

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

RELATED CODE SECTION

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

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals and Housing Appeals.

APPELLATE BODY

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

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

CASE INFORMATION

Case Number: ZA-2023-4481-CUB

APN: 5094019022

Project Address: 3330 W 8TH ST

Final Date to Appeal: July 29, 2024

APPELLANT

**For main entitlement cases, except for Building and Safety Appeals and Housing Appeals:
Check all that apply.**

- ☒ Person, other than the Applicant, Owner or Operator claiming to be aggrieved
☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

For Building and Safety Appeals only:

Check all that apply.

- ☐ Person claiming to be aggrieved by the determination made by **Building and Safety**¹
☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

For Housing Appeals only:

Check all that apply.

- ☐ Person claiming to be aggrieved by the determination made by **Housing**
☐ Representative ☐ Property Owner ☐ Applicant ☐ Interested Party ☐ Tenant

APPELLANT INFORMATION

Appellant Name: NAM KOUEN KIM
Company/Organization: VOICE OF WILSHIRE KOREATOWN COMMUNITY
Mailing Address: 3130 WILSHIRE BLVD., #407
City: LOS ANGELES **State:** CA **Zip Code:** 90010
Telephone: 213-820-6920 **E-mail:** VOVKC3130@YAHOO.COM

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

☐ Self ☒ Other: VOICE OF WILSHIRE KOREATOWN COMMUNITY

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

☐ YES ☒ NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): _____
Company: _____
Mailing Address: _____
City: _____ **State:** _____ **Zip Code:** _____
Telephone: _____ **E-mail:** _____

¹ Pursuant to LAMC Section 13B.2.10.B.1. of Chapter 1A, Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 13B.10.3 of Chapter 1A, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2 of Chapter 1.

JUSTIFICATION / REASON FOR APPEAL

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

☒ Entire

☐ Part

Are specific Conditions of Approval being appealed?

☐ YES

☒ NO

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

On a separate sheet provide the following:

☐ Reason(s) for the appeal

☐ Specific points at issue

☐ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

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

Appellant Signature: Kam Kim Date: 3-26-2024

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: _____

Reviewed & Accepted by (DSC Planner): _____

Receipt No.: _____ Date : _____

☐ Determination authority notified

☐ Original receipt and BTC receipt (if original applicant)

104 IMMEDIATE INDIVIDUALS / NEIGHBORS OPPOSE THIS APPLICATION!!

THEY HAVE BEEN OPERATING ILLEALLY FOR THE PAST 4 YEARS WITHOUT THE REQUIRED CONDITIONAL USE PERMIT AND ALCOHOLIC BEVERAGES CONTROL (ABC) LICENSE!!

IN RECENT DAYS THE OPERATOR CONTINUE TO OPEN THE KARAOKE BUSINESS SELLING ALCOHOL ILLEGALLY!!

COUNCILWOMAN OF THE DISTRICT IS NOT IN SUPPORT!!

The Zoning Administrator erred in authorizing the sale of alcoholic beverages in conjunction with a restaurant with 15 karaoke rooms. The Zoning Administrator's finding concluding that the sale of alcoholic beverages with 15 karaoke rooms will be beneficial to the surrounding community and concluding that, notwithstanding the area's high crime rate, the approval is justified because there is no nexus between the subject site and the area's crime rate is flawed. The proposed use is an entertainment venue with 15 karaoke rooms with over 133 seats with late night hours until 1:30 a.m. While food service may be available, Koreatown is over-saturated with karaoke establishments and where the primary emphasis is alcohol consumption not food service. LAPD is consistently responding to unruly behavior and criminal and nuisance activity in connection with these karaoke venues. As such, the sale of alcoholic beverages in connection with 15 karaoke rooms will contribute to the area's crime rate and result in an undue concentration of licensed premises.

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are three (3) on-site and one (1) off-site license allocated to the subject Census Tract Number 2124.20, based on a population of 2,875. There are currently five (5) on-site licenses and two (2) off-site licenses within this census tract:

- (3) Type 41 - On-Sale Beer and Wine - Eating Place
- (2) Type 47 - On-Sale General - Eating Place
- (1) Type 20 - Off-Sale Beer and Wine
- (1) Type 21 - Off-Sale General.

Within 766 feet of the subject site there are currently 7 establishments that have an ABC license;

Furthermore, the following sensitive uses are located within a 1,000-foot radius of the site:

Residential	
Multi- and Single-Family Residences	
Schools/Daycares	
New Open World Academy	3201 W. 8 th Street
Ambassador School of Global Education	3201 W. 8 th Street
God's Hands Academy Corp. (Day Care Center)	727 Irolo Street
Joy Academy After School Program	3242 W. 8 th Street
Angeles College Nursing School	3440 Wilshire Boulevard, # 310
Fremont College	3440 Wilshire Boulevard, 10 th Floor
Center for Caregiver Advancement	2910 Beverly Boulevard
New Village Girls Academy High School	147 N. Occidental Boulevard
Language Systems – Downtown Los Angeles Language School	3450 Wilshire Boulevard, #900
School for the Visual Arts and Humanities	701 S. Catalina Street
Los Angeles High School of the Arts	701 S. Catalina Street Unit #A414
Religious Institutions	
Obang Full Gospel Church	715 Irolo Street
Prajna Gate Buddhist Temple	939 Irolo Street
Parks	
Seoul International Park	3250 San Marino Street

[Ms. Heather Hutt, Councilmember of Council District 76](#) is in opposition and a correspondence dated February 9, 2018 stating [Councilwoman's opposition](#) with the following concerns;


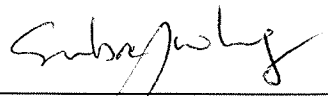


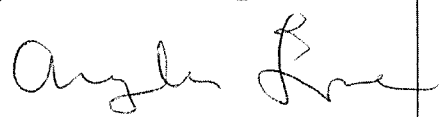
1. Incompatibility with the surrounding environment.
2. potential negative impacts on public safety.
3. dense population of residential uses and concerns regarding noise and potential nuisance behaviors.
4. intersection of Normandie/8th Street has documented history of crimes.
5. safety and potential alcohol related incidents.
6. The parking area is an opportunity for nuisance acts.
7. proximity to schools and negative impacts on youth.

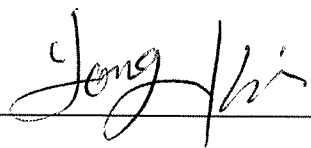
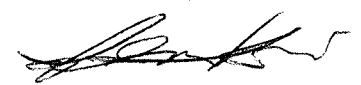
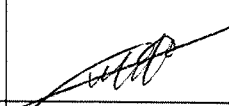

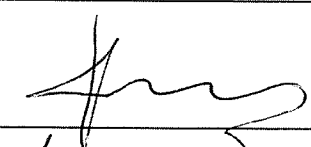
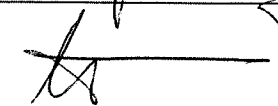
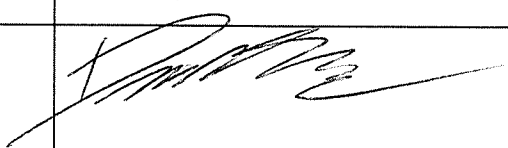
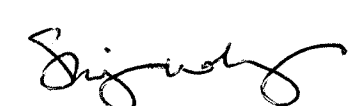



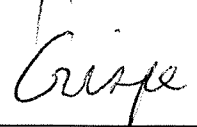

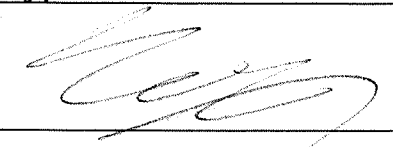
8. Robert F. Kennedy Community School is located 500 feet and will have negative impacts including inappropriate behavior, underage drinking, and safety of the route.
9. location is on a designated high-injury network street.
10. traffic impacts.

Petition to OBJECT to A Plus Restaurant & KARAOKE 3300 W 8th Street, LA, CA 90005

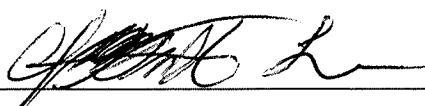
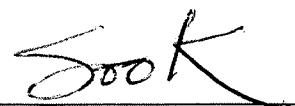
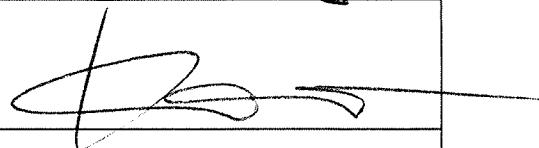
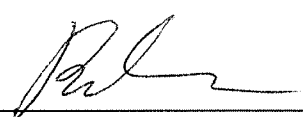



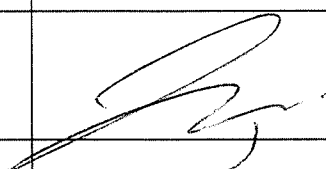



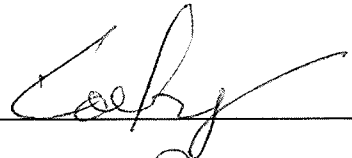


We are neighbors who live and/or work in this area. **We object to the granting of the liquor license at the address above.** We further URGE Neighborhood Council to reconsider and withdraw allowing this business to be established at this location.

- 1) NO ALCOHOL SHOULD BE SERVED AT THIS LOCATION due to proximity to residences (parking lot is within 100 feet of residences per Cal. Code Regs. Title 4, Section 61.4) and schools (business would be open during school hours and serve alcohol during these hours).
- 2) Permit to do business should be reconsidered with more neighborhood input. Neighbors DO NOT WANT this business here.

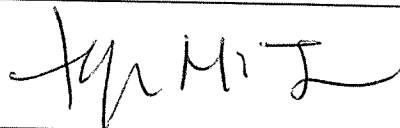
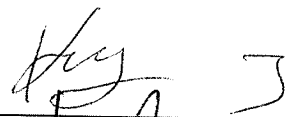
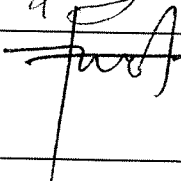



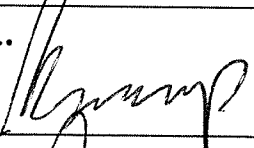

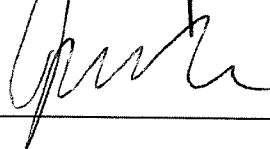
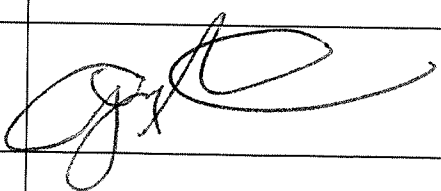


NAME (PRINT)	ADDRESS	SIGNATURE
1. Phillip Whong	848 Irolo St #503 Los Angeles CA 90005	
2. Soenbat Whong	848 Irolo #503 LA CA 90005	
3. Chris Wood	848 Irolo St #102 LA CA 90005	
4. Jimmy Jung	848 Irolo St #102 LA CA 90005	
5. Angela Lee	848 Irolo St #102 LA CA 90005	

YONG KIM	3300 W. 8th ST LA CA 90005	
7. DYN M/L KIM	"	
8. Luis Martinez	923 S. mar. Posa	
9. HERNAN CANTACAS	833 S. MARIPOSA	
10. Mario Lizarra	1225 S Vermont Apt. #310	
11. William THOMAS	820 S Harvard BLVD	
12. DAVID Leon Lavel	484 15th ST apt 305	
13. Sandra Whom	849 12th ST #503	
14. Kendra Murray	751 S Normandie AVE	
15. Jann	North Tower 941 11010	
16. Roberto Crispe	837 Irolo St #5	
17. Cherry Crispe	837 Irolo St #5 L.A	
18. Frank Hardy	849 S Normandie	
19. Malcolm	920 Irolo	

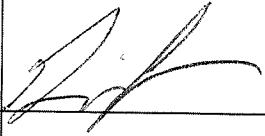
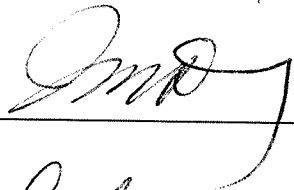


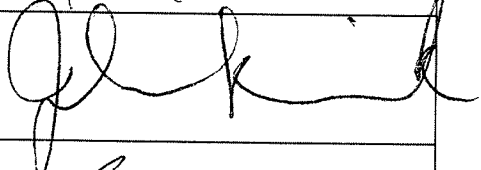




Name	Address	Sign
21. Lee BYUNG/Hee	8305 120th	Lee
22. Tania Gorman	3332 8th St LA	Tania
23. Stella	3302 W 8th St	Stella
24. Tony SHIN	1110 Irolo St #305	SHIN
25. Arjaal Suresh	Wa	Arjaal
26. COSAN Dokega	717 S Harvard blvd	COSAN
27. Jong D Joo	807 S. Ardmore Ave Los Angeles. CA 90005	Jong D Joo
28. Young Li Bak	807 S. Ardmore Ave Los Angeles. CA 90005	Young Li Bak
29. Young ok	807 S. Ardmore Ave LA. CA 90005	Young ok
30. Daniel Molina	3366 W 8th St LA CA 90005	Daniel Molina
31. Gloria Vaquez	3368 W. 8th St LA CA 90005	G.V.
32. Hyun Ko	848 Irolo St Apt 101 LA CA 90005	Hyun Ko
33. FRANK Jones	700 Irolo St Apt 123	FRANK Jones
34. Michael Kim	738 Irolo St, LA, CA 90005	Michael Kim

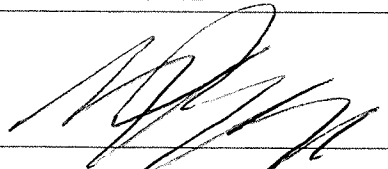
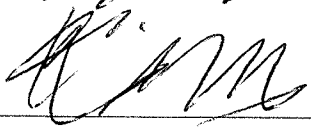

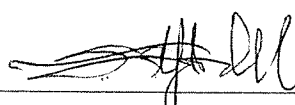
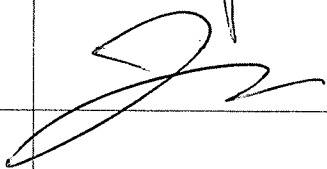
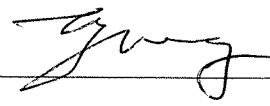

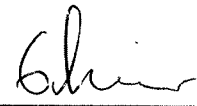
name	Address	Sign.
35. In Hee Lee	691 18010 St #1711 LA CA 90005	
36. Sook Hyun Lee	670 18010 St #206 LA CA 90005	
37. Eun Kyung Kim	427 S. Irolo St LA. LA. CA. 90005	
38. Jin Hua Han	1727 S. Irolo St LA, CA 90005	
39. Lupé Martinez	"	
40. Hyun Soo Lee	770 18010 St L.A	
41. JALC'm	848 Irolo St #402	
42. John Choi	918 Irolo St.	
43. Moore B Jai	920 Irolo St	
44. Matthew P.	932 S. Irolo	
45. Chang Li	1119 Albany St	
46. Cefeng Huang	450 S Grand View	
47. Yun Lee	1422 Hipoint St	
48. Sunsoo	3939 Montrose Ave	

name	address	signature
49. Alyandra Martinez	932 S. Irolo LA CA	Alyandra Martinez
50. W.A. Zing-Sim	1312 S. RIMPAN L.A. CA 90019	Tun
51. Chae, Amy	1025 S KINGSLEY DRIVE LOS ANGELES, CA 90006	Amy
52. YUN Kyoung So	8642 Gregory Way #201. L.A. CA 90035	Kyoung So. Yun
53. E. Lim	918 S. OXFORD	E. Lim
54. Hwang, IN SUB	141 Irolo St.	Hwang, L.P.
55. DM Sool	6915 Irolo St	Sool
56. SAM. CHANG	3000 Leeward Ave #812 L.A. CA 90001	Sam Chang
57. HYE S. KIM	3000 Leeward	Hyeh
58. Michelle Park	433 S. HOBART L.A. CA. 90020	Park
59. Ann Kim	2888 S St. Andrews Pl #502	Ann Kim
60. Steven	900 Irolo St	Steven
61. Helen PAE	920 Irolo St #3 CA. CA 90006	Helen Pae
62. Jin Kang	848 Irolo St #508	Jin Kang

Name	Address	Signature
64. Hyunmi Jung	838 Irolo St. #4 LA CA 90005	
65. Jungsook Kim	838 Irolo St #4 LA CA 90005	김정숙
66. KAVG Ka	3360 W 8TH LA CA 90005	
67. MERVIN	831 Irolo St	
68. William Si	848 Irolo St	
69. Jesse V.	3901 W 7th	
70. OG ABAND	843 How St.	
71. 	855 Irolo St	
72. 	855 Irolo St	Jos Weaver Such
73. Maria Guadalupe	908 S. Ardmore	Maria Guadalupe
74. Tyler Acavedo	901 S Ardmore Ave	
75. Laura Pereira	900 Irolo	
76. OSWYON GUEM	900 Irolo St	
77. Elba Ubedi	900 Irolo St	OSWYON GUEM

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Name	Address	Signature
78. Gabriel Lozano	857 Irolo #3, LA, CA 90005	
79. Sarah Kim	1206 S West Lake	Sammi Kim
80. Inkyung Park	1033 S. Hope St LA, CA #504	
81. Justin Kang	848 Irolo St.	
82. See next page Donta Wood	848 Irolo #503 Los Angeles, CA. 90005	Donta Wood
83. Jonathan Kim	848 Irolo street	
84. Hui Sim Tso	848 Irolo St 506	HS T
85. Joshua Kromek	848 Irolo St. Apt 505 90005	
86. John Pak	848 Irolo St. Apt. 504 LA, CA 90005	
87. Henry Pak	"	Henry Pak
88. Laveria Kang	848 Irolo St. #503 LA, CA 90005	Rob
89. Charles Lu	848 Irolo Apt 401	
90. Henry Kim	848 Irolo St #302	
91. mi Bae	848 Irolo #302	

NAME (PRINT)	ADDRESS	SIGNATURE
97. Wan Cho	525 S. Axtmore #146 L.A. CA 90014	
98. Chien Kien	The same as above	
99. Gosun Choi	1218 S. Fairfax Ave LA. CALIF 90019	
100. Se Young Sohn	2572 W. 5th St L.A. CA 90057	
101. Jun Yamaguchi	848 Irolo St Apt 305 Los Angeles, CA 90005	
102. Scott Min	836 Irolo St 2 LA CA 90005	
103. Antonio F.	835 Irolo St	
104. Gloria Villanaga	923 Irolo St	
105.		
106.		
107.		
108.		
109.		

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
PHYLLIS NATHANSON
CHARLES J. RAUSCH JR.
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

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

Decision Date: July 12, 2024

Appeal Period Ends: July 29, 2024

Young Jin Park (A)
Alpha Holdings, Inc.
3300 West 8th Street, 2nd Floor
Los Angeles, CA 90005

Bang Ja Kim (O)
East West Plaza Co., LLC
127 Fremont Place
Los Angeles, CA 90005

Nathan Freeman (R)
FMG
3550 Wilshire Boulevard, #1064
Los Angeles, CA 90010

CASE NO. ZA-2023-4481-CUB
CONDITIONAL USE

3300 West 8th Street

Wilshire Community Plan

Zones: C2-1, PB-2, and R4-2

C.D: 10 – Heather Hutt

D.M.: 132B193; 132B197

CEQA: ENV-2023-4482-CE

Legal Description: FR 1 & FR 2 of Tract
2140; Lots 296-298 & FR 299-301 of the
Wilshire Harvard Heights Tract

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; and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, I hereby APPROVE:

a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant/karaoke establishment.

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 Zoning 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 main 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 the 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 proposed 5,000 square-foot restaurant/karaoke establishment with 15 enclosed karaoke rooms. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be limited from 11:00 a.m. to 12:00 a.m., Sunday to Thursday and 11:00 a.m. to 1:30 a.m., Friday-Saturday.
 - b. Indoor seating shall be limited to a maximum of 133 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

8. The authorization granted herein for the on-site sale and dispensing of a full line of alcoholic beverages is for a period of three (3) years from the effective date of this grant. Thereafter, a new authorization will be required to continue the sale of alcohol.
9. After hours 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.
10. Karaoke. A maximum of 15 individual karaoke rooms may be constructed within the restaurant provided the applicant/owner or their designee obtains a building permit from the Department of Building and Safety. The plans shall incorporate the following conditions:
 - a. Individual rooms, wall assembly, glass panes, construction materials and structural support shall be approved by the Department of Building and Safety.
 - b. Walls shall be permanently fixed and structurally supported. Movable partitions are not allowed.
 - c. Wall assemblies shall contain a minimum of 48 inches high by 30 inches wide glass panels on one side of each karaoke room (minimum) and within each doors panel.
 - d. Glass panes shall be tempered and identified by the manufacturer's designation that is required for safety glazing. Each pane shall bear the manufacturer's mark designating the type and thickness of the glass or glazing material. The identification shall not be omitted and shall comply with LAMC 2406.3 for safety glazing.
 - e. No locking hardware of any kind shall be installed on any door to a karaoke room. Doors shall remain unlocked and unobstructed at all times. Door locks, locking chains, deadbolts, door stops or similar devices are prohibited.
 - f. All glass panes into karaoke rooms, including glass panes in doors, shall remain unobstructed at all times.
 - g. The lighting in karaoke rooms shall not be equipped with dimmers. Each karaoke room shall be lit by at least one light source measuring the equivalent of 60 watts or more for every 100 square feet of floor area.
 - h. No karaoke rooms shall have direct access to another room directly from the said room at any time.

- i. Restrooms shall not be available inside a karaoke room or attached to any karaoke room. A wardrobe/closet may be utilized, so long as there are no doors or coverings to the wardrobe/chest. Racks or shelving for clothing (i.e.: jackets, hats, etc.) may be attached to the walls.
 - j. Each karaoke room shall be equipped with its own equipment which shall be retained permanently in each room and not shared or moved to other karaoke rooms.
- 11. **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.
 - 12. Automobile parking shall be provided consistent with the LAMC and/or Assembly Bill (AB) 2097. A greater number than the minimum required may be provided at the applicant's discretion.
 - 13. The operator shall retain full control of all events within the subject premises.
 - 14. 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 or litter.
 - 15. **Designated Driver Program.** Prior to the utilization of this grant, the applicant shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.
 - 16. A "Designated Driver Program" shall implement and have available for one designated driver per party a complementary non-alcoholic beverages consisting coffee or tea and/or other non-alcoholic beverage.
 - 17. Any music, sound or noise which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, 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. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
19. Except for the karaoke rooms shown on Exhibit A, there shall be no live entertainment of any type, including but not limited to live music, disc jockey, male or female performers or fashion shows, employee or hired dancers and/or any type of escort services. Ambient music to complement the dining experience is permitted indoors only. Any background music or other recorded ambient music shall not be audible beyond the area under the control of the applicant.
20. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
21. No employee or agent shall be permitted to accept money or any other item of value from a customer for the purpose of sitting or otherwise spending time with the customers while on the premises. No patrons shall be made available to act as escorts, companions, or guests of customers. Employees shall not be allowed to solicit or accept any alcoholic or non-alcoholic beverage from any customers in the premises.
22. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
23. 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.
24. The establishment shall not be leased or contracted out to third party promoters that will require a cover charge or prepayment for admission to the establishment for uses such as or similar to rave parties, electronic music parties, or record release parties advertised and open to the general public.
25. **Private Events.** Any use of the restaurant 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.
26. The establishment shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.
 - a. The food menu will be provided to every customer upon being seated.

27. 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, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
28. 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.
29. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
30. 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.
31. 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.
32. 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.
33. **Complaint Log.** 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 hostess station

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.

34. An electronic age verification device shall be purchased and retained on the premises for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
35. All doors shall not be propped open during business hours except for the delivery of items.
36. **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 to the Department of City Planning 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.
37. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
38. Legible signs shall be installed on the exterior walls of the subject property and in various locations in the parking lot warning patrons to keep noise to a minimum, and to be respectful of the properties surrounding residential neighbors.
39. The Applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
40. 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.
41. The security plan must be reviewed and approved by the Police Department. The approved security plan will be maintained by the Department of City Planning and be made be available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
42. The primary ingress/egress to the restaurant will be from 8th Street and Normandie Avenue.

43. Patrons will be directed by security and the valet parking service to access the restaurant from 8th Street and Normandie Avenue. Limited access will also be permitted from the parking lot.
44. The applicant shall utilize social media, webpages, or other media to provide travel information to the restaurant. Such information shall promote the use of alternate travel means to automotive transportation (walk, bike, public transit, rideshare/service, or carpool).
45. Amplified music shall not be audible beyond the interior of the business.
46. The applicant shall meet and have ongoing communications with LAPD Olympic Division Area Vice as well as the Senior Lead Officer to review any questions or concerns regarding operations and incidents.
47. The applicant shall have an ongoing review of the operations and security plan and any community inquiries on a monthly bases with the Olympic Vice and adjust the policies as warranted.
48. Digital video of any unlawful conduct will be identified and proactively provided to Olympic Vice and the Senior Lead Officer
49. State licensed security guards shall be provided. There shall be at least one security guard on duty at any one shift during operating hours. Security personnel shall wear clothing or uniforms that are easily identifiable. The security guard shall regularly patrol the area under the control of the establishment to prevent loitering or undesirable activity by persons around the premises. The security guard must be certified by the State Department Bureau of Consumer Affairs, Bureau and Security and Investigative Services.
50. A minimum of one State Licensed security guard shall be present from opening to patrons until 30 minutes after closing time. All security personnel shall maintain order therein and prevent any activity that would interfere with the quiet enjoyment of their property by nearby residents. The security personal shall, to the reasonable extent possible:
 - a. Encourage patrons to exit quietly.
 - b. Monitor the premises for patron smoking and work to discourage noise or nuisance behavior.
 - c. Prevent loitering at the entrance and parking area.

- d. Prevent departing guests who appear to be intoxicated from driving, including observing patrons as they are walking them to their moto vehicle and actively encouraging the alternative use of the designated sober drivers and/or having the security personnel call a rideshare service.
- 51. A minimum of one State Licensed security guard shall be present and be assigned to the interior of the premises and shall ensure a welcoming and safe environment for both customers and staff and prevent undesirable activities.
- 52. The security guards shall comply with the requirements of the California Business and Profession Code Section 7582.26(f). The security guard must be certified by the State Department Bureau of Consumer Affairs, Bureau and Security and Investigative Services.
- 53. All employees are required to wear uniforms which clearly distinguish employees from the patrons.
- 54. All employees will undergo a thorough background check as part of their application/hiring process.
- 55. A personnel file of each employee will contain full name, current address, and photocopy of identification.
- 56. Within six months of employment, every employee shall take/attend and successfully complete a certified Human Trafficking course/program approved by the City of Los Angeles, including the Los Angeles Police Department Olympic Community Station Area vice. Signs will be appropriately posted in the venue regarding the same.
- 57. Valet parking shall be provided to karaoke restaurant patrons. The availability of said valet parking and the location of said parking shall be made known to the public via the restaurant menu, a posting of the information at readily visible locations and on the restaurant website. The applicant shall provide a copy of the menu, signs, or web page, for inclusion in the case file.
- 58. A single valet operator shall be on-site who shall be responsible for enforcement of any conditions of this action regarding valet parking.
- 59. 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.

60. 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. 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.

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.

61. 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.
62. Valet service shall not utilize any local streets for the parking of vehicles at any time.
63. The valet operator shall utilize the latest technology that allows customers to text them before they depart the venue. This technology will allow the valet service to have customers vehicles ready upon guests' department.

ADMINISTRATIVE CONDITIONS

64. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
65. **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 and 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.

66. 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 floor plan, seating arrangement or number of seats of the new operation.
67. 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 his/her initiative, or upon written request by the Council Office, 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.

68. 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 12.29 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, the plans submitted therewith, and the statements made at the public hearing on January 10, 2024, 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 a conditional use approval under the provisions of Section 12.24 W.1 have been established by the following facts:

BACKGROUND

The subject property is a gently sloping, rectangular-shaped parcel of land consisting of 10 lots having a combined lot area of 50,540 square feet (approximately 1.16 acres). The subject property has a street frontage of 94 feet along the west side of Normandie Avenue, a street frontage of 272 feet along the south side of 8th Street, and a street frontage of 290 feet along the east side of Irolo Street. The subject property is developed with a single-story commercial building and two-story commercial building, as well surface parking lot that contains a total of 59 vehicle parking stalls. The two existing multi-tenant commercial buildings consist of a variety of commercial uses including, a grocery store, a laundromat, a dry cleaner, restaurants, and a bakery.

The subject property spans three zone designations, C2-1, PB-2, and R4-2 and is located within the boundaries of the Wilshire Community Plan area. The Wilshire Community Plan Area Map designates subject site for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 zones, and for High Medium Residential land uses corresponding to the R4 Zone. The two-story multi-tenant commercial building in which the proposed restaurant and karaoke bar will occupy, is located entirely within the C2 zoned lots that make up the northeast portion of the subject site. The subject property's zoning is consistent with the General Plan's land use designations for the site. The subject property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The subject property is located within a Transit Priority Area in the City of Los Angeles (ZI-2452), a Los Angeles State Enterprise Zone (ZI-2374), the Wilshire/Koreatown Community Redevelopment Project Area (ZI-2488), an Adaptive Reuse Incentive Area, a Tier 3 Transit Oriented Communities (TOC) area, and an Urban Agriculture Incentive Zone. The subject property is located within approximately 0.11 kilometers of the nearest known fault zone (Puente Hills Blind Thrust Fault).

The applicant is requesting a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 5,000 square-foot restaurant and karaoke bar. The new restaurant and karaoke bar, A Plus Karaoke, will be located within the second story of the two-story multi-tenant commercial building at the northeast portion of the subject site. The subject establishment will contain 15 enclosed karaoke rooms and a total of 133 indoor seats. Proposed hours of operation for the restaurant and karaoke bar are from 11:00 a.m. to 2:00 a.m., daily. The restaurant and bar will not have any outdoor dining and does not propose any patron dancing or live entertainment. The project will be limited to tenant improvements and will not result in the expansion of floor area or change in building height.

SURROUNDING PROPERTIES

The surrounding area is heavily urbanized and characterized by gently sloping topography and fully improved streets. Properties surrounding the subject site are zoned C2-1 and R4-2 and are designated for Neighborhood Office Commercial and High Medium Residential land uses.

Properties to the north of the subject site, across 8th Street, are zoned C2-2 and R4-2 and improved with mixed-use buildings containing apartments with ground floor commercial retail and restaurants. Properties along Irolo Street are predominately improved with multi-family buildings and single-family residences. Properties to the west of the subject site, across Irolo Street, are zoned C2-1 and R4-2 and improved with neighborhood-serving commercial uses including a grocery store, and multi-family residential buildings. Properties south of the project site along Irolo Street and Normandie Avenue are zoned R4-2 and improved with single- and multi-family residences. Properties to the east across Normandie Avenue are zoned C2-1 and R4-2 and improved with a market and multi-family residences.

STREETS

8th Street, adjoining the subject property to the north, is a designated Avenue II, dedicated to a right-of-way width of 80 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Normandie Avenue, east of the subject property, is a designated Local Street - Standard, dedicated to a varying right-of-way width of 60 to 80 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Irolo Street, adjoining the subject property to the west, is a designated Avenue III, dedicated to a varying right-of-way width of 60 to 65 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

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

Case No. ZA-2019-7279-CUB - On September 25, 2020, 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 in conjunction with an existing restaurant with 42 interior seats in the C2-1 Zone.

Case No. ZA-2014-2288-CUB - On December 26, 2014, 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 with 42 interior seats in the C2-1 Zone.

Case No. ZA-2005-6850-CUB - On March 23, 2006, the Zoning Administrator approved the sale of beer and wine only for on-site consumption in an existing 1,675 square-foot restaurant ("Sol Bart Restaurant") with 42 seats and hours of operation from 11 a.m. to 11 p.m.

Case No. ZA-2003-3149-CU - On September 24, 2003, the Zoning Administrator approved a Conditional Use Permit to allow an amusement enterprise/game arcade having 125 games with hours from 9:00 a.m. to midnight, daily in the C2-1 Zone, located at 3300 West 8th Street.

Case No. ZA-1994-0500-CUB-CUX - On November 14, 1994, the Zoning Administrator approved a Conditional Use Permit to allow the sale of alcoholic beverages for on-site consumption with live entertainment and dancing, located at 3300 West 8th Street.

Previous Cases on Surrounding Properties

Upon utilizing a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), staff identified the following Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages.

Case No. ZA-2020-7685-CUB - On September 7, 2021, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant with 44 interior seats in the C2-1 Zone, located at 3337 ½ West 8th Street.

Case No. ZA-2018-806-CUB - On January 8, 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 a restaurant having 140 interior seats and 34 outdoor patio seats with hours of operation from 11:00 a.m. to 12:00 a.m., daily in the C2-1 Zone, located at 3385 West 8th Street.

Case No. ZA-2017-3591-CUB - On February 5, 2018, 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 in conjunction with a proposed restaurant within an existing hotel with 45 interior seats in the C2-1 Zone, located at 3200 West 8th Street.

Case No. ZA-2008-2401-CUB-CU-PA1 - On August 21, 2014, the Zoning Administrator approved plans to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing karaoke and restaurant in the C2-1 Zone, located at 3208 West 8th Street.

Case No. ZA-2012-630-CUB - On September 14, 2012, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing restaurant having 176 seats with hours of operation from 11:00 a.m. to 12:00 a.m., daily in the C2-1 Zone, located at 3385 West 8th Street.

PUBLIC CORRESPONDENCE

A correspondence was received from the Wilshire Center-Koreatown Neighborhood Council, dated June 11, 2024, stating support of the project with the following operating hours of 11 a.m. to 12:00 a.m. (Sunday-Thursday) and 11:00 a.m. to 1:30 a.m. (Friday-Saturday); and recommended the applicant submitted Restaurant & Karaoke Operations/Security Plan be included in the approval.

A correspondence was received from Heather Hutt, Councilmember of Council District 10, dated February 7, 2024, stating the opposition with the following concerns: incompatibility with the surrounding environment; potential negative impacts on public safety; dense population of residential uses and concerns regarding noise and potential nuisance behaviors; intersection of Normandie/8th Street has documented history of crimes; safety and potential alcohol related incidents; parking area is opportunity for nuisance acts; proximity to schools and negative impacts on youth; Robert F. Kennedy Community School is located 500 feet and will have negative impacts including inappropriate behavior, underage drinking, safety of the route; location is on a designated high-injury network street; and traffic impacts.

PUBLIC HEARING

The public hearing was held virtually over Zoom Webinar on Wednesday, January 10, 2024, 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.

Nathan Freeman, the project representative, stated the following:

- The hours stated by the Zoning Administrator, 11:00 a.m. to 2:00 a.m., daily, is correct
- The previous proposed hours were to 4:00 a.m., but the Neighborhood Council full board wanted 2:00 a.m., daily
- Attended the January 8th Neighborhood Council and they requested additional outreach and to come back and present at the next meeting in February
- The Neighborhood Council meets the first Monday of every month (February 5th)
- Request that the case be held under advisement to do additional outreach as requested by the Neighborhood Council
- This is not a bar, this is a restaurant with 15 karaoke rooms
- Located on the second floor
- The parking has 59 spaces; there is a laundromat and another restaurant; available parking for the use
- Submitted a security plan
- There will be two security guards; one outside and one inside
- Working with Lyft to provide complimentary rideshare
- Karaoke is an international entertainment
- This is a full service restaurant with a full kitchen
- In 1994 this site was approved for a full line of alcohol for a restaurant/nightclub under Case No. ZA-1994-0500

- A Certificate of Occupancy was found for an arcade; this is de-intensifying the use
- Parking is at the rear in the surface parking lot
- Sent LAPD an email with attachments that included the security plan but no response

A member of the public spoke in opposition of the project, stating the following:

- Oppose the bar and liquor license
- Most of the conditions in the security plan is for the premise and not for the people who live within 100-feet of the site
- Conditions are for the parking lot, but not for those who live 100-feet
- People are drunk and what happens when they are off-site
- Residences nearby
- There should be no back entrance and rideshare should be in the front of the building

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

- Uncomfortable to issue an affirmative
- Residential uses nearby
- The intersection is a nuclei for crime
- Public safety concerns
- Would like the security plan to be reviewed by LAPD and the Council Office
- There is a notable school, Robert F. Kennedy School nearby with 5,000-6,000 students and concerned with alcohol
- 8th Street is designated as a High Injury Network Street and the use is incompatible
- There are six bus stops within 200 feet from this location
- Had no contact from the project representative nor LAPD

In response to comments raised during the hearing, Nathan Freeman, stated the following:

- Represented another karaoke on 8th and this is the second one
- No issues from LAPD or the Neighborhood Council in the past three-four years
- Has a level of credibility
- Has contacted the neighbor who spoke during the hearing and gave her contact information
- Accepts to meet with the Council Office

The Zoning Administrator closed the public hearing and stated that the case will be held on advisement until February 19th, pending the following:

- Email/outreach to LAPD
- Meet with the Council Office
- Neighborhood outreach
- Neighborhood Council letter

Following the public hearing, the applicant requested to extend the advisement period three times to meet with the Neighborhood Council and submitted a letter from the Neighborhood Council on June 13, 2024 .

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.

- 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.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- The off-site sale of alcoholic beverages for consumption off the premises is prohibited.
- 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.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- There shall be no "Minimum drink" required of patrons.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- The single unit sales of malt liquors and/or malt-based products shall be prohibited .
- Bottle and/or Table Service involving the distribution of distilled spirits shall be prohibited. "Buckets" of beer and portable bars are prohibited. In addition, there shall be no sales of table(s) and/or seating where alcoholic beverages are in any way included in the sale cost of the seating.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.
- Signs shall be prominently posted in English, Spanish and Korean stating that the California State Law prohibits sales of alcoholic beverages to persons who are under 21 years of age.

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 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 proposed project is a new restaurant and karaoke bar, A Plus Karaoke, that will occupy a two-story multi-tenant commercial building that is located at the southwest corner of 8th Street and Normandie Avenue. The commercial building in which the subject establishment will occupy, contains 12,176 square feet of floor area. The proposed restaurant and karaoke bar will be located on the second floor of the multi-tenant commercial building and will encompass 5,000 square feet of floor area. The establishment will contain 15 enclosed karaoke rooms and a total of 133 indoor seats. Project improvements are limited to tenant improvements that will not result in the expansion of floor area or changes to the commercial building's height or building footprint.

The applicant is requesting a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed restaurant and karaoke bar. The project does not propose any patron dancing or live entertainment.

The project site is located within a busy commercial corridor, at the intersection of 8th Street and Normandie Avenue, and two blocks south of Wilshire Boulevard, a major commercial thoroughfare. The site is served by Metro Local bus services along 8th Street and Irolo Street. The neighborhood contains a high concentration of restaurants, bars, and karaoke establishments, which are common uses throughout Koreatown. The proposed sale and dispensing of alcohol will be ancillary to subject establishment's primary use as a restaurant and karaoke bar. The sale of alcohol further augments the desirability of these establishments, as it is an amenity that is typically expected with food service and karaoke in Koreatown. The restaurant will provide its patrons with a unique and authentic dining experience coupled with karaoke.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The new restaurant and karaoke bar will support the local community by contributing to the rich diversity of food offerings in the area. The establishment will also provide a popular outlet for entertainment in the neighborhood enjoyed by both local residents and visitors from abroad. The establishment is in convenient location for neighboring residents and patrons across the city that can easily access the establishment either by walking or by means of public transit. The project provides an essential service by helping to preserve and strengthen a viable commercial corridor within the community. The project also benefits the community, by drawing in visitors from abroad, bringing in new revenue for local businesses in the surrounding area. In addition, the establishment will not feature any live music or dancing on its premises. Security personnel and cameras are required to be installed to assure safety and compatible use to the surrounding residential use. Therefore, in conjunction with the imposition of operational conditions, the request should result in a use which is compatible with and an asset to the local neighborhood and the community at large.

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 property is a gently sloping, rectangular-shaped parcel of land consisting of 10 lots having a combined lot area of 50,540 square feet (approximately 1.16 acres). The subject property has a street frontage of 94 feet along the west side of Normandie Avenue, a street frontage of 272 feet along the south side of 8th Street, and a street frontage of 290 feet along the east side of Irolo Street. The subject property is developed with a single-story commercial building and two-story commercial building, as well surface parking lot that contains a total of 59 vehicle parking stalls. The two existing multi-tenant commercial buildings consist of a variety of commercial uses including, a grocery store, a laundromat, a dry cleaner, restaurants, and a bakery.

The surrounding area is heavily urbanized and characterized by gently sloping topography and fully improved streets. Properties surrounding the subject site are zoned C2-1 and R4-2 and are designated for Neighborhood Office Commercial and High Medium Residential land uses. Properties to the north of the subject site, across 8th Street, are zoned C2-2 and R4-2 and improved with mixed-use buildings containing apartments with ground floor commercial retail and restaurants. Properties along Irolo Street are predominately improved with multi-family buildings and some single-family residences. Properties to the west of the subject site, across Irolo Street, are zoned C2-1 and R4-2 and improved with neighborhood-serving commercial uses including a grocery store, and multi-family residential buildings. Properties south of the project site along Irolo Street and Normandie Avenue are zoned R4-2 and improved with single- and multi-family residences. Properties to the east across Normandie Avenue are zoned C2-1 and R4-2 and improved with a market and multi-family residences.

The project proposes a new restaurant and karaoke bar that will occupy a 5,000 square-foot second floor tenant space located within a two-story, 12,176 square-foot multi-tenant commercial building located at the northeast corner of the subject property. The establishment will contain 15 enclosed karaoke rooms and have a total of 133 indoor seats.

The project will primarily involve tenant improvements and operational changes to the existing tenant space. The project does not involve any physical expansion of the subject building's footprint or change in the building's height. The project does not propose any outdoor patio area. The Conditional Use allows the sale and dispensing of a full line of alcoholic beverages for on-site consumption as an ancillary amenity for restaurant and karaoke patrons.

Public testimony from the public hearing and correspondence received have indicated concerns of the hours proposed, noise, parking, and several other issues, as described in the Public Hearing Section of this determination letter. In response to the concerns raised during the public hearing, the Zoning Administrator has also restricted the hours of operation 11:00 a.m. to 12:00 a.m., Sunday to Thursday and 11:00 a.m. to 1:30 a.m., Friday-Saturday and included many of the conditions from the applicant's operations and security plan. Additionally, conditions requiring security cameras, adequate lighting, and responsible management practices will ensure that the presence of alcoholic beverages will not degrade community safety.

The establishment's emphasis will be food service coupled with karaoke. The proposed sale of a full line of alcoholic beverages for on-site consumption will offer an amenity incidental to food service and karaoke. In addition, the Zoning Administrator has imposed numerous conditions to prevent adverse impacts and integrate the use into the neighborhood. These conditions respond to the complaints made at the public hearing related to noise, loitering, responsible operation. Furthermore, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to. In addition, the grant requires the operation to utilize a State certified security guard, which help ensure safety of patrons, and deal with potential loitering and noise issues associated with previous operations. Therefore, based on the facts herein and in conjunction with the imposition of operational conditions, 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 falls within the boundaries of the Wilshire Community Plan Area and spans three zone designations, C2-1, PB-2, and R4-2. The Wilshire Community Plan Area Map designates subject site for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 zones, and for High Medium Residential land uses corresponding to the R4 Zone. The multi-tenant commercial building in which the existing restaurant occupies, is located entirely in the C2 zoned lots that make up the northernmost portion of the subject site. The project site's zoning is consistent with the General Plan's land use designation for the site. The subject property is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance.

The Wilshire Community Plan text is silent with regards to the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plan. Specifically, the project addresses the following goal, objective, and policy of the Community Plan:

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 in the community and to 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 proposed restaurant and karaoke bar preserves and strengthens viable commercial development in the community. The project will improve the subject commercial building through tenant improvements and increased revenue from the restaurant and karaoke establishment. New businesses are essential in increasing the viability and longevity of various commercial developments throughout communities like Koreatown. The subject establishment is in a convenient location and will cater to nearby residents, local employees, as well as visitors and tourists. The presence of a new karaoke restaurant will further serve the local community by increasing pedestrian activity, which will not only increase the safety of the area, but also increase the vibrancy along 8th Street. The project supports the community economically, as the addition of a new restaurant and karaoke bar will likely draw in more visitors and patrons to the neighborhood, thus supporting local businesses.

In addition to the goal, objectives, and their policies described above, the request fulfills the intent of the Wilshire Community Plan provisions regarding land use compatibility and maintaining desirable characteristics of existing residential neighborhoods. As such, the project maintains an existing commercial use within an established commercial district and is consistent with the purpose, intent, and provisions of the General Plan and the Wilshire Community Plan.

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

The proposed restaurant and karaoke bar are uses allowed by right in the C2 Zone. The grant to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption will be ancillary to the restaurant's food service, and an amenity for karaoke patrons. The availability of alcoholic beverages ancillary to food service, is consistent with the pattern of many neighborhood restaurants and karaoke establishments in Los Angeles, particularly in Koreatown. The high concentration of restaurants serving alcohol is warranted due to the high population density in the area. Additionally, the project will not physically alter the subject building's location, size, or height. Operational conditions imposed on the project will help to ensure that the ancillary alcohol service in conjunction with the restaurant and karaoke use will not adversely affect the neighborhood, including surrounding residences and businesses.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering. 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, or the Responsible Beverage Service (RBS) Training 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. Additional conditions have been included to ensure the operation provides adequate security measures, includes a surveillance system, and adequate lighting, 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 and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed restaurant and karaoke bar 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 (3) on-site and one (1) off-site licenses allocated to the subject Census Tract Number 2124.20, based on a population of 2,875. There are currently five (5) on-site licenses and two (2) off-site licenses within this census tract:

- (3) Type 41 – On-Sale Beer and Wine – Eating Place
- (2) Type 47 – On-Sale General - Eating Place
- (1) Type 20 – Off-Sale Beer and Wine
- (1) Type 21 – Off-Sale General

Within 1,000 feet of the subject site, there are currently 19 establishments that have an ABC license. The subject property is located within a densely populated urban neighborhood which has a wide variety of restaurants and retail establishments which has resulted in the number of existing on- and off-site alcohol licenses to exceed the maximum number allocated by ABC. Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration however, is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. 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. In this case, the granting of the application will not result in undue concentration as the project will not result in negative impact to the surrounding businesses and residences. The project will rather provide a valuable amenity and

desirable service that will support the vibrancy and longevity of the commercial corridor along 8th Street within the Koreatown. The proposed restaurant will offer a convenient food and beverage service that will address the needs of the local employees, residents, and visitors from abroad. Commercial uses such as the restaurant being proposed bolster pedestrian activity in the neighborhood, thus increasing public safety. The restaurant will likely bring in more visitors to the area, generating more revenue for local businesses, thus supporting the community's local economy.

According to statistics provided by the Los Angeles Police Department's Olympic Division Vice Unit, within Crime Reporting District No. 2044, which has jurisdiction over the subject property, a total of 134 crimes were reported in 2023 (103 Part I and 31 Part II crimes), compared to the Citywide Average of 162 crimes and the High Crime Reporting District Average of 194 crimes. Part II Crimes reported include (0) Narcotics, (7) Liquor Laws, (0) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, (0) Gambling, (0) DUI related, (1) Moving Traffic Violations, and (9) other Miscellaneous Violations. 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 lower than the Citywide Average and the High Crime Reporting District Average. No evidence was submitted for the record establishing any link 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- and regional-serving commercial uses. Nevertheless, 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 will continue to be utilized as such with the proposed restaurant and karaoke use. The following sensitive uses are located within a 1,000-foot radius of the site:

Residential	
Multi- and Single-Family Residences	
Schools/Daycares	
New Open World Academy	3201 W. 8 th Street
Ambassador School of Global Education	3201 W. 8 th Street
God's Hands Academy Corp. (Day Care Center)	727 Irolo Street
Joy Academy After School Program	3242 W. 8 th Street
Angeles College Nursing School	3440 Wilshire Boulevard, # 310
Fremont College	3440 Wilshire Boulevard, 10 th Floor
Center for Caregiver Advancement	2910 Beverly Boulevard
New Village Girls Academy High School	147 N. Occidental Boulevard
Language Systems – Downtown Los Angeles Language School	3450 Wilshire Boulevard, #900
School for the Visual Arts and Humanities	701 S. Catalina Street
Los Angeles High School of the Arts	701 S. Catalina Street Unit #A414
Religious Institutions	
Obang Full Gospel Church	715 Irolo Street
Prajna Gate Buddhist Temple	939 Irolo Street
Parks	
Seoul International Park	3250 San Marino Street

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. 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 and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. The proposed project will contribute to the neighborhood and will serve the neighboring residents and the 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. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

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

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@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 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

Inquiries regarding this matter shall be directed to Trevor Martin, Planning Staff for the Department of City Planning, at (213) 978-1341 or trevor.martin@lacity.org.

A handwritten signature in blue ink, appearing to read 'Christina Toy Lee'.

CHRISTINA TOY LEE
Associate Zoning Administrator

CTL:TM:nm

cc: Councilmember Heather Hutt
Tenth Council District
Adjoining Property Owners

Applicant Copy

Office: Downtown

Application Invoice No: 97134



6800197134

City of Los Angeles
Department of City Planning**City Planning Request**

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please the assigned planner, please visit <https://planning.lacity.gov/pdiscaseinfo/> and enter the Case Number.

Payment Info: \$211.56 was paid on 07/29/2024 with receipt number 200130799337

Applicant: Nam Kim (VOICE OF WILSHIRE KOREATOWN COMMUNITY)
Representative:
Project Address: 3330 W 8TH ST, 90005

NOTES:

ZA-2023-4481-CUB-1A			
Item	Fee	%	Charged Fee
Appeal by Person Other Than The Applicant	\$172.00	100 %	\$172.00
Case Total			\$172.00
* Fees Subject to Surcharges			\$172.00
Fees Not Subject to Surcharges			\$0.00
Plan & Land Use Fees Total			\$0.00
Expediting Fee			\$0.00
Development Services Center Surcharge (3%)			\$5.16
City Planning Systems Development Surcharge (6%)			\$10.32
Operating Surcharge (7%)			\$12.04
General Plan Maintenance Surcharge (7%)			\$12.04

* Fees Subject to Surcharges	\$172.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$0.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$5.16
City Planning Systems Dev. Surcharge (6%)	\$10.32
Operating Surcharge (7%)	\$12.04
General Plan Maintenance Surcharge (7%)	\$12.04
Grand Total	\$211.56
Total Overpayment Amount	\$0.00
Total Paid (amount must equal sum of all checks)	\$211.56

Council District:

Plan Area:

Processed by CLAUDE GOODING on 7/29/2024

Signature: 