



www.dlanc.org  
P.O. Box #13096  
Los Angeles, CA 90013-0096

April 6, 2021

Los Angeles Department of City Planning  
Office of Zoning Administration, 7<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, California 90012

RE: **Planning Case No:** ZA-2021-454-CUB  
**Project Address:** 1124 S San Julian Street (Creature Comforts Brewing Company)  
**Applicant:** Chris Herron (on behalf of Creature Comforts Brewing Company)

**Project Description:** Conditional use permit to permit the sale and dispensing of beer brewed on site, as well as wine, for on-site conjunction with a brewery of 14,419-SF with 165 interior seats and 268 exterior seats along with the sale of beer brewed on-site for off-site consumption. Hours of operation from 8am-2am, daily.

Dear Zoning Administrator:

At our regularly held public meeting on April 6, 2021, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on March 16, 2021, by DLANC’s Planning & Land Use Committee (“PLUC”).

DLANC supports the Applicant’s requests in Planning Case No. ZA-2021-454-CUB. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

In DLANC’s view, the information presented provides adequate justification for granting Applicant’s requests. *Subject to the condition set forth below* and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant’s project.

- CONDITION 1: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction.
- CONDITION 2: Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours.
- CONDITION 3: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety;
- CONDITION 4: Owner/Operator will come back and present to PLUC should owner/operator change.
- CONDITION 5: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

Planning Case No. ZA-2021-454-CUB

April 6, 2021

Page 2

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto:planning@dlanc.com) instead of sending a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,

Very truly yours,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON APRIL 6, 2021\***

Patricia Berman  
DLANC President

Ryan Afari  
DLANC Planning & Land Use Committee Chair

CC: Joella Hopkins (Council District 14) (via email)  
Sgt. Rogelio De La Cruz (Los Angeles Police Department) (via email)



[www.dlanc.org](http://www.dlanc.org)  
P.O. Box #13096  
Los Angeles, CA 90013-0096