

**HCNC Arts District Caucus Meeting Minutes
February 18, 2015 @ 7-9 PM**

ARTS DISTRICT

620 E. 1st Street - Chas Germain restaurant

#ZA-2014-3272-CUB

Submitted to Dept. of City Planning during the fall of 2014

Kate Bartolo, Kate Bartolo & Associates

kate@katebartolo.com (213) 896-8906 or (310) 497-4424 cell

requests update on process of getting letter of support pending hearing date

905 E. 2nd Street, Los Angeles, CA 90012 - The Garey Building

#ZA-2015-404-MCUP / #ZA-2015-405-EAF

Submitted to Dept. of City Planning on January 27, 2015

Master Conditional Use Permit – Alcohol

Katherine M. Casey, Craig Lawson & Co., LLC

katherine@craiglawson.com (310) 838-2400 x103

kitchen closed, bar is closed

Tom Wulf, Lowe Enterprises

Asking for five licenses – specialty grocer

Does your CUP allow for people to buy single-serving beers?

6 AM to 2 AM

Security measures

Outdoor music

Four Beer (no single-serving sales of high-alcohol content malt liquors or 750ml).

Restaurants serve food until nearly closing (full-service) – no standalone bars

Number of permits (5) seems intense for the capacity of the project

7 out of 24 spaces (80% of their square footage)

15,290 sq. ft. commercial space

dynamic and interesting to accommodate foot traffic

What is the occupancy of One Santa Fe

350 people = 2,500 sq. ft.

collaborate with any artists

18' clear spaces for residential

586 S. Mateo Street - The Spirit Guild

#ZA 2015-233 CUB

Conditional Use Permit application in expedited process, but not set for public hearing or assigned to staff

Conditional Use Permit to allow the off-site sale of alcohol in conjunction with the operation of a 3,200 sq ft

Six ¼-shot

sq ft distillery with hours of operation from 24 hours/day, 7 days/week. Off-site alcohol sales

security, fire safety

limited to 8 am to 12 am, 7 days/week

Margaret Taylor, APEX LA (818) 398-2740 margaret@apex-la.com

Distillery in the M3 Manufacturing Zone

Distillery is allowed in such a zone.

Request for an off-site retail sales license.

Does not have code-required parking, but does have onsite employee parking.

Manufacturing 24 hours a day. Tasting room plus off-site sales of products made there.

Stained-glass windows creates nice street presence. Not an easy purchase for homeless or low-income population.

Gin and brandy using agricultural products ... family farm ... consumer education

Front of house is a visitor center ... tours begin and end. Only pour six quarter-ounce tastes per visitor.

No sensitive uses within 600' to 1,000' radius

All four onsite nearby: Bar Mateo, Villains Tavern, The Springs, Lot 613

LAPD expressed no concerns – if ownership changes, new owner has to file a new plan.

Filed; no hearing date

Not allowed to serve cocktails

Use of retail; like a winery – tasting less alcohol – San Antonio Winery

Product display

Fifteen to 20 in that space

Fire suppression systems ... highly flammable ... we have very strict rules on how the alcohol is

Extinguishers

Five to six

900 sq ft retail tasting room part of 3,200 sq. ft space

buy a couple of bottles

filed on January 13 (120 days of the hearing date)

ARTS DISTRICT ORDINANCE

Preservation

Innovation

Largest concentration of historic buildings

Parking vs. square footage

Must meet required city codes

At Mateo projects

Potential model for post-industrial neighborhoods throughout Los Angeles

Developers who want to be here need to be contributing to the solution, not adding to the problem

Challenge

Metered parking and permit parking

Hospitals, schools

Hermosa Beach, Manhattan Beach

Combined shuttle service

Homegrown solution to parking / LADOT DASH shuttle

2,000 employees

939 N. Hill St., Los Angeles, CA 90012 - Melody Lounge

#ZA-2014-3166-CUB

Submitted to Dept. of City Planning on September 8, 2014 Conditional Use Permit -
Onsite Alcohol

Christopher Murray, Rosenheim & Associates, Inc. chris@raa-inc.com (818) 716-2782 or
(818) 599-5469 cell

Chinatown organizations are supportive by George Yu

49 seats – transfer requires new plan approval

Responsible operator

6 AM to 2 AM (ABC)

11 AM to 2 AM (food)

relatively new from Planning (alcohol hours – restaurant could not exceed hours of
operation)

Mandarin Plaza

1973

Andy Ricker (three locations in Portland)

Phat Thai

Third oldest plaza (Mandarin Plaza) ... beautiful view of DTLA skyline and overlooks

Cornfield

Michelin star restaurant

Pok Pok Restaurant

PRESENT

Chair: Mark Rothenberg

Melissa Richardson Banks

Ron Fong

Valerie Hanley

Alan Kumamoto

Lydia Moreno

George Rollins

Laura Velkei

ABSENT

Yuval Bar-Zemer

Brian Kito

Edmun Soohoo

Don Toy