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Decision Date: January 30, 2026

Appeal Period Ends: February 17, 2026

K and K Holdings, LLC (A)
730 South Western Avenue, Unit 105/106
Los Angeles, CA 90005

730 Western, LP (O)
3470 Wilshire Boulevard, Unit 700
Los Angeles, CA 90010

Bo Lee (R)
Bo Lee Law Group, APC
3580 Wilshire Boulevard, Unit 900
Los Angeles, CA 90010

CASE NO. ZA-2025-2099-CUB
CLASS 2 CONDITIONAL USE PERMIT
730 South Western Avenue, Unit 105
and 106 (728-742 South Western
Avenue)
Wilshire Community Plan
Zone : C2-1
D. M. : 132B193
C. D. : 10 – Hutt
CEQA : ENV-2025-2100-CE
Legal Description: Lots 13 (Arb 2), 14,
15 (Arb 1 and 2), 16, Tract 2189

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 Section 12.24 W.1, I hereby APPROVE:

a Class 2 Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing mini-mart in the C2-1 Zone.

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 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 of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 1,565 square-foot mini-mart. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be limited to 9:00 a.m. to 9:00 p.m., Monday to Saturday, and 11:00 a.m. to 7:00 p.m., on Sunday.
8. 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.

9. 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.
10. Game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
11. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
12. 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.
13. 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.
14. 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.
15. 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.
16. **Good Neighbor Program.** Prior to the beginning of operations, 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.

17. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

18. **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.
19. 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.
20. 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.
21. 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.
22. The applicant shall provide the Zoning Administrator a copy of each license suspension thereof, or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.
23. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.
24. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

25. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
26. 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.
27. 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.
28. If requested, the operator or representative shall attend quarterly meetings with the Los Angeles Police Department, Council Office, or the Neighborhood Council to discuss ongoing operations and recent complaints to address issues identified by the Los Angeles Police Department or the Council Office.

ADMINISTRATIVE CONDITIONS

29. **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.

30. **Plan Approval.** At any time after the effective date of this Conditional Use Permit (CUP) approval, the Council Office, with substantial evidence of non-compliance including community complaints, may initiate a Plan Approval to review the applicant's compliance of these conditions. Council Office shall submit documented evidence of non-compliance of these conditions, and the Zoning Administrator shall make the determination to have the applicant file for a Plan Approval to review the compliance of these conditions. If the Zoning Administrator determines a Plan Approval should be filed, the applicant within 45 days of the Zoning Administrator's request for a filing of a Plan Approval, shall pay for all filing and associated fees for a public hearing, and submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained. In addition, the Applicant shall provide the Zoning Administrator a copy within five business days of any violations issued by any City departments or other public jurisdictions relating to such operation's alcohol service. Further, if documented evidence is submitted by anyone from the public showing continued violation(s) of any of the following: CUP condition(s) of approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the discretion to call back the applicant to file a Plan Approval and hold a public hearing to review compliance of these conditions. Such public hearing, held in conjunction with the Plan Approval and payment of associated fees, shall be publicly noticed for the purpose of conducting a public review of the Petitioner's compliance with and the effectiveness of the CUP conditions for approval and related enforcement actions. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained.
31. 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 their new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement, or number of seats of the new operation.
32. Should there be a change in the ownership and/or the operator of the business, 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. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, 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 a public hearing, that may also be conducted for nuisance abatement/revocation purposes.

33. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon their initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19.01 E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

34. **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 (b).

- 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 (b).
- 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

Section 13A.2.7 G of Chapter 1A of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter 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 valid 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, shall constitute a violation of this chapter 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.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application and the plans submitted therewith, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, and statements made at the public hearing on August 6, 2025, I find that the requirements for authorizing a conditional use under the provisions of Section 12.24 W.1 have been established by the following facts:

BACKGROUND

The subject site is located in the Wilshire Community Plan, has a General Commercial land use designation, and corresponds to the C1.5, C2, C4, RAS3, and RAS4 Zones. The project site is a 29,250 square-foot site, consisting of a rectangular-shaped lot, located along the easterly side Western Avenue in the C2-1 Zone. The site is currently improved with a two-story "U-shaped" shopping center, Heyman Center. The proposed project is located on the first floor in the northeast portion of the corner of the shopping center in tenant space Nos. 105 and 106.

The subject site is located in the Wilshire Center/Koreatown Redevelopment Project (ZI-1940), Los Angeles State Enterprise Zone (ZI-2374), Transit Priority Area in the City of Los Angeles (ZI-2452), Adaptive Reuse Incentive Area, Tier 3 Transit Oriented Communities (TOC), Urban Agriculture Incentive Zone, Methane Buffer Zone and within .78 kilometers of the nearest fault (Puente Hills Blind Thrust).

The applicant is requesting a Class 2 Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 1,565 square-foot mini-mart (Corner Shop Mini Mart) in the C2-1 Zone. The proposed hours of operation are from 9:00 am to 9:00 pm, Monday to Saturday, and 11:00 am to 7:00 pm, Sunday. No new construction is proposed to expand the existing building floor area, footprint, or height.

The subject establishment, Corner Shop Mini Mart, is a family-owned business. The subject establishment received their Certificate of Occupancy on November 18, 2024, and then received a corrected Certificate of Occupancy on March 20, 2025, to convert an existing massage parlor and adjacent office space into retail.

The surrounding area is heavily urbanized and has relatively level topography. The subject property is located within an established commercial corridor along Western Avenue, developed with a variety of shops, restaurants, multi-family residential and a grocery store. Properties to the north are developed with restaurants, retail, office, and a Ralph's grocery store in the C2-1 Zone. Property to the south is developed with a two-story shopping center with retail and restaurant uses in the C2-1 Zone. Properties to the west, across Western Avenue, are developed with a three-story mixed-use building, a one-story commercial building, and a seven-story mixed-use building in the C2-1 Zone. Properties to the east are developed with the Oxford Palace Hotel in the [Q]C2-2 Zone and three-story multi-family buildings in the R3-2 Zone.

Streets

Western Avenue, adjoining the subject property to the west, is an Avenue II, dedicated to a right of way width of 86 feet, and improved with asphalt roadway, and concrete curb, gutter and sidewalk.

Transit

The site is located within 0.3 miles of the Wilshire/Western Metro Purple Line station.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property:

Notice of Violation Number 782: On October 9, 2025, an inspection was done by the Investigator from the Tobacco Enforcement Operations and a Notice of Violation was issued for LAMC 46.91(a), the sale of tobacco products without a City tobacco permit and violation of LAMC 46.90.1, the sale of flavored tobacco products. On October 16, 2025, the business obtained its Tobacco Retailer's Permit for the years of 2025 and 2026. A subsequent inspection was done by the Investigator from the Tobacco Enforcement Operations, confirming that the establishment is not engaged in the sale of flavored tobacco products.

Certificate of Occupancy No. 276215: On November 18, 2024, the Department of Building and Safety issued a Certificate of Occupancy and subsequently issued a corrected Certificate of Occupancy on March 20, 2025, to convert an existing massage parlor and adjacent office space into retail for 730 South Western, Units 105 and 106.

Case No. ZA-2016-1886-CUB: On November 28, 2016, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing 1,030 square-foot restaurant, with hours of operation from 11 a.m. to 10 p.m. daily and having 36 patron seats and located in Units 115 and 116.

Case No. ZA-2014-4171-CUB-PA1: On April 28, 2020, the Zoning Administrator approved a Plan Approval to allow the continued on- and off-site sale and dispensing of beer and wine in conjunction with an existing gourmet retail store and beer bar located in Unit 112.

Case No. ZA-2014-4171-CUB: On March 3, 2015, the Zoning Administrator approved a Conditional Use to permit the on- and off-site sale and dispensing of beer and wine in conjunction with a new 1,250 square-foot gourmet retail store and beer bar in the C2-1 Zone located in Unit 112.

Case No. ZA-2013-3435-CU: On April 24, 2014, the Zoning Administrator approved a Conditional Use to permit the replacement of an existing 20-foot pole sign with a 25-foot pole sign in the Mini-Shopping Center as otherwise not permitted by LAMC Section 12.22 A.23.

Case No. ZA-2008-4258-CUB-CU: On April 19, 2010, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing 1,059 square-foot restaurant (Mapo Jip Restaurant); the Zoning Administrator also approved a Conditional Use to permit restaurant hours of operation past 11:00 p.m. in lieu of no later than 11:00 p.m. or earlier than 7:00 a.m. for a mini-shopping center use, and having 52 patron seats located in Units 115 and 116.

Case No. ZA-2007-4249-CUB: On January 23, 2008, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing 1,089 square-foot restaurant (Whal Uh Kwang Jang Restaurant), with hours of operation from 8:00 a.m. to 12:00 a.m. daily, and having 45 patron seats.

Case No. ZA-2004-2965-CUB: On September 3, 2004, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing 1,089 square-foot restaurant with an occupancy load of 45 patrons.

Related Cases on Surrounding Properties:

Staff utilized the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages since 2009:

Case No. ZA-2021-4149: On October 27, 2021, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant in the C2-1 Zone, located at 708-714 South Western Avenue.

Case No. ZA-2016-339-CUB: On April 22, 2016, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with the proposed expansion of an existing restaurant in the C4-2 Zone, located at 3800 West Wilshire Boulevard, Suite 110F.

Case No. 2014-2551-CUB: On June 3, 2015, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of beer and wine only for on-site consumption and 24-hour daily operations, in conjunction with an existing 1,775 square-foot restaurant in the C2-1 Zone, located at 869 South Western Avenue, Suite 2 and 3.

Case No. ZA-2014-4848-CUB: On May 26, 2015, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C4-2 and R3P2 Zone, located at 3680 West Wilshire Boulevard, Suite 503 (3694 West Wilshire Boulevard and 658-694 South Serrano Avenue).

Case No. ZA-2014-3942-CUB: On March 19, 2015, the Zoning Administrator approved a Conditional Use to permit the on-site sales and dispensing of beer and wine and to permit deviations from the Commercial Corner/Mini Shopping Center maximum permitted hours of operation from 7:00 a.m. to 11:00 p.m. in conjunction with the establishment of a new restaurant in the C2-1 Zone, located at 3460 West 8th Street (3460-3472 West 8th Street).

Case No. ZA-2013-82-CUB: On May 21, 2013, 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 a 1,170 square-foot restaurant in the [Q]C2-1 Zones, located at 3525 West 8th Street, Suite 208.

Case No. ZA-2012-1017-CUB: On May 10, 2013, the Zoning Administrator approved a Conditional Use to permit the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant and its expansion, located at 3832 Wilshire Boulevard, Suite 202.

Case No. ZA-2012-2093-CUB: On November 2, 2012, the Zoning Administrator approved Conditional Use to permit a deviation from Mini-Shopping Center requirements for hours of operation from 11:00 a.m. to 2:00 a.m. daily, in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m., and a Conditional Permit to allow the continued sale and dispensing of beer and wine for on-site consumption in the C2-1 Zone, located at 808-824 South Western Avenue.

Case No. ZA-2012-1153-CUB: On August 29, 2012, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction within an existing 2,562 square-foot restaurant; and a Conditional Use to permit the hours of operation to be from 10:00 a.m. to 2:00 a.m., in lieu of the Commercial Corner limitation hours of operation from 7:00 a.m. to 11:00 p.m. daily, in the C2-1 Zone, located at 3462 West 8th Street.

Case No. ZA-2011-2133-CUB: On April 27, 2012, the Zoning Administrator approved a request for a Conditional Use Permit to allow the continued sale of beer and wine for on-site consumption in lieu of a full line of alcohol as originally requested for a 1,350 square foot restaurant with hours of operation from 10:00 a.m. to 1:00 a.m. daily, located at 3516-A West 8th Street in the [T][Q]C2-1 Zone.

Case No. ZA-2011-425-CUB-ZV: On April 25, 2013, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant on the first floor and banquet halls on the first and second floors of an existing hotel currently known as Garden Suite, located at 681 South Western Avenue, in the C2-1 and R4-2 Zones.

Case No. ZA-2010-3439-CUB-CUX: On July 25, 2011, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 21,447 square-foot dinner club with 38 karaoke rooms and dancing located at 707-721 South Western Avenue (3814 West 7th Street, 700-716 South Manhattan Place) in the C2-1 and R4-2 Zones.

Case No. ZA-2009-3793-CUB: On October 25, 2010, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at an existing restaurant, located at 3514 West 8th Street in the C2-1 Zone.

PUBLIC CORRESPONDENCE

A correspondence was received from Councilwoman Heather Hutt, dated August 13, 2025, stating opposition with the following concerns: area is already overburdened with a high concentration of alcohol outlets and adding another would exacerbate existing public safety; located in area with high concentration of alcohol and tobacco retail outlets; there are already six such outlets within a block and a half radius; research shows a high density of alcohol establishments is directly linked to an increase in crime and public health problems; study by the National Institute on Alcohol Abuse and Alcoholism found neighborhood with a higher density of alcohol establishments experience more violent crime, public nuisance complaints, and traffic-related incidents; Journal of Studies on Alcohol and Drugs, linked alcohol outlet density to a higher incidence of emergency room visits related to alcohol use and an increase in alcohol-related uses; would be detrimental to the health, safety, and wellness of the neighborhood and public; deputy's site visit and testimony revealed mini-mart as misleading as store continues to operate as a smoke shop as of time of hearing, currently presents as a head shop with a large selection of paraphernalia and limited food items; does not align with community-focused specialty market and doubts true intent of the proposed alcohol sales; location includes a library and developing public pocket park introducing another alcohol source used by families and children and likely lead to increase in public loitering and drunkenness; security plan of single full-time security guard during the day and a shared night patrol is insufficient for location of history of loitering and public safety; and plan is too thin a presence to effectively manage potential increased public nuisance.

On July 16, 2025, an email was received from the President of the Wilshire Center-Koreatown Neighborhood Council (WCKNC), Bill Robinson, advising staff that the applicant's team never showed up to the neighborhood council meeting to present their project. He further advised that the neighborhood council strongly protests their inaction to attend their meeting and requests that the decision be held under advisement until the applicant attends a neighborhood council meeting and makes a presentation. A second correspondence was received, dated August 27, 2025, stating that the WCKNC heard the presentation on August 11, 2025 and attached the minutes and stated seven members voted against the project, four in support and four abstained from voting.

PUBLIC HEARING

A public hearing was held virtually by the Zoning Administrator over Zoom Webinar on Wednesday, August 6, 2025 at 10:00 a.m. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

Bo Lee, the project representative, presented a presentation and stated the following:

- Smaller version of Trader Joe's and Lazy Acres
- Discount products to the community
- Very popular; offers general specialty merchandise
- U-shaped shopping center; restaurant, café, shoe repair, skincare store, book store, and other uses
- Located on the first floor
- Shared parking; valet every day; starts at 5:00 p.m. and can last until 10:00 p.m. or longer for the last customer
- Hours are 9:00 a.m. to 9:00 p.m. and 11:00 a.m. to 7:00 p.m. Sunday
- Alcohol display is less than 2%; small
- POS system
- Will get an identification scanning device
- One full time security guard 9:00 a.m. to 9:00 p.m. daily; night time patrol security guard for all the buildings
- Has spot lots and lighting
- Nine security lights inside and one outside
- Newly renovated
- Reached out to Neighborhood Council; LAPD and the Council Office did not respond
- 94 petitions in support, 52 were submitted
- A lot of vacancy in plaza, takes one of the vacant units
- Neighborhood Council meeting on August 11; if there are concerns will address their concerns
- Closes earlier than other shopping center; no one opens until 2:00 a.m., usually close 10:00 p.m.
- Mis-communication with the Neighborhood Council

Karen Hambarzumyan, the applicant, stated the following:

- 9:00 a.m. to 9:00 p.m., works here everyday
- Knows the members community
- Here for nine years
- Know changing demographics
- Planning a curated list for one-stop shop
- People have to go out of area for craft beer or wine
- Will have what modern community members want
- Customers super excited to offer alcohol

Bill Robinson, representing the Neighborhood Council, stated the following:

- Have concerns; over concentration
- Regarding public necessity; there are six liquor outlets, two supermarkets, four liquor stores
- Zion Market, Ralphs, liquor store across the street
- Will submit a letter
- Supports restaurants

- Did not see any food items, only saw package products

Hakeem Parke-Davis, representing Council District 10, stated the following:

- Concerning application for off-site alcohol
- Number of outlets; 100 feet in an direction; 200 feet that have off-site sales
- High concentration area
- Use police resources
- Library around the corner, pocket park; issues of public drunkenness
- Idea of market is interesting; did site visit and lots of packaged snacks and beverages
- Lottery signs splashed
- Glass bongos; number of reviews that note this; not a market
- Chemical consumption
- Security is for all sites; not enough for just one
- There is a liquor store, restaurant next door has beer and wine; more than enough concentration
- The Council office does not support this

In response to comments raised during the hearing, Bo Lee stated the following:

- Understand the concerns
- Two liquor stores; AAA closes at 2:00 a.m.; other closes 11:30 p.m.
- Not a liquor store, not a market
- Convenience store that community wants
- Close to tiny dense area
- 1,000 mailers for the project; very dense
- Diverse area; more pedestrians and scooters; less cars
- Trying not to be a liquor store
- Been there for decades
- 2% of floor plan to alcohol sales
- There four type 21 license; two is 300-foot radius, Ralphs is out of 600-foot radius, another is outside 800-foot radius
- It was a smoke shop before; will take signage out
- We don't have liquor store sign
- Concentration is not undue; provides a public service and benefit
- Never said we would sell food and groceries; we sell pet items
- Closest Trader Joe's is 15 miles away; don't want to go to Ralphs
- Trying to be different
- Demographics don't go to liquor stores
- Don't want big bullet proof glass for cashier; no thick glass
- It's inviting to customers
- It was a smoke shop before

In response to comments raised, Karen Hambardzumyan, stated the following:

- Deviating from smoke shop, but still items there; more to what customers want
- Operating eight to nine years, deviating from this to be more inviting

The Zoning Administrator closed the public hearing and stated that the case will be held on advisement for a period of three weeks pending the applicant to present to the Neighborhood Council, and could extend the advisement pending a response from the Neighborhood Council.

Following the hearing, the project representative submitted a letter dated August 24, 2025, in response to Council District 10 opposition letter dated August 13, 2025 with the following:

- Taken back by CD10's opposition as they have reached out to them prior to the hearing without any feedback
- Some of the interior photographs of the business that was attached to their letter are obsolete
- Submitting updated photographs
- Applicant's operator has operated a smoke shop for about nine years in one of the two units
- Leased the adjacent vacant space and begun remodeling both units to model a convenience/mini-mart
- Business idea inspired by local customers and deviated from a smoke shop to a mini-mart
- Smoke shop was closed
- Applicant continues to have smoking supplies available to its customers, in addition to other general/specialty merchandise
- Store's "smoke shop" signage and other smoke-shop related supplies, such as glass pipes depicted in CD10's old photos are planned to be removed
- Unlike traditional liquor stores: utilize less than 2% of the floor footage to display alcoholic beverages, locate the alcohol display at the back of the store, does not have liquor or liquor store signage, business hours close significantly earlier at 9:00 p.m. Monday-Saturday and 7:00 p.m. on Sundays
- Regarding overconcentration, surveyor's report found only two outlets within 300 feet radius, and two outlets within 600 feet
- Accessibility to public provides a convenience and a benefit; not a burden
- 1,009 occupants within 300-foot radius; 101 signed petition in support of the project; concentration is not undue and will not negatively impact area, but provide service and benefits the community, public welfare and convenience
- Plaza has eight security cameras and seven large spot lights surrounding the parking lot; nine additional cameras inside the business; plaza has one full time security guard in the day and one shared night patrol guard; majority of the business close earlier than 9:30 p.m.; security is ample for this size and hours
- Located along major thoroughfare

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.

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- 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 quarterly gross sales of alcohol shall not exceed the quarterly gross sales of food. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

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 of the Los Angeles Municipal Code. In order for the sale and dispensing of a full line of alcoholic beverages for on-site consumption 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 site is located in the Wilshire Community Plan, has a General Commercial land use designation, and corresponds to the C1.5, C2, C4, RAS3, and RAS4 Zones. The project site is a 29,250 square-foot site, consisting of a rectangular-shaped lot, located along the easterly side Western Avenue in the C2-1 Zone. The site is currently improved with a two-story "U-shaped" shopping center, Heyman Center. The proposed project is located on the first floor in the northeast portion of the corner of the shopping center in tenant space Nos. 105 and 106.

The applicant is requesting a Class 2 Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 1,565 square-foot mini-mart (Corner Shop Mini Mart) in the C2-1 Zone. The proposed hours of operation are from 9:00 am to 9:00 pm, Monday to Saturday, and 11:00 am to 7:00 pm, Sunday. No new construction is proposed to expand the existing building floor area, footprint, or height.

The sale of a full line of alcoholic beverages within an existing shopping center will provide a service that will benefit the community by offering an amenity in a prime commercial corridor of Western Avenue and 8th Street in the Koreatown neighborhood. Located in a small commercial shopping center known as Heyman Center, Corner Shop Mini Mart is a family-owned business. The 1,565 square-foot mini-mart will provide items that the general public needs and wants, such as snacks, beverages, household essentials, personal care in addition to the sales of alcohol beverages. The applicant's primary objective is to provide a convenience to serve local customers, employees of nearby businesses and tourists to the area.

A variety of commercial uses is an intrinsic part of service amenities, which are necessary for the conservation, development, and success of a vibrant commercial corridor. A grant to sell a full line of alcoholic beverages for off-site consumption in conjunction with an existing mini-mart will provide a service in the area that will contribute to the vitality of the commercial corridor. Western Avenue is a major

commercial corridor in Wilshire known for its variety of unique retail stores and restaurants; as a compatible type of establishment, the existing mini-mart activates the ground floor with a small store selling convenience items, thus enhancing and contributing to the function and vibrancy of the corridor. This is an area with a variety of commercial and retail uses, and the operation of a mini-mart is and will remain consistent with other uses in the community. Therefore, in conjunction with the imposition of conditions addressing operational issues, the request will result in a use which is compatible with and will be beneficial to the community, city, and region.

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 subject site is located in the Wilshire Community Plan, has a General Commercial land use designation, and corresponds to the C1.5, C2, C4, RAS3, and RAS4 Zones. The project site is a 29,250 square-foot site, consisting of a rectangular-shaped lot, located along the easterly side Western Avenue in the C2-1 Zone. The site is currently improved with a two-story "U-shaped" shopping center, Heyman Center. The proposed project is located on the first floor in the northeast portion of the corner of the shopping center in tenant space Nos. 105 and 106.

The surrounding area is heavily urbanized and has relatively level topography. The subject property is located within an established commercial corridor along Western Avenue, developed with a variety of shops, restaurants, multi-family residential and a grocery store. Properties to the north are developed with restaurants, retail, office, and a Ralph's grocery store in the C2-1 Zone. Property to the south is developed with a two-story shopping center with retail and restaurant uses in the C2-1 Zone. Properties to the west, across Western Avenue, are developed with a three-story mixed-use building, a one-story commercial building, and a seven-story mixed-use building in the C2-1 Zone. Properties to the east are developed with the Oxford Palace Hotel in the [Q]C2-2 Zone and three-story multi-family buildings in the R3-2 Zone. Additionally, the site is located within 0.3 miles of the Wilshire/Western Metro Purple Line station.

The applicant is requesting a Class 2 Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 1,565 square-foot mini-mart (Corner Shop Mini Mart) in the C2-1 Zone. The proposed hours of operation are from 9:00 am to 9:00 pm, Monday to Saturday, and 11:00 am to 7:00 pm, Sunday. No new construction is proposed to expand the existing building floor area, footprint, or height. The project's location, size, and height were approved in 1955 when the shopping center was constructed, and the operations were approved in 2025 pursuant to Certificate of Occupancy No. 276215, which authorized a change of use to retail.

Public testimony from the public hearing and correspondence received from the Council Office and Neighborhood Council have indicated concerns of over concentration of alcohol establishments, crime, public health, the sale of paraphernalia and several other issues, as described in the Public Correspondence and Public Hearing Section of this determination letter. In response to concerns raised regarding flavored tobacco products, on October 9, 2025, an inspection was done by the Investigator from the Tobacco Enforcement Operations and a Notice of Violation was issued for LAMC 46.91(a), the sale of tobacco products without a City tobacco permit and violation of LAMC 46.90.1, the sale of flavored tobacco products. On October 16, 2025, the business obtained its Tobacco Retailer's Permit for the years of 2025 and 2026. A subsequent inspection was done by the Investigator from the Tobacco Enforcement Operations, confirming that the establishment is not engaged in the sale of flavored tobacco products.

The Zoning Administrator has determined that granting the sale of a full line of alcoholic beverages for off-site consumption and with the conditions incorporated would address the concerns raised. With imposition of the conditions of this grant specific to this operation, the subject operation will be able to operate in a responsible manner, and not be detrimental to surrounding uses. In addition, the operation will be required to post a complaint number and maintain a log to document the complaints received from the operation. The log will be used to determine compliance with the conditions of this grant. If requested, the operator will be required to attend quarterly meetings with the Los Angeles Police Department, Council Office, or the Neighborhood Council to discuss ongoing operations and recent complaints to address issues identified by the Los Angeles Police Department or the Council Office. Conditions also address noise and other nuisances, such as loitering, littering, graffiti. Additionally, the Council Office, with substantial evidence of non-compliance including community complaints, may initiate a Plan Approval to review the applicant's compliance of these conditions.

Furthermore, the Zoning Administrator has imposed numerous conditions to prevent adverse impacts and integrate the use into the neighborhood. Conditions address the mode and character, responsible management, addressing of nuisance, and surveillance and training. In addition, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to. Therefore, 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 of the community.

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 is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is zoned [Q]C4-2D-SN-CPIO and is located within the Hollywood Community Plan. The Community Plan designates the subject property for General Commercial land uses, corresponding to the C1.5, C2, C4, RAS3 and RAS4 Zones. The Wilshire Community Plan is silent on the alcohol sales. In such cases, it is deferred to LAMC and the Conditional Use process.

The proposed request for the sale of off-site sales of alcohol in conjunction with the existing mini-mart is consistent with the commercial land use discussion of the Wilshire Community Plan, including:

Goal 2: Encourage strong and competitive commercial sectors with which promote economic vitality and serve the needs of the Wilshire community through well-designed, sale 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 2-1.3: Enhance the viability of existing neighborhood stores and businesses, which support the needs of local residents and are compatible with the neighborhood.

The mini-mart will continue to provide service and is envisioned to be a neighborhood serving use that will enhance the vitality of the surrounding commercial area. The Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested Conditional Uses in the zones corresponding to the Plan land use designation. The proposed mini-mart is a permitted use by the Plan land use category and zone. The conditional use authorization for the sale of alcoholic is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein. The use

strengthens the commercial viability for the area. Therefore, with the conditions, the use of the subject site conforms to the intent, purpose, and provisions of the General Plan and the Wilshire Community Plan and advances the goals and policies and intent of the plan by offering a service that will address the needs of the visitors and residents in the community.

CONDITIONAL USE FINDINGS - ALCOHOLIC BEVERAGES

4. The proposed use will not adversely affect the welfare of the pertinent community.

The subject site is located in the Wilshire Community Plan area. The property is developed with a shopping center and zoned for commercial uses. It will continue being utilized as such with the proposed sales of a full line of alcoholic beverages for off-site consumption in conjunction with the existing mini-mart located within an existing commercial building. The Wilshire Community Plan area encompasses several commercial thoroughfares that provide residents and visitors with a variety of service uses. The availability of amenities such as on-site consumption of alcoholic beverages in association with community serving establishments encourages the success of a local businesses. The location is proper in relation to adjacent uses as it is located on a site zoned for commercial uses and surrounded by a varied assortment of urban uses.

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. As noted in more detail under Finding No. 2 above, conditions have been incorporated into this grant to require security measures such as the provision of installation of surveillance cameras and other conditions that address noise, safety and security. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program or the Department of Alcoholic Beverage Control's Licensee Education on Alcohol and Drugs (LEAD) Program.

Furthermore, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. If requested, the operator will be required to attend quarterly meetings with the Los Angeles Police Department, Council Office, or the Neighborhood Council to discuss ongoing operations and recent complaints to address issues identified by the Los Angeles Police Department or the Council Office. Conditions also address noise and other nuisances, such as loitering, littering, graffiti. Additional conditions have been included to ensure the operation provides adequate security measures, includes a surveillance system, adherence to the City's Noise Ordinance, and responsible management practices. Both the Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, as conditioned herein, the sale of a full line of

alcoholic beverages for off-site consumption, in conjunction with the existing mini-mart 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 State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are three on-site licenses and two off-site licenses allocated to the subject Census Tract Number 2125.02. There are currently 19 on-site license types and three off-site licenses within this census tract.

- (3) Type 21 Off-Sale General
- (12) Type 41 On-Sale Beer and Wine – Eating Place
- (1) Type 42 On-Sale Beer and Wine – Public Premises
- (6) Type 47 On-Sale General – Eating Place
- (3) Type 58 Caterer's Permit
- (1) Type 66 Controlled Access Cabinet Permits
- (2) Type 68 Portable Bar License

Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project will enable the provision of an additional service and destination to complement the neighborhood. The number of allocated off-site sale licenses will be exceeded by this grant. Nevertheless, in active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. The project will continue to provide a valuable amenity and a desirable service that is compatible within the Wilshire community.

According to statistics provided by the Los Angeles Police Department's Olympic Division Vice Unit, within Crime Reporting District No. 2033, which has jurisdiction over the subject property, a total of 187 crimes (72 Part I and 122 Part II crimes) were reported in 2024, compared to the Citywide Average of 89 crimes and the High Crime Reporting District Average of 106 crimes. In 2024, alcohol-related Part II crimes reported include (12) Drug Abuse Violations, (0) Driving Under the Influence, (0) Liquor Laws, (2) Disorderly Conduct, and (2) Other Offenses. 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 above statistics indicate that the crime rate in the reporting district where the subject site is located is higher than the Citywide Average and the High Crime Reporting District Average, however, there has been no evidence submitted for the record establishing any nexus between the subject site and the area's crime rate. The project will not adversely affect public welfare because it is a desirable use and convenient amenity in an area designated for such neighborhood-serving commercial uses. Conditions, such as those related to the STAR/LEAD/RBS Program, age verification, and security cameras, have been imposed by the Zoning Administrator in conjunction with this approval. Public safety measures to minimize nuisance and criminal activities have been incorporated into the grant to assure better oversight. Further conditions may be imposed by the California Department of Alcoholic Beverage Control as conditions on the alcohol license. Therefore, as conditioned, the use is not expected to contribute to the area's crime rate or generate any nuisance activity and will not result in an undue concentration of establishments providing alcoholic beverages.

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 is utilized as such with the existing mini-mart. The following sensitive uses are located within a 1,000-foot radius of the site:

Residential	
Single-Family Residences	
Multi-Family Residences	
Residential Condominiums	
School, Church, Hospital, Park	
Pio Pico – Koreatown Branch Library	694 South Oxford Avenue
Liberty Park	3700 Wilshire Boulevard

Gomez Flores and Gonzalez Family Child Care	740 South St. Andrews Place
1.2.3 Preschool	811 South Manhattan Place

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The project site is located in a heavily urbanized and fully built out neighborhood in Wilshire. There are no late night hours of operation as the mini-mart will close at 9:00 p.m., Monday to Saturday and 7:00 p.m. on Sunday. The grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise, loitering and security. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the neighborhood and will serve the neighboring residents and local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

FLOOD HAZARD FINDING

7. 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 C, areas of minimal flooding.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
Online Appeal
Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS



QR Code to Forms
for In-Person
Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;

b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978-1465	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.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal
for Condition
Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

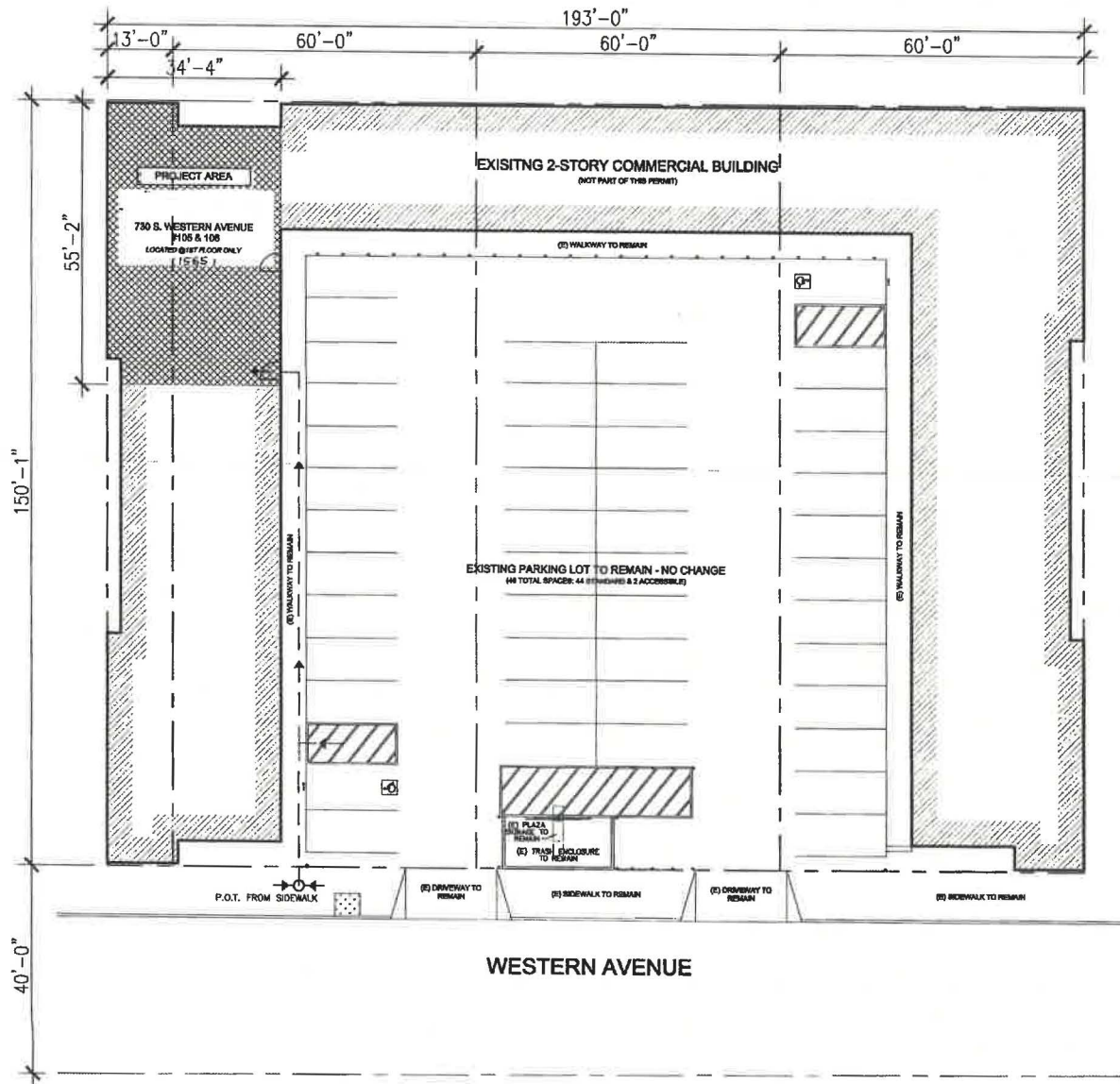
Inquiries regarding the matter shall be directed to Monique Acosta, Planning Staff for the Department of City Planning at (213) 978-1173 or monique.acosta@lacity.org.

A handwritten signature in blue ink, appearing to read 'Christina Toy Lee', with a stylized, cursive script.

CHRISTINA TOY LEE
Associate Zoning Administrator

CTL:AC:MA:mc

cc: Councilmember Heather Hutt
Tenth Council District
Neighborhood Council
Adjacent Property Owners
Interested Parties



PROJECT: CORNER SHOP MINI-MART

- 1) SITE ADDRESS: 730 S. Western Avenue, Unit 105/106
- 2) LEGAL DESCRIPTION: 15, Nono, TR 2189
- 3) A Conditional Use Permit for the sale of full-line alcoholic beverage for off-site consumption in an existing 1565 sq. ft. mini-mart in the C2-1 Zone.
- 4) ALCOHOL WILL BE SERVED OFF-SITE.
- 5) HOURS OF OPERATION: M-SAT 9 AM-9 PM; SUN 11 AM-7 PM.
- 6) FLOOR AREA OF MINI-MART: 1,565 SQ FT
- 7) TOTAL BUILDING SQUARE FOOTAGE: 28,917.20 SF
- 8) PARKING PROVIDED: 46 SPACES
- 9) TOTAL SEATS: NONE

- LEGEND
- PROJECT AREA
 - EXISTING BUILDING (NOT PART OF THIS PERMIT)
 - EXISTING LANDSCAPE (NOT CHANGED)
 - PROPERTY LINE
 - ACCESSIBLE PATH OF TRAVEL

EXHIBIT "A"
Page No. 1 of 2
Case No. ZA-2025-2099

** ALL DIMENSION IS VERIFY IN FIELD



TEL:
OFFICE:
EMAIL:

PROJECT COLUMN
CORNER SHOP MINI MART
730 S. WESTERN AVENUE #105 & 106
LOS ANGELES, CA 90005

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DATE: 11/11/2024

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2024	ISSUED FOR PERMIT

SHEET TITLE
EXISTING
SITE PLAN

DATE: 11/11/2024
DRAWN BY: J. LEE
CHECKED BY: J. LEE

A-1.0

CORNER SHOP MINI MART

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Alcohol Display & Storage Areas		
Alcohol Display - 1	7.5' x 1.8'	13.5 Sq Ft
Alcohol Display - 2	7.5' x 1.8'	13.5 Sq Ft
Alcohol Storage	6' x 6'	36.0 Sq Ft
Total		63 Sq Ft

Floor Area Summary in Feet	
Storage - 1	18.0 SQ FT
Storage - 2	151.1 SQ FT
Restroom	61.2 SQ FT
Office	226.9 SQ FT
Retail - 1	542.5 SQ FT
Entry	48.3 SQ FT
Retail - 2	526.0 SQ FT
Total	1,665 SQ FT

