

**CONDITIONAL USE PERMIT-ALCOHOL (CUB)  
ADDITIONAL INFORMATION/FINDINGS  
4933-4939 YORK BOULEVARD**

**INTRODUCTION**

**BACKGROUND**

The subject site, is a one-story masonry structure built in 1948 (Lots 21 and 22, Block H, Highland Park Electric Tract MB 9-162). The property is a level, rectangular-shaped parcel of land consisting of two lots of approximately 10,400 gross square feet, having a frontage of 80 feet along the south side of York Boulevard and a depth of 130 feet.

The proposed use will utilize the existing 2,100 square foot restaurant with a outdoor 300 square foot uncovered patio at the front of the restaurant (previously approved as, Hinterof Beer Garden and German Kitchen, for a Type 41 Beer and Wine license as per ZA-2016-4552-CUB) and incorporate the entire site which includes a smaller detached 540 square foot building that will be utilized as a “dugout” accommodating a portable bar, seating and four retro arcade games. The proposed use will accommodate seventy-four (74) seats in the indoor dining areas, thirty-two (32) outdoor front patio seats and ninety-two (92) proposed outdoor back garden dining area for an overall seating capacity of one hundred and ninety-eight (198) seats.

A portion of the subject property has parking that is temporarily being utilized for outdoor patio seating through the City's Al Fresco Dining Program as a result of the current pandemic. The applicant desires to keep the larger outdoor patio garden area and relocate the parking to another portion of the property.

The applicant proposes to transform the parking space into an active garden with additional dining tables. The large garden will be designed with many aesthetically pleasing features such as falling waterscapes, clinging vines, trees and other novel landscape settings all with drought tolerant plants to help mitigate ambient noise.

The applicant, Put Me In Coach HLP, LLC, is desirous of upgrading the alcohol service from beer and wine only to full line alcoholic beverages. The hours of operation for the newly proposed restaurant with full line alcohol will be Sunday thru Thursday from 7:00 am until 2:00 am daily. The site has grandfathered parking privileges and the subject site is within the East Los Angeles State Enterprise Zone. Within the immediate area are City owned parking lots for the benefit of community desirous of visiting, shopping or dining within the eclectic commercial corridor of which this space is a part of.

**SURROUNDING PROPERTIES**

Surrounding properties are within the [Q]C4-1XL and R1-1 Zones and are characterized by level topography and improved streets, and developed with a variety of commercial uses.

Adjoining property to the north is zoned R1-1 and developed with single family homes.

Adjacent property to the south, across York Boulevard, is zoned [Q]C4-1XL and developed with retail commercial businesses.

Adjoining property to the east is zoned [Q]C4-1XL and developed with retail commercial businesses.

Adjoining property to the west is zoned [Q]C4-1XL and developed with a retail commercial building.

**CIRCULATION**

York Boulevard, adjoining the subject property to the north, is a Secondary Highway dedicated to a variable width of 80 foot and improved with curb, gutter and sidewalk.

Avenue 50, adjoining the subject property approximately 200 feet to the east, is a local street dedicated to a width of 60 foot and improved with curb, gutter and sidewalk.

## PROJECT

The applicant, Put Me In Coach HLP, LLC, seeks to upgrade an existing alcohol service at the restaurant from beer and wine only to full line alcohol beverages.

## FINDINGS

### a. General Conditional Use

- i. **That 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 existing 2,100 square foot one story masonry structure and a detached 540 square foot one-story wood/stucco building are situated on a stretch of York Boulevard that is undergoing a major revitalization. The property was first built upon in 1948. The property has a 300 square foot uncovered patio in the front of the property and five parking spaces in the back currently utilized as a dining area due the ongoing Coronavirus pandemic.

The applicant is desirous of permanently converting the space into an outdoor dining garden. The vision is to transform the parking space into a place where patrons can come to eat, have a drink, relax, and feel safe outdoors in the garden dining area. The planned renovations will bring vibrant life to an obscure commercial building. The proposed project will potentially add aesthetics and vibrancy to a neglected section of the community.

The proposed aesthetics of the building will blend in accordance with the existing restaurant and other new developments in this up and coming area of historic Highland Park. The large garden will be designed with many aesthetically pleasing features such as falling waterscapes, clinging vines, trees and other novel landscape settings all with drought tolerant plants to help mitigate ambient noise.

The applicant, Put Me In Coach HLP, LLC, is desirous of upgrading the alcohol service from beer and wine only to full line alcoholic beverages. The hours of operation for the newly proposed restaurant with full line alcohol will be Sunday thru Thursday from 7:00 am until 2:00 am daily.

The site has grandfathered parking privileges and the subject site is within the East Los Angeles State Enterprise Zone. Within the immediate area are City owned parking lots for the benefit of community desirous of visiting, shopping or dining within the eclectic commercial corridor of which this space is a part of.

The existing restaurant with a proposed upgrade to full line alcohol beverage fronts York Boulevard, a major secondary highway that is has been going through extensive renovations in recent years. Restaurant with full line alcohol service are permitted uses within the underlying [Q]C4-1XL commercial zone and are in conformance with the type of development normally permitted in a regional center.

The proposed use will significantly contribute to the revitalization of the area and aid the economic welfare of the surrounding community by providing several jobs as well as increasing tax revenues. The location is proper in relation to adjacent uses or the development of the community in that the subject site is within an area of considerable planning efforts and is reasonably removed from sensitive land uses.

The applicant, Put Me In Coach HLP, LLC, will be a part of the local community. The proposed upgrade to full alcohol service with the addition of the dining garden will add a unique concept to the street and help improve the aesthetics of the area. The proposed use will accommodate seventy-four (74) seats in the indoor dining areas, thirty-two (32) outdoor front patio seats and ninety-two (92) proposed outdoor back garden dining area for an overall seating capacity of one hundred and ninety-eight (198) seats. The proposed hours of operation are from 7:00 a.m. until 2:00am daily.

- ii. **That 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 proposed location will be desirable to the public convenience due to the location of the subject site in an area that is undergoing a major revitalization. The owners want to be part of a transformative movement that is continually improving this historic area of Los Angeles.

The surrounding properties are developed with small independent commercial businesses. Adjoining properties to the south are zoned [Q]C4-1XL and is developed with a one-story duplex structure. Adjacent property to the north, across York Boulevard, is zoned [Q]C4-1XL and developed with retail commercial businesses. Adjoining property to the east is zoned [Q]C4-1XL and developed with retail commercial uses. Adjoining property to the west is zoned [Q]C4-1XL and developed with a retail commercial building.

The restaurant at the subject location will be desirable to the public convenience or welfare in that the proposed vegan concept with full line alcohol beverages will be very unique and bring a relaxed and brightly lit ambiance to the establishment where people can congregate and feel at home in the expansive outdoor dining garden. In addition, the proposed venue will not only cater to its local neighbors but to their guests and visitors to the area.

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

The Zoning Administrator imposes conditions related to the sale and dispensing of alcoholic beverages which are standard conditions typically recommended by the Los Angeles Police Department, as required by the Department of Alcoholic Beverage Control, and/or as routinely imposed through discretionary actions for such uses, and if volunteered by the applicant.

The proposed uses will not be materially detrimental to the character of the development in the immediate area. The expected conditions of approval will ensure that the sale and dispensing of alcoholic beverages will not have a detrimental impact. Conditions related to the sale of alcoholic beverages reduce the potential for crime and nuisance activities and imposed to ensure the establishment does not require additional resources of Los Angeles Police Department to monitor and enforce the conditions of approval.

The Northeast Los Angeles Community Plan Map designates the property for Neighborhood Commercial land uses with corresponding zones of [Q]C4-1XL and Height District No. 1. The property is not currently within the area of any specific plans or interim control ordinances. Bar and lounge uses are allowed within an [Q]C4-1XL zoned lot.

The primary objective of the Plan is to rehabilitate and strengthen the area and to return it to its rightful place as the Community's civic, economic and social center. The Plan recognizes the need for manufacturing viability and neighborhood businesses that serve the local community. Approval of the proposed use will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan.

The overall goal of the Community Plan is to promote an arrangement of land uses, circulation and services which will encourage and contribute to the economic, social, physical health, safety, welfare and convenience of the people who live and work in the plan area and to guide the development of the district to meet existing and anticipated needs and conditions. The Northeast Los Angeles Community Plan emphasizes the need to re-establish the area. The proposed business will bring tax dollars to the city and create new jobs. The proposed ancillary uses will not be detrimental to the immediate neighborhood and is in harmony with the General Plan.

**b. Additional Findings**

**i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

No. The proposed use will actually bring clientele into the area thereby patronizing nearby businesses. The approval of the Conditional Use will benefit the community through the generation of additional business dollars, as well as, tax revenue for the City of Los Angeles.

The public benefits resulting from the renovated spaces include taxing revenues from sales, business license fees. In addition, parking and utilities fees will be increased. The authorization for the sale and dispensing of alcoholic beverages would aid in the success of the applicant ability to utilize the converted space for a beer and wine lounge and an accessory gourmet store.

The establishment of the proposed restaurant with its full line alcohol service can only benefit the economic welfare of the community by ensuring a diversity of uses and the full occupancy of an under-utilized commercial building. Therefore, the proposed use will not adversely affect the economic welfare of the community.

**ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

According to the State's Department of Alcoholic Beverage Control licensing criteria, there are two on-site licenses allowed and seven licenses exist/operate within Census Tract No. 1834.01. However, the current location is already licensed for a Type 41 beer and wine that is proposed for conversion to a Type 47 full line alcohol license.

The over-concentration of licenses based solely on the population of the particular Census Tract is overstated. In fact, the labor force and visitors in the area are much larger than the residential population. If the day/evening working and visiting population were taken into account the demand and number of allowed licenses would be much higher.

The Census Tract is located within one of a few commercially viable areas in the community. The area is recognized as having a significant concentration of offices, retail, and entertainment uses. Therefore, as such, the population along this corridor and the commercial blocks are very low which affects the statistic. This is not unusual for such a densely populated urban area and commercial core. In fact, the subject site is not unlike other venues which draw from populations throughout the City and beyond.

The high concentration of establishments that sell alcoholic beverages does not always directly correlate to adverse effects to the area. In this instance, the sale of alcoholic beverages helps fulfill a community need for more conveniently located eating and entertainment option within the area. Nevertheless, the authorization would not result in an "undue concentration" since conditions of approval are appropriate safe guards to reduce the potential of the subject project becoming a nuisance.

Approval of the instant request will result in no net gain of alcoholic beverage licenses since the existing Type 41 license will be exchanged for a Type 47. The entire Northeast Los Angeles area is a well- recognized entertainment area capable of attracting patronage from areas beyond the immediate and neighboring Census Tracts.

**iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

This area of Los Angeles contains a high intensity of varied and eclectic urban activities in a compact built environment including commercial, industrial, residential, cultural, and recreational land uses. This area on York Boulevard is being significantly revitalized through the conversion and re-adaption of vacant buildings into a variety of specialized restaurants, coffee shops and boutiques. It is becoming the focal point of the area and residents, guests and visitors enjoy

having these types of higher quality venues in the community. The applicant plans to offer a vibrant new concept that will be inclusive for the entire community.

The conditions established herein are a protective measure for residents, businesses, and visitors to the area and to clearly define the operation parameters for the use of the site. Many of the conditions are operational and will continue to protect the community only if the current or future owner/operator acts responsibly to issues that adversely impact the community.

Therefore, self-policing and enforcement by the property owner and management are important, if the use is to operate without significant adverse impacts to the community. In regards to public welfare, alcoholic beverages and live entertainment, as a component of the operation, could encourage crime and public nuisances. However, the conditions of approval reduce the potential for such impacts.

**3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in? **10,400 SF**
- b. What is the total square footage of the space the establishment will occupy? **2,640 sf**
- c. What is the total occupancy load of the space as determined by the Fire Department? **199**
- d. What is the total number of seats that will be provided indoors? **74** Indoors and **124** Outdoor Seats
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? **Yes**
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? **Private**
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? **N/A**
- g. Are you adding floor area? **No** If yes, how much is enclosed? **N/A** Outdoors? **N/A**
- h. Parking
  - i. How many parking spaces are available on the site? **Five**
  - ii. Are they shared or designated for the subject use? **N/A**
  - iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? **N/A**
  - iv. Have any arrangements been made to provide parking off-site? **No, there are several surface City-owned public parking lots in the area.**
    - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? **N/A**  
**Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.**
    - 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve. **N/A**
    - 3. Will valet service be available? **No**. Will the service be for a charge? **N/A**
  - i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? **Yes, see attached list.**
  - j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? **N/A**

**4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	<b>M</b>	<b>T</b>	<b>W</b>	<b>T</b>	<b>F</b>	<b>S</b>	<b>S</b>
Proposed Hours of Operation	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7 am-2am	7 am-2am
Proposed Hours of Alcohol Sale	7am-2am	7 am-2am	7am-2am	7am-2am	7am-2am	7 am-2am	7 am-2am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: **No**  
**Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.**
- c. Will there be minimum age requirements for entry? **No** If yes, what is the minimum age requirement and how will it be enforced? **For alcohol beverage sales, proof of age verification will be required.**
- d. Will there be any accessory retail uses on the site? **No** What will be sold? **N/A**
- e. **Security**
  - i. How many employees will you have on the site at any given time? **Six to ten**

- ii. Will security guards be provided on-site? **No**
    - 1. If yes, how many and when? **N/A**
  - iii. Has LAPD issued any citations or violations? **None issued** If yes, please provide copies.
- f. **Alcohol**
- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? **Full line alcohol**
  - ii. Will “fortified” wine (greater than 16% alcohol) be sold? **Yes**
  - iii. Will alcohol be consumed on any adjacent property under the control of the applicant? **No**
  - iv. Will there be signs visible from the exterior that advertise the availability of alcohol? **Yes**
- v. **Food**
- 1. Will there be a kitchen on the site? **Yes**
  - 2. Will alcohol be sold without a food order? **Yes**
  - 3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? **No**
  - 4. Provide a copy of the menu if food is to be served. **See attached**
- vi. **On-Site**
- 1. Will a bar or cocktail lounge be maintained incidental to a restaurant? **Yes**
    - a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
  - 2. Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)? **No**
    - a. If yes, a request for off-site sales of alcohol is required as well.
  - 3. Will discounted alcoholic drinks (“Happy Hour”) be offered at any time? **Yes**
- vii. **Off-Site**
- 1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? **N/A**
  - 2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? **N/A**
- viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

**5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? **Yes, On-Site Sales**
  - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? **Yes**
    - 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
      - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
      - b. if issuance would result in, or add to an undue concentration of licenses.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

**6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

**NOTE:** Please consider submitting documents beyond the requirements outlined in this form. If there are Other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.

# 600 FT. RESIDENTS, ALCOHOL BEVERAGES & SENSITIVE USES LIST

**Site Address:** 4939 E. YORK BOULEVARD  
LOS ANGELES CA 90042

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1. RESIDENTIAL USES:

A. SINGLE FAMILY - 144  
B. MULTI FAMILY - 47  
C. CONDOMINIUMS - 0

2. CHURCHES: NONE

3. SCHOOLS: NONE

4. HOSPITALS: NONE

5. RECREATIONAL AREAS:

**YORK PARK**

4956 E. YORK BLVD

6. ALCOHOL BEVERAGE OUTLETS:

**C** **JOHNNY'S BAR**  
TYPE 48 ON-SALE GENERAL PUBLIC PREMISES  
TYPE 58 CATERER PERMIT

5006 E. YORK BL.

**B** **THE HIGHLAND CAFÉ**  
TYPE 41 ON-SALE BEER/WINE EATING PLACE

5010 E. YORK BL.

**C** **THE YORK**  
TYPE 47 ON-SALE GENERAL EATING PLACE

5018 E. YORK BL.

# 600 FT. TO 1,000 FT. ALCOHOL LIST

**SITE ADDRESS:** 4939 E. YORK BOULEVARD  
LOS ANGELES, CA 90042

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- |          |  |                  |
|----------|--|------------------|
| <b>B</b> | <b>WOLFIE'S HOT CHICKEN</b><br>TYPE 42 ON-SALE BEER/WINE PUBLIC PREMISES | 5050 E. YORK BL. |
| <b>B</b> | <b>JOY ON YORK</b><br>TYPE 41 ON-SALE BEER/WINE EATING PLACE             | 5100 E. YORK BL. |
| <b>B</b> | <b>TOWN PIZZA</b><br>TYPE 41 ON-SALE BEER/WINE EATING PLACE              | 5101 E. YORK BL. |



**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,  
NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS,  
PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND  
HOSPITALS LIST**

**SITE ADDRESS: 4939 E. YORK BOULEVARD  
LOS ANGELES, CA 90042**

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**BUCHANAN STREET ELEMENTARY SCHOOL**

**5024 BUCHANAN ST**



Search



Having trouble viewing the report?

**Results for: Active On-Sale Retail Licenses**

**County:** LOS ANGELES County  
**Census Tract:** 1834.01

**Report Date:** Wednesday, August 18, 2021

Search

Results will be filtered as you type

0 Results

**License Number: 624491**

**Status:** ACTIVE 47 06/16/2021  
**License Type:**  
**Orig. Iss. Date:** 05/31/2022 BELLE'S BAGELS, INC  
**Expir. Date:** 5022 YORK BLVD,  
**Primary Owner:** LOS ANGELES, CA 90042-1714  
**Premises Addr.:** Census Tract: 1834.01 COTE EST 1933  
**Business Name:**  
**Geo Code:**

**License Number: 591446**

**Status:** ACTIVE 41 07/20/2018  
**License Type:**  
**Orig. Iss. Date:** 06/30/2022 NELA BIERGARTEN, INC.  
**Expir. Date:** 4939 YORK BLVD,  
**Primary Owner:** LOS ANGELES, CA 90042  
**Premises Addr.:** Census Tract: 1834.01 HINTERHOF BEER GARDEN AND GERMAN KITCHEN  
**Business Name:** 1933  
**Geo Code:**

**License Number: 578599**

**Status:** ACTIVE 41 04/19/2018  
**License Type:**  
**Orig. Iss. Date:** 03/31/2022 A & A VENTURES INC  
**Expir. Date:** 5010 YORK BLVD,  
**Primary Owner:** LOS ANGELES, CA 90042-1714  
**Premises Addr.:** Census Tract: 1834.01 HIGHLAND CAFE 1933  
**Business Name:**  
**Geo Code:**

**License Number: 449298**

**Status:** ACTIVE 47 03/19/2007  
**License Type:**  
**Orig. Iss. Date:** 02/28/2022 YORK PROJECT LLC THE  
**Expir. Date:** 5018 YORK BLVD,  
**Primary Owner:** LOS ANGELES, CA 90042-1714  
**Premises Addr.:** Census Tract: 1834.01 YORK THE 1933  
**Business Name:**  
**Geo Code:**

**License Number: 559329**

**Status:** ACTIVE 41 09/04/2015  
**License Type:**  
**Orig. Iss. Date:** 04/30/2022 HI-HAT 5043 LLC  
**Expir. Date:** 5043 YORK BLVD,  
**Primary Owner:** LOS ANGELES, CA 90042-1713  
**Premises Addr.:** Census Tract: 1834.01 HI-HAT 1933  
**Business Name:**  
**Geo Code:**

**License Number: 423716**

**Status:** ACTIVE 58 03/27/2007  
**License Type:**  
**Orig. Iss. Date:** 5006 YORK BLVD,  
**Expir. Date:** 02/28/2022 JOHNNYS BAR LLC LOS ANGELES, CA 90042  
**Primary Owner:** JOHNNYS BAR 1933 Census Tract: 1834.01  
**Premises Addr.:**  
**Business Name:**  
**Geo Code:**

**License Number: 423716**

**Status:** ACTIVE 48 03/27/2007  
**License Type:**  
**Orig. Iss. Date:** 5006 YORK BLVD,  
**Expir. Date:** 02/28/2022 JOHNNYS BAR LLC LOS ANGELES, CA 90042  
**Primary Owner:** JOHNNYS BAR 1933 Census Tract: 1834.01  
**Premises Addr.:**  
**Business Name:**  
**Geo Code:**

**License Number: 552357**

**Status:** ACTIVE 42 07/27/2015  
**License Type:**  
**Orig. Iss. Date:** 06/30/2022 BLOCK PARTY HIGHLAND PARK LLC  
**Expir. Date:** 5052 YORK BLVD,  
**Primary Owner:** LOS ANGELES, CA 90042-1714  
**Premises Addr.:** Census Tract: 1834.01 1933  
**Business Name:**  
**Geo Code:**

STATE OF CALIFORNIA  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
ALCOHOLIC BEVERAGE LICENSE

ON-SALE BEER AND WINE - EATING PLACE

VALID FROM

Jul 01, 2020

EXPIRES

Jun 30, 2021

NELA BIERGARTEN, INC.  
2437 ARTHUR ST  
LOS ANGELES, CA 90065-2801

TYPE NUMBER DUP

41 591446

AREA CODE

RENEWAL

1933 04

BUSINESS ADDRESS (IF DIFFERENT) DBA: HINTERHOF BEER GARDEN AND GERMAN KITC  
4939 YORK BLVD  
LOS ANGELES, CA 90042

CONDITIONS

OWNERS: NELA BIERGARTEN, INC.

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**IMPORTANT INFORMATION**

**EFFECTIVE PERIOD:** This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMenu.html>.

**RENEWAL NOTICES:** Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

**RENEWAL DATES:** It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

**RENEWAL PAYMENTS:** Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

**SEASONAL LICENSES:** It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

**POSTING:** Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

**CONDITIONS:** A copy of all applicable conditions must be kept on premises.

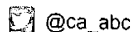
**LICENSEE NAME:** Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

**DBA:** If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

**NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.**

<http://www.abc.ca.gov>



@ca\_abc



CaliforniaABC



Search



Report Date: Tuesday, March 16, 2021

**LICENSE INFORMATION**

License Number: 591446  
 Primary Owner: NELA BIERGARTEN, INC.  
 Office of Application: 04 - LA/METRO

**BUSINESS NAME**

HINTERHOF BEER GARDEN AND GERMAN KITCHEN

**BUSINESS ADDRESS**

4939 YORK BLVD , LOS ANGELES, CA, 90042  
 County: LOS ANGELES  
 Census Tract: 1834.01

**LICENSEE INFORMATION**

Licensee: NELA BIERGARTEN, INC.

**Company Information**

OFFICER: BRANDT, MATTHIAS KARL (DIRECTOR)  
 OFFICER: BRANDT, MATTHIAS KARL (CHIEF EXECUTIVE OFFICER)  
 OFFICER: BRANDT, MATTHIAS KARL (PRESIDENT/SECRETARY)  
 STOCKHOLDER: BRANDT, MATTHIAS KARL

**LICENSE TYPES**

**41 - ON-SALE BEER AND WINE - EATING PLACE**

License Type Status: ACTIVE  
 Status Date: 23-JUL-2018  
 Term: 12 Month(s)  
 Original Issue Date: 20-JUL-2018  
 Expiration Date: 30-JUN-2021  
 Master: Y  
 Duplicate: 0  
 Fee Code: P40

Transfers:

**OPERATING RESTRICTIONS:**

No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.  
 Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

**DISCIPLINARY ACTION:**

No Active Disciplinary Action found

**DISCIPLINARY HISTORY:**

No Disciplinary History found.

**HOLDS:**

No Active Holds found

**ESCROWS:**

No Escrow found