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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
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DEPUTY DIRECTOR

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June 23, 2026

Mark Prior (A)
The California Wine Exchange LLC
5425 Bellingham Avenue, Unit 3
Valley Village, CA 91607

BIR Met Lofts, L.P Jack R. Dent
Managing Director (O)
One Beacon Street, 24th Floor
Boston, MA 02108

Veronica Becerra (R)
Rabuild Commercial Services LLC
449 West Foothill Boulevard, Unit 157
Glendora, CA 91741

CASE NO. ZA-2025-5537-CUB
LETTER OF CORRECTION
1050 South Flower Street, Unit 167
Downtown Community Plan
Zone: [HB3-G1-5][CX3-FA][CPIO-O]
C.D: 14 - Jurado
D.M.:127-5A207
CEQA:ENV-2025-5538-CE
Legal Description: Fr. of Lots No. 14 to
29, Block 72, W.M. Williams
Subdivision of Block 73 and 72 of
ORD's Survey, and Fr. of Lot Lot A,
Tract 1925

On June 2, 2026, the Zoning Administrator approved a A Class 2 Conditional Use to permit the sales of beer and wine for on- and off-site consumption in conjunction with a proposed 3,880 square-foot wine bar, pub, and tavern with live music, including a 1,200 square-foot covered outdoor patio area in the [HB3-G1-5] [CX3-FA] [CPIO-O] Zone.

On June 10, 2026, the applicant representative contacted the Zoning Administrator requesting a Letter of Correction to revise three conditions that contain errors.

First, the Zoning Administrator recommended several alcohol sales conditions to the California Department of Alcoholic Beverage Control. These conditions are shown on Page Nos. 20 and 21. There are two conditions that require revision to reflect the approved establishment as a wine bar and not a private membership club; the applicant wishes to conduct instructional tasting with the use of portable bar(s); and, that the grant permits off-site sales.

Second, the project site is located within a mixed-use building with ground floor commercial tenant spaces only. It is not a shopping center with a surface parking lot or a parking structure. Condition No. 28 refers to the approved wine bar located in a shopping center with parking which requires corrections.

The Zoning Administrator reviewed the applicant's request and the June 2, 2026, decision letter, and agrees that there are inadvertent errors on the mode and character of the business in the grant, and that instructional tasting with portable bar(s) for a wine bar is a reasonable request.

Therefore, I am hereby modifying a Condition recommending to the California State Alcoholic Beverage Control to the following:

28. **MODIFY** – Staff will monitor the immediate vicinity in order to ensure that no public consumption of alcoholic beverages occurs. Staff will also be responsible to constantly monitor and ensure patrons do not take open alcoholic beverages for on-site and off-site consumption beyond the entrance doors. ~~onto the shopping center common area and the parking lot.~~
- **MODIFY** – There shall be no service, sales or possession of an alcoholic beverage on any sidewalk area. ~~There shall be no off-site sales of alcoholic beverages.~~ No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
 - **MODIFY** – No self-service of alcoholic beverages ~~or portable bar~~ is permitted. Any alcoholic beverage sold or dispensed for on-site consumption shall be served at tables or sit-down counters by employees of the wine bar ~~private membership club.~~

All other Conditions of Approval Case No. ZA-2025-5537-CUB shall remain unchanged



JACK CHIANG
Associate Zoning Administrator

JC:MC

CC: Councilmember Ysabel Jurado
Fourteenth Council District

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Decision Date: June 2, 2026

Appeal Period Ends: June 17, 2026

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The California Wine Exchange LLC
5425 Bellingham Avenue, Unit 3
Valley Village, CA 91607

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Managing Director (O)
One Beacon Street, 24th Floor
Boston, MA 02108

Veronica Becerra (R)
Rabuild Commercial Services LLC
449 West Foothill Boulevard, Unit 157
Glendora, CA 91741

CASE NO. ZA-2025-5537-CUB
CONDITIONAL USE
1050 South Flower Street, Unit 167
Downtown Community Plan
Zone: [HB3-G1-5][CX3-FA][CPIO-Q]
C.D: 14 - Jurado
D.M.:127-5A207
CEQA:ENV-2025-5538-CE
Legal Description: Fr. of Lots No. 14 to
29, Block 72, W.M. Williams
Subdivision of Block 73 and 72 of
ORD's Survey, and Fr. of Lot Lot A,
Tract 1925

Pursuant to California Environmental Quality Act (CEQA), I hereby DETERMINE:

based on the whole of the administrative record that the Project is exempt from the 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 States CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1 and Chapter 1A Section 13B.2.2, I hereby APPROVE:

A Class 2 Conditional Use to permit the sales of beer and wine for on- and off-site consumption in conjunction with a proposed 3,880 square-foot wine bar, pub, and tavern with live music, including a 1,200 square-foot covered outdoor patio area in the [HB3-G1-5] [CX3-FA] [CPIO-O] Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard 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 Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.

7. Authorized herein is the sale and dispensing of beer and wine for on-site consumption, and the ancillary sale of beer and wine for off-site consumption in conjunction with a proposed 3,880 square-foot wine bar, pub, and tavern including a 1,200 square-foot covered outdoor patio area. The grant shall be subject to the following limitations:
 - a. Indoor seating shall be limited to a maximum of 72 seats.
 - b. Outdoor seating shall be limited to a maximum of 36 seats within the covered outdoor patio along 11th Street and Hope Street frontage.
8. Hours of operation shall be limited to 10:00 a.m. to 2:00 a.m., daily, for the interior space; and 10:00 a.m. to 10:00 p.m., daily, for the outdoor patio area. 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. No portion of the wine bar shall be deemed to be "private", for the purpose of dispensing alcoholic beverages to selected patrons. No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private room with a separate access door shall be permitted.
10. No booths or group seating shall be installed with dividers or partitions between them that are more than 54-inches high. No partitions, dividers or curtains shall be installed that restrict, limit or obstruct the clear observation of the occupants.
11. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70. No conditional use for dancing has been requested or approved herein. Dancing is prohibited. The applicant shall not accommodate, arrange or endorse any dancing features in any fashion.
12. Live entertainment shall be limited to solo or duo musicians playing acoustic music only within the enclosed building. The operator shall submit a copy of Café Entertainment and Shows (CES) Permit from Los Angeles Police Department (LAPD) Commission for live entertainment if LAPD determines such permit is required.
13. Ambient and background music at a low volume is permitted, and any music played at the outdoor patio area shall cease at 9:00 p.m. The operator shall be mindful of keeping low volume and avoid playing ambient music selections with heavy bass and fast tempo resulting sound, beats, and vibration nuisance traveling beyond the premises.

14. Entertainment of any kind including, but not limited to, patron dancing, Disc Jockey, jukebox or karaoke nights is prohibited. No pay phone, coin-operated electronic, video or mechanical games, or pool or billiard tables shall be maintained upon the premises at any time.
15. Any use of the wine bar for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
16. The wine bar shall not be leased to promoters or music groups or similar entities for nightclub or concert activity at any time. At no time will the premises host raves, a dance club, or other similar events. There shall be no admission or cover charge at any time.
17. 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.
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. Storefronts of the ground floor wine bar shall retain transparency at all times to allow for eyes on the street and pedestrian safety.
20. Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different and a notice shall be placed therein stating California State Law prohibits the sale of alcoholic beverages to persons under the age of twenty-one years or to intoxicated persons and no such sales will be made.
21. A "No Alcohol beyond this point" shall be posted at the wine bar exit(s).
22. Prior to the utilization of this grant, an electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages 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.

23. **STAR/LEAD/RBS Training.** Within the first six months of already selling alcohol, 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 "Responsible Beverage Service" (RBS) training program. A record of the completion of a training program shall be maintained and shall be transmitted to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR/LEAD/RBS training shall be conducted for all new hires within two months of their employment.
24. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Additionally, a copy shall be provided to all employees who shall sign an acknowledgment form stating that they have read and understood all the California State Department of Alcoholic Beverage Control (ABC) conditions as well as all the conditions of this grant. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request.
25. 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 State Department of 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 and truancy occur.
26. The applicant, owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.
27. The operator shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

28. Staff will monitor the immediate vicinity in order to ensure that no public consumption of alcoholic beverages occurs. Staff will also be responsible to constantly monitor and ensure patrons do not take open alcoholic beverages for on-site and off-site consumption beyond the entrance doors onto the shopping center common area and the parking lot.
29. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.
30. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor areas in accordance with Los Angeles Municipal Code Section 41.50 B 1 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
31. The owner or the operator shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.
32. Any live music or ambient music shall not be audible beyond the area under the control of the applicant. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City inspector 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.
33. Trash or recycling deposit in the dumpsters or bins shall be carried out quietly with respectful manner to the neighbors. Outside disposal of trash and glass bottles shall be conducted only between the hours of 9 a.m. to 8 p.m., daily. Trash and glass bottles shall be deposited into the trash bin quietly. Sorting of glass bottles shall be conducted indoors only within the permitted business hours.

34. The establishment shall make an effort to control any unnecessary noise made by restaurant staff or any employees contracted by the restaurant, or any noise associated with the operation of the establishment, or equipment of the restaurant.
35. 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 outside of the subject facility. The licensee shall keep the property adjacent to the licensed premises and under the control of the license, clear of newspaper racks, benches, pay telephones, and any other objects which may encourage loitering. The applicant shall be responsible for ensuring persons are dissuaded from loitering on or immediately around the subject restaurant premises.
36. The owner/restaurant operator shall at all times maintain the abutting public access ways free of obstruction as well as maintaining the premises and adjoining sidewalk free of debris or litter.
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) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
38. Prior to the utilization of this grant, 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 entry, customer service desk, and front desk or near the hostess station visible to the public.

39. 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. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning.
40. A copy of the conditions of this letter of determination and a copy of any Business permit, insurance information, security and any emergency contact phone numbers shall be maintained in the office at all times and produced immediately upon request of LAPD, the Zoning Administrator, the Department of Building and Safety, the State Department of ABC, or other enforcement agency.
41. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-I (Miscellaneous Plan Approval), 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 300-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.
42. Should there be a change in the ownership and/or the operator of the business, the property owner, business owner, or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this

approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation. The new business owner/operator shall present his/her new ownership to the Downton Los Angeles Neighborhood Council for comments.

43. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the 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 this public hearing for nuisance abatement/revocation purposes.

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

The 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 includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on May 7, 2026 all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Conditional Use under the provisions of Chapter 1 Sections 12.24 W.1 and Chapter 1A Section 13B.2.2 of the Los Angeles Municipal Code have been established by the following facts:

BACKGROUND

The subject site is a level rectangular shaped parcel of land, that is bounded by Flower Street to the west, Hope Street to the east and 11th Street to the south. The site is improved with an 8-story mixed-use building known as the Met Lofts. The proposed wine bar, pub, and tavern will occupy a vacant tenant space on the ground floor of the building. The tenant space is located on the southeast corner of 11th Street and Hope Street.

The applicant is requesting a Class 2 Conditional Use Permit to allow the sale of beer and wine for on- and off- site consumption with live entertainment (jazz music, piano, and vocalist) in conjunction with a proposed 3,880 square-foot wine bar, pub, and tavern. The establishment includes 72 interior seats, and a 1,200 square-foot covered outdoor patio with 36 seats, for a total of 108 seats. Alcohol will be served within both the interior and exterior. Proposed hours of operation for the interior are from 10:00 a.m. to 12:00 a.m., Sunday through Tuesday, and 10:00 a.m. to 2:00 a.m., Wednesday through Saturday. Proposed hours of operation for the outdoor patio are from 10:00 a.m. to 10:00 p.m., daily.

The subject property is located within the Downtown Community Plan. The Community Plan designates the subject property for Transit Core land uses, corresponding to the HB1, HB2, HB3, HB4, and HB5 Form, CX2, CX3, and CX4 Use, and FA Density Zones. The subject property is zoned [HB3-G1-5][CX3-FA][CPIO-O] thus consistent with the existing land use designation. The subject property is also located within the Transit Priority Area (ZI-2452), MTA Right-of-Way (ROW) Project Area (ZI-1117), Environmental Protection Measures for Residential Projects with Five or More Units (Oil Wells) (ZI-2536), State Enterprise Zone (ZI-2374), Downtown Streetcar (ZI-2450), Community Plan Implementation Overlay: Downtown Subarea A, Los Angeles Sports and Entertainment District, Urban Agriculture Incentive Zone, Fire District No. 1, Methane Hazard Site, Greater South Park Business Improvement District, and is .12 km from the Puente Hills Blind Thrust Fault Zone.

SURROUNDING PROPERTIES

Surrounding properties within 500 feet of the subject site are improved with a mix of commercial and residential uses. Properties to the north across Olympic Boulevard include multi-family residential, office, parking, restaurant, hotel and theaters in the [HB5-SH1-5][CX4-FA][CPIO-SN] and the Los Angeles State Enterprise Zone including the

Nokia Theater, and the L.A. Live Complex. Properties to the west include multi-family residential and sports land uses in the [HB5-SH1-5][CX4-FA][CPIO-O] and the Los Angeles State Enterprise Zones including Crypto.com Arena; properties to the south include multi-family residential, office restaurant, retail and parking uses in the [HB5-SH1-5][CX4-FA][CPIO-O] Zone; and properties to the east include multi-family residential, retail, office and warehouse uses in the [HB3-SH1-5][CX2-FA][CPIO-O] Zone.

STREETS

11th Street, adjoining the property to the south, is a designated Modified Collector, with a dedicated width of 64 feet and fully improved with asphalt roadway, concrete curb, gutter and sidewalk.

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

Hope Street, adjoining the property to the east, is a designated Avenue II, with a dedicated width of 86 feet and fully improved with asphalt roadway, concrete curb, gutter and sidewalk.

The property is served by public transit including the Metro Rail: Metro Blue Line 801, Metro Expo Line 806; Metro Local Lines: 28, 81, 442, 460, 728; and Dash Lines: F and D.

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

Case No. ZA-2007-319-CUB – On June 26, 2007, the Zoning Administrator approved a conditional use to permit the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption as a use accessory to a restaurant and dismissed a request for the sale of alcoholic beverages from a proposed 3,725 square-foot restaurant for on-site consumption inasmuch as that facility is not a restaurant but rather a "wine bar" or "wine store" having no kitchen and as further confirmed by the site plan which refers to that lease space as "non restaurant", within Unit 101.

Case No. ZA-2007-2631-CUB – On September 6, 2007, the Zoning Administrator approved a Conditional Use permit to allow the sale and dispensing of beer and wine for on-site consumption and the sale of a full line of alcoholic beverages for offsite consumption in conjunction with a wine store with wine tasting.

Case No. ZA-2007-319-CUB-PA1 – On February 28, 2008, the Zoning Administrator approved plans to allow the addition of a patio with seating for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant previously approved by Conditional Use (ZA 2007-319-CUB), within Unit 101.

Case No. ZA-2014-3066-CUB – On July 17, 2015, the Associate Zoning Administrator approved a Conditional Use permit to allow the continued sales and dispensing of a full line of alcoholic beverages for on-site consumption and live entertainment in conjunction with the expansion of an existing restaurant.

Permit No. 02010-10000-04361 – On August 11, 2011, a proposed 8-story Type I Mixed-Use Multi-Family residential and commercial use building with 253 units was issued a Certificate of Occupancy.

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

Staff utilized a 500-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages.

Case No. ZA-2001-5417-CUB – On June 18, 2002, the Associate Zoning Administrator approved a request for a Conditional Use Permit, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, at 1037 South Flower Street.

Case No. ZA 2009-3230-CUB - On April 5, 2010, the Zoning Administrator approved a Conditional Use permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant at 1111 South Hope Street, Suite 100.

Case No. ZA 2008-4313-CUB - On September 30, 2009, the Zoning Administrator denied a request for the sale and dispensing of beer and wine for off-site consumption in conjunction with a 24-hour mini-market and service station with alcohol sales from 7:00 a.m. to 1 :00 a.m. daily at 504 Olympic Boulevard.

Case No. ZA 2010-1669-CUB - On February 2, 2012, 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 at 1111 South Hope Street, Suite 110.

Case No. ZA 2012-0670-CUB – On June 25, 2013, the Zoning Administrator approved a Conditional Use permit to allow the sale of beer and wine for off-site consumption in conjunction with an existing 1,809 square-foot gas station and convenience market at 1001 South Grand Avenue.

Case No. ZA-2013-2836-CUB – On March 14, 2014, the Associate Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 1,948 square-foot private club at 714 West Olympic Boulevard.

PUBLIC CORRESPONDENCE

Downtown Los Angeles Neighborhood Council issued a letter on December 9, 2025, supporting the project. The Neighborhood Council recommended three conditions regarding a Neighborhood Council review of the establishment if there is a change of ownership; outdoor noise; and store front transparency.

PUBLIC HEARING

A Notice of Public Hearing was sent to owners and occupants within a 300-foot radius. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions, or present testimony regarding the project. The public hearing was held on May 7, 2026, approximately at 9:30 a.m. and was conducted entirely telephonically.

The applicant provided the following comments:

- The applicant and the operator, California Wine Exchange, is proposing a wine bar with wine tasting including a retail wine shop.
- The premises are located in the Downtown community known as South Park.
- The tenant space is on the ground floor of a mixed-use building located at 1050 South Flower Street and on the 11th Street side of the building.
- The proposed project is a unique hybrid wine bar offering wine country experience through the expertise of the operator.
- The business will offer a specialized tasting room that brings the best of California wine selections to the Downtown community.
- The operation will provide a welcoming space for patrons for tasting and purchasing exceptional California wines.
- Locals will also have the opportunity to purchase fine wines for enjoyment on- and off-site.
- The California Wine Exchange is seeking both the Type 42 on-site wine and beer sales license as well as the Type 20 off-site beer and wine sales license.
- Craft beers will also be available for patrons, but beer is not the focus.
- The environment provides comfortable couches and lounge chairs, and fosters a unique social atmosphere complemented by a bar with stools for wine tasting via glass or bottle service.
- There is also an outdoor patio with seating, which will close to patrons at 10:00 p.m., daily.
- No minors will be allowed within the premises.
- A small food menu featuring fresh salads, picnic sandwiches, and charcuterie boards will be available to enhance the tasting experience.
- To further immerse the guests in the world of wine, the environment will feature multiple large screens showcasing videos and images of vineyards, wine country and the wine making process.

- There are plans to host live jazz artists for an elevated experience.
- The vision extends beyond simply serving wine. The operator will host panel discussions with multiple wine makers on a weekly basis addressing a variety of themes such as women and wine, micro wineries, and unique challenges faced by winegrowing regions. These discussions will help foster a deeper appreciation for the craft and culture of winemaking among patrons.
- The operator met with the Los Angeles Police Department, Vice Division on April 23, 2026. LAPD Officer toured the site and offered valuable security suggestions expressing support for the unique venue. No additional comments have been received from LAPD.
- Additionally, the applicant met with the Downtown Los Angeles Neighborhood Council and received their full support. A letter of support was submitted to the Planning case file.
- Finally, the operator has met with many of the community representatives and has collected several signatures from neighboring businesses and residents, all eager to see the vacant units revitalized and excited about the positive impact the project will bring to the community.
- The security includes surveillance cameras and monitors that are available to the police officers 60 days. There is already security for the subject high rise building.
- There is a cold kitchen, not a full-service kitchen, for the wine bar to prepare limited food items.
- The live music performer would not have a designated area, but there is an area over by the utility closet to set up a jazz artist, which is one person with a guitar, not an elaborate trio, so the bar does not need a very large area.
- We also introduced the project to Fourteenth Council District; we did not receive any negative feedback.
- The applicant wishes to open till 2:00 a.m. on the busiest days, basically, on the weekends, and close earlier on the days that it is not busy.
- We are also looking forward to the Olympics, and be open for tourist business that starts growing in the area.

Randy Bailey, a resident in the mixed-use building:

- I reside at 1050 South Flower Street on 3rd floor of the mixed-use building, which is right above this proposed project.
- When the building was designed and built, the idea is to have stores like art galleries, etcetera. Somewhat like the Arts District back in the 2000s.
- The architect had that same idea in mind where you had a restaurant below and residence above. But the dual commercial and residential design has not really been fine-tuned yet because they did not consider soundproofing between floors.
- The applicant is glamorizing wine tasting. I hear large TV screens with sports while serving beer and have live music until 2:00 a.m. in the morning.
- I can tell you that the noise with the vacant commercial tenant space is already bad since there are squatters staying at the outside area where it will be the patio area. I can hear them fart on the third floor. So, there is a noise issue here.

- The building owner wants both ways to have the residential use that is advertised as community spirited housing, but they also want to put a sports bar, a music venue and serve booze. It does not work.
- We have already an establishment across the street. The operator is nice enough to stop their operation by 11:00 p.m. But we hear people holler.
- My suggestion would be to relocate this project across the street to the graffiti towers where there are a lot of vacancies and less residents living there.
- I am against this project. It really is a public safety concern.

Kieran Kiely, a resident in the mixed-use building:

- I am a resident in the building. I live on the 2nd floor, which is directly above the proposed wine bar.
- I agree with the comments of the previous speaker.
- There are several issues with this project. It is the last thing this street needs and that corner needs.
- The noise obviously is the biggest issue here. Live music is literally underneath my feet. The noise of the music is going to come right through. The soundproofing in the building will not stop that.
- Second issue is that the bar will sell alcohol till 2:00 a.m. The doors of the bar are literally underneath the windows of my living room. You can hear every single noise of someone walking past on the street.
- There is a bar called Prank. It is at the opposite corner; they do also have live music that can be heard inside of my unit. This wine bar is the last thing we need.
- The bar will attract unsavory behavior with selling alcohol up until 2:00 a.m. in a building that is almost entirely residential.
- The building has eight floors of residential units. The owner of the building cannot have it both ways and create an environment where residential units become unlivable.
- There are four apartments located directly above the bar tenant space.
- The live music sometimes go on longer till 11:00 p.m., and it is impossible to sleep if there is live music or something take place in the bar.
- The noise pollution will be absolutely intolerable.
- I would have to move if this project is approved, but my lease has one more year, so what do I do?
- We need a convenience store or a Starbucks, but not a liquor store open until 2:00 a.m. below residential units.
- I strongly oppose the project.

Michelle Morehead, a resident in the mixed-use building:

- I am also a resident of this building. I have lived in the neighborhood for 7 years.
- My unit is also in the stack that is directly above where the California Wine Exchange is at.
- I am voicing enthusiastic support for this project.

- I chose to live in this neighborhood for the walkability and access to great neighborhood activities.
- I really look forward to this business opening on my block and adding to our community. It will be a major benefit to have this retail space activated.
- The commercial tenant space has been vacant for a couple of years since the last restaurant business closed. The last restaurant had a full bar service.
- Having the space activated would also help eliminate some of the squatting occurring in the area that is designated for outdoor seating for this wine bar.
- I really love the existing food and beverage options that we have in our neighborhood. There are already businesses with live music.
- This wine exchange is a much smaller operation, and the musicians are going to be indoors.
- This building is a concrete building, and it just seems like really great use for this tenant space and is another hospitality option in the neighborhood.
- It also seems like a good idea to increase food and beverage options two blocks from LA Live complex.
- It seems bureaucratic to require small or emerging businesses like this to apply for Conditional Use.
- We all want a vibrant Los Angeles Downtowns. So please support these projects.

Michael Robleto, a resident in the mixed-use building:

- I have been a resident of downtown Los Angeles for 15 years.
- Several of the commentators have mentioned that they live in the building. I do as well. I am literally directly above the proposed wine bar and just adjacent to their front door.
- I am fully in support of this project.
- Having this place activated will prevent the endless squatting and trouble that vacancies bring to the neighborhood.
- If you live in an urban environment to have vibrancy, there is going to be noise. It is not going to be quiet. There is activities occurring on streets all the time. So noise comes with the territory.
- Our building is a concrete building. It is pretty soundproof.
- I met the operator. I have full faith in him that he will do what is right for the neighborhood and keep a handle on amplified music.
- The operator will end their service at 12:00 a.m. on most days to help the neighbors above them.
- We need this vibrancy. Downtown has been quiet for too long. Any red tape we can cut should be cut. Any approval for business entrepreneurs that come into the neighborhood should be taken seriously and should be encouraged.
- Anyone who comes to Downtown and thinks it is going to be a quiet place, he is in the wrong neighborhood.
- A little bit of boisterous bar activity will not drive me away. I very much look forward to California Wine Exchange being a part of the community and look forward to frequenting this business. I encourage the City to support this project.

Fourteenth Council District:

- Council District 14 had the opportunity to meet with the applicant representing California Wine Exchange and hear about their vision.
- The applicant wishes to bring the California wine tasting room experience in downtown.
- The Council District also understands the community engagement that the applicant had conducted. They met with. Local businesses, residential tenants and the Neighborhood Councils who have offered enthusiastic support of the development.
- The applicant shared that the planned hours of operation would be 11:00 a.m. to 12:00 a.m., and that the audio system will be strictly interior with only acoustic jazz guitar or piano.
- The building is zoned commercial and improved with a mixed-use building located close to a number of other restaurants and establishments in addition to the larger LA Live complex, so this project's use is appropriate for the neighborhood.
- Our office received dozens of signatures from tenants in the building and surrounding neighbors affirming their support for the project.
- Given the concerns from other neighbors, we would like to see community engagement and continue to resolve concerns about noise and hours of operation.
- But we are supportive of the application for this permit given the above assurances and the permissible zoning for the area.
- We are excited to continue to see businesses activate and energize Downtown Los Angeles.

Applicant's closing comments:

- Thank you everyone for the comments and everything will be taken into consideration.
- We took into consideration the residence above the premises during the planning of this wine exchange. That is why we are closing the exterior area at 10:00 p.m.
- I want to express highly that this is not a sports bar.
- This is a wine exchange where it is simply about wine tasting and learning about California wines.
- There is a retail area for the sales of wine and beer, which is reserved for high end California wines and not the selections offered buy at the corner liquor store.
- The business will be a good neighbor. The applicant outreached to all the people, and the operation will benefit the Downtown area.
- We really need to see more business become activated in retail spaces to serve the community and bring more tourism into Downtown.

At the end of the public hearing, the Zoning Administrator stated that he is inclined to approve the Conditional Use, but he will take the case under advisement for one week to allow additional public comment including a possible LAPD non-opposition letter. The Zoning Administrator further stated that the location is in proximity of the Downtown

Sports Entertainment District where one of the two City's Regional Centers is located at. The City has a vision for Regional Centers to be 24-hour districts with vibrant activities. The project is supported by both Fourteenth Council District and the Downtown Los Angeles Neighborhood Council. In closing, the Zoning Administrator stated that he will impose a robust set of operating conditions including noise mitigation and nuisance abatement to assure the peaceful enjoyment of the residential use.

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.

- 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 at a discounted price "No Happy Hour." The only on-site advertisement indicating the availability of alcoholic beverages shall be the posting on a menu.
- There shall be no minimum drink required of patrons.
- There shall be no bar or lounge separate from the dining area upon the licensed premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages.
- There shall be no service, sales or possession of an alcoholic beverage on any sidewalk area. There shall be no off-site sales of alcoholic beverages. No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.

- No self-service of alcoholic beverages or portable bar is permitted. Any alcoholic beverage sold or dispensed for on-site consumption shall be served at tables or sit-down counters by employees of the private membership club.
- No person under 21 years of age shall sell or deliver alcoholic beverages.
- There shall be no "Buckets" of beer allowed.
- Bottle and/or Table Service involving the distribution of distilled spirits shall be prohibited. In addition, there shall be NO sales of table(s) and/or seating where alcoholic beverages are in any way included in the sale cost of the seating.
- There shall be no storage of any bottle for future consumption.
- The subject alcoholic beverage license shall not be exchanged for a public premise type license.
- No employee, while working, shall solicit or accept any alcoholic, non-alcoholic beverage, monetary compensation, or any other thing of value from any customer for the purpose of sitting with or otherwise spending time with customers while on the premises.

BASIS FOR CONDITIONAL USE PERMITS

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

CONDITIONAL USE FINDINGS

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

The subject property is located within the Downtown Community Plan. The Community Plan designates the subject property for Transit Core land uses, corresponding to the HB1, HB2, HB3, HB4, and HB5 Form, CX2, CX3, and CX4 Use, and FA Density Zones. The subject property is zoned [HB3-G1-5][CX3-FA][CPIO-O] thus consistent with the existing land use designation. The subject

property is also located within the Transit Priority Area, State Enterprise Zone, Downtown Streetcar, Community Plan Implementation Overlay – Downtown Subarea A, Los Angeles Sports and Entertainment District, Greater South Park Business Improvement District. The subject site is a level rectangular shaped parcel of land, that is bounded by Flower Street to the west, Hope Street to the east and 11th Street to the south. The site is improved with an 8-story mixed-use building known as the Met Lofts. The proposed wine bar, pub, and tavern will occupy a vacant tenant space on the ground floor of the building. The tenant space is located on the southeast corner of 11th Street and Hope Street.

The applicant is requesting a Class 2 Conditional Use to allow the sale of beer and wine for on- and off-site consumption with live entertainment offering acoustic jazz guitar/piano music and vocalist in conjunction with a proposed 3,880 square-foot wine bar, pub, and tavern. The establishment includes 72 interior seats, and a 1,200 square-foot covered outdoor patio with 36 seats, for a total of 108 seats. Alcohol will be served within both the interior and exterior. Proposed hours of operation for the interior are from 10:00 a.m. to 2:00 a.m., daily. Proposed hours of operation for the outdoor patio are from 10:00 a.m. to 10:00 p.m., daily. The wine bar includes a cold kitchen to provide simple salad, picnic sandwiches, and cold meats and cheeseboards to accompany wine consumption. There is also a retail area in the premises to display wine selections for off-site sales.

A variety of commercial uses are necessary for the conservation, development, and success of a vibrant area. The proposed wine bar, pub, and tavern is located along the vibrant commercial area of South Park. The site provides 376 on-site parking spaces. The outdoor covered patio faces the public right-of way, improving safety by placing eyes on the street, and contributing to a lively street for the enjoyment of local residents and patrons. The subject site is conveniently located within walking distance of a multitude of commercial uses and multi-family residential properties and is accessible via public transportation modes including the Metro Rail, Metro Blue and Expo Lines. The neighborhood serving retail/commercial use will provide nearby residents and employees with the option to enjoy a full-service wine bar, pub, and tavern without the need to drive, and adds appropriately to the mix of uses within the vicinity. The proposed service will be beneficial to the community, city or region.

Granting the authorization, along with the imposition of conditions addressing operational issues, will ensure that the sale of beer and wine for on- and off-site consumption in conjunction with a new wine bar, pub, and tavern will not be disruptive to the community. Through the approval of this request, the wine bar, pub, and tavern will serve its patrons as well as contribute to the collection of tax revenue, increased employment opportunities, and the cultural character of the community. Therefore, in conjunction with the imposition of conditions addressing operational issues, the request will result in a use which is compatible with and be an asset to the local neighborhood and the community at large.

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 applicant is requesting a Class 2 Conditional Use Permit to allow the sale of beer and wine for on- and off-site consumption in conjunction with a proposed 3,880 square-foot wine bar, pub, and tavern with live jazz music. The establishment includes 72 interior seats, and a 1,200 square-foot covered outdoor patio with 36 seats, for a total of 108 seats. Alcohol will be served within both the interior and exterior. Proposed hours of operation for the interior are from 10:00 a.m. to 2:00 a.m., daily. Proposed hours of operation for the outdoor patio are from 10:00 a.m. to 10:00 p.m., daily. The wine bar includes a cold kitchen to provide simple salad, picnic sandwiches, and cold meats and cheeseboards to accompany wine consumption. There is also a retail area on the premises to display wine selections for off-site sales.

Surrounding properties within 500 feet of the subject site are improved with a mix of commercial and residential uses. Properties to the north across Olympic Boulevard include multi-family residential, office, parking, restaurant, hotel and theaters in the [HB5-SH1-5][CX4-FA][CPIO-SN] and the Los Angeles State Enterprise Zone including the Nokia Theater, and the L.A. Live Complex. Properties to the west include multi-family residential and sports land uses in the [HB5-SH1-5][CX4-FA][CPIO-O] and the Los Angeles State Enterprise Zones including Crypto.com Arena; properties to the south include multi-family residential, office restaurant, retail and parking uses in the [HB5-SH1-5][CX4-FA][CPIO-O] Zone; and properties to the east include multi-family residential, retail, office and warehouse uses in the [HB3-SH1-5][CX2-FA][CPIO-O] Zone.

The conditional use authorizes the sale of beer and wine for on- and off-site consumption in conjunction with a proposed 3,880 square-foot wine bar, pub, and tavern. The use and location of this neighborhood-serving project are appropriate given the neighborhood context as well as the policies and zoning governing the project site. The applicant is not requesting any karaoke or patron dancing. The applicant is seeking approval for the sale of beer and wine for on- and off-site consumption and live acoustic music which is limited to solo or duo musicians to complement the experience offered by the wine bar. All background and ambient music are conditioned to be played at a low volume. Music played at the outdoor patio area must cease at 9:00 p.m. The operator must also avoid playing ambient music selections with heavy bass and fast tempo resulting sound, beats, and vibration nuisance traveling beyond the premises.

Robust conditions have been imposed to limit the mode and character of the wine bar, prohibit night club uses, encourage responsible management, deter criminal activity, enhance security, noise prevention, complaint resolution, and ensure compatibility with the surrounding neighborhood. Additional nuisance abatement

and Plan Approval are included in the event that the operation creates complaints. The grant also recommends a set of alcoholic beverage sales conditions to the California State Department of ABC to promote responsible alcohol service. These conditions will ensure surrounding uses will not be adversely affected and the project will remain compatible with these uses. The project has received the support of the Downtown Los Angeles Neighborhood Council and Fourteenth Council District. Los Angeles Police Department does not oppose the project and no comment was received from the Department. Therefore, the project will not degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. Objective 7.3 of the Framework Element sets a goal to "maintain and enhance the existing businesses in the City" and Policy 7.3.2 encourages the establishment and retention of "neighborhood commercial activities within walking distance of residential areas."

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Downtown Community Plan. The Community Plan designates the subject property for Transit Core land uses, corresponding to the HB1, HB2, HB3, HB4, and HB5 Form, CX2, CX3, and CX4 Use, and FA Density Zones. The subject property is zoned [HB3-G1-5][CX3-FA][CPIO-O] thus consistent with the existing land use designation. The Downtown Community Plan text is silent with regards to the sale of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plan. Specifically, the project addresses the following objectives and policies of the Downtown Community Plan:

LU Goal 19: Dense centers of employment, housing, and entertainment uses with the highest intensity of development, well-served by a convergence of multiple transit lines.

LU 19.2: Ensure a vibrant mixture of land uses, including office, hotel, retail, residential, cultural, and entertainment, that together reinforce Downtown as the primary center of urban activity in the Southern California region.

LU Goal 22: Distinctly Urban neighborhoods that have the highest levels of pedestrian activity, well-designed buildings that meet the sky to create an interesting skyline, and ground floors that meet the street to contribute to a vibrant public realm.

The project fulfills the intent of the Downtown Community Plan provisions regarding land use compatibility, by preserving and strengthening an existing viable commercial development within a commercial corridor, while maintaining desirable characteristics of surrounding neighborhoods. The project conforms to the objectives and policies of the Downtown Community Plan.

Approval of the sale of beer and wine for on- and off- site consumption would further extend the amenities and choices available to residents and visitors of the area. The surrounding area is characterized by Transit Core uses. The proposed wine bar, pub, and tavern would complement this existing land use pattern. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Downtown Community Plan.

ALCOHOLIC BEVERAGE FINDINGS

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

The subject property is located in the [HB3-G1-5][CX3-FA][CPIO-O] Zone where authorization for the sale of beer and wine for on- and off- site is allowed through the approval of a Class 2 Conditional Use and subject to certain findings. The proposed project is a 3,880 square-foot wine bar, pub, and tavern with live jazz music. The establishment includes 72 interior seats, and a 1,200 square-foot covered outdoor patio with 36 seats, for a total of 108 seats. Alcohol will be served within both the interior and exterior. Proposed hours of operation for the interior are from 10:00 a.m. to 2:00 a.m., daily. Proposed hours of operation for the outdoor patio are from 10:00 a.m. to 10:00 p.m., daily. The wine bar includes a cold kitchen to provide simple salad, picnic sandwiches, and cold meats and cheeseboards to accompany wine consumption. There is also a retail area on the premises to display wine selections for off-site sales. The wine bar, pub, and tavern with a retail use is permitted by-right and is appropriate given the surrounding context and general plan land use designation.

Negative impacts commonly associated with the sale of beer and wine, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions imposed related to excessive noise, litter and noise prevention will safeguard the surrounding sensitive uses that include multi-family residential uses. Additionally, should there be a change in the

ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties.

Further, the project has received the support of the Downtown Los Angeles Neighborhood Council and Fourteenth Council District. Los Angeles Police Department does not oppose the project, and no comment was received from the Department. Therefore, it is expected that the sales of beer and wine for on- and off- site consumption in conjunction with a wine bar, pub, and tavern 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, four on-site consumption licenses and two off-site consumption licenses are allocated to the subject census tract (Census Tract 2079.01). Currently, there are 20 active on-site licenses, and zero active off-site licenses total in this census tract:

- (2) Type 41 – On-Sale Beer and Wine
- (1) Type 42 – On-Sale Beer and Wine – Public Premises
- (9) Type 47 – On-Sale General Eating Place
- (1) Type 57 – Special On-Sale General
- (3) Type 58 – Caterer Permit
- (1) Type 66 – Controlled Access Cabinet Permit
- (2) Type 68 – Portable Bar
- (2) Type 77 – Event Permit

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license provides a public service

and benefits the community, public welfare, and convenience. The number of active on-site ABC licenses within the census tract where the subject site is located does exceed ABC guidelines. In this case, the granting of the application will not result in undue concentration as the project will enable the provision of an additional unique service and destination to complement the neighborhood.

According to statistics provided by the Los Angeles Police Department's Central Division Vice Unit, within Crime Reporting District No. 182, which has jurisdiction over the subject property, a total of 1351 crimes were reported in 2025, compared to the Citywide average of 194 crimes and the High Crime Reporting District average of 232 crimes for the same reporting period. In 2025, alcohol-related crimes reported include (1) Curfew/Loitering/Vagrancy Violations, (2) Disorderly Conduct, (4) Driving Under the Influence, (41) Drug/Narcotic Offenses, (0) Liquor Law 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.

The data regarding the crime rate in the reporting district where the subject site is located is above the City average but below the threshold for a High Crime Reporting District. Furthermore, only 48 of the 1351 reported crimes, or 4%, were deemed alcohol-related; there is therefore little evidence of a relationship between availability of alcohol and the community's crime rate, or that the proposed restaurant will result in additional crime. Finally, the project is subject to conditions to minimize impacts associated with the sale of alcohol such as criminal activity, public drunkenness, and loitering.

Nevertheless, to safeguard the welfare of the community and provide for a reasonable operation, numerous operational conditions to the grant have been incorporated that address noise, safety, and security to further ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

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

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

Residential	
Multiple-Family Residences	
School, Church, Hospital, Park	
South Park Neighborhood Center & Children's Learning Center	1031 South Hope Street

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The project site is located in a heavily urbanized and fully developed neighborhood in the South Park - Downtown neighborhood. The grant has been well conditioned to protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning for the property and will be compatible with the existing uses in the vicinity of the property. The proposed project will contribute to the neighborhood and will serve the neighboring residents, local employees, and visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

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

APPEALS

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. 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. 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.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd 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 Ave, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

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 Andres Gutierrez, Planning Staff for the Department of City Planning at (213) 682-6399 or andres.gutierrez@lacity.org.



JACK CHIANG
Associate Zoning Administrator

JC:AC:SO:AG:MC

CC: Councilmember Ysabel Jurado
Fourteenth Council District
Adjoining property owners
Interested Parties

DESIGN PROFESSIONAL

Case No. EA-2025-5537-CUR

FOR CLIENT REVIEW #1 2025.09.0

NO

1050 S. Flower Street
Los Angeles Ca. 94040

PROJECT 8: CME 2025.04.01

7072

STREET LIGHT

AO.1

PATIO AREA	SQUARE FOOTAGE
OUTDOOR CUSTOMER AREA	1,200
	TOTAL 1,200

EXISTING SITE PLAN
SCALE: 1" = 100'

SCALE: 100' = 1"

ALL RIGHTS RESERVED. CAFE DE & ARCHITECTURE, LLC 24-025

GENERAL CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND/OR PRICING ALL ITEMS HEREIN AND IS RESPONSIBLE FOR CLARIFYING ALL DISCREPANCIES WITH CAFE DESIGN & ARCHITECTURE DIRECTLY AND IN A TIMELY MANNER. PLEASE READ ALL NOTES, DETAILS, AND PS1.0 MATRIX RESPONSIBILITIES.



Page No. 2 of 2
Case No. 2A-2025-5537-UB

 MAIN ENTRY
 ACCESS FROM STREET ON PARKING

KEY NOTES:

- 1 ACCESSIBLE SEATING 5%, CBC 105-902.3
- 2 MAIN TRANSACTION COUNTER AT +34' A.D.
- 3 PORTABLE / MOBILE BAR
- 4 COVERED PATIO SEATING AREAS
- 5 STREET ACCESS
- 6 ACCESS FROM PARKING

INDOOR SEATING CALCULATION	
BAR SEATING:	17
GENERAL SEATING:	51
ADJUSTABLE SEAT:	4
TOTAL INTERIOR SEATING:	

OUTDOOR SEATING CALCULATION	
LEAN BAR SEATING:	27
RATIO TABLE SEATING:	
TOTAL OUTDOOR SEATING:	

RESTAURANT AREA CALCULATION

INTERIOR AREA	SQUARE FOOTAGE
SERVICE BAR & PREP	448
INDOOR CUSTOMER AREA	1,811
RESTROOMS	380
LOCKED ALCOHOL STORAGE	125
RETAIL SALES AREA	811
SUPPORT AREAS	471

PATIO AREA	SQUARE FOOTAGE
OUTDOOR CUSTOMER AREA	1,200

PLOT 100% NO SCALING ON 24 X 36



**California Wine
Exchange**
1050 S. Flower Street
Los Angeles Ca. 94040

PROJECT #: CALWINE_2023.08.03

PRELIMINARY SPACE PLAN

SHEET NO.

SP1.0