

**INTER-DEPARTMENTAL COMMUNICATION  
PROJECT CONDITIONS AND COMMENTS**

**Project  
Address:**

**Project  
Case No.:**

***If project comments are not received by the due date, it will be assumed that your department has no comments.***

***NOTE:*** Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

**COMMENTS:**

☒ This office **DOES NOT** have any comment.

☐ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

**Date:** 03/13/2025

**Print Name:** Jessica Sada

**Title:** Admin. Associate Dept. Neighborhood Services **Tel.:** (818)937-8167

**a. ADDITIONAL COMMENTS:**

☐ 1.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

☐ 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

☐ 1.

**INTER-DEPARTMENTAL COMMUNICATION  
PROJECT CONDITIONS AND COMMENTS**

**Project**  
**Address: 422 Magnolia Ave.**

**Project**  
**Case No.:**

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☒ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

**Date:** March 18, 2025

**Print Name:** Josh Wofford

**Title:** Lieutenant **Dept.:** Police **Tel.:** 818-548-3120

**a. ADDITIONAL COMMENTS:**

- ☒ 1. Applicant Chris Cesnek is in the process of obtaining a Conditional Use Permit to allow the continued operation of an existing tavern (brewery with tasting room) with on-site sales, service and consumption and off-site sales of alcoholic beverages and to add an ABC Type 02 (Wine Manufacturer License) to the use. The brewery currently offers craft beer and cider and would add wine to their products.

Paperback Brewery is located in census tract 3024.01 which allows for 6 On-Sale and 4 Off-Sale establishments. There are currently 11 On-Sale, 9 Off-sale and 1 Winegrower license(s) in this tract. Based on arrests and Group A crime statistics for census tract 3024.01 in 2023 there were 1,372 crimes, 333% above the citywide average of 317.

Within the last calendar year there were 5 calls for police service at the location:

07/27/24 – 415 (DR #24-9728)  
10/18/24 – False alarm  
10/29/24 – False alarm  
11/03/24 – False alarm  
11/05/24 – False alarm  
03/15/25 – Fight (DR #25-3464)

Per the ABC website, Paperback Brewery has an “active” Type 23 (Small Beer Manufacturer) and a “pending” Type 02 (Winegrower) liquor license under license #596998.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

☐ 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

☐

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**COMMENTS:**

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☒ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

**Date: 03/26/2025**

**Print Name: Colin Leung**

**Title: Principal Code Specialist   Dept. CDD / BSD   Tel.: 818-937-8183**

**a. ADDITIONAL COMMENTS:**

- ☐ 1. Proposed floor plan with this request does not match with the approved construction set under Building Permit BB1729860, BM1730144, BP1730150 and BE1730146. New Tenant Improvement permit shall be required for all new locations of Cellars, Office, Restrooms, Keywash .... Etc. Moreover, Mezzanine Tasting Room shows more than 50 seating which allowed occupant load should be 41 under permit BB1729860. New Tenant Improvement permit shall be required for additional occupant load with additional egress per CBC Ch. 10.