

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 22, 2019

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

HOLLYWOOD DISTILLERY, CF-18-0778
5975 W. SANTA MONICA BLVD

This second letter is in reference to the Environmental Clearance, Case Nos. ENV-2017-2808-CE, for a project located at 5975 W. Santa Monica Boulevard. The case (Item No. 6) will be heard at PLUM on August 27, 2019.

The Department of City Planning has received additional information regarding the operation of microdistilleries. In light of this information, staff is recommending CEQA Findings of the Central Los Angeles Area Planning Commission be modified (underlined text to show added text) as follows:

Finding No. 8 to read:

- Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15305, City CEQA Guidelines, Section 1, Class 1, Category 22 and Class 5, Category 34, and that there is not substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Project qualifies for the categorical exemptions because it does not involve the increase in the square footage or height of the existing building, and involves the granting of a conditional use, which authorizes the sale, dispensing, and instructional tasting of a full line of alcoholic beverages for on- and off-site consumption in conjunction with a tasting room within a craft distillery manufacturing operation.

In addition, none of the Exceptions, as part of Article 19, Section 15300 of the CEQA Guidelines are applicable for the following reasons:

- a. Location. The project will not impact an environmental resource of hazardous or critical concern where designated. The site was previously utilized as 4,500 square-foot ware building and a 9-stall rear surface parking lot. The project will reuse the building for a microdistillery operation that will sell alcohol for on-site consumption and off-site consumption and have alcohol tastings.
- b. Cumulative Impact. There are no successive projects of this type proposed in the area. While there are other microdistillery operations throughout the City, there are no such operations that are proposed in this immediate area. There would be no cumulative impact.
- c. Significant Effect. There will be no activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstance. The grant allows sales and dispensing of a full line of alcoholic beverages in conjunction with a microdistillery. In addition, there will be tastings on-site. A microdistillery is permitted in the CM zone and there are many microdistilleries throughout the City of Los Angeles. The sales of alcohol for the microdistillery are regulated by ABC and the conditions of the conditional use grant. The microdistillery will be subject to all applicable regulations, including the Distilled Spirits Council (DISCUS) code principles for safety of person, environment and property. In addition, the operation will also be subject to Building Code regulations and Fire Department requirements to ensure safe operations. Equipment will meet ANDSI, API, ASME, NBIC, TEMA and National Board of Boiler and Pressure Vessel Inspectors, and will be outfitted with explosion proof features such as vacuum relief valves, pressure relief valves, explosion proof pumps, and other standard equipment. The entire micro distillery will be fully automated and monitored with automatic safety shut down features built into all controllers and equipment. The project will not create a significant effect and will not be a hazard to the community.
- d. Scenic Highways. There are no impacts to a State designated Scenic Highway since no such highway is near the project site.
- e. Hazardous Waste Sites. The site is not part of any Hazardous Waste Sites. Compiled pursuant to Section 65962.5 of the Government Code.
- f. Historical Resource. The subject site does not contain any historical structures and monuments, nor will it cause a substantial adverse chance in the significance of a historical resource. The project will reuse an existing building or a microdistillery.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Henry Chu
Associate Zoning Administrator

VPB:HC:rm