



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 610 S.Berendo Street Unit/Space Number None

Legal Description² (Lot, Block, Tract) Lots: Fr 23, Block 7, Copenhagen Tract

Assessor Parcel Number 5502-026-015 Total Lot Area 6,768.3 (per ZIMAS PP)

2. PROJECT DESCRIPTION

Present Use Full Service Restaurant

Proposed Use Same

Project Name (if applicable) PALDANG RESTAURANT

Describe in detail the characteristics, scope and/or operation of the proposed project Conditional Use Permit (CUB)
for onsite consumption of a full line of alcoholic beverages in an existing 4,300 sf restaurant (3,280 sf interior and a
1,100 sf open rear patio) operating from 10 AM to 2 AM daily in the C2-2 zone (Regional Center Commercial)

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

<input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)
<input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)	<input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? N/A ft.
 If you have dedication requirements on multiple streets, please indicate: None

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section _____

Code Section from which relief is requested (if any): 12.2 W. 1

Action Requested, Narrative: CUB for the onsite consumption of a full line of alcoholic beverage in conjunction with an existing restaurant (see attached Findings & Project Plans)

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.
⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) None

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

N/A

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form N/A

b. Geographic Project Planning Referral N/A

c. Citywide Design Guidelines Compliance Review Form N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

n. Order to Comply None

o. Building Permits and Certificates of Occupancy See attached

p. Hillside Referral Form (BOE) N/A

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

r. SB330 Determination Letter from Housing and Community Investment Department N/A

s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Sung Yoon Jung

Company/Firm Paldang Restaurant

Address: 610 S. Berendo Street Unit/Space Number 100B

City Los Angeles State CA Zip Code: 90005

Telephone (213) 808-7181 E-mail: lrrychang@gmail.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) United Infinity Inc., C/O Katherine Shu

Address 3810 Wilshire Boulevard Unit/Space Number 1212

City Los Angeles State CA Zip Code: 90010

Telephone _____ E-mail: _____

Agent/Representative name Nathan Freeman

Company/Firm FMG

Address: 3550 Wilshire Boulevard Unit/Space Number 1064

City Los Angeles State CA Zip: 90010

Telephone (213) 220-0170 E-mail: neffmg@gmail.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information
(select only one)

Owner

Applicant

Agent/Representative

Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature Katherine Irene Sun

Date 05-07-2021

Print Name Katherine Irene Sun

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 05-07-2021 before me, SeYoung Lee, Notary Public
(Insert Name of Notary Public and Title)

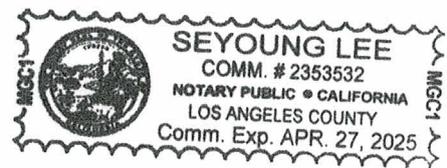
personally appeared Katherine Inae Suh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



UNITED INFINITY, INC.

**DISCLOSURE IDENTIFYING THE AGENT FOR SERVICE OF PROCESS OR AN
OFFICER OF THE OWNERSHIP ENTITY**

This disclosure is made hereinafter to identify the agent for service of process or an officer of the ownership entity as an attachment to Property Owner Affidavit.

United Infinity, Inc., a California corporation, is the owner of the subject property located at 610 S. Berendo Street, Los Angeles, CA 90005.

Katherine Suh, the chief executive officer, is a shareholder who owns 100% of the issued and outstanding shares of the corporation and her address is as follows:

3810 Wilshire Blvd., Suite 1212
Los Angeles, CA 90010

The information of the corporate agent for service of process is as follows below:

Michael Suh
3810 Wilshire Blvd., Suite 1212
Los Angeles, CA 90010

IN WITNESS WHEREOF, this disclosure is being executed with the fully empowered authority to execute and deliver in the name and on behalf of the Corporation and constitutes the Corporate representation as of the date set forth below.

United Infinity, Inc.



Katherine Suh
Corporate Secretary of
United Infinity, Inc.

Date: May 6, 2021

APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: X 
Print Name: Sung Yoon Jung

Date: 1-04-22

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. **RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
2. **FINDINGS (on a separate sheet)**
 - a. **General Conditional Use**
 - i. That 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.
 - ii. That 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.
 - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - b. **Additional Findings**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. **QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in? 6,768.3 (approx)
- b. What is the total square footage of the space the establishment will occupy? See attached floor/site plans
- c. What is the total occupancy load of the space as determined by the Fire Department? See attached permit
- d. What is the total number of seats that will be provided indoors? 74 Outdoors? 32
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A

h. Parking

- i. How many parking spaces are available on the site? (see site plan)
- ii. Are they shared or designated for the subject use? (see site plan)
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? No and N/A
- iv. Have any arrangements been made to provide parking off-site? N/A
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 3. Will valet service be available? No Will the service be for a charge? N/A
 - i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
 - j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? No

4. **QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	10AM-2AM	10AM-2AM	Same	Same	Same	Same	Same
Proposed Hours of Alcohol Sale	10AM-2AM	Same	Same	Same	Same	Same	Same

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No

Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

- c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? N/A
- d. Will there be any accessory retail uses on the site? Yes What will be sold? Restaurant Memorabilia

e. **Security**

- i. How many employees will you have on the site at any given time? 6-10
- ii. Will security guards be provided on-site? No
1. If yes, how many and when? _____
- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Full line
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? No
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? Yes

v. **Food**

1. Will there be a kitchen on the site? Yes (See floor plan)
2. Will alcohol be sold without a food order? No
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No
4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? N/A

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? Restaurant
1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*

General Conditional Use

(Pursuant to Sections 12.24-W.1 of the LAMC)

610 Berendo Street

Los Angeles, CA 90005

Wilshire Community Planning Area

General Plan: Regional Center Commercial

Council District 10 (Councilmember Mark Ridley-Thomas)

Wilshire Community Plan Area

Central Area Planning Commission

Wilshire Center-Koreatown

APN: 5502-026-015

DM: 135B197, 132B197

MR: 70-17/18

Zone: C2-2

Block: 7

Lots: FR-23

Tract: Copenhagen

Request: Pursuant to 12.24-W.1 and 12.24-W.27 of the LAMC, a Conditional Use Permit (CUB) for the consumption of a *full line of alcoholic beverages* in an existing 3,280 restaurant (**74 seats**) with 1,100 sf exterior outdoor dining (**32 seats**) for a total of 4,300 sf and 106 seats, operating from **10 AM to 2 AM daily**, within a Los Angeles State Enterprise Zone -ZI 2374, Wilshire Center Koreatown – ZA-2488, and the Transit Priority Area in the City of Los Angeles- ZI-2452, in the C2-2 zone, with GPLU Designation of Regional Center Commercial.

Background

The subject property, located on the easterly side of South Berendo Street north of Wilshire Boulevard and south of West 6th Street, having a frontage of 48.53 feet along the street frontage, 48.16 along the easterly rear property line, and 140 feet along the northerly and southerly property lines.

The subject site is improved with a two (2) storey 3,280 sf restaurant and a 1,100-sf outdoor patio. The subject restaurant has a current total occupancy of 106 interior/exterior seats (**as noted above and per the submitted project plans [site/floor]**).

Restaurant/Landlord/Tenant Details

Area		Seats	
Indoor Dining Area	Dining	74	74
Outdoor Dining Area	Dining		32
Total			106

Landlord Information	Tenant Information	
United Infinity Inc C/O Katherine Shu 3810 Wilshire Blvd., Ste. 1212 Los Angeles, CA 90010	Sung Yoon Jung 610 S. Berendo Street Los Angeles, CA 90005	
Zoning	C2-2	
Number of Stories	Existing 2 Storey Commercial Building	
Subject Floor Area	3,280 SF Restaurant 1,100 SF Patio (Outdoor Dining)	
Occupancy	A-2	
Parking Requirement	No Change in Parking	

Wilshire Center - Koreatown

The site is located within an area of concentrated commercial activity, which includes a large number of restaurants and karaoke venues in the Koreatown area. The project site is zoned (C4-2 and is designated for Regional Center Commercial uses within the Wilshire Center - Koreatown Community Plan. The property is within the Wilshire Center-Koreatown Redevelopment Project Area (**RPA**).

The site, as noted above, is also located within the 21-2374 Los Angeles Enterprise Zone. It is located within 0.21 kilometers of the Puente Hills Blind Thrust Fault but is not subject to landslides of liquefaction. Adjacent land uses consist of multiple-family residential uses to the east as well as retail, restaurant, office, church, and school uses to the north, south, and west.

Northerly, the adjoining property is zoned C4-2 and improved with a mini shopping center and associated surface parking lot. Southerly, across Wilshire Boulevard, the adjoining property is zoned C4-2 and is improved commercial/retail uses.

Easterly, the adjoining properties are zoned C4-2 and improved with a 13-story apartment building and a 5-story condominium building. Westerly, across Alexandria Avenue, the adjoining property is zoned C4-2 and is improved with a high-rise office building.

Wilshire Boulevard, is a designated Modified Major Highway Class II dedicated to a width of 100 feet and is improved with a curb, gutter and sidewalk.

6th Street, adjoining the property to the south is Secondary Highway with a variable width of 75 – 84 feet and is fully improved with curbs, gutters, and sidewalks.

New Hampshire Avenue, adjoining the property to the east is a Local Street with a width of 55-70 feet and fully improved with curbs, gutters, and sidewalks.

Catalina Street, adjoining the property to the west is a collector Street with a width of 65 feet and fully improved with curbs, gutters, and sidewalks.

Koreatown - Hollywood & The Greater Los Angeles Region

The project is located in the Koreatown district of Los Angeles, and is one of the most diverse and densely populated communities in Los Angeles. According to Booyeon Lee, in his LA's Seoul Takes Flight article in the March 30, 2007 LA Business Journal, Koreatown's population density is second only to Manhattan. The diverse population includes concentrations of Hispanics, Chinese, Japanese, Filipino, and other Asian-Americans. It is not usual to find taquerias, bridal boutiques, an American Steakhouse, Japanese and Filipino restaurants. However, it is the Korean community that really makes the neighborhood vibrant and dynamic, with an array of restaurants/nightclubs, stores, service businesses (**legal, accounting, financial, architectural, technology firms, etc.**) and cultural centers. Mid-Wilshire, as it was called then (**and still by some today**), was one of the most prestigious neighborhoods in all of Los Angeles. Home to Buffum's, Department Store, I. Magnum Department Store, Movie Palaces, the Wiltern Theater, the Ambassador Hotel, swanky restaurants (**the Brown Derby**), luxury apartments and mid to high-rise office towers.

Unfortunately, by the mid 1970's, with growth and expansion steadily going west (**not mention the explosion of Malls**), and a new emphasis to revitalize the downtown BCD, it started to lose much of its luster and appeal. It was that back drop that newly arrived Koreans from South Korea started to move into the area, opening grocery stores, small shops, restaurants and professional business. That trend continued throughout the 70' and 80's, but also included the development of residential housing and some hotels. But, beginning in the late 1990's, Koreatown experienced an unprecedented growth and building boom. The area's prominent location (**adjacent to Downtown, Hollywood, Beverly Hills and Westwood**) and excellent accessibility, started to attract investment that created the development of luxury condos, hotels, high-end retail, entertainment and life style centers (**e.g., Aroma Sporex/Target**).

The geniuses of the boom unfortunately, was born out of pain and suffering experienced from the civil unrest of 1992. Then Councilman Nate Holden, wanting to address the needs of this devastated community, with the support of his colleagues, instructed the Community Redevelopment Agency to start the public process for the establishment of Koreatown redevelopment area. Hence, in 1995, The Wilshire Center/Koreatown Redevelopment Project Area was created. Although phase out by Governor Jerry Brown and the State Legislature early in his tenure, the "Agency" poured in excess of \$46 million dollars in the project area in FY 2007- 2008 only, and was responsible for building or rehabilitating over 200 affordable and senior housing units, supporting local businesses, funding open space and street improvements; business improvement initiatives and partnered with private developers to develop key opportunity sites.

The General Plan Framework designates Koreatown as a "Regional Center" with corresponding zones of CR, C1.5, C2, C4 C5, CW, P, PB, RAS3, RAS4, R3, R4, R5 and Height District 2. The subject site is planned and zoned for commercial uses, and as noted herein, a GPLU Designation of Regional Center Commercial.

Additionally, there are (3) MTA Redline Stations at Wilshire/Western, Wilshire Normandie and Wilshire/Vermont, as well as east/west MTA Rapid Bus Routes that utilize designated bus lanes, less stops and the ability to prolong green lights.

Moreover, the Los Angeles Revitalization Zone (**LARZ**) was established in response to the civil unrest, providing a number of economic incentives for job creation and community enhancements. Furthermore, in 1998 the City Council adopted a Mixed-Use Overlay District Ordinance, creating height, density and parking incentives for developers and property owners to housing and mixed-use residential near transit.

All of these serve to create an atmosphere conducive land use intensification, without corresponding increases in congestion. Coupled with the transportation and other initiatives noted above with respect to the growth of Koreatown, is the investment from South Korea, which can be directly traced to the lifting of the foreign investment cap by the South Korean Government in 2006.

Moreover, the US Korea FTA (**Free Trade Agreement**) that took effect on March 15, 2015 brought more investment dollars into Koreatown and surrounding communities. The Los Angeles-Koreatown FTA has increased the need for South Korean investors and business persons to travel to Los Angeles to survey opportunities, review current investment operations and meet with local governmental officials.

Hence, as these trips become more frequent and complex, and more investors look for new opportunities, undoubtedly, there will be a need for said persons to stay in Los Angeles for an extended period of time, perhaps as long as a month, and the need for a variety of restaurant and entertainment venues is a key component in attracting this continued investment.

As referenced herein, the subject location in the exciting and vibrant community of Koreatown, its assortment of dining, entertainment, cultural and shopping opportunities, close proximity to public transportation which can take them to other points of interest (**Hollywood, Beverly Hills, Disneyland, Six Flags, Knott's Berry Farm and LA Live/Staples Center**) throughout the region makes it an ideal location as Los Angeles transitions into a "24 hour" international city.

In fact, this project should be analyzed and understood in the context of "Region." As noted above, the site, via the Metrorail (Wilshire/Vermont Station), is about three (3) stops away from LA Live and the Staples Center that host NBA/NHL and other sports and entertainment shows/events.

As noted above and herein, Los Angeles is really a regional center with more than 10 million residents and over 48 million annual visitors (**LA Department of Convention and Tourism**). The new multi-use stadium in the adjacent City of Inglewood will not only host two (2) local NFL teams (**Rams/Chargers**), but will be in the rotation for Super Bowls, NCAA National Championship Games, the NCAA Final Four, the World Cup and countless other events and shows.

Lastly with respect to this point, Los Angeles and the region will host the 2028 Olympic Games, and undoubtedly South Korea will send a large delegation, and a flock of fans (**family and friends**) to cheer them on. Koreatown will certainly be the main tourist attraction for obvious reasons, and the subject venue, given its setting and location to public transportation will be a designation location during the event.

1) That 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 existing restaurant (**previously a late-night coffee house**) is located in the C2-2 Zone with a Regional Center Commercial land use designation in the Wilshire Community Plan Area. The community is primarily commercial, with supporting retail clusters with some professional offices and no industrial land uses. The existing restaurant is located on the ground floor of a two (2) storey commercial building (**see floor plans**).

The subject site is located within a designated regional center and in proximity to rapid transit and to a variety of other commercial uses (**see radius map along the 6th Street Corridor**). To the rear of the subject site to the east is a **Best Western Plus Hotel**. The predominantly regional commercial nature of development serves as an appropriate location of the current use, which in conjunction with the recommended **Restaurant Operations Plan**, will assure that the service of alcohol is not disruptive to the community.

2) That 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 existing restaurant is located in the C2-2 Zone with Regional Center Commercial land use designation in the Wilshire Community Plan Area. The community is primarily a mixture commercial/residential, with supporting retail clusters, some professional offices and no industrial land uses.

With respect to same, with the advent of the Adaptive Reuse Ordinances and other affordable housing incentives (TOC), the area has seen an increase in housing above and adjacent to retail/service uses of the ground floor, which speaks well of these types of establishments in that people move to these areas specifically to take advantage of the walkability, as well as accessibility to mass transit.

As noted above, the subject restaurant is located in a stand-alone two (2) storey commercial building (**restaurant on 1st floor only**) along the east side of South Berendo Street. The restaurant has frontage and pedestrian access from the Berendo Street side only, though for emergency purposes, there is access to the alley via the open patio area.

It's also important to note, that the proposed interior open outdoor patio is buffer by an existing unrelated use along the rear property line and a 20' alley, separating the use from the other uses to the east, and therefore does not adversely same, nor affect members of the general public.

As such, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of Koreatown.

3) That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

There are eleven (11) elements of the Wilshire Center General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City of Los Angeles and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of Los Angeles Municipal code. Except for the entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The existing restaurant is located within the Wilshire Community Plan, which designates the subject property as Regional Center Commercial land uses with the corresponding zone of C2-2. The property is not currently within the area of any specific plan or interim control ordinances.

The Wilshire Plan Map designates the property for Regional Center Commercial land uses with corresponding zones of C2, C4, PI and PB and Height District No.2. The subject property is planned and zoned for commercial uses. The reauthorization for sale of alcoholic beverages on-site is allowed through the approval of the Zoning Administrator subject to certain Findings, and as such, the required said Findings in support have been made herein.

The Koreatown Regional Commercial Center runs along Olympic Boulevard, directly south of Wilshire Center. The intersection of Western Avenue and Olympic Boulevard is the core of this center. It is in the southwestern portion of the Plan Area, and is generally bounded by Eighth Street on the north, Twelfth Street on the south, Western Avenue on the west, and continues east towards Vermont Avenue.

The Regional Center includes low to mid-rise office and retail uses along Olympic Boulevard, with adjoining multiple family apartment blocks. The area is a cultural meeting place and nucleus of Korean American businesses, restaurants, and shops in addition to a wide range of community serving commercial uses and large shopping centers.

Hence, the request for Conditional Use Permit for onsite sales/consumption of a full line of alcoholic beverages substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Additional Findings

1) Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The existing restaurant is located in the C2-2 Zone with Regional Center Commercial land use designation in the Wilshire Community Plan Area. The community is primarily commercial, with supporting retail clusters with some professional offices and no industrial land uses.

As noted above, the subject restaurant is located in a two (2) storey stand-alone commercial building (**see above Findings**). The existing restaurant is located on the ground floor of a two (2) storey commercial building (**see floor plans**).

As noted above, the subject restaurant is located in a stand-alone two (2) storey commercial building (**restaurant on 1st floor only**) along the east side of South Berendo Street. The restaurant has frontage and pedestrian access from the Berendo Street side only, though for emergency purposes, there is access to the alley via the open patio area.

In addition, all servers will be required to attend the Los Angeles Police Department STAR (**Standardizing Training for Alcohol Retailers**) Program, and the restaurant will operate with set of procedures to ensure to the health, safety, well-being of customers, lease holders/tenants and the general public at large (**see attached Restaurant Operations Plan**).

As such, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of Koreatown.

Given all that is stated herein, the existing use and proposed addition of full line of alcoholic beverage, in conjunction with the restaurant, will not adversely affect the welfare of the pertinent community.

2) Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

Approval of Conditional Use Permit and State of California Alcoholic Beverage Control (ABC) license, will not result in or contribute to an undue concentration of such establishments. Currently, there are no on-site consumption of a full line of alcoholic beverages in Census Tract 2121.01 (**Gaam Karaoke Restaurant [3309 W. 6th Street] Closed**)

3) Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The existing use has not detrimentally affected the nearby residentially zoned neighborhood given the distance of the existing use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other considerations, alcoholic beverages, including beer and wine (**see above Findings**).

PALDANG

MENU

MAIN

- gambas
- spicy pork cutlet
- stir fried spicy
- pork cutlet set
- chicken gizzard
- stir fried kimchi and pork belly
- chicken wing
- stir fried kimchi with tofu
- spicy fried rice cakes
- meat pancake
- kimchi pancake
- green onion pancake
- spicy fried rice cakes
- garlic butter shrimp
- spicy noodles
- spicy chicken feet
- pork cartilage
- sea snail

SOUP

- silkworm pupa soup
- spicy seafood stew
- knife cut noodles
- mussel soup
- fish roe soup

APPETIZER/SNACKS

- fried sausage and veggies
- dumplings
- assorted veggies
- assorted fries
- dried finger food
- rolled omelet + pollack roe
- steamed egg + pollack roe
- corn cheese

DRINKS/ALCOHOL

- coca cola / diet
- sprite
- soju
- beer

610 S Berendo St
Los Angeles, CA
90005

PALDANG RESTAURANT Security/Operations Plan

**610 S. Berendo Street
Los Angeles, California 90005**

**Owned and Operated by:
Larry Chang
Sung Yoon Jung**

**Operations plan prepared by:
FMG**

**3550 Wilshire Blvd., Suite 1064, Los Angeles, CA 90010
February 2022**

O p e r a t i o n s P l a n

**610 S. Berendo Street
Los Angeles, CA 90005**

Definition of security:

- Freedom from exposure to danger, safety or a place of safety
- Feelings of or the assurance of safety or certainty
- That which secures a means of protection and defense

Goals:

PALDANG RESTAURANT

- To provide a safe and secure environment within **PALDANG RESTAURANT** for all patrons
- To provide a level of control and safety for all arriving and departing patrons of **PALDANG RESTAURANT**
- To mitigate any noise or inappropriate conduct directed at the immediate neighbors and leaseholds by patrons upon entry or departure from **PALDANG RESTAURANT**

Introduction:

PALDANG RESTAURANT serves as gathering place for the local Wilshire Center Koreatown Community. The restaurant maintains a varied menu, including an eclectic array of organic and specialty coffees that reflects both Koreatown sensibilities and traditional Korean fare in an elegantly designed and appointed atmosphere.

Operational Structures:

10 AM – 2 AM Daily

1. The licensee will comply with the provisions of the Conditional Use Permit (**CUB**) granted by the Los Angeles Department of City Planning, Office of Zoning Administration
2. All approved permits, licenses and related Conditions of said use will be retained (**and posted as require by law**) on the premises at all times and immediately produced upon request by LAPD Olympic Vice, Los Angeles Department of City Planning and the California Department of Alcoholic Beverage Control (**ABC**)
3. A compliance telephone number will be posted on the outside of the property with an on-duty manager's telephone number.
4. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of occurrence (**per property management**).
5. Signs are prominently posted "outside" the location stating "No Loitering"
6. The Owner/Operator herein acknowledges responsibility to ensure compliance of these conditions at all times. The manager on duty shall be made familiar with these conditions and implement them as required.
7. Amplified music shall not be audible beyond the interior of the business.

8. Signs shall be prominently posted in English, Spanish and Korean stating that California State Law prohibits sales of alcoholic beverages to persons who are under 21 years of age.
9. All trash, litter and debris shall be removed from all sidewalks, alleyways and parking lot areas at the close of each business day. Prior to the opening of business, the owner/operator shall ensure that the premise is free of trash, litter and debris.
10. Per LAMC Section 41.50 B.2. C., smoking tobacco, non-tobacco substance, including from electronic smoking devices will not be allowed and is expressly prohibited in Paldang Restaurant, or within 10-feet of the premises.
11. A copy of this operations/security plan will be retained on the premises at all times, and be immediately produced upon request by any law enforcement official. All employees shall be made familiar with the aforementioned conditions and implement them as necessary.

Alcoholic Beverage Operations

1. Standardized Training for Alcohol Retailers (**STAR**) is required training within 90 days or as soon thereafter based on the STAR training schedule for restaurant employment for all wait personnel or LEAD training administered through Alcohol Beverage Control (**ABC**).
2. Strict adherence to Department of Alcoholic and Beverage Control laws and conditions, specifically 25612.5 B & P (**retail operating standards**).
3. An age verification machine is enforced to ensure that customers can legally consume alcohol beverages.
4. No alcoholic beverage shall be consumed on any other property or adjacent property under the control of the grantee.
5. A menu (**see attached**) will be provided to every customer upon being seated.
6. A Designated Driver Program (**DDP**) has been established and available for one (1) designated driver per party a complementary non-alcoholic beverage consisting of the following:
 - ***Coffee or Tea and/or other non-alcoholic beverages provided with the DDP.***

Employee Requirements

1. All employees will be encouraged to wear clothing that distinguishes them from the restaurant patrons.
2. A personnel file of each employee will contain full name, current address and photocopy of identification.
3. The owner/operator will not permit any employee to solicit in or upon the licensed premises, the purchase or sale of any beverage; any part of which is for or intended for the consumption or use of such employee or to permit any employee of such to permit to except in or upon the premises any beverage which has been purchased or sold there in any part of which beverage is for or intended for the consumption or use of any employee.
4. Every employee, within six (6) months of employment, will take/attend (**Post COVID-19 Pandemic**) and successfully complete a certified Human Trafficking course/program approved by the City of Los Angeles, including the Los Angeles Police Department Olympic Community Police Station Area Vice.

Community Involvement/Resolution:

Paldang Restaurant provides a twenty-four (24) hour hotline for any inquires or complaints from the community regarding the operation of the venue. The phone number and name of the Community Liaison (**Manager**) is posted in a conspicuous location at the entrance of the restaurant.

- a) Posted at entrance of Paldang Restaurant
- b) Respond to calls within 24 hours
- c) Document all calls via a Phone Log and available for review by ABC/LAPD/LADCP
- d) Provide documentation of resolution to ABC/LAPD/LADCP upon request

The operators will contact the local law enforcement agency (**Vice/SLO**) & CD 10 and the Wilshire Center Koreatown Neighborhood Council (**WCKNC**) on a quarterly basis, via e-mail, telephonically (**including voicemail**) and/or written correspondence to ensure compliance with the Restaurant Operations & Security Plan (**ROSP**) noted herein, and to advise same relative to changing conditions of the neighborhood.

Owner/Operator

Date

PICTURE OF OWNER TO BE
INSERTED HERE

Sung Yoon Jung – Owner/Operator of Paldang Restaurant

Paldang Restaurant

610 S. Berendo Street

Los Angeles, CA 90005

XXX-XXX-XXXX

Sung@paldangrestaurant.com

www.paldangrestaurant.com

Paldang Restaurant Designated Driver Program

*Ask Your Server about Our “Designated Driver Program”
For Complimentary Non-Alcoholic Beverages*

To participate as a designated driver, and receive complimentary non-alcoholic beverages, including coffee and tea, an individual:

- *Must possess a valid Government issued driver’s license*
- *Must be at least 21 years of age*
- *Must be part of a group of two or more persons*
- *Must abstain from consuming alcoholic beverages for the duration of the outing*
- *Must sign a pledge card identifying him or herself as the designated driver, and agree to the terms of same*
- *Must not be an otherwise impaired driver*
- *Must understand that management reserves the right to refuse service to anyone at anytime*

**610 S. Berendo Street
Los Angeles, CA 90005
XXX-XXX-XXXX**

