

OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

ESTINEH MAILIAN  
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING ADMINISTRATORS**

JACK CHIANG  
HENRY CHU  
TIM FARGO

JONATHAN A. HERSHEY, AICP  
PHYLLIS NATHANSON  
CHRISTINE SAPONARA  
COURTNEY SHUM  
CHRISTINA TOY LEE  
JORDANN TURNER

**CITY OF LOS ANGELES  
CALIFORNIA**



KAREN BASS  
MAYOR

**LOS ANGELES DEPARTMENT  
OF CITY PLANNING  
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Decision Date: October 22, 2025

Last Day to File an Appeal: November 6, 2025

Eyob Tadesse (A)  
Buna Restaurant & Market LLC  
1034 South Fairfax Avenue  
Los Angeles, CA 90019

Fairfax Group LLC (O)  
1030 South Fairfax Avenue  
Los Angeles, CA 90019

GSD Partners (R)  
800 West First Street, Unit 1907  
Los Angeles, CA 90012

CASE NO. ZA-2025-149-CUB  
CLASS 2 CONDITIONAL USE PERMIT  
1034 South Fairfax Avenue  
Wilshire Community Planning Area  
Zone: C2-1-O  
D. M.: 132B177  
C. D.: 10 – Hutt  
CEQA: ENV-2025-150-CE  
Legal Description: Lot 15, Tract 9721

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (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.

Pursuant to Los Angeles Municipal Code, Chapter 1, Section 12.24 W.1, I hereby APPROVE:

a Class 2 Conditional Use Permit for the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with an existing restaurant and market in the C2-1-O Zone,

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 case file.
7. Authorized herein is the sale and dispensing of beer and wine for on-site and off-site consumption in conjunction with an 825 square-foot restaurant and market. The grant shall be subject to the following limitations:
  - a. The hours of operation shall be limited to 10:00 a.m. to 10:00 p.m., daily.
  - b. Indoor seating shall be limited to a maximum of 24 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

8. 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. Game machines, pool tables or similar game activities or equipment shall not be permitted.
10. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
11. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
12. 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 being disruptive to persons on adjacent properties.
13. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
14. **Good Neighbor Program.** Prior to the beginning of operations, 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 following locations:
  - a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the reception area.

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.
15. **STAR/LEAD/RBS Training.** Within the first six months of operation, 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 the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
16. 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 such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
17. Loitering is prohibited on or around these premises and the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
  18. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, the conditions imposed by the Department of Alcoholic Beverage Control (ABC), and the conditional use granted herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activities on the subject premises and in any exterior area, including accessory parking areas, over which the building owner exercises control, in an effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.
  19. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.
  20. The applicant shall provide the Zoning Administrator a copy of each license suspension thereof, or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.
  21. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.
  22. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual 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.
  23. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining 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.
  24. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays



or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

25. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative 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.
26. **Private Events.** Any use of the restaurant for private events, including corporate events, birthday parties, anniversary parties, weddings, or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
27. The restaurant portion of 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.
28. No employee or agent shall be permitted to 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 applicant or operator provide, permit, or make available, either gratuitous or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers. No employee or agent shall solicit any alcoholic or non-alcoholic beverage from any customer while in the premises.
29. The establishment shall not be operated where an admission is charged at the door or other manner similar to a nightclub.
30. The applicant or operator shall not sublet the establishment for nightclub activity.
31. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
32. There shall be no live entertainment or amplified music on the premises. There shall be no karaoke, disc jockey, topless entertainment, performers or fashion shows.
33. Entertainment shall be limited to recorded background music, played at a low volume, to complement the dining experience.

34. All deliveries shall be made in the rear parking area. No loading or unloading of deliveries shall be permitted along (Fairfax Avenue).
35. Trash pick-up, compacting, loading and unloading and receiving activities shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 10:00 a.m. to 4:00 p.m. on Saturday. No deliveries or trash pick-up shall occur on Sunday.
36. The outside disposal of glass bottles and containers shall only occur between the hours of 10:00 a.m. and 10:00 p.m.

#### **ADMINISTRATIVE CONDITIONS**

37. **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 and Section 19.04 – Miscellaneous Clearance-ZA 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. A second inspection will take place within 36 months of the first inspection. Observations and results of said inspection will be documented and included in the administrative file.
  - b. The owner/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.
38. Should there be a change in the ownership and/or the operator of the business, the property owner and the 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 floor plan, seating arrangement or number of seats of the new operation.
39. 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 their 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 E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. 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, as warranted.

**40. 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, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include 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. Unless otherwise provided in Chapter 1A, Chapter 1 (General Provisions and Zoning), or in a project's conditions of approval, any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision makers that is not effectuated within three years of its effective date becomes null and 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 Chapter 1A of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter 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 valid 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, shall constitute a violation of this chapter 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 staff assigned to this case. 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 and the plans submitted therewith, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, and statements made at the public hearing on September 10, 2025, I find that the requirements for authorizing a conditional use under the provisions of Section 12.24 W.1 have been established by the following facts:

### BACKGROUND

The subject site is an approximately 5,007 square-foot level rectangular interior lot, with a frontage of 50 feet on the east side of Fairfax Avenue and a uniform depth of 100 feet. A 20-foot-wide alley runs parallel to Fairfax Avenue along the rear of the property. The site is within the jurisdiction of the Wilshire Community Plan, which designates the property for Neighborhood Commercial land uses, with corresponding zones of CR, C1, C1.5, C2, C4, P, RAS3 and RAS4 and Height District No. 1. The property is in the C2-1-O Zone, which is consistent with the Plan designation. The property is situated within an area recognized as Little Ethiopia and is within a Transit Priority Area in the City of Los Angeles (ZI-2452), Urban Agriculture Incentive Zone, Methane Buffer Zone, and is approximately 2.30 kilometers from the Newport-Inglewood Fault Zone. The project site is also in an area subject to Assembly Bill (AB 2097) from 2022, which prohibits local jurisdictions from imposing minimum automobile parking requirements on projects within a half mile of a Major Transit Stop, with limited exceptions. Applicants are responsible for updating records with the Department of Building and Safety.

The property is developed with a two-story approximately 4,950 square-foot commercial building constructed in 1940, with three ground floor tenant spaces and office uses on the

second floor, at 1030, 1032, 1034, and 1034½ South Fairfax Avenue. The subject establishment, Buna Ethiopian Restaurant and Market occupies an 825 square-foot ground floor tenant space, inclusive of a 112 square-foot market, at 1034 South Fairfax Avenue and offers Ethiopian delicacies catering to the local Ethiopian community. The establishment's Certificate of Occupancy, No. 99580, issued April 21, 2012, is for a take-out restaurant and retail store. The applicant proposes to convert the restaurant portion of the establishment from take-out only to dining with 24 seats and offer beer and wine for on-site and off-site consumption, in conjunction with the restaurant and market.

The applicant is requesting a Class 2 Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in the existing restaurant and market. The proposed hours of operation are from 10:00 a.m. to 10:00 p.m., daily. No new construction is proposed that would expand the existing building floor area, footprint, or height.

### **Surrounding Properties**

The surrounding area is heavily urbanized and has relatively level topography. The subject property is located within an established commercial corridor along Fairfax Avenue, developed with a variety of shops, restaurants, office, institutional uses, and multi-family residential. Properties to the north are in the C2-1-O Zone and developed with restaurants, retail, office, and a Ralph's grocery store. The abutting property to the north is in the C2-1-O Zone and developed with an assisted living facility. Properties to the south and west front onto Fairfax Avenue, are in the C2-1-O Zone, and are developed with restaurants, office, retail stores, bakeries, and an art gallery. Properties further south are in the C2-1-O Zone and developed with a preschool and adult daycare. Properties to the east, across the alley, are in the R3-1-O Zone and developed with multi-family residential structures.

### **Streets**

Fairfax Avenue, adjoining the property to the west, is designated as an Avenue III with a right-of-way width of 72 feet, a roadway width of 46 feet and improved with curb, gutter and sidewalk.

Alley, adjoining the property to the east is an improved public alley with a roadway width of 20 feet.

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

Certificate of Occupancy No. 99580: On April 21, 2012, the Department of Building and Safety issued a Certificate of Occupancy to add take-out coffee shop to the existing retail store.

Case No. ZA-2004-6483-CUB: On April 28, 2005, the Zoning Administrator denied a Conditional Use to permit the sale and dispensing for consideration of beer and wine as a use accessory to the operation of a proposed restaurant located at 1030-1032 South Fairfax Avenue.



**Related 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 determination associated with the sales and dispensing of alcoholic beverage. Past cases include:

Case No. ZA-2021-420-CUB: On July 14, 2021, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with an existing 1,546 square-foot restaurant with an addition of 1,594 square feet in the C2-1-O Zone, located at 1039-1041 South Fairfax Avenue.

Case No. ZA-2017-2240-CUB: On January 25, 2018, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a 1,425 square-foot restaurant with 63 indoor seats and 225 square-foot covered outdoor patio with 12 seats in the public right-of-way in the C2 Zone having hours of operation from 11:00 a.m. to 11:00 p.m. Monday through Friday and 10:00 a.m. to 11:00 p.m. Saturday and Sunday, and outdoor eating area hours not to exceed 9:00 p.m. daily, located at 1025-1025½ South Fairfax Avenue.

Case No. ZA-2015-3330-CUB: On December 15, 2015, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,930 square-foot restaurant with 48 interior seats in the C2-1-O Zone having hours of operation from 5:00 a.m. to 10:30 p.m. Monday through Thursday and 5:00 a.m. to 11:00 p.m. on Saturday, and 6:00 a.m. to 9:30 p.m. on Sunday, located at 6066 Olympic Boulevard.

Case No. ZA-2013-4127-CUB: On July 18, 2014, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 957 square-foot restaurant with 28 interior seats in the C2-1-O Zone having hours of operation from 10:00 a.m. to 11:00 p.m. Sunday through Thursday, and from 10:00 a.m. to midnight Friday and Saturday located at 1048 South Fairfax Avenue.

Case No. ZA-2013-651-CUB: On July 16, 2013, the Zoning Administrator approved, for a period of ten (10) years, a Conditional Use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant with outdoor seating in the public right-of-way, and with hours of operation from 11:00 a.m. to midnight Sunday through Thursday, and 11:00 a.m. to 2:00 a.m. Friday and Saturday located at 1041-1045 South Fairfax Avenue.

Case No. ZA-2008-1993-CUB: On October 2, 2009, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine to restaurant patrons only for off-site consumption, incidental to the main operation of an existing restaurant, located at 1036 ½ South Fairfax Avenue.

Case No. ZA-2008-1993-CUB-PA1: On August 13, 2015, the Zoning Administrator

approved plans to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing market and restaurant in the C2-1-O Zone, located at 1036 ½ South Fairfax Avenue.

Case No. ZA-2008-1993-CUB-PA2: On April 26, 2022, the Zoning Administrator approved plans to permit the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing market and restaurant in the C2-1-O Zone, located at 1036 ½ South Fairfax Avenue.

Case No. ZA-2002-3408-CUB-CUX-ZV: On December 27, 2002, the Zoning Administrator denied a request for a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 1,600 square-foot restaurant seating 56 patrons, including six on the sidewalk facing Fairfax Avenue, and a new 1,450 square-foot banquet room seating 75 patrons, and having live entertainment and dancing for the banquet room only from Thursday to Sunday and having hours of operation until midnight Sunday through Thursday and until 2:00 a.m. on Friday and Saturday and denied a request for a variance to permit two (2) parking spaces in lieu of the ten (10) required at 1039-1041 South Fairfax Avenue.

Case No. ZA-1990-1348-CUB-PAD: On March 31, 1992, the Zoning Administrator approved, for an additional period of five (5) years, plans for the continued sale and dispensing of alcoholic beverages for on-site consumption in conjunction with an existing restaurant accommodating 60 patrons, having hours of operation from 11:00 a.m. to midnight, Sunday through Thursday, and from 11:00 a.m. to 2:00 a.m., Friday and Saturday at 1041-1049 South Fairfax Avenue. On August 8, 1997, the Zoning Administrator issued a communication changing the term of the approval from five years to permanent.

Case No. ZA-1990-1348-CUB: On April 11, 1991, the Zoning Administrator approved, for a period of one year, a conditional use to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with an existing restaurant accommodating 60 patrons, having hours of operation from 11:00 a.m. to midnight, Sunday through Thursday, and from 11:00 a.m. to 2:00 a.m., Friday and Saturday.

## **PUBLIC CORRESPONDENCE**

Hakeem Parke-Davis, Planning Deputy, Council District 10, in an email dated September 19, 2025, stated they have no objection to the applicant's request.

Lisa Kay, President, P.I.C.O. Neighborhood Council, in a letter dated September 18, 2025, indicated that in a vote of support of 14-1-6, the General Board voted in favor of the applicant's request.

Lisa Kay, President, P.I.C.O. Neighborhood Council, in an email dated August 20, 2025, requested an extension of the decision on the applicant's request until after the Neighborhood Council Board and the community has heard from the applicant on September 10, 2025, at 6:30 p.m.



Los Angeles Police Department, Wilshire Area Vice Unit, in a letter dated July 9, 2025, stated the Wilshire Area Vice Unit has no serious concerns with the approval of the application; however, given the opposition from Council District 10 and the community regarding selling alcoholic beverages for off-site consumption, LAPD would prefer the location not sell alcohol for off-site consumption. In the event the application is approved, LAPD provided conditions to be imposed to maintain the quality of life of the surrounding residential and business communities.

### **PUBLIC HEARING**

A Notice of Public Hearing was sent to owners and occupants of property within 300 feet of the subject site for which an application was filed with the Department of City Planning. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. A public hearing was held before the Zoning Administrator on September 10, 2025, at 9:00 a.m. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Since Zoning Administrator hearings are not subject to the Brown Act, the hearing was conducted entirely telephonically and by video conference.

The applicant's representative provided a brief overview of the project, highlighting the following points:

- The applicant will be meeting with the neighborhood council this evening.
- The project description is a bit misleading. The applicant applied for a Type 41 licensed, which authorizes the sale of beer and wine for on-site consumption as well as sales for off-site consumption. This is not a request for a Type 20 license.
- The applicant has operated the restaurant for 14 years. They are now changing the mode of operation from takeout only to providing seating for diners.
- Customers enjoy the food but also want to be able to buy the Ethiopian beer and wine.
- The restaurant is very small in size. It is not a liquor store, but they provide the option for customers to take beer and wine with them.
- The letter from the Police Department indicates no serious concerns and attached recommended conditions of approval, which the applicant has no problem with.
- The establishment closes at 10:00 p.m.
- The applicant would like to continue to operate but also sell beer and wine with meals and as a takeout option. This is a bona fide restaurant.
- The state license allows a restaurant serving beer and wine to also sell it for off-site consumption as part of the restaurant license.
- They would like to make sure the Conditional Use Permit allows the applicant the ability to sell for on-site and off-site consumption in the context of a restaurant. This is not a full-blown market.

Following the presentation, the Zoning Administrator had questions that were answered by the representative, summarized as follows:

Zoning Administrator: Is wine tasting proposed? The letter from the Police Department mentioned wine tasting, but I didn't see that as part of the application materials.

Applicant's Representative: Wine tasting is not part of the project request. The hearing notice was confusing. Patrons will eat at the restaurant or pick up beer or wine to take home.

Zoning Administrator: What are the items sold in the market?

Applicant's Representative: Ingredients, goods, and products for preparing Ethiopian cuisine. This is a very small restaurant, and it is not a full or conventional market.

The Zoning Administrator then opened the hearing for public testimony. Lisa Kay, President of the P.I.C.O. Neighborhood Council and chair of its Land Use Committee requested keeping the record open until September 12 to provide time to discuss the project with the applicant and obtain a copy of the Police Department letter. There have been incidents in Little Ethiopia, and she wants to make sure they have an opportunity to discuss operations with the applicant. Rosina Jacobs, a neighbor, indicated she was in support of Ms. Kay's request.

No one else in attendance wished to speak, and the public hearing was closed. The Zoning Administrator took the request under advisement and left the record open until the end of the day on September 24, 2025, to provide an opportunity for the Neighborhood Council to consider the project and submit correspondence.

**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.

- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- 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. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The quarterly gross sales of alcohol shall not exceed the quarterly gross sales of food. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- There shall be no cocktail lounge or separate bar area.
- All service of beer and wine for on-site consumption shall be conducted by a bartender or restaurant server.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.

### **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use 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, Chapter 1, of the Los Angeles Municipal Code. In order for the sale and dispensing of beer and wine for on-site and off-site consumption 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.



**GENERAL CLASS 2 CONDITIONAL USE PERMIT FINDINGS, PURSUANT TO LAMC,  
CHAPTER 1A, SECTION 13B.2.2**

- 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 site is an approximately 5,007 square-foot level rectangular interior lot, with a frontage of 50 feet on the east side of Fairfax Avenue and a uniform depth of 100 feet. A 20-foot-wide alley runs parallel to Fairfax Avenue along the rear of the property.

The property is developed with a two-story approximately 4,950 square-foot commercial building constructed in 1940, with three ground floor tenant spaces and office uses on the second floor, at 1030, 1032, 1034, and 1034½ South Fairfax Avenue. The subject establishment, Buna Ethiopian Restaurant and Market occupies an 825 square-foot ground floor tenant space, inclusive of a 112 square-foot market, at 1034 South Fairfax Avenue and offers Ethiopian delicacies catering to the local Ethiopian community. The applicant proposes to convert the restaurant portion of the establishment from take-out only to dining with 24 seats and offer beer and wine for on-site and off-site consumption, in conjunction with the restaurant and market.

The applicant is requesting a Class 2 Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in the existing restaurant and market. The proposed hours of operation are from 10:00 a.m. to 10:00 p.m., daily. No new construction is proposed that would expand the existing building floor area, footprint, or height.

A variety of commercial uses is an intrinsic and necessary component for the conservation, development, and success of a vibrant commercial corridor. A grant to sell beer and wine for on- and off-site consumption in conjunction with an existing restaurant, converting from takeout only to sit-down dining service, and its existing market will provide a service in the area that will contribute to the vitality of the commercial corridor. Fairfax Avenue is a major commercial corridor in the Wilshire community, known for its variety of unique retail stores and restaurants, especially this neighborhood recognized as Little Ethiopia. The subject establishment, Buna Ethiopian Restaurant and Market, offers Ethiopian cuisine and coffee, and with the approval of the subject grant, Ethiopian beer and wine, thus enhancing and contributing to the function and vibrancy of the corridor, in general, and Little Ethiopia, in particular. This is an area with a variety of commercial and retail uses, and the successful operation of a restaurant and market is and will remain consistent with other uses in the community.

Therefore, the project will perform a function and provide a service that is beneficial to the community and 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 subject site is an approximately 5,007 square-foot level rectangular interior lot, with a frontage of 50 feet on the east side of Fairfax Avenue and a uniform depth of 100 feet. A 20-foot-wide alley runs parallel to Fairfax Avenue along the rear of the property. The site is within the jurisdiction of the Wilshire Community Plan, which designates the property for Neighborhood Commercial land uses, with corresponding zones of CR, C1, C1.5, C2, C4, P, RAS3 and RAS4 and Height District No. 1. The property is in the C2-1-O Zone, which is consistent with the Plan designation, and within an area recognized as Little Ethiopia.

The property is developed with a two-story approximately 4,950 square-foot commercial building constructed in 1940, with three ground floor tenant spaces and office uses on the second floor, at 1030, 1032, 1034, and 1034½ South Fairfax Avenue. The subject establishment, Buna Ethiopian Restaurant and Market occupies an 825 square-foot ground floor tenant space, inclusive of a 112 square-foot market, at 1034 South Fairfax Avenue and offers Ethiopian delicacies catering to the local Ethiopian community.

The surrounding area is heavily urbanized and has relatively level topography. The subject property is located within an established commercial corridor along Fairfax Avenue, developed with a variety of shops, restaurants, office, institutional uses, and multi-family residential. Properties to the north are in the C2-1-O Zone and developed with restaurants, retail, office, and a Ralph's grocery store. The abutting property to the north is in the C2-1-O Zone and developed with an assisted living facility. Properties to the south and west front onto Fairfax Avenue, are in the C2-1-O Zone, and are developed with restaurants, office, retail stores, bakeries, and an art gallery. Properties further south are in the C2-1-O Zone and developed with a preschool and adult daycare. Properties to the east, across the alley, are in the R3-1-O Zone and developed with multi-family residential structures.

The applicant proposes to convert the restaurant portion of the establishment from take-out only to dining with 24 seats and offer beer and wine for on-site and off-site consumption in conjunction with the restaurant and market. The applicant is requesting a Class 2 Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in the existing restaurant and market. The proposed hours of operation are from 10:00 a.m. to 10:00 p.m., daily. No new construction is proposed that would expand the existing building floor area, footprint, or height.

The development's location, size, and height were approved in 1940 when the commercial building was constructed; the present operations were approved in 2012, pursuant to Certificate of Occupancy No. 99580, which authorized the addition of a take-out coffee shop to the existing retail store. The existing

establishment has proven compatible with adjacent properties and the surrounding neighborhood.

The subject property is zoned and developed in a manner consistent with both the City's desired land use designation for the site and the surrounding area. The proposed change in operations for the existing restaurant and market, inclusive of the sale and dispensing of beer and wine for on-site and off-site consumption, is compatible with the designated land use of the subject property and surrounding land uses. Further, the project is compatible with the function of the adjacent stretch of Fairfax Avenue in the Wilshire area and the Little Ethiopia neighborhood. The corridor is known for its unique and wide variety of restaurants and retail shops, and the existing establishment will continue to be a desirable and compatible use in the area. In addition, City Council District 10 and the P.I.C.O. Neighborhood Council, within which the subject establishment is located, have submitted correspondence in support of the applicant's request.

In granting authorization to sell and dispense beer and wine for onsite and offsite consumption in conjunction with the restaurant and market, the Zoning Administrator has imposed conditions to ensure operations are conducted in a responsible manner and the establishment remains compatible with its neighbors. Conditions imposed include limitations on the use and prohibitions on activities that tend to generate nuisance behavior, limitations on hours of operation and number of seats, participation in the Good Neighbor program requiring response to neighbors' complaints within 24 hours, monitoring and managing conduct and activity on and around the premises to ensure compliance with the conditions and the California Department of Alcoholic Beverage Control (ABC) license, entertainment limited to recorded background music played at a low volume, limitations on deliveries, pickups, and glass disposal to minimize impacts on residential neighbors, and participation in the Monitoring, Verification and Inspection Program (MVIP) entailing two proactive inspections within five years by the Department of Building and Safety to ensure compliance with the conditions. In addition, if there is a change in ownership or operator, the applicant is required to convey the conditions of approval to the new owner or operator. Finally, the Zoning Administrator has reserved the right to recall the applicant or their successor to review the effectiveness and compliance with the conditions and modify them, if necessary, should there be continued evidence submitted documenting problems with the operations.

Therefore, 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, or 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 General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 34 Community Plans. The subject property is within the jurisdiction of the Wilshire Community Plan, which designates the property for Neighborhood Commercial land uses, with corresponding zones of CR, C1, C1.5, C2, C4, P, RAS3 and RAS4 and Height District No. 1. The property is in the C2-1-O Zone, which is consistent with the Plan designation. The subject property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance that may otherwise restrict certain uses, or place development standards further than what the current zoning allows.

The Wilshire Community Plan text is silent with regards to the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plan. Specifically, the project addresses the following goal, objectives, and policy of the Wilshire Community Plan:

**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 commercial existing commercial areas.*

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

**Policy 2-1.3** *Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible the neighborhood.*

The applicant is requesting a Class 2 Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in the existing restaurant and market. The proposed hours of operation are from 10:00 a.m. to 10:00 p.m., daily. No new construction is proposed that would expand the existing

building floor area, footprint, or height.

The proposed change in operations to the existing restaurant and the existing market, Buna Ethiopian Restaurant and Market, are desirable in an area designated for commercial uses. In this case, the project will continue to provide a convenience to workers, visitors, and residents in the immediate neighborhood and as conditioned, will not negatively impact the area. The Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

As such, the project substantially conforms with the purpose, intent and provisions of the General Plan and applicable community plan.

**SUPPLEMENTAL CLASS 2 CONDITIONAL USE PERMIT FINDINGS, PURSUANT TO LAMC, CHAPTER 1, SECTION 12.24 W.1 (ALCOHOLIC BEVERAGES)**

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

The applicant is requesting a Class 2 Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site and off-site consumption in the existing restaurant and market. The proposed hours of operation are from 10:00 a.m. to 10:00 p.m., daily. No new construction is proposed that would expand the existing building floor area, footprint, or height.

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 a full line 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 single-family and multi-family residential uses. In addition, conditions addressing security have been imposed, including the installation of a camera surveillance system, adequate exterior illumination and transparent windows, limitations on smoking in accordance with current laws, and limitations on employee conduct. Further, 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.



As conditioned, the project 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 State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are two on-sale, and one off-sale licenses allocated to the subject Census Tract Number 2169.02. There are currently three on-sale licenses and no off-sale licenses within this census tract.

- (1) Type 41 On-Sale Beer and Wine – Eating Place
- (2) Type 47 On-Sale General – Eating Place
- (2) Type 58 Caterer's Permit

Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project will enable the provision of an additional service and destination to complement the neighborhood. The number of allocated on-sale licenses will be exceeded by this grant. Nevertheless, in active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. The project will continue to provide a valuable amenity and a desirable service that is compatible within the Wilshire community.

According to statistics provided by the Los Angeles Police Department's Wilshire Division Vice Unit, within Crime Reporting District No. 753, which has jurisdiction over the subject property, a total of 21 crimes (17 Part I and 4 Part II crimes) were reported in 2024, compared to the Citywide Average of 89 crimes and the High Crime Reporting District Average of 106 crimes. In 2024, alcohol-related Part II crimes reported include (0) Drug Abuse Violations, (0) Driving Under the Influence, (0) Liquor Laws, (0) Disorderly Conduct, and (4) Other Offenses. 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 above statistics indicate that the crime rate in the reporting district where the subject site is located is significantly lower than the Citywide Average and the High Crime Reporting District Average. In addition, there has been no evidence submitted for the record establishing any nexus between the subject site and the area's crime rate. The project will not adversely affect public welfare because it is a desirable use and convenient amenity in an area designated for such neighborhood-serving commercial uses. Conditions, such as those related to the STAR/LEAD/RBS Program, age verification, and security cameras, have been imposed by the Zoning Administrator in conjunction with this approval. Public safety measures to minimize nuisance and criminal activities have been incorporated into the grant to ensure better oversight. Further, conditions may be imposed by the California Department of Alcoholic Beverage Control as conditions on the alcohol license. Finally, the Wilshire Area Vice Unit of the Police Department, in its letter dated July 9, 2025, indicated it had no serious concerns regarding the applicant's request. The Unit also recommended a set of conditions to ensure the quality of life in the surrounding residential and business communities are maintained. Those recommended conditions have been incorporated into the subject grant by the Zoning Administrator.

Therefore, as conditioned, the use is not expected to contribute to the area's crime rate or generate any nuisance activity and will not result in an undue concentration of establishments providing alcoholic beverages.

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

<b>Residential</b>	
Multi-Family Residences	
<b>School, Church, Hospital, Park</b>	
Le Petit Gan International Preschool Los Angeles	1071 South Fairfax Avenue
Language Garden Preschool	1067 South Fairfax Avenue
Hayim Tovim Adult Daycare	10061 South Fairfax Avenue
Shalhevet School – High School	910 South Fairfax Avenue
Christ Citadel International Church	915 South Fairfax Avenue
Kidztopros Summer Camp at Shalhevet High School	910 South Fairfax Avenue
Miracle Mile Healthcare	1020 South Fairfax Avenue
Beverly West Healthcare	1020 South Fairfax Avenue

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise, loitering and security. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the neighborhood and will serve the neighboring residents and local employees as well as visitors.

Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

### **ADDITIONAL MANDATORY FINDINGS**

7. 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 outside the flood zone.

### **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.org/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.org/development-services/forms>. Public offices are located at:

Metro DSC  
(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012  
[planning.figcounter@lacity.org](mailto:planning.figcounter@lacity.org)

Van Nuys DSC  
(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401  
[planning.mbc2@lacity.org](mailto:planning.mbc2@lacity.org)

South 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](mailto:planning.southla@lacity.org)

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 portal ([appointments.lacity.org](http://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 the matter shall be directed to Monique Acosta, Planning Staff for the Department of City Planning at (213) 978-1173 or [monique.acosta@lacity.org](mailto:monique.acosta@lacity.org).

A handwritten signature in blue ink that reads "Phyllis Nathanson". The signature is fluid and cursive, with a long horizontal stroke at the end.

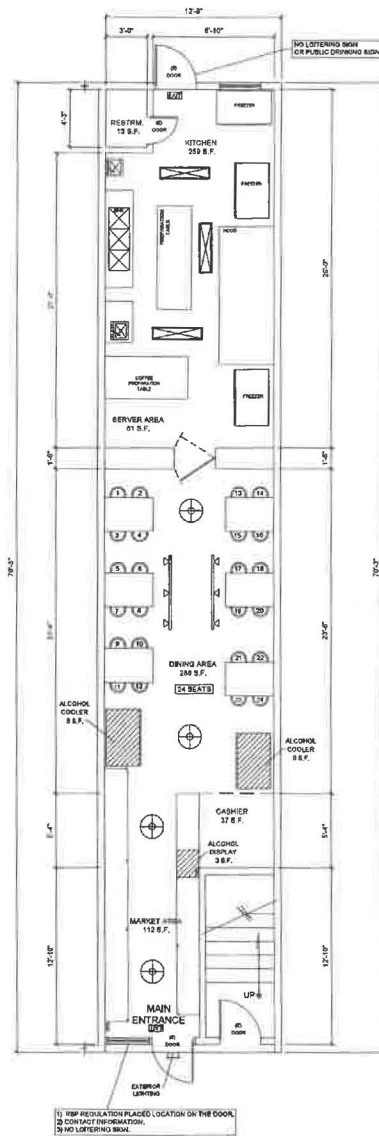
PHYLLIS NATHANSON  
Associate Zoning Administrator

PN:AC:MA:mc

cc: Councilmember Heather Hutt  
Tenth Council District  
Adjacent Property Owners







**EXHIBIT "A"**  
Page No. 2 of 2  
Case No. ZA-2025-149-CUB

**PROJECT FLOOR AREA : 825 S.F.**

DINING AREA:	288 S.F.
CASHIER:	37 S.F.
RESTROOM:	13 S.F.
SERVER AREA:	61 S.F.
KITCHEN:	259 S.F.
MARKET AREA:	112 S.F.
ALCOHOL COOLER:	9 S.F.
ALCOHOL DISPLAY:	3 S.F.
OTHERS:	34 S.F.
<b>TOTAL:</b>	<b>825 S.F.</b>

**SEATING:**

DINING AREA : 24 SEATS

**PARKING PROVIDED:**

STANDARD PARKING: 4 PARKING

REVISION	BY

GSD PARTNERS, INC.  
2604 WILSHIRE BLVD.  
LOS ANGELES, CA 90057  
TEL: 213-536-8787

BUNIA ETHIOPIAN RESTAURANT & MARKET LLC  
1034 S. FAIRFAX AVE.  
LOS ANGELES, CA 90019  
T: 323-964-9731

BUNIA ETHIOPIAN RESTAURANT & MARKET  
1034 S. FAIRFAX AVE.  
LOS ANGELES, CA 90019  
APN# 5086-001-050

DATE: 07-09-2025  
SCALE: 1/4" = 1'-0"  
SHEET

**A-2**