

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
ZA-2023-4481-CUB-1A	ENV-2023-4482-CE	10
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input type="checkbox"/> N/A	<input type="checkbox"/> N/A	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
3300 West 8 th Street		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Young Jin Park Alpha Holdings, Inc. <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	(213) 275-9800	tincupkr@gmail.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Nathan Freeman FMG <input type="checkbox"/> N/A	(213) 220-0170	neffmg@gmail.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Nam Kouen Kim, Voice of Wilshire Koreatown Community <input type="checkbox"/> N/A	(213) 820-6920	vowkc3130@yahoo.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Christina Lee	213-978-1167	Christina.toy-lee@lacity.org

ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):

☐ *The preparation of a draft ordinance by the City Attorney will be required.*

**FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

☐ N/A

ITEMS APPEALED:

☐ N/A

ATTACHMENTS:**REVISED:****ENVIRONMENTAL DOCUMENT:****REVISED:**

☒ Letter of Determination

☐

☒ **Categorical Exemption (CE)**
(Notice of Exemption)

☐

☒ Findings of Fact

☒

☐ **Statutory Exemption (SE)**
(Notice of Exemption)

☐

☐ Staff Recommendation Report

☐

☐ **Negative Declaration (ND)**

☐

☒ Conditions of Approval

☒

☐ **Mitigated Negative Declaration (MND)**

☐

☐ T Conditions

☐

☐ **Environmental Impact Report (EIR)**

☐

☐ Proposed Ordinance

☐

☐ **Mitigation Monitoring Program (MMP)**

☐

☐ Zone Change Map and Ordinance

☐

☐ **Sustainable Communities
Project Exemption (SCPE)**

☐

☐ GPA Resolution

☐

☐ **Sustainable Communities
Environmental Assessment (SCEA)**

☐

☐ Land Use Map

☐

☐ **Sustainable Communities
Environmental Impact Report (SCEIR)**

☐

☐ Exhibit A – Plans

☐

☐ **Appendices**

☐

☒ Mailing List (both Word and PDF)

☐

☐ **Other:**

☐

☒ Interested Parties List

☐

☒ Appeal

☐

☐ Development Agreement

☐

☐ Site Photographs

☐

☐ Other:

☐

NOTES / INSTRUCTIONS:

Charter Section 245

☐ N/A

CITY COUNCIL NOTICE TIMING:**NOTICE LIST (SELECT ALL):****NOTICE PUBLICATION:**

☐ 10 days

☐ Owner

☐ 10 days

<input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input type="checkbox"/> Neighborhood Council <input type="checkbox"/> Interested Parties <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
FISCAL IMPACT STATEMENT:		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small>		
PLANNING COMMISSION:		
<input type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input checked="" type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission	
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:	
September 24, 2024 Decision letter of Central APC: October 9, 2024	3-0	
LAST DAY TO APPEAL:	DATE APPEALED:	
N/A	N/A	
COUNCIL TIME TO ACT:	TIME TO ACT START:	
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: [enter here if applicable] 21 day time limit per Charter Section 245	<input type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	
TRANSMITTED BY:	TRANSMITTAL DATE:	
Denise Otero	10/17/2024	



CENTRAL AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: OCTOBER 9, 2024

Case No.: ZA-2023-4481-CUB-1A

CEQA: ENV-2023-4482-CE

Plan Area: Wilshire

Council District: 10 – Hutt

Project Site: 3300 West 8th Street

Applicant: Young Jin Park, Alpha Holdings, Inc.
Representative: Nathan Freeman, FMG

Appellant: Nam Kouen Kim, Voice of Wilshire Koreatown Community

At its meeting of **September 24, 2024**, the Central Los Angeles Area Planning Commission took the actions below in conjunction with the following Project:

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 establishment with 15 enclosed karaoke rooms and a total of 133 indoor seats with hours of operation from 5:00 p.m. to 12:00 a.m., Sunday through Thursday, and 5:00 p.m. to 1:30 a.m., Friday and Saturday.

1. **Determined**, 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 that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies;
2. **Granted** the appeal in part and **denied** the appeal in part, **sustained** the Zoning Administrator's Determination dated July 12, 2024;
3. **Approved**, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, 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 in the C2-1, PB-2 and R4-2 Zones;
4. **Adopted** the attached Modified Conditions of Approval; and
5. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Stromberg
Second: Powell
Ayes: Lawrence
Absent: Kang

Vote: 3 – 0



Denise Otero, Commission Executive Assistant I
Central Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Central Area Planning Commission is not further appealable and shall become final upon the mailing of this determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable and the decision is final.**

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.

Attachments: Modified Conditions of Approval, Amended Findings, Appeal Filing Procedures (CEQA)

cc: Christina Toy Lee, Associate Zoning Administrator

CONDITIONS OF APPROVAL

(As Modified by the Central Area Planning Commission at its meeting of September 24, 2024)

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 5:00 p.m. to 12:00 a.m., Sunday to Thursday and 5:00 p.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. **Plan Approval.** The applicant shall file a Plan Approval application within 18 months from the date of issuance of this subject Approval, together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.
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 drive 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. Prior to the filing of the Plan Approval, the applicant shall meet and have ongoing communications with LAPD Olympic Division Area Vice, Senior Lead Officer and the Wilshire Center – Koreatown Neighborhood Council 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. At least three State licensed security guards shall be provided. There shall be at least three security guards 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 three State Licensed security guards 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 three State Licensed security guards shall be present and be assigned to the interior, exterior of the premises, including the parking lot, 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.

FINDINGS

(As Amended by the Central Area Planning Commission at its meeting of September 24, 2024)

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, at its meeting of September 24, 2024, the Central Area Planning Commission modified Condition No. 7a to limit the opening hours from 5:00 p.m. to 12:00 a.m., Sunday to Thursday and 5:00 p.m. to 1:30 a.m., Friday-Saturday; modified Condition No. 8 to require the applicant file a Plan Approval within 18 months from the date of this approval; modified Condition No. 46 to include communications with the Neighborhood Council regarding questions and concerns; and modified Condition Nos. 49-51 to increase the security guards to three security guards to address concerns related to hours, outreach, and noise/security to further minimize impacts to the surrounding neighborhood, 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. In addition, at its meeting of September 24, 2024, the Central Area Planning Commission modified Condition No. 7a to limit the opening hours from 5:00 p.m. to 12:00 a.m., Sunday to Thursday and 5:00 p.m. to 1:30 a.m., Friday-Saturday; modified Condition No. 8 to require the applicant file a Plan Approval within 18 months from the date of this approval; modified Condition No. 46 to include communications with the Neighborhood Council regarding questions and concerns; and modified Condition Nos. 49-51 to increase the security guards to three security guards to address concerns related to hours, outreach, and noise/security to further minimize impacts to the surrounding neighborhood, which help ensure safety of patrons, and deal with potential loitering and noise issues associated with previous operations. 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. In addition, at its meeting of September 24, 2024, the Central Area Planning Commission modified Condition No. 7a to limit the opening hours from 5:00 p.m. to

12:00 a.m., Sunday to Thursday and 5:00 p.m. to 1:30 a.m., Friday-Saturday; modified Condition No. 8 to require the applicant file a Plan Approval within 18 months from the date of this approval; modified Condition No. 46 to include communications with the Neighborhood Council regarding questions and concerns; and modified Conditions Nos. 49-51 to increase the security guards to three security guards to address concerns related to hours, outreach, and noise/security to further minimize impacts to the surrounding neighborhood, which help ensure safety of patrons, and deal with potential loitering and noise issues associated with previous operations. 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. In addition, at its meeting of September 24, 2024, the Central Area Planning Commission modified Condition No. 7a to limit the opening hours from 5:00 p.m. to 12:00 a.m., Sunday to Thursday and 5:00 p.m. to 1:30 a.m., Friday-Saturday; modified Condition No. 8 to require the applicant file a Plan Approval within 18 months from the date of this approval; modified Condition No. 46 to include communications with the Neighborhood council regarding questions and concerns; and modified Condition Nos. 49-51 to increase the security guards to three security guards to address concerns related to hours, outreach, and noise/security to further minimize impacts to the surrounding neighborhood, which help ensure safety of patrons, and deal with potential loitering and noise issues associated with previous operations. 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.



LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

Online Application System: The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is 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

Van Nuys DSC

(818) 374-5050

6262 Van Nuys Boulevard

Van Nuys, CA 91401

West Los Angeles DSC

(CURRENTLY CLOSED)

(310) 231-2901

1828 Sawtelle Boulevard

West Los Angeles, CA 90025

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 Los Angeles Municipal Code provisions.

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 that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online
Appeal Filing



QR Code to Forms
for In-Person Filing