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July 01, 2022

Sung Yoon Jung (A)  
610 South Berendo Street, #100B  
Los Angeles, CA 90005

United Infinity Inc. (O)  
c/o Katherine Shu  
3810 Wilshire Boulevard, #1212  
Los Angeles, CA 90010

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

CASE NO. ZA-2022-1399-CUB  
CONDITIONAL USE  
610-612 ½ South Berendo Street  
Wilshire Community Plan  
Zone : C2-2  
D. M. : 135B197  
C. D. : 10 – Office of District 10  
CEQA : ENV-2022-1400-CE  
Legal Description: FR of Lot 23, Block 7,  
Copenhagen Tract

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the C2-2 Zone.

Upon the following additional terms and conditions:

1. All other use, height, and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 3,280 square-foot restaurant and a 900 square-foot outdoor patio. The grant shall be subject to the following limitations:
  - a. Hours of operation shall be limited to 10:00 a.m. to 2:00 a.m., daily.
  - b. Indoor seating shall be limited to a maximum of 74 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
  - c. Outdoor seating shall be limited to a maximum of 32 seats. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.

8. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been granted herein.
10. The restaurant shall be maintained as a bona fide eating place 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.
11. **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.
12. 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.
13. There shall be no live entertainment on the premises. There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows.
14. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
15. There shall be no speakers or amplification permitted in the outdoor dining area.
16. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

17. 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.
18. **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.
19. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
  - a. 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.
20. 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.
21. 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.
22. 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.
23. **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.

24. 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.
25. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR) or Department of Alcoholic Beverage Control “Licensee Education on Alcohol and Drugs” (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
26. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
27. 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.
28. 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.

### **ADMINISTRATIVE CONDITIONS**

29. **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.
30. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.

- a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
  - b. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
31. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 -days of the beginning day of 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.
32. 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 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.
33. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- i. 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.
- ii. 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.
- iii. 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 (ii).
- iv. 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 (ii).
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with

respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

### **TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

**APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **JULY 18, 2022**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

**San Fernando Valley**  
Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

**West Los Angeles**  
West Los Angeles Development  
Services Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2598

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.

**NOTICE**

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

**FINDINGS OF FACT**

After thorough consideration of the statements contained in the application and the plans submitted therewith, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, and statements made at the public hearing on June 8, 2022, I find that the requirements for authorizing a conditional use under the provisions of Section 12.24-W,1 have been established by the following facts:

## **BACKGROUND**

The subject site consists of one interior lot, totaling approximately 6,768 square feet of lot area, and is developed with two commercial buildings. The project site is bound by Berendo Street to the west with a street frontage of approximately 48 feet. The subject site is developed with an existing two-story commercial building that was originally constructed in 1910 and has undergone significant remodeling. A second commercial building on the rear of the subject site is not a part of the project. There is no on-site parking, however an off-site parking lot abutting the subject site to the south has 20 spaces available for use.

The subject property is zoned C2-2 and is located within the Wilshire Community Plan Area. The Community Plan Area Map designates the subject property for Regional Center Commercial land uses corresponding to the CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4, and R5. The subject property's zoning is thus 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 subject property is located within the Los Angeles State Enterprise Zone, an Urban Agriculture Incentive Zone, a Transit Priority Area, the Wilshire Center/Koreatown Redevelopment Project Area, and is located within approximately 0.12 kilometers of the nearest fault zone (Puente Hills Blind Thrust).

The subject establishment, Paldang, is a proposed 3,290 square-foot restaurant with 74 interior seats and a 900 square-foot outdoor patio with 32 exterior seats. The applicant is requesting a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption. The restaurant's hours of operation would be from 10:00 a.m. to 2:00 a.m., daily. The project will not change the height, size, or location of the existing commercial building in which the restaurant will occupy.

## **Surrounding Properties**

Surrounding properties are characterized by level topography and improved streets with a variety of commercial uses along 6<sup>th</sup> Street and residential uses to the north and east. Properties to the north, are zoned C2-2 and are developed with one-story commercial uses. Properties to the east are zoned C2-2 and developed with a four-story hotel and a two-story office building. Properties to the south are zoned R5P-2 and developed with a parking lot and a five-story multi-family residential building. Properties to the west are zoned C2-2 and R5-2 and developed with a seven-story multi-family residential building.

## **STREETS**

Berendo Street, adjoining the subject property to the west, is a designated Local Street - Standard, dedicated to a right-of-way width of 60 feet and improved with asphalt roadway, concrete curb, and sidewalk.

**Previous Cases, Affidavits, Permits, and Orders on the Subject Property (since 2000):**

There are no previous cases, affidavits, permits or orders on the applicant's property.

**Previous Cases, Affidavits, Permits, and Orders on the Surrounding Properties:**

Staff utilized a 1000-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. The following relevant cases were filed within the last 5 years and identified as being within 1000 feet of the project site:

Case No. ZA-2021-6552-CUB – On December 21, 2021, the Zoning Administrator approved a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with an existing retail food market in the C4-2 Zone, located at 3339 West Wilshire Boulevard.

Case No. ZA-2020-1693-CUB – On October 30, 2020, the Zoning Administrator approved plans to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant with live entertainment in the C4-2 Zone, located at 3330 West Wilshire Boulevard.

Case No. ZA-2019-4817-CUB – On May 11, 2020, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-2 Zone, located at 3320-3324 West 6th Street, Unit E-1.

Case No. ZA-2019-4237-CUB – On April 20, 2020, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-2 Zone, located at 3450 West 6th Street, Unit 101.

Case No. ZA-2019-4471-CUB – On March 5, 2020, the Zoning Administrator approved plans to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant/bar/lounge in the C4-2 Zone, located at 3322-3330 West Wilshire Boulevard, Suite 100.

Case No. ZA-2019-3360-CUB – On December 6, 2019, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed restaurant, and approved a Conditional Use Permit to allow the hours of operation of 11:00 a.m. to 2:00 a.m., Friday through Sunday, in lieu of 7:00 a.m. to 11:00 p.m., daily, as restricted by Mini-Shopping Center/Commercial Corner regulations, in the C2-1 and R4-2 Zones, located at 3465 West 6th Street, Unit 160.

Case No. ZA-2019-3479-CUB – On November 20, 2019, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,275 square-foot restaurant, and approved a Conditional Use Permit to allow the hours of operation of 11:00 a.m. to 2:00 a.m., daily, in lieu of 7:00 a.m., to 11:00 p.m., daily, as restricted by Mini-Shopping Center/Commercial Corner regulations, in the C2-1 and R4-2 Zone, located at 3465 West 6th Street, Unit 80.

Case No. ZA-2019-0911-CUB-CUX – On October 24, 2019, the Zoning Administrator approved plans to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant/karaoke studio/nightclub venue in the C4-2 Zone, located at 3319 West Wilshire Boulevard.

Case No. ZA-2019-0414-CUB – On September 18, 2019, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant in the C2-1 Zone, located at 3465 West 6th Street, Units 90 and 100.

Case No. ZA-2019-2221-CUB – On September 11, 2019, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-2 Zone, located at 3300 West 6th Street, Unit 1.

Case No. ZA-2018-7083-CUB – On June 17, 2019, the Zoning Administrator approved plans to permit the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C4 Zone, located at 3275 West Wilshire Boulevard.

Case No. ZA-2018-3298-CUB – On April 17, 2019, the Zoning Administrator approved plans to permit the sale of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant in the C4-2 Zone, located at 3322-3300 West Wilshire Boulevard.

Case No. ZA-2018-5717-CUB – On March 8, 2019, the Zoning Administrator approved a Conditional Use to allow the continued sale of beer and wine for off-site consumption in conjunction with an existing pharmacy in the C2-1 Zone, located at 3201 West 6th Street.

Case No. ZA-2018-5674-CUB – On March 8, 2019, the Zoning Administrator approved a Conditional Use to allow the sale of beer and wine only for on-site consumption, in conjunction with an existing restaurant in the C2-2 Zone, located at 608 South New Hampshire Avenue.

Case No. ZA-2018-0237-CUB – On June 18, 2018, the Zoning Administrator approved plans to permit the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C4-2 Zone, located at 3281 West Wilshire Boulevard.

Case No. ZA-2017-3529-CUB – On May 22, 2018, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with the operation of an existing restaurant in the C2-2 and C4-2 Zones, located at 3450 West 6<sup>th</sup> Street, Unit 103, which operate beyond the permitted hours of Mini Shopping Center/Commercial Corner requirement of 7:00 a.m. to 11:00 p.m.

Case No. ZA-2017-3375-CUB – On February 2, 2018, the Zoning Administrator approved a conditional use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-2 zone, located at 600 South New Hampshire Avenue.

Case No. ZA-2017-2925-CUB – On December 4, 2017, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the (Q)C2-2 and R5-2 Zone, located at 3470 West 6<sup>th</sup> Street, Units 9 and 10.

Case No. ZA-2017-2946-CUB – On November 7, 2017, the Zoning Administrator approved a Conditional Use Permit to permit the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a new pharmacy/retail store in the C4-2 Zone, located at 3201 West Wilshire Boulevard.

Case No. ZA-2017-1710-CUB – On October 13, 2017, the Zoning Administrator approved plans to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-2 Zone, located at 3470 West 6<sup>th</sup> Street, Unit 7.

Case No. ZA-2017-0132-CUB – On July 25, 2017, the Zoning Administrator approved plans to permit the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 19,645 square-foot market in the C2-1 Zone, located at 440 South Vermont Avenue.

### **Public Correspondence**

No public correspondence was received.

### **Public Hearing**

A public hearing was held before the Zoning Administrator on June 8, 2022 at approximately 9:40 a.m. Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, the hearing was conducted entirely telephonically.

Nathan Freeman, the project representative, presented the project and stated the following:

- This was a former coffee shop with 32 seats and converting this to a full service restaurant
- Proposed hours of operation are 10:00 a.m. to 2:00 a.m., daily

- To the rear of the site is an alley, but the salon at the rear (east) separates the outdoor patio; salon provides a buffer
- To the south is a surface parking lot
- Received Neighborhood Council PLUM support on February 28<sup>th</sup>, only agenda and minutes
- Full NC Board
- The second floor is another use; locked; no access
- Restaurant is on the ground floor
- No entertainment proposed

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

- An apartment is upstairs of the salon
- There is a slight slope of the lot and there's a ½ staircase that leads to the rear of the restaurant
- Upstairs is another use and not connected to this use
- Across the parking to the south are RSO and would like a sound buffer along the outdoor patio; vegetative sound buffer

Mr. Freeman, responded to questions raised by the Zoning Administrator:

- A sound buffer could be provided
- Reached out to Olympic Vice on May 5<sup>th</sup> and they stated they had no concerns; would be at hearing if they had issues
- Reached out to the Neighborhood Council

The Zoning Administrator closed the public hearing and stated that the case would be under advisement to allow time for the applicant to design a noise buffer in consultation with the Council Office; and to submit revised with the sound buffer and to reduce the outdoor patio square footage to be 50% of the indoor service area.

**CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol

sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No cocktail lounge shall be maintained on the premises separate from the dining area.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcohol shall be incidental to the sale of food.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- The quarterly gross sales of food shall not exceed the quarterly gross sales of alcohol. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- There shall be no cocktail lounge or separate bar area.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- Alcohol may only be served to patrons who are seated at a table or seated at the bar and only in conjunction with a food order. Patrons shall not be served while standing or while waiting to be seated.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

### **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use plan approval 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 on-sale and dispensing of a full line of alcoholic beverages 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**

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject establishment, Paldang, is a proposed 4,180 square-foot restaurant that will serve Korean food. The project will not expand square footage to the building except for adding the sale and dispensing of a full line of alcoholic beverages for on-site consumption. The restaurant will be a 3,280 square-foot restaurant with 74 interior seats and 900 square-foot outdoor patio with 32 exterior seats and will have hours of operation from 10:00 a.m. to 2:00 a.m., daily. The restaurant is not proposing any live entertainment.

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 availability of alcoholic beverages ancillary with food service is consistent with the pattern of many neighborhood restaurants in Los Angeles. The grant allows the ancillary sale of a full line of alcoholic beverages and will help augment the desirability of a proposed restaurant, allow it to be competitive with other dining restaurants, and thereby supporting the vibrancy and longevity of the commercial corridor along 6<sup>th</sup> Street and the surrounding neighborhood. The restaurant will continue to provide neighboring residents and the local workforce with a viable and convenient dining option that will bolster pedestrian activity in the neighborhood. In addition, the grant to allow the ancillary alcohol service has been well conditioned to ensure that that use will not adversely impact neighboring residents. As such, the project will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city and region.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject site consists of one interior lot, totaling approximately 6,768 square feet of lot area. The project site is bound by Berendo Street to the west with a street frontage of approximately 48 feet. The subject site is developed with an existing two-story commercial building that was originally constructed in 1910 and has undergone significant remodeling. A second commercial building exists on site is not a part of the project. There is no on-site parking, however an off-site parking lot abutting the subject site to the south has 20 spaces available for use.

Surrounding properties are characterized by level topography and improved streets with a variety of commercial uses along 6th Street and residential uses to the north and east. Properties to the north, are zoned C2-2 and are developed with one-story commercial uses. Properties to the east are zoned C2-2 and developed with a four-story hotel and a two-story office building. Properties to the south are zoned R5P-2 and developed with a parking lot and a five-story multi-family residential building. Properties to the west are zoned C2-2 and R5-2 and developed with a seven-story multi-family residential building.

The subject establishment, Paldang, is a proposed 4,180 square-foot restaurant. The applicant is requesting a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the restaurant, containing 74 interior seats and 32 exterior seats. The restaurant's hours of operation will be from 10:00 a.m. to 2:00 a.m., daily. The project will not change the height, size, or location of the existing commercial building in which the restaurant currently occupies.

The subject establishment will be maintained as a bona fide eating place with an operational kitchen and full food menu and provide food service at all times during operating hours. The sale of alcohol will be ancillary to the restaurant's food service, an amenity common in neighborhood restaurants throughout Los Angeles. The restaurant will not feature live entertainment. The restaurant's site design and location on a commercial block will reduce the likelihood of harmful impacts on the neighboring properties, including particularly on the residential buildings to the south and west.

In consultation with the Council Office, the applicant submitted revised plans incorporating a sound barrier for the outdoor dining area to minimize noise impacts to neighboring properties. Furthermore, the Zoning Administrator has imposed numerous conditions to prevent adverse impacts and integrate the use into the neighborhood. Conditions address the mode and character remaining a restaurant, responsible management, addressing of nuisance, and surveillance and training. In addition, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to. Therefore, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of the community.

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

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

elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. Policy 7.3.2 of the Framework Element encourages the establishment and retention of “neighborhood commercial activities within walking distance of residential areas.”

The Land Use Element of the City’s General Plan divides the City into 35 Community Plans. The subject property is zoned R4-2 and C2-1 and is located within the Wilshire Community Plan Area. The Community Plan designates the subject property for Neighborhood Office Commercial and High Medium Residential land uses corresponding to the C1, C1.5, P, C2, C4, CR, RAS3, RAS 4, and R4 zones. The subject property’s zoning is thus 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 Community Plan text is silent with regards to alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plan. Approval of the conditional use permit request is consistent with vision of the Community Plan which states the following:

**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 and provide additional opportunities for new commercial development and services.**

**Policy 2-1.2: Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by stand-alone residential development by adhering to the community plan land use designations.**

**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.**

**Objective 2-2: Promote distinctive commercial districts and pedestrian oriented areas.**

**Policy 2-2.3: Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first-floor street frontage of structures, including mixed use projects located in Neighborhood Districts.**

In addition to the goal, objectives, and their policies described above, the project fulfills the intent of the Wilshire Community Plan provisions regarding land use compatibility, by preserving and strengthening existing commercial uses within an established commercial district while maintaining desirable characteristics of surrounding residential neighborhoods. The project will support a proposed establishment, thereby strengthening the vibrancy and longevity of the commercial corridor along 6<sup>th</sup> Street and the surrounding neighborhood. The restaurant will provide neighboring residents and the local workforce with a convenient dining option that will bolster pedestrian activity in the neighborhood, thus increasing public safety.

Moreover, the project does not propose any physical expansion to the existing commercial building the restaurant occupies. The project's design, both in terms of physical layout and operations, is intended for the sale and dispensing of alcoholic beverages for on-site consumption to cater to the neighborhood-serving characteristics of this commercial corridor. The neighborhood serving restaurant project with conditions of approval will be compatible with surrounding uses. As such, the project substantially conforms with the purpose, intent and provisions of the General Plan, and the applicable community plan.

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

The proposed restaurant is a use allowed by-right in the C2 Zone. The grant allows the sale and dispensing of alcoholic beverages for on-site consumption, and will be ancillary to the restaurant's food service. Additionally, the project will not physically alter the subject building's location, size, or height. The restaurant does not feature any form of live entertainment. Operational conditions imposed on the project will help to ensure that the ancillary alcohol service in conjunction with the restaurant 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. In addition, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to.

In consultation with the Council Office, the applicant submitted revised plans incorporating a sound barrier for the outdoor dining area to minimize noise impacts to neighboring properties. Furthermore, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. Additional conditions have been included to ensure the operation provides adequate security measures,

includes a surveillance system, and adequate lighting, adherence to the City’s Noise Ordinance, and responsible management practices. Both the Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, as conditioned herein, the sale and dispensing of a full line of alcoholic beverages for on-site consumption and the sale of beer and wine for off-site consumption in conjunction with the restaurant 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) active on-site and one (1) active off-site licenses allocated to the subject Census Tract Number 2121.01, based on a population of 3,146. Currently there are thirteen (13) active on-site licenses and four (4) active off-site licenses in this Census Tract.

The subject request entails a conditional use to authorize the sale and dispensing of a full line of alcoholic beverages for on-site in conjunction with a new restaurant and would result in an additional license.

Within 1,000 feet of the subject site, there are currently 18 establishments that have an ABC license:

<b>Alcohol Establishment</b>	<b>License Type</b>	<b>Address</b>
Dick’s Liquor	Off-site – Full Line	3315 West 6 <sup>th</sup> Street
Dan Sung Sa	On-site – Beer & Wine	3317 West 6 <sup>th</sup> Street
365	On-site – Beer & Wine	330 West 6 <sup>th</sup> Street, #1
Chevron Gas Station	Off-site – Beer & Wine	3325 West 6 <sup>th</sup> Street
Kuishimbo	On-site – Beer & Wine	3407 West 6 <sup>th</sup> Street, #101-A
Ham Ji Park BBQ	On-site – Beer & Wine	3407 West 6 <sup>th</sup> Street, #101-C
Walgreens	Off-site – Beer & Wine	3201 West 6 <sup>th</sup> Street
Tokyo Hamburg	On-site – Beer & Wine	600 South New Hampshire Avenue
Song Do Restaurant	On-site – Beer & Wine	600 South New Hampshire Avenue
Baja’s Grill	On-site – Beer & Wine	3250 Wilshire Boulevard, #103
Kang Ho-Dong	On-site – Beer & Wine	3465 West 6 <sup>th</sup> Street, #20
Round Table Grill	On-site – Beer & Wine	3465 West 6 <sup>th</sup> Street, #50
Ger Bar Taproom	On-site – Beer & Wine	3465 West 6 <sup>th</sup> Street, #80
Silverlake Ramen	On-site – Beer & Wine	3465 West 6 <sup>th</sup> Street #160
Toe Bang	On-site – Beer & Wine	3465 West 6 <sup>th</sup> Street, #110

Tokki	On-site – Beer & Wine	3465 West 6 <sup>th</sup> Street, #90-100
Quarters Korean BBQ	On-site – Beer & Wine	3465 West 6 <sup>th</sup> Street, #C-130
Woo Hyang Woo	On-site – Beer & Wine	3465 West 6 <sup>th</sup> Street

According to statistics provided by the Los Angeles Police Department’s Olympic Division, within Crime Reporting District No. 2027, which has jurisdiction over the subject property, a total of 345 crimes were reported in 2021 (276 Part I and 69 Part II crimes), compared to the Citywide Average of 149 crimes and the High Crime Reporting District Average of 179 crimes. Part II Crimes reported include (10) Narcotics, (4) Liquor Laws, (0) Public Drunkenness, (0) Disturbing the Peace, (1) Disorderly Conduct, (0) Gambling, and (5) DUI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. The above statistics indicate that the crime rate in the reporting district where the subject site is located is higher than the citywide average. However, no evidence was submitted for the record establishing any link between the subject site and the area’s crime rate.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration 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 number of active on-site and off-site ABC licenses within the census tract where the subject site is located exceeds the ABC guidelines. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by a significant employee population, in addition to the resident population base in the area. ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents.

The subject site is designated for Regional Center Commercial uses and is located near 6<sup>th</sup> Street, a commercial thoroughfare. The subject site is developed with an existing two-story commercial building with no on-site parking. An off-site parking lot with 20 spaces abuts the subject site to the south. The site is supported by an employee population associated with the nearby industrial area, in addition to the resident population base in the area, accounting for a demand for ABC licenses beyond the allocated number. The project will support a proposed restaurant, which in turn will continue to support the vibrancy and longevity of the commercial corridor along 6<sup>th</sup> Street as well as the surrounding neighborhood. The restaurant will continue to provide neighboring residents and the local workforce with a convenient dining option that will bolster pedestrian activity in the neighborhood, thus increasing public safety. The ancillary sale of alcoholic beverages will augment the desirability of the restaurant which will likely bring in more visitors to the area, generating more revenue for local businesses, thus supporting the community’s local economy.

Furthermore, the sale of alcoholic beverages will be closely regulated to prevent sales to minors. The conditions of the grant address noise, security, loitering and maintenance to deter any nuisance activity on or adjacent to the site. The conditions of the grant require STAR/LEAD/RBS training for employees, adequate site maintenance, installation of surveillance cameras, and the maintenance of age verification devices. These conditions will deter or prevent nuisance or criminal activity such as loitering or public drinking and will improve public safety. Therefore, as conditioned, the use is not expected to contribute to the area’s crime rate 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 use. The following sensitive uses are located within a 600-foot radius of the site:

<b>Residential</b>	
Multi-Family Residences	
<b>Schools/Day Care</b>	
Elite Prep LA	3301 Wilshire Boulevard
Learnet Academy	3251 West 6 <sup>th</sup> Street, #200
American Vocational College	639 South New Hampshire Avenue
<b>Religious Institutions</b>	
Immanuel Presbyterian Church	3300 Wilshire Boulevard
Founders Church of Religious Science	3281 West 6 <sup>th</sup> Street
<b>Hospitals</b>	
Children Hopsital	3319 Wilshire Boulevard
<b>Parks</b>	
N/A	N/A

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The restaurant will not feature live entertainment. 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. This project will continue to contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

**FLOOD HAZARD FINDINGS**

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 outside the flood zone in Zone C.

Inquiries regarding the matter shall be directed to Jaime Espinoza, Planning Staff for the Department of City Planning at (213) 978-1357 or [jaime.espinoza@lacity.org](mailto:jaime.espinoza@lacity.org).



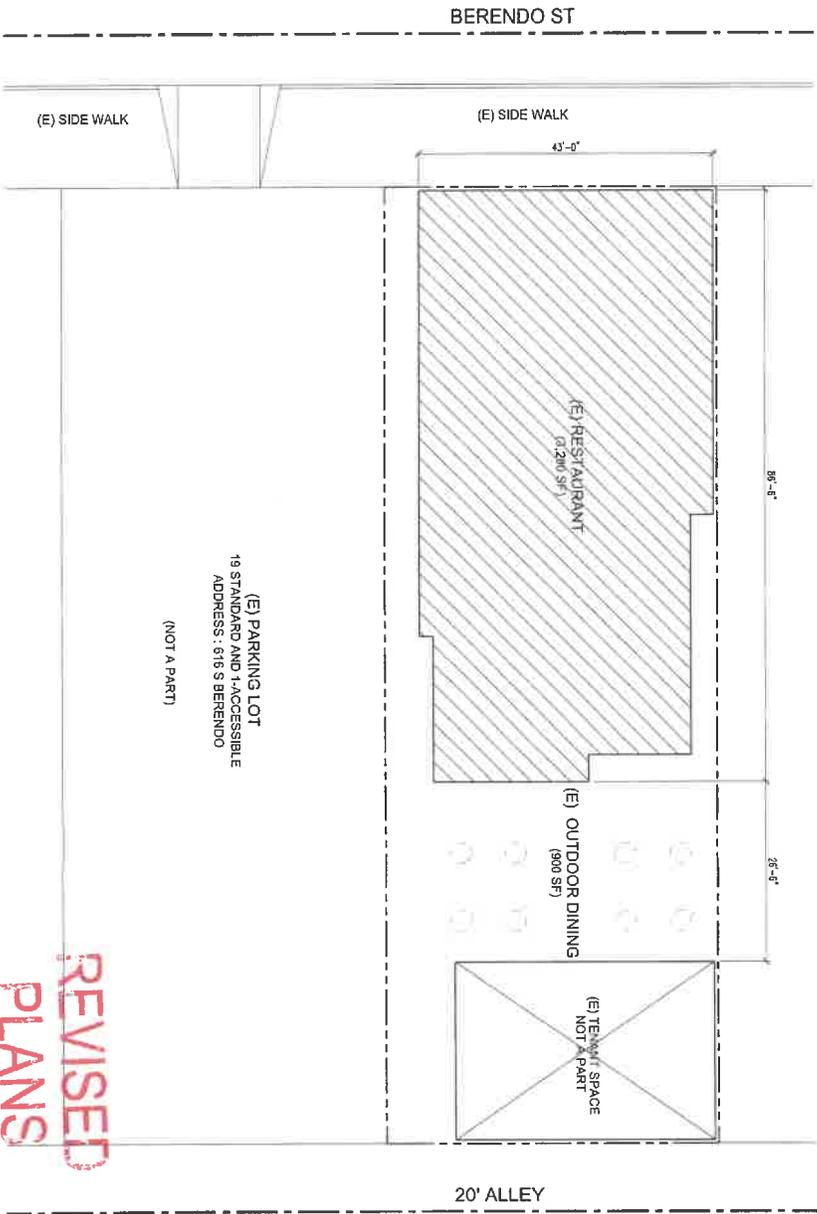
CHRISTINA TOY LEE  
Associate Zoning Administrator

CTL:RO:JE:bk

cc: Office of District 10  
Tenth Council District  
Adjacent Property Owners

# PALDANG RESTAURANT

610 S BERENDO ST.  
LOS ANGELES, CA 90005



**LEGEND**  
(E) EXISTING  
(N) NEW



**SITE PLAN**  
SCALE: NTS  
1

**REVISED PLANS**

**EXHIBIT "A"**  
Page No. 1 of 2  
CASE NO. 21-4022-159

### PROJECT SUMMARY

**PROJECT DESCRIPTION:** C/RB  
**PROJECT ADDRESS:** 610 S BERENDO ST, LOS ANGELES, CA 90010  
**TENANT NAME:** SHINYOUN JUNG  
3550 Wilshire Blvd., 3rd Floor  
Los Angeles, CA 90010  
TEL: 713-296-1151  
**ZONING:** CA-2  
**NUMBER OF STORIES:** (E) 2 STORY COMMERCIAL BUILDING  
**FLOOR AREA:** 3,044 SF (RESTAURANT)  
3,000 SF (PARKING/OUT DOOR DINING)  
**OCCUPANCY:** A-2  
**PARKING REQUIREMENT:** NO CHANGE IN PARKING

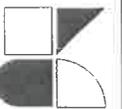
### JURISDICTIONAL INFORMATION

**COMMUNITY PLAN AREA:** WILSHIRE  
**AREA PLANNING COMMISSION:** CENTRAL  
**NEIGHBORHOOD COUNCIL:** WILSHIRE CENTER/AGRIATOWN  
**COUNCIL DISTRICT:** CD 10 - MARK KOLEY THOMAS  
**CENSUS TRACT #:** 2121.01  
**LANDS DISTRICT OFFICE:** LOS ANGELES METRO

### LEGAL DESCRIPTION

**ASSESSOR PARCEL NO. (APN):** 560228015  
**TRACT:** CERRITOS TRACT  
**MAP REFERENCE:** A/R 10-17/18  
**BLOCK:** 7  
**LOT:** #R33  
**MAP SHEET:** 13811V

### VICINITY MAP



**VU & ASSOCIATES**  
Architectural Planning Design  
3550 Wilshire Blvd., 3rd Floor  
Los Angeles, CA 90010  
TEL: 713-296-1151  
vandenroest@vuandassociates.com

Sheet Title  
**PROJECT SUMMARY**  
/ SITE PLAN

Project

## PALDANG RESTAURANT

610 S BERENDO ST  
LOS ANGELES, CA 90010

Revision	Date	By	Remarks

Date	By	Scale	Drawn by
2021.06	JAN 003	AS SHOWN	

Sheet No. **A-1**

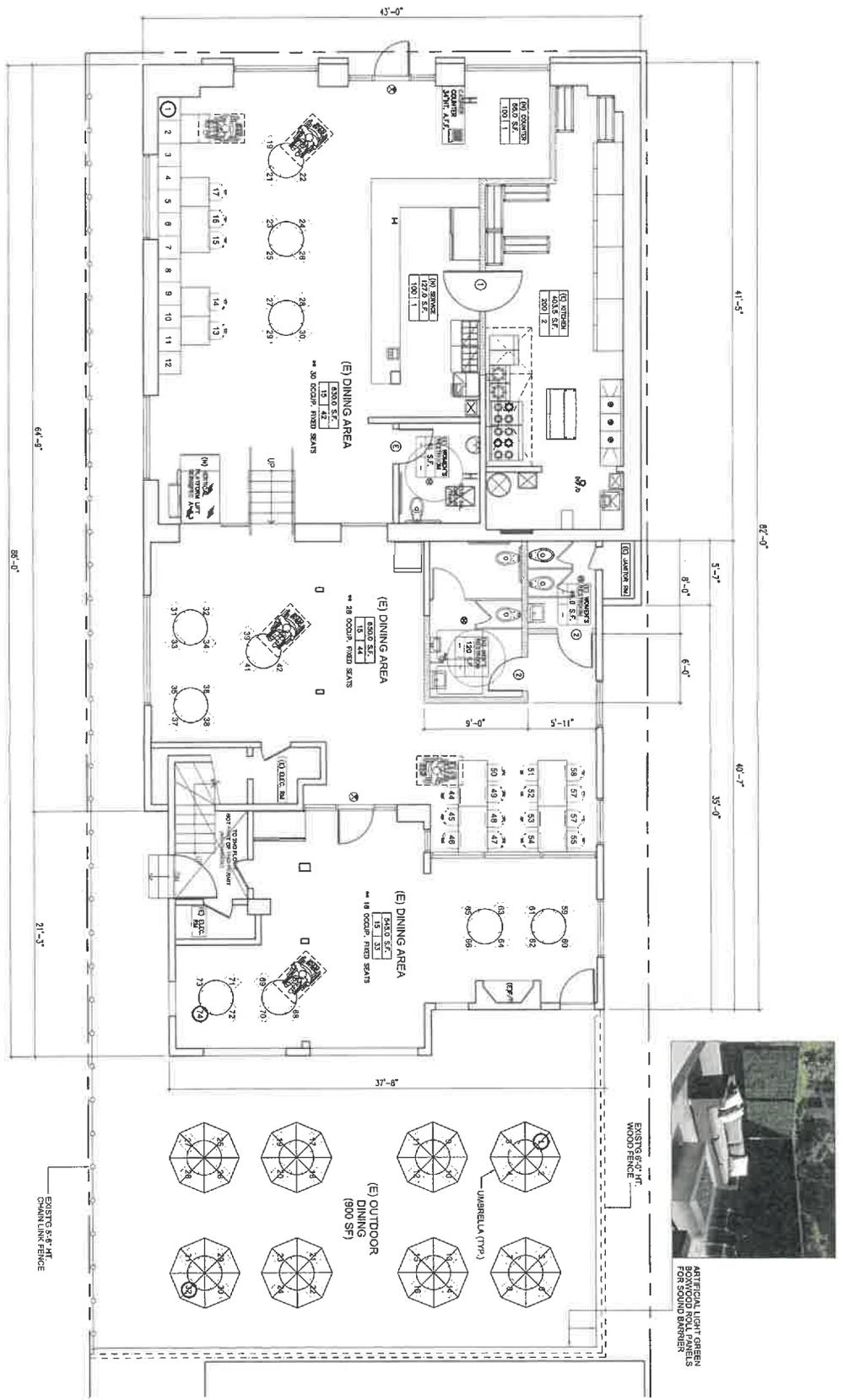
- LEGEND**
- EXIST'G WALL TO REMAIN
  - ⊕ (E) ILLUM. EXIT SIGN W/ BATTERY BACK-UP
  - (E) EXISTING
  - (N) NEW

**SEATING COUNT**

AREA	SEATS
INDOOR DINING AREA	74
OUTDOOR DINING AREA	32
<b>TOTAL</b>	<b>106</b>

**DIMENSIONED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
1

**EXHIBIT "A"**  
Page No. 2 of 2  
Case No. ZA-2022-1599



**YU & ASSOCIATES**  
Architectural Planning Design  
3550 Wilshire Blvd, Suite 1104  
Los Angeles, CA 90010  
Tel: (310) 206-1919  
yandassociates@yand.com

Sheet Title  
**QUICKSTART  
FLOOR PLAN**

Project

**PALDANG RESTAURANT**

610 S BERENDO ST  
LOS ANGELES, CA 90010

Revision

Date	Revised

Sheet No.

DATE	JAN 2022
SCALE	AS SHOWN
DESIGNED BY	
CHECKED BY	
SHEET NO.	

**A-2**

# COVID-19 UPDATE

## Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

### OPTION 1: Online Appeal Portal

([planning.lacounty.org/development-services/appeal-application-online](http://planning.lacounty.org/development-services/appeal-application-online))

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by check. Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

### OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

**Metro DSC**  
(213) 482-7077  
207 N Figueroa Street  
Los Angeles, CA 90012

**Van Nuys DSC**  
(818) 374-5060  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

**West Los Angeles DSC**  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment