult Entertainment of any type pursuant to LAMC Section 12.70
15. 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.
16. The applicant shall provide at least one State licensed security guard for every 50 patrons. The guards shall comply with the requirements of the California Business and Profession Code Section 7582.26(f).
17. 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.
18. 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.
19. 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.

20. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
21. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and 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 activity on the subject premises and any exterior area 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 or truancy occur.
22. **Good Neighbor Program.** 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.

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.
23. **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.
24. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
25. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, 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.
26. 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.

27. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
28. 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.
29. 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.
30. In the event that valet parking is provided, the following shall be required:
 - a. The availability of said valet parking and the location of said parking shall be made known to the public via the restaurant menu, a posting of the information at readily visible locations and on the restaurant website. The applicant shall provide a copy of the menu, signs, or web page, for inclusion in the case file.
 - b. A single valet operator shall be on-site who shall be responsible for enforcement of any conditions of this action regarding valet parking.
 - c. Valet parking shall be required to obtain all applicable licenses and/or permits from the Department of Transportation and the Los Angeles Police Department. Proof of licenses and/or permits shall be submitted to the Department of City Planning.
 - d. If valet service is provided, the operator shall comply with Los Angeles Municipal Code Section 103.203 Valet Parking.
 - e. Valet service shall not utilize any local streets for the parking of vehicles at any time.
 - f. Management shall instruct patrons, via posted signs, to drop off/pick up during valet hours at the front of the subject property to minimize the number of patrons accessing parking provided at the rear.

- g. A valid valet parking contract in compliance with this condition shall be submitted to the Department of City Planning. The contract shall be maintained for the life of this grant and shall include the hours of valet service and the number of valet attendants to be provided as well as the valet parking locations. If the valet operator is replaced, a copy of the replacement contract shall be provided to the Development Services Center upon execution of the new contract.
- h. The valet operator shall be required to obtain a valid LAPD Commission Investigation Division (CID) Valet Operator Permit pursuant to LAMC Section 103.203 (b) and each valet attendant shall have a valid CID permit along with a valid California Driver License in their possession while on duty.

Note: Prior to providing valet services, the applicant should e-mail ladot.valetop@lacity.org to begin the application process, review, and approval of valet operations.

- 31. Individual office and meeting rooms may be constructed provided the Applicant/owner or their designee obtains a building permit from the Department of Building and Safety. The plans shall incorporate the following conditions:
 - a. Individual rooms, wall assembly, glass panes, construction materials and structural support shall be approved by the Department of Building and Safety.
 - b. Walls shall be permanently fixed and structurally supported. Movable partitions are not allowed.
 - c. Wall assemblies shall contain a minimum of 48 inches high by 30 inches wide glass panels on one side of each office and meeting room (minimum) and within each doors panel.
 - d. Glass panes shall be tempered and identified by the manufacturer's designation that is required for safety glazing. Each pane shall bear the manufacturer's mark designating the type and thickness of the glass or glazing material. The identification shall not be omitted and shall comply with LAMC 2406.3 for safety glazing.
 - e. No locking hardware of any kind shall be installed on any door to an office and meeting room. Doors shall remain unlocked and unobstructed at all times. Door locks, locking chains, deadbolts, door stops or similar devices are prohibited.
 - f. Glass panes into all office and meeting rooms, including glass panes in doors, shall remain unobstructed at all times.

- g. The lighting in office and meeting rooms shall not be equipped with dimmers. Each office and meeting room shall be lit by at least one light source measuring the equivalent of 60 watts or more for every 100 square feet of floor area.
- 32. The establishment shall not be leased or contracted out to third party promoters that will require a cover charge or prepayment for admission to the establishment for uses such as or similar to rave parties, electronic music parties, or record release parties advertised and open to the general public.
- 33. Line queuing on any public sidewalk or expanse adjacent to the subject property is prohibited. There are to be no ropes or other types of barriers put up along any adjoining public right-of-way.
- 34. In the event that the owner/operator should change, the owner/operator shall present to the Downtown Los Angeles Neighborhood Council, Planning and Land Use Committee.
- 35. Adequate security lighting shall be installed along the exterior frontage along Damon Street.

ADMINISTRATIVE CONDITIONS

- 36. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
- 37. **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.

38. 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.
39. 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.
40. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her 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.

41. **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. Unless otherwise provided in Chapter 1A, Chapter 1 (General Provisions and Zoning), or in a project's conditions of approval, any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision makers that is not effectuated within three years of its effective date becomes null and 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 13A.2.7.G. of the Los Angeles Municipal Code provides:

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

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 public comments received 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 and prerequisites for approving a conditional use permit as enumerated in Section 13B.2.2.H, of the Municipal Code have been established by the following facts.

BACKGROUND

The subject property is comprised of two (2) lots measuring 8,015 square-feet. The property has a frontage of approximately 80 feet along Damon Street and depth of approximately 100 feet. The property is zoned [MM1-CDF1-5] [IX4-FA] [CPIO] with a land use designation of Hybrid Industrial within the Downtown Community Plan Area and is within subareas A, A.2, A.4 and D of the Downtown Community Plan Implementation Overlay District (CPIO). The property is located within an Urban Agriculture Incentive Zone. The property is not within a Very High Fire Hazard Severity Zone, Special Grading Area, Liquefaction Zone, and is located 0.66 kilometers from the nearest fault (Puente Hills Blind Thrust).

The site is currently developed with a one-story commercial building and a surface parking lot. The proposed project involves the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,760 square foot private membership office/club with a total of 63 seats with live entertainment of up to three (3) musicians/singers/speakers and hours of operation from 6:00 a.m. to 2:00 a.m., daily.

SURROUNDING PROPERTIES

Surrounding properties are within the [MM1-CDF1-5] [IX4-FA] [CPIO] zone and are developed with a mix of retail, light industrial and commercial uses. The property to the north across Damon Street and is improved with commercial uses. The property to the south across the alley and to the west is improved with a pallet supplier. The abutting property to the east is improved with a wholesaler.

STREETS

Damon Street, adjoining the subject property to the north, is a Local Street – Standard with a Roadway width of 36 feet and a Right-of-Way width of 60 feet, and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

The abutting 15-foot Alley to the south, is improved with asphalt roadway.

Previous relevant cases, affidavits, and orders on the subject property:

Case No. ZA-2000-2503-ZV – On October 25, 2000, the Zoning Administrator approved a Variance to permit the construction, use and maintenance of a 5,660 square-foot industrial building/warehouse with 4 parking spaces in lieu of the required 11 parking spaces.

Cases on Surrounding Properties:

A search of relevant cases within 1000-feet of the project site utilizing PTCS was conducted.

Case No. CPC-2021-4259-CU-CUB-SPR – At its meeting of May 16, 2022, the City Planning Commission approved a Conditional Use to permit a Major Development Project to allow the renovation and change of use of the existing 558,918 square foot printing plant and 23,005 square foot maintenance building to 584,400 square feet of sound stage, production support, office, and ancillary uses, and the construction of new buildings to provide approximately 249,790 square feet of sound stage, production support, office and ancillary uses; and approved a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three dining establishments with hours of operation from 7:00 a.m. and 2:00 a.m. daily, and approved a Site Plan Review for a project that results in 50,000 gross square feet or more of non-residential floor area, located at 1820 – 2120 East 8th Street.

Case No. ZA-2019-5636-CUB – On April 2, 2020, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant, gallery/café and private lounge, located at 1580-1590 East Industrial Street.

Case No. ZA-2019-812-MPA – On April 22, 2019, the Zoning Administrator approved a Main Plan Approval to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant, located at 777 South Alameda Street Unit 114.

Case No. ZA-2018-6299-MPA – On May 14, 2019, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction an existing restaurant, located at 767 South Alameda Street Unit 122 (757-787 South Alameda Street, 1318-1320 East 7th Street).

PUBLIC CORRESPONDENCE

A correspondence dated October 14, 2025, was received from the Downtown Los Angeles Neighborhood Council (DLANC) in support of the proposed project with recommended conditions of approval.

PUBLIC HEARING

A public hearing was held virtually by the Zoning Administrator over Zoom Webinar on Wednesday, October 29, 2025, at approximately 10:00 a.m. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

Brett Engstrom, the project representative, presented the project and stated the following:

- Pending Conditional Use request for full line of alcoholic beverages for on-site consumption
- ABC License Type 57; private club
- Members and their guest; not open to general public
- Convoluted hybrid/industrial uses
- Area is industrial uses and block – produce, seafood, pallets
- Regular business hours
- Constructed in 2001
- On-site parking in front; 4 spaces
- Exterior six-foot high metal fence; closed most hours,
- Business office; seating for 63 seats and small kitchen use
- Private work space; tenants and club owners are members
- Tenants are mostly for restaurant promotion; small gatherings
- Alcohol will be for tenants and guests
- Three musicians and speakers
- No dancing; live is background and major component
- Hours are 6:00-2:00, daily; 6:00 am is for the business; hours are for events for later
- Neighborhood Council support letter in file
- Council District 14 appreciates outreach with Neighborhood Council
- Check membership - all tenants is a member; limitation to buildings; new chef demonstration; no one from general public; private club
- Business office; similar business operation as WeWork; some have beer; similar to grant that was approved in Venice three to four years ago
- Added amenity; full kitchen; portable rolling stations for the chefs; 6'x12' islands may be moved to seating areas; one dispensing service area for alcohol
- You are invited; buzzer; patron door; currently in operation,
- If there is an event; the office can be opened; related industry and co-worker
- The first one; The Carving Block
- Business office and manager office; during the day they have clients to discuss projects to new chefs; all tenants will be 95% hospitality industry

- Live entertainment – no patron dancing, background ambience, can limit the hours of entertainment, not private entertainment club
- The existing doors are existing; offices and rooms are glass
- Constructed as an industrial buildings; roll up door to allow fresh air; will be closed during live entertainment
- LA Times building; no activity back that way; no one to annoy; activity will help the safety
- Will submit posting and mailing affidavit

Officer Johanna Martinez, representing LAPD, stating the following:

- Very industrial area
- Events can close at 2:00 a.m.
- Issues in the surrounding the area with a lot of illegal warehouse parties; ending at 6:00 a.m.
- Parties do generate other crimes; vehicles get broken into
- How do you facilitate parking, valet or parking lot?
- How is security?
- How many security guards?
- What time is your last time for alcohol service
- How do you prevent patrons driving drunk.
- Don't oppose the request for the CUB
- Hope to meet applicant in person
- Would like to go on a site visit
- Will submit a case file if opposed

Brett Engstrom, responded with the following:

- Will reach out to do a site visit or early next week
- Closing times at 2:00 a.m. is for flexibility
- Parking - small on-site with four spaces; with valet can park more for tenants and employees; events will not be 100 people nor 50 people; parking attendant to park on the street; car broken into not highly
- Security – events 10-15 people would not trigger security; 50 people will have security
- Will discuss what LAPD
- 63 seating; small gatherings; 50 or more will have security and will confirm those numbers,
- Gate at sidewalk; events not to have a queue; security at the gate
- If there is no event, it's an office use 95% of the time; members will be met at the door at the building; at the front door to guest room

The Zoning Administrator closed the public hearing and stated to keep the case under advisement for three weeks to allow the applicant to meet with LAPD for a site visit and to submit the CPIO referral form.

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 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.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.

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 and (Class 2 Conditional Use Permit) Section 13.B.2. of Chapter 1 of the Zoning Code. In order for the sale and dispensing of a full line of alcoholic beverages for on-site consumption be authorized, certain designated findings have to be made.

CONDITIONAL USE FINDINGS

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

The subject property is comprised of two (2) lots measuring 8,015 square-feet. The property has a frontage of approximately 80 feet along Damon Street and depth of approximately 100 feet. The property is zoned [MM1-CDF1-5] [IX4-FA] [CPIO] with a land use designation of Hybrid Industrial within the Downtown Community Plan Area and is within subareas A, A.2, A.4 and D of the Downtown Community Plan Implementation Overlay District (CPIO). The property is located within an Urban Agriculture Incentive Zone. The property is not within a Very High Fire Hazard Severity Zone, Special Grading Area, Liquefaction Zone, and is located 0.66 kilometers from the nearest fault (Puente Hills Blind Thrust).

The property is currently improved with a one-story commercial building and surface parking lot. The proposed project involves the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,760 square foot private membership office/club with a total of 63 seats with live entertainment of up to three (3) musicians/singers/speakers and hours of operation from 6:00 a.m. to 2:00 a.m., daily.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The request is to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption within the subject creative office/private membership club to allow the applicant the ability to attract creative professionals to utilize the space and provide a benefit to the members using the space. In addition, the grant to allow the ancillary alcohol service has been well conditioned to ensure that that use will not adversely impact neighboring properties. As such, the project will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city and region.

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 property is currently within the built environment and is improved with commercial building including the subject creative office space/private membership club. The subject request is for a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,760 square foot private membership office/club with a total of 63 seats with live entertainment of up to three (3) musicians/singers/speakers and hours of operation from 6:00 a.m. to 2:00 a.m., daily.

Surrounding properties are within the [MM1-CDF1-5] [IX4-FA] [CPIO] zone and are developed with a mix of retail, light industrial and commercial uses. The property to the north across Damon Street and is improved with commercial uses. The property to the south across the alley and to the west is improved with a pallet supplier. The abutting property to the east is improved with a wholesaler.

The subject establishment will be maintained as a creative office space. The sale and dispensing of alcohol will be ancillary to the primary use of the subject property. Incidental live entertainment will be limited to 24 times per year. There will be no public dancing. The applicant and any noise at the property will be subject to the City's Noise Ordinance. Furthermore, the Zoning Administrator has imposed numerous conditions to prevent adverse impacts and integrate the use into the neighborhood. Conditions address the mode and character remaining a creative office space and private membership club, responsible management, addressing of nuisance, and surveillance and training. In addition, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to. Therefore, 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 of the community.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements.

The Land Use element of the City's General Plan divides the City into 34 Community Plans. The subject property is zoned [MM1-CDF1-5] [IX4-FA] [CPIO] and located within the Downtown Community Plan area. The Community Plan Map designates the property for Hybrid Industrial land use with the corresponding zones of LB2, LM1, MB1, MB2, MM1 Form; IX3, IX4 uses and FA density. The subject property's zoning is consistent with the General Plan's land use designation for the site. The subject creative office/private membership club is consistent with this zone and land use designation. Hybrid Industrial areas preserve productive activity and prioritize employment uses but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The conditional authorization for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the site is allowed through the approval of the Zoning Administrator, subject to certain findings.

The Downtown Community Plan is to aims to encourage synergy through a greater mix of uses. The proposed use of the subject site is consistent with the following goal and objective identified in the Downtown Community Plan:

LU 31.1 Encourage the development of flexible spaces that can accommodate a variety of job producing industries.

LU 31.2 Ensure a thoughtful mix of land uses including amenities to serve the evolving creative employee base and live/ work community.

LU 33.3 Enhance livability by expanding access to commercial and institutional services and amenities.

LU 32.5 Promote opportunities for resource and knowledge sharing, collaboration, and coordination among local businesses and industries.

The proposed use of the site conforms with the intent, purpose, and provisions of the General Plan and the Downtown Community Plan and advances the goals of the plan by offering a service that will strengthen viable commercial development in the community. The availability of the sale and dispensing of a full line of alcoholic beverages for on-site consumption is an amenity that will allow the creative office/private membership club the flexibility in the types of content that is created on the subject site, such as the use of a test kitchen. Moreover, the proposed use will contribute to furthering the development of surrounding area and provide an amenity to employees of the area. Therefore, the proposed use of the subject site conforms to the intent, purpose, and provisions of the General Plan and the Downtown Community Plan and advances the objectives and intent of the plan by offering a service that will address the needs of the creative office/private membership club.

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

The subject site is located in the Downtown Community Plan area. The property is developed with a commercial building which includes the subject created office/private membership club and is zoned for hybrid industrial uses. It will continue being utilized as such with the sale and dispensing of a full line of alcoholic beverages for on-site consumption. The Downtown Community Plan area encompasses several commercial thoroughfares that provides a variety of services and amenities. The availability of amenities such as on-site consumption of alcoholic beverages in association with employee-based establishments encourages the success of a local businesses by enabling said business to provide a variety of creative options. The location is proper in relation to adjacent uses as it is located on a site zoned for hybrid industrial uses and surrounded by a varied assortment of urban uses.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are alleviated by the imposition of conditions requiring responsible management and deterrents against loitering. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program or the Department of Alcoholic Beverage Control's Licensee Education on Alcohol and Drugs (LEAD) Program. In addition, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to.

Furthermore, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. Additional conditions have been included to ensure the operation provides adequate security measures, includes a surveillance system, and adequate lighting, adherence to the City's Noise Ordinance, and responsible management practices. Both the Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, as conditioned herein, the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the creative office/private membership club will not adversely affect the welfare of the pertinent community.

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

According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, two (2) on-sale and one (1) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 2060.51. Data provided on the ABC's License Query System indicate that there are 53 existing on-site and nine (9) existing off-site alcoholic beverage licenses within the subject Census Tract.

According to statistics provided by the Los Angeles Police Department Newton Division, which has jurisdiction over the subject property within Crime Reporting District No. 1309, a total of 268 crimes were reported in 2024 (172 Part I Crimes and 96 Part II Arrests) compared to the citywide average of 89 crimes and arrests and the high crime average of 106 crimes for 2024. In 2024, there were (0) Drug Abuse Violations, (0) Driving Under the Influence, (0) Liquor Law, (0) Disorderly Conduct and (15) All Other Offenses. 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.

Concentration can be undue when the addition of a license will negatively impact a community. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license will benefit the public welfare and convenience. The subject site is located within a Census Tract where the number of active on-site ABC licenses exceeds ABC guidelines above the number allocated for the census tract. In active commercial areas where the demand for alcohol licenses is in excess of the allocated number and where an over-concentration of licenses is suggested the ABC has recognized that high activity retail, entertainment, commercial centers, and designated points within a community are supported by population that may benefit from convenience and therefore an increase in the approved licenses for the census tract may occur. Additionally, the California Department of Alcoholic Beverage Control has the discretion to approve or deny an application based on evidence of the effects of normal operations on the public welfare and quiet enjoyment of property by residents. The crime rate in the reporting district where the subject site is located is significantly higher than those rates identified for the City. However, no evidence was submitted for the record establishing any link between the subject site and the area's crime rate.

The operation and alcohol consumption on-site would not lead to an undue concentration of alcohol licenses and is not expected to result in any nuisance activity or contribute to the areas crime rate. Negative impacts commonly associated with the sale and dispensing of such as criminal activity, public drunkenness, and loitering are minimized by the conditions of approval that are imposed by this grant. Furthermore, LAPD attended the hearing and stated non-opposition of the proposed project. Therefore, there will not be an undue concentration with the subject project that involves the existing creative office/private membership club.

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

The site is zoned for hybrid industrial uses and will continue to be utilized as such with the creative office/private membership club. There are no sensitive and residential uses observed within 1,000 feet of the project site. However, the grant has been well conditioned to protect the health, safety, and welfare of the surrounding properties. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. The project will contribute to the neighborhood and will serve the employees of the creative office/private membership club as well as visitors. Therefore, as conditioned, the project will not detrimentally affect nearby residentially zoned communities or any other sensitive uses in the area.

FLOOD HAZARD FINDING

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. 172,081, have been reviewed and it has been determined that this project is located outside a flood zone.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day of the appeal period in order to appeal the determination. Should the final day fall on a weekend or a legal City holiday, the time for filing an appeal will be extended to 4:30 PM (PST) on the next following working day. Appeals should be filed early to ensure that the Department of City Planning Development Services Center (DSC) staff have adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN- PERSON APPEAL FILINGS



QR Code to Forms for In-Person Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. The Department of City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

DEPARTMENT OF CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

| Office | Address | Phone Number | Email |
|--|--|----------------|--|
| Metro DSC | 201 N. Figueroa Street 4th Floor Los Angeles, CA 90012 | (213) 482-7077 | planning.figcounter@lacity.org |
| Van Nuys DSC | 6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401 | (818) 374-5050 | planning.mbc2@lacity.org |
| South LA DSC <i>Tuesday and Thursday Only</i> | 8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044 | (213) 978-1465 | planning.southla@lacity.org |

Department of 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.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

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).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning’s Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination.

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

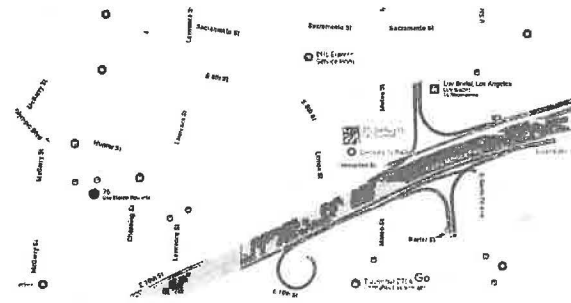
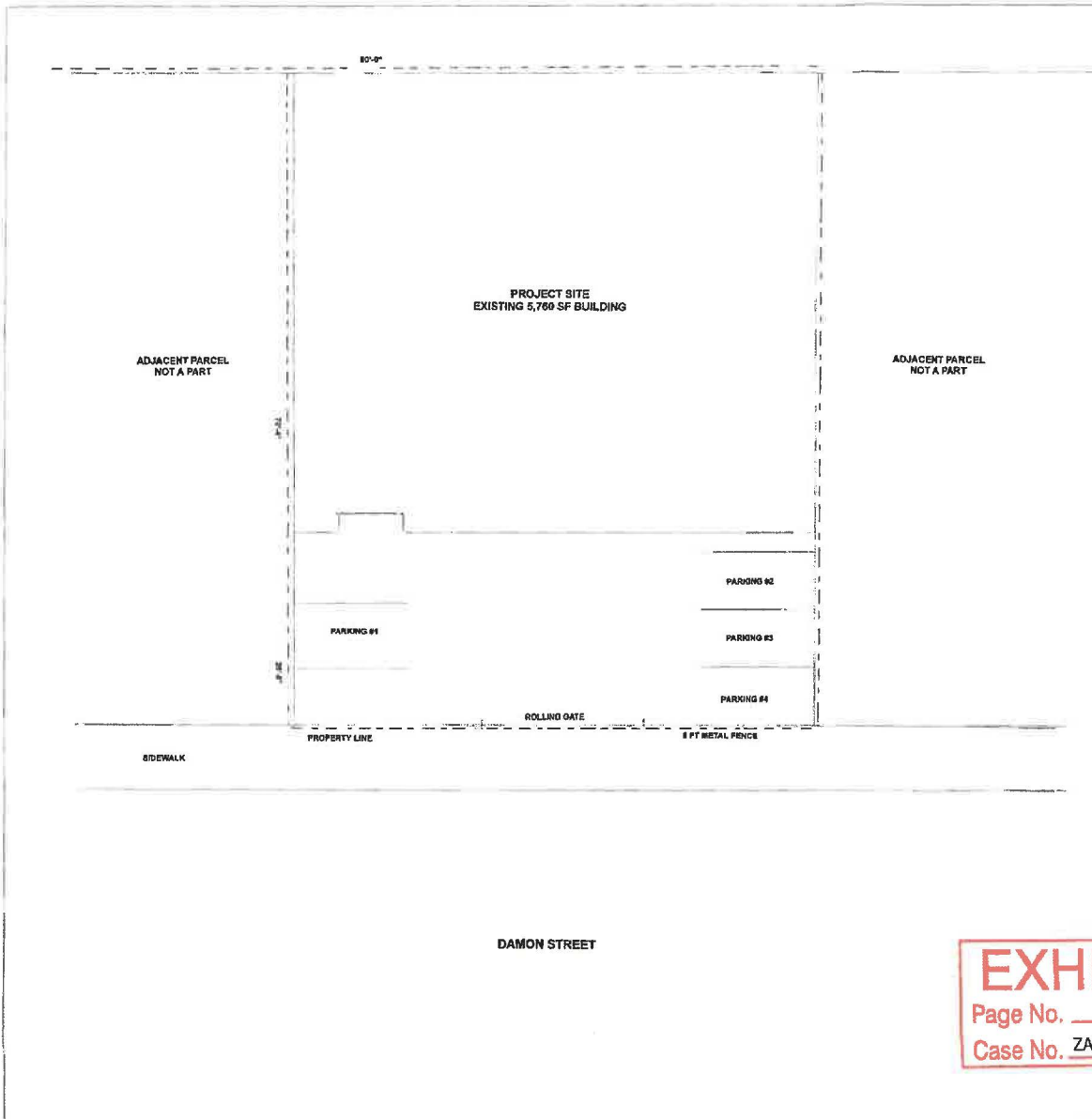
Inquiries regarding the matter shall be directed to Michelle Carter, Department of City Planning at michelle.carter@lacity.org or (213) 978-1262.



CHRISTINA TOY LEE
Associate Zoning Administrator

CTL:MC:nm

cc: Councilmember Ysabel Jurado
Fourteenth Council District
Neighborhood Council
Adjoining Property Owners



ZA-2025-3737

PROJECT SITE
2222 E. DAMON ST.
LOS ANGELES, CA 90021

LOTS: 37, 38
BLOCK: NONE
TRACT: C.A. SMITH'S THIRD
ADDITION
APN: 8165-022-018

LOT AREA: 8,015.4 SF

ON-SITE PARKING: FOUR SPACES

PROJECT AREA: 5,760 SF

SEAT COUNT: 63

SEVEN OFFICES
16 CUBICLES
2 MEETING ROOMS

EXHIBIT "A"

Page No. 1 of 2

Case No. ZA-2025-3737

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

↓
NORTH

