SOLOMON SALTSMAN & JAMIESON
A Partnership of Professional Corporations
426 Culver Boulevard | Playa Del Rey, CA 90293
Telephone: 310.822.9848 | Facsimile: 310.822.3512
Toll Free: 800.405.4222
www.ssjlaw.com

Jennifer L. Oden
Partner
email: joden@ssjlaw.com

August 20, 2026

Via Personal Delivery and Email:
Patrice Lattimore, City Clerk (patrice.lattimore@lacity.org / cityclerk@lacity.org)
Hydee Feldstein Soto, City Attorney (hydee.feldstein@lacity.org)
Heather Hutt, Councilmember District 10 (heather.hutt@lacity.org)
200 N Spring Street
Los Angeles, CA 90012

RE: Council File 26-1130 – August 21, 2026 Council Agenda Item No. 14
261 S. Kenmore Ave., Los Angeles, CA 90004
Conditional Use Permit Case No. ZA-2025-2662-CUB-CUX-1A

Dear Honorable City Council Members:

My office represents Jacques Massachi, owner of Bronson Hospitality, the intended operator at the above-mentioned property, and the Chief Executive Officer ("CEO") and Manager of Orange Mix JM, LLC, the property owner of 261 S. Kenmore Avenue.

It is respectfully requested that the City Clerk include this correspondence and its accompanying materials in the record for Council File 26-1130 and for Agenda Item No. 14 on the City Council's ("Council") August 21, 2026 Agenda.

On August 12, 2026, Councilmember Hutt filed a motion pursuant to Section 245 ("Section 245") of the Los Angeles City Charter ("Motion") for the Council to assert jurisdiction over the above-mentioned matter (Council File 26-1130). For the reasons contained herein and pursuant to any oral testimony, this Motion is legally defective, procedurally untimely, and barred for lack of jurisdiction under Section 245; specifically, the last day the Council could have acted by two-thirds vote to assert jurisdiction was **August 12, 2026**. In sum, at this time, the Council has no jurisdiction under Section 245 and the decision of the Central Los Angeles Area Planning Commission ("Planning Commission") is final in the above-mentioned matter.

I. Section 245 Requires the Council Act Within Five (5) Meeting Days of the Council by Two-Thirds Vote to Bring the Action Before the Council

In order for the Council to assert jurisdiction pursuant to Section 245, the Council must act within five (5) Council meeting days by two-thirds vote to bring the action before it; failure to act at the expiration of the next five (5) meeting days of the Council, following the Planning Commission's action, results in the finality of the Planning Commission's decision.

Section 245 of the Los Angeles City Charter provides, in relevant part, as follows:

> ***Actions*** of boards of commissioners shall become ***final*** at the ***expiration*** of the ***next five meeting days of the Council*** during which the Council has convened in regular session, ***unless the Council acts within that time by two-thirds vote to bring the action before it*** or to waive review of the action . . .

(Emphasis added).

While Councilmember Hutt filed the Motion, seconded by Councilmember Lee, on or about August 12, 2026, there was no subsequent action taken on the Motion; specifically, the Council did not act by two-thirds vote to bring the action before it, as required pursuant to Section 245. Rather, the Motion appears to have been submitted pursuant to Council Rule 16, without any subsequent two-thirds vote to bring the matter before the Council.

The lack of any vote, and certainly a two-thirds vote, is evidenced in Council File 26-1130, a review of the Council meeting from August 12, 2026, and subsequent Council meetings, and from a review of the August 21, 2026 Council Agenda as Item 14 on the August 21, 2026 Council Agenda indicates, in relevant part, as follows:

> CONTINUED CONSIDERATION OF MOTION (HUTT-LEE) relative to asserting jurisdiction over the Central Los Angeles Area Planning Commission action of July 28, 2026, granting in part an appeal with modified conditions for the project located at 261 South Kenmore Avenue.
>
> Recommendations for Council action:
>
> 1. ASSERT jurisdiction, pursuant to Section 245 of the Los Angeles City Charter, over the July 28, 2026 … Central Los Angeles Area Planning Commission action …

Moreover, the August 21, 2026 Council Agenda even notes that ten (10) votes (i.e., two-thirds) of the Council are required for consideration of the Motion; thus, demonstrating that a two-thirds vote on the Motion has not occurred and is only now, untimely being considered on August 21, 2026.

As evidenced by a review of the record, only a Motion was put forth relative to this matter, but no timely two-thirds vote by the Council at the expiration of the next five (5) meeting days of the Council occurred, as required pursuant to Section 245 in order for the Council to assert jurisdiction. As such, the action of the Planning Commission regarding the above-mentioned matter is now final and no further action can be taken by the Council.

II. Consideration of the Motion at the August 21, 2026 City Council Meeting is Untimely and Violative of Section 245 as the Action of the Central Area Planning Commission Occurred on July 28, 2026 and the Time for Council to Assert Jurisdiction Pursuant to Section 245 Expired on August 14, 2026

The time, the next five (5) meeting days of the Council, following the action of the Planning Commission in which the Council can act, by two-thirds vote, to assert jurisdiction has passed and thus, the July 28, 2026 action of the Planning Commission is final.[1]

The Planning Commission, at its meeting on July 28, 2026, acted on the above-mentioned matter; specifically, at that meeting, the Planning Commission, by a vote of 3-0, denied the appeal in part; granted the appeal in part; and sustained the Zoning Administrator's determination dated May 11, 2026.

The City Council regularly convenes on Tuesdays, Wednesdays, and Fridays. Following the July 28, 2026, action of the Planning Commission, the City Council was on recess on Wednesday, July 29, 2026, and Friday, July 31, 2026. However, the City Council held regular meetings on:

(1) Tuesday, August 4, 2026;
(2) Wednesday, August 5, 2026;
- Note, the City Council meeting of Friday, August 7, 2026, was cancelled -
(3) Tuesday, August 11, 2026;
(4) Wednesday, August 12, 2026; and
(5) Friday, August 14, 2026

Notably, Section 245 expressly refers to the Commission's "***actions***," not any subsequent memorialization of such action, including, but not limited to the mailing date of a written determination.[2] Here, the action of the Planning Commission occurred on July 28, 2026, as the written record reflects; specifically, the Letter of Determination states:

> [a]t its meeting of July 28, 2026, the Central Los Angeles Area Planning Commission took the ***actions*** below in conjunction with the following Project.

(Emphasis added).[3]

Even the August 21, 2026 Council Agenda recognizes that the Planning Commission acted on July 28, 2026, as Item No. 14 indicates, in relevant part, as follows:

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[1] The Planning Commission acted on July 28, 2026; the memorialization of that action was mailed on August 17, 2026.

[2] *See Central Area Planning Commission Rules and Operating Procedures,* Rule 7.1, describing a "Commission Action" as follows: "a decision adopted by a majority of the Commission (three votes). After a motion is made and seconded, Members who are present shall vote at the call of the roll."

[3] "Where the words of the charter are clear, we may not add to or alter them to accomplish a purpose that does not appear on the face of the charter or from its legislative history." *Domar Elec., Inc. v. City of Los Angeles*, 9 Cal. 4th 161, 172, 885 P.2d 934, 939 (1994).

Recommendations for Council action:

1. ASSERT jurisdiction, pursuant to Section 245 of the Los Angeles City Charter, over the ***July 28, 2026*** (Letter of Determination date: August 17, 2026) ***Central Los Angeles Area Planning Commission action*** …

(Emphasis added).

In contrast to Section 245's mandate that the Council act, by two-thirds vote, within five (5) Council meeting dates of the Planning Commission's ***action***, the Los Angeles Zoning Code expressly provides in several land use contexts that an appeal period runs from the mailing of the written decision. *See, e.g.,* Los Angeles Zoning Code Section 13B.7.8(B) (providing that an appeal of an Advisory Agency action must be filed "within a period of 15 days after the date of mailing of the decision"); Los Angeles Zoning Code Section 13B.7.7(G)(3) (providing that an appeal of a Zoning Administrator's initial decision "shall be filed within 15 days of the date of mailing of the initial decision"). Section 245 contains no such provision. Had Section 245 intended the City Council's authority to run from the date of mailing of the written decision, it could have expressly said so, as the Los Angeles Zoning Code does in other contexts. Yet, the front page of the Planning Commission's Letter of Determination, mailed August 17, 2026, itself identifies the date of the Planning Commission's action, stating: "[a]t its meeting of July 28, 2026, the Central Los Angeles Area Planning Commission took the ***actions*** below in conjunction with the following Project." (Emphasis added.)

This precise issue was addressed by the Superior Court in *Trask Properties III, LLC v. City of Los Angeles*, Case No. 19STCP00644. The court explained that the Municipal Code requires the Planning Commission to "act" on an appeal within a specified period, but does not "require that [the Planning Commission] issue formal, written findings within any specific time period." Waiting for a written decision would "engender great uncertainty as to when [Planning Commission] decisions were final, and when a legal action to contest a land use decision had to be filed." The court further concluded that Section 245 "would appear to preclude the City Council from taking action on the [Planning Commission's] decision" more than five Council meeting days after the Planning Commission acts—not five days after staff mails a written determination memorializing the prior action. Accordingly, consistent with the Superior Court's reasoning in *Trask Properties*, the City Council is precluded from acting on the Motion. A copy of *Trask Properties* is enclosed herein.

As noted above, Councilmember Hutt filed the Motion on Wednesday, August 12, 2026 (i.e., the fourth regular Council meeting day following the July 28, 2026 action by the Planning Commission). However, as detailed above and from a review of the record, there was no two-thirds vote by the Council on the Motion in order to bring the action before it, as required under Section 245. The time for the Council to assert jurisdiction under Section 245 expired on **Friday, August 14, 2026**, as there was no two-thirds vote by the Council at that time.

Therefore, this procedure does not comply with Section 245 and any purported action by the Council taken after August 14, 2026, falls outside that five-meeting-day period. Because the City Council did not act by a two-thirds vote within the required time period to bring the Commission's action before it, the Planning Commission's decision is final, and the City Council may no longer assert jurisdiction under Section 245.

III. The Motion is Also Untimely under the Los Angeles Zoning Code

Even assuming, for purposes of argument, that the mailing date of the Letter of Determination, August 17, 2026, was the relevant "action" of the Planning Commission (which is legally incorrect), the Motion is nevertheless barred under Los Angeles Zoning Code Sections 13B.2.2(G)(1) and (G)(4)(b).

The Zoning Administrator ("ZA") issued the Letter of Determination in this matter (Case No. ZA-2025-2662-CUB-CUX) on May 11, 2026. Section 13B.2.2(G)(1) incorporates Section 13A.2.8(B), which governs appeals of Class 2 Conditional Use Permit decisions by the ZA and provides that appeals "must be filed within 15 days after the date on the letter of determination to the applicant." Consistent with this provision, the ZA's Letter of Determination stated that May 26, 2026, was the last day to file an appeal.

Section 13B.2.2(G)(4)(b) then provides that the Area Planning Commission "***shall act*** within 75 days after the expiration of the appeal period." (Emphasis added.) Seventy-five (75) days after May 26, 2026, was August 9, 2026. Thus, even assuming the Planning Commission's "action" occurred when it mailed the Letter of Determination on August 17, 2026, that action was taken after the 75-day period had expired. As such, pursuant to Section 13A.2.8(F) of the Los Angeles Zoning Code, "[f]ailure of the [Planning Commission] to render a timely decision shall result in the denial of the appeal" and the determination of the ZA would apply.

Accordingly, if the Planning Commission's "action" is considered the date the letter of determination was mailed, August 17, 2026, then the Planning Commission's "action" is outside the 75 days from the date of the expiration of the appeal period, and the ZA's determination is final; thus, Section 245 is not applicable.

IV. Despite the Illegality of the Council Attempting to Assert Jurisdiction in Violation of Section 245, the Motion Should Not Proceed on the Merits Because the Matter Has Been Exhaustively Vetted and Fully Heard

Lastly, notwithstanding the procedural defects in the Motion, and without waiving those arguments as there is no jurisdiction for the City Council to now assert pursuant to Section 245, the matter should not proceed on the merits because the public has been afforded multiple full and adequate opportunities to be heard. Specifically, as detailed below, the following public hearings and/or meetings have occurred:

- December 4, 2025 Zoning Administrator hearing (record remained open)
- December 15, 2025 Neighborhood Council Meeting
- January 12, 2026 Neighborhood Council Meeting (no quorum)
- January 21, 2026 Neighborhood Council Planning and Land Use Management Committee Meeting
- February 9, 2026 Neighborhood Council Meeting
- July 28, 2026 Central Area Planning Commission Meeting

Furthermore, as detailed in the correspondence enclosed herein, in addition to public forum meetings, there have been multiple meetings and/or correspondence with the Los Angeles Police Department ("LAPD"), Council Office representatives, and Neighborhood Council members throughout this process in addition to approximately **686** notices provided to surrounding residents and business owners regarding the Zoning Administrator and Central Area Planning Commission hearings. As such, the application has been properly and fully vetted by multiple stakeholders. Notably, Mr. Massachi obtained approximately **eighteen (18) letters in support**

from nearby business owners and/or tenants along with approximately **sixty-six (66) signatures in support** of the CUP application. And, the LAPD issued a Letter of Non-Opposition. Thus, while the Neighborhood Council voted in opposition and a few residents voiced opposition, there has been a great deal of support and/or non-opposition as evidenced by the number of people who received notification of the public hearings and did not voice concern and those that actively submitted support.

Specifically, the public hearing before the Zoning Administrator (ZA) was held on December 4, 2025. As part of the application process, the notice of the public hearing was properly posted at the premises and notification of the December 4, 2025 ZA hearing was mailed to approximately **686** surrounding residents and businesses, including, but not limited to the Wilshire Center-Koreatown Neighborhood Council, the Los Angeles Police Department ("LAPD"), and Council Office, District 10.[4] Notably, at the December 4, 2025 ZA hearing, a handful of nearby residents spoke relative to the pending application, as detailed in the ZA's Letter of Determination, dated May 11, 2026, and enclosed herein for ease of reference; some spoke in opposition, including a member of the Wilshire Center-Koreatown Neighborhood Council, and some in support. A representative of the Council Office attended the ZA hearing as well.

The Applicant, during the ZA hearing, specifically requested that the record be held open in order to continue to meet with stakeholders, including, but not limited to the Wilshire Center-Koreatown Neighborhood Council, the LAPD, and the Council Office. First, the Applicant requested that the record remain open until February 6, 2026, and then the Applicant requested a further extension to March 6, 2026, in order to allow additional time for community dialogue and engagement; specifically, to permit the Neighborhood Council to provide its position relative to the pending application.

The matter was placed on the Neighborhood Council's General Board Agenda on December 15, 2025; at that meeting, the owner and applicant provided a brief presentation with some questions and answers, but ultimately the General Board decided to have the matter heard before the Planning and Land Use Management ("PLUM") Committee of the Neighborhood Council,[5] which had not recently been meeting.

Following the December 15, 2025 General Board meeting, Mr. Massachi (and his team) also attended the January 12, 2026 General Board meeting; however, unfortunately, there was no

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[4] Notably, prior to the December 4, 2025 ZA hearing, the Applicant's team was actively engaging in conversations with the LAPD, which had not yet submitted its position to the ZA, the Council Office, which had not yet submitted its position to the ZA, and arranging to appear before the Neighborhood Council. Preceding the ZA hearing, the undersigned was in communication with the Chair of the Planning and Land Use Management ("PLUM") Committee of the Neighborhood Council in an effort to schedule meetings before the PLUM Committee, which apparently was not actively meeting at that time, and the full Board. The undersigned had a conflict with the date for the full Board meeting in September and then, upon following up, was advised that the matter was not on the November Agenda and the matter would be included in the December Agenda. As such, the Applicant (and the team) continued all outreach efforts during the time the record remained open and multiple meetings with LAPD, the Council Office, and the Neighborhood Council occurred, as detailed herein.

[5] At the December 15, 2025, full Neighborhood Council meeting there was an impression and/or concern that the proposed use and pending CUP application was for a "nightclub"; therefore, those present were immediately informed that the proposed use is not a "nightclub", but instead is the on-site sale, service, and consumption of alcoholic beverages (under a Type 47 Alcoholic Beverage Control ("ABC") license) in conjunction with a proposed event space for weddings, birthdays, corporate events, etc. (i.e., a banquet hall).

quorum for this meeting and thus, no action was taken, but Mr. Massachi and his team were able to discuss the pending Conditional Use Permit ("CUP") application with a couple of the Neighborhood Council members and even invited one member in particular, Tania Ramon,[6] to visit the premises and/or invite nearby residents and/or stakeholders to the premises for an in-person tour, pursuant to her request and interest.

Then, on January 21, 2026, the PLUM Committee considered the pending CUP application at its Special Meeting. During the PLUM Committee meeting, Mr. Massachi was afforded the opportunity to give a full presentation of the proposed use, which included, but was not limited to providing details regarding the following:

- History of Bronson Hospitality Locations and Operations
- Bronson Hospitality Operational Policies and Procedures
- On-Site Parking and Valet Parking Operations
- Volunteered and Proposed Conditions to be Imposed on Any Approval

During the January 21, 2026 PLUM Committee meeting, Ms. Ramon attended and while it was unclear if she was an approved PLUM Committee member, she engaged in dialogue and specifically requested (again) an opportunity to visit the premises and/or meet with nearby residents and/or stakeholders at the premises on a day mutually agreeable to the applicant/owner and community, but likely a weekend. Mr. Massachi (again) agreed to work with Ms. Ramon to schedule a meeting, per her request; following the PLUM Committee meeting, Mr. Michael Boulos, Executive Director of Bronson Hospitality, reached out to Ms. Ramon approximately 3-4 times in an effort to schedule the requested tour and in-person meeting for her and the community, but Ms. Ramon never responded to Mr. Boulos' efforts to set an in-person meeting at the premises. Bill Robinson, the Neighborhood Council President, also attended the PLUM Committee meeting. Notably, the PLUM Committee voted in support of the CUP application and proposed use.

Mr. Massachi then re-appeared at the General Board meeting on February 9, 2026; unfortunately, despite the support and recommendation from its own PLUM Committee, the General Board voted not to support the project.[7] The Neighborhood Council submitted its letter, dated February 18, 2026, to the ZA indicating the Neighborhood Council's vote in opposition at its February 9, 2026 meeting, which is included in the record and considered by the Zoning Administrator (ZA Letter of Determination, page 16). Notably, a copy of the Neighborhood Council's correspondence is included herein.

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[6] Ms. Ramon had appeared at the ZA hearing as well and voiced concern with the CUP application (incorrectly referring to the location as a "nightclub") and also her desire that the Neighborhood Council take an adverse position with respect to the CUP application. Nevertheless, Mr. Massachi (and his team) attempted to work with Ms. Ramon.

[7] Perhaps what was even more unfortunate than the vote by the General Board was how the item was handled and addressed. Unfortunately, Mr. Massachi was not afforded the opportunity to give a presentation regarding the proposed use nor was Mr. Massachi permitted to fully respond to questions and/or comments from the Neighborhood Council; instead, Mr. Massachi (and his team) were continuously interrupted and restricted during the meeting. This lack of professionalism and decorum in a public meeting space was disappointing; and, unfortunately, a majority of the Board members voted consistent with those few members who were extremely vocal and who failed to allow for any public discourse. Following the General Board meeting, Mr. Massachi heard from PLUM Committee members expressing their support and/or concern for how the General Board meeting was conducted. Representatives from Council District 10 also observed the conduct of these couple of Board members, as Mr. Antonio and Ms. Cho were present.

Ultimately, the ZA, after reviewing all correspondence and testimony, as detailed in the ZA's May 11, 2026 Letter of Determination, which includes, but is not limited to the Neighborhood Council's opposition, issued his Determination conditionally approving the Conditional Use Permit. Specifically, the ZA carefully reviewed and balanced all support, opposition, concerns, issues, and benefit to make a reasoned determination approving the CUP subject to numerous conditions of approval.

After the ZA's approval, an appeal was filed by Nam Kim, Voice of Wilshire Koreatown, and heard before the Central Area Planning Commission on July 28, 2026; again, as part of the appeal, the notice was publicly posted at the property and notifications of the appeal hearing were sent to **686** surrounding residents and businesses. At the time of the appeal before the Planning Commission, Bill Robinson, President of the Wilshire Center-Koreatown Neighborhood Council, appeared with the appellant and attempted to join in the appeal. Thus, Mr. Robinson was present, participated in the hearing, and helped present the appellant's position, in addition to the formal position of the Neighborhood Council itself, previously submitted to the ZA, and to the Central Area Planning Commission. Ultimately, the Planning Commission, on July 28, 2026, voted 3-0 denying the appeal in part, granting the appeal in part, and sustaining the Zoning Administrator's determination.

In sum, it has been months of meetings, correspondence, notifications, and public hearings relative to this application, which has resulted in ZA approval and the Planning Commission sustaining the ZA's determination. Specifically, there are approximately sixty (60) conditions of approval – all of which Mr. Massachi is agreeable to – including, but not limited to the following:

- Hours of operation shall be limited to 11:00 am to 11:00 pm Sunday-Thursday and 11:00 am to 12:00 am (midnight) Friday and Saturday
- Seating is limited to a maximum of 176 seats
- After hour use shall be prohibited, except routine clean-up
- There shall be no permanent dance floor
- There shall be no Adult Entertainment
- Café and Entertainment Permit shall be obtained from the Los Angeles Police Commission
- Any sound or music must not be audible beyond the subject premises
- Any music, sound or noise which is under the control of the applicant shall not violate the Citywide Noise Ordinance
- No live entertainment or dancing outdoors the area at any time
- No outdoor speakers or use of amplified sound outside
- Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety
- Valet service shall not utilize any local streets for the parking of vehicles at any time. Management shall instruct patrons, via posted signs, to drop off/pick up during valet hours at the front of the subject property
- At least (1) State-licensed, uniformed security guards for every fifty patrons, shall be employed on the premises daily, from 6:00 p.m. to on-half hour after closing. The guards shall be exclusively employed for the establishment and should not conduct any security duties for surrounding and neighboring businesses
- The authorization granted herein for the on-site sale of a full line of alcoholic beverages and to allow patrons dancing on the subject premises is for a period of ten (10) years from the effective date of this grant

- The applicant shall file a Plan Approval application no sooner than 24 months and no later than 26 months from the operational date of this determination and ABC License. A public hearing shall be conducted subject to notification requirements.

As demonstrated, there has been a great number of meetings, hearings, correspondence, and engagement by the Applicant and the Applicant's team; unfortunately, however, it appears that the continued opposition is spearheaded by one or two members of the Neighborhood Council despite all efforts made to date and the imposition of dozens of conditions within the approval, and perhaps most important a requirement for a Plan Approval application (with another public hearing) after two (2) years of operations.

V. Conclusion

Therefore, we respectfully submit that Councilwoman Hutt's Motion is untimely and substantively defective because the City Council failed to timely obtain the mandatory two-thirds vote under Section 245 and the five-meeting-day window ran from the Planning Commission's July 28, 2026 action and expired on **August 14, 2026**.

As such, it is respectfully requested that the pending Motion be withdrawn as there is no legal authority for the Council to now attempt to act and the decision of the Planning Commission is final pursuant to Section 245.

Moreover, this project has been fully vetted through all stakeholders including, but not limited to the LAPD, Neighborhood Council, Council Office, and through notification to approximately 686 nearby residents and business owners.

Very truly yours,

SOLOMON SALTSMAN & JAMIESON

Jennifer L. Oden

JENNIFER LYNN ODEN
Licensed in California

Encl: *Trask Properties III, LLC v. City of Los Angeles*, Case No. 19STCP00644
March 6, 2026 Correspondence to the Zoning Administrator
February 18, 2026 Correspondence from the Neighborhood Council
Letter of Determination from the Zoning Administrator, dated May 11, 2026
Central Area Planning Commission Letter of Determination, mailed August 17, 2026

cc: Kimani Black, Chief of Staff (kimani.black@lacity.org)
Hakeem Parke-Davis, Deputy for Planning (hakeem.parke-davis@lacity.org)
Alan Antonio, Deputy of Constituent Services (Koreatown) (alan.antonio@lacity.org)
Diane Cho, Deputy of Korean American Affairs (diane.cho@lacity.org)
Client (via email only)
AJ Panganiban (via email only)

Trask Properties III, LLC v. City of Los Angeles, Case No. 19STCP00644

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Civil Division

Central District, Stanley Mosk Courthouse, Department 82

19STCP00644 September 24, 2020
TRASK PROPERTIES III, LLC vs CITY OF LOS ANGELES 9:36 AM

Judge: Honorable Mary H. Strobel CSR: None
Judicial Assistant: N. DiGiambattista ERM: None
Courtroom Assistant: R Monterroso Deputy Sheriff: None

APPEARANCES:

For Plaintiff(s): No Appearances

For Defendant(s): No Appearances

NATURE OF PROCEEDINGS: HEARING ON PETITION FOR WRIT OF MANDATE RULING ON SUBMITTED MATTER

The court having taken the above matter under submission on September 22, 2020, now makes its ruling as follows:

Petitioner Trask Properties III, LLC ("Petitioner") petitions for a writ of administrative mandate directing Respondent City of Los Angeles ("Respondent") to set aside a decision of the West Los Angeles Area Planning Commission ("APC") that reversed a decision of the Zoning Administrator ("ZA") to grant Petitioner's applications for a conditional use permit ("CUP") and coastal development permit ("CDP") to develop a parking lot at property located at 13200 West Mindanao Way (the "Property"). The court heard oral argument on September 17, 2020, after which it took the matter under submission. The court now issues its ruling.

Request for Judicial Notice

Petitioner's RJN Exhibits A-F – Granted.

Respondent's RJN Exhibit A – Granted.

Background

The Property

Petitioner owns the property at 13200 West Mindanao Way (the "Property"), a long, undeveloped parcel near the Ballona Wetlands Ecological Reserve. (AR 7, 49, 2809.) The Property is 60 feet wide by 1862 feet long, with 110,007 square feet of surface area. (AR 59,

122.) It sits between the Marina Del Rey Expressway to the north, and a series of townhomes known as the Villa Marina ("Villa Marina") to the south. (AR 2809.) The Ballona Wetlands are on the eastern border. (AR 2809.) The Property is zoned A1-1; agricultural and certain residential uses are permitted. (See AR 53, 78, 486.)

The Property is 1.5 miles from the coast, putting it within the coastal zone as defined by the Coastal Act. (See AR 463-464.) Consequently, development on the Property requires a Coastal Development Permit ("CDP"). (See Opening Brief (OB) 6.)

The Project Application

Petitioner operates the Marina Del Rel Toyota dealership. (OB 5.) On January 27, 2016, Petitioner filed an application to construct a 308-car surface parking lot on the Property ("the Project"). (AR 55-70, 189.) Although Petitioner characterized it as a "public parking lot" for zoning purposes, it was intended to serve as inventory storage and employee parking for the nearby Toyota dealership. (Ibid.) Because parking lots are not permitted by right in A1-1 zones, Petitioner applied for a conditional use permit ("CUP") pursuant to LAMC section 12.24, and because the Property sits within the coastal zone, Petitioner applied for a Coastal Development Permit ("CDP") pursuant to LAMC section 12.20.2. (See AR 1482.) Petitioner also applied for a Zoning Administrator's Adjustment ("ZAA") for an over-in-height wall as part of the Project. (Ibid.; AR 55.)

ZA Determination

There were two public hearings held on Petitioner's application. (AR 455.) The first hearing was on May 18, 2016. (Ibid.) Members of the public raised the concern that the Project proposed to pave over wetlands on the Property. (AR 456.) To allow the Petitioner to address those concerns, the ZA took the matter under advisement. (AR 457.) The next hearing was held on January 17, 2018. (Ibid.) Members of the public again appeared and testified for and against the Project. The ZA approved the Project on April 30, 2018, and made findings to grant the CUP and CDP. (AR 459-467.)

Appeal and Final Determination by the APC

The ZA's determination was timely appealed by Marcia Hanscom and Rika Van Dam on May 15, 2018. (AR 551, 789.) The first hearing was scheduled for Wednesday, August 1, 2018. (AR 551.) At its meeting on August 1, 2018, the APC considered a request by Petitioner, over objection from the appellants, to continue the hearing so that Petitioner could perform, and

submit into the record, additional studies of the wetland area on the Property. (AR 3405-08; see OB 8.) Petitioner's counsel requested a continuance "for three months to mid-November." (AR 3412.) Over objections from appellants, the APC granted Petitioner's request and continued the hearing to December 5, 2018. (AR 3417-20.)

At the hearing on December 5, 2018, 43 members of the public testified in opposition to the Project, including local biologist Robert "Roy" van de Hoek, who personally surveyed the site and identified wetlands on the site. (AR 1501-02) He also prepared a study entitled "The Marina Wetlands: An Appeal for a Rational Decision," which contained photographs and other evidence regarding the various wetlands on site. (AR 1990-2032.)

Petitioner's representatives admitted at the hearing that a small portion of the Property includes wetlands. Petitioner argued that the wetland area was too small to be meaningful and that the damage to the wetlands could be mitigated. (AR 3465-68; see 2997-3006.)

After deliberation, the APC found that the ZA erred in approving the Project. (AR 3576-3589, 3427-28, 1482-1515.) The APC's findings and decision are discussed infra.

Writ Proceedings

On March 1, 2019, Petitioner filed its verified petition for writ of administrative mandate. 1 On October 9, 2019, Respondent filed an answer.

On April 6, 2020, Petitioner filed its opening brief ("OB") in support of the writ petition. The court has received Respondent's opposition, Petitioner's reply, the administrative record, and the joint appendix.

Standard of Review

Petitioner seeks a writ of mandate pursuant to CCP section 1094.5. Under CCP section 1094.5(b), the pertinent issues are whether the respondent has proceeded without jurisdiction, whether there was a fair trial, and whether there was a prejudicial abuse of discretion. An abuse of discretion is established if the agency has not proceeded in the manner required by law, the decision is not supported by the findings, or the findings are not supported by the evidence. (CCP § 1094.5(b).)

Because the denials of applications for a CUP and CDP do not concern a fundamental vested right, the substantial evidence standard of review governs the writ petition. (See Toigo v. Town

of Ross (1998) 70 Cal.App.4th 309, 317 [applying substantial evidence review to land use decisions].) Substantial evidence is relevant evidence that a reasonable mind might accept as adequate to support a conclusion (California Youth Authority v. State Personnel Board (2002) 104 Cal. App. 4th 575, 584-85), or evidence of ponderable legal significance which is reasonable in nature, credible and of solid value. (Mohilef v. Janovici (1996) 51 Cal. App. 4th 267, 305 n. 28.) "Courts may reverse an [administrative] decision only if, based on the evidence …, a reasonable person could not reach the conclusion reached by the agency." (Sierra Club v. California Coastal Com. (1993) 12 Cal.App.4th 602, 610.)

"'On questions of law arising in mandate proceedings, [the court] exercise[s] independent judgment.' …. Interpretation of a statute or regulation is a question of law subject to independent review." (Christensen v. Lightbourne (2017) 15 Cal.App.5th 1239, 1251.)

The petitioner seeking administrative mandamus has the burden of proof and must cite to the administrative record to support its contentions. (See Bixby v. Pierno (1971) 4 Cal. 3d 130, 143; Steele v. Los Angeles County Civil Service Commission, (1958) 166 Cal. App. 2d 129, 137; see also Alford v. Pierno (1972) 27 Cal.App.3d 682, 691.) When an appellant challenges "the sufficiency of the evidence, all material evidence on the point must be set forth and not merely [its] own evidence." (Toigo v. Town of Ross (1998) 70 Cal.App.4th 309, 317.)

Analysis

Timeliness of APC's Hearing, Motion, and Decision

Petitioner contends that APC failed to act on the appeal within a time period specified in Los Angeles Municipal Code section 12.24.I.4, and, as a result, the ZA's decision became final. (OB 9-11.) Section 12.24.I.4 provides:

4. Time for Appellate Decision. The appellate body shall act within 75 days after the expiration of the appeal period or within any additional period mutually agreed upon by the applicant and the appellate body. The failure of the appellate body to adopt a resolution within this time period shall be deemed a denial of the appeal. (Pet. RJN Exh. A.)

Section 12.24 applies to CUPs and similar quasi-judicial approvals. LAMC section 12.20.2.H provides that in situations where a hearing on a CDP is combined with another entitlement, the time to act shall be the same as the underlying project. (Pet. RJN Exh. C.)

The LAMC also addresses the manner in which the APC must act. The APC may reverse or

modify the initial decision through the adoption of a resolution. (LAMC § 12.24.I.5.) If the APC votes in favor of an approval, the resolution "must contain the same findings required to be made by the initial decision-maker, supported by facts in the record." (Ibid.) If it votes to grant an appeal, the resolution must be, "based on the record" and specify how "the initial decision-maker erred or abused his or her discretion." (LAMC § 12.24.I.3.)

Here, the ZA issued his decision on April 30, 2018. (AR 503.) The 15-day appeal period expired on May 15, 2018. Thus, Petitioner contends that the APC's original deadline to act expired 75 days later on July 29, 2018. (OB 9.) The initial APC hearing took place on August 1, 2018. (AR 786.) Nevertheless, Petitioner's counsel appeared and requested, over the appellant's objection, a 3-month continuance to "mid-November" so that Petitioner could submit additional evidence about the wetland area on the Property. (AR 3412.) The APC granted Petitioner's request and continued the hearing to December 5, 2018. (AR 3417-20.)

Petitioner contends that the APC lost jurisdiction to act when it did not rule on the appeal by July 29, 2018, "75 days after the expiration of the appeal period." (See OB 10:16-18 [arguing that continuance at Petitioner's request "occurred after the APC's deadline to act had passed"]; OB 11:14 ["the APC lost jurisdiction"].) Petitioner does not show that APC lost jurisdiction or that the ZA's decision became final under the circumstances presented. Section 12.24.I.4 states that "the appellate body shall act within 75 days after the expiration of the appeal period or within any additional period mutually agreed upon by the applicant and the appellate body." (emphasis added.) Here, APC scheduled the appeal for August 1, 2018. (See AR 551.) Petitioner appeared at the August 1, 2018 meeting, did not object to the timeliness of the meeting, and then requested and obtained a three-month continuance. In its writ briefs, Petitioner relies on additional evidence it submitted after the hearing was continued. (OB 8-9; see e.g. AR 2778-3350.) The record shows that Petitioner and APC "mutually agreed" upon the continuance.

Petitioner argues that it only agreed to an extension to "mid-November." (OB 10.) This argument is not persuasive. Petitioner did not object to a continuance to December 5, 2018, and waived any such objection.

Petitioner argues that "the APC failed to act on [December 5, 2018] in accordance with the municipal code because it failed to adopt a resolution." (OB 10.) This argument is not persuasive. Petitioner's narrow focus on the term "resolution" in LAMC section 12.24.I elevates form over substance and ignores the manner in which APC decisions are routinely recorded. (Resp. RJN Exh. A, Rule 9 [describing an "action" of the commission as a motion that is seconded and voted upon].) The APC's "resolution" here was its action on the appeal – a vote by all members on a motion, supported by findings. (AR 3588-89.) Petitioner also show no

prejudice from APC's procedure of voting on a motion, as opposed to approving a resolution. (See CCP § 1094.5(b); Thornbrough v. Western Placer Unified School Dist. (2013) 223 Cal.App.4th 169, 200. [a court will not issue a writ of administrative mandate unless the petitioner shows that the agency's alleged error "prejudicially affect[ed] the petitioner's substantial rights."].)

APC timely acted and issued a decision on the appeal, superseding the ZA's decision.

Timeliness of APC's August 7, 2019, Written Findings

Petitioner contends that additional written findings issued by the APC in August 2019, were untimely and should be deemed "irrelevant." (OB 11.)

At the hearing on December 5, 2018, Commissioner Waltz Morocco made a motion to grant the appeal and proposed certain findings. (AR 3584-3586.) In response to a suggestion from the City attorney, Waltz Morocco's motion incorporated the Commissioners' deliberation as well. (AR 3588.) The motion passed unanimously.
On December 19, 2018, the APC issued written minutes from the December 5, 2018, meeting, which were stamped "Adopted" and signed by APC President, Michael Newhouse. (AR 3431.) The minutes state that the APC approved Waltz Morocco's motion, granted the appeal, and adopted findings "as stated on the record by the Commission." (AR 3429.)

On August 7, 2019, after Petitioner filed the instant writ petition, APC issued a "Corrected Letter of Determination" and "amended" findings on the appeal (hereafter "Letter of Determination"). (AR 1482-1515.) The letter stated: "The action by the [APC] on this matter is final and effective upon the mailing date of this determination …." (AR 1483.) Petitioner contends that APC no longer had jurisdiction to issue findings in August 2019, and also that "there is no evidence in the record that the APC ever considered or adopted the letter." (Reply 3; OB 10-11.)

LAMC section 12.24.I.4 required APC to "act" on the appeal within a specified time period. It did not require that APC issue formal, written findings within any specific time period. Nor does section 12.24.I.4 expressly preclude APC from issuing formal written findings after the APC meeting. Given that the APC had not yet ruled on the appeal until December 5, 2018, it seems reasonable that it would issue written findings within a reasonable time after its action.

To support its jurisdictional argument, Petitioner cites to LAMC section 12.24.I.6(b), which provides: "When a conditional use decision of the Zoning Administrator is appealed to an Area Planning Commission, the appellate decision of the Area Planning Commission shall be final and

effective as provided in Charter Section 245." (Pet. RJN Exh. A.) Charter section 245 provides, in part: "Actions of boards of commissioners shall become final at the expiration of the next five meeting days of the Council during which the Council has convened in regular session, unless the Council acts within that time …." (Pet. RJN Exh. D.) Thus, section 245 would appear to preclude the City Council from taking action on the APC's decision after this time period.

In opposition, Respondent does not address Petitioner's contention that APC was required by Charter section 245 to issue any findings by January 16, 2019, five regular council meetings after December 5, 2018. (OB 11; see Oppo. 17-18.)

The court agrees with Petitioner that the "amended" findings, adopted eight months after the APC took action, and several months after the writ petition was filed, are not the operative findings and should not be considered by the court. The Municipal Code evidences an intent that ZA and APC decisions become final within specified time frames. Further, the Charter specifically provides that certain Commission decisions, including those of the APC, are considered final within a specified number of Council meetings, unless the Council votes to bring the matter before itself. Under Respondent's theory, the APC could adopt amended findings at any time, even after the writ was filed, and the Council would then have another extended period of time to vote to bring the matter before that body. That interpretation would engender great uncertainty as to when APC decisions were final, and when a legal action to contest a land use decision had to be filed.

Respondent's argument that Topanga does not impose a time limit on the adoption of findings is misplaced. The issue is not whether Topanga imposes deadlines, but rather whether the Municipal Code and Charter do. City argues that it common to issue written determinations long after the decision, and cites to Levi Family Partnership L.P. v. City of Los Angeles (2015) 241 Cal. App. 4th 123, 129. Levi does not discuss the issue. "An opinion is not authority for propositions not considered.'" People v. Knoller (2007) 41 Cal.4th 139, 154-55.) Further, in that case, the writ petition was filed after the amended findings were adopted.

Compliance with Findings Requirements of Topanga and the LAMC

Petitioner contends that the findings made by APC at the December 5, 2018, hearing do not comply with Topanga or the relevant provisions of the LAMC. (OB 12-13.)

In Topanga Assn. for a Scenic Community v. County of Los Angeles, (1974) 11 Cal. 3d 506, 515, the Supreme Court held that "implicit in … section 1094.5 is a requirement that the agency

which renders the challenged decision must set forth findings to bridge the analytic gap between the raw evidence and ultimate decision or order." "Administrative agency findings are generally permitted considerable latitude with regard to their precision, formality, and matters reasonably implied therein" but must allow for "meaningful judicial review." (Southern Pacific Transportation Co. v. State Bd. of Equalization (1987) 191 Cal.App.3d 938, 954; Glendale Memorial Hosp. & Health Center v. Department of Mental Health (2001) 91 Cal.App.4th 129, 139.) The agency's findings may "be determined to be sufficient if a court has no trouble under the circumstances discerning the analytic route the administrative agency traveled from evidence to action." (West Chandler Blvd. Neighborhood Ass'n vs. City of Los Angeles (2011) 198 Cal.App.4th 1506, 1521-22.)

The APC made sufficient findings in the transcript of the December 5, 2018, meeting. In the motion to grant the appeal, Commissioner Waltz Morocco proposed several findings for how the ZA erred and abused his discretion in granting the CUP and CDP, including: (1) that the Project would dike, fill, or dredge a wetland in violation of the Coastal Act; (2) that the Project "will not perform a function or provide a service that is essential or beneficial to the community. This parking lot is basically for use of Toyota"; and (3) "if you build a parking lot and you're paving over a wetland, you're going to be changing the -- the environment, you're going to be taking down trees, and that will affect the people who live very close to this area" such that the Project will adversely affect or further degrade adjacent properties, surrounding neighborhoods, or public health and welfare and safety. (AR 3585-86; see LAMC § 12.24.E [necessary findings to grant CUP]; § 12.20.2 [CDP requirements].)

As additional findings, the APC also incorporated the Commissioners' deliberation as reflected in the December 5 hearing transcript. (AR 3588.) In that deliberation, Commissioner Newhouse found the testimony of biologist Van de Hoek "extremely compelling." (AR 3577.) Commissioner Rozman found that evidence from both sides showed that the Property contains "wetland space," and that "the feasibility of constructing a parking lot while not disturbing the wetland space is not quite reasonable or doable." (AR 3580.) Commissioners Waltz Morocco and Margolies agreed, citing evidence, that the Project would impact wetlands on the Property. (AR 3581-84.)

Approval of the CDP required the satisfaction of every required finding set forth in LAMC section 12.20.2. Likewise, approval of the CUP required the satisfaction of every required finding set forth in LAMC section 12.24E. (See Pet. RJN Exh. A, C.) Conversely, sections 12.20.2 and 12.24E require denial of the CUP and CDP if the mandatory findings could not be made. In its December 5, 2018, hearing transcript, APC made sufficient findings, based on the record, to explain why it concluded that some of these findings could not be made to grant the

CUP and CDP. Accordingly, even limiting APC's findings to the hearing transcript, APC made sufficient findings under Topanga and the LAMC to grant the appeal.

APC's Findings that the Project Site Contains Wetland, and the Project Does not Comply with the Coastal Act

Petitioner challenges the APC's findings that the Project Site contains wetlands and the Project does not comply with Chapter 3 of the Coastal Act. (See OB 13-17.) Chapter 3 contains the standards for the permissibility of proposed developments in the coastal zone. It also includes various sections related to wetlands, which are given significant protection under the Coastal Act. (See Bolsa Chica Land Tr. v. Superior Court (1999) 71 Cal. App. 4th 493, 515 [citing Coastal Commission ("Commission") guidelines: "Of all the environmentally sensitive habit areas mentioned specifically in the Coastal Act, wetlands and estuaries are afforded the most stringent protection."].)

Summary of Relevant Law

Public Resources Code section 30233 prohibits the "[t]he diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes" except for a narrow set of coastal-specific land uses, such as "coastal-dependent industrial facilities, including commercial fishing facilities," "maintaining existing . . . navigational channels," "incidental public services [such as] burying cables or pipes," "restoration purposes," and "nature study."

The Coastal Act defines "wetland" as "lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens." (Pub. Res. Code § 30121.) The applicable administrative regulations further define a wetland as " land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes...." (Cal. Code Regs., tit. 14, sec. 13577(b)(1) [emphasis added].)

""[T]he single feature that most wetlands share is soil or substrate that is at least periodically saturated with or covered by water, and this is the feature used to describe wetlands in the Coastal Act. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soil, and therefore only plants adapted to these wet conditions (hydrophytes) could thrive in these wet (hydric) soils. Thus, the presence or absence of hydrophytes and hydric soils make excellent physical parameters upon which to judge the existence of wetland habitat areas for the purposes of the Coastal Act, but they are not the

sole criteria. In some cases, proper identification of wetlands will require the skills of a qualified professional." (Kirkorowicz v. California Coastal Com. (2000) 83 Cal.App.4th 980, 988 [citing Commission's Interpretive Guidelines].)

"[W]etlands must have one or more the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at sometime during the growing season of each year." (Kirkorowicz, supra at 988 [citing U.S. Fish and Wildlife Service wetland classification system, which was adopted by Commission as a guide in wetland identification].) "Consequently, evidence that hydrophytes exist on a property to a degree permitting jurisdictional wetland determination renders unnecessary any additional evidence of wetland hydrology or hydric soils." (Id. at 990; see also 992 at fn. 15 [describing federal interpretive guide for "identifying jurisdictional wetlands based on hydrophytic vegetation"].)

"[T]he Coastal Act by its definition of wetland (§ 30121) does not distinguish between wetlands according to their quality. Indeed, section 30233 limits development in all wetlands without reference to their quality. This is so because of the dramatic loss of over 90 percent of historical wetlands in California and their critical function in the ecosystem." (Kirkorowicz, supra at 994.)

In Kirkorowicz, only a small portion of the property was found to be a wetland, and the property owners contended that "their property constitutes marginal degraded wetlands at best." (Id. at 994.) Nonetheless, the Court of Appeal found substantial evidence that wetlands exist on the property, thus triggering protections of Chapter 3 of the Coastal Act. (Id. 982, 987-995.) Given the factual similarities to the instant case, Kirkorowicz is highly instructive here. Kirkorowicz was cited and relied upon by Respondent in the opposition brief. (Oppo. 13.) In reply, Petitioner also cites to Kirkorowicz as relevant authority. (Reply 5.)

APC's Findings re: Existence of Wetlands

Petitioner contends that the APC found that "all or a majority of the Property" is a wetland. (OB 13; Reply 4.) Petitioner cites to a statement of Commissioner Waltz Morocco, during deliberation, that "you just can't be kind of a wetland…I think you are a wetland or you're not a wetland." (OB 13, citing AR 3581-83.)

APC found that the Project would dike, fill, or dredge a wetland in violation of section 30233 of the Coastal Act. (AR 3585-86.) As made clear by the Commissioners' deliberation, which was incorporated in the findings, all Commissioners found the testimony of biologist Van de Hoek to

be credible and persuasive. The Commissioners also noted that Petitioner's own experts admitted that the Property contains "wetland space." (AR 3577-3584.) The Commissioners did not purport to determine that the entire site or any specific percentage is a wetland.

Petitioner does not provide the full context for Commissioner Waltz Morocco's analysis that "you just can't be kind of a wetland." Commissioner Waltz Morocco stated: "I think you just can't be kind of a wetland. And I think that's what the Applicant was trying to say. Well, we've got a little bit of a wetland here, but don't worry about that. I think you are a wetland or you're not a wetland. And this, in my opinion based on the testimony and the materials that I've read, is a wetland. So, if this is a wetland and you're in the coastal area, and you've got ponded water or hydric soil or wetland plants, and you're in the coastal area, that means that one of those things have to happen. Not all three. And obviously, we're there. All right." (AR 3582 [emphasis added].)

Thus, consistent with Kirkorowicz, supra, Commissioner Waltz Morocco focused on whether the Project site has "one or more the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year." (Kirkorowicz, supra at 988.) Commissioner Waltz Morocco rejected a contention, made by Petitioner, that the Coastal Act did not apply if "we've got a little bit of a wetland."

In context, the Commissioners' deliberations, upon which all Commissioners agreed, are reasonably interpreted such that the APC found the Project does not comply with the Coastal Act because the Project site contains wetlands and the Project would result in the diking, filling, or dredging of a wetland. APC did not purport to determine the exact percentage or quality of wetland on the Project site, and Petitioner does not show that such determination was necessary to the APC's findings under the Coastal Act.

Substantial Evidence Supports APC's Determination that Van de Hoek was Qualified to Testify as to the Existence of Wetlands

Petitioner contends that Van de Hoek lacked sufficient "certification" or "expertise" to provide an expert opinion regarding the existence of wetland on the Property. (OB 14-16; Reply 4-6.) Under the substantial evidence standard of review, these arguments are not persuasive.

Van de Hoek has degrees in environmental biology and geography; completed an environmental horticultural science certificate; completed post-graduate coursework in hydrological sciences

and geography; and completed coursework in wetlands science. He worked as a wildlife biologist, botanist, archaeologist, and stream hydrologist for the federal government – the U.S. Interior Department and U.S. Forest Service -- for 10 years. He also worked for the County of Los Angeles as Natural Area Supervisor and Director for the Nature Center on Catalina Island. (AR 1850.) APC could reasonably find Van de Hoek qualified as an expert with regard to wetlands based on his academic credentials and substantial work experience as a biologist and stream hydrologist. In conjunction with Van de Hoek's credentials and experience, APC could also reasonably qualify Van de Hoek based on his testimony and reports in the record. While Respondent's expert had a stronger academic background, it was up to the APC to determine what weight to be given to the conflicting opinions. Petitioner has not shown APC's decision to credit Van De Hoek's testimony was erroneous.

Petitioner contends that Van de Hoek made four purported errors in his testimony that undermine his credibility as an expert. (OB 14.) Specifically, Petitioner contends that Van de Hoek made the following errors: (1) "Misidentifications included an exotic species of oak that opponents incorrectly identified as a native (protected) oak" (OB 14, citing AR 1854, 2974); (2) "Misclassifications included identification by opponents of an 'urban forest' that consisted of ornamental and highly invasive species" (OB 14, citing AR 1855, 3471-73, 2974); (3), (4) "classification of areas as 'dominated' by particular wetland species, when those plants were only interspersed among many other species, and failing to distinguish between wetland and riparian species." (OB 14, citing AR 3458-59, 3543, 3016-17, 3472.)

The court has reviewed Petitioner's record citations. As argued by Respondent, APC could reasonably find that the challenged opinions were not erroneous and/or were not relevant. (See Oppo. 16.) Petitioner failed to adduce any photographic evidence explaining why its assessment of the oak was correct and why Van de Hoek's was not, undermining the basis for this objection. (See OB 14, citing AR 1854, 2974.) Moreover, the presence of this particular oak does not affect the wetland finding, and is accordingly irrelevant. As for the "urban forest," Van de Hoek's phrasing does not purport to describe nonnative trees as native, he merely pointed out that a collection of trees – even nonnative trees – can have ecological value. (AR 1855-56, 3472-73.) This part of his report also appears irrelevant to the wetland determination. As discussed infra, Van de Hoek's classification of certain areas of the Property as "dominated" by wetland species is supported by substantial evidence and was relied upon by APC.

Substantial evidence supports APC's determination that Van de Hoek was qualified to testify and give an expert opinion about the presence of wetlands on the Property.

Substantial Evidence Supports APC's Findings that the Project Site Contains Wetland, and the

Project Would Dike, Fill, or Dredge a Wetland

The APC relied on a report prepared by Van de Hoek, who personally surveyed the Property on June 24 and July 7, 2018 and identified 14 distinct wetlands marked by hydrology, hydric soils, and/or hydrophytic plant species, including obligate plant species. (AR 756, 1484.) Van de Hoek's report provided photographic evidence and scientific data, including the GPS coordinates, for every wetland he found. (AR 1990-2033.) Some of the wetlands he found were marked by all three criteria: hydrology (standing water), hydric soil, and dominant hydrophytic plant species. (AR 2006.) Van de Hoek also noted, however, that in California's Coastal Zone "only ONE of those parameters being present is necessary for a wetland to be designated." (AR 1998.)

Citing guidelines from the U.S. Fish and Wildlife Service, Van de Hoek defined five categories of plant species used in wetland delineations: Obligate Wetland Plants (OBL); Facultative Wetland Plants (FACW); Facultative Plants (FAC); Facultative Upland Plants (FACU); and Upland Plants (UPL). (AR 1998.) He noted that the upland plants "almost never occur in wetlands," while the other four categories range from "clear wetland indicator" (i.e. obligate) to "may occur in wetlands" (facultative upland). (Ibid.) In his survey of the Property, Van de Hoek identified where he found the first four categories of plants, including obligates and facultative wetland plants, which are strong evidence of the presence of wetland. (AR 2006-08, 2012-19.)

At the hearing, Van de Hoek testified that all 14 of the wetlands had "90 to 95 percent predominance in cover [of wetland vegetation], clearly wetlands." (AR 3458.) He also testified that the presence of hydric soil and ponding also evidenced wetlands on the Property. (Ibid.)

Consistent with Van de Hoek, Petitioner's experts noted that several areas of the site constitute wetlands based on the criteria set forth by the Coastal Commission. (AR 1247-48, 3002-06, 3472.) Petitioner's experts found evidence of some "hydric soil" on parts of the Property. (AR 3004.) They also found obligates, facultative wetland plants and facultative plants (FACW and FAC), and facultative upland plants on parts of the Property. (AR 3003-3005.) In summary, Petitioner's experts wrote: "[P]otential CCC wetlands in the survey area includes California bulrush, arroyo willow, western goldenrod, and mule fat located in the ditch on the East Site. This represents approximately 0.093 acre. However, only the bull rush forms a dense stand that resembles a community usually associated with wetland situations. The other plants are interspersed within a large upland community, so that wetland functions and values are lessened in these areas, which are essentially uplands." (AR 3005.)

Petitioner's experts also admitted that some of the wetland on the Property would be impacted by

the Project. (AR 1247-48, 3002-06, 3472.) For instance, Petitioner's expert admitted that the Project involves transplanting existing wetland plants elsewhere. (AR 3472.)

Petitioner contends that Van de Hoek's characterization of the dominance of wetland vegetation "was misleading, as many non-native and invasive species were also present." (OB 15.) Relatedly, Petitioner contends that its expert, Dr. Edith Read, testified that many non-native and invasive species were present, as shown in "vegetation maps" she prepared, and that Van de Hoek "prepared no map." (Ibid., citing AR 3472, 3013-14.) These arguments do not show that APC's findings are not supported by substantial evidence. The vegetation map cited by Petitioner, and prepared by its own experts, shows clusters of potential wetland species (arroyo willow, big saltbush, California bulrush, lovegrass flatsedge, mule fat, western goldenrod, pampas grass, castor bean) spread throughout the Property. (AR 3013.) In her cited testimony, Read did not rebut or even necessarily disagree with Van de Hoek's opinion that potential wetland species dominated the vegetation in these clusters. (AR 3472; see also AR 3001 [Petitioner's expert description of "dominance test"].) Read testified that non-native species are also present, but she did not claim that they dominated over the wetland species. Finally, contrary to Petitioner's position, Van de Hoek provided pictures and GPS coordinates for every wetland he found, and in that respect he "mapped" the Property. (AR 1990-2033.)

Petitioner contends that "Van de Hoek's testimony also conflated the types of species that can comprise wetlands." (OB 15, citing AR 3000-01, 3558.) Substantial evidence supports that Van de Hoek accurately described the significance of the different types of potential wetland vegetation: obligates, facultative wetland plants and facultative plants (FACW and FAC), and facultative upland plants. (AR 1998.) Moreover, as Petitioner's expert admitted, plant species that also occur in upland areas, e.g. facultative upland plants, can serve as evidence of a wetland, especially when combined with other wetland vegetation. (AR 3001 [dominance test]; see also 1998, 3558.) Petitioner does not show, with record citation, that Van de Hoek misclassified species as obligates, facultative wetland plants, facultative plants, and facultative upland plants.

Petitioner faults Van de Hoek, and APC's findings, for not drawing sufficient "distinction between wetland and upland areas" and for allegedly "designating the entire Property" as wetland. (OB 16.) Petitioner suggests that the Commission's wetlands guidance required Van de Hoek to "identif[y] the wetland's location and pinpoint[] the boundary line between wetland and adjacent upland area…." (OB 16, citing AR 1843-49.) The court has not found this quoted language on pages AR 1843-49. In any event, Petitioner's argument misinterprets Van de Hoek's testimony and APC's findings. Van de Hoek testified that he found 14 wetlands on the Property, not that the entire Property was a wetland. As discussed above, APC's findings are based on Van de Hoek's testimony and are reasonably interpreted to find "wetland space" on the Property, and

not designate the entire Property as wetland.

Petitioner contends that no evidence supported the APC's findings that the Project would degrade the adjacent wetlands. (OB 17.) The court need not decide that issue because impacts to wetlands on the Property conflict with the Coastal Act and required denial of the CDP application. As discussed, Petitioner's experts admitted that some of the wetland on the Property would be impacted by the Project. (AR 1247-48, 3002-06, 3472.) The vegetation map and Van de Hoek's report and testimony are also substantial evidence that the Project – a paved parking lot – would necessarily impact the wetlands, which Van de Hoek testified are spread throughout the Property. (AR 3013, AR 1990-2033.)

Based on the foregoing, substantial evidence supports APC's findings that the Project site contains wetlands, and the Project would dike, fill, or dredge a wetland. Accordingly, substantial evidence supports APC's decision to grant the appeal with respect to the CDP.

APC's Finding that the Project Violates Section 30242

APC found that the Project violates section 30242 of the Coastal Act because there is "no evidence … that an agricultural use is not feasible" on the Property. (AR 3585; see also AR 1508.)

Section 30242 provides in full: "All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands."

Petitioner contends that "no testimony or other evidence was ever presented to suggest the viability of the Property for agriculture in the first instance." (OB 17.) Petitioner contends that the Property was modified to support a railroad right-of-way; underlying soils are not designed as "key farming types"; and the General Plan also designates the Property for residential use. (OB 17, citing AR 3085, 2833, 53.)

In opposition, Respondent cites evidence that the Property is zoned for agricultural use and supports plant life. (AR 55, 722, 3472.) The fact the Property is zoned for agricultural use does not present substantial evidence that it is land "suitable for agricultural use" within the meaning of section 30242 of the Coastal Act. The court agrees this finding was not supported by the record. However, this finding was not necessary for the APC to deny the CUP or CDP.

APC's Determination that the Required Findings to Grant a CUP Could Not be Made

Approval of the CUP by the ZA required the satisfaction of every required finding set forth in LAMC section 12.24E. (See Pet. RJN Exh. A.) Specifically, to grant the CUP, the ZA was required to find:

1. that the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;

2. that the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and

3. that the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan. (See Pet. RJN Exh. A.)

Conversely, a failure to make any of these findings required denial of the CUP. At the December 5, 2018, hearing, APC found that none of these three findings could be made. (AR 3577-86.)

Pursuant to LAMC section 12.24I, in an appeal of a CUP decision, "the appellate body shall make its decision, based on the record, as to whether the initial decision-maker erred or abused his or her discretion."

At the hearing on September 17, 2020, Petitioner argued that the APC failed to follow the requirements of 12.24I, relying on West Chandler Boulevard Neighborhood Ass'n v. City of Los Angeles (2011) 198 Cal.App.4th 1506. The court is not persuaded. In Chandler, the City Council "did not even mention the zoning administrator's findings in its decision." (Id. at 1521.) Unlike the City Council in West Chandler, the APC both explicitly and implicitly found the ZA erred or abused his discretion. (See , e.g., AR 3580 ["as rare as it is for me to find an error the part of the Zoning Administrators, I am inclined . . . to find there was an error"]; AR3584 ["I think that the Planning Department error and abused their discretion in determining that this project had no impacts"]; AR 3587 ["you had an error that you found with respect to Finding Number Three.") In doing so, the APC explained its findings with reference to the record, as discussed further below. Petitioner does not argue APC was limited to the record before the ZA. Petitioner asked for time to submit additional evidence to the APC. The request was granted and Petitioner did in fact submit additional evidence at the APC hearing, including regarding wetlands.

Section 12.24.E.1

For the first CUP requirement, contrary to the ZA's decision, the APC found that the Project "will not enhance the built environment in the surrounding neighborhood, and will not perform a function or provide a service that is essential or beneficial to the community. This parking lot is basically for use of Toyota." (AR 3585.) APC found that "while some of the mitigating factors that they were planning on doing, it -- it does not serve the community in any way other than just to support the -- the Toyota dealership." (AR 3585-86.) In context of the Commissioners' deliberations, it appears APC also found that the presence of wetland on the Property weighed against a positive finding for section 12.24.E.1. (See AR 3577-86.)

Substantial evidence supports these findings. The APC could reasonably conclude that the proposed parking lot does not improve access to coastal resources or otherwise render a benefit to anyone else, other than the Toyota dealership. (See AR 109 [parking lot not open to public and designed solely for excess inventory and employee parking].) APC could reasonably conclude that, unlike commercial developments which offer services to the public, the Project merely serves the convenience of a single owner and is not "essential or beneficial to the community." Furthermore, since the parking lot would pave over wetlands and other scenic resources along the highway, and would not result in any buildings, residences, or similar property development, the APC could reasonably conclude that the Project would not "enhance the built environment."

Petitioner contends that APC's "finding proves too much, as it disqualifies any commercial project for a conditional use, as any development is inherently for the benefit of the developer." (OB 17-18.) The court disagrees. Some projects will provide direct or substantial benefits to the community, city, or region, while others may not. Section 12.24.E.1 requires the APC to weigh the evidence and determine whether the function or service is "essential or beneficial."

Petitioner contends that APC did not properly weigh the evidence, such as "the public benefits the Project was specifically formulated to address, including increased security for the neighboring residences" and "substantial reductions in vehicle miles traveled by Petitioner's employees ferrying cars from various remote lots located up to several miles from" the dealership. (OB 18, citing AR 107-108, 454-455, 1821-31, 2811, 2818; see also Reply 10-11, citing AR 3464-65.) It is reasonably inferred that APC considered Petitioner's evidence about the potential benefits of the Project. For instance, Commissioner Waltz Morocco acknowledged "mitigating factors" in his proposed finding under section 12.24.E.1. (AR 3585.) Under the substantial evidence test, the court does not reweigh the evidence and indulges all presumptions and resolves all conflicts in favor of the agency's decision. (Donley v. Davi (2009) 180

Cal.App.4th 447, 456.) "When more than one inference can be reasonably deduced from the facts, we cannot substitute our own deductions for that of the agency." (Ibid.) The court has reviewed Petitioner's record citations related to APC's findings under section 12.24.E.1. In weighing the evidence, APC could reasonably give less weight to the "mitigating factors" cited by Petitioner, including the potential reduction in vehicle miles traveled by Petitioner's employees or perceived increased security for neighboring residences.

Substantial evidence supports APC's findings that the ZA erred in finding the Project would enhance the built environment in the surrounding neighborhood, and would perform a function or provide a service that is essential or beneficial to the community.

Section 12.24.E.2

For section 12.24.E.2, APC made the following finding: "[T]he project's location, size, height, operations, and other significant features will be -- will not be compatible and it will -- will adversely affect or further degrade adjacent properties, surrounding neighborhoods, or public health and welfare and safety. Meaning that if you build a parking lot and you're paving over a wetland, you're going to be changing the -- the environment, you're going to be taking down trees, and that will affect the people who live very close to this area." (AR 3586.)

Petitioner makes the same arguments with respect to these findings as it did for the findings under section 12.24.E.1. (OB 17-18.) For the reasons stated above, those arguments are not persuasive. The findings under section 12.24.E.2 are supported by substantial evidence that the Property contains wetlands, and the paved parking lot would necessarily degrade the benefits to the adjacent properties and surrounding neighborhood of loss of the wetlands.

Substantial evidence supports APC's finding that the ZA erred in its determination under section 12.24.E.2.

Section 12.24.E.3

Because substantial evidence supports APC's findings under section 12.24.E.1 and 2, the court need not decide the parties' contentions related to section 12.24.E.3. (See OB 19; Oppo. 19.) In any event, Petitioner's challenge to APC's findings under section 12.24.E.3 is based entirely on its arguments that wetlands are not present on the Property and would not be impacted. For the reasons stated above, substantial evidence supports APC's findings regarding the presence of wetlands and the Project's impact on wetlands.

Based on the foregoing, APC's findings under sections 12.20.2 and 12.24.E are supported by substantial evidence. Petitioner does not show a prejudicial abuse of discretion.

Conclusion

The petition is DENIED.

FOOTNOTE:

1- Although the petition also cites CCP section 1085, Petitioner makes no argument in its writ briefs for a writ of ordinary mandate. The action is governed by CCP section 1094.5.

Petitioner's exhibit 1 is ordered returned forthwith to the party who lodged it, to be preserved unaltered until a final judgment is rendered in this case and is to be forwarded to the court of appeal in the event of an appeal.
.
Counsel for respondent is to prepare, serve and e-file the proposed judgment within ten days. The court will hold the proposed judgment ten days for objections unless approved as to form by opposing counsel.
.
A copy of this minute order is mailed via U.S. Mail to counsel of record.

Certificate of Mailing is attached.

March 6, 2026 Correspondence to the Zoning Administrator

SOLOMON SALTSMAN & JAMIESON
A Partnership of Professional Corporations
426 Culver Boulevard | Playa Del Rey, CA 90293
Telephone: 310.822.9848 | Facsimile: 310.822.3512
Toll Free: 800.405.4222
www.ssjlaw.com

Jennifer L. Oden
Partner
joden@ssjlaw.com

March 6, 2026

Via Hand Delivery and Email: jordann.turner@lacity.org
Jordann Turner, Associate Zoning Administrator
City of Los Angeles
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

RE: Conditional Use Permit Case No. ZA-2025-2662-CUB-CUX
261 S. Kenmore Ave., Los Angeles, CA 90004

Dear Mr. Turner:

As you know, the above-mentioned matter is a request for a Conditional Use Permit ("CUP") authorizing the on-site sale, service, and consumption of alcoholic beverages (under a Type 47 Alcoholic Beverage Control ("ABC") license) in conjunction with a proposed event space (i.e., banquet hall) with live entertainment for events including, but not limited to weddings, birthday parties, and corporate events.[1]

It is respectfully requested that the Conditional Use Permit at the above-mentioned location be approved based upon the factual and legal reasons set forth in the CUP application, those discussed at the time of the Zoning Administrator ("ZA") hearing, and upon the factual and legal basis contained and enclosed herein.

I. BACKGROUND AND GENERAL PROJECT DESCRIPTION

A. Bronson Hospitality

Bronson Hospitality, Inc.[2] ("Bronson Hospitality"), the operator of the proposed space, is a Southern California based hospitality and lifestyle company with a diversified portfolio of

[1] At the conclusion of the December 4, 2025, Zoning Administrator ("ZA") hearing, it was agreed upon to keep the record open until February 6, 2026; subsequently, on January 7, 2026, the ZA approved a further extension of time to keep the record open to March 6, 2026. For ease of reference, the presentation submitted at the time of the ZA hearing is also enclosed herein.

[2] Notably, Jacques Massachi, owner of Bronson Hospitality, is also the Chief Executive Officer ("CEO") and Manager of Orange Mix JM, LLC, the property owner of 261 S. Kenmore Avenue. As such, the proposed event space at 261 S. Kenmore Avenue will be owned and operated by Mr. Massachi and his team. As the owner and

upscale event spaces catering to all types of events from weddings to concerts, private events, and more. Bronson Hospitality is a combination of unique properties, managed by a team of experienced and talented professionals who are dedicated to bringing commitment, creativity, and value to their clients. The company is based on a foundation of integrity and excellence in all that it does; Bronson Hospitality's goal is to offer a broad set of exclusive solutions so that its clients can manifest their visions into their desired goals.

Currently, Bronson Hospitality, in addition to other locations, operates the following similar venues, to that which is proposed at 261 S. Kenmore Avenue, in the greater Los Angeles area[3]:

Casita Hollywood: 1317-1329 N. Highland Ave., Los Angeles, CA 90028

In the midst of the Hollywood action between De Longpre Avenue and bustling Fountain Avenue, Casita Hollywood is a multi-faceted event-hosting haven; a place to celebrate couples tying the knot, hold a photoshoot, celebrate a birthday, have a festive holiday party, and so much more. Casita Hollywood is the quintessential indoor-outdoor space born out of the desire for an oasis in the middle of a big city.

A California Department of Alcoholic Beverage Control ("ABC") Type 47 (On-Sale General Eating Place) and Type 58 (Caterer Permit) was issued to Casita Hollywood, Inc.[4] on or about April 28, 2023; this license is completely free of any discipline.[5] Notably, the Type 58 Caterer Permit allows the ABC licensee to cater alcoholic beverages off-site and thus, with ABC's approval, the ABC licensee can cater events at the below-mentioned Bronson Hospitality (and other) locations.

Lombardi House: 1717 N. Bronson Ave., Los Angeles, CA 90028

Built in 1904, Lombardi House is a fully restored Victorian-style farmhouse in the heart of Hollywood; surrounded by mature fruit trees and gardens, this 7,000 square foot historic home sits within walking distance to the charming restaurants of Franklin Village, as well as Hollywood studios, theaters, shopping and dining.

Lombardi House welcomes an array of events, including birthday parties, holiday gatherings, and corporate events, all brought to life with the kind of services and care that make each celebration feel complete from the very first toast to the final farewell.

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operator are one in the same, long-term responsibility and accountability are demonstrated through the common ownership and operations at the property.

[3] To learn more about Bronson Hospitality and all of its existing venues, please visit www.bronsonhospitality.com for more information.

[4] Jacques Massachi is the Director and Vice President of Casita Hollywood, Inc., and also a shareholder.

[5] ABC License No. 47/58-639189 (https://www.abc.ca.gov/licensing/license-lookup/single-license/?RPTTYPE=12&LICENSE=639189); City of Los Angeles Case No. ZA-2017-4961-CUB.

Serra on Vine: 1161 Vine St., Los Angeles, CA 90028

Serra on Vine is the epitome of a luxury event venue located in the heart of Hollywood; exuding sophistication and grandeur, Serra on Vine is the perfect destination for hosting unforgettable events. Offering both indoor and outdoor spaces, the venue provides clients with the flexibility to choose the ideal setting for their event.

B. 261 S. Kenmore Avenue

Similar to the above-mentioned properties, Bronson Hospitality desires to operate 261 S. Kenmore Avenue as a responsible and trusted banquet hall.

Upon approval of this CUP, Bronson Hospitality will be able to activate an underutilized site along a commercial corridor by providing a vibrant community-oriented event space; as such, Bronson Hospitality will be able to provide a high-quality and flexible use to this neighborhood, just as Bronson Hospitality does at the above-mentioned locations, which are also similarly situated near residentially zoned communities.

Notably, the premises is located in the C2 Commercial Zone and thus, several intensive commercial uses are permitted as a matter of right within this commercial zone under the City of Los Angeles' Municipal Code ("LAMC") (*see* LAMC section 12.14), including but not limited to the following:

- Auditorium(s) having a seating capacity for not more than 3,000 people
- Theater and showcase theater
- Recreational or community center, privately owned
- Restaurant (including entertainment, other than dancing)
- Amusement Enterprises
- Church
- Medical or dental clinics and laboratories
- Music conservatory or music instruction
- Parcel delivery service
- Second-hand store
- Studios (except motion picture)
- Laundries or cleaning establishment
- Miniature or pitch and putt golf courses

The proposed banquet hall is permitted as a matter of right, but the need for a Conditional Use Permit is based upon the request for the on-site sale, service, and consumption of alcoholic

beverages[6] (LAMC section 12.24W.1) and proposed operating hours past 11:00 pm (LAMC section 12.24W.27).[7]

As a banquet hall, Bronson Hospitality estimates, based on its prior knowledge and experience in the event space and hospitality industry, that on average, there may be approximately one (1) event per week (or about fifty (50) events per year) and thus, the space is not business that is open and operating 7 days/nights a week. As such, the proposed use and intended operations complement the mixed-use nature of commercial and residential uses commonly found in Koreatown and are far less intensive than commercial uses that are permitted as a matter of right in this C2 Commercial Zone, which would have greater operations, without discretionary approval, and thus, greater impact on any nearby residentially zoned community.

Further, while the premises does have on-site parking spaces (approximately 18 standard parking spaces, but expandable to approximately 25 spaces when operated under a managed valet-assisted configuration), minimum parking requirements do not apply pursuant to AB-2097. Specifically, "AB-2097 prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a Major Transit Stop". (City of Los Angeles Inter-Departmental Correspondence re Implementation of AB 2097 (2022), dated December 29, 2022). Thus, as mentioned above, as a banquet hall that anticipates, on average, operating approximately 1-2 times per week, rather than a permitted by right commercial use under the LAMC, the parking impact is less felt, if at all, within this community through the operation of a banquet hall with a Type 47 ABC license and live entertainment. Moreover, as discussed below, Mr. Massachi, while not legally required to provide minimum parking, is agreeable to conditions within the CUP requiring the use of the on-site parking spaces and valet operations. On the other hand, if a by right commercial use existed at the property, with no legal requirement for minimum parking, the parking impact would be drastically felt by the community.

Therefore, while a discretionary entitlement is necessary for a couple of requested and intended uses (i.e., Type 47 ABC license and operating hours past 11:00 pm), the proposed use itself, a banquet hall, is far less intensive than commercial uses that could exist as a matter of right, with

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[6] Note, zoning also permits the sale, service, and consumption of alcoholic beverages under the General Restaurant Beverage Program ("RBP"); as the premises is located within the General RBP, outreach to the community would not be required in order to obtain RBP approval, upon conformance with the eligibility criteria, operating and security standards, and monitoring.

[7] Notably, a CUP is not necessary for the proposed entertainment, including, but not limited to dancing as entertainment is permitted in conjunction with a restaurant (LAMC section 12.14) and the location is neither a dance hall nor a hostess dance hall (LAMC section 12.24W.18; defined below); instead any dancing will be ancillary to the permitted by right use of a banquet hall and in conjunction with private events.

LAMC section 12.03 defines "dance hall" as "[a]ny place where public dances are held or conducted, other than when incidental to the operation of a hotel, apartment hotel, banquet room, catering hall, church, school or lodge." LAMC section 12.03 defines "dance hall, hostess" as "[a]ny dance hall or place conducting public dances where partners are provided for dancing or social contacts by those conducting, managing, maintaining or operating such public dances for patrons or guests and for which such patrons or guests pay a fee or other consideration."

no voice from the community. Moreover, upon approval of a CUP and ABC license, the proposed use is heavily controlled and regulated.

i. Alcoholic Beverage Control License

The California ABC license that is sought for this premises is a Type 47 On-Sale General Eating Place license which authorizes the on-site sale, service, and consumption of alcoholic beverages in conjunction with a bona fide eating place; suitable kitchen facilities must be maintained on the premises and actual and substantial sales of meals for consumption on the premises must occur. Notably, this is not an application for a Public Premises (i.e., bar and/or nightclub) license.

Moreover, the project is located in Census Tract 2113.10 in which the Department of Alcoholic Beverage Control ("ABC") allocates four (4) on-sale licenses and currently, there are only two (2) active on-sale licenses:

(1) Don Juan's Los Molcajetes, LLC / dba Los Molcajetas
269 S. Mariposa Ave., Suites A-D, Los Angeles, CA 90004
ABC License No. 47-666432

(2) Victoria's Group, LLC / dba Las Cabanas De San Pedro Restaurant
3713 W. 3rd Street, Los Angeles, CA 90020
ABC License No. 41-619740

As a result, granting this CUP application will not result in an undue concentration of on-sale ABC licenses within this census tract and the proposed use with the ABC license will serve the community as the other two (2) ABC licensed locations in this Census Tract are different in nature than the proposed use.

ii. Hours of Operation / Sound Mitigation

After consultation with Sergeant Boyd of the Los Angeles Police Department ("LAPD"), as discussed below, and in order to be responsive to any community concerns, Mr. Massachi is agreeable to a condition limiting the hours of operation as follows:

- Hours of operation shall be limited to 11:00 a.m. to 12:00 a.m., Sunday to Thursday, and 11:00 a.m. to 1:30 a.m., on Friday and Saturday. After hours use of the facility, other than routine clean up and maintenance, is not permitted.

Further, as mentioned above, based upon the proposed use of the premises as a banquet hall, it is anticipated that there will, on average, be approximately one 1-2 events per week and thus, the premises is not intended to be open and operating 7 days/nights a week; thus, the proposed use will not detrimentally affect nearby residentially zoned communities, and, in fact, will be less intensive than other potential uses of the commercial building that would otherwise be permitted as a matter of right under the City of Los Angeles' Municipal Code.

With respect to any sound from events at the premises, Mr. Massachi has engaged certified audio engineers to analyze the building and the proposed use, including, but not limited to any entertainment at the premises (all of which will be conducted entirely indoors). As detailed in the enclosed presentation describing Bronson Hospitality's proposed operations at 261 S. Kenmore Avenue, the audio system is being engineered to deliver even sound coverage within the venue while preventing noise transmission to any neighboring properties; specifically, the system will utilize six (6) distributed pendant speakers that will be strategically located throughout the space, which allows for uniform coverage at reduced output levels rather than high-powered point-source speakers. This approach allows for listening levels to be achieved within the venue footprint while maintaining reduced energy at perimeter boundaries and minimizing any noise impact.

Moreover, as mentioned herein and as set forth in the enclosed Proposed Conditions, Bronson Hospitality has volunteered numerous conditions to be imposed in the CUP approval relative to any sound and/or noise at the proposed event space; specifically, Mr. Massachi has volunteered conditions regulating any sound, including but not limited to the following:

- 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.
- Amplified music shall not be audible outside the premises, which is under the control of the applicant(s).
- Notwithstanding the number of musical devices at issue, the Owner/operator must have control of the amplified musical devices on the premises whether in the public assembly areas, restaurant or bar areas, banquet areas, or elsewhere on the premises; and the music shall not be audible outside the premises.

Thus, as a result of the intended operations and Bronson Hospitality's responsible and proven history, along with imposed conditions in the CUP and/or ABC license, the proposed use will enhance the surrounding neighborhood, provide a beneficial use to the community, and will not detrimentally impact the nearby residential uses.

iii. Parking / Traffic Circulation

As mentioned above, minimum parking requirements do not apply pursuant to AB-2097. Nevertheless, Mr. Massachi has on-site parking (18 spaces) and with the implementation of a valet service, approximately 25 cars can be parked on-site.

With respect to parking and traffic circulation, Mr. Massachi has engaged Proper Parking, a professional valet service for events, venues, and private properties throughout Southern California. Proper Parking's experienced team manages every aspect of valet operations, from

traffic flow planning to on-site execution, ensuring a seamless and organized experience. Notably, Proper Parking is familiar with the City of Los Angeles and has obtained the necessary approvals from the Los Angeles Department of Transportation ("LADOT") for similar venues in which Bronson Hospitality operates; and, of course, Proper Parking will do so here, which includes, but is not limited to a valet route plan to be approved by LADOT. As part of its due diligence, Bronson Hospitality and Proper Parking identified potential nearby lots for use and will move forward accordingly based upon the required approvals. Additional details relative to Proper Parking and/or the proposed valet operations are located in the enclosed presentation describing Bronson Hospitality's proposed operations at 261 S. Kenmore Avenue.

Thus, while minimum parking requirements legally do not apply in this instance, Mr. Massachi has demonstrated his commitment to the community by engaging a trusted valet operator in the City of Los Angeles and by agreeing to condition(s) requiring valet service, off-site approved parking, etc., in order to address any concern regarding parking; a concern that would be exacerbated by a commercial use that is permitted by right within the zone as minimum parking requirements do not legally apply.

II. COMMUNITY OUTREACH AND SUPPORT

As part of this CUP application, Mr. Massachi has worked very closely with the surrounding community and stakeholders.

Notably, Mr. Massachi has obtained approximately eighteen (18) letters in support from nearby business owners and/or tenants along with approximately sixty-six (66) signatures in support of the application. Copies of these letters and signatures in support of the proposed use are enclosed herein for your review and reference.[8]

A. Los Angeles Police Department

Further, Mr. Massachi has worked very closely with the Los Angeles Police Department ("LAPD"); specifically, Mr. Massachi has had numerous phone calls and correspondence, as well as an in-person meeting at the premises, with Sergeant Richard Boyd, Olympic Area, Vice Unit relative to this pending CUP application.

Through conversations with Sergeant Boyd, it was discovered that the LAPD had issues with the prior owner and/or prior operations at the premises and the community, along with LAPD, was under the impression that those problematic prior operations were going to continue and/or that a "nightclub" was being proposed. Mr. Massachi quickly put these concerns to rest as he informed Sergeant Boyd that he only recently purchased the property a couple of years ago[9] and since

[8] The number of letters and signatures in support, in addition to the outreach with stakeholders, far outweigh the couple of concerns voiced at the time of the ZA hearing; moreover, those concerns (parking and understanding of proposed use) have been addressed and mitigated, as set forth herein.

[9] Mr. Massachi, through Orange Mix JM, LLC, purchased the property in or about June of 2023, and to date, has spent approximately $3.5 million through the purchase of the property and upgrades completed, including, but not limited to ensuring the property is fully ADA-compliant and completing a seismic retrofit. For reference, a

purchasing the property, there have been no operations at the premises; additionally, Mr. Massachi provided Sergeant Boyd with information regarding Bronson Hospitality and the proposed use of this premises as a banquet hall for events, not a "nightclub".

Thus, as a result, LAPD issued a letter, dated February 4, 2026, not opposing the proposed use and any concerns can be addressed by the conditions requested by the LAPD. Notably, **all** of the twenty-eight (28) conditions requested in the February 4, 2026, letter from LAPD are agreeable to the owner and applicant. These conditions include, but are not limited to:

- Hours of operation shall be limited to 11:00 a.m. to 12:00 a.m., Sunday to Thursday, and 11:00 a.m. to 1:30 a.m., on Friday and Saturday. After hours use of the facility, other than routine clean up and maintenance, is not permitted.
- Security cameras shall be installed and maintained that records all common areas of the business, all karaoke rooms if any, high-risk areas, entrances and exists. The recordings shall be maintained for one month and made available to the LAPD, ABC investigators/personnel, and the City of Los Angeles Zoning Administration upon request.
- At least (1) State-licensed, uniformed security guards for every fifty patrons, shall be employed on the premises daily, from 6:00 p.m. to one-half hour after closing. The guards shall be exclusively employed for the establishment and should not conduct any security duties for surrounding and neighboring businesses.
- The applicant shall not sublet the establishment for night club activity. The applicant shall retain full control of all events within the subject premises. No premises may be sublet to an independent promoter for any purpose.

The letter of non-opposition from LAPD, dated February 4, 2026, along with email correspondence with Sergeant Boyd, dated March 3, 2026, confirming LAPD is not opposed to Mr. Massachi's proposed operations is enclosed herein for your ease of reference.

B. Neighborhood Council

Additionally, Mr. Massachi and his team appeared before the Wilshire Center-Koreatown Neighborhood Council on several occasions.

Specifically, following the ZA hearing, the matter was placed on the Neighborhood Council's General Board Agenda on December 15, 2025; at that meeting, the owner and applicant provided a brief presentation with some questions and answers, but ultimately, the General Board decided to have the matter heard before the Planning and Land Use Management ("PLUM") Committee of the Neighborhood Council.[10] Following the December 15, 2025 General Board meeting, Mr.

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rendering of the exterior is included along with photos of the current interior renovations and proposed menu to demonstrate the investment and upscale use that Mr. Massachi intends to bring to the community.

[10] At the December 15, 2025, full Board Neighborhood Council meeting there was an impression and/or concern that the proposed use and pending CUP application was for a "nightclub"; therefore, those present were immediately informed that the proposed use is not a "nightclub", but instead is the on-site sale, service, and consumption of alcoholic beverages (under a Type 47 ABC license) in conjunction with a proposed event space for weddings, birthdays, corporate events, etc. (i.e., banquet hall).

Massachi (and his team) also attended the January 12, 2026 General Board Meeting; however, unfortunately, there was no quorum for this meeting and thus, no action was taken, but Mr. Massachi and his team were able to discuss the pending CUP application with a couple of the Neighborhood Council members and even invited one member in particular, Tania Ramon[11], to visit the premises and/or invite nearby residents and/or stakeholders to the premises for an in-person tour, pursuant to her request and interest.

Then, on January 21, 2026, the PLUM Committee considered the pending CUP application at its Special Meeting. During the PLUM Committee meeting, Mr. Massachi was afforded the opportunity to give a full presentation of the proposed use, which included, but was not limited to providing details regarding the following[12]:

- History of Bronson Hospitality Locations and Operations
- Bronson Hospitality Operational Policies and Procedures, including but not limited to the those related to the following areas:
    - Building and Sound Containment Measures
    - Operational Controls During Events
    - Hours of Amplified Sound and Event Timing
    - Noise Monitoring and Documentation
    - Response to Noise Concerns or Complaints
    - Neighborhood Relations
    - Staff Training and Enforcement
- On-Site Parking and Valet Parking Operations
- Volunteered and Proposed Conditions to be Imposed on Any Approval, including but not limited to the following:
    - 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.
    - Amplified music shall not be audible outside the premises, which is under the control of the applicant(s).
    - The applicant shall not sublet the establishment for night club activity.

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[11] As you may recall, Ms. Ramon appeared at the ZA hearing and on her own behalf, voiced concern with the application, but referred to the intended use as a "nightclub", which is not the case. Further, at the time of the ZA hearing, Ms. Ramon voiced her desire that the Neighborhood Council take an adverse position with respect to the application. Nevertheless, Mr. Massachi (and his team) attempted to work with Ms. Ramon over the past couple of months.

[12] For ease of reference, the following materials, which were shared with the PLUM Committee, are enclosed herein for your review and reference: (1) Bronson Hospitality Presentation (previously enclosed); (2) Bronson Hospitality Operational Policies and Procedures; and (3) Bronson Hospitality Proposed Conditions (previously enclosed).

- The applicant shall retain full control of all events within the subject premises. No premises may be sublet to an independent promoter for any purpose.
- A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exists, 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.
- 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.
- At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein.
- State licensed security guards shall be provided during entertainment hours and during any private events. There shall be at least one security guard on duty at any one shift during operating hours. Security personnel shall wear clothing or uniforms that are easily identifiable. The security guard shall regularly patrol the area under the control of the establishment to prevent loitering or undesirable activity by persons around the premises. The security guard must be certified by the State Department Bureau of Consumer Affairs, Bureau and Security and Investigative Services.
- Owner/operator shall ensure adherence to the maximum occupancy for the premises.

During the January 21, 2026 PLUM Committee meeting, Ms. Ramon attended and while it is unclear if she is an approved PLUM Committee member, she engaged in dialogue and specifically requested (again) an opportunity to visit the premises and/or meet with nearby residents and/or stakeholders at the premises on a day mutually agreeable to the applicant/owner and community, but likely a weekend. Mr. Massachi (again) agreed to work with Ms. Ramon to schedule a meeting, per her request; following the PLUM Committee meeting, Mr. Michael Boulos, Executive Director of Bronson Hospitality, reached out to Ms. Ramon approximately 3-4 times in an effort to schedule the requested tour and in-person meeting for her and the community, but Ms. Ramon never responded to Mr. Boulos' efforts to set an in-person meeting at the premises. Notably, the PLUM Committee is supportive of the CUP application and proposed use. For reference, enclosed herein, please find email correspondence from the PLUM Committee Chair, Chris Hwang, dated February 20, 2026, indicating the PLUM Committee's support of the project.

Mr. Massachi then re-appeared at the General Board meeting on February 9, 2026; unfortunately, despite the support and recommendation from its own PLUM Committee, the General Board voted not to support the project. Notably, the main concern voiced from the General Board – parking – is not a legal requirement under AB-2097 (as mentioned above) as the premises is located within one-half mile of a major transit stop and thus, no minimum parking requirements apply. Nevertheless, Mr. Massachi has on-site parking (18 spaces) and with the implementation of a valet

service, approximately 25 cars can be parked on-site. Further, Mr. Massachi is agreeable to condition(s) requiring valet service, off-site approved parking, etc., in order to address the concern regarding parking; a concern that would be exacerbated by a commercial use that is permitted by right within the zone, but this concept was lost on a few of the Board members.[13]

Thus, I submit to you that the recommendation and support from the PLUM Committee is more indicative than the vote from the General Board as the PLUM Committee was engaged in the process and informed regarding the proposed use under the CUP application; moreover, the main concern – parking – is not legally relevant and thus, not a basis to deny the pending Conditional Use Permit. Nevertheless, as mentioned above, Mr. Massachi has agreed to provide parking (on-site and through the use of valet operations) in order to address any concerns regarding parking. Further, any commercial use that is permitted by right would not be subject to minimum parking requirements and the community's concern would be further exacerbated, but here, Mr. Massachi has agreed to have conditions imposed in the CUP relative to parking while not legally required to do so.

C. Council Office

Mr. Massachi (and his team) have also had several calls, written correspondence, and even, an in-person meeting with two (2) staff members, of Councilwoman Heather Hutt's Office. Specifically, the CUP application and proposed use was discussed with Hakeem Parke-Davis, Deputy for Planning, Alan Antonio, Deputy of Constituent Services (Koreatown), and Diane Cho, Deputy of Korean American Affairs; Mr. Antonio and Ms. Cho even conducted an in-person meeting at the premises in order to walk and talk through the proposed use.

Mr. Antonio and Ms. Cho also attended the February 9, 2026 Neighborhood Council General Board meeting and witnessed the lack of decorum and public discourse. Following the February 9, 2026 Neighborhood Council General Board meeting, Mr. Massachi was able to discuss the pending CUP application and proposed use with Mr. Antonio a couple of times; based upon those conversations, and as we understand it, the Council Office, after reviewing the application, meeting with Mr. Massachi, and conducting an in-person site visit, is not taking a position relative to the pending CUP application. And, to our knowledge, from a review of the file, the Council Office has not submitted any written correspondence relative to this matter.

---

[13] Perhaps what was even more unfortunate than the vote by the General Board was how the item was handled and addressed. Unfortunately, Mr. Massachi was not afforded the opportunity to give a presentation regarding the proposed use nor was Mr. Massachi permitted to fully respond to questions and/or comments from Neighborhood Council members; instead, Mr. Massachi (and/or his team) were continuously interrupted and restricted during the meeting. Thus, an open and full discourse regarding the proposed use, benefits, response to any concerns, etc. was not permitted before the General Board. This lack of professionalism and decorum in a public meeting space was disappointing; and, unfortunately, a majority of the Board members voted consistent with those few members who were extremely vocal and who failed to allow for any public discourse. Following the General Board meeting, Mr. Massachi heard from PLUM Committee members expressing their continued support and/or concern for how the General Board meeting was conducted.

III. CONCLUSION

In sum, while a Conditional Use Permit ("CUP") is needed for the on-site sale of alcoholic beverages and operating past 11:00 pm, the proposed use (banquet/event hall) is far less intensive than commercial uses that are permitted by right; and, the proposed use is highly regulated through a CUP and/or Alcoholic Beverage Control ("ABC") license, whereas other permitted by right commercial uses would not be regulated in such a way and could exacerbate any concerns.

Further, the owner and applicant have volunteered numerous conditions to be imposed on the CUP approval, including agreeing to all twenty-eight (28) conditions requested by LAPD, in order to address any concerns and to demonstrate that the owner and operator is a responsible, professional, and trustworthy operator. As further evidence of Mr. Massachi's commitment to the project and the community, Mr. Massachi is also agreeable to a condition requiring a Plan Approval in seven (7) years.

Based on the CUP application, the ZA hearing, the great deal of support (and/or non-opposition/neutrality), and the foregoing reasons along with the enclosed materials, it is clear that the legal and factual conclusion is to conditionally approve the Conditional Use Permit for the on-site sale of alcoholic beverages (under a Type 47 ABC license) in conjunction with a banquet hall with live entertainment and approved operating hours of 11:00 am – 12:00 am, Sunday – Thursday and 11:00 am – 1:30 am, Friday and Saturday.

If you have any further questions or require any additional information, please do not hesitate to contact my office.

Very truly yours,

SOLOMON SALTSMAN & JAMIESON

Jennifer L. Oden

JENNIFER L. ODEN
Licensed in California

Encls.: -CUP Case No. ZA-2025-2662-CUB-CUX ZA Presentation, dated December 4, 2025
-Bronson Hospitality Presentation, January 2026
-Proposed Conditions
-Letters and Petitions in Support of the Project
-Exterior Rendering and Interior Photos of 261 S. Kenmore Avenue along with Bronson Hospitality Catering and Banquet Menu
-Los Angeles Police Department ("LAPD") Letter, dated February 4, 2026, and correspondence with Sgt. Boyd, dated March 3, 2026
-Bronson Hospitality Operational Policies and Procedures
-Correspondence from Neighborhood Council Planning and Land Use Management ("PLUM") Committee Chair, Chris Hwang, dated February 20, 2026, regarding PLUM Support

cc: Jonathan Hagar, Planning Assistant (via email only)
Land Use (via email only)
Client (via email only)

CUP Case No. ZA-2025-2662-CUB-CUX ZA Presentation, dated December 4, 2025

Conditional Use Permit Case No. ZA-2025-2662-CUB-CUX

ZA Hearing Date: December 4, 2025
Agenda Item No. 1

Project Located at:

261 S. Kenmore Avenue, Los Angeles, CA 90004

ZA-2025-2662-CUB-CUX
261 S. Kenmore Avenue, Los Angeles, CA 90004

CUB and CUX Application requesting authorization for:

- Sale of beer, wine, and distilled spirits for on-site consumption (Type 47 Alcoholic Beverage Control ("ABC") license)
- Live entertainment (including dancing)
- Hours of operation for events: 10 a.m. to 2 a.m.

ZA-2025-2662-CUB-CUX
261 S. Kenmore Avenue, Los Angeles, CA 90004

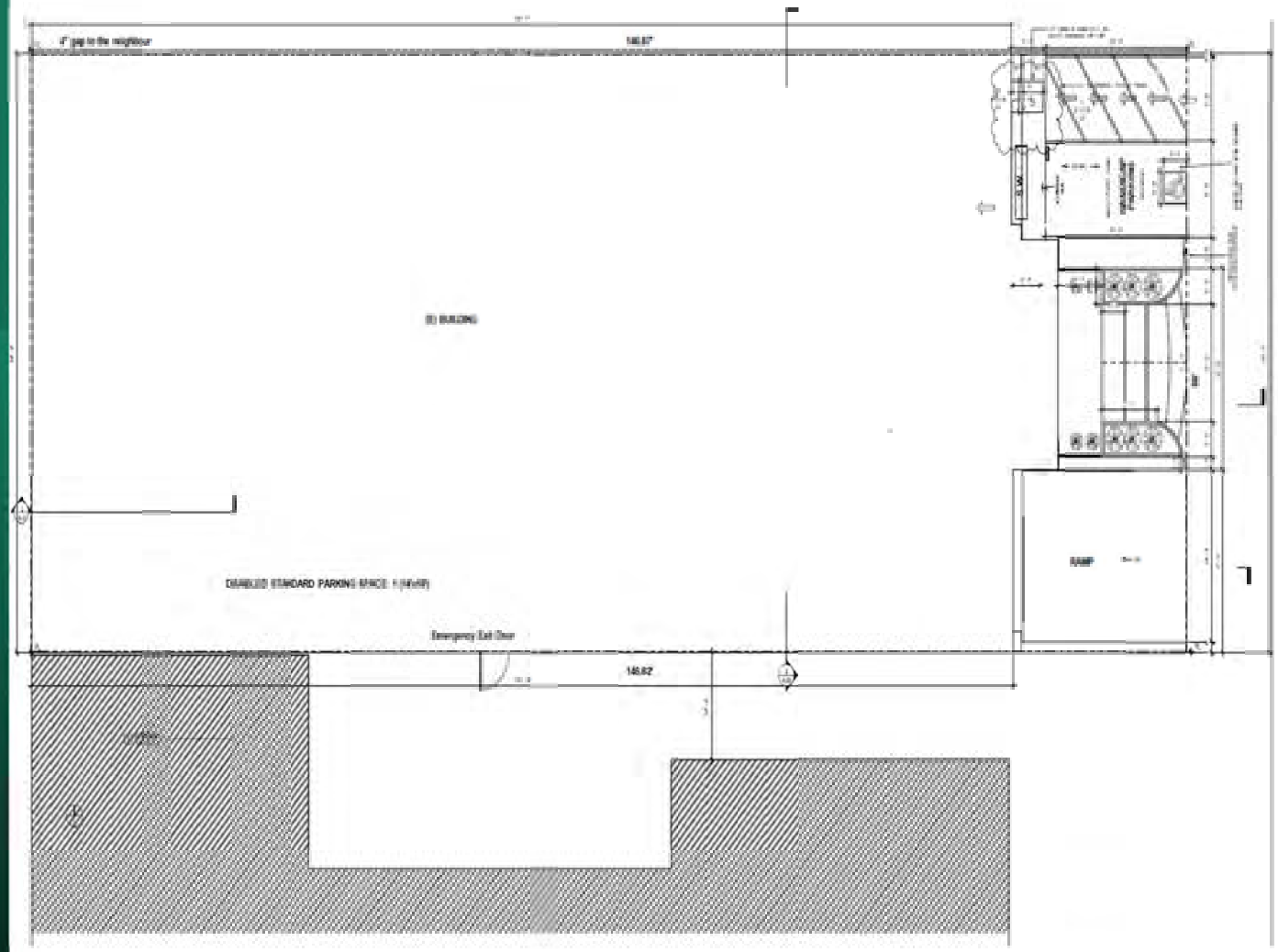
Uses Permitted By Right:

- Restaurant, tearoom or cafe (including entertainment other than dancing) or a restaurant with an Outdoor Dining Area [LAMC Section 12.14(A)(1)(a)(10)]
- Amusement enterprises [LAMC Section 12.14(A)(3)]
- Exhibits, Commercial or Cultural [LAMC Section 12.13.5(A)(2)(a)(16)]
- Theater, and Showcase Theater [LAMC Section 12.13.5(A)(2)(a)(30)]
- Park, playground or recreational or community center, privately operated [LAMC Section 12.13.5(A)(4)]
- Other uses similar to the above, as provided for in Section 12.21 A.2 [LAMC Section 12.13.5(A)(7)]

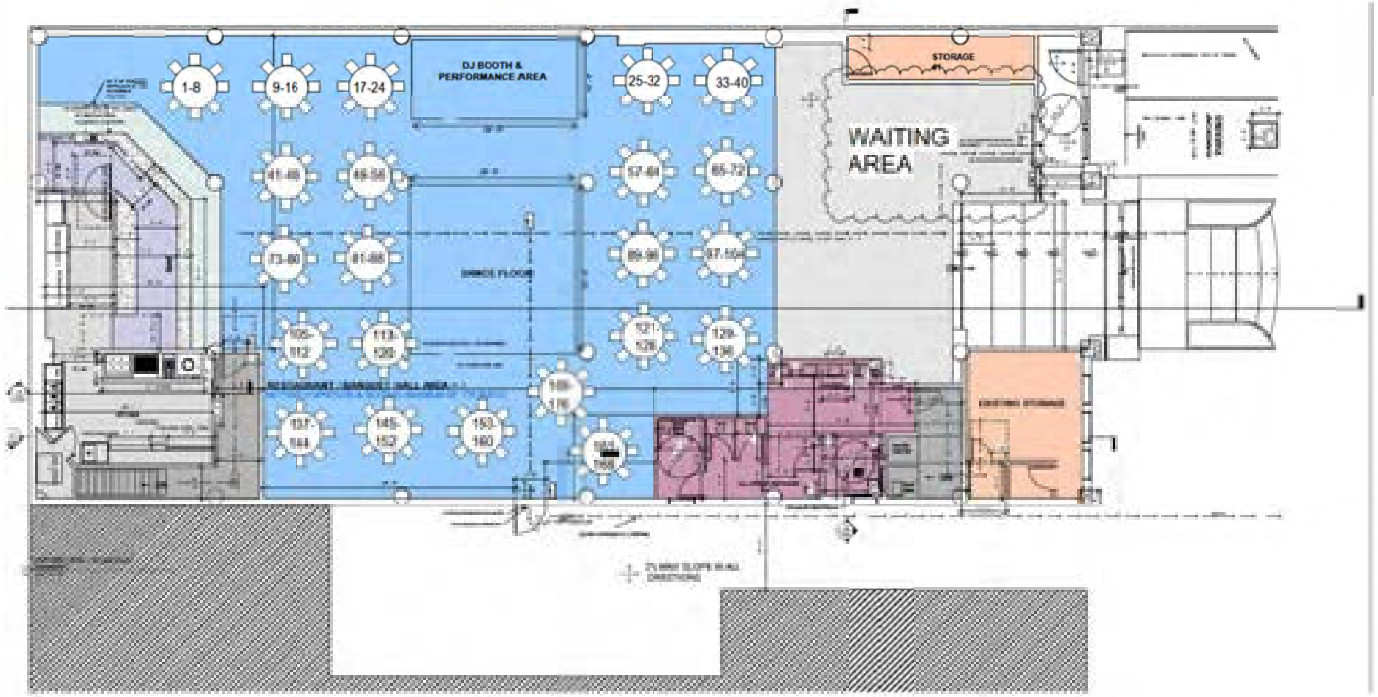
Project Site

- 8,231.2 square foot lot, consisting of an existing two level 7,056 square foot building (the basement is the garage)
- Property is zoned C2-1
- Site is currently a vacant building, previously operated as a restaurant and market
- Applicant/Property Owner will make minor tenant improvements

Site Plan


146.87
(E) BUILDING
DISABLED STANDARD PARKING SPACE
Emergency Exit Door
146.82
RAMP
KENMORE AVE

Floor Plan



LABEL OF AREA	OCCUPANT LOAD	AREA / SF	OCCUPANT LOAD Area/Load Factor
KITCHEN	[illegible]	[illegible]	[illegible]
PUBLIC BAR (SEATED)	[illegible]	[illegible]	[illegible]
PUBLIC BAR (STANDING)	[illegible]	[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
STORAGE	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
HALLWAY	[illegible]		
		[illegible]	[illegible]

BUILDING OCCUPANCY LOAD: [illegible]

Demonstrative seating arrangement for event(s) as seating will change based upon particular event(s). 22 60" tables, 8 seats per table.

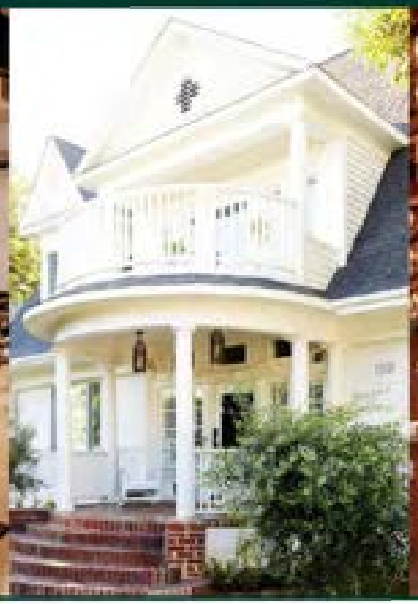
Bronson Hospitality

- Unique event properties across Southern California
- Managed by a team of experienced professionals
- Works closely with clients to create unforgettable events
- Design-forward, seamless service, and elevated celebrations

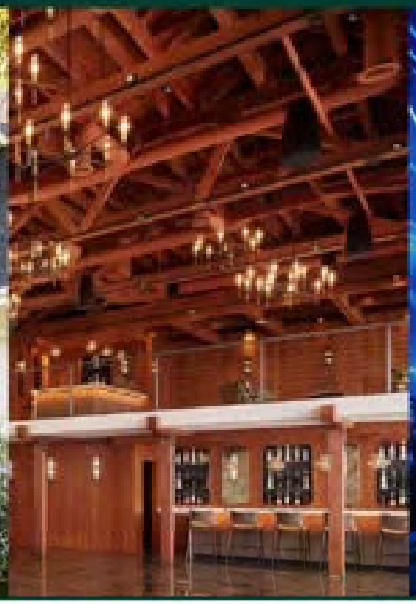
Southern California Locations

CASITA HOLLYWOOD

LOMBARDI HOUSE



SERRA ON VINE



VERMONT HOLLYWOOD

STUDIO ELEVEN43

Community Outreach and Support

- Sgt. Richard Boyd confirmed the LAPD's non opposition to approval of Case No. ZA-2025-2662-CUB-CUX
- Email communication with Chris Hwang of the Wilshire Center – Koreatown Neighborhood Council for several months (effort to appear before Planning and Land Use Committee and/or General Board)
- The Applicant is working with Hakeem Parke-Davis, Deputy of Planning, from Councilwoman Hutt's Office

Applicant Volunteered Conditions

NOISE:

- 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.

- Amplified music shall not be audible outside the premises, which is under the control of the applicant(s).

- Notwithstanding the number of musical devices at issue, the Owner/operator must have control of the amplified musical devices on the premises whether in the public assembly areas, restaurant or bar areas, banquet areas, or elsewhere on the premises; and the music shall not be audible outside the premises.

Applicant Volunteered Conditions Cont'd

THIRD PARTY PROMOTER:

- The applicant shall not sublet the establishment for night club activity.
- The applicant shall retain full control of all events within the subject premises. No premises may be sublet to an independent promoter for any purpose.

SECURITY/MAINTENANCE OF PROPERTY:

- 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.
- 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.

Applicant Volunteered Conditions Cont'd

SECURITY/MAINTENANCE OF PROPERTY Cont'd:

- 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.

- 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.

- A phone number to a responsible representative of the owner shall be posted at the establishment for the purposes of allowing residents to report an emergency or a complaint about the method of operation.

- 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.

Applicant Volunteered Conditions Cont'd

SECURITY/MAINTENANCE OF PROPERTY Cont'd:

- At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein.

- Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.

- State licensed security guards shall be provided during entertainment hours and during any private events. There shall be at least one security guard on duty at any one shift during operating hours. Security personnel shall wear clothing or uniforms that are easily identifiable. The security guard shall regularly patrol the area under the control of the establishment to prevent loitering or undesirable activity by persons around the premises. The security guard must be certified by the State Department Bureau of Consumer Affairs. Bureau and Security and Investigative Services.

Applicant Volunteered Conditions Cont'd

SECURITY/MAINTENANCE OF PROPERTY Cont'd:

- During weekends, consisting of Fridays and Saturdays, or during special events, the owner/operator shall provide additional security to address the influx of patrons and incidents of possible crime from occurring. Additional security would consist of one or more security guards depending on the number of patrons, with a reasonable ratio of security staffing per person to address issues that may arise.

MISC:

- 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.

- Designated Driver Program. Prior to the utilization of this grant, the applicant shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.

- Owner/operator shall ensure adherence to the maximum occupancy for the premises.

Bronson Hospitality Presentation, January 2026

BRONSON

HOSPITALITY

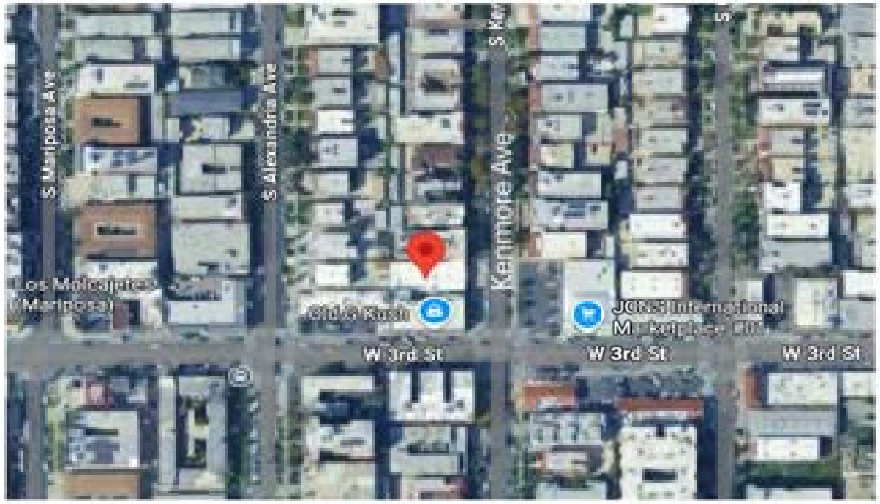
Wilshire Center Koreatown Neighborhood Council
January 2026

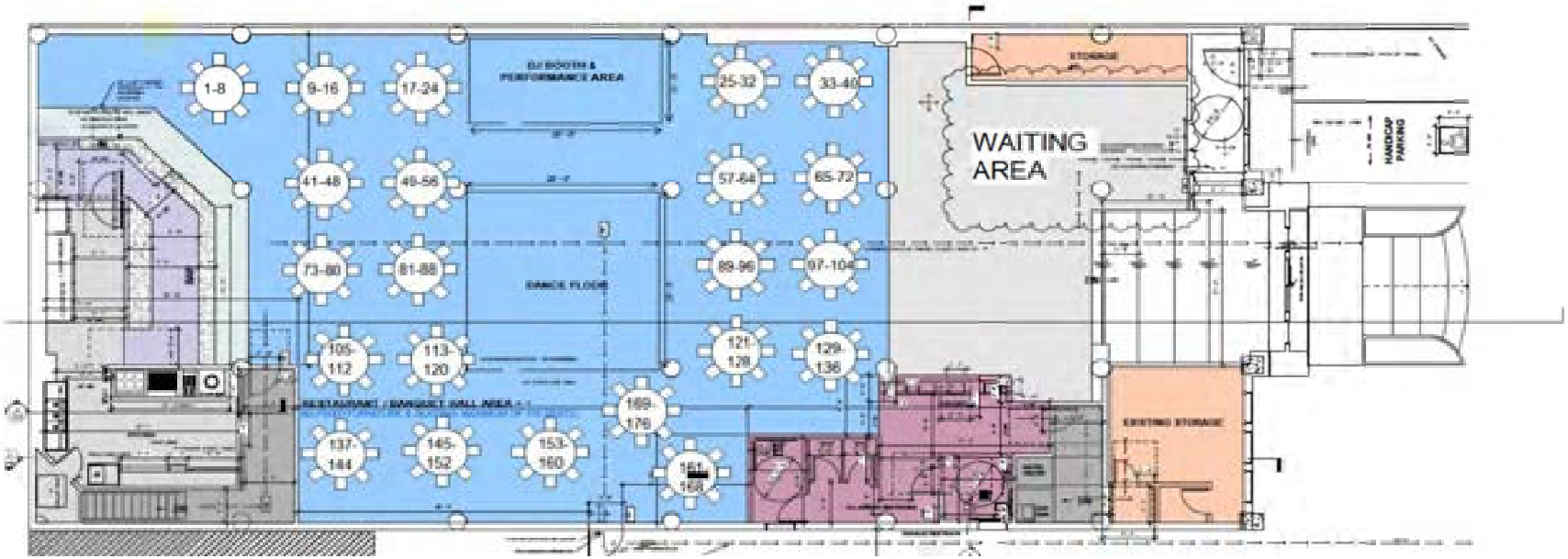
WHO WE ARE (5 VENUES)

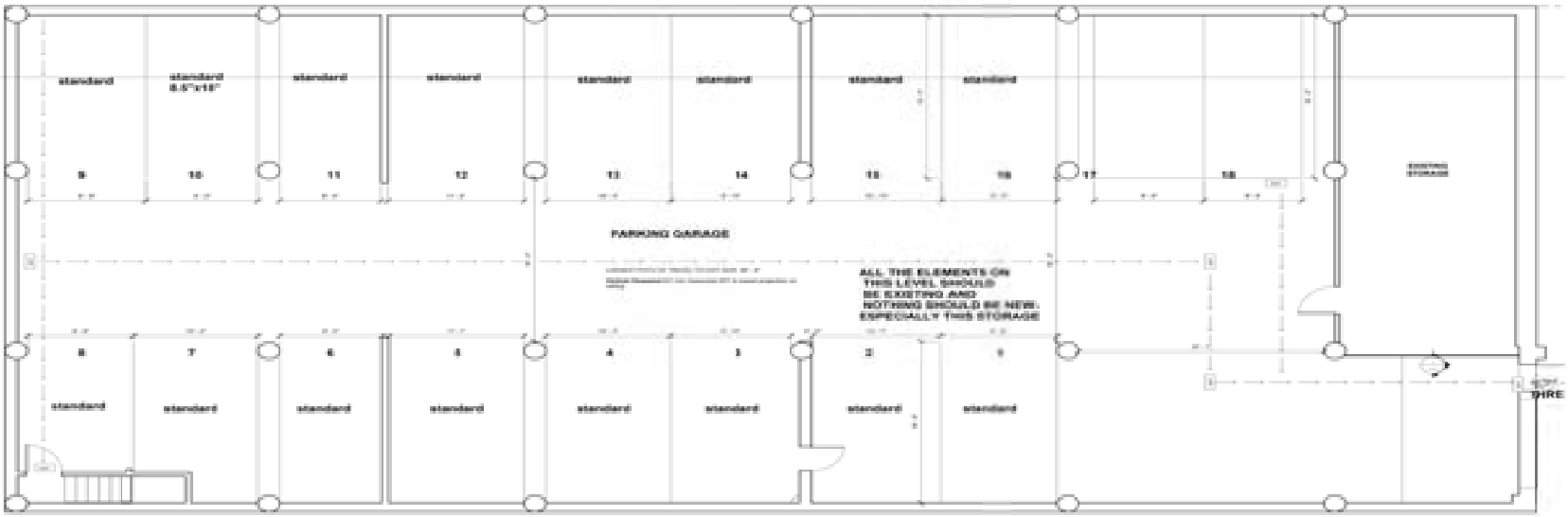
- Owner and operator of private event venues in LA with over ten years of continuous operation
- Team with decades of hospitality, venue management, and property development experience
- We own our buildings, giving us long term responsibility and accountability

261 S. Kenmore Ave

- 8,231 square foot lot, consisting of an existing two level 7,056 square foot building (the basement is the garage
- Property is zoned C2-1
- Site is currently a vacant building, previously operated as a restaurant and market




1-8
9-16
17-24
DJ BOOTH & PERFORMANCE AREA
25-32
33-40
STORAGE
WAITING AREA
HANDICAP PARKING
41-48
49-56
57-64
65-72
73-80
81-88
DANCE FLOOR
89-96
97-104
105-112
113-120
121-128
129-136
RESTAURANT / BANQUET HALL AREA
169-176
EXISTING STORAGE
137-144
145-152
153-160


standard
standard 8.5'x18'
9
10
11
12
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17
18
PARKING GARAGE
ALL THE ELEMENTS ON THIS LEVEL SHOULD BE EXISTING AND NOTHING SHOULD BE NEW. ESPECIALLY THIS STORAGE
8
7
6
5
4
3
2
1
EXISTING STORAGE
SHIRE

WHAT WE DO

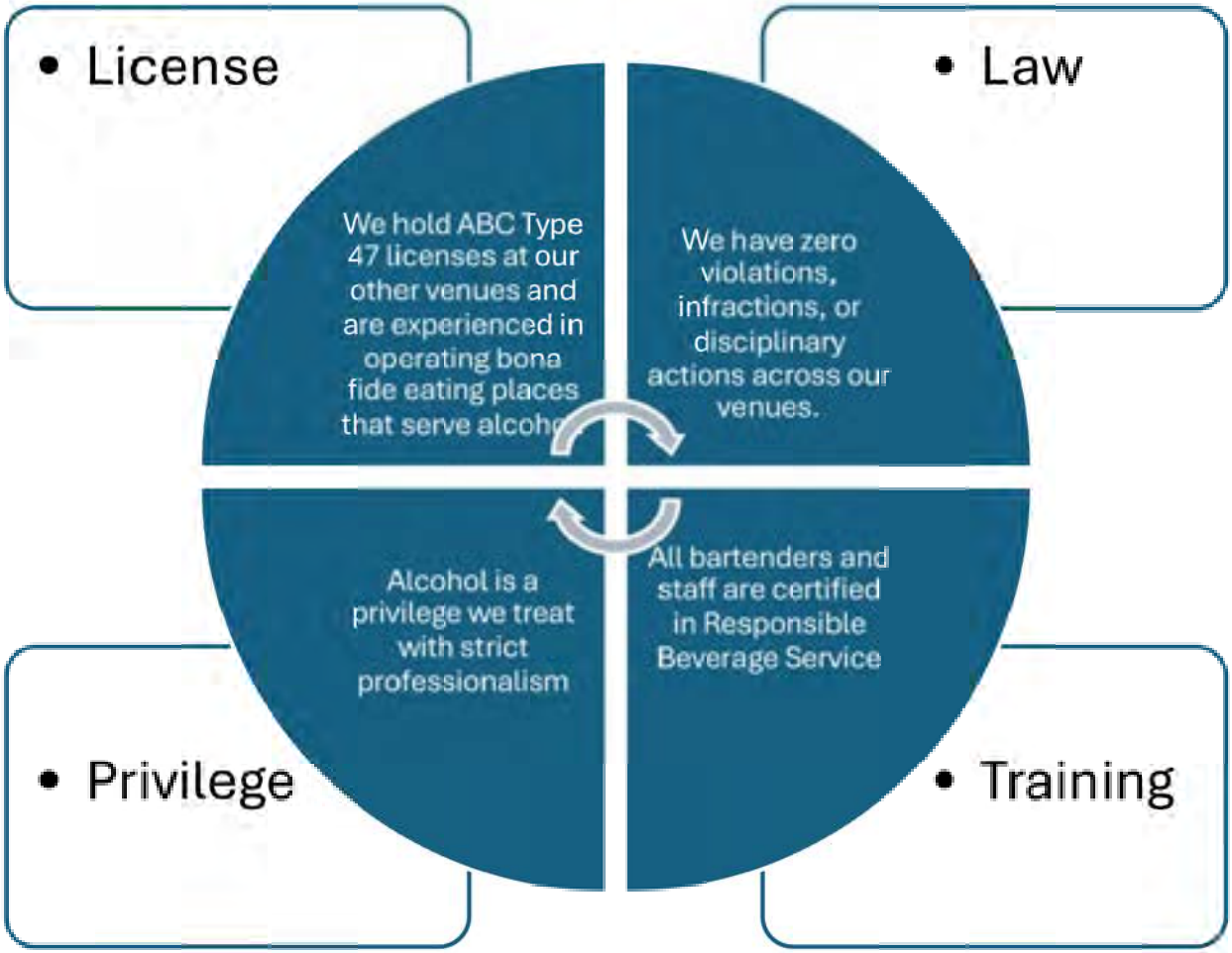
- Life Celebrations
- Corporate Gatherings
- Brand Activations
- Community Events

- Low frequency on booking as we <u>average one event per week.</u>
- Half of the events are day time.
- Events booked far in advance, allowing deliberate planning

OUR OPERATING PHILOSOPHY

1. Long term investment in neighborhoods
2. Strong emphasis on beautification and property care
3. Professional staff on site for every event
4. Dedicated management team for each venue
5. High expectations from clients matched by equal respect for the neighborhood

ALCOHOL RESPONSIBILITY



SAFETY AND SECURITY

- Licensed security personnel for all events
- Daily monitoring of property conditions
- Clear policies for guest behavior and event conduct
- Proven ability to reduce issues related to street activity
- Immediate response model for any safety concern

TRACK RECORD ACROSS LOS ANGELES

- Successfully operate in dense urban areas
- Transform properties into clean, safe, well maintained community assets
- Strong relationships with LAPD Hollywood and Rampart
- Consistently recognized as cooperative, responsive, and compliant operators

PROPER

Parking Management Plan

November 2025

Project Overview

Nari LA

261 South Kenmore Avenue, Los Angeles, CA 90004

This Parking & Valet Management Plan has been developed to outline the operational procedures, staffing requirements, and logistical framework for providing safe, efficient, and professional parking services for **Nari LA**, located at **261 S. Kenmore Avenue, Los Angeles, California**.

Nari LA is an event venue with a maximum occupancy of **280 guests**. The operator intends to host a variety of events and private functions open to the general public. To determine operational parking demands, industry vehicle-generation metrics were applied, accounting for modern transportation trends such as rideshare, carpooling, and public transit use.

Based on these metrics, estimated onsite vehicle volume is as follows:

- **Peak Event Hours:** Approximately **85–95 vehicles**
- **Non-Peak Hours:** Approximately **50–60 vehicles**

These estimates inform staffing, offsite parking needs, and valet routing strategies.

Valet Parking Operation

Valet operations will be conducted primarily within the **onsite parking garage**, which contains:

- **18 standard striped parking spaces**,
- Expandable to **25 spaces** when operated under a managed valet-assist configuration.

A site evaluation has also identified multiple **offsite parking facilities** suitable for overflow valet operations. (See **Exhibit A – Valet Route Plan**.)

2.1 Valet Drop-Off & Check-In Process

Upon entering the designated **Valet Zone**, guests will be greeted by a valet attendant who will issue and scan a digital or printed claim ticket using a handheld device (iPad/iPhone with integrated scanner). The system will log:

- Vehicle make, model, and color
- License plate number
- VIN (if applicable)
- Pre-existing vehicle damage
- Assigned parking location

Key management will be secured within a **locked valet key box**, accessible only via attendant ID badges.

2.2 Vehicle Retrieval Process

For guest convenience, the valet system will allow patrons to request their vehicle by:

- Text message
- Email
- Mobile app

Once the request is submitted, the system automatically dispatches the nearest attendant to retrieve the vehicle. Payment options include:

- Point-of-Sale terminal
- Mobile app payment
- Credit card via handheld device

(See **Exhibit B – Valet Technology System**.)

2.3 Operational Standards

- Only trained valet attendants will operate vehicles within designated areas.
- All valet activity will occur within assigned onsite and approved offsite areas.
- Wayfinding and directional signage will be implemented to guide vehicles safely to the Valet Zone.
- Guests will experience minimized wait times due to advanced vehicle-request technology and real-time communication between staff and patrons.

Staffing

The goal of the staffing strategy is to ensure **safe, efficient, and high-quality valet service** during all operating hours.

Industry standards indicate that one valet attendant can process **15 vehicles per hour** during peak conditions. Using these benchmarks, the following staffing plan is recommended:

3.1 Peak Hours

- **1 Valet Supervisor** (minimum)
- **6 Valet Attendants**

3.2 Non-Peak Hours

- **1 Valet Supervisor**
- **1–4 Valet Attendants**, based on event size and vehicle volume

3.3 Ongoing Operational Adjustments

Vehicle volumes and queuing patterns will be monitored continuously. As occupancy or operational conditions change, valet staffing levels will be adjusted accordingly. Updates to the Parking Management Plan will be made when shifts in demand justify operational changes.

PARKING MANAGEMENT PLAN

Summary

This Parking & Valet Management Plan provides a structured approach to managing Nari LA's event-related parking demand while maintaining safety, efficiency, and an elevated guest experience. Through the combination of trained personnel, technology-supported operations, and flexible onsite/offsite parking solutions, the venue will be well-equipped to accommodate its anticipated parking needs.

Exhibit A

NOISE MANAGEMENT PLAN

Ardy Rahbapoor, President, Lumina AV
Ian Garner, Certified Audio Engineer

Purpose:

The audio system is engineered to deliver even sound coverage within the venue while preventing noise transmission to neighboring properties.

Audio Engineering Approach:

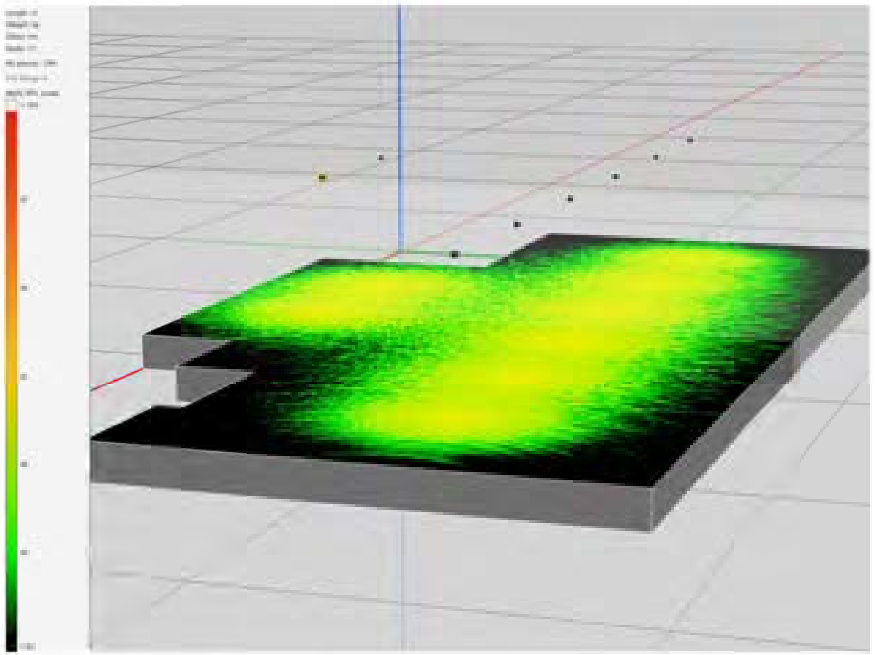
The system utilizes **six distributed pendant loudspeakers** strategically located throughout the space, allowing for uniform SPL coverage at reduced output levels rather than high-powered point-source speakers. This significantly limits sound throw, airborne propagation, and low-frequency buildup.

Technical Control
System modeling and SPL mapping confirm that required listening levels are achieved within the venue footprint while maintaining reduced energy at perimeter boundaries, minimizing off-site noise impact.

SYSTEM MODELING, SPL MAPPING & SPEAKER PLACEMENT:

The audio system was designed using predictive acoustic modeling and SPL mapping to analyze sound coverage, dispersion, and boundary impact prior to installation.

Pendant speakers are **distributed and suspended** to create localized coverage zones, allowing sound to be delivered downward and inward toward occupied areas rather than projected across the room. This design minimizes throw distance and eliminates the need for high-output reinforcement.



Each loudspeaker is **aimed away from perimeter walls and exterior boundaries**, with controlled dispersion patterns that prevent direct sound energy from striking walls, ceilings, or openings that could transmit noise outside the venue.
SPL mapping confirms that required listening levels are achieved evenly throughout the space while maintaining reduced sound pressure at room edges and building boundaries, ensuring sound remains fully contained within the venue footprint.

SYSTEM MODELING, SPL MAPPING & SPEAKER PLACEMENT:

- **Building & Site Conditions:**
  The venue is constructed of **5–6 inch concrete walls, ceilings, and floors**, providing substantial mass for sound containment. A physical separation between this building and the adjacent structure further limits structure-borne transmission. No loudspeakers are oriented toward exterior walls or neighboring properties.
- **Operational Safeguards:**
  All events are managed by a **dedicated professional audio technician**, with DSP limiters engaged to enforce maximum output levels and prevent volume escalation. This operational protocol is standardized and consistently applied.

  Supplemental Mitigation:
  Directional speaker orientation, acoustic drapery, and absorptive treatments are used to control reflections and reverberant energy, keeping sound focused inward. Doors and openings remain closed during event operation.
- **Proven Performance:**
  This same audio engineering and operational model has been implemented across multiple Bronson Hospitality venues for over **six years**, with a strong track record of compliance and no recurring neighborhood noise issues.

Proposed Conditions

BRONSON HOSPITALITY

261 S. Kenmore

Proposed Conditions

NOISE:

•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.

•Amplified music shall not be audible outside the premises, which is under the control of the applicant(s).

•Notwithstanding the number of musical devices at issue, the Owner/operator must have control of the amplified musical devices on the premises whether in the public assembly areas, restaurant or bar areas, banquet areas, or elsewhere on the premises; and the music shall not be audible outside the premises.

THIRD PARTY PROMOTER:

•The applicant shall not sublet the establishment for night club activity.

•The applicant shall retain full control of all events within the subject premises. No premises may be sublet to an independent promoter for any purpose.

SECURITY/MAINTENANCE OF PROPERTY:

•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.

•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.

•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.

•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.

•A phone number to a responsible representative of the owner shall be posted at the establishment for the purposes of allowing residents to report an emergency or a complaint about the method of operation.

•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.

•At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The onduty 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 facility to discourage illegal and criminal activity on the subject premises 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 or truancy occur.

•State licensed security guards shall be provided during entertainment hours and during any private events. There shall be at least one security guard on duty at any one shift during operating hours. Security personnel shall wear clothing or uniforms that are easily identifiable. The security guard shall regularly patrol the area under the control of the establishment to prevent loitering or undesirable activity by persons around the premises. The security guard must be certified by the State Department Bureau of Consumer Affairs. Bureau and Security and Investigative Services.

•During weekends, consisting of Fridays and Saturdays, or during special events, the owner/operator shall provide additional security to address the influx of patrons and incidents of possible crime from occurring. Additional security would consist of one or more security guards depending on the number of patrons, with a reasonable ratio of security staffing per person to address issues that may arise.

MISC:

•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.

•Designated Driver Program. Prior to the utilization of this grant, the applicant shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.

•Owner/operator shall ensure adherence to the maximum occupancy for the premises.

Letters and Petitions in Support of the Project

Jan 27, 2026

To the Planning and Land Use Authorities,

I am writing in support of Mr. Jacques Massachi's application concerning the property located at 261 S. Kenmore Avenue. The request includes discretionary entitlements and a Type 47 ABC license permitting beer, wine, and distilled spirits for on site consumption in connection with organized private and corporate events. Based on what I understand, this venue will be responsibly operated and beneficial to the commercial corridor.

Respectfully submitted,

Joey Desiervi

3705-3707 W. 3rd Street Tenant

3705-3707 W. 3rd Street

January 14, 2026

Dear City of Los Angeles Officials,

I am writing in support of Mr. Jacques Massachi's application concerning the property located at 261 S. Kenmore Avenue. The request includes discretionary entitlements and a Type 47 ABC license permitting beer, wine, and distilled spirits for on site consumption in connection with organized private and corporate events. Based on what I understand, this venue will be responsibly operated and beneficial to the commercial corridor.

Respectfully submitted,

Representative

A and E Furniture

3715 W. 3rd Street

01-11-2026

To the Planning and Land Use Authorities,

After reviewing the proposal for 261 S. Kenmore Avenue, I am comfortable expressing support for Mr. Massachi's effort to activate the property through regulated private events. I believe this aligns with commercial zoning objectives.

Sincerely,

Muhammed

Suite 202B Office

202B

01/15/2026

Dear City of Los Angeles Officials,

After reviewing the proposal for 261 S. Kenmore Avenue, I am comfortable expressing support for Mr. Massachi's effort to activate the property through regulated private events. I believe this aligns with commercial zoning objectives.

With appreciation,

Blanca Manuel

Manuel Avalos Business

3701-03 W. 3rd Street

2026-02-12

To the Planning and Land Use Authorities,

After reviewing the proposal for 261 S. Kenmore Avenue, I am comfortable expressing support for Mr. Massachi's effort to activate the property through regulated private events. I believe this aligns with commercial zoning objectives.

Kind regards,

Primitivo Gracia Gonzalez

Tailoring

208

February 09, 2026

Members of the Zoning Administration,

I endorse the application submitted for the project at 261 Kenmore. A properly supervised event venue operating under a Type 47 license can contribute positively to economic activity while maintaining oversight and compliance.

Kind regards,

Sandra Martinez

Oasis De Amor Wellness Center

203B

Jan 13, 2026

To the Honorable Zoning Administrator,

Having considered the proposal for the property at 261 S. Kenmore Avenue, I respectfully support the application. Structured event operations typically include staffing, security, and defined hours, which provide appropriate controls.

Respectfully submitted,

Mario Merida

Mario and Maria Merida

Hair Salon

273 Kenmore Avenue

2026-01-21

Dear City of Los Angeles Officials,

Having considered the proposal for the property at 261 S. Kenmore Avenue, I respectfully support the application. Structured event operations typically include staffing, security, and defined hours, which provide appropriate controls.

Sincerely,

Allam

Suite 201B Office

201B

January 16, 2026

Dear City of Los Angeles Officials,

Having considered the proposal for the property at 261 S. Kenmore Avenue, I respectfully support the application. Structured event operations typically include staffing, security, and defined hours, which provide appropriate controls.

With appreciation,

Naomi

Suite 201A Office

201A

2026-01-05

To the Honorable Zoning Administrator,

This letter confirms my support for the pending application for 261 Kenmore. The proposed hospitality use appears structured and professionally managed. I support approval of the requested entitlements and alcohol licensing.

With appreciation,

Ena Aguirre

Ena Victoria Aguirre

Las Cabanas Restaurant

3713 W. 3rd Street

2026-01-11

To the Honorable Zoning Administrator,

This letter confirms my support for the pending application for 261 Kenmore. The proposed hospitality use appears structured and professionally managed. I support approval of the requested entitlements and alcohol licensing.

Respectfully submitted,

Marleni Guerra

Tabaco Shop

3711 W. 3rd Street

January 21 2026

To the Honorable Zoning Administrator,

After reviewing the proposal for 261 S. Kenmore Avenue, I am comfortable expressing support for Mr. Massachi's effort to activate the property through regulated private events. I believe this aligns with commercial zoning objectives.

Respectfully submitted,

Blanca Rivas de Mejia

El Tikal

3709 W. 3rd Street

01-13-2026

To Whom It May Concern,

I endorse the application submitted for the project at 261 Kenmore. A properly supervised event venue operating under a Type 47 license can contribute positively to economic activity while maintaining oversight and compliance.

Yours truly,

Calib Rahman

Calib Rahman

Suite 202A Business

202A

Feb 03, 2026

To Whom It May Concern,

This letter confirms my support for the pending application for 261 Kenmore. The proposed hospitality use appears structured and professionally managed. I support approval of the requested entitlements and alcohol licensing.

Respectfully submitted,

Juan Antonio Perez Torres

Suite 207

207

Feb 08, 2026

Dear City of Los Angeles Officials,

This letter confirms my support for the pending application for 261 Kenmore. The proposed hospitality use appears structured and professionally managed. I support approval of the requested entitlements and alcohol licensing.

Yours truly,

Jazmin Representative

JCB Jazmin Beauty Center

206A

01/08/2026

Members of the Zoning Administration,

Having considered the proposal for the property at 261 S. Kenmore Avenue, I respectfully support the application. Structured event operations typically include staffing, security, and defined hours, which provide appropriate controls.

Respectfully submitted,

Federico Patzan Ucelo

Federico Patzan Ucelo

Casa de Misericordia

204

2026-02-02

To the Planning and Land Use Authorities,

After reviewing the proposal for 261 S. Kenmore Avenue, I am comfortable expressing support for Mr. Massachi's effort to activate the property through regulated private events. I believe this aligns with commercial zoning objectives.

Yours truly,

Russel Kabi

Suite 203A Office

203A

January 20, 2026

Members of the Zoning Administration,

After reviewing the proposal for 261 S. Kenmore Avenue, I am comfortable expressing support for Mr. Massachi's effort to activate the property through regulated private events. I believe this aligns with commercial zoning objectives.

Sincerely,

Marie Grace Dimailing

Prime Star Home Health

202C

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 5/28/24 Signature: [illegible] Printed Name: Elizabeth Ruiz
Address (street, city): 400 S. Kenmore Ave LA, CA 90020 Phone number: (213) 497-8361

Date: 5/1/26 Signature: [illegible] Printed Name: Vicky V.
Address (street, city): 4082 Overland St. Phone number: 757 783-2903

Date: 5/2/24 Signature: [illegible] Printed Name: Ahely Rosales
Address (street, city): 2509 Ocean View Avenue Phone number: 323-350-9998

Date: _____ Signature: _____ Printed Name: _____
Address (street, city): _____ Phone number: _____

Date: _____ Signature: _____ Printed Name: _____
Address (street, city): _____ Phone number: _____

Date: _____ Signature: _____ Printed Name: _____
Address (street, city): _____ Phone number: _____

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 2/28/26 Signature: [illegible] Printed Name: ISAIAH SATTERFIELD
Address (street, city): 3835 W. 2ND ST APT 502 LOS ANGELES CA Phone number: 917 880 0570

Date: 3/1/26 Signature: [illegible] Printed Name: Korey Kennard
Address (street, city): 1434 Miramar vt 90026 Phone number: 213-620-2643

Date: 3/3/26 Signature: [illegible] Printed Name: Erica McCallister
Address (street, city): 401 S Kenmore Ave Los Angeles, CA 90020 Phone number: 727-225-9868

Date: 3/3/26 Signature: [illegible] Printed Name: Logan Henry
Address (street, city): 2424 Wilshire blvd los Angeles, CA, 90057 Phone number: _____

Date: _____ Signature: _____ Printed Name: _____
Address (street, city): _____ Phone number: _____

Date: _____ Signature: _____ Printed Name: _____
Address (street, city): _____ Phone number: _____

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 2/23/2026 Signature: [illegible] Printed Name: JONI ATTIKAY
Address (street, city): 233 S Kenmore Ave LA, CA 90004 Phone number: (213) 889-[illegible]

Date: 2/25/26 Signature: [illegible] Printed Name: Curt Martinvsen
Address (street, city): 3755 Wilshire Blvd Phone number: (310) 741-1572

Date: 2/25/26 Signature: [illegible] Printed Name: Marco Williams
Address (street, city): 318 Mariposa Phone number: 213-652-4960

Date: 2-27-26 Signature: [illegible] Printed Name: Qiamon Boyd
Address (street, city): 1900 W 3rd St Phone number: (323) 426-0327

Date: 2-27-2026 Signature: [illegible] Printed Name: Sherell Martin
Address (street, city): 121 N. Mariposa ave Phone number: 347-721-8991

Date: 2/28 Signature: [illegible] Printed Name: Amelia Bechel
Address (street, city): 530 S Kenmore Ave Apt 302 Phone number: 4193437326

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 2/24/26 Signature: [illegible] Printed Name: Chanée Hayes
Address (street, city): 6100 Flower St, Los Angeles Phone number: 310.482.8332

Date: 2/25/26 Signature: [illegible] Printed Name: Briana Carter
Address (street, city): 4316 S. Mariposa Phone number: 213 725 1489

Date: 2/25/26 Signature: [illegible] Printed Name: Ashley Williams
Address (street, city): 257 S Kenmore Phone number: 323 293-6281

Date: 2/27/26 Signature: [illegible] Printed Name: Gema Hernandez-Angulez
Address (street, city): 540 S. Catalina Phone number: 310-617-9557

Date: 2/27/26 Signature: [illegible] Printed Name: CHRISTINA GONZALES
Address (street, city): 391 W. 3rd St Apt 213 90020 Phone number: 626 388 4627

Date: 2-27-26 Signature: [illegible] Printed Name: Jamir Nasr
Address (street, city): 3189 Euclid Ave Lynwood, CA 90262 Phone number: 323 743-6251

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 2/24 Signature: [illegible] Printed Name: Michelle Thompson
Address (street, city): P.O. Box 738 Phone number: 213 358-8955

Date: 2/24 Signature: [illegible] Printed Name: A'Nya Johnson
Address (street, city): 90004 Phone number: (510) 756-8386

Date: 2/24 Signature: [illegible] Printed Name: Edwin R
Address (street, city): 90024 Phone number: (213) 688-7/4

Date: 2/25 Signature: Thomas Robinson Printed Name: Thomas Robinson
Address (street, city): 349 S Lafayette park place Phone number: 3123307744

Date: 2/25 Signature: [illegible] Printed Name: John
Address (street, city): 90004 Phone number: —

Date: 2/25 Signature: [illegible] Printed Name: Colton Lefkin
Address (street, city): 90004 Phone number: 641-990-5614

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 2-22-26 Signature: [illegible] Printed Name: Jose Zuporta
Address (street, city): 128 S. Alexandria Ave #8 Phone number: 213-908-3974

Date: 2/22/26 Signature: [illegible] Printed Name: Carmen Bryan
Address (street, city): 710 Olympic Blvd, Los Angeles Phone number: 323.879.9979.

Date: 2-22-26 Signature: [illegible] Printed Name: Colin McCann
Address (street, city): 454 S. Catalina St. Phone number: 412-598-9750

Date: 2/22/26 Signature: [illegible] Printed Name: Angel Jones
Address (street, city): 454 S. Catalina St. Phone number: 818-425-8468

Date: 2/23/26 Signature: [illegible] Printed Name: Lacey Mello
Address (street, city): Wilshire Blvd 90048 Phone number: 702 498 1700

Date: 02/23/26 Signature: [illegible] Printed Name: [illegible]
Address (street, city): 3824 2nd Ave Phone number: 213-771-3810

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 2/20/26 Signature: Kayla Haynes Printed Name: Kayla Haynes
Address (street, city): 4308 Highpoint Phone number: 305 219 1760

Date: 2/20/26 Signature: Chang Dan Printed Name: Chang Dan
Address (street, city): 4308 Highpoint Dr Phone number: 424 473 0237

Date: 2/22/26 Signature: [illegible] Printed Name: [illegible]
Address (street, city): 1434 Mirsmirst LA CA Phone number: 323 314 2181

Date: 2/22 Signature: [illegible] Printed Name: [illegible]
Address (street, city): 911 S Normandie Phone number: 310 594 4796

Date: 2-22-26 Signature: Barbara Rodriguez Printed Name: BARBARA RODRIGUEZ
Address (street, city): 533 So HARVARD BL L.A, CA. Phone number: (213) 924-9071

Date: 2/22/26 Signature: James Sinclair Printed Name: JAMES SINCLAIR
Address (street, city): 635 S. HOBART 90006 Phone number: (213) 272-3850

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 2-17-26 Signature: [illegible] Printed Name: Todd Lewis
Address (street, city): LA Phone number: (805) 857-9408

Date: 2/17/26 Signature: [illegible] Printed Name: Eli Sandson
Address (street, city): 630 S Kenmore LA 90005 Phone number: 213-257-5259

Date: 2/20/26 Signature: [illegible] Printed Name: JADA DUNHAM
Address (street, city): 420 S WESTLAKE AVE Phone number: 209 284 3364

Date: 2/21/26 Signature: [illegible] Printed Name: Bryan Lopez
Address (street, city): 319 S. LA Fayette Phone number: 323-615-7068

Date: 2/22/26 Signature: [illegible] Printed Name: Austin Thomas
Address (street, city): 117 Bimini Pl Apt 112 Phone number: 323-717-5858

Date: 2/22/26 Signature: [illegible] Printed Name: Jason Grant
Address (street, city): 257 S Kenmore Ave Apt 302 Phone number: (956) 287-8082

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 2/20/26 Signature: [illegible] Printed Name: Immani Carrington
Address (street, city): 233 S Kenmore Ave 90004 Phone number: 661-450-5439

Date: 2/20/26 Signature: [illegible] Printed Name: Colin Hilton
Address (street, city): 1270 Berendo St Phone number: 801-638-7788

Date: 2/20/26 Signature: [illegible] Printed Name: Miguel R
Address (street, city): 420 S Mariposa Ave Phone number: (213)924 5449

Date: 2/21/26 Signature: [illegible] Printed Name: Alvis Ferguson
Address (street, city): 771 San Julian St. #306 Phone number: 213 292-2364

Date: 2/20/26 Signature: [illegible] Printed Name: Daniel Alvarez
Address (street, city): 157 S Catalina St Phone number: 512 773 2927

Date: _____ Signature: [illegible] Printed Name: EDWARD Vincent
Address (street, city): 220 S. CATALINA Phone number: (310)565-7632

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 2-15-26 Signature: [illegible] Printed Name: Joey Desiere
Address (street, city): Phone number: 661-495-7491

Date: 2-19-26 Signature: T Parker Printed Name: TJ Parker
Address (street, city): LA Phone number: 818-602-7154

Date: 2/19/26 Signature: [illegible] Printed Name: Temitope Akanbi
Address (street, city): LA Phone number: 8022403 1784

Date: 2/19/26 Signature: [illegible] Printed Name: Carl B Lawrence
Address (street, city): 341 S. NORMANDIE AVE Phone number: 213 38[illegible]-6915

Date: 2/20/26 Signature: [illegible] Printed Name: Gabriel Arasemena
Address (street, city): 1819 N. Edgemont St. Phone number: 213 570 7916

Date: 2/20/26 Signature: Karla K Garcia Printed Name: Karla L Garcia
Address (street, city): 243 S. Hoover st. #2 LA CA 90004 Phone number: 213 644 3115

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 12/3/25 Signature: [illegible] Printed Name: BRYAN HIDA
Address (street, city): 3704 W 3RD ST Phone number: 626-826-8230

Date: 12/3/25 Signature: Robert Gorecki Printed Name: Robert Gorecki
Address (street, city): Los Angeles Kenmore Phone number: (323) 581-2654

Date: 12/3/25 Signature: [illegible] Printed Name: Corey Neal
Address (street, city): Phone number:

Date: Signature: Printed Name:
Address (street, city): Phone number:

Date: Signature: Printed Name:
Address (street, city): Phone number:

Date: Signature: Printed Name:
Address (street, city): Phone number:

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 12-3-25 Signature: [illegible] Printed Name: [illegible]
Address (street, city): 3rd St Los Angeles Phone number: (661)495-7491

Date: 12/3/25 Signature: [illegible] Printed Name: Ronaldo Cruz
Address (street, city): 340 S. Mariposa Phone number: (323)-516-8101

Date: 12-3-25 Signature: [illegible] Printed Name: Jairus Mays
Address (street, city): 3019 Farmdale ave Los Angeles Phone number: 323-672-7608

Date: 12/3/25 Signature: [illegible] Printed Name: Denis Caicono
Address (street, city): 501 S New Hampshire Phone number: 347 885 4798

Date: 12/3/25 Signature: [illegible] Printed Name: Veronica Molnar
Address (street, city): 2953 Granville Ave Phone number: (661)435-7839

Date: 12/3/25 Signature: [illegible] Printed Name: Mario Vargas
Address (street, city): 3rd st. Los Angeles Phone number: (714) 308-6317

PETITION IN SUPPORT
261 S. Kenmore Avenue, Los Angeles, CA 90004

I understand that Jacques Massachi, as a representative of the property owner and operator at the above-mentioned premises, is applying for City of Los Angeles discretionary entitlements and a State Department of Alcoholic Beverage Control (ABC) license at 261 S. Kenmore Avenue that will allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC license) and entertainment in order to offer and host full service corporate/private events and functions.

By signing this Petition, I am supporting the property owner and/or operator's application for all requests.

Please issue all necessary permits and licenses for business. Thank you.

Date: 12/3/25 Signature: [illegible] Printed Name: Kevin Pulancio
Address (street, city): S. Harvard Los Angeles Phone number: (323) 425-1230

Date: 12/3/25 Signature: [illegible] Printed Name: Robert BRUMFIELD
Address (street, city): Edgemont St, LA Phone number: _____

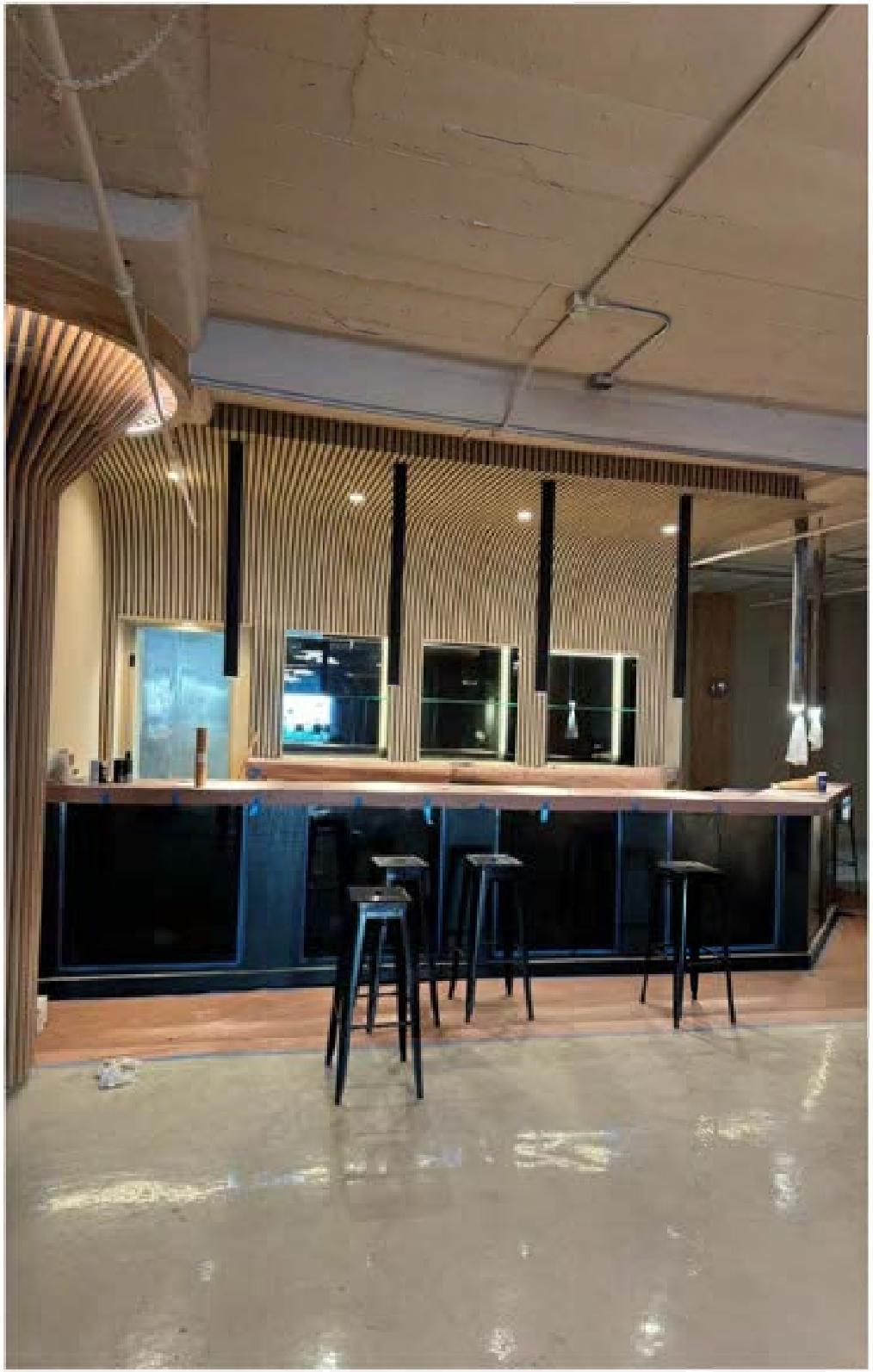
Date: _____ Signature: _____ Printed Name: _____
Address (street, city): _____ Phone number: _____

Date: _____ Signature: _____ Printed Name: _____
Address (street, city): _____ Phone number: _____

Date: _____ Signature: _____ Printed Name: _____
Address (street, city): _____ Phone number: _____

Date: _____ Signature: _____ Printed Name: _____
Address (street, city): _____ Phone number: _____

Exterior Rendering and Interior Photos of 261 S. Kenmore Avenue
along with Bronson Hospitality Catering and Banquet Menu



Bronson Hospitality

261 S Kenmore Ave., Los Angeles

CATERING & BANQUET MENU

WHO WE ARE

We are an extraordinary hospitality company with long standing roots in full service catering and event production. Instead of spending our time developing pre-set menus and packages, we dedicate ourselves to spending time with our guests and creating unique experiences.

Our commitment to quality ingredients is unparalleled. Utilizing local organic produce whenever possible and sourcing sustainable meat from local ranches, at Contemporary, we make an effort to take care of our planet.

No matter the size of your event, whether an intimate dinner for two or a corporate event for thousands - we know that it will be nothing short of spectacular. We demand excellence in all we do, reaching beyond the dining experience at your event. From the initial planning process and location site visits, to how we train and develop each of our team members, we don't settle for mediocrity.

We can't wait to share a meal with you.

CURATED MENU DESIGN

We love collaborating with our clients to create an experience uniquely tailored to each event, and with thousands of menu items, we have something that satisfies every taste. We find ourselves creating new recipes all the time, either based on our clients wants, or just for fun.

Out of ideas? We promise we won't be, but we are more than happy to share some of our most loved classics, which you will find on the following pages. And of course, we will always accommodate guests' dietary choices.

We encourage you to call and work directly with our client experience team to help design a custom menu for your event.

SERVICE STYLES

We specialize in full service corporate events and functions, ranging from private dinners to awards shows, from fine dining tasting menus, to crew feed for thousands, and everything in between - we have you covered.

No matter the time of day, we will always go above and beyond. Creating clean, unique, and timeless menus along with our ability to operate the intricacies of events seamlessly, makes us stand out amongst the rest.

Buffet Breakfasts, Plated Lunches, Coursed Dinners, Tray Passed Cocktail Receptions, Live Action Stations, White Glove Galas, Retail Sales, and Overnight Crew Meals, are just some of the service styles we excel in.

No request is too large, no request is too small. Let us show you what we are made of.

MENU INSPIRATION

TRAY PASSED COCKTAIL RECEPTION

TOGARASHI RUBBED NEW YORK STRIP SKEWERS
Ponzu Dipping Sauce

"THREE MEAT" MEATBALLS AL FORNO
Veal, Pork & Pancetta Meatballs, Fresh Pomodoro, Chiffonade Basil

AHI TUNA TARTAR TACO
Black Sesame Seeds, Wasabi, Scallions,
Napa Cabbage Slaw, Yuzu Kosho, Crispy Wonton Taco

CRAB & SHRIMP
Jalapeno Pesto, Cucumber Medallion, Chive Baton

FRESH FIG & RICOTTA TARTLET
Local Orange Blossom Honey, Cracked Pistachios,
Puff Pastry Tartlet

MINI PAN SEARED FALAFEL CAKE
Sumac Lebne, Pickled Red Onion, Flatleaf Parsley

GRILLED RATATOUILLE TARTINE *vegan
Grilled Sourdough, Balsamic Glaze,
Nutritional Yeast, Micro Basil

SWEET POTATO CAKE *vegan
Beet Tartare, Kite Hill Ricotta

MENU INSPIRATION

ENTREE COURSE

BONELESS PORT WINE, PARSNIP, AND GUANCIALE
BRAISED BEEF SHORTRIB

SPICE CRUSTED SEARED FLANK STEAK
Compound Butter of Roasted Poblano & Anaheim Chile

BRAISED LAMB SHANK
Pomegranate Demi-Glace, Candied Kumquats,
Fresh Pomegranate Seeds

GRILLED MARY'S ORGANIC CHICKEN BREAST
Provencal Tomato, Basil & Garlic Checca

PAN ROASTED HALIBUT
Caper Berries, Lemon Zest, Parsley, Garlic, Butter & Tarragon

CEDAR PLANK SALMON
Grain Mustard, Shaved Shallots, Fresh Rosemary

HOUSE MADE RED BEETROOT FETTUCCINI
Sautéed Rainbow Chard, Poppyseed, Laura Chenel Chevre,
Fresh Chives, Crispy Fried Basil

PORTOBELLO MUSHROOM STEAK *vegan
Caramelized Onion Jus, Carrot Puree, English Peas

MENU INSPIRATION

STATIONS

STROLLING DIM SUM CART
pork xlb
steamed veggie dumplings
shrimp siew mai
hot mustard, sweet and sour, hoisin, ponzu

FRESH CARVED PORCHETTA
Blistered Tomato Compote
Tricolore Salad: Arugula, Endive, Radicchio,
Shaved Parmesan, Meyer Lemon Vinaigrette

RAW BAR
Shucked to Order Kumamoto Oysters, Jumbo Shrimp
Cocktail: Lemon, Champagne Mignonette, Tabasco,
Horseradish, Zesty Cocktail Sauce

"STREET STYLE" TACO BAR
Cilantro Lime Chicken, Carne Asada. Fajita Style Vegetables
Fresh Cilantro, Tomato, Red Onion, Mixd Cheese, Jalapeno, Limes
Fresh Guacamole, Pico de Gallo, Salsa Verde
Warm Corn and Flour Tortillas
Tri Color Housemade Tortilla Chips

RENTAL COORDINATION

Our in-house client experience team will gladly coordinate rentals on your behalf to bring your event to life. We work with an incredible group of preferred vendors, who all have a variety of inventory and decor items along with professional installation and break down services.

Whether we are solely providing insight on your existing rental order, or specially fabricating something epic with our in house team, we want to be your partner in the experience.

We can't wait to work with you on all facets of your event.

Los Angeles Police Department ("LAPD") Letter, dated February 4, 2026, and correspondence with Sgt. Boyd, dated March 3, 2026

LOS ANGELES POLICE DEPARTMENT

JIM McDONNELL
Chief of Police

P. O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 382-9045
Department TDD:(213) 382-4365
Ref#: 6.6

KAREN BASS
Mayor

February 4, 2026

Zoning Administrator
Office of Zoning Administration, City of Los Angeles
200 North Spring Street, 7th Floor
Los Angeles, California 90012

Dear Zoning Administrator,

The Los Angeles Police Department (LAPD) recently was made aware of a Notice of Public Hearing concerning the property located at 261 South Kenmore Avenue, Los Angeles, California 90004, Wilshire Center-Koreatown, Case No. ZA-2025-2662(CUB). The property is located in Census Tract 2113.1 and in LAPD Reporting District (RD) 2016. Please be advised that the LAPD, Olympic Area, has concerns with the issuance of a Conditional Use Permit (CUP) for a restaurant with live entertainment, live music, karaoke, and dancing.

The location has been non-operational since the end of year of 2023 and sits in a very dense population area with apartment buildings close by. When the location was operational, there were approximately 45 police radio calls and incidents. The calls ranged from loud parties, disorderly large groups, assault with deadly weapons, and shots heard incidents.

A crime analysis for RD 2016 was conducted for a two-year period, from December 2, 2023, through December 2, 2025. The analysis revealed that there were three driving under the influence arrests, 20 aggravated assaults, 29 battery assaults, seven robberies, and four sexual crimes.

On January 7, 2026, LAPD Olympic Vice met with representatives from Bronson Hospitality. A tour of the location was provided, and their business plan was communicated, which provided a positive vision. Olympic Vice understands the location is under new ownership and has no connection to the previous owner and/or operators.

Should the CUP be granted, and the establishment is allowed to operate with alcohol sales and on-site consumption, the LAPD would request the following conditions be placed on the CUP. The requested conditions are reasonable and designed to encourage the applicant to take a proactive role in protecting the welfare of its patronage, public and the adjacent residential areas that are located within close proximity.

CONDITIONS

1. Hours of operation shall be limited to 11:00 a.m. to 12:00 a.m., Sunday to Thursday, and 11:00 a.m. to 1:30 a.m., on Friday and Saturday. After hours use of the facility, other than routine clean up and maintenance, is not permitted.

2. Security cameras shall be installed and maintained that records all common areas of the business, all karaoke rooms if any, high-risk areas, entrances and exits. The recordings shall be maintained for one month and made available to the LAPD, ABC investigators/personnel, and the City of Los Angeles Zoning Administration upon request.

3. Applicant shall obtain a current Café Entertainment Show (CES) permit with the City of Los Angeles.

4. At least (1) State-licensed, uniformed security guards for every fifty patrons, shall be employed on the premises daily, from 6:00 p.m. to one-half hour after closing. The guards shall be exclusively employed for the establishment and should not conduct any security duties for surrounding and neighboring businesses.

5. The business establishment shall have the on-duty manager's name and photo posted daily at the front entrance, clearly identifying who is responsible for the daily operation of the facility.

6. The applicant shall post a visible sign identifying a complaint hotline number to the person responsible for responding to all complaints from the community about noise, disturbances, violations or any other problems. The applicant shall maintain a detailed record book of such complaints, which shall include the resolution to each complaint. This record shall be maintained in yearly intervals. This log shall be submitted to the Zoning Administrator at the time the plan approval application is filed.

7. Within 90 days from the effective date of this grant, the applicant shall make arrangements with the LAPD to conduct "STAR" training for all employees who manage, supervise or dispense alcoholic beverages to patrons. This training shall be conducted for all new hires within 60 days of their employment. The applicant shall request written confirmation of completion of the initial training from the LAPD and shall concurrently submit a copy of such request to the Zoning Administrator.

8. Any music, sound or noise shall not violate sections 112.01(b) LAMC or 116.01 LAMC and shall not be audible beyond the premise of the venue. Amplified music shall not be audible outside the premises.

9. The applicant shall not sublet the establishment for night club activity. The applicant shall retain full control of all events within the subject premises. No premises may be sublet to an independent promoter for any purpose.

10. No fortified wine (greater than 16% alcohol) shall be served.

11. All alcoholic beverages shall be served in clear, see-through containers.

12. All beverages shall be served and sold by the glass only and not by the bottle. All service of alcoholic beverages shall be conducted by a waitress, waiter, or bartender.

13. Salt, pepper and other condiments, usually associated with food service, shall be maintained on all tables at all times.

14. The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period. The licensee shall, at all times, maintain records which separately reflect the gross sales of food and the gross sales of alcoholic beverages of the licensees' business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the LAPD, Department of City Planning, and ABC personnel upon demand.

15. Licensees or employees must check and verify every patron's age prior to any alcohol sales. Age shall be verified with a bona fide of identification. Once age has been verified, a distinct wristband shall be placed on the wrist of the patron to show that he or she has been verified by the licensee or employee. A bona fide identification is a card that must provide all information listed below:

    1. Issued by a Government agency (Federal, State, county, or city)
    2. Name of Person
    3. Date of Birth
    4. Physical Description
    5. Photograph
    6. Currently Valid (not expired)

    Passports may be acceptable form of identification, if they meet all requirements listed in items 1 through 6, of Condition 21.

16. The applicant, may not employ, solicit, nor allow to operate on premise any employee, or agent, to be permitted to accept money, or anything of value, from a customer for the purpose of sitting or spending time with customers, while in the premises. Nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.

17. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.

18. All licenses, permits and conditions shall be posted in a conspicuous location at the facility. Additionally, a copy shall be provided to all employees who shall sign an acknowledgement form stating that they have read and understood all of the ABC and Conditional Use Permit conditions. The applicant, manager and all employees shall be knowledgeable of the Conditions herein. Said forms, as well as these conditions, shall be maintained at the location by the owner and/or manager who shall present these to LAPD personnel, ABC investigators, or any other government agency upon request.

19. Electronic age verification device(s), which can be used to determine the age of any individual attempting to purchase alcoholic beverages, shall be installed on the premises at each point-of-sale location. These devices shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage.

20. No discount alcoholic beverages or "Happy Hour" for the purposes of alcoholic beverages shall be offered at any time.

21. There shall be no minimum drink requirement for patrons.

22. Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating that California State law prohibits the sale of alcoholic beverages to persons under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside of the facility in the same languages.

23. The location shall implement a Designated Driver Program (i.e., free soft drinks or coffee to a designated driver of the group), which shall be submitted to the Zoning Administrator for inclusion in the file. The availability of this program shall be made known to restaurant patrons via a two-sided card placed on all tables and a program description shall be printed on the menu.

24. Parking shall be provided to the satisfaction of the Department of Building and Safety.

25. The owner and all employees shall comply with section 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. There shall be no ashtrays or other receptacles used for the purpose of collecting ash or cigarette/cigar butts anywhere on the premises.

26. 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.

27. There shall be no exterior advertising of any 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.

28. The final CUP shall be in translated from English to Korean, to be completed by the consultant/firm representing the applicant, so there are no discrepancies or misunderstanding of the regulations provided by the CUP. The translation of the CUP ensures all applicants, owners, investors, and employees know what is expected of the establishment. Both the English and Korean version of the CUP shall be at the establishment for inspection purposes at all times.

Should you have any questions, or concerns, please contact me, or Sergeant Richard Boyd, Olympic Area, Vice Unit, Officer in Charge, at (213) 382-9045.

Respectfully,

JIM McDONNELL
Chief of Police

RACHEL RODRIGUEZ, Captain
Commanding Officer
Olympic Area

SSJ Law

Janet Jin <jjin@ssjlaw.com>

Re: Meeting request with LAPD regarding 261 Kenmore

Janet Jin <jjin@ssjlaw.com> Thu, Mar 5, 2026 at 2:55 PM
To: Janet Jin <jjin@ssjlaw.com>

---------- Forwarded message ---------
From: **RICHARD BOYD** <36757@lapd.online>
Date: Tue, Mar 3, 2026 at 3:00 PM
Subject: Re: Meeting request with LAPD regarding 261 Kenmore
To: Jennifer Oden <joden@ssjlaw.com>

Great thank you,

I did receive a message from Jacques regarding providing an additional statement.

The letter we submitted takes into account past issues and highlights the positive business plan that has been presented.

The letter is not intended to be against future operations. The letter is to give City Planning a global picture and request "Conditions" be placed as a conditional use permit in the event past problems turn into future issues.

Thank you,

Sgt Boyd

From: Jennifer Oden <joden@ssjlaw.com>
Sent: Tuesday, March 3, 2026 1:38 PM
To: RICHARD BOYD <36757@lapd.online>
Subject: Re: Meeting request with LAPD regarding 261 Kenmore

ATTENTION: This email originated outside of LAPD. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Sgt. Boyd -

Yes, the planner was able to send me a copy of the letter; thank you.

I know Jacques was trying to connect to tie up any loose ends - were the two of you able to connect?

Thanks!
Jennifer

On Tue, Mar 3, 2026 at 12:25 PM RICHARD BOYD <36757@lapd.online> wrote:

> Good afternoon,
>
> I just wanted to follow up and make sure you received the letter we sent to City Planning? If you need a copy let me know and I will email you one.

Take care,

Sgt Boyd

Bronson Hospitality Operational Policies and Procedures

BRONSON HOSPITALITY OPERATIONAL POLICIES AND PROCEDURES

261 Kenmore Avenue, Los Angeles, CA 90004

Purpose

Bronson Hospitality is an extraordinary hospitality company with long standing roots in full service catering and event production. Bronson Hospitality curates unforgettable event experiences across Southern California's most distinctive venues.

These operational policies and procedures are designed to ensure that Bronson Hospitality, operating at 261 Kenmore Avenue, operates in a professional and responsible manner, by ensuring, among other matters, that operations minimize any noise impact on surrounding businesses and residents. Specifically, Bronson Hospitality will prevent any noise disturbances, comply with all applicable city noise regulations, and maintain a positive relationship with the neighborhood and community stakeholders.

Bronson Hospitality will operate an indoor private event space at 261 Kenmore Avenue, as permitted under the Los Angeles Municipal Code. Any and all amplified sound will occur only inside the building and the space will use structural design features and operational controls to manage sound levels at all times.

1. Building and Sound Containment Measures:

The following is a non-exhaustive list of the physical measures taken by Bronson Hospitality to reduce sound transmission to the exterior premises at 261 Kenmore Avenue:

- All exterior doors remain closed during events with amplified sound
- Acoustic panels and sound-absorbing materials will be installed on interior walls
- Low-frequency bass management is implemented through directional speaker placement and subwoofer isolation
- Windows and walls utilize sound-rated materials to minimize exterior sound leakage
- Any outdoor area(s) are not used for amplified sound under any circumstances

2. Operational Controls During Events:

Bronson Hospitality maintains strict operating procedures during all events, including, but not limited to the following:

- A maximum internal decibel level established in accordance with city requirements
- A soundcheck to ensure compliance with bass and overall volume limits
- Positioning speakers away from exterior walls
- Continuous monitoring of sound levels by the event manager throughout the event
- When necessary, tapering bass frequencies earlier in the evening
- All exterior doors remain closed except during guest entry and exit
- Deliveries and vendor load-outs are coordinated to avoid unnecessary noise

3. Hours of Amplified Sound and Event Timing:

Bronson Hospitality observes the following policies:

- Amplified sound is permitted only inside the building
- Amplified sound ends by the agreed-upon event cutoff time per city regulations and Bronson Hospitality's policy
- Guests must exit the venue promptly after the event's end time to avoid any lingering noise outside
- Any outdoor congregation is monitored by staff and handled accordingly

4. Noise Monitoring and Documentation:

To ensure compliance and accountability, Bronson Hospitality takes the following actions:

- Management uses a decibel meter to monitor sound levels at key points during events
- If necessary, the venue will maintain a sound log showing date, time, and readings

- Staff receives training on noise management and knows how to reduce levels immediately, if necessary
- The onsite manager has full authority to lower volume at any time

5. Response to Noise Concerns or Complaints:

Bronson Hospitality is committed to resolving any concern quickly and professionally by taking action, which includes, but is not limited to the following:

- A designated manager is on duty for every event and is reachable during operating hours
- If a noise concern is received, the manager will inspect, measure, and reduce volume immediately
- All concerns are documented, including time received and corrective action taken
- The venue will cooperate fully with LAPD, city officials, and the Council Office

6. Neighborhood Relations:

Bronson Hospitality operates with a community-first approach:

- Bronson Hospitality maintains open communication with nearby residents and businesses
- Contact information for venue management is available for neighborhood outreach
- The venue will coordinate with the Council Office if neighborhood updates are requested
- The venue will adjust internal practices if needed to prevent any issues and/or concerns

7. Staff Training and Enforcement:

Bronson Hospitality management ensures the following:

- All staff are trained in noise mitigation policies

- Event managers enforce all operational procedures during events
- All vendors and DJs are informed of venue sound limits before events begin
- Failure to comply can result in volume reduction, equipment repositioning, and/or immediate correction

8. Commitment to Compliance:

Bronson Hospitality is committed to operating responsibly and maintaining compliance with all city noise ordinances, including, but not limited to Los Angeles Municipal Code Chapter XI, Noise Regulation. The venue will update these procedures if city requirements change and/or if additional mitigation is necessary.

Correspondence from Neighborhood Council Planning and Land Use Management ("PLUM") Committee Chair, Chris Hwang, dated February 20, 2026, regarding PLUM Support

Janet Jin <jjin@ssjlaw.com>

261 S. Kenmore Ave / Bronson Hospitality [PLUM Committee]

Chris Hwang <chrishwang1234@gmail.com> Fri, Feb 20, 2026 at 7:36 PM
To: Jennifer Oden <joden@ssjlaw.com>
Cc: Madison Cho <madicho@gmail.com>, Nojan Haddadi <nojan@thehhotels.com>, Jacques Massachi <jacques@mcapus.com>, Michael Boulos <michael@bronsonhospitality.com>, Land Use <landuse@ssjlaw.com>

Hi Jennifer,

I sent the non-support letter to the Chair of the General Board, who had requested the signature.

The PLUM Committee supports your project; however, the General Board voted not to support it (13–3). I will follow up in accordance with the PLUM and WCKNC bylaws regarding next steps.

Please let me know if you need any additional cooperation or information from us.

Best regards,

On Wed, Feb 11, 2026 at 1:37 PM Jennifer Oden <joden@ssjlaw.com> wrote:
[Quoted text hidden]

February 18, 2026 Correspondence from the Neighborhood Council

Docusign Envelope ID: 94FA2D8A-3137-44F7-A6DD-A8CDB4EDF1B8

2/18/2026

City of Los Angeles Planning Department
Attn: Zoning Administrator
Office of Zoning Administration
City Hall, Room 763
Los Angeles, CA. 90012

Re: Case No.: ZA-2025-2662-CUB-CUX
261 S. Kenmore Ave, Los Angeles, CA 90004

Dear City Planning,

On behalf of the Wilshire Center Koreatown Neighborhood Council (WCKNC), this letter is to inform you that the WCKNC does not support the above-referenced project.

The matter was agendized as follows:

The proposed project consists of allowing the on-site sale of a full line of alcoholic beverages in conjunction with an (E) restaurant, including proposed ancillary banquet use, live entertainment (live music/DJ/karaoke), and dancing, with proposed hours of operation from 10:00 AM to 2:00 AM daily.

After discussion, the WCKNC Board voted 13 in opposition and 3 in support, and therefore, the Neighborhood Council does not support the project as proposed.

Please include this letter as part of the public record for the case. Should you have any questions or require additional information, please feel free to contact us.

Sincerely,

Wilshire Center Koreatown Neighborhood Council

Bill Robinson, President

Kyungho Hwang, PLUM Committee Chair

DocuSigned by:
743FA36E15D3404...

By the Department of City Planning, Public Counter

Letter of Determination from the Zoning Administrator, dated May 11, 2026

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
CHRISTINE M. SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES

CALIFORNIA

KAREN BASS
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

planning.lacity.org

Decision Date: May 11, 2026

Last Day to File an Appeal: May 26, 2026

Jonathan Lavi (A)
1425 North Cahuenga Boulevard
Los Angeles, CA 90028

Orange Mix JM LLC and Aseman LP (O)
1425 North Cahuenga Boulevard
Los Angeles, CA 90028

Jennifer Oden (R)
Solomon, Saltsman & Jamieson
426 Culver Boulevard
Playa del Rey, CA 90293

CASE NO. ZA-2025-2662-CUB-CUX
CLASS 2 CONDITIONAL USE PERMIT
261 South Kenmore Avenue
Wilshire Community Plan
Zone: C2-1
C.D: 10 – Hutt
D.M.: 135B197
CEQA: ENV-2025-2663-CE
Legal Description: Lot 11, Tract TR 4678

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) Chapter 1 Section 12.24 W.1 and LAMC Chapter 1A Section 13B.2.2, I hereby APPROVE:

> a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed banquet hall in the C2-1 Zone;

Pursuant to LAMC Chapter 1 Section 12.24 W.18 and LAMC Chapter 1A Section 13B.2.2, I hereby APPROVE:

> a Class 2 Conditional Use Permit to allow public dancing in conjunction with a proposed banquet hall in the C2-1 Zone; and

Pursuant to LAMC Chapter 1 Section 12.24 W.27 and LAMC Chapter 1A Section 13B.2.2, I hereby APPROVE:

> a Class 2 Conditional Use Permit to allow hours of operation from 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday daily in lieu of the Commercial Corner hours of operation from 7:00 a.m. to 11:00 p.m.

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 7,056 square-foot event space with live entertainment and public dancing. The grant shall be subject to the following limitations:

   a. The hours of operation shall be limited to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday.

   b. Indoor seating shall be limited to a maximum of 176 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

8. The conditions of approval for this instant request shall be in translated from English to Korean, to be completed by the consultant/firm representing the applicant, so there are no discrepancies or misunderstanding of the regulations provided by this instant request. The translation of the conditions of approval ensures all applicants, owners, investors, and employees know what is expected of the establishment. Both the English and Korean version of the conditions of approval shall be at the establishment for inspection purposes at all times.

9. Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating that California State law prohibits the sale of alcoholic beverages to persons under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside of the facility in the same languages.

10. 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.

11. 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.

ENTERTAINMENT

12. There shall be no permanent dance floor. The dance floor, as shown on the Floor Plan, Exhibit A, may be demarcated as a dance floor during live entertainment events. The total number of persons shall be maintained at or below the occupancy approved by the Fire Department.

13. There shall be no Adult Entertainment of any type pursuant to LAMC Section

12.70.

14. Cafe and Entertainment Permit. A Cafe and Entertainment Permit shall be obtained from the Los Angeles Police Commission. A copy shall be submitted to the Department of City Planning for inclusion in the case file.

15. The applicant/ operator shall obtain permits from the Los Angeles Police Permit Processing Section, pursuant to LAMC Sections 103.102 and 103.106. Copies of said permits shall be submitted to the Department of City Planning within 30 days of their issuance for inclusion in the case file.

NOISE

16. Any controlled sound or music must not be audible beyond the subject premises.

17. 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.

18. All entertainment and dancing shall be conducted within a wholly enclosed building; there shall be no live entertainment or dancing outdoors the area at any time.

19. All doors and openings must remain closed during event operations.

20. Supplemental treatments such as acoustic drapery and absorptive materials may be used to focus sound energy inward.

21. There shall be no outdoor speakers or use of amplified sound outside.

PARKING/VALET

22. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.

23. Valet parking shall be required to obtain all applicable licenses and/or permits from the Department of Transportation and the Los Angeles Police Department. Proof of licenses and/or permits shall be submitted to the Department of City Planning.

24. If valet service is provided, the operator shall comply with Los Angeles Municipal Code Section 103.203 Valet Parking.

25. A valid valet parking contract in compliance with this condition shall be submitted to the Department of City Planning. The contract shall be maintained for the life of this grant and shall include the hours of valet service and the number of valet attendants to be provided as well as the valet parking locations and locations utilized as overflow for valet operations. If the valet operator is replaced, a copy of the replacement contract shall be provided to the Development Services Center upon execution of the new contract.

26. The valet operator shall be required to obtain a valid LAPD Commission Investigation Division (CID) Valet Operator Permit pursuant to LAMC Section 103.203 (b) and each valet attendant shall have a valid CID permit along with a valid California Driver License in their possession while on duty.

    Note: Prior to providing valet services, the applicant should e-mail ladot.valetop@lacity.org to begin the application process, review, and approval of valet operations.

27. Valet service shall not utilize any local streets for the parking of vehicles at any time. Management shall instruct patrons, via posted signs, to drop off/pick up during valet hours at the front of the subject property.

28. Passenger loading shall be limited to the existing passenger loading spaces along (Kenmore Avenue) which shall also apply to any valet service. 3rd Street may be used by the valet service for passenger loading at any time.

29. A minimum of one valet supervisor and six attendants is recommended during peak hours to prevent traffic backups.

30. The applicant must use their social media, webpages, and other media platforms to disseminate travel information for the restaurant. This information should prioritize and promote alternatives to single-occupancy vehicle use, such as walking, biking, public transportation, rideshare/service, or carpooling.

31. For patrons who choose to drive personal vehicles, parking information must be provided, directing them to either utilize the venue's valet service.

32. The applicant and valet shall maximize the use of technology for valet operations in order to minimize wait times.

SECURITY

33. The applicant shall prepare a security plan that must be reviewed and approved by the Police Department within 3 months of the approval of this grant. The

approved security plan shall be submitted to the Department of City Planning, Development Services Center, and be made available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.

34. At least (1) State-licensed, uniformed security guards for every fifty patrons, shall be employed on the premises daily, from 6:00 p.m. to one-half hour after closing. The guards shall be exclusively employed for the establishment and should not conduct any security duties for surrounding and neighboring businesses.

35. The applicant shall coordinate with the local division of the Los Angeles Police Department regarding appropriate monitoring of community complaints concerning activities associated with the subject facility.

36. 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.

37. 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.

38. 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.

39. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

40. Licensees or employees must check and verify every patron's age prior to any alcohol sales. Age shall be verified with a bona fide of identification. Once age has been verified, a distinct wristband shall be placed on the wrist of the patron to show that he or she has been verified by the licensee or employee. A bona fide identification is a card that must provide all information listed below:

    a. Issued by a Government agency (Federal, State, county, or city)

    b. Name of Person

    c. Date of Birth

d. Physical Description

e. Photograph

f. Currently Valid (not expired)

g. Passports may be acceptable form of identification, if they meet all requirements listed in items a through f.

QUEUING

41. The applicant shall develop a line queuing plan that does not obstruct the entrances of adjoining businesses or residential buildings. A copy of the plan shall be submitted to the Department of City Planning, Development Services Center, for retention in the administrative case file.

42. The operator shall maintain order therein and prevent any activity that would interfere with the nearby residents. The business operator shall, to the reasonable extent possible:

    a. Encourage patrons to exit quietly.

    b. Prevent loitering at the entrance.

    c. Prevent loitering at the entrance and area of the premises.

    d. Monitor the sidewalk area to discourage noise or nuisance behavior.

43. 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.

MODE/EMPLOYEES

44. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.

45. 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.

46. **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 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.

47. **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.

48. Salt, pepper and other condiments, usually associated with food service, shall be maintained on all tables at all times.

49. The applicant, may not employ, solicit, nor allow to operate on premise any employee, or agent, to be permitted to accept money, or anything of value, from a customer for the purpose of sitting or spending time with customers, while in the premises. Nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.

50. The applicant shall not sublet, lease or rent the premises to outside "promoters" or any third parties for nightclub activity.

51. **Private Events.** Any use of the establishment 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.

52. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.

53. The location shall implement a Designated Driver Program (i.e., free soft drinks or coffee to a designated driver of the group), which shall be submitted to the Zoning Administrator for inclusion in the file. The availability of this program shall be made

known to restaurant patrons via a two-sided card placed on all tables and a program description shall be printed on the menu.

54. 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.

TERM GRANT/PLAN APPROVAL

55. The authorization granted herein for the on-site sale of a full line of alcoholic beverages and to allow patrons dancing on the subject premises is for a period of **ten (10) years** from the effective date of this grant. Thereafter, a new authorization shall be required to continue the sale of a full line of alcoholic beverages for on-site consumption and to allow patron dancing on the premises.

56. **Plan Approval/Condition Compliance Review.** The applicant shall file a Plan Approval application no sooner than 24 months and no later than 26 months from the operational date of this determination and an ABC License. The operational date of this determination shall be identified and confirmed by the Development Services Center. The Plan Approval application shall be subject to filing fees established by the Los Angeles Municipal Code Section 19.01-E. A public hearing shall be conducted subject to notification requirements established by the Los Angeles Municipal Code Section 12.24-D. The purpose of the Plan Approval is to review the effectiveness of these conditions, consider public testimony. Upon review of the effectiveness of and compliance with the conditions, the Zoning Administrator may modify such condition, and modify, delete, or add new ones as appropriate and require a subsequent plan approval, as necessary, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes. Failure to file for the Plan Approval shall be considered non-compliance with this condition.

ADMINISTRATIVE CONDITIONS

57. **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/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.

58. 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.

59. 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 documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the 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 this public hearing for nuisance abatement/revocation purposes.

60. **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 (ii).

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 (ii).

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

Chapter 1A 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.

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 December 4, 2025, 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 an approval of plans under the provisions of Section 12.24.W and Chapter 1A Section 13B.2.2.H have been established by the following facts:

BACKGROUND

The subject property is a flat, irregularly shaped lot comprised of two parcels totaling approximately 8,231 square feet in area. The lot has approximately 56 feet of frontage along Kenmore Avenue to the east. The property is developed with a 7,056 square-foot commercial building with subterranean parking.

The applicant requests a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,056 square-foot event space with live entertainment and public dancing and to allow hours of operation from 10:00 a.m. to 2:00 a.m. daily in lieu of the Commercial Corner hours of 7:00 a.m. to 11:00 p.m. No new construction to expand the building floor area, footprint, or height is proposed.

The subject property is located within the Wilshire Community Plan Area. The Community Plan designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. The subject property is zoned C2-1 and is therefore consistent with its land use designation. The property is also located within a Tier 3 Transit Oriented Communities zone, a Transit Priority Area, the Los Angeles State Enterprise Zone, an Urban Agriculture Incentive Zone, and a Methane Zone; was identified in the 2021-2029 Housing Element Inventory of Adequate Sites; and is 0.84 kilometers from the Puente Hills Blind Thrust Fault.

Surrounding Properties

The surrounding area is substantially developed with commercial and residential uses. The subject property abuts commercial buildings in the C2-1 Zone to the east and south, a multi-family dwelling in the C2-1 Zone to the west, and a multi-family dwelling in the R3-1 Zone to the north. Other properties along 3rd Street to the east, west, and south of the project site are located in the C2-1 Zone and are developed with commercial and multi-family residential buildings. Properties to the north and south of 3rd Street are developed

with multi-family dwellings in the R4-1 and R3-1 Zones.

Streets

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

3rd Street, located south of the property, is designated an Avenue II, with a dedicated right-of-way width of 86 feet and roadway width of 56 feet along the property's frontage, and is improved with an asphalt roadway, sidewalk, and curb.

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

Permit No. 16016-20000-14846: On September 7, 2016, the Los Angeles Department of Building and Safety issued a permit for the conversion of a portion of a retail building to a market and restaurant.

Permit No. 11016-10000-24179: On December 12, 2011, the Los Angeles Department of Building and Safety issued a permit for the enclosure of a storage area.

Permit No. 1988LA97980: On May 12, 1988, the Los Angeles Department of Building and Safety issued a permit for the construction of an interior partition.

Permit No. 1963LA32782: On March 12, 1963, the Los Angeles Department of Building and Safety issued a permit for a wall sign.

Permit No. 1961LA85563: On April 11, 1961, the Los Angeles Department of Building and Safety issued a permit for parapet correction.

Permit No. 1947LA08347: On April 21, 1947, the Los Angeles Department of Building and Safety issued a permit for the construction of a concrete brick wall with a door.

Permit No. 1947LA01849: On January 30, 1947, the Los Angeles Department of Building and Safety issued a permit for the construction of a partition, closure of windows, and installation of a skylight.

Permit No. 1926LA18768: On June 25, 1926, the Los Angeles Department of Building and Safety issued a permit for the removal of two windows from the rear elevation and the addition of the three windows to the north elevation and two windows to the south elevation.

Permit No. 1926LA18047: On June 17, 1926, the Los Angeles Department of Building and Safety issued a permit to lower the first floor one foot.

Permit No. 1926LA17386: On June 11, 1926, the Los Angeles Department of Building and Safety issued a permit for the installation of a metal stair.

Permit No. 1926LA16033: May 27, 1926, the Los Angeles Department of Building and Safety issued a permit for the construction of a garage.

Previous Cases on Surrounding Properties:

Staff utilized a 1,000-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with Conditional Use Permits for the sale of alcoholic beverages and live entertainment. The following relevant cases were identified:

Case No. ZA-2019-2531-CUB: On November 22, 2019, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with a convenience store, located at 3670 West 3rd Street.

Case No. ZA-2018-5343-CUB: On March 6, 2019, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 300 South Mariposa Avenue.

Case No. ZA-2017-630-CUB: On September 22, 2017, the Zoning Administrator approved a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with a convenience store in the C2-1 Zone, located at 3670 West 3rd Street.

Case No. ZA-2008-4264-CUB: On June 29, 2009, the Zoning Administrator denied a Conditional Use Permit to allow the sale and dispensing for consideration of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 910 square-foot market with hours of operation between 7:30 a.m. and 10:00 p.m., daily, located at 3705 West 3rd Street.

Case No. ZA-1990-1412-CUB: On April 15, 1991, the Zoning Administrator denied a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with an existing club authorized to engage in the sale of beer and wine, accommodating approximately 40 patrons and having hours of operation from 12:00 noon to 2:00 a.m. daily, located at 3617 West 3rd Street.

PUBLIC CORRESPONDENCES

In an email dated December 9, 2025, Bill Robertson, president of the Wilshire Center Koreatown Neighborhood Council wrote that the applicant's nor their team have appeared before the neighborhood council.

In an email dated November 19, 2025, an unknown emailer expressed opposition to the project due to noise concerns, hours of operation, and health concerns due to potential loss of sleep.

In an email dated December 3, 2025, the emailer expressed concerns about acoustic vulnerability, hours of operation, and he projects lack of compatibility with neighborhood character. If the project is approved, the writer requests no amplified sound at any time; no loud activity after 10 p.m., earlier closing time and verified professional soundproofing, an a formal third-party acoustic study prior to approval.

A petition of support with nine signatures was submitted by the applicant team.

In a letter dated March 6, 2026, the applicant team provided updates to their outreach and proposal citing 18 letters of support from nearby business, 66 signatures from local stakeholders, highlighting key operational plans, and reducing hours of operation to 11:00 a.m. to 12:00 a.m. (Sunday–Thursday) and 11:00 a.m. to 1:30 a.m. (Friday–Saturday).

AGENCY CORRESPONDECES

In a letter dated February 4, 2026, the Los Angeles Police Department-Olympic Division requested that various conditions of approval (28 in total) be considered if the Conditional Uses are approved.

In a letter dated February 18, 2026, the Wilshire Center Koreatown Neighborhood Council voted at its February 9, 2026, meeting to oppose the proposed project.

PUBLIC HEARING

A Notice of Public Hearing was sent to property owners and occupants residing within 300 feet of the subject site for which an application was filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. All interested persons are invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. public hearing was held on December 4, 2025, at approximately 9:00 a.m. and was conducted entirely telephonically and via Zoom webinar.

The hearing was attended by the applicant's representative (Jennifer Oden) and a representative from Bronson Hospitality, three members of the pubic, and a representative from Council District 10.

Jennifer Oden presented the project, and made the following comments:

- Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,056 square-foot banquet hall with a maximum of 176 seats and live entertainment and dancing in the C2-1 Zone.
- Hours of operation from 10:00 a.m. to 2:00 a.m. daily.
- 8,231.2 square foot lot, consisting of an existing two level 7,056 square foot building (the basement is the garage).
- Currently a vacant building, previously operated as a restaurant and market.
- Applicant/Property Owner will make minor tenant improvements.
- Presented a variety of suggested/volunteer conditions revolving around security, noise, alcohol service, and third party promoters.

Bronson Hospitality representative made the following comments:

- Manages multiple locations.
- Centered on food, culture, and community.
- Holds private and corporate functions.
- Long term commitment to facilities.
- Owns buildings where they operate
- Pre scheduled events (1-2 events per week)
- Professionally managed
- Each facility has a manager
- Strong track record with ABC.
- Security always provided.

Ronaldo, a member of the public, made the following comments:

- General manager of building at the corner.
- Supportive of project.

Tania Ramone, a member of the public, made the following comments:

- Resident of area for 23 years.
- Strongly opposed to project.
- Parking is concern.
- Disrespectful that project has not appeared before neighborhood council.
- Opposed to hours of operation and sale of alcohol.

Amalia, a resident in the area, made the following comments:

- Opposed to the project.
- 3-year resident of area.
- Concerned with streetlighting and parking.

Hakeem Parke-Davis, a representative for Council District 10, made the following

comments:

- Requests the matter be open for 45 days.
- Transportation and circulation are concerns.
- How will parking be provided?
- Breezeway area between building.
- Community impacts due to adjacency to multiple family developments

In response to the issues brought up by the public and questions from the Zoning Administrator, the applicant team stated the following:

- Will meet with full neighborhood council board.
- Will have traffic and circulation plan for valet service.
- Will hire acoustical engineer.
- Average of 1-2 events per week

Conclusion

At the conclusion of the hearing, the Zoning Administrator held the case under advisement until February 6, 2026, and requested information from the applicants regarding the other establishments the applicants operate; the ABC licenses/planning cases for those venues; how noise will be handled; security plans; an traffic/circulation plan for the valet service.

Post Hearing

In a letter dated December 17, 2025, the applicant team requested that the advisement period be extended until March 6, 2026, to allow for additional dialogue with the community and neighborhood council.

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.

The following conditions are submitted for consideration:

- 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 sale of alcoholic beverages for consumption off the premises is prohibited.
- All beverages shall be served and sold by the glass only and not by the bottle. All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- No discount alcoholic beverages or "Happy Hour" for the purposes of alcoholic beverages shall be offered at any time.
- There shall be no minimum drink requirement for patrons.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.
- No fortified wine (greater than 16% alcohol) shall be served.
- All alcoholic beverages shall be served in clear, see-through containers.
- The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period. The licensee shall, at all times, maintain records which separately reflect the gross sales of food and the gross sales of alcoholic beverages of the licensees' business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the LAPD, Department of City Planning, and ABC personnel upon demand.

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 Chapter 1 of the Los Angeles Municipal Code. In order for the sale and dispensing of alcoholic beverages and public dancing 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

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

   The subject property is a flat, irregularly shaped lot comprised of two parcels totaling approximately 8,231 square feet in area. The lot has approximately 56 feet of frontage along Kenmore Avenue to the east. The property is developed with a 7,056 square-foot commercial building with subterranean parking.

   The applicant requests a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,056 square-foot banquet hall with live entertainment and public dancing and to allow hours of operation from 10:00 a.m. to 2:00 a.m. daily in lieu of the Commercial Corner hours of 7:00 a.m. to 11:00 p.m. No new construction to expand the building floor area, footprint, or height is proposed. Based upon public testimony and project location, the proposed project hours of operation have been conditioned to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday.

   The project site is part of a commercial corridor along 3rd Street that is home to a variety of commercial uses, including retail, restaurants, and offices. Despite this diversity of uses, however, there are no dedicated event spaces or venues like the one proposed. This establishment is designed to host a variety of functions, including dinners, performances, corporate events, and award ceremonies, which will ensure that it will meet many different needs. According to applicant's representatives' testimony, the operator (Bronson Hospitality), is highly respected and currently operates three other similar event spaces within the city of Los Angeles.

   The conditions that are imposed to address the operations, security, noise, and parking will assure that the use enhances the built environment. The project will bring additional economic and social activity to the 3rd Street commercial corridor, thereby enhancing its vitality and appeal. The project will therefore perform a function and provide a service that is beneficial to the community.

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 applicant requests a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,056 square-foot event space with live entertainment and public dancing and to allow hours of operation from 10:00 a.m. to 2:00 a.m.

daily in lieu of the Commercial Corner hours of 7:00 a.m. to 11:00 p.m. No new construction to expand the building floor area, footprint, or height is proposed. Based upon public testimony and project location, the proposed project hours of operation have been conditioned to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday.

The surrounding area is substantially developed with commercial and residential uses. The subject property abuts commercial buildings in the C2-1 Zone to the east and south, a multi-family dwelling in the C2-1 Zone to the west, and a multi-family dwelling in the R3-1 Zone to the north. Other properties along 3rd Street to the east, west, and south of the project site are located in the C2-1 Zone and are developed with commercial and multi-family residential buildings. Properties to the north and south of 3rd Street are developed with multi-family dwellings in the R4-1 and R3-1 Zones.

The proposed banquet hall is to be located in an existing commercial building that was previously occupied by a market and restaurant. Though it fronts Kenmore Avenue, the property is part of a larger commercial corridor along 3rd Street, which features a variety of commercial uses, including restaurants which serve alcohol. The project is therefore compatible with the surrounding built environment.

Communications for the case file and testimony at the public hearing indicate that the surrounding community is concerned about noise, parking, and traffic spilling into the adjoining residential neighborhood. Though the applicant proposes the on-site consumption of a full line of alcoholic beverages, public dancing, and live entertainment the impact on surrounding properties has been reduced through the building type and conditions of approval. All events within the proposed banquet hall will be entirely located within the building with no outdoor activities. Additionally, reduced hours of operation (11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday); conditions of approval related to valet operations (Conditions of approval No. 22-32); and conditions related to security (Condition Nos. 33-40) have been imposed to address issues raised at the public hearing. the project will not adversely affect adjacent properties or the public health, welfare, and safety. Other potential impacts, such as crime or litter, are addressed by the conditions imposed herein as well. Therefore, the project will not adversely affect adjacent properties or the public health, welfare, and safety.

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

The General Plan entails land use elements that provides a guide for managing the City and address environmental issues. The subject property is located within the boundaries of the Wilshire Community Plan. The Community Plan designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. The subject property is zoned

C2-1 and is therefore consistent with its land use designation.

The Wilshire Community Plan is silent regarding the on-site sale and dispensing of alcoholic beverages and public dancing. However, its goals, objectives, and policies regarding commercial uses include the following:

> ***Goal 2:*** *Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe and accessible areas, while preserving historic and cultural character.*
>
> ***Objective 2-1:*** *Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.*
>
> ***Policy 2-1.1:*** *New commercial uses should be located in existing established commercial areas or shopping centers.*
>
> ***Policy 2-1.2:*** *Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by stand alone residential development by adhering to the community plan land use designations.*

The proposed project is in keeping with the above goal, objective, and policy of the Community Plan. The project site is part of an existing commercial corridor along 3rd Street, where it will contribute to the area's activity and economic vitality and provide a service not otherwise found in the vicinity. The project therefore conforms with the purpose, intent, and provisions of the Wilshire Community Plan.

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

The applicant requests a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,056 square-foot banquet hall with live entertainment and public dancing and conditioned hours of operation from 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday. The subject property is zoned for commercial uses and will continue to be utilized as such.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are alleviated by the imposition of conditions requiring responsible management and deterrents against loitering. Employees will be required to undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retainers (STAR) Program. Other conditions

imposed related to litter and noise prevention will safeguard the surrounding sensitive uses that include multi-family residential uses. Additionally hours of operation have been limited to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday; the grant mandates compliance with the City's Noise Ordinances, requires all doors and openings to be closed during events; and that any valet service require permits from the Los Angeles Department of Transportation and Los Angeles Police Department. Furthermore, the term grant has been limited to 10-years and a mandatory Plan Approval public hearing after 24 months of operation has been imposed to allow for the review of the conditions imposed and to determine any additions, deletions or modifications are deemed appropriate. Therefore as conditioned, approval of 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 Department of Alcoholic Beverage Control (ABC) licensing criteria, four on-site consumption licenses and two off-site consumption licenses are allocated to the subject census tract (Census Tract 2113.1). Currently, there are two active on site license and two active off-site licenses total in this census tract:

(1) Type 20 – Off-Sale Beer & Wine
(1) Type 21 – Off-Sale General
(1) Type 41 – On-Sale Beer & Wine – Eating Place
(1) Type 47 – On-Sale General – Eating Place

The number of on-site licenses in the census tract is below the amount allocated by ABC criteria. The addition of alcohol sales at the proposed banquet hall therefore will not result in undue concentration of establishments for the sale and dispensing of alcoholic beverages.

According to statistics provided by the Los Angeles Police Department's West Bureau, Olympic Division within Crime Reporting District No. 2016, which has jurisdiction over the subject property, a total of 77 crimes were reported in 2024, including 28 Part I crimes and 49 Part II Crimes, compared to the Citywide average of 89 crimes and the High Crime Reporting District average of 106 crimes for the

same reporting period. In 2024, alcohol-related Part II crimes reported include Drug Abuse Violations (2), Driving Under the Influence (0), Liquor Laws (0), Disorderly Conduct (0), and All Other Offenses (6). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The data regarding the crime rate in the reporting district where the subject site is located is below the City average. Furthermore, few of the reported crimes were deemed alcohol-related. There is therefore little evidence of a relationship between availability of alcohol and the community's crime rate, or that the proposed event space will result in additional crime. The project is subject to conditions to minimize impacts associated with the sale and dispensing of alcohol such as criminal activity, public drunkenness, and loitering.

The Police Department originally had concerns due to approximately 45 police radio calls and incidents linked to the previous owner/operator, including loud parties and assault with deadly weapons. The data regarding the crime rate in the reporting district where the subject site is located is below the City average. Furthermore, few of the reported crimes were deemed alcohol-related. There is therefore little evidence of a relationship between availability of alcohol and the community's crime rate, or that the proposed banquet hall will result in additional crime. The project is subject to conditions to minimize impacts associated with the sale and dispensing of alcohol such as criminal activity, public drunkenness, and loitering.

Nevertheless, to safeguard the welfare of the community and provide for a reasonable operation, numerous operational conditions to the grant have been incorporated that address security (Conditions No. 33-40) to further ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

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

The project site is zoned for commercial uses and will continue to be utilized as such with the subject banquet hall. The proposed project consists of the sale and dispensing of a full line of alcoholic beverages in conjunction with a banquet hall with live entertainment and public dancing. The following sensitive uses are located within a 600-foot radius of the site:

Residential
Multi-Family Residences
School, Church, Hospital, Park
N/A

The project site is immediately adjacent to residential buildings. Correspondences from neighboring residents and the neighborhood council expressed concerns regarding hours of operation, noise, and parking/ circulation impacts. Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. Conditions of approval have been imposed to ensure that nearby sensitive uses are adequately protected from any potential adverse impacts of this project. Specifically, hours of operation have been limited to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday; the grant mandates compliance with the City's Noise Ordinances, requires all doors and openings to be closed during events; and that any valet service require permits from the Los Angeles Department of Transportation and Los Angeles Police Department. Additionally, a 10-year term grant has been approved and a mandatory Plan Approval hearing after 24 months of operation has been imposed to allow for the review of the conditions imposed and to determine any additions, deletions or modifications are deemed appropriate. As such, banquet hall will be operated within a contained environment where monitoring is facilitated through the enforcement of numerous conditions that will minimize the potential to create nuisances for the surrounding sensitive uses. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

MINI-SHOPPING CENTER/COMMERCIAL CORNER

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

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

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

There will be no creation or construction of a new mini-shopping center or commercial corner development. Additionally, there is no new construction proposed. Therefore, the grant does not add to a detrimental concentration of mini-shopping centers or commercial corner developments.

ADDITIONAL MANDATORY FINDINGS

9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in Zone A0, areas of flood depths of 1 to 3 feet.

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

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

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). The applicant is further advised to notify any consultant representing you of this requirement as well.

QR Code to Online Appeal Filing

QR Code to Forms for In-Person Appeal Filing

QR Code to BuildLA Appointment Portal for Condition Clearance

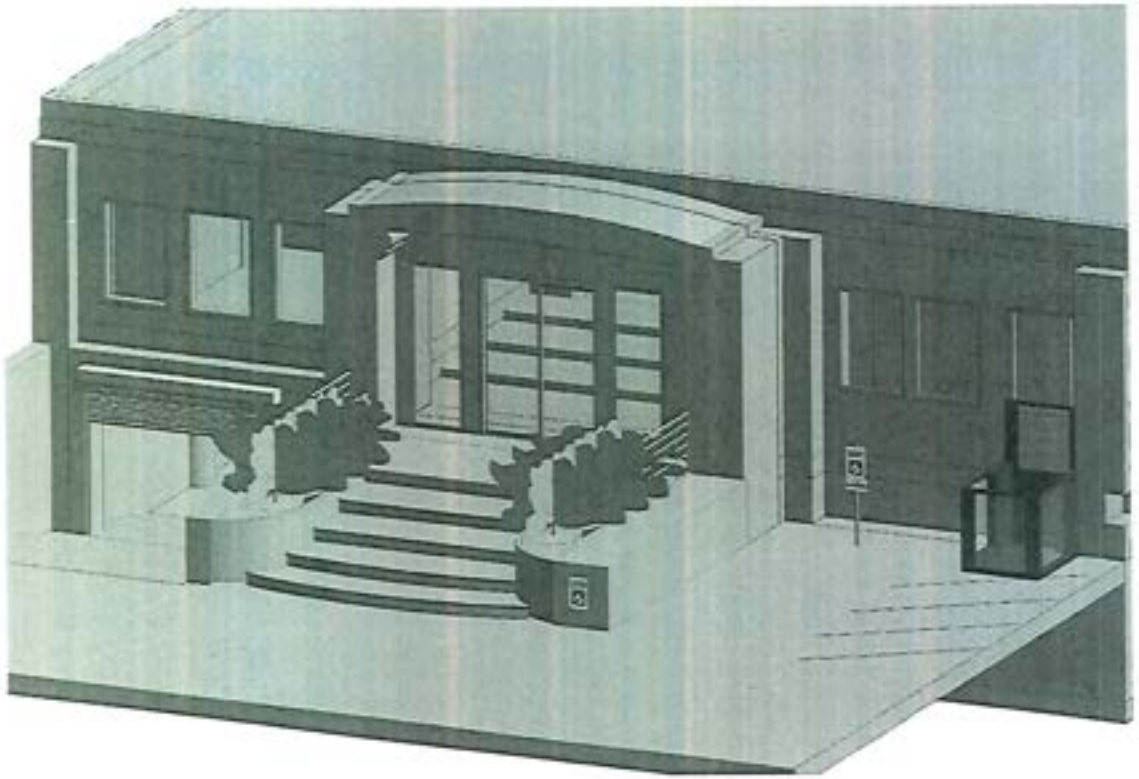
Inquiries regarding this matter shall be directed to Jonathan Hagar, Planning Staff for the Department of City Planning at (818) 374-5060 or jonathan.hagar@lacity.org.

JORDANN TURNER
Associate Zoning Administrator

JT:AC:MA:JH:mc

CC: Councilmember Heather Hutt
Tenth District
Adjoining property owners
Interested Parties

Mr.Jacques Massachi
261 S KENMORE AVE, LOS ANGELES, 90004



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Page No. 1 of 16
Case No. ZA-2025-2662-CUB-CUX

COVER

A-0.0

4" gap to the neighbour

146.67'

(E) BUILDING

DISABLED STANDARD PARKING SPACE: 1 (14'x18')

Emergency Exit Door

146.67'

HANDICAP PARKING

RAMP

KENMORE AVE

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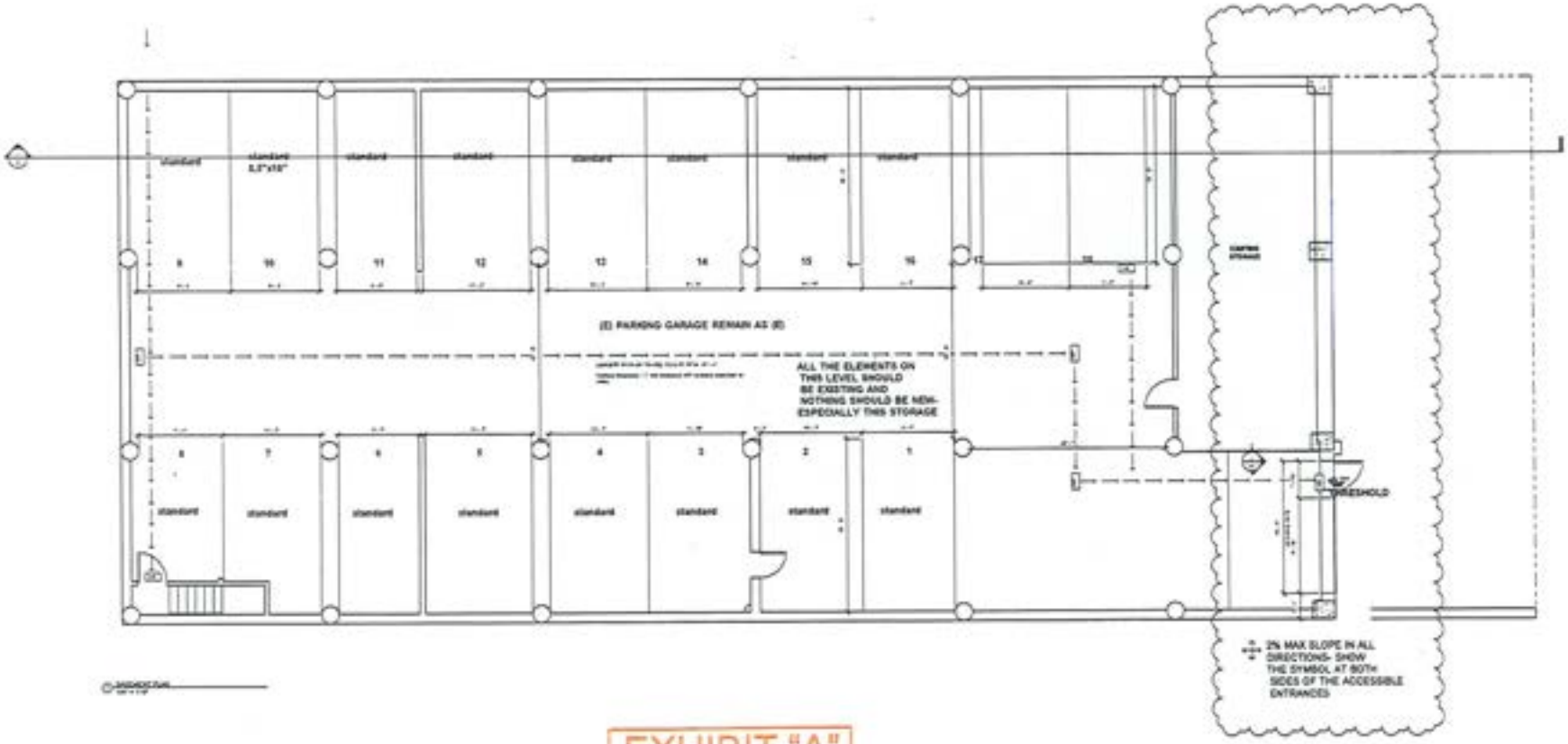
Page No. 2 of 16
Case No. ZA-2025-2662-CUB-CUX

SITE PLAN	
As Indicated	
A-1.0	



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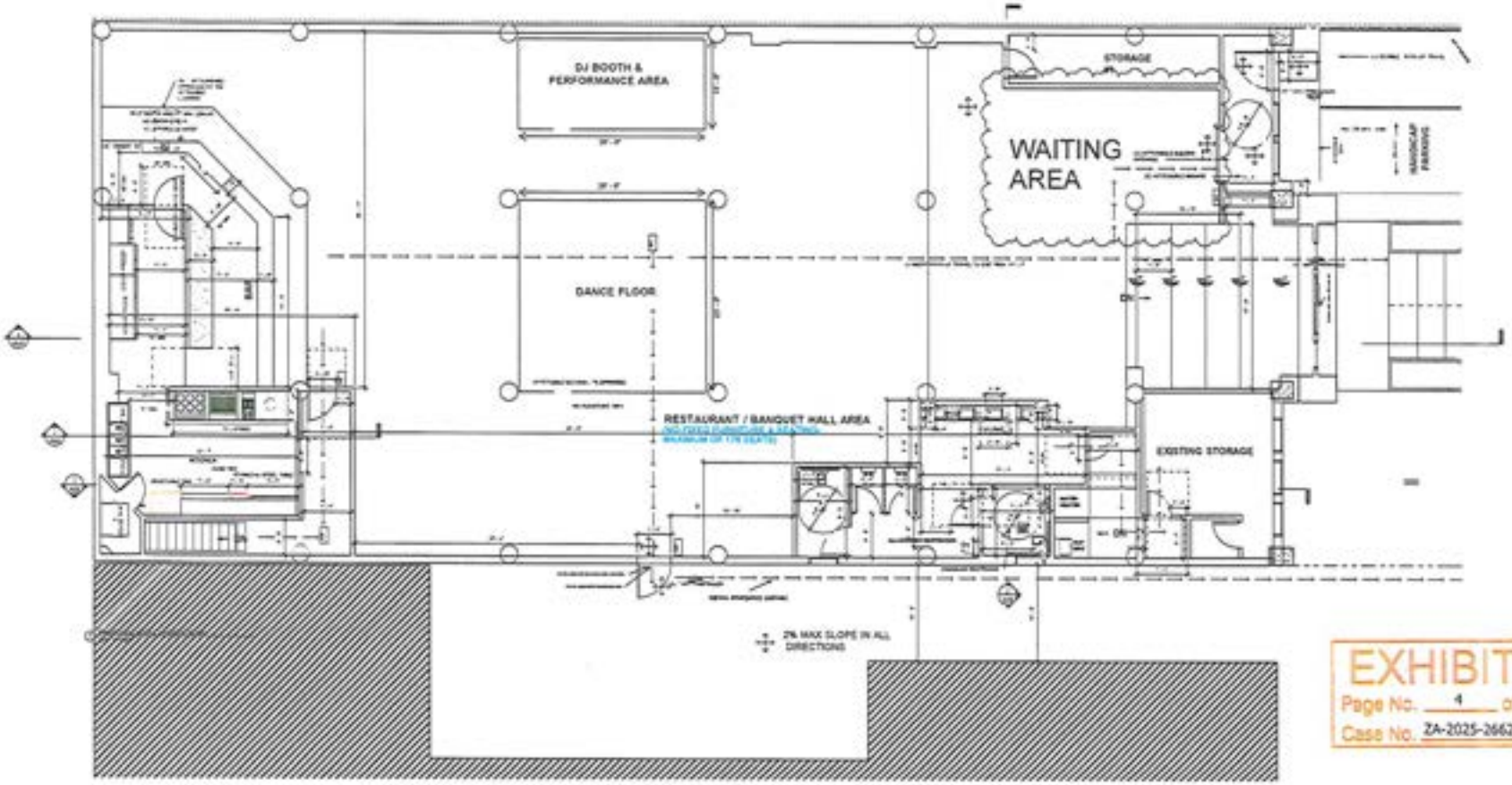
Parkings: 18
STANDARD VAN ACCESSIBLE PARKING PACES: 1 (17'X18')

(E) BASEMENT PLAN

1/4" = 1'-0"

A-2.0



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2% MAX. SLOPE IN ALL DIRECTIONS-SHOW THE SYMBOL AT BOTH SIDES OF THE ACCESSIBLE ENTRANCES

= (2) 1 HR FIRE/SOUND WALL RATED WITH STC OF 50

= (2) WALL (2X6 WOOD STUD) TO REMAIN

= DOOR THRESHOLD

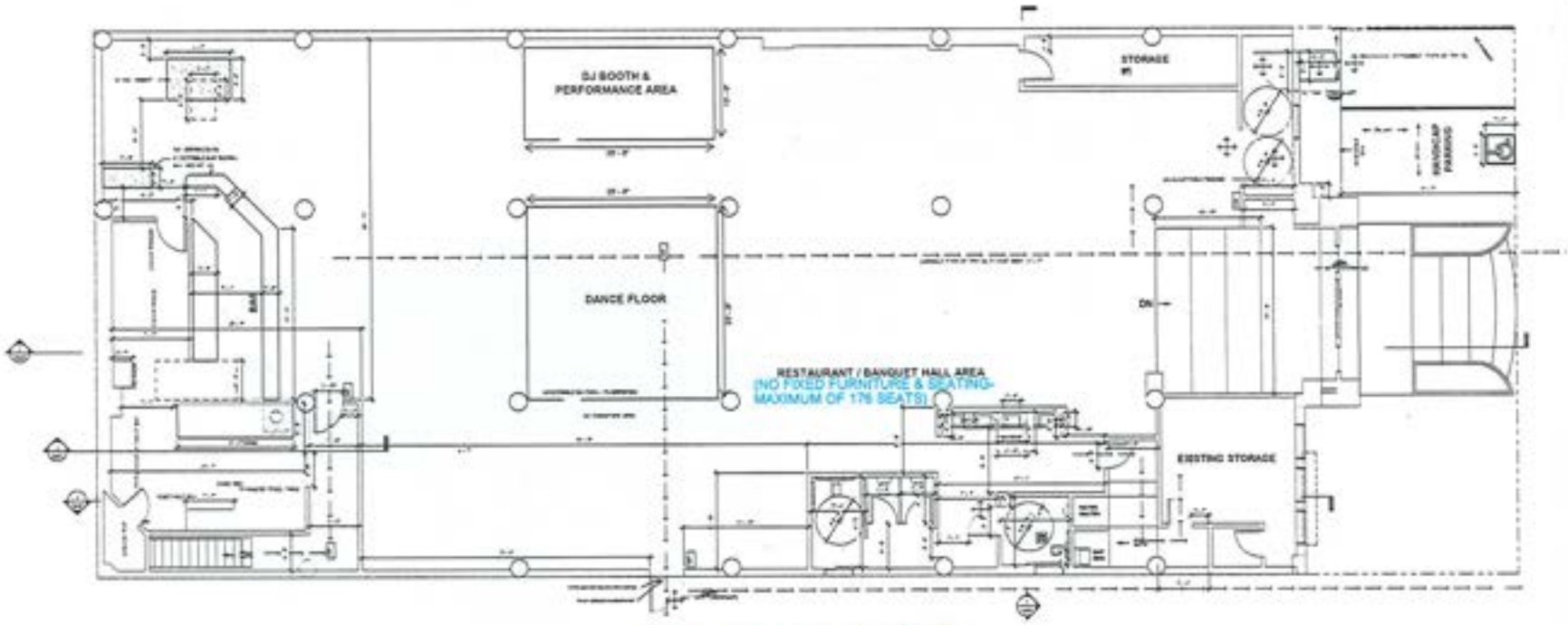
(CM) = CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP

(SD) = WIRED SMOKE DETECTORS WITH A BATTERY BACK-UP

= FAN AIR CHANGES/HR 50 CFM CONTROLLED BY HUMIDISTAT

PROPOSED
LEVEL 1
FLOOR PLAN
1/4" = 1'-0"

A-3.0



Existing use is a market 9' x 66' and Restaurant 45' x 47'.
Under Permit number # 16016-20000- 14846. We already obtain this permit from the city records

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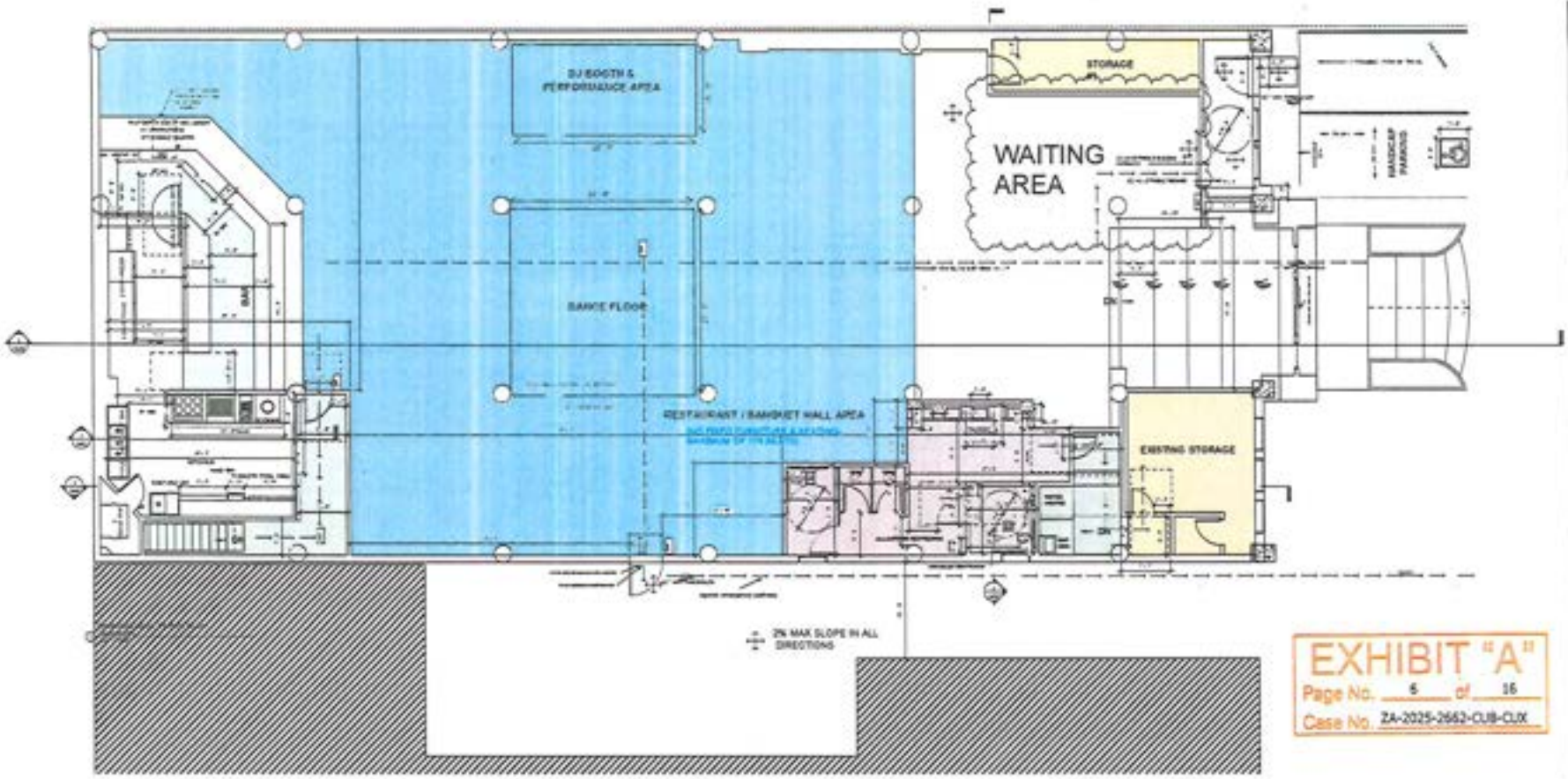
2% MAX. SLOPE IN ALL DIRECTIONS-SHOW THE SYMBOL AT BOTH SIDES OF THE ACCESSIBLE ENTRANCES
= (E) 1 HR FIRE/SOUND WALL RATED WITH STC OF 50
= (E) WALL (2)X WOOD STUD TO REMAIN
= DOOR THRESHOLD
= CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP
= WIRED SMOKE DETECTORS WITH A BATTERY BACK-UP
= FAN AIR CHANGE/UNIT 50 CFM CONTROLLED BY HUMIDISTAT

EXISTING
LEVEL 1
FLOOR PLAN
1/16" = 1'-0"

A-3.1



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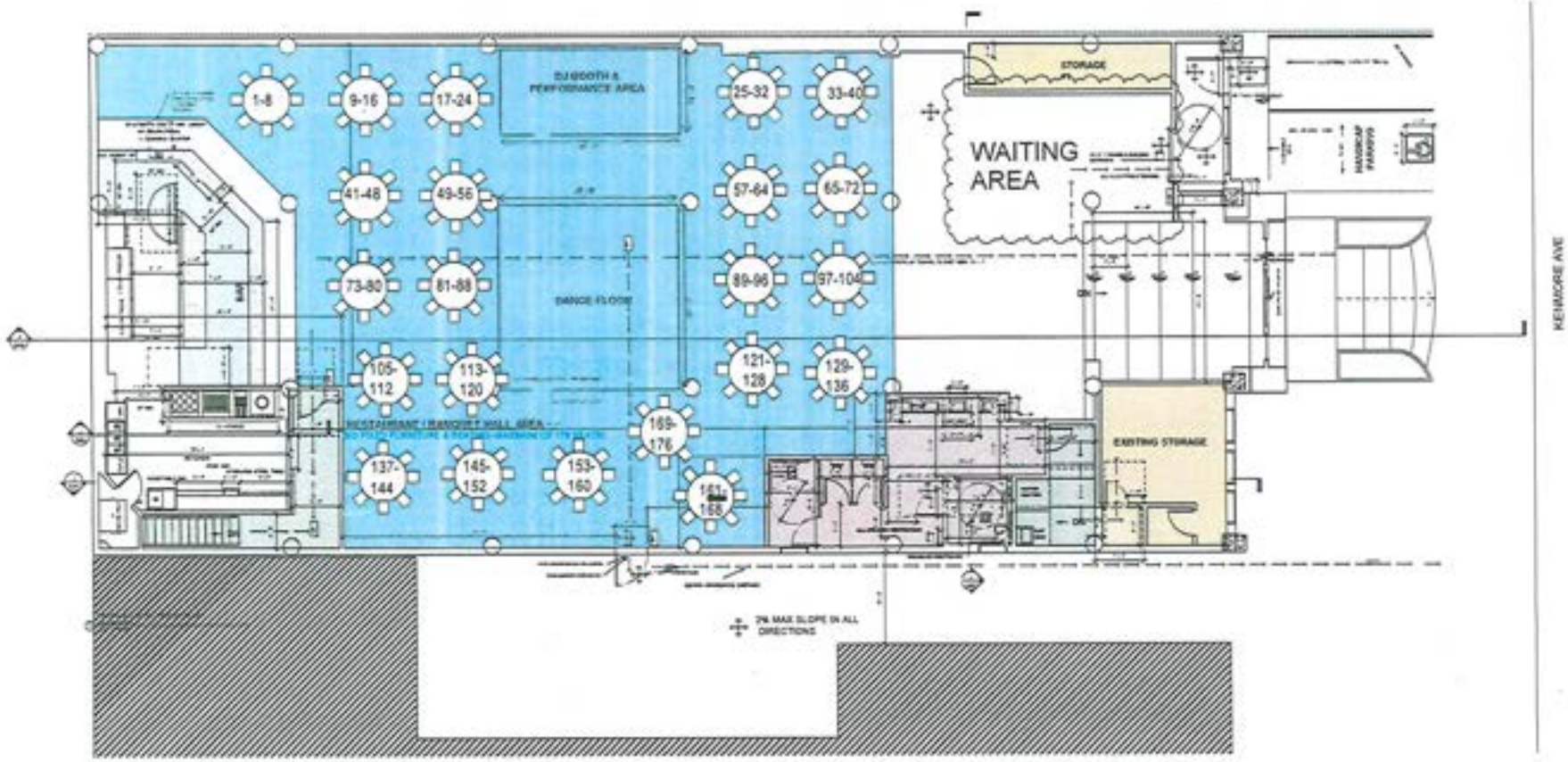
LABEL OF AREA	GROSS SF/PERSON	AREA / SF	OCCUPANT LOAD Area/Load Factor
KITCHEN	200	870	4.4
PUBLIC BAR (SEATED)	15	146	9.7
PUBLIC BAR (STANDING)	5	180	36
BATHROOM		372	0
STORAGE	300	348	1.2
A RESTAURANT DINING AREA	15	3000	200
WAITING AREA	15	578	38.5
HALLWAY	244		
		4526	289.8

BUILDING OCCUPANCY LOAD 292

BUILDING OCCUPANCY GROUP, USE, OCCUPANT LOAD & LOAD CALCULATION

A-3.2



LABEL OF AREA	GROSS SF/PERSON	AREA / SF	OCCUPANT LOAD Area/Load Factor
KITCHEN	200	870	4.4
PUBLIC BAR (SEATED)	15	146	9.7
PUBLIC BAR (STANDING)	5	180	36
BATHROOM		373	0
STORAGE	300	349	1.2
A RESTAURANT DINING AREA	15	3000	200
WAITING AREA	15	570	38.0
HALLWAY	244		
		4528	288.8

BUILDING OCCUPANCY LOAD: 292

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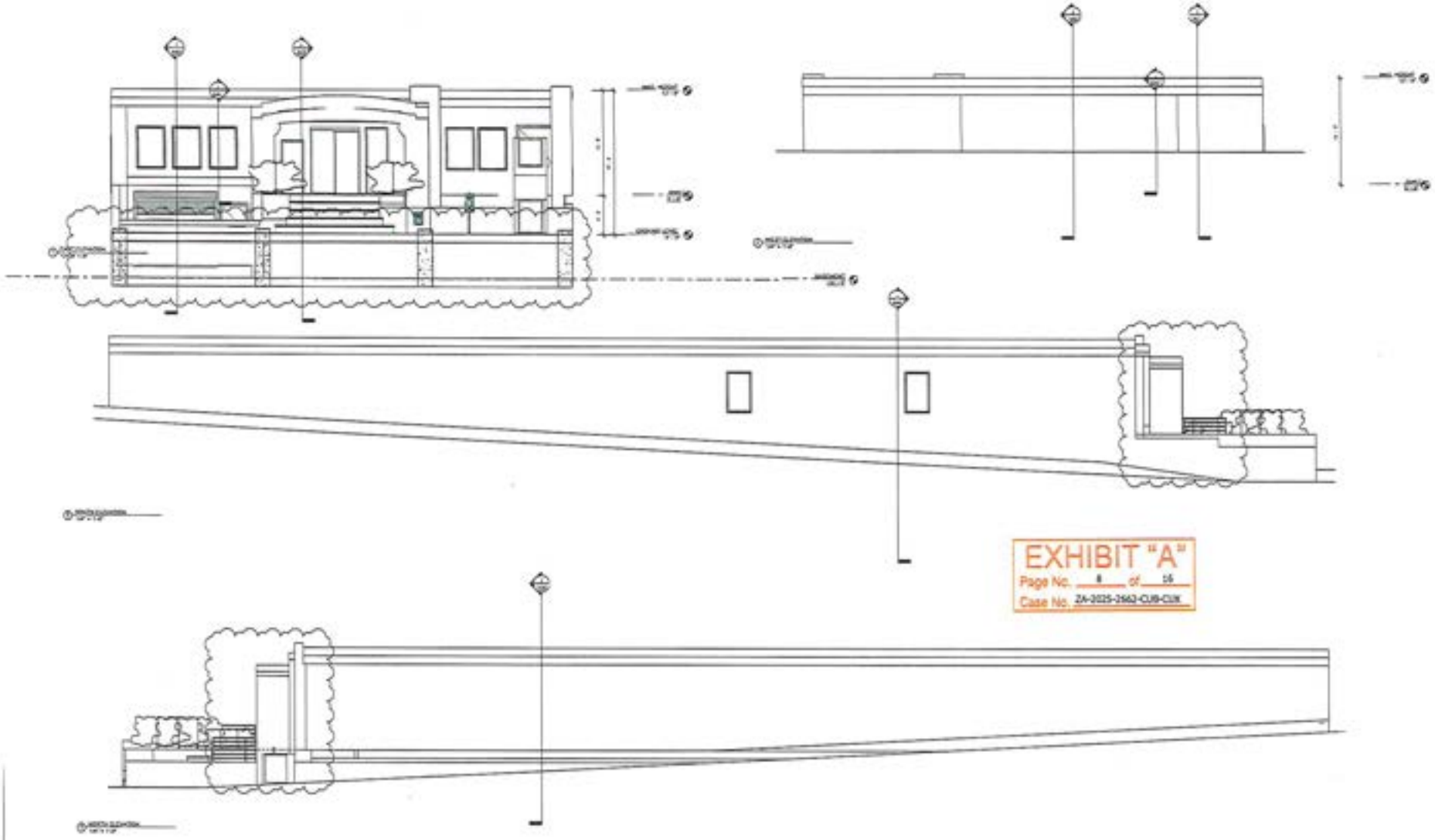
Page No. 7 of 16
Case No: ZA-2025-2662-CUB-CUX

BUILDING OCCUPANCY GROUP, USE, OCCUPANT LOAD & EGRESS CALCULATION

A-3.2



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STUCCO NOTES

NOTES

CONCEALED SPACES NOTES

CITY APPROVALS (TOP)

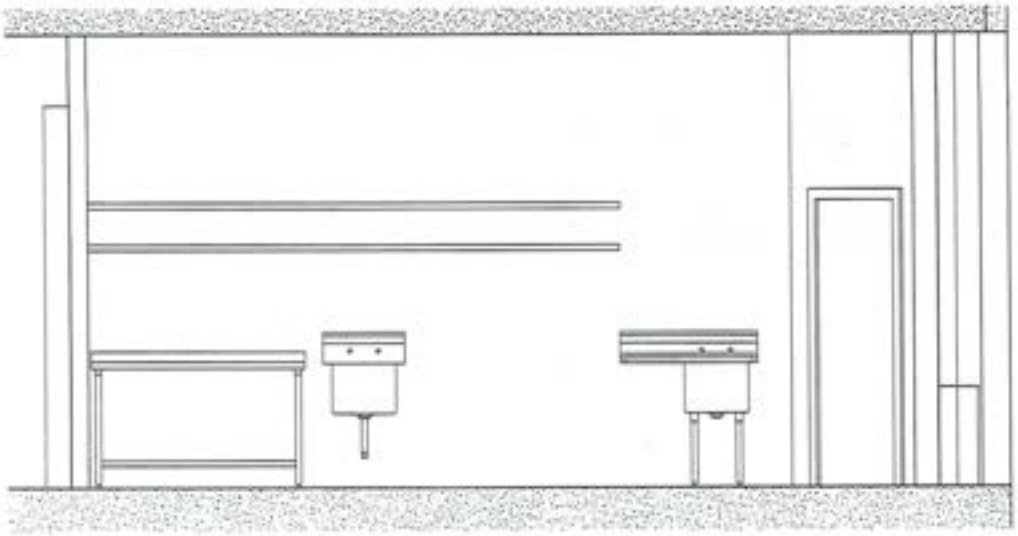
CITY APPROVALS (TOP)

1615 S BERNARDINO AVE, LOS ANGELES, 90004

ELEVATIONS

As Indicated

A-4.0



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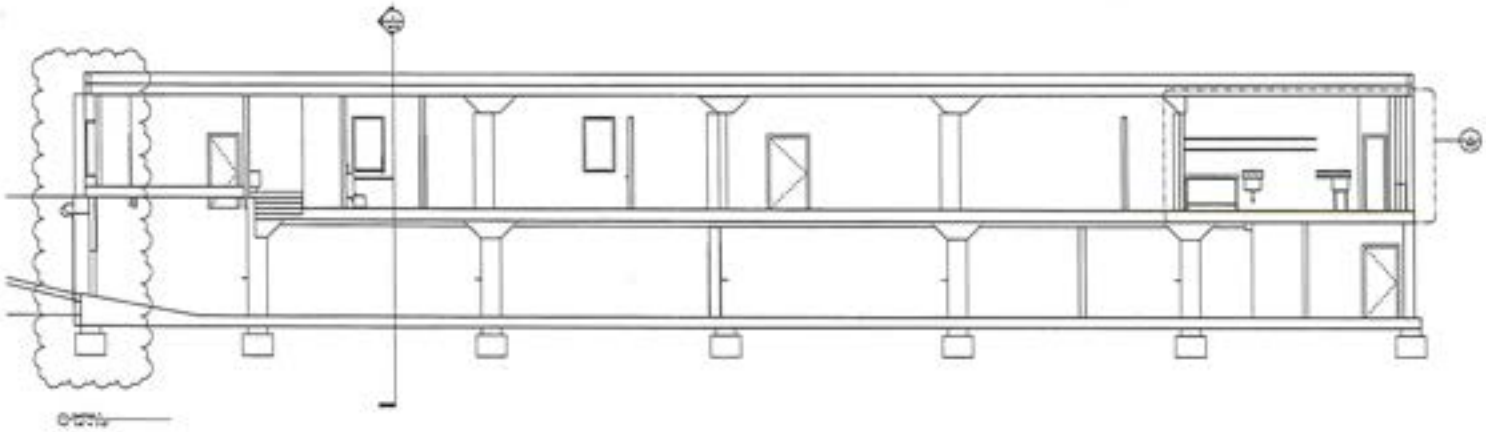
KITCHEN ELEVATIONS

1" = 1'-0"

A-4.1



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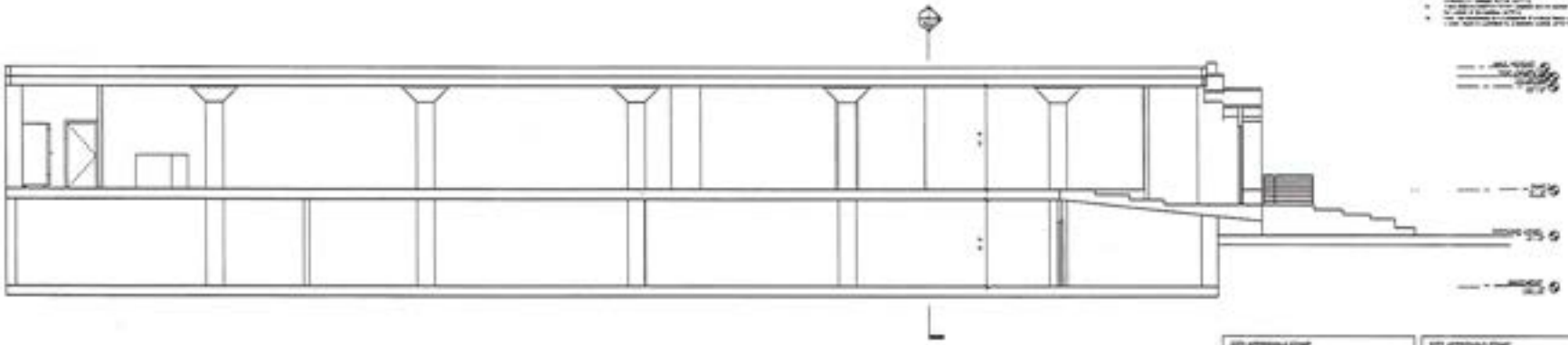

GREEN NOTES

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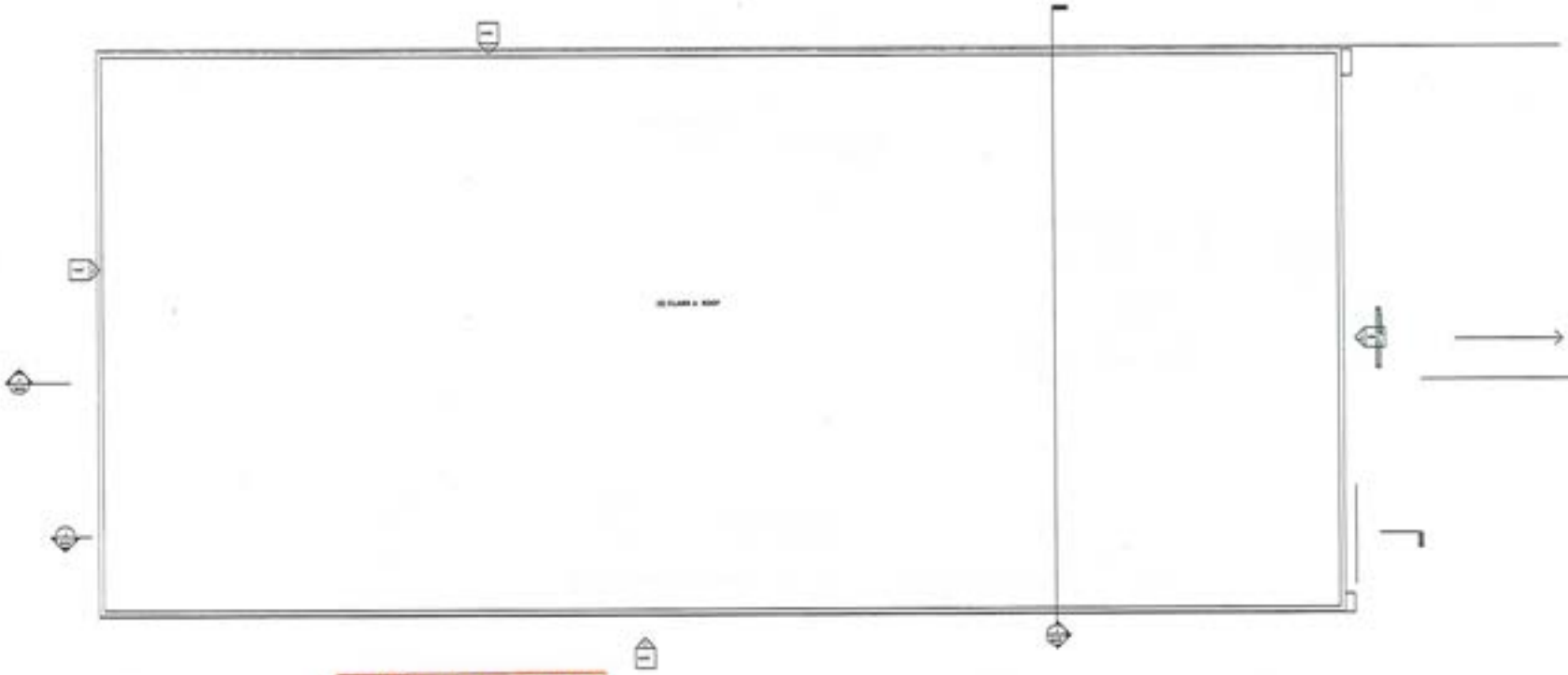
SECTIONS

1/4" = 1'-0"

A-5.0



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Case No. ZA-2025-2662-CUB-CUX

ROOF PLAN

1/4" = 1'-0"

A-6.0

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS

ACCESSIBILITY DETAILS FOR SIGNS

IDENTIFICATION OF ALL GENDER SINGLE USER TOILET FACILITIES

TYPICAL DRAWING VPL UNENCLOSED NO PIT STRAIGHT TWO PLATFORM

TYPICAL DRAWING VPL UNENCLOSED NO PIT STRAIGHT TWO PLATFORM

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Page No. 13 of 14
Case No. DH-2025-3062-CUB-CUX

FREEDOM Lift Systems
TrueVueLiftSystems.com

DVO-000840

A-7.2

GENERAL NOTES FOR COMMERCIAL ACCESSIBILITY

TYPICAL DRAWING VPL UNENCLOSED MID PIT STRAIGHT THRU PLATFORM

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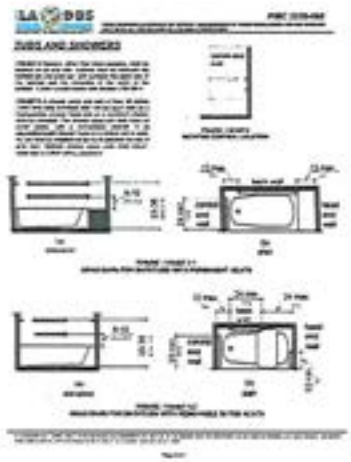
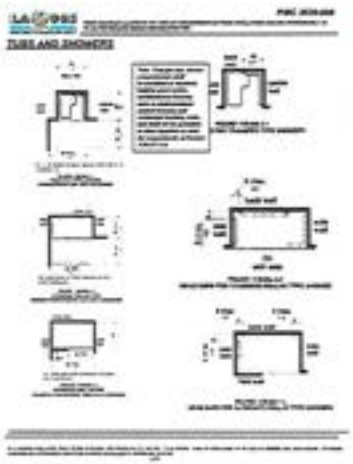
Page No. 13 of 16
Case No. 24-3025-0062-CUB-CUX

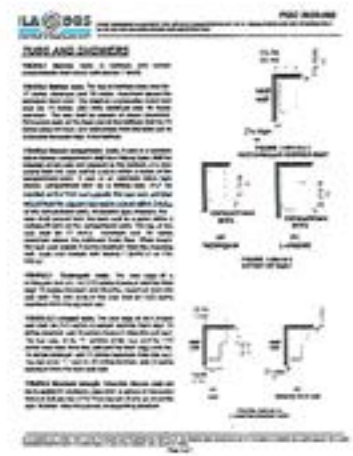
City Clerk 04/01/2025

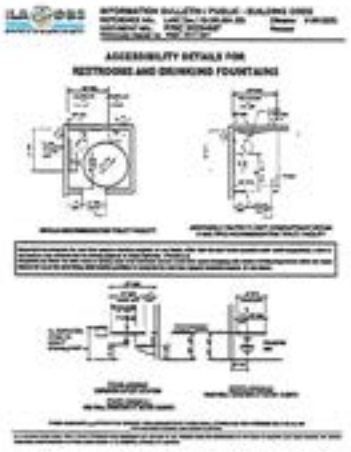
GENERAL NOTES

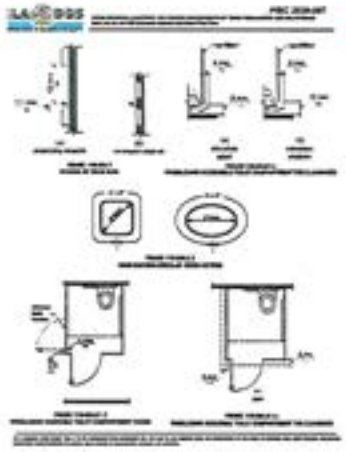
A-8.0

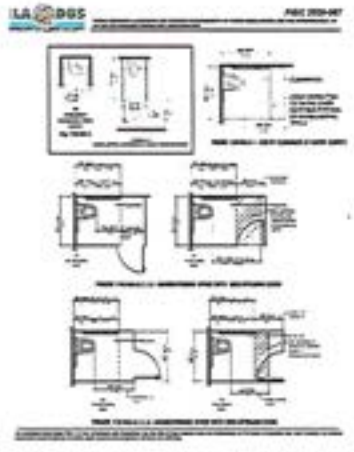


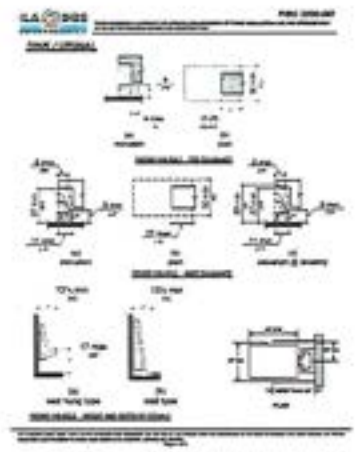


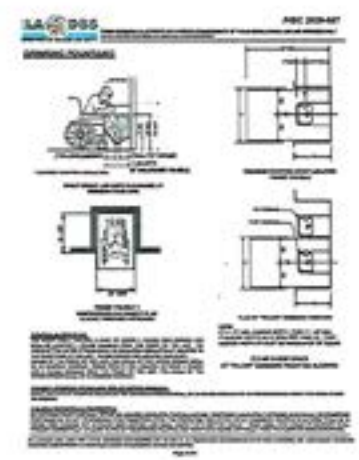


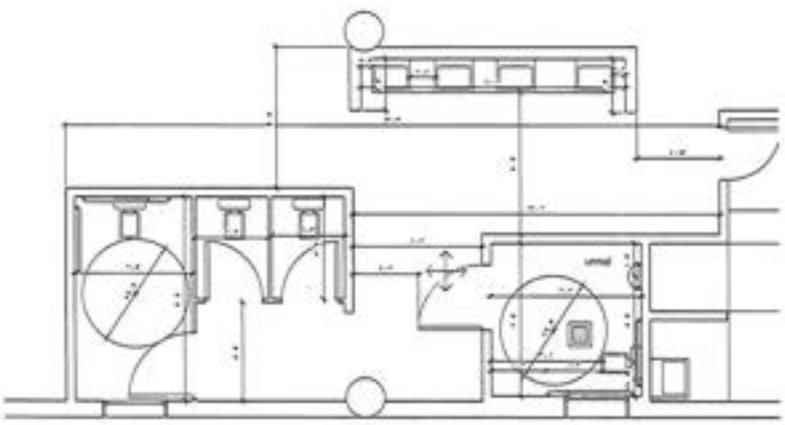












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Case No. ZA-2025-2662-CUB-CUX

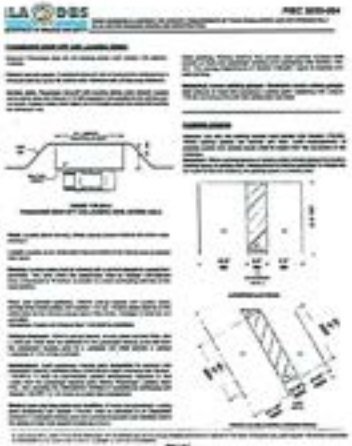
City Clerk
ENROLLED
ORDINANCE NO.

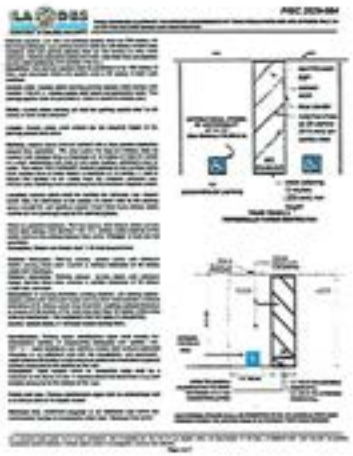
245 S. BEVERLY GLEN BLVD, LOS ANGELES, 90024

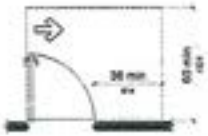
GENERAL NOTES

1/2" = 1'-0"

A-8.2







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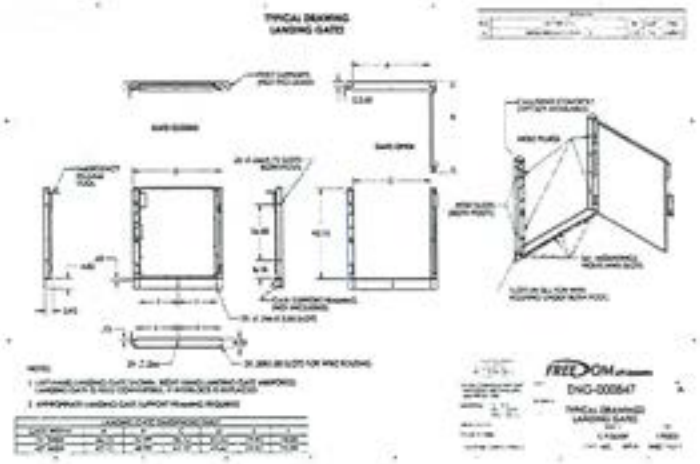
Case No. ZA-2025-2862-CUB-CUX



GENERAL NOTES

A-8.3

FORM GRN 1

FORM GRN 9

FORM GRN 9

VOC AND FORMALDEHYDE LIMITS

FORM GRN 11

FORM GRN 14

GREEN BUILDING CODE, PLAN CHECK NOTES

FORM GRN 18

PLUMBING FIXTURE FLOW RATES

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #180249

EXHIBIT "A"

Page No. 16 of 16

Case No. ZA-2021-3662-CUB-CDX

GREEN CODE

1.8

As indicated

G8-1-8

Central Area Planning Commission Letter of Determination, dated August 17, 2026

CENTRAL AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: AUGUST 17, 2026

Case No.: ZA-2025-2662-CUB-CUX-1A Council District: 10 – Hutt
CEQA: ENV-2025-2663-CE
Plan Area: Wilshire

Project Site: 261 South Kenmore Avenue

Applicant: Jonathan Lavi
Representative: Jennifer Oden, Solomon, Saltsman & Jamieson

Appellant: Nam Kim, Voice of Wilshire Koreatown

At its meeting of **July 28, 2026**, the Central Los Angeles Area Planning Commission took the actions below in conjunction with the following Project.

The Applicant requests a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,056-square-foot banquet hall with a maximum of 176 seats and live entertainment and dancing in the C2-1 Zone. The Applicant also requests a Class 2 Conditional Use Permit to allow hours of operation from 10:00 a.m. to 2:00 a.m. daily. No new construction to expand the building's height, footprint, or floor area is proposed.

1. **Determined**, 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, and Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. **Denied** the appeal in part; **granted** the appeal in part; and sustained the Zoning Administrator's determination dated May 11, 2026;
3. **Approved**, pursuant to Chapter 1 Section 12.24 W.1 and Chapter 1A Section 13B.2.2. of the Los Angeles Municipal Code (LAMC), a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed banquet hall in the C2-1 Zone;
4. **Approved**, pursuant to LAMC Chapter 1 Section 12.24 W.27 and Chapter 1A Section 13B.2.2., a Class 2 Conditional Use Permit to allow public dancing in conjunction with a proposed banquet hall in the C2-1 Zone;
5. **Approved**, pursuant to LAMC Chapter 1 Section 12.24 W.27 and Chapter 1A Section 13B.2.2., a Class 2 Conditional Use Permit to allow hours of operation from 11:00 a.m. to 11:00 p.m. Sunday to Thursday and 11:00 a.m. to 12:00 a.m. Friday and Saturday daily in lieu of the Commercial Corner hours of operation from 7:00 a.m. to 11:00 p.m.;
6. **Adopted** the attached Modified Conditions of Approval; and
7. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Welliver
Second: Sachdeva
Ayes: Lawrence
Absent: Stromberg, Powell

Vote: 3 – 0

Stephanie Gavidia, Commission Executive Assistant I
Central Area Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Central Area Planning Commission is not further appealable and shall become final upon the mailing of this determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13B.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

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. Appeals may be filed either online or in person as referenced below:

Forms are available online at http://planning.lacity.gov/development-services/forms.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

QR Code to
Online Appeal Filing

Online Application System (OAS):

The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS

QR Code to Forms for In-Person Appeal Filing

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.

a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St., 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@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.

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).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA Appointment Portal for Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an appointment with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination.

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Modified Conditions of Approval, Amended Findings

cc: Jordann Turner, Associate Zoning Administrator

CONDITIONS OF APPROVAL

(As Modified by the Central Area Planning Commission at its meeting on July 28, 2026)

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 7,056 square-foot event space with live entertainment and public dancing. The grant shall be subject to the following limitations:

    a. The hours of operation shall be limited to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday.

    b. Indoor seating shall be limited to a maximum of 176 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

8. The conditions of approval for this instant request shall be in translated from English to Korean, to be completed by the consultant/firm representing the applicant, so there are no discrepancies or misunderstanding of the regulations provided by this instant request. The translation of the conditions of approval ensures all applicants, owners, investors, and employees know what is expected of the establishment. Both the English and Korean version of the conditions of approval shall be at the establishment for inspection purposes at all times.

9. Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating that California State law prohibits the sale of alcoholic beverages to persons under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside of the facility in the same languages.

10. 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.

11. 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.

ENTERTAINMENT

12. There shall be no permanent dance floor. The dance floor, as shown on the Floor Plan, Exhibit A, may be demarcated as a dance floor during live entertainment events. The total number of persons shall be maintained at or below the occupancy approved by the Fire Department.

13. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

14. Cafe and Entertainment Permit. A Cafe and Entertainment Permit shall be obtained from the Los Angeles Police Commission. A copy shall be submitted to the Department of City Planning for inclusion in the case file.

15. The applicant/ operator shall obtain permits from the Los Angeles Police Permit Processing Section, pursuant to LAMC Sections 103.102 and 103.106. Copies of said permits shall be submitted to the Department of City Planning within 30 days of their issuance for inclusion in the case file.

NOISE

16. Any controlled sound or music must not be audible beyond the subject premises.

17. 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.

18. All entertainment and dancing shall be conducted within a wholly enclosed building; there shall be no live entertainment or dancing outdoors the area at any time.

19. All doors and openings must remain closed during event operations.

20. Supplemental treatments such as acoustic drapery and absorptive materials may be used to focus sound energy inward.

21. There shall be no outdoor speakers or use of amplified sound outside.

PARKING/VALET

22. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.

23. Valet parking shall be required to obtain all applicable licenses and/or permits from the Department of Transportation and the Los Angeles Police Department. Proof of licenses and/or permits shall be submitted to the Department of City Planning.

24. If valet service is provided, the operator shall comply with Los Angeles Municipal Code Section 103.203 Valet Parking.

25. A valid valet parking contract in compliance with this condition shall be submitted to the Department of City Planning. The contract shall be maintained for the life of this grant and shall include the hours of valet service and the number of valet attendants to be provided as well as the valet parking locations and locations utilized as overflow for valet operations. If the valet operator is replaced, a copy of the replacement contract shall be provided to the Development Services Center upon execution of the new contract.

26. The valet operator shall be required to obtain a valid LAPD Commission Investigation Division (CID) Valet Operator Permit pursuant to LAMC Section 103.203 (b) and each valet attendant shall have a valid CID permit along with a valid California Driver License in their possession while on duty.

    Note: Prior to providing valet services, the applicant should e-mail ladot.valetop@lacity.org to begin the application process, review, and approval of valet operations.

27. Valet service shall not utilize any local streets for the parking of vehicles at any time. Management shall instruct patrons, via posted signs, to drop off/pick up during valet hours at the front of the subject property.

28. Passenger loading shall be limited to the existing passenger loading spaces along (Kenmore Avenue) which shall also apply to any valet service. 3rd Street may be used by the valet service for passenger loading at any time.

29. A minimum of one valet supervisor and six attendants is recommended during peak hours to prevent traffic backups.

30. The applicant must use their social media, webpages, and other media platforms to disseminate travel information for the restaurant. This information should prioritize and promote alternatives to single-occupancy vehicle use, such as walking, biking, public transportation, rideshare/service, or carpooling.

31. For patrons who choose to drive personal vehicles, parking information must be provided, directing them to either utilize the venue's valet service <u>or nearby public parking facilities. The applicant shall identity and post at the entrance and on event materials, the locations, address, and approximate walking distance of public parking facilities within reasonable proximity to the subject site</u>.

    a. <u>For events with anticipated attendance of greater than 100 people, the applicant shall provide an optional shuttle service from off-site parking areas.</u>

32. The applicant and valet shall maximize the use of technology for valet operations in order to minimize wait times.

<u>SECURITY</u>

33. The applicant shall prepare a security plan that must be reviewed and approved by the Police Department within 3 months of the approval of this grant. The approved security plan shall be submitted to the Department of City Planning, Development Services Center, and be made available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.

34. At least (1) State-licensed, uniformed security guards for every fifty patrons, shall be employed on the premises daily, from 6:00 p.m. to one-half hour after closing. The guards shall be exclusively employed for the establishment and should not conduct any security duties for surrounding and neighboring businesses.

35. The applicant shall coordinate with the local division of the Los Angeles Police Department regarding appropriate monitoring of community complaints concerning activities associated with the subject facility.

36. 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.

37. 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.

38. 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.

39. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

40. Licensees or employees must check and verify every patron's age prior to any alcohol sales. Age shall be verified with a bona fide of identification. Once age has been verified, a distinct wristband shall be placed on the wrist of the patron to show that he or she has been verified by the licensee or employee. A bona fide identification is a card that must provide all information listed below:

    a. Issued by a Government agency (Federal, State, county, or city)

    b. Name of Person

    c. Date of Birth

    d. Physical Description

    e. Photograph

    f. Currently Valid (not expired)

    g. Passports may be acceptable form of identification, if they meet all requirements listed in items a through f.

QUEUING

41. The applicant shall develop a line queuing plan that does not obstruct the entrances of adjoining businesses or residential buildings. A copy of the plan shall be submitted to the Department of City Planning, Development Services Center, for retention in the administrative case file.

42. The operator shall maintain order therein and prevent any activity that would interfere with the nearby residents. The business operator shall, to the reasonable extent possible:

    a. Encourage patrons to exit quietly.

    b. Prevent loitering at the entrance.

    c. Prevent loitering at the entrance and area of the premises.

    d. Monitor the sidewalk area to discourage noise or nuisance behavior.

43. 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.

MODE/EMPLOYEES

44. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.

45. 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.

46. **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 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.

47. **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.

48. Salt, pepper and other condiments, usually associated with food service, shall be maintained on all tables at all times.

49. The applicant, may not employ, solicit, nor allow to operate on premise any employee, or agent, to be permitted to accept money, or anything of value, from a customer for the purpose of sitting or spending time with customers, while in the premises. Nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions or guests of and for the customers.

50. The applicant shall not sublet, lease or rent the premises to outside "promoters" or any third parties for nightclub activity.

51. **Private Events.** Any use of the establishment 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.

52. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.

53. The location shall implement a Designated Driver Program (i.e., free soft drinks or coffee to a designated driver of the group), which shall be submitted to the Zoning Administrator for inclusion in the file. The availability of this program shall be made known to restaurant patrons via a two-sided card placed on all tables and a program description shall be printed on the menu.

54. 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.

TERM GRANT/PLAN APPROVAL

55. The authorization granted herein for the on-site sale of a full line of alcoholic beverages and to allow patrons dancing on the subject premises is for a period of **ten (10) years** from the effective date of this grant. Thereafter, a new authorization shall be required to continue the sale of a full line of alcoholic beverages for on-site consumption and to allow patron dancing on the premises.

56. **Plan Approval/Condition Compliance Review.** The applicant shall file a Plan Approval application no sooner than 24 months and no later than 26 months from the operational date of this determination and an ABC License. The operational date of this determination shall be identified and confirmed by the Development Services Center. The Plan Approval application shall be subject to filing fees established by the Los Angeles Municipal Code Section 19.01-E. A public hearing shall be conducted subject to notification requirements established by the Los Angeles Municipal Code Section 12.24-D. The purpose of the Plan Approval is to review the effectiveness of these conditions, consider public testimony. Upon review of the effectiveness of and compliance with the conditions, the Zoning Administrator may modify such condition, and modify, delete, or add new ones as appropriate and require a subsequent plan approval, as necessary, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes. Failure to file for the Plan Approval shall be considered non-compliance with this condition.

ADMINISTRATIVE CONDITIONS

57. **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/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.

58. 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.

59. 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 documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the 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 this public hearing for nuisance abatement/revocation purposes.

60. **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 (ii).

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 (ii).

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.

FINDINGS

(As Amended by the Central Area Planning Commission at its meeting on July 28, 2026)

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region**.

   The subject property is a flat, irregularly shaped lot comprised of two parcels totaling approximately 8,231 square feet in area. The lot has approximately 56 feet of frontage along Kenmore Avenue to the east. The property is developed with a 7,056 square-foot commercial building with subterranean parking.

   The applicant requests a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,056 square-foot banquet hall with live entertainment and public dancing and to allow hours of operation from 10:00 a.m. to 2:00 a.m. daily in lieu of the Commercial Corner hours of 7:00 a.m. to 11:00 p.m. No new construction to expand the building floor area, footprint, or height is proposed. Based upon public testimony and project location, the proposed project hours of operation have been conditioned to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday.

   The project site is part of a commercial corridor along 3rd Street that is home to a variety of commercial uses, including retail, restaurants, and offices. Despite this diversity of uses, however, there are no dedicated event spaces or venues like the one proposed. This establishment is designed to host a variety of functions, including dinners, performances, corporate events, and award ceremonies, which will ensure that it will meet many different needs. According to applicant's representatives' testimony, the operator (Bronson Hospitality), is highly respected and currently operates three other similar event spaces within the city of Los Angeles.

   The conditions that are imposed to address the operations, security, noise, and parking will assure that the use enhances the built environment. The project will bring additional economic and social activity to the 3rd Street commercial corridor, thereby enhancing its vitality and appeal. The project will therefore perform a function and provide a service that is beneficial to the community.

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 applicant requests a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,056 square-foot event space with live entertainment

and public dancing and to allow hours of operation from 10:00 a.m. to 2:00 a.m. daily in lieu of the Commercial Corner hours of 7:00 a.m. to 11:00 p.m. No new construction to expand the building floor area, footprint, or height is proposed. Based upon public testimony and project location, the proposed project hours of operation have been conditioned to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday.

The surrounding area is substantially developed with commercial and residential uses. The subject property abuts commercial buildings in the C2-1 Zone to the east and south, a multi-family dwelling in the C2-1 Zone to the west, and a multi-family dwelling in the R3-1 Zone to the north. Other properties along 3rd Street to the east, west, and south of the project site are located in the C2-1 Zone and are developed with commercial and multi-family residential buildings. Properties to the north and south of 3rd Street are developed with multi-family dwellings in the R4-1 and R3-1 Zones.

The proposed banquet hall is to be located in an existing commercial building that was previously occupied by a market and restaurant. Though it fronts Kenmore Avenue, the property is part of a larger commercial corridor along 3rd Street, which features a variety of commercial uses, including restaurants which serve alcohol. The project is therefore compatible with the surrounding built environment.

Communications for the case file and testimony at the public hearing indicate that the surrounding community is concerned about noise, parking, and traffic spilling into the adjoining residential neighborhood. Though the applicant proposes the on-site consumption of a full line of alcoholic beverages, public dancing, and live entertainment, the impact on surrounding properties has been reduced through the building type and conditions of approval. All events within the proposed banquet hall will be entirely located within the building with no outdoor activities. Additionally, reduced hours of operation (11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday); conditions of approval related to valet operations, availability of public parking facilities, and optional shuttle service for larger sized events (Conditions of approval No. 22-32); and conditions related to security (Condition Nos. 33-40) have been imposed by the Zoning Administrator and Central Los Angeles Area Planning Commission to address issues raised at the public hearing and subsequent appeal hearing. ~~The project will not adversely affect adjacent properties or the public health, welfare, and safety~~. Other potential impacts, such as crime or litter, are addressed by the conditions imposed herein as well. Therefore, the project will not adversely affect adjacent properties or the public health, welfare, and safety.

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

The General Plan entails land use elements that provides a guide for managing the City and address environmental issues. The subject property is located within the boundaries of the Wilshire Community Plan. The Community Plan designates

the property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. The subject property is zoned C2-1 and is therefore consistent with its land use designation.

The Wilshire Community Plan is silent regarding the on-site sale and dispensing of alcoholic beverages and public dancing. However, its goals, objectives, and policies regarding commercial uses include the following:

> ***Goal 2:*** *Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe and accessible areas, while preserving historic and cultural character.*
>
> ***Objective 2-1:*** *Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.*
>
> ***Policy 2-1.1:*** *New commercial uses should be located in existing established commercial areas or shopping centers.*
>
> ***Policy 2-1.2:*** *Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by stand alone residential development by adhering to the community plan land use designations.*

The proposed project is in keeping with the above goal, objective, and policy of the Community Plan. The project site is part of an existing commercial corridor along 3rd Street, where it will contribute to the area's activity and economic vitality and provide a service not otherwise found in the vicinity. The project therefore conforms with the purpose, intent, and provisions of the Wilshire Community Plan.

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

The applicant requests a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,056 square-foot banquet hall with live entertainment and public dancing and conditioned hours of operation from 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday. The subject property is zoned for commercial uses and will continue to be utilized as such.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are alleviated by the imposition of conditions requiring responsible management and deterrents against loitering. Employees will be required to undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department

Standardized Training for Alcohol Retainers (STAR) Program. Other conditions imposed related to litter and noise prevention will safeguard the surrounding sensitive uses that include multi-family residential uses. Additionally hours of operation have been limited to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday; the grant mandates compliance with the City's Noise Ordinances, requires all doors and openings to be closed during events; and that any valet service require permits from the Los Angeles Department of Transportation and Los Angeles Police Department. Furthermore, the term grant has been limited to 10-years and a mandatory Plan Approval public hearing after 24 months of operation has been imposed to allow for the review of the conditions imposed and to determine any additions, deletions or modifications are deemed appropriate. Therefore as conditioned, approval of 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 Department of Alcoholic Beverage Control (ABC) licensing criteria, four on-site consumption licenses and two off-site consumption licenses are allocated to the subject census tract (Census Tract 2113.1). Currently, there are two active on site license and two active off-site licenses total in this census tract:

(1) Type 20 – Off-Sale Beer & Wine
(1) Type 21 – Off-Sale General
(1) Type 41 – On-Sale Beer & Wine – Eating Place
(1) Type 47 – On-Sale General – Eating Place

The number of on-site licenses in the census tract is below the amount allocated by ABC criteria. The addition of alcohol sales at the proposed banquet hall therefore will not result in undue concentration of establishments for the sale and dispensing of alcoholic beverages.

According to statistics provided by the Los Angeles Police Department's West Bureau, Olympic Division within Crime Reporting District No. 2016, which has jurisdiction over the subject property, a total of 77 crimes were reported in 2024, including 28 Part I crimes and 49 Part II Crimes, compared to the Citywide average of 89 crimes and the High Crime Reporting District average of 106 crimes for the

same reporting period. In 2024, alcohol-related Part II crimes reported include Drug Abuse Violations (2), Driving Under the Influence (0), Liquor Laws (0), Disorderly Conduct (0), and All Other Offenses (6). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The data regarding the crime rate in the reporting district where the subject site is located is below the City average. Furthermore, few of the reported crimes were deemed alcohol-related. There is therefore little evidence of a relationship between availability of alcohol and the community's crime rate, or that the proposed event space will result in additional crime. The project is subject to conditions to minimize impacts associated with the sale and dispensing of alcohol such as criminal activity, public drunkenness, and loitering.

The Police Department originally had concerns due to approximately 45 police radio calls and incidents linked to the previous owner/operator, including loud parties and assault with deadly weapons. The data regarding the crime rate in the reporting district where the subject site is located is below the City average. Furthermore, few of the reported crimes were deemed alcohol-related. There is therefore little evidence of a relationship between availability of alcohol and the community's crime rate, or that the proposed banquet hall will result in additional crime. The project is subject to conditions to minimize impacts associated with the sale and dispensing of alcohol such as criminal activity, public drunkenness, and loitering.

Nevertheless, to safeguard the welfare of the community and provide for a reasonable operation, numerous operational conditions to the grant have been incorporated that address security (Conditions No. 33-40) to further ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

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

The project site is zoned for commercial uses and will continue to be utilized as such with the subject banquet hall. The proposed project consists of the sale and dispensing of a full line of alcoholic beverages in conjunction with a banquet hall with live entertainment and public dancing. The following sensitive uses are located within a 600-foot radius of the site:

Residential

Multi-Family Residences
School, Church, Hospital, Park
N/A

The project site is immediately adjacent to residential buildings. Correspondences from neighboring residents and the neighborhood council expressed concerns regarding hours of operation, noise, and parking/ circulation impacts. Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. Conditions of approval have been imposed to ensure that nearby sensitive uses are adequately protected from any potential adverse impacts of this project. Specifically, hours of operation have been limited to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday; the grant mandates compliance with the City's Noise Ordinances, requires all doors and openings to be closed during events; and that any valet service require permits from the Los Angeles Department of Transportation and Los Angeles Police Department. Additionally, a 10-year term grant has been approved and a mandatory Plan Approval hearing after 24 months of operation has been imposed to allow for the review of the conditions imposed and to determine any additions, deletions or modifications are deemed appropriate. As such, banquet hall will be operated within a contained environment where monitoring is facilitated through the enforcement of numerous conditions that will minimize the potential to create nuisances for the surrounding sensitive uses. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

MINI-SHOPPING CENTER/COMMERCIAL CORNER

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

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

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

   There will be no creation or construction of a new mini-shopping center or commercial corner development. Additionally, there is no new construction proposed. Therefore, the grant does not add to a detrimental concentration of mini-shopping centers or commercial corner developments.

ADDITIONAL MANDATORY FINDINGS

9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in Zone A0, areas of flood depths of 1 to 3 feet.