

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 the project's 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, and 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 CORRESPONDENCES

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 public, 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](https://build.la) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to
Forms for In-
Person Appeal
Filing



QR Code to
BuildLA
Appointment
Portal for
Condition
Clearance

CASE NO. ZA-2025-2662-CUB-CUX

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

[illegible]

PLEASE PRINT NAME, ADDRESS AND PHONE NO. ON THIS PAGE. IF YOU HAVE A PHONE, PLEASE PRINT THE NUMBER OF THE PHONE YOU WANT TO BE CALLED. IF YOU DO NOT HAVE A PHONE, PRINT THE ADDRESS OF THE PERSON TO WHOM YOU WANT TO BE CALLED.

161 S KENMORE AVE, LOS ANGELES, 90004
 PROJECT NUMBER:
 PROJECT DESCRIPTION:
 IN-DUCTILE CONCRETE RETROFIT
 PROJECT TYPE:
 PROJECT BUILDING



NAME: **COVER**
 PROJECT #/P#/R#:
 PROJECT AND NAME:
 JOB NUMBER:
 SHEET NAME:

A-0.0

No.	Revisions/Description
1	REVISION 1
2	REVISION 2
3	REVISION 3
4	REVISION 4
5	REVISION 5
6	REVISION 6
7	REVISION 7
8	REVISION 8
9	REVISION 9
10	REVISION 10

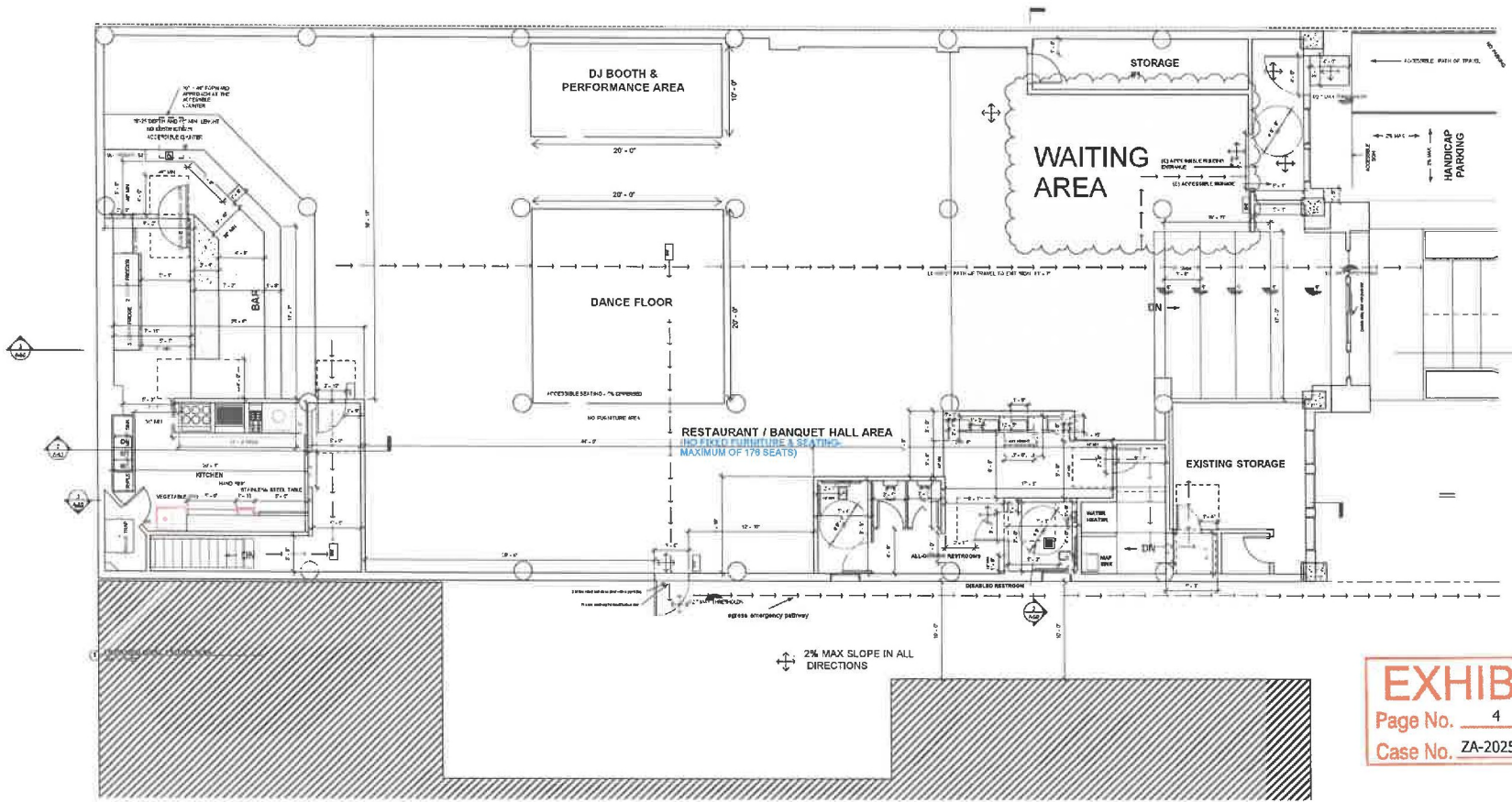


EXHIBIT "A"
 Page No. 4 of 16
 Case No. ZA-2025-2662-CUB-CUX

- 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 (2X4 WOOD STUD) TO REMAIN
- DOOR THRESHOLD
- CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP
- WIRED SMOKE DETECTORS WITH A BATTERY BACK-UP
- FAN AIR CHANGES/HR 50 CFM CONTROLLED BY HUMIDISTAT

CITY APPROVAL STAMP	CITY APPROVAL STAMP

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

DESIGNER: Jacques Massachi
 PROJECT NO: 22799285K
 DATE: 03-2025-458
 SHEET NO: A-3.0

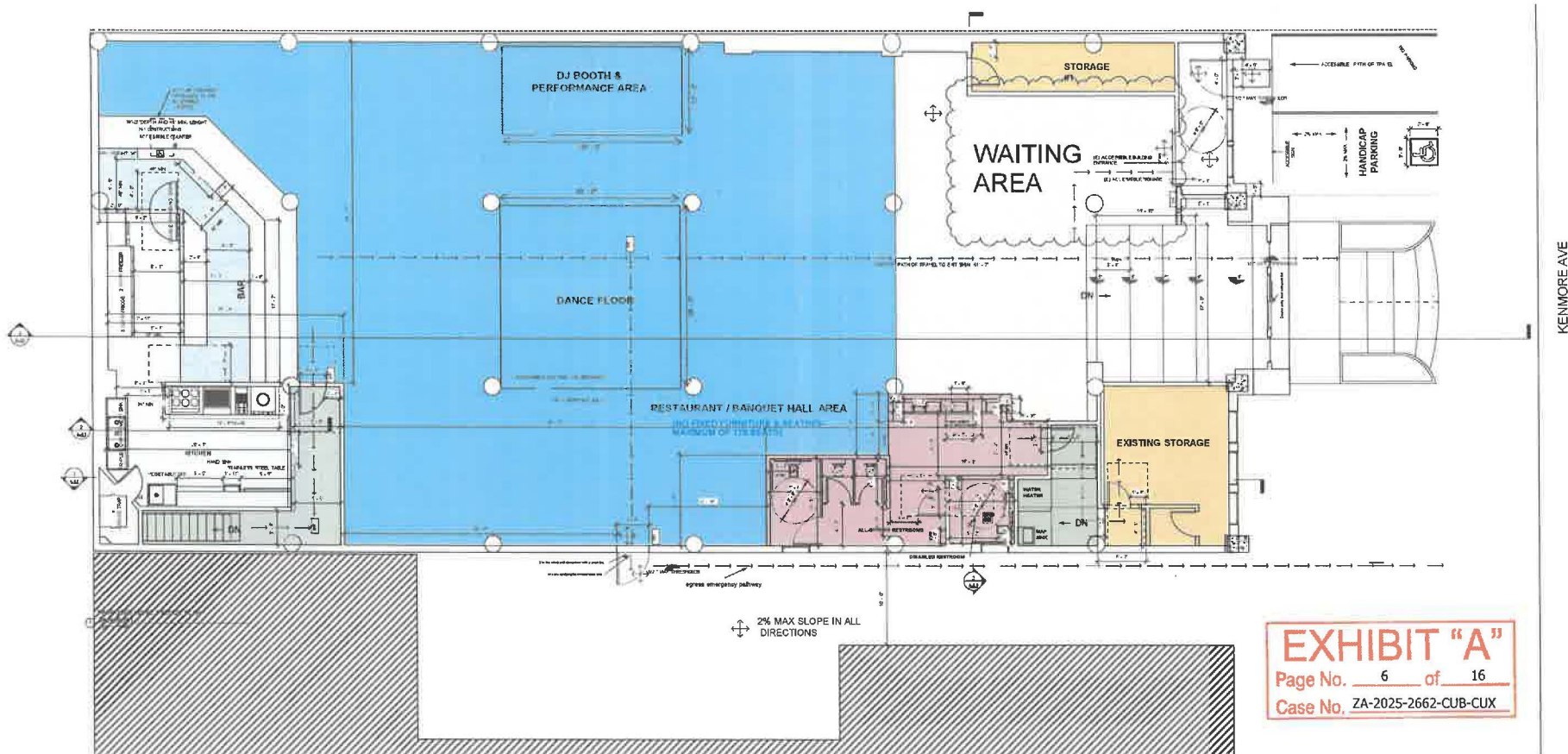
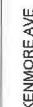


EXHIBIT "A"
 Page No. 6 of 16
 Case No. ZA-2025-2662-CUB-CUX

LABEL OF AREA	GROSS SF/PERSON	AREA / SF	OCCUPANT LOAD Area/Load Factor
KITCHEN	200	670	4.4
PUBLIC BAR (SEATED)	15	146	9.7
PUBLIC BAR (STANDING)	5	180	36
BATHROOM		373	0
STORAGE	300	349	1.2
RESTAURANT DINING AREA	15	3000	200
WAITING AREA	15	576	38.5
HALLWAY		244	
		4626	289.8

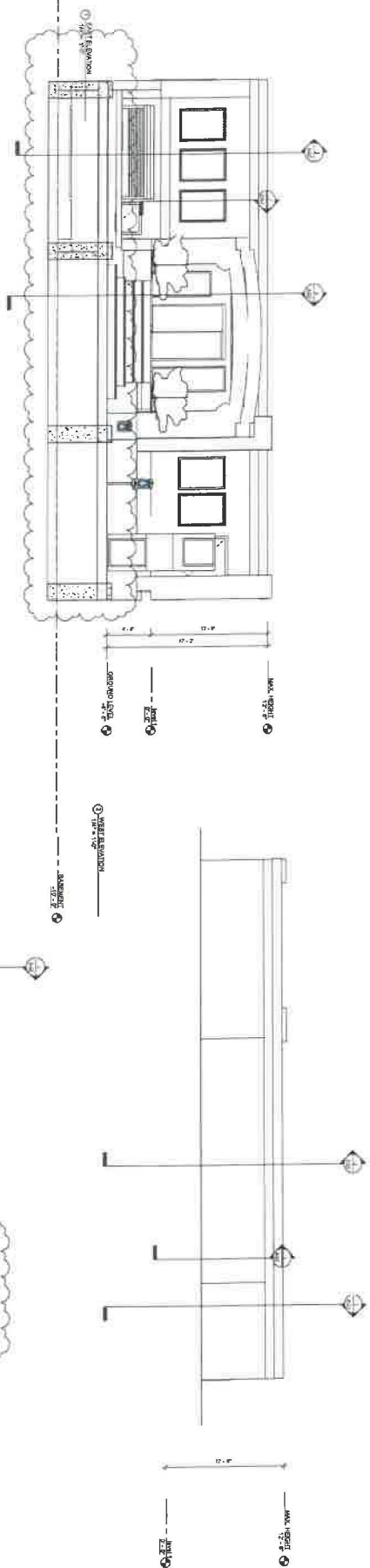
BUILDING OCCUPANCY LOAD: 292

CITY APPROVAL STAMP	CITY APPROVAL STAMP
BUILDING OCCUPANCY GROUP, USE, OCCUPANT LOAD & CALCULATION	BUILDING OCCUPANCY GROUP, USE, OCCUPANT LOAD & CALCULATION
2/25/2025	2/25/2025
C-2023-059	C-2023-059



BUILDING OCCUPANCY LOAD: 292

CITY APPROVALS STAMP	CITY APPROVALS STAMP



⑤ SOUTH ELEVATION
145° 0' 50"

⑦ NORTH ELEVATION
74° = 15°

STUCCO NOTES

- THESE TWO TYPES OF STUDENTS REPRESENT DIFFERENT, BUT RELATED, PROBLEMS. THE FIRST TYPE OF STUDENT HAS A PROBLEM WITH THE CONCEPT OF A FUNCTION. THE SECOND TYPE OF STUDENT HAS A PROBLEM WITH THE CONCEPT OF A DERIVATIVE. THE FIRST TYPE OF STUDENT HAS A PROBLEM WITH THE CONCEPT OF A FUNCTION. THE SECOND TYPE OF STUDENT HAS A PROBLEM WITH THE CONCEPT OF A DERIVATIVE.

NOTES

1. Pineda-Alvarez DE, et al. (2004) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 38: 1-8.
2. Pineda-Alvarez DE, et al. (2005) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 40: 1-8.
3. Pineda-Alvarez DE, et al. (2006) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 45: 1-8.
4. Pineda-Alvarez DE, et al. (2007) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 54: 1-8.
5. Pineda-Alvarez DE, et al. (2008) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 61: 1-8.
6. Pineda-Alvarez DE, et al. (2009) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 64: 1-8.
7. Pineda-Alvarez DE, et al. (2010) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 67: 1-8.
8. Pineda-Alvarez DE, et al. (2011) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 70: 1-8.
9. Pineda-Alvarez DE, et al. (2012) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 73: 1-8.
10. Pineda-Alvarez DE, et al. (2013) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 76: 1-8.
11. Pineda-Alvarez DE, et al. (2014) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 79: 1-8.
12. Pineda-Alvarez DE, et al. (2015) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 82: 1-8.
13. Pineda-Alvarez DE, et al. (2016) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 85: 1-8.
14. Pineda-Alvarez DE, et al. (2017) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 88: 1-8.
15. Pineda-Alvarez DE, et al. (2018) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 91: 1-8.
16. Pineda-Alvarez DE, et al. (2019) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 94: 1-8.
17. Pineda-Alvarez DE, et al. (2020) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 97: 1-8.
18. Pineda-Alvarez DE, et al. (2021) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 100: 1-8.
19. Pineda-Alvarez DE, et al. (2022) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 103: 1-8.
20. Pineda-Alvarez DE, et al. (2023) The effect of the use of a mobile phone on the performance of a simulated driving task. *Accident Analysis and Prevention* 106: 1-8.

CONCEALED SPACES NOTES

[illegible][illegible]

POLYMERIZATION

DYE STOPS WILL BE AFFECTED BY COLOR AND ABILITY OF THE DYEING. HIGH-DYE STOP SHALL BE IN LINE WITH WALLS
WITHIN APPROX. ONE HUNDRED TO TWO HUNDRED FEET FROM OTHER WALLS.

NOTES:

ONLINE STORES SHALL BE INSTALLED IN THE LATTER HALF OF 2004, AND A 6% INCREASE IN THE OUT-OF-STOCK RATE IN 2004 WILL BE ACHIEVED BY THE END OF THE YEAR. IN ORDER TO ACHIEVE THIS GOAL, WE WILL BE WORKING TO IMPROVE OUR LOGISTICS AND INVENTORY MANAGEMENT.

ONLY USE THE INFORMATION PROVIDED IN THIS DOCUMENT WITH AN AIRCRAFT SPECIFIC TO THE TYPE OF AIRCRAFT. THE INFORMATION IN THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION IN THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION IN THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

[illegible]

• **RESEARCHERS** IN THE PARTICIPATION GROUP WERE INSTRUCTED TO TAKE ACTIONS TO CURB WITH A DIFFICULTY WITH CREATING IT AS A RESEARCHER.

EXHIBIT "A"
Page No. 8 of 16
Case No. ZA-2025-2667-CJB-CLX

No	Revision Description	Date
1	INITIAL DESIGN	2019



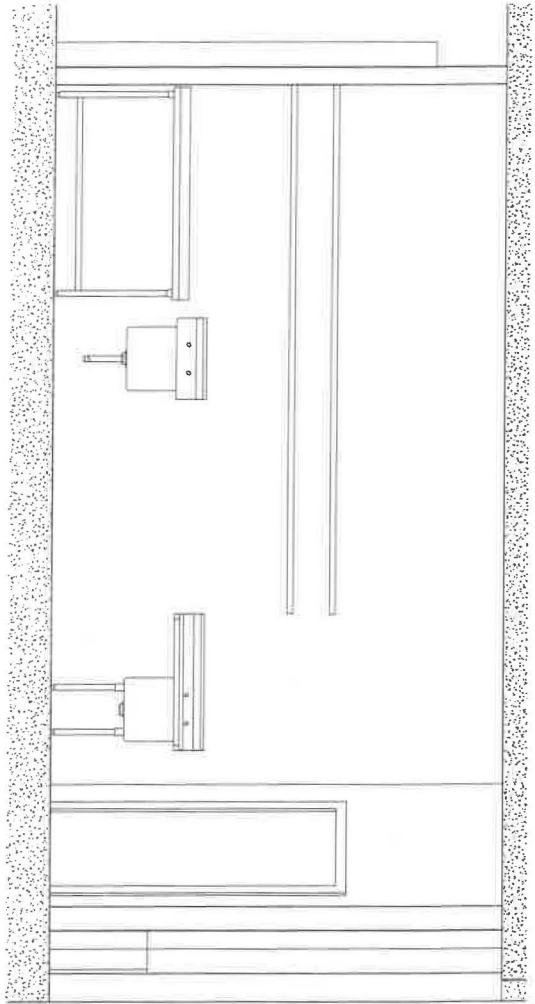
AAAI ELEGANT
DESIGN INC.

ELEVATIONSAs indicatedJacques Rousseau

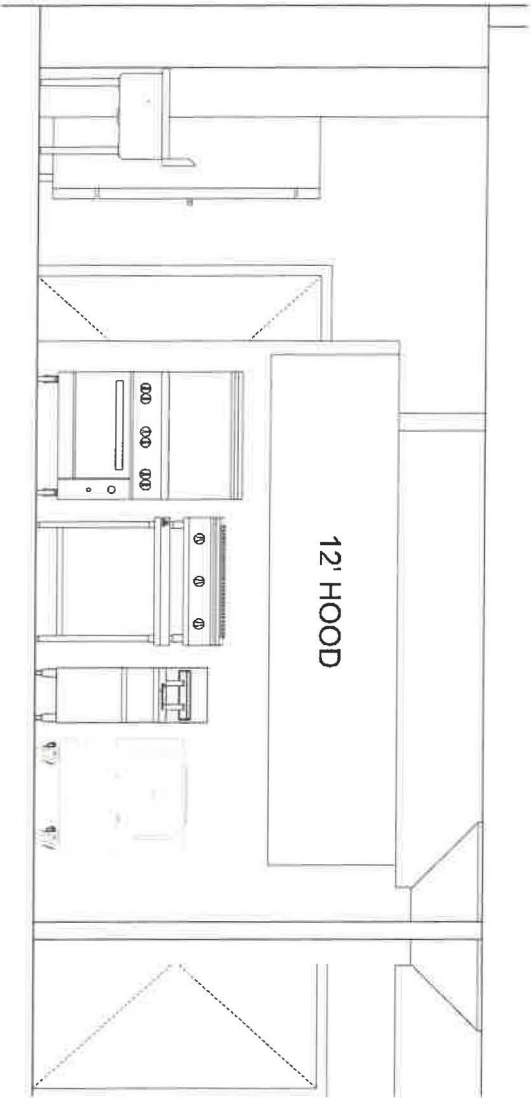
22576028X
JAN 1998

1. **NAME** _____

602



1" = 1'-0"



1" = 1'-0"

EXHIBIT "A"
Page No. 9 of 16
Case No. ZA-2025-2662-CUB-CUX

CELESTIAL ARCHITECTURAL STUDIO

CELESTIAL ARCHITECTURAL STUDIO

261 S KENMORE AVE, LOS ANGELES, 90004

PROJECT LOCATION:
NON-BUILDING CONCRETE RETROFIT

PROJECT TYPE:
PRESSURE BUILDING

KITCHEN
ELEVATIONS

1" = 1'-0"

JACOBIAN TRISTEVAL

ARCHITECT AND DESIGNER

3337 WILSON BLVD

LOS ANGELES, CA 90018-2048

DATE: 11/11/2025

A-4.1

32

Figure 1 consists of four schematic diagrams labeled (a) through (d). Diagrams (a) and (c) are top-down views of a rectangular robot. Diagram (a) shows a robot with a width of 100 mm, a height of 100 mm, and a distance of 100 mm between the centers of its two wheels. Diagram (c) is similar but shows a different internal component layout. Diagrams (b) and (d) are side-view cross-sections of the robot. They show a motor at the bottom connected to a gear system that drives the wheels. The motor is labeled 'MOTOR' and the gear is labeled 'GEAR'. The distance from the motor to the gear is indicated as 100 mm. The total height of the robot is indicated as 100 mm. The distance between the wheels is also indicated as 100 mm.

NOTES

Consistent with the California Building Code (CBC) Chapter 11B

VFL UNENCLOSED NO FIT
STRAIGHT THRU PLATFORM

Technical drawing of the 'C' chair. The side view shows a seat height of 44 cm, a seat depth of 44 cm, and a backrest height of 60 cm. The front view shows a seat width of 44 cm and a backrest width of 44 cm. The chair has a simple, modern design with a rectangular seat and a slightly curved backrest.

[illegible]

261 S KENMORE AVE, LOS ANGELES, 90004
 PRODUCT: HIGH-CAST
 NON-DUCTILE CONCRETE RETROFIT
 PRODUCT TYPE:
 MASSACHUSETTS BUILDING



For a complete table, see "Table of the Quarterly and Cumulative Real GDP and Real Income at the Current Prices and Real Income at the Constant Prices of 1980" in the Statistical Appendix to the 1990 Yearbook of Statistics.

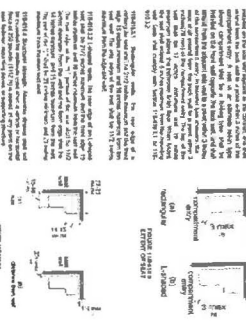
LA DBS
LA DENTAL BUSINESS
 The World of Endodontics 1977

PLAC 2020-085

Read valuable information for future exhibitors in today's dental market and see what's new in dental products and services. 12:00-1:00 PM. Admission: Free and general admission.

TUBS AND SHOWERS

15-16



Abstract

^a $\chi^2 = 0.78$, d.f. = 1, $p = 0.38$.

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

[illegible]

LA BODIES **P/B C 2020-04**

Specialty Laminates, Inc. 10000 Highway 101, Suite 100, San Diego, CA 92108-4100
 Tel: 619-444-1111 Fax: 619-444-1112 Email: info@laminates.com Website: www.laminates.com

SPRINGING POWERS

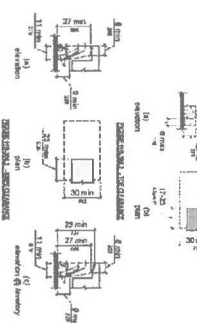


Figure 1 consists of four schematic diagrams labeled (a) through (d). Diagram (a) is a top-down view of a subject sitting at a table. A horizontal scale bar labeled '100 cm' is positioned above the subject's head. A vertical line indicates a '10 cm' distance from the subject's head to the edge of the table. Diagram (b) is a side view of the subject's head and neck. A horizontal line indicates a '10 cm' distance from the subject's head to the edge of the table. Diagram (c) is a top-down view of the subject's head and neck. A horizontal line indicates a '10 cm' distance from the subject's head to the edge of the table. Diagram (d) is a side view of the subject's head and neck. A horizontal line indicates a '10 cm' distance from the subject's head to the edge of the table.

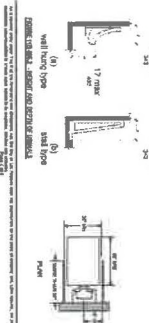
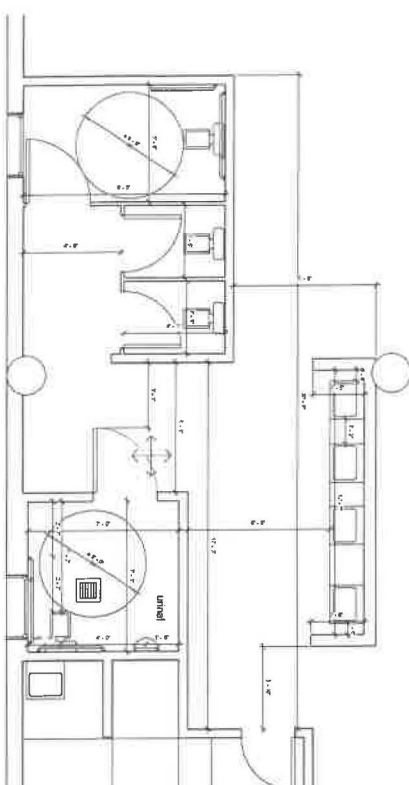
[illegible]

EXHIBIT "A"
Page No. 14 of 16
Case No. 24-2025-2662-CUB-CUX

[illegible]

PROJECT ADDRESS:
261 S KENMORE AVE, LOS ANGELES, 90004
PROJECT DESIGNER:
NON-CLUSTILE CONCRETE RETROFIT
PROJECT TITLE:
REINFORCING BRIT LOST

GENERAL
NOTES

A-8.2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]

FORM
GRN 1BR
2003 Los Angeles Green Building Code
WATER CONSERVATION NOTES - ORDINANCE 184248
SUSAN L. HALL/GRS
#1 (MAY 2004) EDITION

Product	Price	Quantity	Total
1. 1000	1000	1000	1000
2. 1000	1000	1000	1000
3. 1000	1000	1000	1000
4. 1000	1000	1000	1000
5. 1000	1000	1000	1000
6. 1000	1000	1000	1000
7. 1000	1000	1000	1000
8. 1000	1000	1000	1000
9. 1000	1000	1000	1000
10. 1000	1000	1000	1000
11. 1000	1000	1000	1000
12. 1000	1000	1000	1000
13. 1000	1000	1000	1000
14. 1000	1000	1000	1000
15. 1000	1000	1000	1000
16. 1000	1000	1000	1000
17. 1000	1000	1000	1000
18. 1000	1000	1000	1000
19. 1000	1000	1000	1000
20. 1000	1000	1000	1000
21. 1000	1000	1000	1000
22. 1000	1000	1000	1000
23. 1000	1000	1000	1000
24. 1000	1000	1000	1000
25. 1000	1000	1000	1000
26. 1000	1000	1000	1000
27. 1000	1000	1000	1000
28. 1000	1000	1000	1000
29. 1000	1000	1000	1000
30. 1000	1000	1000	1000
31. 1000	1000	1000	1000
32. 1000	1000	1000	1000
33. 1000	1000	1000	1000
34. 1000	1000	1000	1000
35. 1000	1000	1000	1000
36. 1000	1000	1000	1000
37. 1000	1000	1000	1000
38. 1000	1000	1000	1000
39. 1000	1000	1000	1000
40. 1000	1000	1000	1000
41. 1000	1000	1000	1000
42. 1000	1000	1000	1000
43. 1000	1000	1000	1000
44. 1000	1000	1000	1000
45. 1000	1000	1000	1000
46. 1000	1000	1000	1000
47. 1000	1000	1000	1000
48. 1000	1000	1000	1000
49. 1000	1000	1000	1000
50. 1000	1000	1000	1000
51. 1000	1000	1000	1000
52. 1000	1000	1000	1000
53. 1000	1000	1000	1000
54. 1000	1000	1000	1000
55. 1000	1000	1000	1000
56. 1000	1000	1000	1000
57. 1000	1000	1000	1000
58. 1000	1000	1000	1000
59. 1000	1000	1000	1000
60. 1000	1000	1000	1000
61. 1000	1000	1000	1000
62. 1000	1000	1000	1000
63. 1000	1000	1000	1000
64. 1000	1000	1000	1000
65. 1000	1000	1000	1000
66. 1000	1000	1000	1000
67. 1000	1000	1000	1000
68. 1000	1000	1000	1000
69. 1000	1000	1000	1000
70. 1000	1000	1000	1000
71. 1000	1000	1000	1000
72. 1000	1000	1000	1000
73. 1000	1000	1000	1000
74. 1000	1000	1000	1000
75. 1000	1000	1000	1000
76. 1000	1000	1000	1000
77. 1000	1000	1000	1000
78. 1000	1000	1000	1000
79. 1000	1000	1000	1000
80. 1000	1000		

[illegible]

EXHIBIT "A"
Page No. 16 of 15
Case No. ZA-2025-2662-CUB-CUX

