

CONDITIONS OF APPROVAL
(As Modified by the PLUM Committee at its meeting on September 8, 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. [Amended] All passenger loading, unloading, and valet drop-off/pick-up operations shall be restricted to the front of the subject property along Kenmore Avenue utilizing existing designated passenger loading zones, as well as an authorized on-property driveway option. Alternatively, 3rd Street may be utilized for passenger loading and valet drop-off/pick-up operations, subject to the approval of the Los Angeles Department of Transportation (LADOT). Valet operators, drivers, and patrons are strictly prohibited from utilizing local residential streets (including surrounding residential blocks) for vehicle queuing, standing, drop-off, pick-up, or parking at any time. Management shall prominently post clear directional signage at the venue entrance instructing patrons and rideshare drivers (such as Uber/Lyft) to utilize designated loading areas on Kenmore Avenue or 3rd Street.
28. [Deleted]
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. [Amended] To support overflow parking demands during peak event hours, the operator shall maintain active agreements with designated off-site parking facilities within reasonable proximity to the subject site (as identified in the approved parking management plan). On-site parking within the subterranean garage (providing 18 standard spaces, expandable to 25 spaces under a managed valet-assist configuration) shall be maximized prior to routing vehicles to off-site locations. A valid valet and off-site parking contract, detailing the specific off-site lots and operating hours, shall be kept on file and made immediately available to the Department of City Planning and city officials upon request.
32. [Added] For any scheduled event with an anticipated attendance exceeding 100 people, the applicant/operator shall provide a complimentary or organized optional shuttle service connecting the primary off-site parking facilities directly to the venue drop-off zone on Kenmore Avenue or 3rd Street. Shuttle vehicles utilized for off-site

parking transit must comply with all applicable Department of Transportation (LADOT) regulations and shall not stage or idle on local residential streets. Shuttle availability, routes, and off-site parking locations must be clearly published on the venue's official website, social media event pages, and provided to event hosts during the initial booking phase.

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

SECURITY

34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.
40. 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.

41. 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

42. 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.
43. 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.
44. 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

45. 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.
46. 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.
47. **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.

48. **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.
49. Salt, pepper and other condiments, usually associated with food service, shall be maintained on all tables at all times.
50. 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.
51. The applicant shall not sublet, lease or rent the premises to outside "promoters" or any third parties for nightclub activity.
52. **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.

53. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
54. 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.
55. 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

56. 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.
57. **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

58. **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.
59. 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.
60. 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.

61. 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.