

CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND RELATED CEQA FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal on Conditional Use Permits regarding the property located at 261 South Kenmore Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, and Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Nam Kim, and THEREBY OVERTURN part of the determination of the CLAAPC dated July 28, 2026 which granted in part the appeal, and SUSTAIN part of the determination of CLAAPC which denied in part the appeal and sustained the determination of the Zoning Administrator in approving a total of three Class 2 Conditional Use Permits: 1) Approve, pursuant to Chapter 1 Section 12.24 W.1 and Chapter 1A Section 13B.2.2. of the Los Angeles Municipal Code (LAMC), a Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,056-square-foot banquet hall with a maximum of 176 seats and live entertainment and dancing in the C2-1 Zone; 2) Approve, pursuant to LAMC Chapter 1 Section 12.24 W.27 and Chapter 1A Section 13B.2.2., a Class 2 Conditional Use Permit to allow public dancing in conjunction with a proposed banquet hall in the C2-1 Zone; and 3) Approve, pursuant to LAMC Chapter 1 Section 12.24 W.27 and Chapter 1A Section 13B.2.2., a Class 2 Conditional Use Permit to allow hours of operation from 11:00 a.m. to 11:00 p.m. Sunday to Thursday and 11:00 a.m. to 12:00 a.m. Friday and Saturday daily in lieu of the Commercial Corner hours of operation from 7:00 a.m. to 11:00 p.m.; for the property located at 261 South Kenmore Avenue, within the Wilshire Community Plan Area, subject to modified Conditions of Approval, as further modified by the PLUM Committee on September 8, 2026 to add three conditions to incorporate comprehensive, binding operational standards for passenger loading, off-site parking, and shuttle services, as detailed in the modified Conditions of Approval attached to the Council file.

[On August 21, 2026 the City Council adopted Motion (Hutt - Lee), pursuant to Charter Section 245, asserting jurisdiction over the July 28, 2026 action of the CLAAPC.]

Applicant: Jonathan Lavi

Representative: Jennifer Oden, Solomon, Saltsman & Jamieson

Case No. ZA-2025-2662-CUB-CUX-1A

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

Fiscal Impact Statement: None submitted by the CLAAPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

TIME LIMIT FILE - SEPTEMBER 11, 2026

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 11, 2026)

Summary:

At a regular meeting held on September 8, 2026, the PLUM Committee considered a report from the CLAAPC and an appeal regarding Conditional Use Permits for the property located at 261 South Kenmore Avenue. Department of City Planning staff provided an overview of the matter. A representative from Council District 10 read three conditions into the record to incorporate comprehensive, binding operational standards for passenger loading, off-site parking, and shuttle services. The Appellant, Nam Kim was called to present but did not step forward. The Applicant Representative provided a presentation on the matter. After providing an opportunity for public comment, the Committee recommended to deny the appeal, and overturn part of the determination of the CLAAPC dated July 28, 2026 which granted in part the appeal, and sustain part of the determination of CLAAPC which denied in part the appeal and sustained the determination of the Zoning Administrator in approving a total of three Class 2 Conditional Use Permits, approved the Findings and the modified Conditions of Approval as further modified by the Committee to add three conditions to incorporate comprehensive, binding operational standards for passenger loading, off-site parking, and shuttle services, as detailed in the modified Conditions of Approval attached to the Council file. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	ABSENT
RAMAN:	YES
JURADO:	YES
LEE:	ABSENT
NAZARIAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-