

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
ZA-2025-2662-CUB-CUX-1A	ENV-2025-2663-CE	10-Hutt
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
ZA-2025-2662-CUB-CUX ☐ N/A	26-1130 ☐ N/A	☐ Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) ☒ Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
261 South Kenmore Avenue		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jonathan Lavi ☐ N/A ☐ New/Changed	(310) 601-6134	johnnylavi@gmail.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jennifer Oden, Solomon, Saltsman & Jamieson ☐ N/A	(310) 822-9848	joden@ssjlaw.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Nam Kim, Voice of Wilshire Koreatown ☐ N/A	(213) 380-6920	vowkc3130@yahoo.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
☒ N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jordann Turner	213-978-1365	Jordann.Turner@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
☐ <i>The preparation of a draft ordinance by the City Attorney will be required.</i> Case No. ZA-2025-2662-CUB-CUX-1A and ENV-2025-2663-CE On August 21, 2026, the City Council adopted Motion (Hutt – Lee), pursuant to Charter Section 245, asserting jurisdiction over the July 28, 2026 action (Letter of Decision date : August 17, 2026) of the Central Los Angeles Area Planning Commission		

**FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

ITEMS APPEALED:

☒ N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
☒ Letter of Determination	☐	☒ Categorical Exemption (CE) (Notice of Exemption)	☐
☒ Findings of Fact	☐	☐ Statutory Exemption (SE) (Notice of Exemption)	☐
☐ Staff Recommendation Report	☐	☐ Negative Declaration (ND)	☐
☒ Conditions of Approval	☐	☐ Mitigated Negative Declaration (MND)	☐
☐ T Conditions	☐	☐ Environmental Impact Report (EIR)	☐
☐ Proposed Ordinance	☐	☐ Mitigation Monitoring Program (MMP)	☐
☐ Zone Change Map and Ordinance	☐	☐ Sustainable Communities Project Exemption (SCPE)	☐
☐ GPA Resolution	☐	☐ Sustainable Communities Environmental Assessment (SCEA)	☐
☐ Land Use Map	☐	☐ Sustainable Communities Environmental Impact Report (SCEIR)	☐
☒ Exhibit A – Plans	☐	☐ Appendices	☐
☒ Mailing List (both Word and PDF)	☐	☐ Other:	☐
☐ Interested Parties List	☐		
☒ Appeal	☐		
☐ Development Agreement	☐		
☐ Site Photographs	☐		
☒ Other: LOD of Central APC	☐		

NOTES / INSTRUCTIONS:

Add to CF 26-1130

☐ N/A

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
☒ 10 days ☐ 15 days ☐ 24 days ☐ N/A / None ☒ Other: Charter Section 245	☒ Owner ☒ Applicant ☒ Adjacent/Abutting ☐ 100' radius ☐ 300' radius ☐ 500' radius ☒ Neighborhood Council ☒ Interested Parties ☒ Other: Per Charter Section 245	☐ 10 days ☐ 15 days ☐ 24 days ☐ N/A / None ☐ Other: Charter Section 245

FISCAL IMPACT STATEMENT:

☐ Yes

☐ No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:	
☐ City Planning Commission (CPC) ☐ Cultural Heritage Commission (CHC) ☒ Central Area Planning Commission ☐ East LA Area Planning Commission ☐ Harbor Area Planning Commission	☐ North Valley Area Planning Commission ☐ South LA Area Planning Commission ☐ South Valley Area Planning Commission ☐ West LA Area Planning Commission
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
July 28, 2026	3 - 0
LAST DAY TO APPEAL:	DATE APPEALED:
N/A	N/A
COUNCIL TIME TO ACT:	TIME TO ACT START:
☐ 30 days ☐ 45 days ☐ 60 days ☐ 75 days ☐ 90 days ☐ 120 days ☐ N/A / None ☒ Other: 21 Days per Charter 245	☐ Appeal Filing Date ☐ Received by Clerk ☐ Last Day to Appeal ☐ N/A / None ☒ Other: Per Charter 245
TRANSMITTED BY:	TRANSMITTAL DATE:
Ari Briski Commission Office Manager	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 or nearby public parking facilities. The applicant shall identify 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.
 - a. For events with anticipated attendance of greater than 100 people, the applicant shall provide an optional shuttle service from off-site parking areas.
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.

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.