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Decision Date: October 23, 2024

Appeal Period Ends: November 7, 2024

Robert Kim (A)
Chapman Lounge, LLC
3465 West 6th Street, Suite 200
Los Angeles, CA 90020

Chapman-Arc, LLC (O)
700 South Flower Street, Suite 580
Los Angeles, CA 90017

Steve S. Kim (R)
GSD Partners
800 West 1st Street, Suite 1907
Los Angeles, CA 90012

CASE NO. ZA-2023-6084-MPA
MAIN PLAN APPROVAL
3465 West 6th Street, Suite 200
Wilshire Community Plan
Zone: C2-1, R4-2
C.D: 10 – Hutt
D.M.: 135B197
CEQA: ENV-2023-6086-CE
Legal Description: Lot 23, Block B,
Chapman Park Tract No. 2

Pursuant to California Environmental Quality Act (CEQA), I hereby **DETERMINE**:

based on the whole of the administrative record, that the Project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and,

Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.24 M.1, I hereby APPROVE:

a Main Plan Approval to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 4,437 square-foot private membership club with live entertainment and karaoke.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
7. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 4,437 square-foot private membership club containing with 78 total interior seats, with live music entertainment by a disc-jockey, and one 140 square-foot karaoke room with 8 seats. No outdoor dining seats or use is requested or authorized herein.

8. The hours of operation shall be limited to 11:00 a.m. to 2:00 a.m., daily. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. The establishment shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.
10. The operator of the business establishment shall continue to comply to conditions imposed in Main Conditional Use Case No. ZA-2017-3351-MCUP.
11. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
12. Any use of the private club space for non-club-member private events, including community events, corporate events, birthday parties, anniversary parties, weddings or other private events, shall be subject to all the same provisions and house of operation stated herein.
13. No conditional use for public dancing has been requested or approved herein. Public dancing is prohibited. The applicant shall not accommodate, arrange or endorse any dancing features in any fashion. Tables and chairs shall not be rearranged for the purpose of creating a dance floor for patron dancing.
14. The applicant shall not sublet the establishment for night club activity, rave, or similar events. The owner/operator shall at all times retain operational control of the premises and shall not be subcontracted to outside "promoters" for nightclub or concert activity at any time. The establishment shall not be operated where an admission is charged openly at the door or other manner similar to a nightclub establishment.
15. Live entertainment is only limited in forms of forms of live music by disc-jockey, and karaoke entertainment within one room. No other type of live entertainment is permitted. No coin-operated electronic, mechanical game video game machines, or pool or billiard tables shall be maintained upon the premises at any time.
16. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without unreasonable illumination and being disruptive to persons on adjacent properties.

17. A camera surveillance system shall be maintained at all times to monitor the common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
18. No booth or group seating shall be installed that completely prohibits observation of the occupants and patrons.
19. Individual karaoke room may be constructed within the restaurant provided the Applicant/owner or the designee obtains a building permit from the Department of Building and Safety. The plans shall incorporate the following conditions:
 - a. Individual rooms, wall assembly, glass panes, construction materials and structural support shall be approved by the Department of Building and Safety.
 - b. There shall be no separate bar or lounge area inside the karaoke room.
 - c. Walls shall be permanently fixed and structurally supported. Movable partitions are not allowed.
 - d. No patron(s) under the age of 21 shall be allowed in the karaoke room.
 - e. There shall be no "dimmer" type lighting controls in the interior of said rooms. Each karaoke room shall be lit by at least one light source measuring the equivalent of 60 watts or more for every 100 square feet of floor area.
 - f. No physical obstructions including but not limited to planters, partitions or items of decor shall be placed, attached, fastened, or connected in any manner to any section of the wall, doors or ceiling which would obstruct the view of any portion of the room, or which would cover any portion of the glass within the door or wall.
 - g. Said obstructions/partitions other than clear glass shall not exceed 54 inches in height, such as monitors, television, booths, chairs etc. No obstructions shall not block any windows in the karaoke rooms.
 - h. No obstruction other than clear glass shall be attached, fastened, or connected to either the partitions or ceilings to separate the booths/dining areas within the interior spaces of the karaoke rooms.
 - i. All doors and windows to said rooms shall be constructed in such a manner as to have at least one clear glass window in the upper portion of said door or wall which measures not less than 3 feet by 3 feet.

- j. Glass panes shall be tempered and identified by the manufacturer's designation that is required for safety glazing. Each pane shall bear the manufacturer's mark designating the type and thickness of the glass or glazing material. The identification shall not be omitted and shall not comply with LAMC 2406.3 for safety glazing.
- k. No frosting and/or etching of any glass of the door and windows shall be allowed. All glass panes into karaoke rooms, including glass panes in doors, shall remain unobstructed at all times.
- l. The entry door to said room shall remain unlocked without any locking hardware or any kind installed at all times and shall not have any form of locking mechanism attached to or near the doors.
- i. The karaoke room shall be equipped with audio and video equipment sufficient for performances commonly associated with "karaoke" style entertainment.
- J. Each karaoke room shall be equipped with its own equipment which shall be retained permanently in each room and not shared or moved to other karaoke rooms.
- m. Said room shall not contain refrigeration units of any type.
- n. "No Smoking Signs" shall be prominently posted in English, and the predominant language of the facility's clientele in all of the karaoke rooms.
- o. A restroom shall not be available inside a karaoke room or attached to the karaoke room. A wardrobe/closet may be utilized, so long as there are no doors or coverings to the wardrobe/closet. Racks or shelving for clothing (i.e.: jackets, hats, etc.) may be attached to the walls.
- m. Karaoke style entertainment shall be available at all times in said room during the hours of operation.
- n. Patrons are prohibited to enter the attached 240 square-foot alcohol storage room and the auxiliary storage room attached to the said 240 square-foot storage room. The operator shall post a "Restaurant Staff Only" sign on the alcohol storage room door to prohibit membership patrons entering.
- p. Karaoke room shall be equipped with sufficient lighting to illuminate and make easily discernible the appearance and activities of all persons in the booth/rooms at all times.

20. Operator shall attend periodic meetings with the Los Angeles Police Department (LAPD), the Tenth Council District, and community members to discuss ongoing operations, recent complaints, and shall make revisions to operational procedures in order to address issues to the satisfaction of the LAPD.
21. At least one State-licensed uniformed security guard on the premises daily from 11:00 a.m. to one-half hour after closing. The guard shall at all times patrol the interior and exterior of the facility. The guard shall monitor the interior of the facility for illegal activities and the guard shall deter loitering, public drinking, pandering, graffiti, noisy or rowdy behavior, and littering in the vicinity of the subject private membership club. The guard shall be exclusively employed for the establishment and should not conduct any security duties for surrounding and neighboring businesses. The security guard must be certified by the State Department Bureau of Consumer Affairs, Bureau and Security and Investigative Services. A copy of the security guard(s) credentials and contract shall be provided to the Department of City Planning, to be included in the case file, within 30 days of the effective date of this grant.
22. Bar girls/Doumi girls are prohibited. Patrons shall not solicit any outside person(s) or agency requesting companionship. Security guard(s) shall be trained to look out for any group potential bar girls/doumi girls coming out of vehicles and to identify any person who may be a doumi girl trying to enter or already inside of the establishment. Staff shall be trained to identify and report any exchange of money in a karaoke room between a patron and a person who may be identified as a doumi girl. Shall be trained to identify and report any group to the manager(s) which could be identified as doumi girls visiting the premises. If any persons are identified as doumi girls, they will be asked by security and/or staff to leave the premises. Staff shall be trained to identify and report any suspicious activity within the karaoke room. All activity associated with escorting, bar girls, B-girls, dourni girls, karaoke hostesses, companionship service and similar activities is prohibited. This includes but is not limited to the following:
 - a. Any person entering the establishment to solicit room to room for companionship.
 - b. Any person entering the establishment to provide time for money.
 - c. Any person entering the establishment to provide escort services in exchange for alcoholic beverages.
 - d. Any person, waiting in a separate room, inside of the establishment, to be brought to a karaoke room(s) for the purpose of being a bar girl/doumi girl.
23. The applicant shall fully comply with all California State Department of Alcoholic Beverage Control (ABC) regulations governing the sale of alcoholic beverages for the private membership club use.

24. **STAR/LEAD/RBS Training.** Within the first six months of already selling alcohol, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR) or Department of Alcoholic Beverage Control “Licensee Education on Alcohol and Drugs” (LEAD) training program, or “Responsible Beverage Service” (RBS) training program. A record of the completion of a training program shall be maintained and shall be transmitted to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR/LEAD/RBS training shall be conducted for all new hires within two months of their employment.
25. Prior to the utilization of this grant, an electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products, and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
26. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager’s responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the State Department of ABC and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, including parking lot commonly used by patrons, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
27. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Additionally, a copy shall be provided to all employees who shall sign an acknowledgment form stating that they have read and understood all the ABC conditions as well as all the conditions of this grant. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request.
28. The applicant, owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.
29. Operator and its personnel shall, at all times maintain a policy of not serving obviously intoxicated patrons and taking preventative measure to help avert intoxication-related problems.

30. No employee or agent shall be permitted to solicit or accept any alcoholic, non-alcoholic beverage, accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.
31. Staff will monitor the immediate vicinity in order to ensure that no public consumption of alcoholic beverages occurs. Staff will also be responsible to constantly monitor and ensure patrons do not take open alcoholic beverages for on-site and off-site consumption beyond the entrance doors onto the sidewalk.
32. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
33. A "No Alcohol beyond this point" shall be posted at the private club exits.
34. The establishment shall make an effort to control any unnecessary noise made by the private club staff or any employees contracted by the private club, or any noise associated with the operation of the establishment, or equipment of the private membership club.
35. The business operator/manager shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially noise derived from patrons during entry and exiting at late nights.
36. Any background music or other recorded ambient music shall not be audible beyond the area under the control of the applicant. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City inspector may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
37. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted outside of the subject facility. The applicant shall be responsible for ensuring persons are dissuaded from loitering on or immediately around the subject premises.

38. The owner or the operator shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.
39. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
40. The operator shall at all times maintain the abutting public access ways free of obstruction as well as maintaining the premises and adjoining sidewalk and rear alley, free of debris or litter.
41. Any outside trash and recycling bins shall be locked. Trash deposit in dumpsters will be carried out quietly and the private membership club staff will be respectful to neighbors.
42. The location shall implement a Designated Driver Program (i.e., free soft drinks or coffee to a designated driver of the group) which shall be submitted to the Zoning Administrator for inclusion in the file. The availability of this program shall be made known to restaurant patrons via a two-sided card placed on all tables and a program description printed on the menu.
43. The applicant shall prepare and implement an incentive program to encourage employees to walk, bike, use public transit or carpool to work. Said program may include but not be limited to: subsidies for public transit and installation of bike racks. A copy of the program shall be submitted to the Development Services Center for inclusion in the file.
44. The applicant shall utilize social media, webpages, or other media to provide travel information to the restaurant. Such information shall promote the use of alternate travel means to automotive transportation (walk, bike, public transit, rideshare/service, or carpool). For any patrons desiring to drive a personal vehicle to the venue, parking information must direct them to either use the valet service or park on surface streets within commercial streets and avoid residential streets.
45. These conditions of approval as well as a copy of any Business permit, insurance information, security and any emergency contact phone numbers shall be maintained in the office at all times and produced immediately upon request of the Police Department, the State Department of ABC, the Zoning Administrator, the Department of Building and Safety or other enforcement agency.

46. Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the entry of the building visible to the public.
47. Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to LAPD, law enforcement, and ABC personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning.
48. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
49. Should there be a change in the ownership and/or the operator of the business, the property owner, business owner, or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation. Any future new operator of the subject establishment shall vet with the local community groups and file a new Plan Approval in conformance with LAMC 12.24 M for a review.

50. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-I (Miscellaneous Plan Approval), the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
51. The Zoning Administrator reserves the right to require a Plan Approval application, if it is determined that the operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
52. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 13A.2.7 G of the Los Angeles Municipal Code provides:

“A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. the violation of any condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council in connection with the granting of any action taken pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on October 17, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a Main Plan Approval under the provisions of LAMC Section 12.24-M have been established by the following facts:

BACKGROUND

The subject property is a level, irregularly shaped lot measuring approximately 68,573 square feet in area. The lot has approximately 310-feet of frontage along 6th Street to the south, 23-feet of frontage along Alexandria Avenue to the west, and 206-feet of frontage along Kenmore Avenue to the east. The subject property is developed with a two-story, 38,256 square-foot commercial building, the Chapman Park Market Building, built in 1928. The property was designated Historic Cultural Monument (HCM) No. 386 in 1988, is listed on the California Register, and was determined to be eligible for the National Register. The project site consists of a 4,437 square-foot tenant space located at the southwest corner of the property.

The project consists of a Main Plan Approval pursuant to Case No. ZA-2017-3351-MCUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 4,437 square-foot private membership club with 76 indoor seats featuring live entertainment (disc jockey) and one karaoke room. The proposed hours of operation are from 11:00 a.m. to 2:00 a.m. daily. No new construction is proposed.

On January 12, 2018, the Zoning Administrator approved a Main Conditional Use to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with ten restaurants in the Chapman Park Market Building. Prior to this grant, Conditional Use Permits for the sale of alcohol had been issued for this tenant space, Unit 200, in 2015 (Case No. ZA-2015-991-CUB) and 2010 (Case No. ZA-2009-3160-CUB); both grants allowed karaoke. The Zoning Administrator also issued a letter of correction on November 17, 2010, to the latter case to allow hours of operation from 11:00 a.m. to 2:00 a.m. daily. An earlier request in 1996 (Case No. ZA-1996-524-CUB) was denied by the Zoning Administrator.

The subject Main Plan Approval enables the Zoning Administrator to consider more closely the nature of each operation and to impose further conditions as necessary. The following Main Plan Approvals are currently active or pending at the site:

Case Number	Venue	Venue Type	Alcohol
ZA-2017-3351-MCUP	Chapman Karaoke	Restaurant	On-Site Full Line
ZA-2017-3351-MCUP	Toe Bang	Restaurant	On-Site Full Line
ZA-2017-3351-MCUP	Origin Korean BBQ	Restaurant	On-Site Full Line
ZA-2017-3354-MPA	Escala K-Town	Restaurant	On-Site Full Line

ZA-2017-3355-MPA	Quarters Korean BBQ	Restaurant	On-Site Full Line
ZA-2019-3360-CUB	Silverlake Ramen	Restaurant	On-Site Beer and Wine
ZA-2021-2963-MPA	KazuNori	Restaurant	On-Site Full Line
ZA-2023-6084-MPA (Instant Request)	TBD	Private Club	On-Site Full Line

Silverlake Ramen received a separate Conditional Use Permit pursuant to Case No. ZA-2019-3360-CUB for the sale of beer and wine as the tenant space, Unit #160, was not included in the Main Conditional Use Permit.

The subject property is located within the Wilshire Community Plan Area. The majority of the property is designated for Neighborhood Office Commercial land uses by the Community Plan, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. The remainder of the property is designated for High Medium Residential uses, corresponding to the R4 Zone. The former portion is zoned C2-1 and the latter R4-2; the property is therefore consistent with its land use designations. The project site, a tenant

space at the southwest corner of the property, is located entirely within the C2-1 Zone. The subject property is located within the Wilshire Center/Koreatown Redevelopment Project Area, the Wilshire Center Business Improvement District, the Los Angeles State Enterprise Zone, a Tier 3 Transit Oriented Community Zone, an Adaptive Reuse Incentive Area, a Transit Priority Area, an Urban Agriculture Incentive Zone, and a Methane Zone, and is 0.33 kilometers from the Puente Hills Blind Thrust Fault. The property was also identified in the Housing Element Inventory of Sites.

The surrounding area is fully developed with a variety of residential and commercial buildings. The property abutting the project site to the east, across Kenmore Avenue, is zoned (T)(Q)RAS4-1 and developed with a parking structure and retail; other properties along the north side of 6th Street are developed with commercial buildings and surface parking in the C2-1 Zone. To the north, properties are developed with multi-family residential buildings in the R4-2 Zone. To the south, properties are zoned C2-2, (Q)C2-2, (T)(Q)C2-2, CR-2, C4-2, (Q)C4-2, and P-2 and developed with commercial buildings, multi-family residential buildings, and surface parking. To the west, properties are zoned C2-1, C2-2, and C4-2 and developed with commercial buildings.

Streets

6th Street, adjoining the property to the south, is designated an Avenue II, with a dedicated right-of-way width of 86 feet and roadway width of 56 feet along the property's frontage, and is improved with an asphalt roadway, sidewalk, and curb.

Alexandria Avenue, adjoining the property to the west, is designated a Local Street – Standard, with a dedicated right-of-way width of 60 feet and roadway width of 36 feet along the property's frontage, and is improved with an asphalt roadway, sidewalk, and curb.

Kenmore Avenue, adjoining the property to the east, is designated a Local Street – Standard, with a dedicated right-of-way width of 60 feet and roadway width of 36 feet along the property's frontage, and is improved with an asphalt roadway, sidewalk, and curb.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property:

Case No. ZA-2021-2963-MPA: On September 7, 2021, the Zoning Administrator approved a Main Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 1,612 square-foot restaurant with 24 indoor seats and hours of operation from 11:00 a.m. to 2:00 a.m. daily in an existing plaza in the C2-1 Zone, located in Unit 50.

Case No. ZA-2017-3356-MPA: On January 12, 2018, the Zoning Administrator approved a Main Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C2-1 Zone, located in Unit 150.

Case No. ZA-2019-3479-CUB: On November 20, 2019, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,275 square-foot restaurant in the C2-1 and R4-2 Zone and to allow hours of operation from 11:00 a.m. to 2:00 a.m. daily in lieu of 7:00 a.m. to 11:00 p.m. daily as restricted by Mini-Shopping Center/Commercial Corner regulations, located in Unit 80.

Case No. ZA-2019-3360-CUB: On December 6, 2019, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant in the C2-1 and R4-2 Zones and to allow hours of operation of 11:00 a.m. to 2:00 a.m. Friday through Sunday in lieu of 7:00 a.m. to 11:00 p.m. daily as restricted by Mini-Shopping Center/Commercial Corner regulations, located in Unit 160.

Case No. ZA-2017-3355-MPA: On February 9, 2018, the Zoning Administrator approved a Main Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant, located in Unit 130.

Case No. ZA-2017-3354-MPA: On January 12, 2018, the Zoning Administrator approved a Main Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C2-1 Zone, located in Unit 70.

Case No. ZA-2017-3351-MCUP: On January 12, 2018, the Zoning Administrator approved a Main Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with ten restaurants within an existing shopping center in the C2-1 Zone.

Case No. ZA-2015-2953-CUB: On January 20, 2016, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the expansion of an existing restaurant in the C2-1, located in Units 50 and 300.

Case No. ZA-2015-991-CUB: On November 23, 2015, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 4,841 square-foot restaurant, featuring karaoke entertainment located in the C2-1 and R4-2 Zones, located in Unit 200.

Case No. ZA-2010-1399-CUB-PA2: On April 25, 2013, the Zoning Administrator issued a Plan Approval to determine that restaurants at the subject site have operated in partial but not full compliance with the terms and conditions set forth in the prior determination under Case No. ZA-2010-1399-CUB dated October 21, 2010, located in Units 70, 110, 130, and 150.

Case No. ZA-2012-6-CUB: On July 11, 2012, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in the C2-1 and R4-1 Zones, located in Unit 20.

Case No. ZA-2010-1399-CUB-PA1: On February 3, 2012, the Zoning Administrator approved a Plan Approval to determine that the previously imposed conditions have been effective, and that the applicant is in substantial compliance with same for the sale and dispensing of a full line of alcoholic beverages, located in Unit 300.

Case No. ZA-2010-3390-CU: On May 2, 2011, the Zoning Administrator approved a Conditional Use Permit to allow an amusement enterprise (two 4D Screening Rooms) to operate at an existing 806 square-foot unit within a 57,070 square-foot mini-shopping center/commercial corner development in the C2-1 Zone and to allow operating hours from 9:00 a.m. to 12:00 midnight, seven days a week, in lieu of the 7:00 a.m. to 11:00 p.m. hours of operation limitation for a mini-shopping center/commercial corner development in the C2-1 Zone, located in Unit A-180.

Case No. ZA-2010-1399-CUB: On October 21, 2010, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued use and maintenance of six restaurants located in an existing commercial center (Wilshire Chapman Plaza, also known as Chapman Market) in the C2-1 Zone.

Case No. ZA-2009-3160-CUB: On January 26, 2010, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C2-1 Zone, located in Unit 200.

Case No. ZA-2006-5213-CUB: On December 15, 2006, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued use and maintenance of six restaurants and the addition of one new restaurant located in an existing commercial center (Wilshire Chapman Plaza, also known as Chapman Market).

Case No. ZA-2003-2725-CUB: On July 15, 2003, the Zoning Administrator denied a Conditional Use Permit to allow the sale and dispensing of beer and wine as a use accessory to the operation of a restaurant, located in Unit 300. On September 23, 2003, the Central Area Planning Commission denied an appeal and sustained the Zoning Administrator's decision.

Case No. ZA-2000-4628-CUB: On July 18, 2001, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued use and maintenance of six restaurants located within an existing commercial center (Chapman Market Commercial Center).

Case No. ZA-1997-483-RV-PAD: On May 12, 1999, the Zoning Administrator reviewed conditions imposed under BZA Case No. 5500 and imposed additional conditions, located in Units 150 and 200.

Case No. ZA-1995-681-CUB-PAD: On November 20, 1998, the Zoning Administrator denied a Plan Approval to allow an upgrade from the sale of beer and wine only to the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued operation of an existing restaurant in the C2-1 Zone, located in Unit 100. On February 9, 1999, the Board of Zoning Appeals denied an appeal and sustained the decision of the Zoning Administrator.

Case No. ZA-1997-483-RV: On November 7, 1997, the Zoning Administrator imposed additional conditions to mitigate adverse impacts and legalize the use of the site as a restaurant in compliance with the Municipal Code and the conditions of approval under Case No. ZA-1995-681-CUB, located in Units 150 and 200. On January 20, 1998, the Board of Zoning Appeals granted an appeal, sustained the decision of the Zoning Administrator, and modified conditions imposed by the Zoning Administrator and imposed new conditions.

Case No. ZA-1996-524-CUB-CUX: On August 16, 1996, the Zoning Administrator denied a Conditional Use Permit to allow the conversion of a second floor portion of an existing restaurant into a new restaurant/nightclub to sell and dispense alcoholic beverages for on-site consumption and to allow the restaurant/nightclub premises to have a dance floor and live entertainment including, but not limited to, a karaoke music studio, located in Unit 200.

Case No. ZA-1995-873-ZV: On January 16, 1996, the Zoning Administrator approved a Zone Variance from Section 12.14 A.3(a)(1) of the Municipal Code to permit the continued operation, use, and maintenance of a billiards club located within 500 feet of an R4 Zone, located in Unit 300.

Case No. ZA-1995-681-CUB: On November 29, 1995, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with five existing restaurants, an expansion of 170 additional seats for a total of 484 seats allowed, and hours of operation from 11:00 a.m. to 1:00 a.m. seven days a week.

Case No. ZA-1993-297-CUB: On June 16, 1993, the Zoning Administrator approved a Conditional Use Permit to allow an existing private music entertainment room use (karaoke) located in an existing mini-shopping center to operate after 9:00 p.m.

Previous Cases on Surrounding Properties:

Staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with Conditional Use Permits for the sale of alcoholic beverages. The following relevant cases were identified:

Case No. ZA-2023-1831-CUB: On July 14, 2023, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant, located at 3500 West 6th Street #101.

Case No. ZA-2021-10635-CUB: On October 26, 2022, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale of beer and wine for off-site consumption in conjunction with an existing mini-market in the C2-1 Zone and hours of operation beyond the 7:00 a.m. and 11:00 p.m. otherwise permitted within a Commercial Corner/Mini-Shopping Center in the C2-1 Zone and denied a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption, located at 3325 West 6th Street.

Case No. ZA-2021-6552-CUB: On December 21, 2021, the Zoning Administrator approved a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with an existing retail food market in the C4-2 Zone, located at 3339 West Wilshire Boulevard.

Case No. ZA-2019-6981-CUB: On July 14, 2020, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the (Q)C4-2 Zone, located at 3377 West Wilshire Boulevard #110-111.

Case No. ZA-2019-6978-CUB: On July 9, 2020, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the (Q)C4-2 Zone, located at 3377 West Wilshire Boulevard #109.

Case No. ZA-2019-4719-CU-MCUP-ZV-SPR-WDI: On March 17, 2022, the Zoning Administrator approved a Conditional Use Permit to allow a hotel within 500 feet of a residential zone, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel, a Zone Variance from Section 12.26 E.5 of the Municipal Code to provide code required off-site parking spaces via a lease agreement in lieu of a parking covenant, a Site Plan Review for the change of use of an existing office building into a new hotel with 52 hotel guestrooms and 6,570 square feet of restaurant/bar space in the C2-2 Zone, and a Waiver of Dedication and Improvement to waive the required dedication and improvements of an eight-foot dedication along 6th Street, a designated Avenue II, located at 3418-3434 West 6th Street and 550 South Kenmore Avenue.

Case No. ZA-2019-911-CUB-CUX: On October 24, 2019, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant/karaoke studio/nightclub venue in the C4-2 Zone and to allow public patron dancing in conjunction with live entertainment, located at 3319 West Wilshire Boulevard.

Case No. ZA-2018-2084-CUB: On September 7, 2018, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the (Q)C4-2 Zone and to permit the continued hours of operation which exceed the otherwise daily permitted hours of 7:00 a.m. to 11:00 p.m. for a commercial corner development, located at 3377 Wilshire Boulevard #100.

Case No. ZA-2017-4386-MCUP: On May 17, 2018, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with six new establishments comprised of restaurants and bars, located at 3519-3535 West 6th Street and 545-555 South Alexandria Avenue.

Case No. ZA-2017-3529-CUB: On February 21, 2017, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with the operation of an existing restaurant in the C2-2 and C4-2 Zones which operates beyond the permitted hours of the Mini-Shopping Center/Commercial requirement of 7:00 a.m. to 11:00 p.m., located at 3450 West 6th Street #103.

Case No. ZA-2016-3299-CUB: On February 21, 2017, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant, located at 3377 Wilshire Boulevard #104.

Case No. ZA-2017-2925-CUB-CU: On December 4, 2017, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant and to allow hours of operation from 10:00 a.m. to 2:00 a.m. daily in lieu of 7:00 a.m. to 11:00 p.m. daily as restricted by Mini-Shopping Center Regulations, located at 3470 West 6th Street #9-10.

Case No. ZA-2017-1710-CUB: On October 13, 2017, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant and to allow deviations from Mini-Shopping Center/Commercial Corner Development provisions with operating hours of 11:00 a.m. to 2:00 a.m. daily in lieu of the restricted hours of 7:00 a.m. to 11:00 p.m., located at 3470 West 6th Street #7.

Case No. ZA-2014-3914-CUB-CU: On October 29, 2015, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale of beer and wine for off-site consumption in conjunction with an existing service station and mini-market in the C2-1 Zone and to continue a deviation from the Commercial Corner Development to allow the 24-hour daily operation of the service station and mini-market, located at 3325 West 6th Street.

Case No. ZA-2014-1648-CUB: On October 23, 2014, the Zoning Administrator approved a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in a restaurant with a patio with hours of operation from 11:00 a.m. to 2:00 a.m. daily in the C4-2 Zone, located at 3500 West 6th Street #301.

Case No. ZA-2013-3055-CUB-CU: On April 4, 2014, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant located in the (Q)C2-2 Zone and to allow deviations from the Mini-Shopping Center/Commercial Corner Development maximum hours of operation from 7:00 a.m. to 2:00 a.m., located at 3377 Wilshire Boulevard #200.

Case No. ZA-2013-2178-CUB: On December 19, 2013, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing karaoke restaurant, located at 3500 West 6th Street #330.

Case No. ZA-2013-1629-CUB-CU: On September 18, 2013, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale of beer and wine for on-site consumption in conjunction with an existing restaurant and to allow a deviation from the operating hours established by Section 12.22 A.23 of the Municipal Code for a Commercial Corner Development, located at 3407 West 6th Street #101-A.

Case No. ZA-2013-519-CUB: On June 14, 2013, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C4-2 Zone, located at 3500 West 6th Street #101.

Case No. ZA-2013-1470-CUB: On June 26, 2014, the Zoning Administrator denied a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant and to allow hours of operation from 11:00 a.m. to 4:00 a.m. daily in lieu of the permitted hours of 7:00 a.m. to 11:00 p.m. daily for a commercial corner development, located at 3450 West 6th Street #102.

Case No. ZA-2013-14-CUB: On May 20, 2013, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in the C4-2 Zone, located at 3500 West 6th Street.

Case No. ZA-2012-1359-CUB-CU: On October 19, 2012, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of beer and wine for on-site consumption in the (Q)C4-2 Zone and to allow hours of operation from 11:00 a.m. to 1:00 a.m. Sunday through Wednesday and 11:00 a.m. to 2:00 a.m. Thursday through Saturday in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m., located at 3377 Wilshire Boulevard #105.

Case No. ZA-2010-868-CUB: On March 9, 2011, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 3377 Wilshire Boulevard #110-111.

Case No. ZA-2009-3275-CUB-CU: On March 26, 2010, the Zoning Administrator approved a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with an existing restaurant located within a Mini-Shopping Center and to allow a deviation from the operating hours established by LAMC Section 12.22 A.23 for a Mini-Shopping Center, located at 3377 Wilshire Boulevard #105.

Case No. ZA-2008-4341-CUB-CU: On October 22, 2009, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption to allow a deviation from Commercial Corner Development standards regarding hours of operation in conjunction with three existing restaurants in the [Q]C4 Zone, located at 3377 Wilshire Boulevard #100, 109, and 112.

Case No. ZA-2008-4222-CUB-CU: On December 10, 2009, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale of beer and wine for off-site consumption in conjunction with an existing gasoline fueling station and mini-market and to allow a deviation from the Commercial Corner Development provisions of Section 12.22 A.23 of the Code to allow operation 24 hours per day in lieu of 7:00 a.m. to 11:00 p.m. and to allow less than 50 percent glazing on the building frontages facing the adjoining streets in lieu of the minimum 50 percent transparent windows otherwise required on the exterior walls and doors of a ground floor containing non-residential uses, located at 3325 West 6th Street.

Case No. ZA-2008-153-CUB: On August 14, 2008, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine only for on-site consumption in an existing restaurant, located at 3470 West 6th Street #2A.

Case No. ZA-2007-4699-CUB: On April 28, 2008, the Zoning Administrator approved a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 3407 West 6th Street.

Case No. ZA-2007-4528-CUB: On January 4, 2008, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 3377 Wilshire Boulevard #114-115.

Case No. ZA-2007-3552-CUB: On February 28, 2008, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages only for off-site consumption in conjunction with a grocery store, located at 3435 Wilshire Boulevard #123.

Case No. ZA-2007-1539-CUB: On August 1, 2007, the Zoning Administrator approved a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant, located at 3500 West 6th Street.

Case No. ZA-2007-948-CUB: On May 22, 2007, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,800 square-foot restaurant, located at 3450 West 6th Street #102.

Case No. ZA-2006-4110-CUB: On October 19, 2006, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine only in lieu of the applicant's original request for a permit to sell a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 1,948 square-foot restaurant with a seating capacity of 62 patrons and existing operating hours and alcohol sales from 11:00 a.m. to 2:00 a.m. daily in the C2-2 Zone, located at 3470 West 6th Street.

Case No. ZA-2006-2669-CUB: On September 29, 2006, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing for consideration of a full line of alcoholic beverages as a use accessory to four restaurants, a bar, and a grocery market, located at 3510 West 6th Street.

Case No. ZA-2006-1546-CUB: On July 28, 2006, the Zoning Administrator approved a Conditional Use Permit to allow the upgrade of the sale of beer and wine to a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant, located at 3407 West 6th Street.

Case No. ZA-2005-4875-CUB: On December 1, 2005, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine only, including sake, for on-site consumption in conjunction with a proposed restaurant in the C2-1 Zone, located at 3407 West 6th Street #101-A.

Case No. ZA-2006-1374-CUB: On August 24, 2006, the Zoning Administrator approved a Conditional Use Permit to allow the expansion of a proposed restaurant into a third floor for which the sale of beer and wine for on-site consumption had been previously approved pursuant to Case No. ZA-2004-3790-CUB-ZV and dismissed a request for a Conditional Use Permit to upgrade the sale of on-site consumption of beer and wine to a full line of alcoholic beverages in conjunction with a proposed restaurant, located at 3377 Wilshire Boulevard.

Case No. ZA-2004-3738-CUB: On September 7, 2004, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing restaurant in Space 2A that was previously granted such right pursuant to Case No. ZA-2000-175-CUB, located at 3470 West 6th Street #2A.

Case No. ZA-2004-3790-CUB-ZV: On October 8, 2004, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 3,020 square-foot restaurant with hours of operation from 7:00 a.m. to 12:00 a.m. daily and a 4,218 square-foot restaurant with hours of operation from 10:00 a.m. to 12:00 a.m. daily, and a Zone Variance from LAMC Section 12.26 E.5 to allow the use and maintenance of 60 required parking spaces off-site with a lease agreement in lieu of the recorded covenant and agreement, located at 3377 Wilshire Boulevard.

Case No. ZA-2003-8460-CUB-CUX: On February 20, 2004, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption to allow a public dance hall, located at 3319 Wilshire Boulevard.

Case No. ZA-2003-4393-CUB: On October 21, 2003, the Zoning Administrator denied a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 1,900 square-foot restaurant seating 45 patrons and having hours of operation from 11:00 a.m. to 2:00 a.m. daily, located at 3470 West 6th Street.

Case No. ZA-2002-3856-CUB: On January 8, 2003, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption, located at 3377 Wilshire Boulevard.

Case No. ZA-2002-2728-CUB: On December 16, 2002, the Zoning Administrator denied a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,800 square-foot restaurant/karaoke music studio accommodating 75 patrons comprised of 13 dining rooms with karaoke entertainment having hours of operation from 7:00 a.m. to 2:00 a.m. daily with alcohol sales from 11:00 a.m. to 2:00 a.m. daily, located at 3450 West 6th Street #102.

Case No. ZA-2002-1577-CUB-CU: On November 22, 2002, the Zoning Administrator approved a Conditional Use Permit with specified deviations from the requirements of Section 12.22 A.23(a)(1)(i) of the Code to permit the sale and dispensing of beer and wine only for off-site consumption in conjunction with the operation of a gas station and mini-market, located at 3325 West 6th Street.

Case No. ZA-2001-5637-CUB-ZV: On May 17, 2002, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing restaurant and a Zone Variance from Sections 12.21 A.4(c)(3) and 12.26 E.5 of the Municipal Code to provide five of the required parking spaces off-site by lease agreement (noncontiguous) in lieu of a covenant and agreement to hold as one parcel, located at 3320 and 3324 West 6th Street.

Case No. ZA-2001-1847-CUB-ZV-ZAD-SPR: On April 4, 2002, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with the operation of four restaurants and a sports bar/karaoke music studio and off-site consumption in conjunction with the operation of an 8,315 square-foot grocery market to be located within the proposed three-story, 160,505 square-foot retail shopping center, approved a Zone Variance from LAMC Section 12.21 A.4 to allow 437 parking spaces in lieu of the required 546 parking spaces, denied a Zoning Administrator's Determination to allow the sharing of parking spaces, and dismissed a request for a Zone Variance from LAMC Section 12.16 A.2(a) to allow an amusement arcade having 120 machines, located at 3510 Wilshire Boulevard.

Case No. ZA-1997-336-CUB: On June 27, 1997, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages for on-site consumption, located at 3377 Wilshire Boulevard.

Case No. ZA-1995-302-CUB: On July 20, 1995, the Zoning Administrator denied a Conditional Use Permit to allow the expanded sale and dispensing of alcoholic beverages for on-site consumption beyond the hours and square footage authorized under Case No. ZA-1985-884-CUB, located at 3377 Wilshire Boulevard.

Case No. ZA-1994-710-CUB: On September 2, 1994, the Zoning Administrator denied a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages for on-site consumption and patron dancing in conjunction with a proposed restaurant, located at 3377 Wilshire Boulevard.

Case No. ZA-1994-680-CUB: On January 24, 1995, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant seating 52 patrons located in a 1,654 square-foot leased space of a mini-shopping center with 30 off-site parking spaces, located at 3450 West 6th Street #106.

Case No. ZA-1994-246-CUB: On September 2, 1994, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C4-2 Zone, located at 3377 Wilshire Boulevard.

Case No. ZA-1993-1086-CUB: On March 29, 1994, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a proposed 2,400 square-foot expansion to an existing 5,200 square-foot restaurant and a dance hall with live entertainment on a site in the C4-2 and R5P-2 Zones, located at 3319 Wilshire Boulevard.

Case No. ZA-1993-892-CUB: On December 2, 1993, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with an existing 1,200 square-foot restaurant accommodating approximately 47 persons, located at 3470 West 6th Street.

Case No. ZA-1993-1082-CUB: On March 3, 1994, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant accommodating approximately 75 patrons, composed of a series of small dining rooms with karaoke entertainment, located at 3450 West 6th Street.

Case No. ZA-1992-829-CUB: On November 19, 1992, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of alcoholic beverages for on-site consumption in conjunction with an existing restaurant with new hours of operation on a site in the (Q)C4-2 Zone, located at 3377 Wilshire Boulevard.

Case No. ZA-1990-1181-CUB: On April 9, 1991, the Zoning Administrator denied a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with an existing 2,080 square-foot restaurant accommodating approximately 72 patrons, having hours of operation from 11:00 a.m. to 12:00 p.m. Monday through Sunday, operating within an 11,000 square-foot mini-mall shopping center in the C2-2 and C4-2 Zones, located at 3450 West 6th Streets.

Case No. ZA-1990-770-CUB: On October 30, 1990, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant seating 97 patrons with hours of operation from 10:00 a.m. to 11:00 p.m. daily in the C4-2 Zone, located at 3377 Wilshire Boulevard.

COMMUNICATION

Wilshire Center – Koreatown Neighborhood Council issued a support letter on January 8, 2024. The Neighborhood Council has recommended four conditions which the Zoning Administrator has incorporated all applicable conditions into the grant.

PUBLIC HEARING

A Notice of Public Hearing was sent to owners of abutting properties. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. All interested persons are invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The public hearing was held on October 17, 2024, at approximately 9:30 a.m. and was conducted entirely telephonically. The following testimony was provided at the hearing:

The applicant provided the following comments:

- The proposed project is a part of Chapman Plaza building on 6th Street. It is a Mecca for dining, entertainment, and nightlife within Wilshire Center and Koreatown community area.
- The application is a Plan Approval of a Main Conditional Use which was approved in January 2018, for 10 restaurants within Chapman Plaza.
- All 10 restaurants are up and running, and operating. It has been a very successful Plaza, and a destination of entertainment and dining point for a lot of residents and business community throughout Los Angeles County region.
- The applicant is the operator and owner of this new private membership club. The applicant has extensive experience working in hospitality with decades of experience.
- The applicant has been a model citizen, a role model, a business stakeholder in the community. I am confident he will continue to do a fine job.
- The Wilshire Center – Koreatown Neighborhood Council has unanimously supported the project and a support letter has been submitted.
- The proposed tenant space is on the second floor of the building.
- The applicant does not propose dancing. Only live music by disc jockey and one karaoke room. The previous grant for the tenant space was a karaoke business which had 15 rooms. There will be 76 seats in this private club.
- What makes this private club special is the food and a place for the members and guests to come and help out the community as well.
- It is a small space, about 4,400 square-feet. We want to have programming for the creative communities and nonprofit organizations.
- There is no other place in the Koreatown like this at this time. It really is building a community of people to help Koreatown.

Sue Hong, a nearby resident:

- I live around the Chapman Plaza area.
- I would love to have a space where I could hang out with other creative people that are in Koreatown, and people who help the Koreatown community.

- I frequent the Plaza, and I would really love having a nightlife establishment there so I can hang out there longer.
- I actually do frequent all of applicant's establishments right now. I believe that he is a really good operator.

Penelope Lou, a nearby resident:

- I live in the vicinity of the Chapman Plaza.
- I also frequent applicant's restaurants and lounges.
- Applicant's establishments just brought a lot of business and economy to the area.
- As a college student and entering into the workforce, I believe it would be a really great place to network and getting to know a lot of people.
- It would really transform the area and just bring economic vitality to the area.

Applicant's closing statement:

- I have known the operator for over a decade.
- I represent a lot of nightlife establishments in Wilshire Center and Koreatown. I cannot think of anybody who has more experience operating this type of hospitality business than the applicant.
- I would urge your support, and we are confident of bringing a vibrant establishment to our community.

At the closing of the public hearing, the Zoning Administrator stated that he is inclined to approve the conditional use for the subject private memberships only club, based on the reasons that the entire Chapman shopping plaza has a Main Conditional Use authorization for alcohol service with hours from 6:00 a.m. to 2:00 a.m., and this tenant space is a part of the Main Conditional Use grant. The establishment will also provide a full-time security guard. The tenant space was authorized with a previous primary karaoke operation; thus the subject operation is a de-intensification of use. A private membership club is not opened to the general public, so the club will have more a controlled crowd of patrons.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages at a discounted price “No Happy Hour.” The only on-site advertisement indicating the availability of alcoholic beverages shall be the posting on a menu.
- There shall be no minimum drink required of patrons.
- There shall be no bar or lounge separate from the dining area upon the licensed premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages.
- There shall be no service, sales or possession of an alcoholic beverage on any sidewalk area. There shall be no off-site sales of alcoholic beverages. No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- No self-service of alcoholic beverages or portable bar is permitted. Any alcoholic beverage sold or dispensed for on-site consumption shall be served at tables or sit-down counters by employees of the private membership club.
- No person under 21 years of age shall sell or deliver alcoholic beverages.
- Bottle and/or Table Service involving the distribution of distilled spirits shall be prohibited. In addition, there shall be NO sales of table(s) and/or seating where alcoholic beverages are in any way included in the sale cost of the seating.
- There shall be no sales of wine by the bottle or storage of any bottle for future consumption.
- There shall be no “Buckets” of beer allowed.
- A “Free Designated Driver Program” shall be implemented in which free non-alcoholic beverages such as water, coffee, tea and soft drinks will be offered to the designated driver of the group.

- The subject alcoholic beverage license shall not be exchanged for a public premise type license.
- No employee, while working, shall solicit or accept any alcoholic, non-alcoholic beverage, monetary compensation, or any other thing of value from any customer for the purpose of sitting with or otherwise spending time with customers while on the premises.

AUTHORITY FOR PLAN APPROVAL

Section 12.24-M of the Los Angeles Municipal Code provides the authority for plan approval for this project:

"M. Development of Uses. (Amended by Ord. No. 173,992, Eff. 7/6/01)

1. Development of Site. On any lot or portion of a lot on which a deemed-approved conditional use is permitted pursuant to the provisions of this section, new buildings or structures may be erected, enlargements may be made to existing buildings, existing uses may be extended on an approved site, as permitted in Subsection L of this Section, provided plans are submitted to and approved by the Zoning Administrator, the Area Planning Commission, or the City Planning Commission, whichever has jurisdiction at that time ...".

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the Conditional Use plan approval process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use permit from the Zoning Administrator are located within Section 12.24 W of the Los Angeles Municipal Code. In order for the sales and dispensing of a full line of alcohol for on-site consumption and for the deviation for hours from Mini Shopping Center regulations to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other Conditional Use categories.

FINDINGS

1. **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 subject property is a level, irregularly shaped lot measuring approximately 68,573 square feet in area. The lot has approximately 310 feet of frontage along 6th Street to the south, 236 feet of frontage along Alexandria Avenue to the west, and 206 feet of frontage along Kenmore Avenue to the east. The subject property is located within the Wilshire Community Plan Area. The majority of the property is designated for Neighborhood Office Commercial land uses by the Community Plan, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. The remainder of the property is designated for High Medium Residential uses, corresponding to the R4 Zone. The former portion is zoned C2-1 and the latter R4-2; the property is therefore consistent with its land use designations. The subject property is located within the Wilshire Center/Koreatown Redevelopment Project Area, the Wilshire Center Business Improvement District, the Los Angeles State Enterprise Zone, a Tier 3 Transit Oriented Community Zone, an Adaptive Reuse Incentive Area. This area is planned for high density development.

The subject property is developed with a two-story, 38,256 square-foot commercial building, the Chapman Park Market Building, built in 1928. The property was designated Historic Cultural Monument No. 386 in 1988, is listed on the California Register, and was determined to be eligible for the National Register. The project site consists of a 4,437 square-foot tenant space located at the second floor of the southwest corner of the Chapman Park Market Building. The tenant space is located entirely within the C2-1 Zone.

On January 12, 2018, the Zoning Administrator approved a Main Conditional Use to permit the sale of a full line of alcoholic beverages for on-site consumption in conjunction with ten restaurants in the Chapman Park Market Building. Prior to this grant, Conditional Use Permits for the sale of alcohol had been issued for this tenant space, Unit 200, in 2015 (Case No. ZA-2015-991-CUB) and 2010 (Case No. ZA-2009-3160-CUB); both grants allowed karaoke. An earlier request in 1996 (Case No. ZA-1996-524-CUB) was denied by the Zoning Administrator.

The project consists of a Main Plan Approval pursuant to Case No. ZA-2017-3351-MCUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 4,437 square-foot private membership club with 76 indoor seats featuring live entertainment (disc jockey) and one karaoke room. The proposed hours of operation are from 11:00 a.m. to 2:00 a.m. daily. No new construction is proposed.

Koreatown is a major destination for dining, nightlife, and entertainment, attracting visitors from across the city. A vast exiting number of restaurants, bars, nightclubs, and stores found throughout the neighborhood are an important part of the area's economic and cultural life. The proposed project, which includes the sale of food and alcohol, DJs, and a karaoke room, is in many ways typical of Koreatown establishments. The establishment's operation is distinct due to a controlled crowd of patrons. The proposed private membership only club will therefore add to the diversity of networking, social, and community event space offerings in Koreatown.

The club will also supplement the other restaurants located in the Chapman Park Market Building, a historic shopping center. The vacant tenant space that it will occupy is located on the second floor, which is disadvantageous for typical restaurant and retail uses that rely on visibility from the street to draw customers. For a private club with an established membership, such use is able to convert a disadvantage of visibility into an advantage as it is able to provide a desirable sense of privacy or exclusivity. The proposed club is therefore well-suited for activating this vacant space and ensuring the continued use and enjoyment of a historic resource. The project will therefore perform a function or provide a service that is beneficial to the community and the city.

2. **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 project consists of a Main Plan Approval pursuant to Case No. ZA-2017-3351-MCUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 4,437 square-foot private membership club with 76 indoor seats featuring live entertainment (disc jockey) and one karaoke room. The proposed hours of operation are from 11:00 a.m. to 2:00 a.m. daily. No new construction is proposed.

The surrounding area is fully developed with a variety of residential and commercial buildings. The property abutting the project site to the east is zoned (T)(Q)RAS4-1 and developed with a parking structure and retail; other properties along the north side of 6th Street are developed with commercial buildings and surface parking in the C2-1 Zone. Those north of 6th Street are developed with multi-family residential buildings in the R4-2 Zone. To the south, properties are zoned C2-2, (Q)C2-2, (T)(Q)C2-2, CR-2, C4-2, (Q)C4-2, and P-2 and developed with commercial buildings, multi-family residential buildings, and surface parking. There are also multi-family residential buildings in the R5-2 Zone and a parking structure in the R5P-2 Zone on the eastern side of Catalina Street.

The proposed project will have minimal impact on the surrounding neighborhood. It entails the sale and dispensing of a full line of alcoholic beverages at a new private club in an existing commercial building that is occupied almost entirely by restaurants. The surrounding area similarly features a substantial number of restaurants and other food and beverage establishments, as well as karaoke studios. Many of these establishments serve alcohol, and many are open late. The proposed use is therefore highly consistent with its surroundings. While the subject property does abut residential buildings to the north, the proposed club is to be located at the southwest corner of the property; it is separated from the residential uses by a courtyard, another wing of the building, and a parking lot, all of which will provide a buffer from any potential noise impacts. The proposed club is also located entirely indoors, and does not include any patio space that would directly expose neighboring properties to noise.

Furthermore, this tenant space was previously occupied by a restaurant offering a full line of alcoholic beverages and karaoke, last approved by the Zoning Administrator in 2015 pursuant to Case No. ZA-2015-991-CUB. The project therefore is consistent not only with the surrounding community but with previous uses of the site. No new construction to expand the building's height or floor area is proposed. The project is also supported by the Wilshire Center – Koreatown Neighborhood Council. No opposition comment was received prior to, at, or after the October 17, 2024, public hearing. Attendees of the public hearing all support the project and stated that the space provides a venue for residents in Koreatown for social and network gatherings, creative endeavors, and community work in their neighborhoods. The entire Chapman shopping plaza has a Main Conditional Use authorization for alcohol service with hours from 6:00 a.m. to 2:00 a.m., and this tenant space is a part of the Main Conditional Use grant. The establishment will also provide a full-time security guard to ensure public safety and nuisance prevention. The tenant space was authorized with a previous primary karaoke operation; thus the subject operation is a de-intensification of use. A private membership club is not opened to the general public, so the club will have more a controlled crowd of patrons.

The Zoning Administrator has included multiple conditions of approval to ensure that the membership only private club will be an asset rather than a detriment to its neighborhood. Among the standard alcoholic beverage conditions, the grant has incorporated standard conditions from LAPD, and applicable recommendation from the Neighborhood Council. Conditions include mode and character, managers and staff operational responsibilities, mandatory STAR or LEAD or RBS training, electronic age verification devices, encouraging the use of ride-share, live entertainment, security, prohibition on bar hostess / smoking / loitering, site maintenance, noise prevention, trash enclosure and collection, community engagement, nuisance prevention, complaint resolution, community meeting, and nuisance abatement. A set of alcohol sales conditions have also been recommended to the California State ABC to regulate the on-site alcohol use. The robust number of conditions imposed will ensure that the subject membership only club will operate in harmony with the community.

Lastly, the grant will allow the project to contribute to diverse dining and social option with occasional entertainment in the subject community and is compatible with the mix of uses in the surrounding area and will not be detrimental to surrounding uses. As conditioned, 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.

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

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Wilshire Community Plan Area. The majority of the property is designated for Neighborhood Office Commercial land uses by the Community Plan, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. The remainder of the property is designated for High Medium Residential uses, corresponding to the R4 Zone. The former portion is zoned C2-1 and the latter R4-2; the property is therefore consistent with its land use designations. The project site, a tenant space located at the second floor at the southwest corner of the historic building on the property, is located entirely within the C2-1 Zone.

The Wilshire Community Plan does not encourage or restrict the sale of alcohol. However, its objectives and policies include the following:

Goal 2: *Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe, and accessible areas, while preserving historic and cultural character.*

Objective 2-1: *Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.*

Policy 2-1.1: *New commercial uses should be located in existing established commercial areas or shopping centers.*

Objective 2-2: *Promote distinctive commercial districts and pedestrian-oriented areas.*

The proposed project is in keeping with the above goal, objectives, and policy of the Wilshire Community Plan. Koreatown has been a destination for dining and nightlife, and the region. Hospitality businesses in Koreatown is an important contributor to the economic life of the larger Wilshire area by attracting and serving visitors from across the city with a variety of restaurants, bars, cafes, and shops. The proposed private club will contribute to Koreatown's role as a center of leisure and contribute to the diversity of offerings available to visitors and residents. The project will also activate a vacant tenant space within an existing shopping center, the historic Chapman Park Market Building. As the building is both architecturally significant and pedestrian-friendly, it contributes significantly to the distinctive character of the commercial district. Therefore, the project therefore conforms with the purpose, intent, and provisions of the General Plan and the Wilshire Community Plan.

ALCOHOLIC BEVERAGE FINDINGS**4. The proposed use will not adversely affect the welfare of the pertinent community.**

The project consists of a Main Plan Approval pursuant to Case No. ZA-2017-3351-MCUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 4,437 square-foot private membership club with 76 indoor seats featuring live entertainment (disc jockey) and one karaoke room. The proposed hours of operation are from 11:00 a.m. to 2:00 a.m. daily. No new construction is proposed.

On January 12, 2018, the Zoning Administrator approved a Master Conditional Use to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with ten restaurants in the Chapman Park Market Building. Prior to this grant, Conditional Use Permits for the sale of alcohol had been issued for this tenant space, Unit 200, in 2015 (Case No. ZA-2015-991-CUB) and 2010 (Case No. ZA-2009-3160-CUB); both grants allowed karaoke. An earlier request in 1996 (Case No. ZA-1996-524-CUB) was denied by the Zoning Administrator.

According to the California Department of Alcoholic Beverages Control (ABC), License No. 646326, a Type 41 license, is issued to the authorized space. There are no noted disciplinary actions or history associated with the license.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions imposed related to excessive noise, litter and noise prevention will safeguard the surrounding sensitive uses that include multi-family residential uses. A robust set of the alcohol sales conditions have also been recommended to the California State ABC to regulate the on-site alcohol use and assure no illegal sales and consumption of alcoholic beverages.

Additionally, should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. Therefore, as conditioned, approval of the Main Plan Approval will not adversely affect the welfare of the pertinent community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs, or alcohol, disturbing the peace, and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, 2 on-site consumption licenses and 1 off-site consumption licenses are allocated to the subject census tract (Census Tract 2121.02). Currently, there are 31 active on-site licenses and 3 active off-site license total in this census tract:

- (2) Type 21 – Off-Sale General
- (22) Type 41 – On-Sale Beer & Wine – Eating Place
- (9) Type 47 – On-Sale General – Eating Place
- (1) Type 58 – Caterer's Permit

The number of off-site licenses in the census tract exceeds the amount allocated by ABC criteria. However, Koreatown is a regional destination for dining and nightlife, home to numerous restaurants, bars, and clubs. The high number of alcohol licenses therefore does not reflect a burden imposed on the community but an important part of its character and appeal. ABC may still issue licenses for projects in high-concentration areas if the proposed use will not have negative impacts on surrounding properties or the public welfare. The project, a private club with alcohol sales and karaoke, is similar in character to other uses in the vicinity and will be subject to conditions to minimize impacts such as noise, traffic, and crime. The project thus will not create an undue concentration of alcohol uses.

According to statistics provided by the Los Angeles Police Department's Central Bureau, Central Division within Crime Reporting District No. 2027, which has jurisdiction over the subject property, a total of 322 crimes were reported in 2023, including 278 Part I crimes and 44 Part II Crimes, compared to the Citywide average of 162 crimes and the High Crime Reporting District average of 194 crimes for the same reporting period. In 2023, alcohol-related Part II crimes reported include Narcotics (9), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI-related (3), Moving Traffic Violations (3), and Miscellaneous Other Violations (10). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The data regarding the crime rate in the reporting district where the subject site is located is above the City average; however, only 25 of the crimes reported in the district in 2023 were alcohol-related, and no evidence was submitted for the record establishing any link between the subject site and the area's crime rate. Negative impacts commonly associated with the sale and dispensing of alcohol such as criminal activity, public drunkenness, and loitering are minimized by the conditions of approval that are imposed by this grant. The project will not adversely affect public welfare because it is in an area that is appropriate for the use. In this case, the project will benefit the local community and, as conditioned, will not negatively impact the area.

Nevertheless, to safeguard the welfare of the community and provide for a reasonable operation, numerous operational conditions to the grant have been incorporated that address noise, safety, and security to further ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The proposed project consists of the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed private membership club with live entertainment and karaoke. The project site consists of a 4,437 square-foot tenant space located at the second floor of the southwest corner of the Chapman Park Market Building. The project should have minimal impacts on nearby sensitive uses. State Department of ABC may deny a license to a facility within 600-feet of a sensitive use if its operation would be detrimental to the public welfare. While there are educational and religious institutions within 600-feet of the subject property, the operation of a club at the project site will not have negative impacts on these uses. The area is densely developed with a variety of commercial, residential, and institutional uses, including many restaurants, bars, and clubs.

Furthermore, the project site is not directly located adjacent to any sensitive uses and is buffered from adjacent residential development by a courtyard and a parking lot. The project is also subject to a number of conditions to minimize potential impacts from noise, traffic, parking, loitering, public drunkenness, or litter. The entire Chapman shopping plaza has a Main Conditional Use authorization for alcohol service with hours from 6:00 a.m. to 2:00 a.m., and this tenant space is a

part of the Main Conditional Use grant. The establishment will also provide a full-time security guard to ensure public safety and nuisance prevention. The tenant space was authorized with a previous primary karaoke operation; thus the subject operation is a de-intensification of use. A private membership club is not opened to the general public, so the club will have more a controlled crowd of patrons. Therefore, as conditioned, the proposed project will not detrimentally affect nearby residential development or sensitive uses.

The following sensitive uses are located within a 1,000-foot radius of the site:

Residential	
Multi-Family Residences	
School, Church, Hospital, Park	
Oasis Church	634 South Normandie Avenue
LA Unified Christian Church	3470 Wilshire Boulevard #300
St. Basil's Korean Catholic Center	3535 West 6th Street
Founders Church of Religious Science	3281 West 6th Street
Archdiocese of Los Angeles	3424 Wilshire Boulevard
National Bartending School's University of Mixology	3460 Wilshire Boulevard
Language Systems Downtown Los Angeles	3450 Wilshire Boulevard #900
Fremont College	3440 Wilshire Boulevard
Angeles College	3440 Wilshire Boulevard #310
Ambassador School of Global Leadership	701 South Catalina Street
Robert F. Kennedy Community Schools District Office	701 South Catalina Street
School for the Visual Arts and Humanities	701 South Catalina Street
UCLA Community School	700 South Mariposa Avenue
Marat Daukayev School of Ballet	3435 Wilshire Boulevard #200
American English Center Los Angeles	3325 Wilshire Boulevard #900
Marian College Los Angeles Campus	3325 Wilshire Boulevard #1010
Los Angeles Pacific College	3325 Wilshire Boulevard #550
Korean Music School	434 South Ardmore Avenue
Lily Adult Day Health Care Center	610 South Kingsley Drive
Robert F. Kennedy Inspiration Park	3384 Wilshire Boulevard

MINI – SHOPPING CENTER/COMMERCIAL CORNER FINDINGS

7. **Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking on the project will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The Los Angeles Department of Transportation exempts discretionary projects solely related to the sale or dispensing of alcoholic beverages for on- or off-site consumption from requiring a transportation and circulation study. Further, no evidence was brought forth through written comments conveying concern regarding existing and similarly proposed access and circulation. Therefore, access, ingress, and egress are not expected to create a traffic hazard, cause significant traffic congestion, or cause disruption of vehicular circulation on adjacent streets.

8. **Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The subject property is currently developed with a two-story, 38,256 square-foot mini-shopping center and a surface parking lot with 87 spaces. The project consists of a Main Plan Approval pursuant to Case No. ZA-2017-3351-MCUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 4,437 square-foot private membership club with 76 indoor seats featuring live music entertainment played by a disc jockey and one karaoke room. The proposed hours of operation are from 11:00 a.m. to 2:00 a.m. daily. No new construction or expansion of the building footprint or building height is proposed. The proposed project is located within an existing Mini-Shopping Center/Commercial Corner Development, it will not create or add to a detrimental concentration of such properties in the vicinity.

ADDITIONAL MANDATORY FINDING

9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No.186,952, have been reviewed and it has been determined that this project is located in Zone AH, areas of One Hundred-Year Flood where Flood depths are between 1 and 3 feet and Base Flood elevations have been determined, but no Flood Hazard factors have been determined.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday,

the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning’s DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.gov/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://appointments.lacity.org) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



QR Code to Forms for
In-Person Appeal Filing



QR Code to BuildLA
Appointment Portal
for Condition Clearance

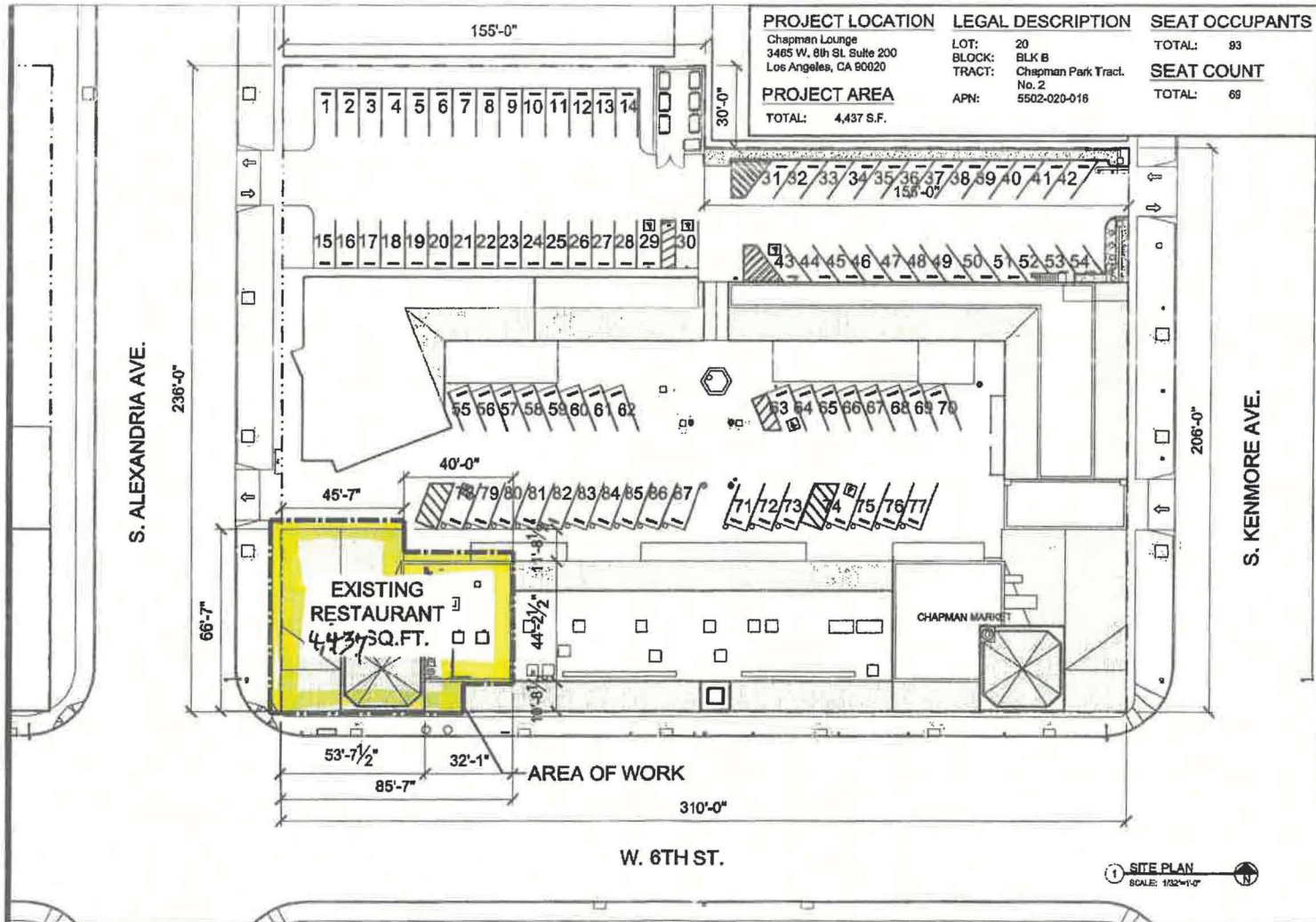
Inquiries regarding this matter shall be directed to Jonathan Hagar, Planning Staff for the Department of City Planning at (818) 374-5060 or jonathan.hagar@lacity.org.

A handwritten signature in blue ink, appearing to read 'Jack Chiang', written in a cursive style.

JACK CHIANG
Associate Zoning Administrator

JC:AC:MA:JH:mc

CC: Councilmember Heather Hutt
Tenth Council District
Adjoining property owners



SHEET NO A-1	SHEET TITLE Site Plan	SHEET INFO Drawn: MB Scale: As Shown Job no: 2233	ISSUED FOR Exhibit A	DATE 11/01/2023	PROJECT Chapman Lounge 3465 W. 8th St Suite 200 Los Angeles, CA 90020
	KELLY ARCHITECTS				

EXHIBIT "A"
 Page No. 1 of 2
 Case No. EA-2023-6084-MPA

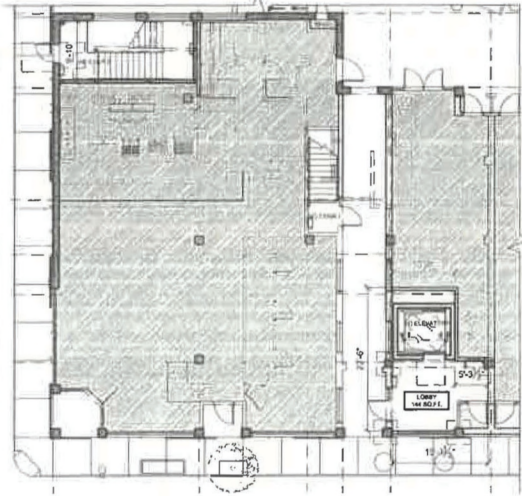
REVISED
 submitted on 7/23/24
 authorized by Jonathan Hrym

1 SITE PLAN
SCALE: 1/32"=1'-0"

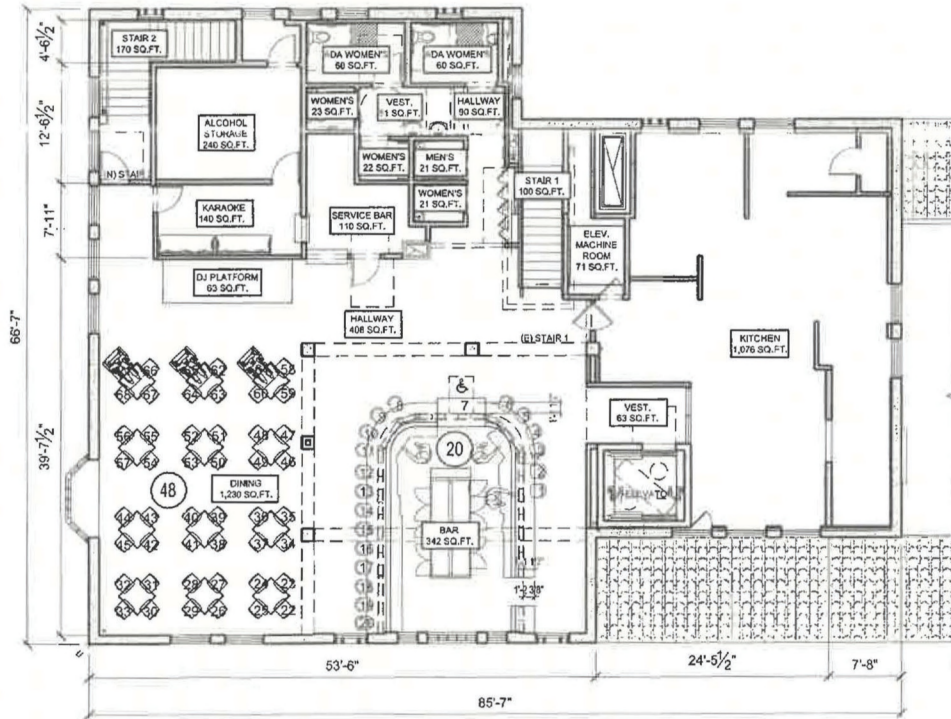
EXHIBIT "A"
 Page No. 2 of 2
 Case No. 2A-2023-6084-MPA

Occupancy Area	Net Area (SF)	Gross Area (G)	CBC Table	Load Factor	Head Count	Head Count (1004.1.2)	Head Count	Head Count
(M) Private Club w/ Food Service								
Assembly	1,104	1,220	Assembly w/ or fixed seats-Unconcentrated	15 Net	74	0	68	
Assembly	116	140	Assembly w/ or fixed seats-Unconcentrated	15 Net	8	0	8	
	1,220	1,220			81	0	76	
Accessory Area	156	206			1	0	0	
Office	63	82			0	0	0	
Office, Executive	893	1,090			3	0	0	
Office	260	275			0	0	0	
Office	222	240			1	0	0	
Office	186	242			2	0	0	
Office	64	110			1	0	0	
Office	242	1,076			5	0	0	
	2,418	2,337			12	0	0	
Total Assigned SF	3,642							
Total Gross SF	4,437							

2 AREA & SEAT CALCULATIONS
 SCALE: N.T.S.



3 FLOOR PLAN - ENTRANCE FLOOR
 SCALE: 1/16"=1'-0"



1 FLOOR PLAN - MAIN FLOOR
 SCALE: 3/32"=1'-0"

KELLY ARCHITECTS

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SHEET NO	SHEET TITLE	SHEET INFO	ISSUED FOR	DATE	PROJECT
A-2	Floor Plan	Drawn: MB Scale: As Shown Job no: 2233	Exhibit A	4/22/2024	Chapman Lounge 3-19 W. 6th St. Suite 200 Los Angeles, CA 90020