

APPLICATIONS

APPEAL APPLICATION Instructions and Checklist



THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: _____

Reviewed & Accepted by (DSC Planner): _____

Case No.: _____ Date: _____

☐ Determination authority notified ☐ Receipt Number: _____

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals, use form CP13-7854.

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- ☒ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☐ City Council
☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: ZA-2025-2662-CUB-CUX

APN: 5518-014-011

Project Address: 261 S. Kenmore Avenue, Los Angeles 90004

Final Date to Appeal: 05/26/2026

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?

☒ Entire ☐ Part

Are specific Conditions of Approval being appealed?

☐ YES ☒ NO

If Yes, list the Condition Number(s) here: _____

On a separate sheet, provide the following:

☐ Reason(s) for the appeal

☐ Specific points at issue

☐ How you are aggrieved by the decision

APPELLANT

Check all that apply:

☒ Person, other than the applicant, Owner or Operator claiming to be aggrieved

☐ Representative

☐ Property Owner

☐ Applicant

☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Nam Kim

Company/Organization: Voice of Wilshire Koreatown

Mailing Address: 3130 Wilshire Blvd., #407

City: Los Angeles State: CA Zip Code: 90010

Telephone: (213) 380-6920 E-mail: vowkc3130@yahoo.com

Is the appeal being filed on behalf or on behalf of another party, organization, or company?

☒ Self

☐ Other: _____

Is the appeal being filed to support the original applicant's position?

☐ YES

☒ NO

REPRESENTATIVE / AGENT INFORMATION

Name: _____
Company/Organization: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____ E-mail: _____

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: Van Lin Date: 5/21/2026

Statement of Appeal

Address: 261 S Kenmore Avenue

Case Number: ZA-2025-2662-CUB-CUX

Statement:

My name is Nam K. Kim, and on behalf of the Voice of Wilshire Koreatown organization, we are strongly opposed to the granting/approving of the CUB and CUX request, in the instant case.

We feel very strongly that the Zoning Administrator errored and did not really understand why the community is so strongly opposed to this project. We worked closely with the WCKNC and the CD #10 Council Office to let them understand and appreciate why we oppose this project.

Based on our strong opposition and the reasons offered, both the Wilshire Center Koreatown NC and the Council District 10 had voiced strong opposition to the granting of the approval in this case. Therefore, we were shocked when this case was nevertheless approved.

1. Parking Problem:

The area has an on-going problem of lack of parking. It was emphatically stated that the residents are constantly faced with looking for a place to park on the street in the area, on a daily basis, especially because many of the retail buildings and multi-family residential buildings in the area were built when there were no

parking requirements ... and owning to automobiles being a luxury, in those days.

The size of the instant building for the proposed banquet hall is stated as 7.066 sq. ft. Under the normal circumstances, the parking required for such a use would be 71 on-site spaces. So the question of exactly where they were going to provide parking for the guests was voiced, but the applicant could not provide that information. And it is highly unlikely that banquet guests would choose public transit to go to special events to a banquet hall.

2. Previous nuisance problems:

As was mentioned in the Letter of Determination, the LAPD had to respond to many frequent service calls because the subject location was operating an illegal nightclub featuring dancing and loud music without the required CUP entitlements.

At that time the residents regularly complained about the excessive music and traffic noises and people loitering while speaking loudly. If this was proposed in a more affluent area, we sincerely doubt that it would have been approved under any circumstances. The recent immigrant community in this area deserves just as equal consideration, based on their fundamental rights to peace and quiet enjoyment, and not having to be disturbed with amplified music and the loud crowd and traffic noises that would be inevitable.

3. No Added Convenience and Necessity:

There are numerous other well established banquet venues in the WCKNC area, which have adequate on-site parking to accommodate a crowd of 200-300 people/attendees. To specify these venues, we have three area hotels, namely JJ Grand Hotel at 6th Street and Harvard Blvd., Oxford Hotel at 8th Street and Oxford Avenue, and Koxie Hotel at Olympic Blvd. and Gramercy Drive, and also the newly built banquet facility associated with the Wilshire Temple at Wilshire Blvd. and Harvard Blvd.

These local venues are all equipped w/ adequate onsite parking spaces and have a long history of existing in harmony w/ the surrounding residential neighborhoods.

We do not need another banquet hall as a critical necessity, especially when there are so many residents and organizations, i.e. the WCKNC and the CD 10 Office, that have actual stakeholder status in the area, and are explicitly and resoundingly opposed to these types of activities, when they are fraught with clearly foreseeable conflicts with the existing residential community.

4. Lack of Police Enforcement and Nuisance Abatement Resources

It has been our experience that once an establishment like this is established, it takes forever to stop the operation when it operates outside of the law. As is the rule, the nuisance abatement procedures takes long time to take hold. Currently the WCKNC area is fraught with these entertainment venues that have gone rogue, based on greed to make as much money as possible. Because they know too well that the City does not have the where-with-all to properly monitor and enforce the law with any immediate effect. As

a result, the residents have to put up with the disturbances to their peaceful and quiet rest and enjoyment for an extended duration, while their hands are tied based on the lack of prompt and real time counter enforcement response and procedures.