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Decision Date: March 10, 2026

Appeal Period Ends: March 25, 2026

Vanessa Li (A)
Mood Ring Inc.
1260 Myrtle Avenue
Brooklyn, NY 11221

Richard Y.S. Liu (O)
952 North Broadway
Los Angeles, CA 90012

Judy Lee (R)
La Tierra Consulting, LLC
1150 South Olive Street, 10th Floor
Los Angeles, CA 90015

CASE NO. ZA-2025-5883-CUB
CONDITIONAL USE
425 West Gin Ling Way (405, 407, 409,
423, 425, 451 West Gin Ling Way; 951
North Broadway)
Downtown Community Plan
Zone : [MN1-SH2-5] [CX1-FA] [CPIO]
C.D. : 1 – Hernandez
D.M. : 135A215 113
CEQA: ENV-2025-5884-CE
Legal Description: Lot 8; TR 12456

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 (LAMC) Section 13B.2.2 of Chapter 1 A, I hereby APPROVE:

a Class 2 Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a local indoor entertainment venue in the [MN1-SH2-5] [CX1-FA] [CPIO] 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 master 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 a full line of alcoholic beverages for on-site consumption in conjunction with a 2,473 square-foot local indoor entertainment venue with dance floor, and a 79 square-foot outdoor courtyard patio. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be limited to 12:00 p.m. to 2:00 a.m., daily.
 - b. Indoor seating shall be limited to a maximum of 84 seats total. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

- c. Outdoor seating shall be limited to a maximum of 8 seats. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.
8. No after-hours use is permitted, 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. 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 60 days and are intended for use by the Los Angeles Police Department.
10. 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.
11. **Automobile Parking (AB 2097).** Pursuant to California Government Code Section 65863.2 (Assembly Bill 2097), the project is located within one-half mile of a major transit stop and is exempt from minimum automobile parking requirements. No minimum automobile parking spaces are required for this project. Any parking spaces provided shall be voluntary and not subject to minimum zoning requirements, though they must comply with design and layout standards of the Los Angeles Municipal Code.
12. **Good Neighbor Program.** 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 cash registers.

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.
13. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
14. 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 in and outside of the subject facility.

15. 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, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
16. **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.
17. 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 and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, 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.
18. 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.
19. Game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
20. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
21. 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.
22. 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.

23. Any music, sound or noise 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) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, 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.
24. **Private Events.** Any use of the 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.
25. Entertainment in conjunction with the indoor entertainment venue shall include a dance floor, a live band, a Disc Jockey, karaoke, poetry and literary readings, comedy and open-mic nights, etc., as permitted in the CX1 Zone. There shall be no ambient music or outdoor speakers within the outdoor courtyard.
26. All entertainment shall be conducted within a wholly enclosed building; there shall be no live entertainment or dancing in the outdoor patio area at any time.
27. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
28. Any line queueing shall be within the private street and not within a public right-of-way.

ADMINISTRATIVE CONDITIONS

29. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
30. **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.
31. 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 the floor plan, seating arrangement or number of seats of the new operation.
32. 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. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, 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 new 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 a public hearing, that may also be conducted for nuisance abatement/revocation purposes.
33. 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 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 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.

34. 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. 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 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, the plans submitted therewith, and the statements made at the public hearing on March 3, 2026 all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Sections 12.24 W.1 have been established by the following facts:

Background

The subject property is comprised of a single lot encompassing a total area of approximately 8,174.2 square feet in the Chinatown neighborhood and is developed with two (2) commercial-office buildings and a small, enclosed garden fronting Gin Ling Way and Sun Mun Way. The property is part of the greater New Chinatown Historic District (also known as "Chinatown Central Plaza") and East of Hill Street Chinatown District which generally includes several privately-owned parcels and buildings that are connected by common private streets including Gin Ling Way, Sun Mun Way, Lei Min Way, Mei Ling Way, and Jung Jing Road. Central Plaza borders North Hill Street to the west, North Broadway to the east, and commercial properties to the north and south. The proposed project will be located within one of the two commercial-office buildings developed on-site, known as the Hong Kong Low building which has operated as a restaurant and music venue since 1938. According to SurveyLA and the California Register of Historic Resources, the New Chinatown Historic District, the East of Hill Street Chinatown District, and the Hong Kong Low building are historically designated resources.

The property is zoned [MN1-SH2-5] [CX1-FA] [CPIO] with a land use designation of Village within the Downtown Community Plan. The subject project is also located within the State Enterprise Zone – East Los Angeles, the Downtown Community Plan Implementation Overlay, a Transit Priority Area, Housing Element Inventory of Sites, the Downtown Community Plan Implementation Overlay, Downtown Adaptive Reuse Incentive Area, an Urban Agriculture Incentive Zone, Methane Zone, Liquefaction Zone, Special Grading Area, and is within the Upper Elysian Park Fault Zone.

The subject project focuses on the operation of a new 2,473 square-foot indoor entertainment venue located within the Chinatown Central Plaza on the first-floor level of the

Hong Kong Low building. The project also includes a 79-foot courtyard patio fronting Gin Ling Way and Sun Mun Way. The indoor entertainment venue will offer patrons live entertainment (e.g., film screenings, karaoke, poetry and literary readings, "open mic" nights) and dancing. Patron dancing is expected to take place on Thursday, Friday, and weekend evenings. The applicant requests Conditional Use to allow the sale and dispensing a full line of alcoholic beverages for on-site consumption in conjunction with a new indoor entertainment venue with 92 seats (84 interior seats and 8 exterior seats) with proposed hours of operation from 12:00 p.m. to 2:00 a.m., daily.

The proposed project involves a change of use from a restaurant with accessory retail use to a local indoor entertainment venue. Nevertheless, the interior floor plan remains substantially the same as the previous tenant. No significant construction is proposed with the subject project as the Applicant intends to keep the locations and equipment for the bar and kitchen the same. The tenant improvements in the interior consist mostly of an updated furniture plan and the addition of a dance floor. With regards to the project's exterior, work will consist only of the addition of chairs, tables, and barriers to separate the patio from pedestrians who are not patrons of the proposed entertainment venue. As such, the project will not involve the addition of floor area.

Surrounding Properties

Properties surrounding the project site are zoned [MN1-SH2-5][CX1-FA][CPIO]. These properties are developed low-rise commercial buildings, offices, private streets, and parking lots. The project site fronts two (2) private streets, Gin Ling Way and Sun Mun Way, which allows circulation between the various structures between Chinatown's Central Plaza. Less than 200 feet east of the Project site is North Broadway.

Properties located north, south, and west of the project site are developed with retail shops, restaurants, offices, and parking lots in the [MN1-SH2-5][CX1-FA][CPIO] Zone. Properties located east of the project site, across North Broadway are developed with a low-rise commercial building and associated parking lot and a vacant lot in the [DM5-SH2-5][CX1FA][CPIO] Zone.

Streets and Public Transit

North Broadway, adjoining the subject property to the west, is a designated Avenue II, dedicated to a Right-of-Way width of 86 feet and a Roadway width of 56 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Gin Ling Way and Sun Mun Way, adjoining the subject property to the south are common private streets improved with concrete pathways of varying widths which permit pedestrians to travel through Chinatown Central Plaza.

The project site is located less than 200 feet from the Metro Local Bus Line 45 and the LADOT Lincoln Heights/Chinatown bus stop which connects commuters between South Los Angeles, Chinatown, and Lincoln Heights.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Case No. ZA-2021-6296-CUB – On November 28, 2022, the Associate 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 wine bar in the C2-2 Zone. The wine bar will encompass 701 square feet with a 91 square-foot outdoor patio area. The wine bar will provide 18 indoor seats and 12 outdoor seats with hours of operation from 12:00 p.m. to 12:00 a.m., daily.

Case No. ZA 2013-1548-CUB - On April 12, 2022, the Zoning Administrator approved a Conditional Use to allow the continued sale and dispensing for consideration of beer and wine for on-site consumption in conjunction with an existing restaurant. The restaurant shall not exceed 2,481 square feet including the mezzanine in addition to a 100 square-foot patio. The restaurant shall not exceed 61 indoor seats inclusive of 24 seats in the mezzanine, and shall not exceed 12 outdoor seats. The restaurant will operate from 10:00 a.m. to 12:00 a.m., Sunday – Thursday and 10:00 a.m. to 1:00 a.m., Friday and Saturday.

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 the sales and dispensing of alcoholic beverages in the past 10 years.

Case No. ZA-2021-6296-CUB-ABD – On November 28, 2022, the Associative 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 wine bar in the C2-2 Zone. The wine bar will encompass 701 square feet and will provide 18 indoor seats and 12 outdoor seats, with hours of operation from 12:00 p.m. to 12:00 a.m., daily. The project is located at 951 North Broadway, Unit A.

Case No. ZA-2021-5137-CUB – On April 12, 2022, the Associative 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 in the C2-2 Zone. The restaurant will encompass a 1,100 square-foot tenant space and will provide 22 indoor seats. The project proposes hours of operation from 9:00 a.m. to 3:00 p.m., Tuesday through Thursday, 9:00 a.m. to 11:00 p.m., daily. The project is located at 970 North Broadway, Unit #112.

Case No. ZA-2021-6293-CUB – On February 24, 2022, the Associative 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 C2-2 Zone. The restaurant will encompass a 1,514 square-foot tenant space with a 1,950 square-foot outdoor patio, and will provide 23 indoor seats and 36 outdoor seats. The project proposes hours of operation from 9:00 a.m. to 3:00 p.m., Tuesday through Thursday, 9:00 a.m. to 10:00 p.m., Friday and Saturday, and 9:00 a.m. to 3:00 p.m., Sunday. The project is located at 970 North Broadway, Unit #114.

Case No. ZA-2020-5273-CUB – On January 15, 2021, the Associative 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 store. The retail store will encompass a 810 square feet with a 810 square-foot basement storage area. The project proposes hours of operation from 9:00 a.m. to 10:00 p.m., daily. The project is located at 508 West Chungking Road.

Case No. ZA-2020-950-CUB-CUX – On October 2, 2020, the Associative 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 wine bar in the C2-2 Zone and a Conditional Use to allow limited patron dancing in conjunction with a wine bar in the C2-2 Zone. The wine bar will encompass a new 1,397 square-foot bar and a 109 square-foot outdoor patio, of which 45 square feet is covered and on-site and 64 square feet is uncovered and in the public right-of-way. The wine bar includes 59 indoor seats and 12 outdoor seats in the public right-of-way. The project proposes hours of operation from 7:00 a.m. to 2:00 p.m., daily. The project is located at 980 North Broadway.

Case No. ZA-2018-7098-CUB-CUX-SPR – On December 4, 2018, the Applicant filed a Conditional Use Permit and Site Plan Review request to permit the demolition of an existing hotel and the construction, use, and maintenance of a 111,751 square-foot, nine-story hotel, and a 6,211 square-foot rooftop restaurant lounge. On June 30, 2023, the Applicant's application was terminated as the Applicant failed to submit outstanding items requested by the assigned planner.

Case No. ZA-2018-668-MCUP-CUX – On April 15, 2019, the Associative Zoning Administrator approved a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a maximum of six establishments. A Conditional Use Permit was also approved to permit a dance hall in conjunction with one establishment. In total, the six establishments encompassed 26,740 square feet which include outdoor patio areas.

Case No. ZA-2018-3237-MCUP-DB-WDI-SPR – On June 14, 2019, the Associative Zoning Administrator approved a Density Bonus project with 22.5 percent Density Bonus for a total of 178 residential condominium units with 9 units set aside for Very Low Income Households. The project was also approved of one On-Menu Incentive to allow a 22.5% increase in allowable FAR allowing a FAR of 7.35 to 1. Additionally, a Main Conditional Use was approved to permit the sale and dispensing of a full-line of alcoholic beverages for on- and off-site consumption within four premises, and a Site Plan Review was approved for a development which creates or results in an increase of 50 or more dwelling units. The maximum permitted floor area of the four commercial retail and restaurant establishments is 5,036 square feet. The project is located at 942 North Broadway.

Public Correspondence

No letters or emails were received at the writing of this determination letter.

PUBLIC HEARING

A public hearing was held virtually over Zoom Webinar on Tuesday, March 3, 2026 at 9:30 a.m. The hearing was attended by the applicant's representative, Judy Lee, the property owner, Philip Liu, and the Mood Ring owner, Vanessa Li.

Judy Lee, the project representative, presented the project and responded to questions raised by the Zoning Administrator with the following:

- We are requesting a Class 2 CUP pursuant to LAMC Section 12.24 W to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a local indoor entertainment venue.
- The site has a [MN1-SH2-5] [CX1-FA] [CPIO] zone.
- A total of 92 seats is proposed, consisting of 84 indoor seats in the 2,473 square foot interior and eight seats in a 79 square foot courtyard patio located on private property.
- The requested hours of operation are 12 noon to 2:00 AM, seven days a week.
- The venue would be known as Mood Ring.
- The project is located in a building commonly known as Hong Kong Low within Central Plaza. It is one of many buildings located within Chinatown.
- Central Plaza covers an entire block west to east, with Hill St. to the west, North Broadway to the east. The buildings in Central Plaza are located on separate Vessels under separate ownership and share common private streets such as Gin Ling Way, Sun Mun Way, Lei Min Way, Mei Ling Way and Jung Jing Road.
- Hong Kong Low is located on a lot that is approximately 8,200 square feet. The lot contains two buildings. So a two-story building that has retail on the ground floor and office on the 2nd floor and Hong Kong Low which is a two-story building.
- Mood Ring will be located within the first floor of Hong Kong Low. Only Central Plaza has frontage along Broadway, which is Chinatown's largest and busiest commercial corridor. It connects Lincoln Heights to the north and downtown to the South.
- Central Plaza itself was founded in 1938 after Old Chinatown was displaced by present day Union Station. It's considered one of the nation's first malls and possibly the first modern American Chinatown. It was built as a collection of restaurants, retail shops, office and even a grocery store.
- The Plaza has been featured prominently in cherished films and television shows. Hong Kong Low itself was originally built as a restaurant in 1939 by the Hong family. Throughout the 70s, Hong Kong Low was a restaurant and music venue that was liberal in the Los Angeles punk rock scene.
- The building underwent a remodel in 2004 which included the installation of exterior neon lights and restoration of the original hand painted ceiling tiles and the original bar. The exterior neon lights, which run along the architectural roof features are based on images from postcards from previous decades.
- The property owner and landlord, Richard Liu, who is in attendance, is a retired architect who lovingly restored the building in honor of its original glory. It is fitting that he carefully and thoughtfully selected the applicant to bring the building back full circle as an entertainment venue.
- The entrance to the building is and will remain from Gin Ling Way, a private street.

- Access to Central Plaza and Gin Ling Way is from mainly from Hill St. to the West and Broadway to the east.
- Central Plaza was built without on-site parking. The site is located across the street near the Chinatown Station, formerly the Gold Line station, and is within 15 minutes walking distance from Union Station. The site qualifies for AB2097 with respect to zoning.
- The request is for ancillary alcohol sales and consumption in connection with an eating and drinking use within an entertainment venue. An entertainment venue is allowed by-right in the view of Downtown Community Plan in the CX-1 zone.
- Chapter 1A defines an entertainment venue as "an assembly use designed or intended for entertainment which includes live music venues, performing arts theaters, movie theaters, dance clubs, comedy clubs, karaoke lounges, and banquet halls." Therefore, entertainment, including patron dancing is now allowed by-right under this new plan.
- So the request for the discretionary CUP is specifically for the sale and on site consumption of the full line of alcoholic beverages because Chinatown is not covered by the alcohol sales program.
- The Downtown Community Plan has several policies specifically for Chinatown.
- Such includes "encourage nighttime activity accessible to people of all ages in the commercial core of Chinatown by supporting community events and businesses to remain active throughout extended hours of the day and night."
- The floor plan consists of a bar counter and a main lounge area with the dance floor and a DJ booth.
- While there is a kitchen, we are going to be pursuing the Type 48 license from the state. The Type 48 license is issued to bars where food is not required and minors are not allowed.
- In addition to patron dancing and DJ's, live entertainment will generally consist of film screenings, karaoke, poetry and literary readings, and open mic nights.
- While alcohol consumption will take place both indoors and in the small 79 square foot courtyard patio, all the live entertainment will take place in the fully enclosed building, only there will be no live entertainment outdoors.
- Mood Ring is a project by the applicant and operator Vanessa Li. This will be her second location. The first location is in the Bushwick section of Brooklyn, NY. It's been described as "an astrological themed spot with a rotating horoscope cocktail of the month." It was named one of the best bars for queer women in New York City.
- Our outreach efforts: we met with CD1 who said they might attend the hearing. They stated they are "generally are not opposed to the request and stated nothing stands out as far as concerns unless stakeholders have concerned".
- I made two attempts to reach out to the neighborhood council. I sent a hard copy of the application to them and I checked their website. I got the contact information for their planning Land Use Committee chair. I reached out to that person but never got a response. Council office did connect me with the neighborhood council's president last week. I requested that we forego appearing before them because I made the two attempts to reach out and there's no community opposition as of Friday.
- There has been no correspondence submitted to the project planner.
- The field deputy for the area hasn't expressed any concerns.

- I, myself, was born and raised in Chinatown. I'm still very involved, and so I also have a pulse on what's going on in neighborhood with what people want and what they don't want.
- I reached out to LAPD, and they haven't responded.

No other members of the public provided testimony during the hearing.

The Zoning Administrator closed the public hearing and stated the case would be held under advisement for a period of one week since it appeared the Council Office may have had technical difficulties since the "raised hand" function was clicked but did not speak. The case would be under advisement for one week to allow the applicant to submit revised floor plans, any correspondence be submitted to the record and indicated that the findings may be made in the affirmative after review of the administrative record and intends to conditionally grant approval of the case for alcohol, subject to reviewing the proposed hours and if any correspondence is received.

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 alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or
- bartender.

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 W of the Los Angeles Municipal Code. In order for the sale and dispensing of full line of alcoholic beverages for on-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.

CONDITIONAL USE FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

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 project involves a new indoor entertainment venue operation located within a two-story commercial-office building in Chinatown's Central Plaza. The entertainment venue will occupy a 2,473 square-foot tenant space in the historic Hong Kong Low building with a 79 square-foot courtyard patio that fronts the plaza along Gin Ling Way and Sun Mun Way. The project involves a request for a Conditional Use to allow the sales and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed entertainment venue. The entertainment venue will operate from 12:00 p.m. to 2:00 a.m., daily and will provide a total of 92 seats (84 indoor, 8 outdoor). In November 2022, the subject tenant space was previously approved for Conditional Use under Case No. ZA-2021-6296-CUB to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a wine bar. Prior to the Conditional Use approval in 2022, a previous Conditional Use was approved in 2013 under Case No. ZA-2013-1548-CUB to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant. While the previous projects provide a beneficial service to allow alcohol to complement the dining experience, this request will serve the community by providing an entertainment venue addressed in the Downtown Community Plan that will offer live entertainment and offer a place for residents and visitors to enjoy performances and have patron dancing, and having the opportunity to purchase alcoholic beverages and purchase food during the performances and dancing.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The availability of alcoholic beverages ancillary to entertainment venues featuring live entertainment, is consistent with the pattern of many entertainment venues in Los Angeles. The grant to allow the ancillary sale of a full line of alcoholic beverages will help augment the desirability of a new entertainment venue use, thereby supporting the vibrancy and longevity of Chinatown's Central Plaza, commercial corridor along Broadway, and the surrounding neighborhood. The entertainment venue will provide neighboring residents and visitors with a variety of entertainment activities including that will bolster pedestrian activity in the neighborhood. The project will draw in visitors from across the country and abroad, bringing in revenue for local businesses in the surrounding area, bringing a benefit to the area. In addition, the grant to allow the ancillary alcohol service has been well conditioned to ensure that that use will not

adversely impact neighboring residents. As such, the project will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city and region.

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 property is currently developed with two (2) commercial buildings and is a part of the greater Central Plaza development in Chinatown which encompasses is comprised of a variety of low-rise commercial buildings, offices, private streets, and parking lots. Properties surrounding the project site are zoned [DM5-SH2-5][CX1FA][CPIO] and [MN1-SH2-5][CX1-FA][CPIO]. These properties are developed low-rise commercial buildings, offices, a motel, and parking lots. The project site fronts Gin Ling Way and Sun Mun Way which function as private streets for pedestrians to traverse through and gather at Central Plaza. The project site is also located within 200 feet of North Broadway which serves as a major corridor connecting residents, works, and visitors to housing, job centers, and community amenities in the vicinity.

Properties located north, south, and west of the project site are developed with retail shops, restaurants, offices, and parking lots in the [MN1-SH2-5][CX1-FA][CPIO] Zone. Properties located east of the project site, across North Broadway are developed with a low-rise commercial building and associated parking lot and a vacant lot in the [DM5-SH2-5][CX1-FA][CPIO] Zone.

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 local indoor entertainment venue and the sale and dispensing of alcoholic beverages for on-site consumption are both compatible with the designated land use on the subject property, CX1 – Commercial-Mixed 1 (General Commercial Use Category Standards apply), as the proposed entertainment venue will provide unique services and amenities and the project is a desirable and compatible use with the other uses commercial uses in the area. As defined in LAMC Section 5D.6.4 of Chapter 1A, a local indoor entertainment venue shall be "any indoor assembly use designed or intended for entertainment, [and] includes live music venues, performing arts theaters, movie theaters, dance clubs, comedy clubs, karaoke lounges, and banquet halls". The proposed entertainment venue will offer a variety of entertainment including film screenings, karaoke, poetry and literary readings, and open mic nights which are consistent with the above definition of a local indoor entertainment venue.

The project proposes interior improvements of the existing Hong Kong Low building to reflect the aesthetics, theming, and use of the newly proposed entertainment venue including a new furniture plan and the installation of a dance floor. Much of the interior floor plan remains the same as it was laid out by the previous operator keeping the locations and equipment for the bar and kitchen the same. With regards to the exterior

of the project, the project proposes the addition of chairs, tables, and barriers to separate the patio from pedestrians who are not patrons of proposed entertainment venue. Therefore, the project does not involve the demolition or removal of any building component of the historically designated Hong Kong Low building. The subject site has a history of conditional use approvals for the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a wine bar and restaurant under Case Nos. ZA-2021-6296-CUB and ZA-2013-1548-CUB, respectively. Similar to these projects, the proposed project will not contribute to any additional adverse physical impacts over the existing use and will be compatible with adjacent properties and the surrounding community.

The proposed indoor entertainment venue will operate from 12:00 p.m. to 2:00 a.m., daily, providing entertainment, food and alcohol service throughout the day. Patron dancing is expected to take place on Thursday, Friday, and weekend evenings similar to many entertainment venues in the City.

Conditions have been imposed in the grant to address nuisances, promote safety, security, and surveillance, ensure mode and character remain, and offer responsible management. A complaint number posted at the front of the restaurant and the maintenance of the complaint log will enable abutting neighbors and the community to inform the owner of complaints of the use. Furthermore, employees will be required to participate in training pertaining to alcohol sales. Noise and nuisances will be addressed through these conditions. In addition, as stated by the applicant's representative at the public hearing, no minors will be allowed inside the premises as part of the State's Alcoholic Beverage Control Type 74 License. Patrons will be required to show identification before they can enter the premises. A staff person/security personnel will review identification and serve as a person outside the premises to ensure any unruliness within the lines is addressed. Line queueing will be within the private street and not within Broadway Avenue. As conditioned, the operation of the entertainment venue with the sale and dispensing of a full line of alcoholic beverages for on-site consumption will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

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 located in the Chinatown neighborhood within the

Downtown Community Plan area with a General Plan Land Use designation of Village corresponding to the CX1, CX2, and RX1 Zones. The project site is zoned [MN1-SH2-5] [CX1-FA] [CPIO] and is thus consistent with the General Plan's land use designation for the site.

The Downtown Community Plan acknowledges Chinatown as a historic-cultural neighborhood with a variety of legacy businesses and institutions. The historic neighborhood is characterized by walkable commercial corridors and internally-oriented courtyard developments, and there has been a growing cluster of restaurants and nighttime activity. The proposed indoor entertainment venue fits this description of Chinatown as it will occupy a ground-floor tenant space within the Hong Kong Low building, a historic commercial structure dating back to 1939, as a restaurant and music venue under various operators. Local indoor entertainment venues are permitted uses within the site's CX1 – Commercial-Mixed Use District with consistency of General Commercial Use Category Standards. The project includes interior tenant improvements to reflect the theming and use of the tenant space. However, it does not propose any significant changes to the historic character of the historically designated Hong Kong Low building or the New Chinatown Historic District and East of Hill Street Chinatown District. The Downtown Community Plan text is silent with regards to new commercial establishments proposing the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plans. The project is consistent with the following goals and policies of the Community Plan:

- LU GOAL 7 :** A center of world-class innovation, entrepreneurship, and new markets that reflect and strengthen the cultural diversity of Downtown.
- LU 7.3:** Recognize creative arts, culture, neighborhood character, dynamic public spaces, and diverse populations as significant components of Downtown's economic ecosystem, and support programs and developments that seek to enhance these resources.
- LU GOAL 8:** An economy that is resilient to market changes and evolution.
- LU 8.1:** Ensure Downtown's built environment welcomes a range of industry and business types as market needs evolve over time, while supporting existing community serving small businesses.
- LU GOAL 40:** Clusters of specialty retail, commercial businesses, and institutional uses at a neighborhood-scale with a regional draw.
- LU 40.1:** Encourage specialty commercial uses that provide neighborhood services and have a regional draw.
- LU 42.10:** Support and reinforce the historic and cultural components of Chinatown, including architectural design, and the long-

standing local businesses and legacy institutions that serve the local community.

- LU 40.12:** Encourage nighttime activity accessible to people of all ages in the commercial core of Chinatown by supporting community events and businesses to remain active throughout extended hours of the day and night.

The project supports the Community Plan's Goals, Objectives, and Policies by providing a desirable and beneficial service to the community. As discussed, the proposed indoor entertainment venue will occupy the Hong Kong Low building in Chinatown's Central Plaza and will maintain the historic and architectural character of the structure. The entertainment venue will renovate the existing ground-floor tenant space with new furniture and dance floor to reflect the use and theming of the project and will maintain the existing equipment and locations of the kitchen and bar. In addition to live music and dancing, the entertainment venue will feature various forms of live entertainment including film screenings, karaoke, poetry and literary readings, and "open-mic" nights. These events and activities will complement the surrounding retail, restaurant, art gallery, and office uses in the Chinatown neighborhood and contribute to a diverse cluster of commercial uses that will attract visitors. Alcohol service at entertainment venues is generally desired by patrons as it complements their experience at a live entertainment event. The ancillary sale and dispensing of alcohol supports the spirit and enjoyment of the entertainment venue, which will contribute to the economic vitality and commercial character of the project vicinity. The required findings in support have been made and the operation has been imposed with conditions of approval to minimize potential impacts on the surrounding neighborhood. Therefore, the project conforms to the purpose, intent, and provisions of the General Plan and the Downtown Community Plan.

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

Conditional authorizations for the sale and dispensing of alcoholic beverages are allowed through the Zoning Administrator approval, subject to certain findings. Given the scope of the Conditions and other limitations established herein, the surrounding land uses will not be significantly impacted by the requested conditional uses.

Negative impacts commonly associated with the sale of alcoholic beverages include criminal activity, public drunkenness, loitering, and noise. However, as a restaurant with incidental alcoholic beverage service only, the project will likely not result in significant disturbances to the community. In addition, these potential concerns are all addressed by the imposition of conditions requiring responsible management and deterrents against the negative impacts. 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. In addition, other conditions related to excessive noise, noise prevention, and litter will prevent

any significant impacts and will safeguard the residential community. The operator will be subject to the State's Department of Alcoholic Beverage Control regulations to serve and dispense alcohol. Therefore, with the imposition of such conditions, the request herein will not adversely affect the welfare of the surrounding 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, two (2) on-sale and one (1) off-sale are allocated to the subject census tract (Census Tract 2071.03). Currently there are 22 active alcohol licenses held by 14 establishments in the census tract.

The project site is located in a census tract where the number of active on- and off-site licenses exceeds ABC guidelines. The project is located adjacent to Broadway and within 250 of North Hill Street in the Chinatown neighborhood of Downtown Los Angeles which is developed with numerous restaurants, bars, and retail shops. Concentration can be undue when the addition of licenses will negatively impact a neighborhood. Concentration is not undue, however, when a determination is made that the ABC license(s) will not negatively impact an area, but rather such license benefits the public welfare and convenience. The subject indoor entertainment venue will occupy the ground-level tenant space of an existing two-story commercial-office building alongside restaurants, retail shops, and offices. The indoor entertainment venue will contribute to the variety of commercial uses with a new and unique space for patrons to visit and experience particularly in this portion of the neighborhood which is developed with Chinatown's Central Plaza. The proposed sale and dispensing of a full line of alcoholic beverages for on-site consumption will complement the project's live entertainment performances and activities and enhance patrons' experience at the venue. As such, the Conditional Use request to permit the alcohol service at the subject indoor entertainment venue will not contribute an undue concentration of alcohol licenses as it will provide a beneficial service to nearby residents and workers.

According to statistics provided by the Los Angeles Police Department's Central Division Vice Unit, within Crime Reporting District No. 111, which has jurisdiction over the subject property, a total of 407 crimes and arrests were reported in 2024 (220 Part I - Crimes and 187 Part II - Arrests), compared to the total area average of 89 offenses, and a High Crime Reporting District of 106 offenses, for the same reporting period. In 2024, there were Drug Abuse Violations (2), Driving Under the Influence (1), Liquor Laws (0), Disorderly Conduct (1), and all other offenses (17). Of the 407

total crimes and arrests reported for the Reporting District, one (1) arrest was made for driving under the influence. 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 Reporting District No. 111 is greater than the threshold for what constitutes as a High Crime Reporting District. Nonetheless, the crime statistics do not connect the project site to any arrest or crime incidents as it pertains to the reporting district as a whole and a majority of the reported incidents involve aggravated assault and motor vehicle theft. Numerous alcohol-selling establishments are located throughout the reporting district, including establishments located along North Hill Street and Broadway. Of the 407 crime and arrest incidents reported one (1) incident involved driving under the influence and liquor laws. Therefore, the reported crime statistics do not directly pertain to the project site or the sale and dispensing of alcohol. As discussed above, the project will be beneficial to the surrounding community as it will contribute to the economic vitality and commercial character of the neighborhood. The subject restaurant is surrounded by commercial businesses, offices, and a motel. Given the project site's proximity to such uses, the sale of alcohol for on-site consumption will provide a convenient service to residents and workers, and will attract local investment and employment opportunities to the community.

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 enjoyment of property by neighboring tenants. To safeguard the welfare of the community, negative impacts commonly associated with the sale of alcohol for on-site consumption such as criminal activity, public drunkenness, and loitering are addressed through the imposition of conditions set forth by the Zoning Administrator. Employees will be required to fulfill specialized training relating to the sale of alcohol and a complaint log shall be maintained by the restaurant operator to receive and address any complaints from the public. The approval of the operation of the subject indoor entertainment venue at the project site, in conjunction with the sale and dispensing of a full line of alcoholic beverages for on-site consumption will serve to enhance the commercial character of the area while operating in a manner that will be responsible and considerate of its surrounding uses.

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 project site is developed with two (2) commercial-office buildings and an enclosed garden, and is part of a historically-developed commercial plaza in the Chinatown neighborhood known as Central Plaza. The following sensitive uses and alcohol-serving establishments are located within a 1,000-foot radius of the site:

- Buddha Temple
- St. Bridget Chinese Catholic Church
- St. Peter's Italian Catholic Church
- First Chinese Baptist Church
- Cathedral High School
- Castelar Elementary School
- City of Angels School
- Los Angeles State Historic Park

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive use. 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 and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the surrounding community and will serve the neighboring residents, local employees, and visitors. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned, religious institution, and school properties or any other sensitive uses in the area.

FLOOD HAZARD FINDING

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. 172,081, have been reviewed and it has been determined that this project is located outside a 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

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

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@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](https://build.la) 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

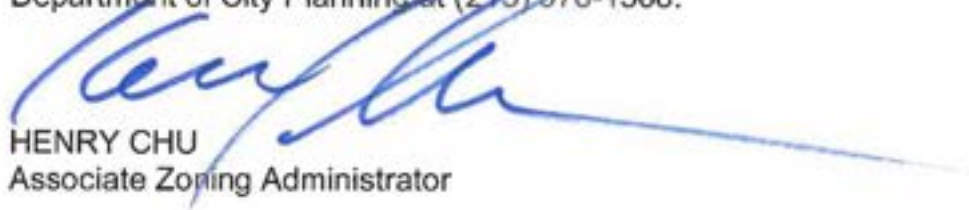


QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

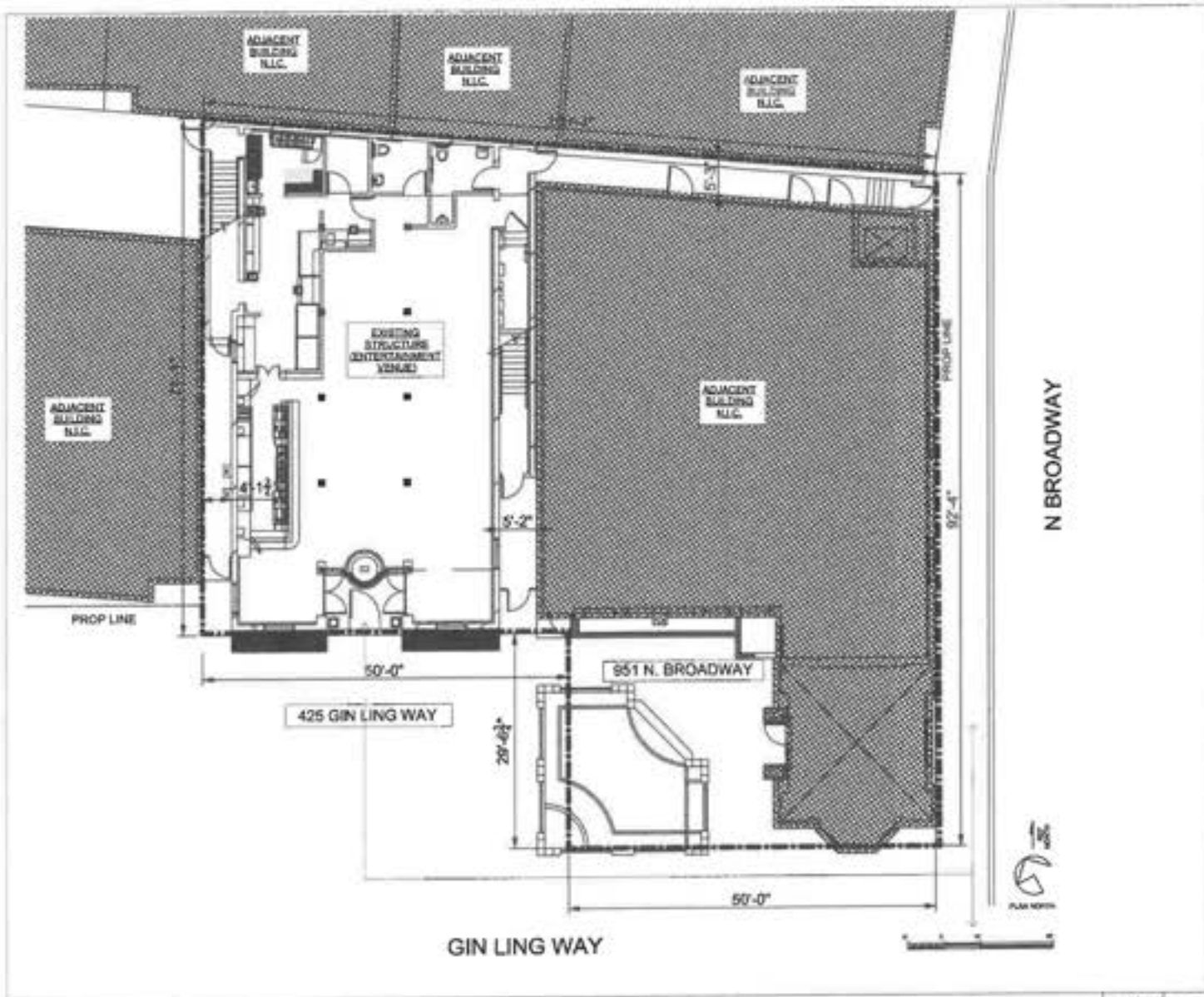
Inquiries regarding this matter shall be directed to David Woon, Planning Staff for the Department of City Planning at (213) 978-1368.

A handwritten signature in blue ink, appearing to read 'Henry Chu', with a long horizontal stroke extending to the right.

HENRY CHU
Associate Zoning Administrator

HC:EA:DW:ae

cc: Councilmember Eunisses Hernandez
First Council District
Neighborhood Council
Adjoining Property Owners



BUILDING HEIGHT:	20'-0"
STORIES:	3 (TERRACE ONLY OCCUPYING 1ST LEVEL)
BUILDING AREA:	2,473 SF LEVEL 1 (NO CHANGE) 12,608 SF LEVELS 2 & 3 (NO CHANGE) 4,878 SF TOTAL (NO CHANGE)
LANDSCAPING & PLANTING AREAS:	NA
LOT AREA:	NA
RESIDENTIAL AMENITY SPACES:	NA

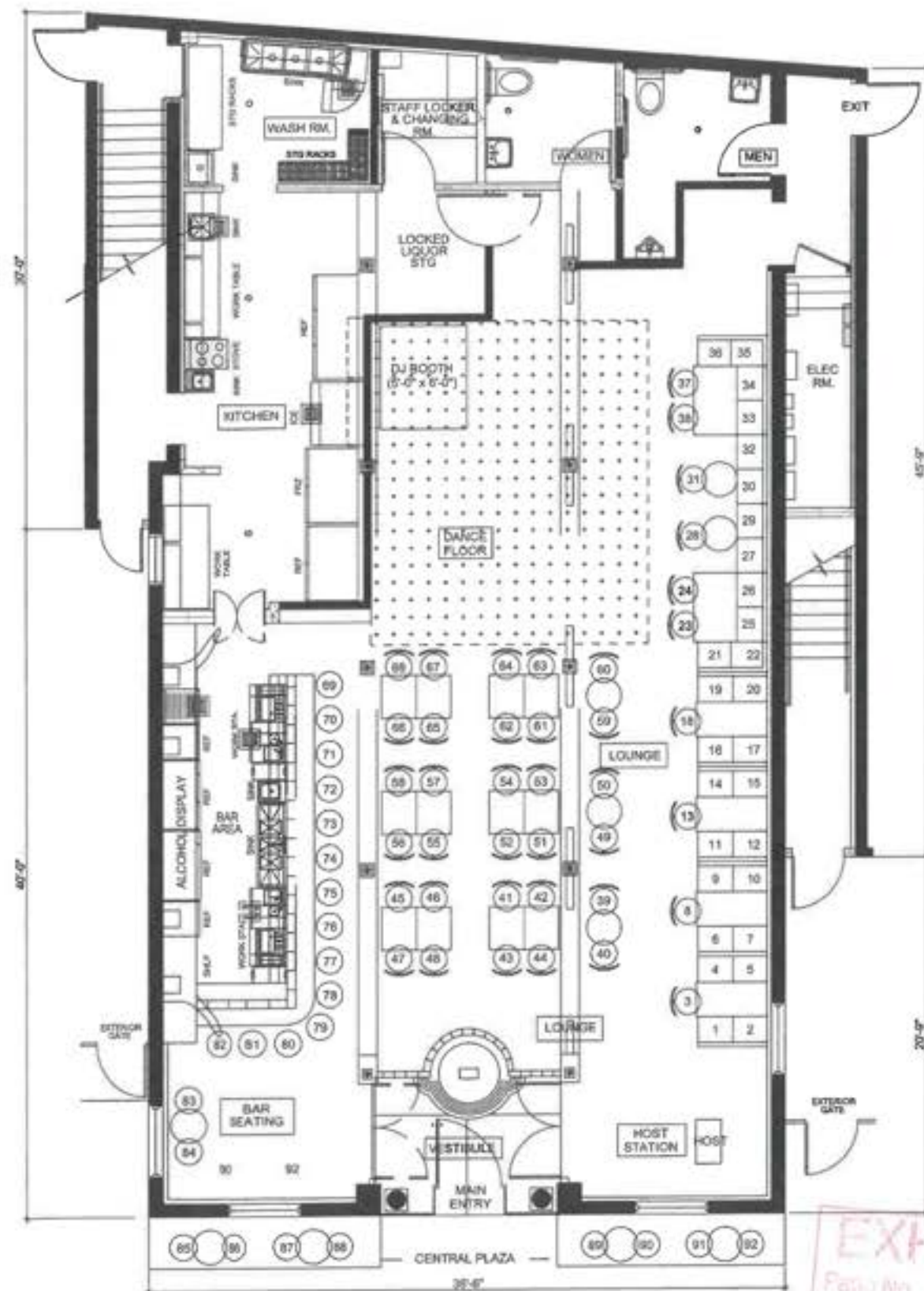
PROJECT ADDRESS:	425 GIN LING WAY, LOS ANGELES, CA 90012, FLOOR 1
PERMITS:	155A215-113
THOMAS BROS. CO.:	PL 618 - GIN LING
ADDITIONS OR:	SH 11-005-011
TRACT:	TR 12106
MAP REFERENCE:	MB 226-88
BLOCK:	NONE
LOT:	8
MAP SHEET:	155A215
(S) LOT AREA:	5,174.2 SQ. FT.
ZONING CODE:	MD1-SH2-A, CD-FX, CD19
GENERAL PLAN USE:	RETAIL
COMMUNITY PLAN IMPLEMENTATION OVERLAY:	DOWNTOWN, SUBAREAS A, A.1, A.2 AND D
(S) INTERIOR AREA:	2,473 SQ. FT. (FLOOR 1)
(S) OCCUPANCY:	A-2 RESTAURANT
PROPOSED LOT AREA:	(NO CHANGE)
PROPOSED BUILDING ON LOT:	(NO CHANGE)
PROPOSED BUILDING SQ. FT.:	(NO CHANGE)
TYPE OF CONSTRUCTION:	V-S
CHANGE OF USE:	YES
USE/PROPOSED OCCUPANCY (PER PART 9E):	ENTERTAINMENT VENUE, INDOOR LOBBY, EATING AND DRINKING, ALCOHOL SERVICE
REQUESTED ENTITLEMENTS:	CLASS 3 CONDITIONAL USE PERMIT FOR ON-SITE CONSUMPTION OF ALCOHOL
SPRINKLERED:	NO
PROJECT DESCRIPTION:	RESTAURANT/BAR WITH LIVE ENTERTAINMENT
TYPE OF USE:	RESTAURANT/BAR
TOTAL INTERIOR AREA:	2,473 SQ. FT. (FLOOR 1)
PATRON SEATS INDOORS:	34 SEATED OCCUPANTS, 34 STANDING
TOTAL EXTERIOR AREA:	79 SF
TOTAL SEATS EXTERIOR:	8

LOCATION	AREA	SEATS/OCCUPANTS
BAR/STAFF AREA	521 SQ. FT.	
RESTROOMS/CORRIDORS	478 SQ. FT.	
LOUNGE (WITH DANCE FLOOR)	1,082 SQ. FT.	34 (SEATED) 38 (STANDING)
MERCHANDISE	223 SQ. FT.	
CLOSET/ELECTRICAL ROOM	136 SQ. FT.	
OUTDOOR SEATING	79 SQ. FT.	8 (SEATED)
TOTAL SEATS:	34	
TOTAL STANDING OCCUPANTS:	38	
TOTAL OCCUPANTS (INDOOR + OUTDOOR):	72	

PROJECT INFORMATION

SCALE: 1" = 10'-0"

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EXHIBIT A

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3/10/26 LOD

DESIGN ARCHITECT

LAU-NCH PROJECTS

LAUREN LAM

LAUREN.LAM@LAUNCHPROJECTS.COM

OWNER/CLIENT

THOMAS BROS. CO.

THOMAS BROS. CO.

MOOD RING LA

425 GIN LING WAY
LOS ANGELES CA 90012

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PROJECT NO.

DATE

DRAWN BY

CHECKED BY

NOT FOR CONSTRUCTION

DRAWING TITLE

MOOD RING LA
BAR & LOUNGE SEATING
GROUND FL PLAN

DRAWING NUMBER