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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Neverly Hill <neverly.hill@lacity.org>

Fwd: Kelton

Daisy Benicia <daisy.benicia@lacity.org>
To: Neverly Hill <neverly.hill@lacity.org>

Wed, Oct 25, 2023 at 11:38 AM

Hello Neverly,

The applicant provided additional information for the upcoming hearing date schedule on Nov 1st. Please see below information.

Let me know if you have any questions.

Best,



Daisy Benicia

Pronouns: She, Her, Hers

City Planning Associate

Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

T: (213) 978-1320 | Planning4LA.org



----- Forwarded message -----

From: <steve@dhsengineering.com>

Date: Wed, Oct 25, 2023 at 9:38 AM

Subject: RE: Kelton

To: Daisy Benicia <daisy.benicia@lacity.org>, Connie Chauv <connie.chauv@lacity.org>

Cc: jerry schwartz <jds@dsent.org>

Hi Diasy

Below are some additional information about the rate of vacancy and available similar units in the vicinity of the the site from the owner .

Best Regards

Steve Nazemi

DHS & ASSOCIATES, INC.

275 Centennial Way #205, Tustin CA 92780

Phone: 714-665-6569

Fax: 714-665-1580

Web: www.dhsengineering.com

From: jerry schwartz <jds@dsent.org>
Sent: Friday, October 20, 2023 4:50 PM
To: <steve@dhsengineering.com> <steve@dhsengineering.com>
Subject: Fwd: Kelton

Steve here's a summary of vacancies in the Kelton area as of 10/20/23..

I've included a sample of those units. Some are more luxurious than others so may not be a good comp. LMK what you think

----- Forwarded message -----

From: JS
Date: Fri, Oct 20, 2023 at 4:06 PM
Subject: Re: Kelton
To: jerry schwartz <jds@dsent.org>

As of Oct 20, 2023, within 2 miles of the property there are the following units available,

2 bdrms 2 baths: There are 61 units available ranging in price from \$2745 - \$3600.

3 dbms 2/3 baths: There are 10 units available ranging in price from \$3500 - \$4800

2 Bedrooms:

[2900 S Sepulveda Blvd, Los Angeles, CA 90064](#)

[#405](#): 2 Bed and 2 Bath - \$3295

[#310](#): 2 Bed and 2 Bath - \$3395

[#504](#): 2 Bed and 2 Bath - \$3995

<https://www.zillow.com/b/2900-s-sepulveda-blvd-los-angeles-ca-5Z85sJ/>

[2830 S Sepulveda Blvd, APT 20, Los Angeles, CA 90064](#)

2 Bed and 2 Bath - 900 sq ft \$2745

https://www.zillow.com/homedetails/2830-S-Sepulveda-Blvd-APT-20-Los-Angeles-CA-90064/2107740639_zpid/

[2756 S Sepulveda Blvd, Los Angeles, CA 90064](#)

2 Bed and 2 Bath - 1100 sq ft

https://www.zillow.com/homedetails/2756-S-Sepulveda-Blvd-Los-Angeles-CA-90064/2080424125_zpid/

[11221 Richland Ave, Los Angeles, CA 90064](#)

#101: 2 Bed and 2 Bath - 1100 sq ft \$2895

<https://www.zillow.com/apartments/los-angeles-ca/lido-apartments-.dash.-11221-richland-ave/5j3PGz/>

11400 National Blvd, Los Angeles, CA 90064

#116: 2 Bed and 2 Bath - 905 sq ft \$3181

#110: 2 Bed and 2 Bath - 905 sq ft \$3181

#145: 2 Bed and 2 Bath - 905 sq ft \$3181 AVAILABLE NOW

<https://www.zillow.com/apartments/los-angeles-ca/terrace-trousdale/5XjQDK/>

2491 Purdue Ave, Los Angeles, CA 90064

#222: 2 Bed and 2 Bath - 1059 sq ft \$3750

#323: 2 Bed and 2 Bath - 1175 sq ft \$4700

<https://www.zillow.com/b/2491-purdue-ave-los-angeles-ca-5Xq6m9/>

2451 Purdue Ave, #10, Los Angeles, CA 90064

2 Bed and 2 Bath - 1200 sq ft \$3450

https://www.zillow.com/homedetails/2451-Purdue-Ave-10-Los-Angeles-CA-90064/2055836526_zpid/

2820 Sawtelle Blvd, Los Angeles, CA 90064

#211: 2 Bed and 2 Bath - 1138 sq ft \$2998

#207: 2 Bed and 2 Bath - 1200 sq ft \$2998

#312: 2 Bed and 2 Bath - 1175 sq ft \$3098

<https://www.zillow.com/apartments/los-angeles-ca/2820-sawtelle-blvd/5XjLQ8/>

2475 Corinth Ave, Los Angeles, CA 90064

#104A: 2 Bed and 2 Bath - \$3095

https://www.zillow.com/homedetails/2475-Corinth-Ave-104A-Los-Angeles-CA-90064/2054945136_zpid/

#104: 2 Bed and 2 Bath - 1023 sq ft \$3150

<https://www.zillow.com/b/corinth-hurst-corinth,-llc-los-angeles-ca-5XpFqP/>

[2455 Corinth Ave, Los Angeles, CA 90064](#)

[#107](#): 2 Bed and 2 Bath - \$2995 AVAILABLE NOW

[#105](#): 2 Bed and 2 Bath - \$3250 AVAILABLE \$3250

<https://www.zillow.com/b/2455-corinth-ave-los-angeles-ca-9MMxn2/>

[2477 Sawtelle Blvd, Los Angeles, CA 90064](#)

[#E](#): 2 Bed and 2 Bath - 950 sq ft - \$2775

<https://www.zillow.com/b/sawtelle-avenue-apartments-los-angeles-ca-5ZZvsn/>

[11216 W Exposition Blvd, Los Angeles, CA 90064](#)

[FLOOR 4-ID1049](#): 2 Bed and 2 Bath - 1022 sq ft \$4400

https://www.zillow.com/homedetails/11216-W-Exposition-Blvd-FLOOR-4-ID1049-Los-Angeles-CA-90064/2057601655_zpid/

[2349 S Bentley Ave, Los Angeles, CA 90064](#)

[#8](#): 2 Bed and 2 Bath - 1070 sq ft \$3495

https://www.zillow.com/homedetails/2349-S-Bentley-Ave-APT-8-Los-Angeles-CA-90064/2103523715_zpid/

[2311 S Bentley Ave, Los Angeles, CA 90064](#)

[#4](#): 2 Bed and 2 Bath - 950 sq ft \$2895

https://www.zillow.com/homedetails/2311-S-Bentley-Ave-APT-4-Los-Angeles-CA-90064/2123859253_zpid/

[2230 S Bentley Ave, APT 303, Los Angeles, CA 90064](#)

[#303](#): 2 Bed and 2 Bath - 1508 sq ft \$4750

https://www.zillow.com/homedetails/2230-S-Bentley-Ave-APT-303-Los-Angeles-CA-90064/63091076_zpid/

[2600 Overland Ave, Los Angeles, CA 90064](#)

[#325](#): 2 Bed and 2 Bath - 1100 sq ft \$3895

<https://www.zillow.com/apartments/los-angeles-ca/park-overland-apartments/5XjRbr/>

3401 Manning Ave, APT 307, Los Angeles, CA 90064

#307: 2 Bed and 2 Bath - 1450 sq ft \$3895

https://www.zillow.com/homedetails/3401-Manning-Ave-APT-307-Los-Angeles-CA-90064/2055457042_zpid/

3165 Sawtelle Blvd, Los Angeles, CA 90066

#3-211: 2 Bed and 2 Bath - 1103 sq ft \$3687

#1-222: 2 Bed and 2 Bath - 1103 sq ft \$3687

#3-217: 2 Bed and 2 Bath - 1103 sq ft \$3771 AVAILABLE 11/14/23

#1-312: 2 Bed and 2 Bath - 1103 sq ft \$3784 AVAILABLE 11/10/2023

#1-111: 2 Bed and 2 Bath - 1103 sq ft \$3832

#3-119: 2 Bed and 2 Bath - 1103 sq ft \$3850

#3-116: 2 Bed and 2 Bath - 1103 sq ft \$3863

#3-220: 2 Bed and 2 Bath - 1149 sq ft \$3825

<https://www.zillow.com/apartments/los-angeles-ca/westside/5XjRMq/>

3201 Overland Ave, Los Angeles, CA 90034

#229: 2 Bed and 2 Bath - 1150 sq ft \$2995

#1224: 2 Bed and 2 Bath - 1150 sq ft \$2995

#7166: 2 Bed and 2 Bath - 1150 sq ft \$3350

#6149: 2 Bed and 2 Bath - 1150 sq ft \$3450

<https://www.zillow.com/apartments/los-angeles-ca/woodcliff-apartments/5Xk3qd/>

11002-11010 Rose Ave, Los Angeles, CA 90034

#105: 2 Bed and 2 Bath - 1100 sq ft \$2850

#205: 2 Bed and 2 Bath - 1100 sq ft \$2950

#106: 2 Bed and 2 Bath - 1100 sq ft \$3150

<https://www.zillow.com/b/11002-11010-rose-avenue-los-angeles-ca-BPJHX3/>

[10931 Rose Ave, # 7, Los Angeles, CA 90034](#)

#7: 2 Bed and 2 Bath - 1050 sq ft \$2695

https://www.zillow.com/homedetails/10931-Rose-Ave-7-Los-Angeles-CA-90034/2070298298_zpid/

[10705 Rose Ave, Los Angeles, CA 90034](#)

#11-109: 2 Bed and 2 Bath - 1050 sq ft \$3225 AVAILABLE 11/17/23

#7: 2 Bed and 2 Bath - 1000 sq ft \$3275

<https://www.zillow.com/apartments/los-angeles-ca/pacific-rose/5XjS4F/>

[2140 Butler Ave, Los Angeles, CA 90025](#)

#312: 2 Bed and 2 Bath - 1100 sq ft \$4153

#502: 2 Bed and 2 Bath - 1100 sq ft \$4418

<https://www.zillow.com/b/on-butler-los-angeles-ca-BPS6cY/>

[11260 Mississippi Ave, # 203, Los Angeles, CA 90025](#)

#203: 2 Bed and 2 Bath - 963 sq ft \$3895

https://www.zillow.com/homedetails/11260-Mississippi-Ave-203-Los-Angeles-CA-90025/2090531182_zpid/

[11263 Mississippi Ave, Los Angeles, CA 90025](#)

#101: 2 Bed and 2.5 Bath - 1300 sq ft \$3695

<https://www.zillow.com/b/11263-mississippi-los-angeles-ca-5Xm4nS/>

[2204 S Bentley Ave, APT 104, Los Angeles, CA 90064](#)

2 Bed and 2 bath - 1117 sq ft \$3400

https://www.zillow.com/homedetails/2204-S-Bentley-Ave-APT-104-Los-Angeles-CA-90064/20502275_zpid/

[2121 S Bentley Ave, APT 302, Los Angeles, CA 90064](#)

2 Bed and 2 bath - \$3450

https://www.zillow.com/homedetails/2121-S-Bentley-Ave-APT-302-Los-Angeles-CA-90025/2091623294_zpid/

3 Bedrooms:

2884 Sawtelle Blvd, APT 113, Los Angeles, CA 90064

#113: 3 Bed and 3 Bath - 1700 sq ft \$4800

https://www.zillow.com/homedetails/2884-Sawtelle-Blvd-APT-113-Los-Angeles-CA-90064/82882110_zpid/

2463 Sawtelle Blvd, # 204, Los Angeles, CA 90064

3 Bed and 3 Bath - 1350 sq ft \$4395

https://www.zillow.com/homedetails/2463-Sawtelle-Blvd-204-Los-Angeles-CA-90064/2057362405_zpid/

3300 S Sepulveda Blvd, UNIT G, Los Angeles, CA 90034

#G: 3 Bed and 2 Bath - 1241 sq ft \$4350

https://www.zillow.com/homedetails/3300-S-Sepulveda-Blvd-UNIT-G-Los-Angeles-CA-90034/2054879506_zpid/

3310 S Sepulveda Blvd, UNIT 1, Los Angeles, CA 90034

#1: 3 Bed and 2.5 Bath - 1433 sq ft \$4400

https://www.zillow.com/homedetails/3310-S-Sepulveda-Blvd-APT-1-Los-Angeles-CA-90034/20459615_zpid/

2146 S Bentley Ave, Los Angeles, CA 90064

3 Bed and 2.5 bath - 1481 sq ft \$3599

https://www.zillow.com/homedetails/2146-S-Bentley-Ave-Los-Angeles-CA-90025/2070204662_zpid/

2235 1/2 Wellesley Ave, Los Angeles, CA 90064

3 Bed and 2.5 Bath - 1500 sq ft \$4495

https://www.zillow.com/homedetails/2235-1-2-Wellesley-Ave-Los-Angeles-CA-90064/20464525_zpid/

[10734 Palms Blvd, APT 2, Los Angeles, CA 90034](#)

3 Bed and 2 Bath - 1050 sq ft \$3500

https://www.zillow.com/homedetails/10734-Palms-Blvd-APT-2-Los-Angeles-CA-90034/2082681583_zpid/

[3541 Jasmine Ave, APT 1, Los Angeles, CA 90034](#)

3 Bed and 2 Bath - 1000 sq ft \$3500

https://www.zillow.com/homedetails/3541-Jasmine-Ave-APT-1-Los-Angeles-CA-90034/2090787936_zpid/

Regards,

Stern Property Management

[5979 W 3rd St #202](#) Los Angeles, CA 90036 Cell Phone: 310-424-8300

Office Phone: 323-525-1501

Fax: 323-525-1502www.sternmanagement.com



Planning APC West LA <apcwestla@lacity.org>

Case Number ZA-2022-7438-F-1A

Debi Harris <debiharris13@gmail.com>
To: apcwestla@lacity.org
Cc: Neal Harris <neal@harrisfragrances.com>

Fri, Oct 20, 2023 at 3:46 PM

To Whom This May Concern,

On October 5, 2023 we received a notice of another public hearing re: [530 Avondale Ave. Los Angeles, CA 90049](#) appeal. I have been in contact with Monique Acosta and I believe she has forwarded our emails to you.

We want to go on record that the neighbors on Avondale Ave. continue to oppose the proposed structure the applicant wishes to build for the same reasons stated in our letters dated April 24, 2023 and June 13, 2023.

This new request is to build the exact same over regulation height wall/fence/gate that was previously denied on August 23, 2023. The Applicant has made no modifications to their plans, nor attempts by themselves or a representative to speak with the neighbors about a compromise. None of us are opposed to the applicant building something that would be more appropriate for the neighborhood, but this proposal is too dense, too high and presents safety issues. We believe something could be built that is better suited for our neighborhood. We do not live in a private community and pride ourselves on knowing and looking out for each other.

There are a couple homes which back up to the alley that do have wrought iron or metal fences or gates in front, they are minimally landscaped and have open space with visibility to the street. And the home that does have more tree coverage is on a busy corner and is adjacent to the alley. There are only 15 homes on our little street and closing off one of them that is not a corner house would change the feel of the neighborhood drastically.

Lastly, we spoke with our neighbor, Kerry Perlow, the other day and she mentioned she plans to send another letter to you as well since she has also spoken again with the neighbors that originally signed the letter dated May 10, 2023 (or around that date) stating they/we did not approve of the original proposed plans as well as the recent appeal by 530 Avondale Ave.

Thank you for your time and consideration of this request,

Debi and Neal Harris



Planning APC West LA <apcwestla@lacity.org>

Case number ZA-2022-7438-F-1A

Kilian Kerwin <kkerwin@mac.com>

Wed, Oct 25, 2023 at 6:20 PM

To: apcwestla@lacity.org

Cc: monique.acosta@lacity.org, Kilian Kerwin <kkerwin@mac.com>

Hello Planning Commission,

Just a brief note about the proposed privacy fence for 530 Avondale Avenue, Los Angeles 90049...

Our "Brentwood Terrace" neighborhood has an aesthetic which we think would be compromised by a 7' stucco and sheet metal fence.

We thereby request that you not allow the variance. Our neighbors will surely be able to find their privacy with a standard-height fence and/or hedges and other landscaping.

Thank you for listening.

Kilian Kerwin & Fiona Forsyth

October 25, 2023

Re: Case Number ZA-2022 -7438-F-1A

To the West LA Planning Commission:

My husband, Howard Perlow and I would again like to reiterate our strong opposition of the Appeal being made to the West LA Planning Commission. This appeal is being made because they were denied the fence height variance from the Office of Zone Administration.

First and foremost we wish to note that this would set a precedent for taller fences in our neighborhood. The fence design for 530 Avondale not only is over the height variance, it will also have an appearance of a dark, large, solid wall. Unlike any other property on our street.

Attached please find signatures of our neighbors who are also in agreement with the opposition to the appeal.

We are also attaching our original letter to the Office of Zone Administration as well as some photos of the East Side of Avondale Avenue showing there are no other fences such as the one the new owners of 530 Avondale wish to build.

Thank you for your consideration of our concerns.

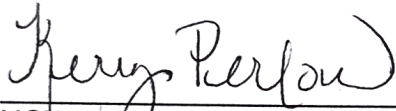
A handwritten signature in cursive script that reads "Kerry A. Perlow".

Kerry Perlow
kaperlow@earthlink.net

PAGE 2

Attachment : for Case Number ZA-2022 -7438-F-1A

Signature of Residents on Avondale Against the Fence Height Variance



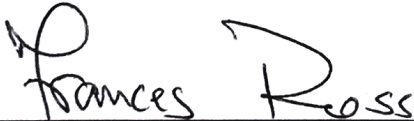
HOWARD AND KERRY PERLOW
516 Avondale Avenue
Los Angeles, CA 90049



NEAL AND DEBI HARRIS
527 Avondale Avenue
Los Angeles, CA 90049



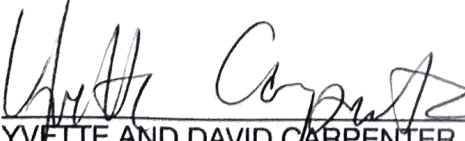
KEN AND CAROL BURNS
512 Avondale Avenue
Los Angeles, CA 90049



FRANCES AND SAM ROSS
533 Avondale Avenue
Los Angeles, CA 90049

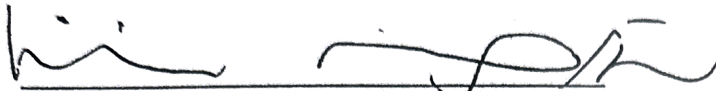


ANDREA AND JONATHAN PINK
509 Avondale Avenue
Los Angeles, CA 90049



YVETTE AND DAVID CARPENTER
522 Avondale Avenue
Los Angeles, CA 90049

PAGE 3



KILIAN KERWIN AND FIONA FORSYTH
13001 Brentwood Terrace
Los Angeles, CA 90049

DocuSigned by:



ALEX AND GINA WINTER
523 Avondale Avenue
Los Angeles, CA 90049



RACHEL ASHWELL
517 Avondale Avenue
Los Angeles, CA 90049



MILTON AND FLORA KRISLOFF
508 Avondale Avenue
Los Angeles, CA 90049



SANDRA DEVEREAUX
534 Avondale Avenue
Los Angeles, CA 90049

Avondale Avenue
Los Angeles, CA 90049









Planning APC West LA <apcwestla@lacity.org>

Fwd: Case umber ENV-2021-7535-CE

Sienna Kuo <sienna.kuo@lacity.org>
To: Planning APC West LA <apcwestla@lacity.org>

Wed, Oct 25, 2023 at 5:28 PM

Hello,

I am not sure if a separate copy was sent to you, however, please include this into case no. ZA-2021-7532-CUB-1A and to the commissioners.

Please let me know if you have any questions.

----- Forwarded message -----

From: **Alexandra K** <thereallion@yahoo.com>
Date: Wed, Oct 25, 2023 at 1:08 PM
Subject: Case umber ENV-2021-7535-CE
To: sienna.kuo@lacity.org <sienna.kuo@lacity.org>

Dear Sir or Madam,

I would like to attend the meeting on Nov 1 virtually, regarding the appeal for a full alcohol permit with hours until 11PM at "Gjusta" in Venice CA. Please let me know the steps to do this.

I would also like my comments heard so I will write them here and hope you can forward them to the correct planners, or let me know to whom I should send these comments. Thank you.

I have lived here, one block over from Gjust at 320 Sunset Ave in Venice, for about 25 years now. I am on friendly terms with my neighbors and know most people who live nearby, as I have been out walking my dog for the last 14 years and I have introduced myself to everyone I have met all these years.

My observation and understanding from all the interactions I have had is that the vast majority of the people in the vicinity of Gjusta do NOT want it to be an alcohol serving venue with hours until 11PM. The seating area at the restaurant is very close to residents and the sound carries and disturbs residents already. To go from "Limited Manufacturing" to a full scale restaurant which borders on residences and provides zero sound mitigation is just horribly unfair to those of us living here.

I remember that when the restaurant first was opening there were "cards" to fill out, so the patrons of the restaurant would fill out the cards and state their support for the restaurant. This is how Gjusta arrived at the high number of people "in favor" of the the full restaurant with alcohol service. It was not an actual door to door objective survey. No one ever asked me or my neighbors my opinion. It was rather a cherry picked group of patrons and friends of the restaurant! The inflated numbers of people in support is completely absurd and very many of those people don't live in the immediate vicinity of the restaurant.

The owner of the restaurant was supposed to ENCLOSE the seating area for noise mitigation. In the years the place has been open, it has never been built.

The owner was required to provide 14 parking spots. In all the time the restaurant has been in operation, it has NEVER provided even ONE space. It has turned the "parking lot" into seating

area and uses it for other purposes entirely. The gate remains closed to cars and the spaces are occupied with benches and restaurant supplies.

Meanwhile employees and patrons take up limited space on the street.

Please deny this appeal. The owner has not shown himself to be a good neighbor or in compliance with set terms for licenses to date. It is completely unfair to enable him to continue operating with this complete disregard, and then to give him even more ability to take over the neighborhood until the wee hours. It is not right. The facility was not zoned for this kind of activity.

As it is, when the place closes as 4 finally some parking open up, but if they stay open until 11PM without providing any parking, my life will become that much more difficult.

thank you for considering my comments.

Sincerely,

Alexandra Koromzay
310-980-7746

Re: CASE NUMBER: ZA-2021-7532-CUB-1A

October 27, 2023

Via Electronic Mail

West Los Angeles Area Planning Commission
200 North Spring Street
Los Angeles CA 90012

Dear Commissioners,

I write in opposition to the appeal of the Zoning Administrator's denial of a CUB and respectfully ask the denial be upheld. The Appellant's Statement of Appeal dated April 7, 2023, presents several statements and claims that warrant review along with some correction.

Page 1 states the project location had four interim ABC operating permits, and that during the time they were in effect there were no incidents or violations. That may be true, but there were violations after those interim permit periods expired. The first was selling alcohol without a license and the second was allowing "BYOB," or the bringing in of your own bottle of alcohol for on-site consumption without a license. Multiple complaints were filed with ABC enforcement and in an email dated 1/29/2021 already in the case file, Vic Duong, a Supervising Agent at ABC's Lakewood District Office confirms, *"A citation was issued to the licensee."*

Yet this citation never appeared on the ABC website where Disciplinary History and actions are shown. Another email currently in the case file, this one dated 9/2/2021 from Benjamin Delarosa, also a Supervising Agent in the Lakewood District Office, explained. *"Since this location is not currently licensed by ABC, there will not be any updates on our website regarding disciplinary history. We only update on active ABC licenses."*

To be clear, the appellant clearly has years of experience with ABC licenses with his other restaurants and knows what is and is not lawful regarding alcohol sales. It doesn't inspire confidence when multiple illegal activities seem to occur under the watch of someone who knows better. It goes to suggest this business has no trouble disregarding law and code whenever it's in their interest.

Page 2 states the Alcohol License Transfer was denied because the CUB entitlement was improperly considered to have expired. During the first ABC hearing on July 7, 2020, when partial testimony and evidence were presented, the applicant (Gjusta) requested a continuance in order to present additional rebuttal testimony and evidence relating in part to two issues. *"...specifically, the Protestants' challenges that the Applicant's CUP had expired in 2018 and thus the Applicant did not have a valid, current CUP, and the interference with the quiet enjoyment of nearby residents, including, but not limited to, parking lot dining."*

However, the Applicant (Gjusta) failed to appear for the continued hearing, one they had requested in order to present rebuttal evidence and testimony, thus resulting in a default. Per ABC's Certificate of Decision from 12/07/2020, *"A default constitutes a waiver of the Applicant's right to proceed on the merits of the action and shall result in the denial of the application."* The Alcohol License Transfer was denied because the Applicant failed to appear to present rebuttal testimony at the continued hearing, not for the reason listed on page 2.

Page 4 brings up the issue of parking. Even the Notice of Public Hearing states in the Proposed Project description, *"The project site will maintain the existing 14 parking spaces."* Page 4 expounds, *"Here the Zoning Administrator insinuates that although the establishment is one of the few hospitality venues in the area that provides a full suite of compliant parking, it should nonetheless be penalized based on hearsay or speculation that there is a lack of available on-street parking because a handful of opponents of the project said so."*

Where to begin..... bottom line is that the business currently does not provide any parking spaces. They even put out a sign board in front on the sidewalk that says, "NO PARKING." I'm not sure what *"full suite of compliant parking"* is referring to. The lot has never been striped for parking during the entire life of the business. There has never been the required ADA stall, which by code must be Van Accessible, and there has never been the required ADA stall access aisle and compliant path of travel into the building (please see attached **Exhibit A**).

The claim that the lack of available on-street parking is *"hearsay or speculation"* is interesting since this directly impacts the business itself on a daily basis. This is evidenced by the fact that every day of the week they park their fleet of rental delivery vans on our residential streets. Provided are photos of these vehicles, time stamped from various dates (please see attached **Exhibits B-F** and note that additional van photos from many other dates can be provided, as can the corresponding timestamped jpg files of all submitted photos, if needed).

And I only take pictures of the vans on our block, which is one street over. I frequently see these same delivery vehicles parked on other nearby blocks as well. There have been numerous times when we have not one van, but two of them, parked on our block at the same time. And I kid you not, one day there were 3 of these delivery vans parked on our block.

A fair question would be, how do you know these vans are Gjusta's? They could be anyone's, people rent vans all the time, how can you be sure they belong to Gjusta? Good point, but when you look into the vans and see empty bread racks in the back (some actually are labeled with "Gjusta"), delivery route slips on Gjusta stationary sitting in plain sight on the dash or seat, clearly visible delivery lists on Gjusta letterhead itemizing the number and types of baked goods going to different customers and even a rental agreement listing Gjusta as the lessee, it seems a completely reasonable conclusion.

Again, the lack of parking in this beach adjacent neighborhood is not *"hearsay or speculation,"* it is a well-known and long existing condition in our area that is worsening. To have someone continually park their business vehicles where residents need to park is anything but neighborly and implies an indifferent and callous attitude towards the community that is certainly not friendly.

The lack of parking is also evidenced by the customers who park on our block and walk to the restaurant. I won't say I see this happen multiple times every day, but I'll be conservative and say I see it happen *almost* every day. Customers have nowhere else to park, they are forced to descend upon our residential streets to cruise around searching for an open spot. This is a daily impact that affects not only my household, but all the neighbors on the surrounding streets.

Characterizing the daily parking challenges in our neighborhood as *"hearsay or speculation"* is laughable and borders on being purposely misleading.

Page 5 discusses the patio enclosure and claims the building permit was approved in February 2020. Yet, per LADBS' online permit status portal, the patio enclosure plan check was approved on 1/7/2019, the permit issued on 1/9/2019 and then the permit was withdrawn on 12/30/2020 (Please see **Exhibit G**). As defined by LADBS, *"Permit Withdrawn: For some reason, the issued permit was withdrawn by the applicant. The issued permit is no longer active."* It seems the patio enclosure efforts have ended, there is no other patio enclosure permit activity currently listed on the LADBS permit portal. As it appears that the permit has been withdrawn, and there is no other active permit in process, the question of the permit's expiration date is moot.

And this begs the question, if the patio enclosure permit was withdrawn, is there any intention to having it built as conditioned by the West LA Planning Commission's April 2016 decision? It appears enclosing the patio is no longer in the plans for the business and that the applicant has indeed *"...violated the CDP's special condition..."*

The ZA's March 23rd Letter of Determination points out that, *"...none of the improvements required by the California Coastal Commission's action had occurred."* This fact alone should be enough to deny a CUB entitlement. The applicant's purposeful disregard towards their conditioned improvements, along with the apparent unpermitted expansion and increase in service floor area as described by the ZA in his determination on pages 3-4, should not be rewarded with a CUB.

But the ZA goes further to describe the impact on our neighborhood. *"Granting the operator an approval to allow a full one of alcohol beverages for on-site consumption would contribute to the conditions that interfere the quiet enjoyment as there will be increased loading of goods and supplies, an increase in patrons attracted to the location as a result of alcohol sales and patron dining periods will be extended as a result of alcohol sales, and there will be increased noise from patrons as a result from alcohol sales."*

The ZA continues regarding the impact on us neighbors (emphasis added), *"An establishment serving alcoholic beverages with food at this location, without the required parking, added enclosed dining area, designated loading area...and other measures, will not serve a function or provide a service that will be beneficial to the community. Hence, it cannot be said that adding the sale of a full line of alcoholic beverages at the subject restaurant will not be disruptive to the community."*

Thank you for your time and consideration regarding this matter. I urge you to reject the appeal and to uphold the ZA's March 23rd denial.

Regards,

Hubert Hodgin
Venice, CA

PARKING LOT AREA HAS NEVER BEEN STRIPED, NO VAN ACCESSIBLE ADA STALL OR COMPLIANT PATH OF TRAVEL



2023-10-22 17.14.23



2023-10-22 17.14.24



2023-10-22 17.14.26



2023-10-22 17.14.27

"NO PARKING" SIGN OUT FRONT, NO PROPERLY DEMARCATED LOADING ZONE



2023-10-06 08.30.59



2023-10-06 08.31.24



2023-07-08 12.21.47

DELIVERY VANS PAGE 1



2023-10-21 12.21.44



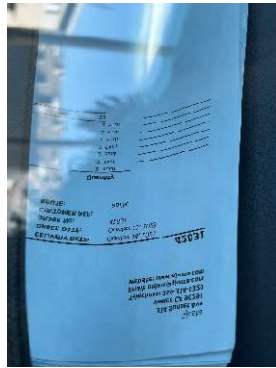
2023-10-21 12.21.26



2023-10-20 09.43.50



2023-10-20 09.43.57



2023-10-20 09.44.07



2023-10-20 09.44.38



2023-10-20 09.44.44



2023-10-20 09.45.34



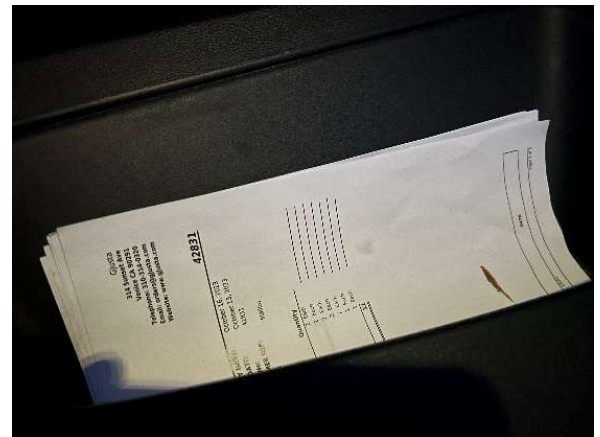
2023-10-18 18.48.12



2023-10-18 18.47.56



2023-10-18 18.44.32



2023-10-18 18.44.07

A photograph showing two white delivery vans parked on a paved street. The van in the foreground is a smaller, more compact model, while the one behind it is a standard-sized van. They are parked in front of a multi-story building with a light-colored facade and some windows with dark shutters. A palm tree is visible on the left side of the frame.

A white Ford Transit Connect van is parked on a paved street. In the background, there is a two-story building with a brick facade and a large black tarp covering a window. Other vehicles are parked further down the street, and trees are visible in the distance.

[illegible][illegible]

2023-09-16 12.12.45

DELIVERY VANS PAGE 3



2023-09-13 18.41.31



2023-09-13 18.41.46



2023-09-09 12.09.00



2023-09-09 12.09.07



2023-09-04 13.14.37



2023-09-04 13.14.19



2023-08-12 14.32.54



2023-08-12 14.33.08



2023-08-12 14.33.06



2023-08-12 14.33.19



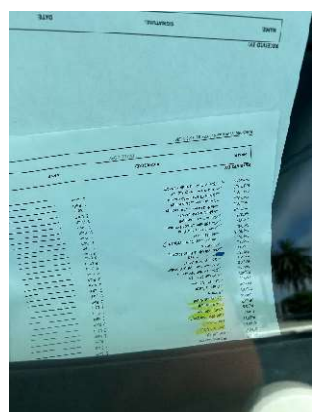
2023-08-10 17.35.13



2023-08-10 17.35.21



2023-08-10 17.36.15



2023-08-10 17.36.21

DELIVERY VANS PAGE 4



2023-08-09 19.59.32



2023-08-09 19.59.58



2023-08-08 08.57.16



2023-08-08 08.58.21



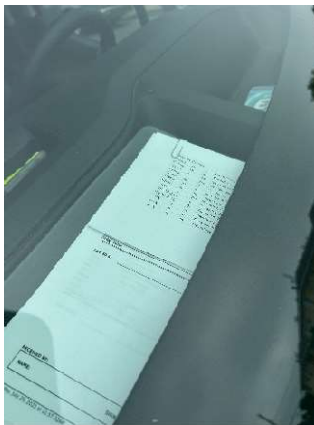
2023-08-05 18.25.57



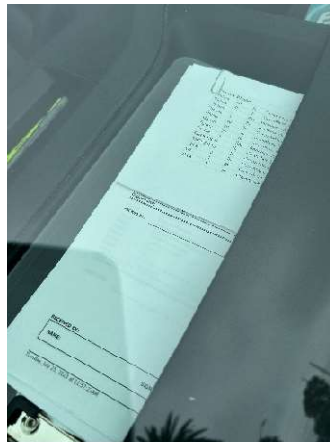
2023-08-05 18.26.05



2023-07-28 16.26.12



2023-07-28 16.26.04



2023-07-28 16.26.03



2023-07-08 09.45.35



2023-07-08 09.46.07



2023-07-08 09.45.55

DELIVERY VANS PAGE 5



2023-07-08 09.45.35



2023-07-08 09.46.07



2023-07-08 09.45.55



2023-07-07 18.48.15



2023-07-07 18.48.30



2023-07-07 18.48.37



2023-07-07 18.46.36



2023-07-07 18.46.01



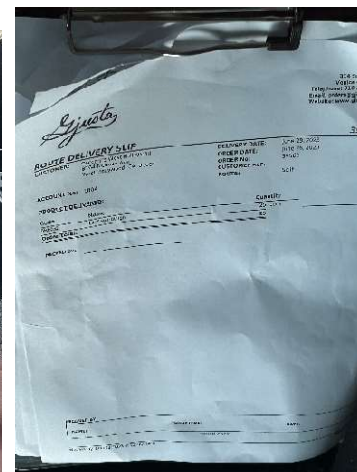
2023-07-07 18.46.18



2023-06-29 19.44.00



2023-06-29 19.43.30



2023-06-29 19.43.26

Case Number ZA 2021-7532-CUB-1A

Exhibit G LADBS patio enclosure permit history

Los Angeles Department of Building and Safety

Certificate Information: 320 E SUNSET AVE 90291

Application / Permit

19014-10000-00074

Plan Check / Job No.

B19LA00313

Group

Building

Type

Bldg-Addition

Sub-Type

Commercial

Primary Use

(16) Bakery

Work Description

ADD 50'-0"X19'-10" STRUCTURALLY DETACHED PATIO AT THE REAR OF (E) 1 STORY BAKERY URM BUILDING. CORE AND SHELL ONLY. ***THIS PERMIT MAY NOT BE FINALED OR CoF ISSUED BEFORE THE PERMIT APPLICATION NO. 17014-10000-02367 IS ISSUED AND FINALED***

Permit Issued

Issued on 1/9/2019

Issuing Office

Metro

Current Status

Permit Withdrawn on 12/30/2020

Certificate of Occupancy

Pending

Permit Application Status History

Plan Check Approved	1/7/2019	KESETE HAREGOT
Issued	1/9/2019	LADBS
Permit Withdrawn	12/30/2020	SORIN CIRSTOIU

Permit Application Clearance Information

No Data Available.

Contact Information

Architect	, ; Lic. No.: C35679	751 MCKEVETT ROAD SANTA PAULA, CA 93060
Contractor	Owner-Builder	,
Engineer	Ilasin, John Lacebal; Lic. No.: C67469	1237 S VICTORIA AVENUE OXNARD, CA 93035
Engineer	Irvine,, Jon Alan; Lic. No.: GE2891	145 N SIERRA MADRE BLVD STE 1 PASADENA, CA 91107
Engineer	Tuchscher, James Todd; Lic. No.: C77649	5503 E 2ND ST LONG BEACH, CA 90803
Geologist	Irvine,, Jon A; Lic. No.: EG1691	819 W HERITAGE OAK CT ALTADENA, CA 91001

Inspector Information

FARHAD DADBIN, (310) 914-3980	Office Hours: 7:00-8:00 AM MON-FRI
-------------------------------	------------------------------------

Pending Inspections

No Data Available.

Inspection Request History

Special/Order Compliance	9/9/2019	Approved	JASON BORUTA
Special/Order Compliance	5/11/2020	Partial Inspection	SORIN CIRSTOIU
Special/Order Compliance	5/12/2020	No Access for Inspection	TED RIES
Special/Order Compliance	7/30/2020	Partial Inspection	SORIN CIRSTOIU
Pre-Inspection	8/10/2020	Corrections Issued	SORIN CIRSTOIU



Planning APC West LA <apcwestla@lacity.org>

Secondary Submission- ZA-2021-7532-CUB-1A (Gjusta, 320 Sunset Ave) Venice - NOTICE OF INTENTIONAL MALFEASANCE BY PUBLIC EMPLOYEE

Laurette Healey <laurette@citylanduse.com>

Mon, Oct 30, 2023 at 8:00 AM

To: Ira Brown <ira.brown@lacity.org>, theodore.iring@lacity.org, charlie.Raush@lacity.com, "donna.wong@lacity" <donna.wong@lacity.org>, parissh.knox@lacity.org, Jeff Khau <jeff.khau@lacity.org>, Tracipark Info <info@tracipark.com>, Sienna Kuo <Sienna.kuo@lacity.org>, Neverly Ann Hill <apcwestla@lacity.org>
Cc: Nicolai iuul <niuul@icloud.com>, Marcia Davalos <marcia@citylanduse.com>

WLA APC Commission, Zoning Administration, Planning Department, City Attorney, and Council District 11:

City Land Use, Inc. represents the Appellant of Case No. **ZA-2021-7532-CUB-1A** scheduled to be heard by the West Los Angeles Area Planning Commission **on November 1, 2023**. The referenced case is Item No. 7. on the Agenda

This email shall serve as notice of libelous FINDINGS intentionally made by the Zoning Administration in the March 23 Letter of Determination for Case No. ZA-2021-7532-CUB denying a Conditional Use Permit to permit the sale and service of a full line of alcoholic beverages for on-site consumption at a bona fide restaurant located at 318, 320, 322, and [324 E Sunset Avenue, Venice, CA 90291](#).

- A letter dated April 7 2023, was submitted with the Appeal Application protesting the errors of fact cited in the March 2023 Determination Letter.
- A virtual meeting was conducted by Planning Supervisor Ira Brown, Planning Assistant Sienna Kao, and Appellant Representatives Laurette Healey and Marcia Davalos October 24th requesting redaction of the libelous FINDINGS.
- The Appellant's Representatives presented a PowerPoint citing those FALSE ASSERTIONS intentionally made by the author of the Determination Letter with independently verifiable documentation able to be independently confirmed.
- Independent documentation presented includes the current Al Fresco Permit, effective through December 31, 2023, and the ABC
- The False Assertions are not just errors of fact; they are indisputably false assertions made by the Zoning Administrator who either did not review the record (Misfeasance) or intentionally engaged in unlawful misconduct (Malfeasance).
- The city must require the FALSE ASSERTIONS to be redacted from the Determination Letter so that the Commissioners give consideration to FINDINGS OF FACT or be held complicit.
- If the Zoning Administration removes the intentionally libelous FINDINGS, the Appeal may proceed and heard in the context of verifiable Findings
- If the Zoning Administration refuses to remove the intentionally libelous Findings, then the city must decline to act.

Due to the 48-hour rule that limits Commission communications to ten pages, a four-page PowerPoint and the ABC Licensing Report presented to Planning Supervisor Ira Brown and Planning Assistant Sienna Kao, is attached as evidence of the above. A separate email shall be sent to all parties, save the Commission, that marks those FALSE ASSERTIONS contained in the Determination Letter that must be redacted.



Laurette Healey

Principal

City Land Use, Inc.



CITY LAND USE

310-968-7887

Laurette@CityLandUse.com

CityLandUse.com

Main: [15303 Ventura Blvd. Suite 900, Sherman Oaks, CA 91403](#)



Field: [490 Santa Clara Ave. Venice Beach, CA 90291](#)

NOTICE: This email is confidential (covered by the Electronic Communications Privacy Act 18 U.S.C. §§ 2510-2521) and is legally privileged information intended only for the use of the individual or entity named above. Any dissemination, distribution, or copying of this communication is prohibited.



ZA-2021-7532-CUB-1A (Gjusta Restaurant - 320 E Sunset Ave) VENICE - LOD FALSE ASSERTIONS.pdf
1100K

DAY OF HEARING SUBMISSIONS

On 7/13/2016 Fran Camaj signed an ABC "Licensed Premises Diagram" requiring "true & correct description" showing an existing "enclosed" dining room & Planned Operation for #5 "full service restaurant", on a #19 Major Thoroughfare, with #22 a Fixed Bar. That document is signed by ABC's Carmen Ramirez on 8/29/16. 10/16/19 and 11/14/19 all pre-Covid and pr Mr. Camaj had not enclosed the patio as required in the ZA-2013-3376-CDP-CUB-SPP-1A Letter of Determination issued on 4/19/2016 and required by the California Coastal Commission in #A-5-VEN-16-0059 on 2/08/2017, or provide onsite parking spaces, or provide a loading zone – all mitigation. There are NO Covid-related excuses for years of contempt for neighbors, the APC and the CCC as well as the Department of City Planning. For these reasons, and more, you must DENY this appeal.

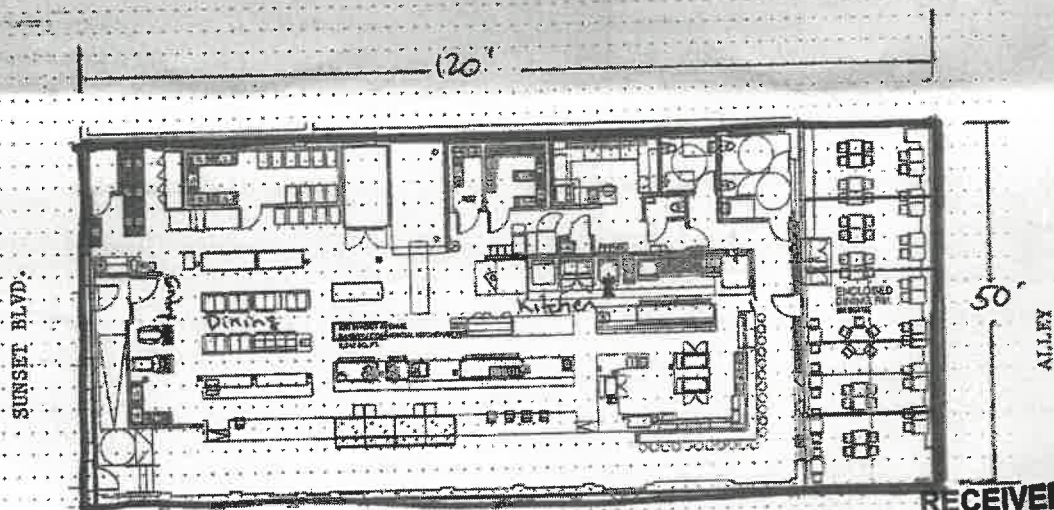
Department of Alcoholic Beverage Control
LICENSED PREMISES DIAGRAM (RETAIL)

State of California

1. APPLICANT NAME (Last, first, middle) Hamtramck Hospitality LLC	2. LICENSE TYPE 47
3. PREMISES ADDRESS (Street number and name, city, zip code) 320 Sunset Ave. Venice, CA 90291	4. NEAREST CROSS STREET 4th Ave.

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).

DIAGRAM



RECEIVED
CITY OF LOS ANGELES

NOV 01 2023

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

It is hereby declared that the above-described boundaries, entrances and planned operation as indicated on the reverse side, will not be changed without first notifying and securing prior written approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

APPLICANT SIGNATURE (Only one signature required) 	Fran Camaj, Managing Member	DATE SIGNED 7/13/16
CERTIFIED CORRECT (Signature) 	FOR ABC USE ONLY CARMEN RAMIREZ	INSPECTION DATE 8/29/16, 10/16/16, 11/14/19

ABC-257 (5/05)

FILE COPY

Department of Alcoholic Beverage Control
PLANNED OPERATION (RETAIL)

SECTION I - FOR ALL RETAIL APPLICANTS

1. APPLICANT NAME(S) Hamtramck Hospitality LLC				2. LICENSE TYPE(S) 47			
3. PREMISES ADDRESS (Street number and name, city, zip code) 320 Sunset Ave., Venice CA 90291				4. NEAREST CROSS STREET 4th Ave.			
5. TYPE OF BUSINESS (Choose one that best describes the planned operation)							
☒ Full Service Restaurant		☐ Cafeteria/Hofbrau		☐ Cocktail Lounge		☐ Private Club	
☐ Deli or Specialty Restaurant		☐ Comedy Club		☐ Night Club		☐ Veterans Club	
☐ Cafe/Coffee Shop		☐ Brew Pub		☐ Tavern		☐ Fraternal Club	
☐ Bed & Breakfast		☐ Theater		☐ Wine Tasting Room			
☐ Supermarket		☐ Membership Store		☐ Service Station		☐ Swap Meet/Flea Market	
☐ Liquor Store		☐ Department Store		☐ Convenience Market		☐ Drive-in Dairy	
☐ Variety/Drug Store		☐ Gift Shop/Florist		☐ Convenience Market w/Gasoline			
☐ Other - describe:							
6. PATRON CAPACITY 90		7. SURROUNDING AREA		8. PREMISES IS LOCATED IN			
		☒ Commercial ☒ Residential ☐ Other:		☐ Rural ☐ Industrial			
				☒ Free Standing Building ☐ Shopping Center (Name): ☐ 10 Units or Less ☐ More than 10 Units			
9. FOOD SERVICE		10. PARKING LOT?		11. PATIO?		12. WILL YOU HIRE A MANAGER? (Rule 57.5)	
☐ None ☐ Minimal ☒ Full Meals		☒ Yes ☐ No		☒ Yes ☐ No		☒ Yes ☐ No	
13. MEAL TYPE		14. TYPE OF FOOD		15. HOURS OF FOOD SERVICE		16. WILL YOU HAVE A GOOD LESSEE? (Rule 57.5)	
☒ Dinner House ☐ Seafood		☒ American ☐ Greek ☐ Indian ☐ French		BREAKFAST HOURS From: 7:00 am To: 11:00 am		☐ Yes ☒ No	
☐ Fast Food/Deli ☐ Other:		☐ Chinese ☐ Korean ☐ Italian ☐ Thai		LUNCH HOURS From: 11:00 am To: 4:00 pm			
☐ Pizza/Pasta		☐ Japanese ☐ Other:		DINNER HOURS From: 4:00 pm To: 11:00 pm			
17. OPERATING HOURS							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Opening Time	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am
Closing Time	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm
18. ENTERTAINMENT (One or more may apply. Please describe any entertainment with an asterisk (*) below)							
☒ None		☐ Amplified Music		☐ Patron Dancing		☐ Card Room	
☐ Recorded Music		☐ Live Entertainment		☐ Show/Topless Entertainment		☐ Movies	
☐ Juice Bar		☐ Floor/Side Stage Shows		☐ Professional Talent		☐ Live Band/Orchestra	
☐ Other		☐ Karaoke		☐ Amateur Pro Sports Events		☐ Video Coin-Operated Games	
*Description:							
19. PREMISES IS LOCATED ON				20. TYPE OF STRUCTURE			
☒ Major Thoroughfare ☐ Secondary Street				☒ Single Story ☐ Two-Story			
☐ Other				☐ Multi-Story - Number of stories:			
21. PASS-THROUGH WINDOW?		22. FIXED BARS?		23. WHAT PERCENTAGE OF YOUR TOTAL SALES WILL BE ALCOHOLIC BEVERAGES?			
☐ Yes ☒ No		☒ Yes - how many: 1 ☐ No		25%			

FOR ABC USE ONLY

24. INFORMATION GIVEN (R-27, R-107, Sec. 25612.5, Sec. 23790.5, etc.)		25. DATE ENTERED INTO CABIN	

ABC's Determination – September 2020

10. The Applicant had requested the second hearing held on August 20, 2020, to produce rebuttal evidence and testimony based on the testimony and evidence presented by the Protestants at the first hearing (specifically the Protestants' challenges that the Applicant's CUP had expired in 2018 and thus the Applicant did not have a valid, current CUP, and the interference with the quiet enjoyment of nearby residents, including, but not limited to, parking lot dining). When the Applicant failed to appear for the continued



3-02-2016	Two-Year CUP approved
9-28-2016	M. Molloy files appeal to ABC
2-08-2017	CDP approved by Coastal
3-13-2018	CUB cleared by City
3-28-2019	ABC issues IOP pending hearing
3-20-2020	COVID-19 Shutdown
7-7-2020	ABC Hearing



3

CDP Conditions & Public Health Emergency

- FALSE ASSERTION = Non-compliance with CDP ignores COVID-19 CDC Guidelines
- Al Fresco Ordinance **removed** - patio enclosure, on-site parking, on-site loading
- Outdoor dining in parking lots allowed & encouraged
- Building plans approved & CofO issued on 12/30/2020

Expanded Outdoor Private Property Dining

Temporary Use Authority for Outdoor Dining on:

☒ Sidewalks ☒ Private Property

Hospitality Hospitality LLC dba Opus

228 Sunset Ave Venice CA 90291-2032

DATE ISSUED: 08-07-2020

Key Conditions of Authorization:

- A photograph of each proposed setup must be provided, generally within the three calendar months of the violation.
- No outdoor dining area shall directly impede pedestrians and vehicles from the City of Los Angeles, Los Angeles County Public Health, and all others to participate.
- Outdoor dining areas may only be served with the approval from the Department of City Planning and the California Department of Industrial and Business Center.

4

Parking Compliant

- LOD "Site Visit Findings":
- Ignores evidence of compliance with CDP Conditions for multi-year on-site parking study (Pre-COVID-19)
- On-site parking has existed since 2015



CITY LAND USE
FOR EVERYTHING OUTSIDE THE BOX January 29, 2018

Jack Alsworth
Executive Director
California Coastal Commission
c/o South Coast Area Office
200 OceanGate, Suite 1000
Long Beach, CA 90802-4302

Re: 320 E. Sunset Ave. A-5-VER-16-0059

Dear Director Alsworth:

In accordance with Special Condition 2(f) of the Coastal Development Permit for the above referenced project we submit the results of the annual traffic and parking study for year 2017 (attached).

As required by the CDP, the traffic and parking study was conducted over seven consecutive days during the past summer using the template attached with the Applicant's acceptance of the Notice of Intent to Issue Permit on May 1, 2017. The results of the study demonstrated the following:

- Ready availability of on-site parking during all hours.
- No vehicle queuing obstructing traffic on Sunset Avenue.

With Sincere Regards,
Laurenze Healer
Laurenze Healer
Principal, City Land Use, Inc.

RECEIVED
SOUTH COAST REGION
JAN 30 2018
CALIFORNIA
COASTAL COMMISSION

5



6



7



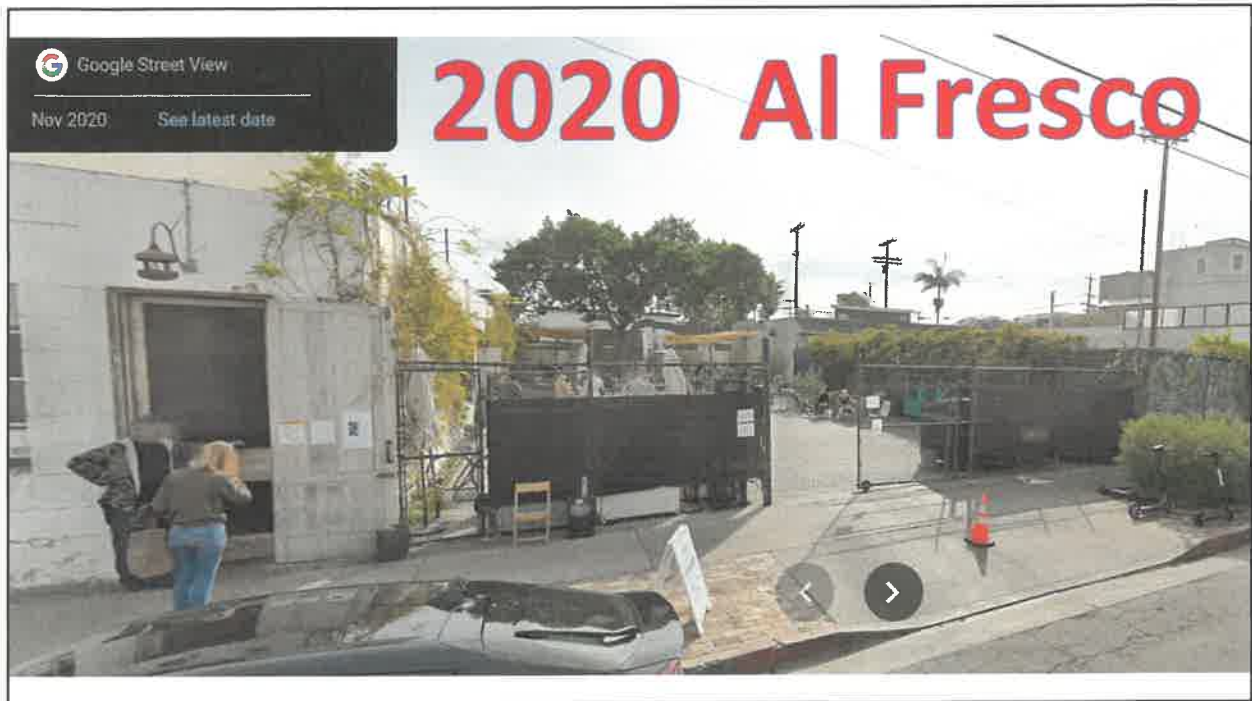
8



9



10



11



12

LOD "Findings" - Community Support

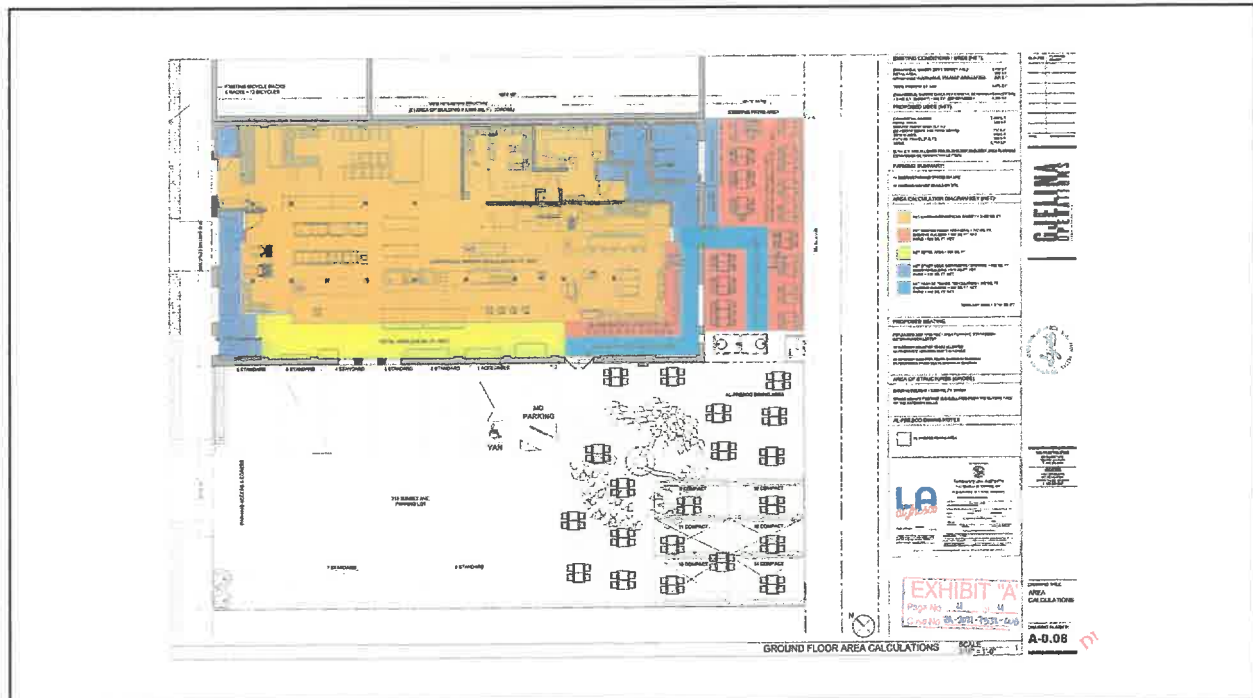
- "In a **previous case** on the subject property... the proposed CUB was **opposed** by many adjacent residents and business owners, LAPD, and the Council Office..."
- "**LAPD is opposed** to the sale of Alcoholic Beverages due to an undue concentration of licenses in the census tract."

Facts:

- Previous case enjoyed unanimous support from LUPC, VNC.
- Previous case enjoyed overwhelming community support (Exhibit).
- LAPD Letter to ZA on 10/15/15: "**no longer opposed**"
- CD 11 supports the granting of a CUB
- ABC received 50 letters of opposition in 2015.
- Only **8** lived within 1,000 ft. Only **two** remained opposed.
- No complaints to ABC since IOP granted.
- Testimony at the ZA hearing was inconsistent with the facts.



13



14

15

Oversaturation?

- Currently only **FOUR**
ACTIVE Type 47 Licenses
in Census Tract 2734.04

[illegible]

16

[Markets](#)
[Tech](#)
[Media](#)
[Calculators](#)
[Videos](#)

Markets →

DOW	33,274.58	0.67% ▲
S&P 500	4,237.86	1.05% ▲
NASDAQ	13,061.47	1.64% ▲

Fear & Greed Index →

 Fear is driving the US market

Latest Market News →
 T.J. Holmes and Amy Roback
 The UAW won big against De
 Interest rates are high. These

Three ways Covid changed the restaurant industry

By Danielle Wilner-Brunner, CNN
Updated 11:34 AM EDT, Mon August 14, 2023

Facebook Twitter Email Print

Dining rooms are shrinking or disappearing

Before the pandemic hit, Esther Choi's Korean restaurant, Mōkbar, in Manhattan had counter seats for 20. Now, those seats are gone.

Delivery is here to stay

When Covid forced many restaurants to close their doors in 2020, many quickly set up delivery services. Over the past few years, customers developed a taste for the optic

Too many jobs, too few workers

Early in the pandemic, many restaurant workers got laid off. Others, fearing for their own or their loved ones' health — or simply burnt out by stressful conditions — looked for other jobs and stuck with them.

Subject : 2969 S. Kelton Ave, VTTM-82689-CC

As of Oct 20, 2023, within 2 miles of the property there are the following units available,

2 bdrms 2 baths: There are 61 units available ranging in price from \$2745 - \$3600.

3 dbms 2/3 baths: There are 10 units available ranging in price from \$3500 - \$4800

2 Bedrooms:

2900 S Sepulveda Blvd, Los Angeles, CA 90064

#405: 2 Bed and 2 Bath - \$3295

#310: 2 Bed and 2 Bath - \$3395

#504: 2 Bed and 2 Bath - \$3995

<https://www.zillow.com/b/2900-s-sepulveda-blvd-los-angeles-ca-5Z85sJ/>

2830 S Sepulveda Blvd, APT 20, Los Angeles, CA 90064

2 Bed and 2 Bath - 900 sq ft \$2745

https://www.zillow.com/homedetails/2830-S-Sepulveda-Blvd-APT-20-Los-Angeles-CA-90064/2107740639_zpid/

2756 S Sepulveda Blvd, Los Angeles, CA 90064

2 Bed and 2 Bath - 1100 sq ft

https://www.zillow.com/homedetails/2756-S-Sepulveda-Blvd-Los-Angeles-CA-90064/2080424125_zpid/

11221 Richland Ave, Los Angeles, CA 90064

#101: 2 Bed and 2 Bath - 1100 sq ft \$2895

<https://www.zillow.com/apartments/los-angeles-ca/lido-apartments-.dash.-11221-richland-ave/5j3PGz/>

11400 National Blvd, Los Angeles, CA 90064

#116: 2 Bed and 2 Bath - 905 sq ft \$3181

#110: 2 Bed and 2 Bath - 905 sq ft \$3181

#145: 2 Bed and 2 Bath - 905 sq ft \$3181 AVAILABLE NOW

<https://www.zillow.com/apartments/los-angeles-ca/terrace-trousdale/5XjQDK/>

2491 Purdue Ave, Los Angeles, CA 90064

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AREA PLANNING COMMISSION**

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#222: 2 Bed and 2 Bath - 1059 sq ft \$3750

#323: 2 Bed and 2 Bath - 1175 sq ft \$4700

<https://www.zillow.com/b/2491-purdue-ave-los-angeles-ca-5Xq6m9/>

2451 Purdue Ave, #10, Los Angeles, CA 90064

2 Bed and 2 Bath - 1200 sq ft \$3450

https://www.zillow.com/homedetails/2451-Purdue-Ave-10-Los-Angeles-CA-90064/2055836526_zpid/

2820 Sawtelle Blvd, Los Angeles, CA 90064

#211: 2 Bed and 2 Bath - 1138 sq ft \$2998

#207: 2 Bed and 2 Bath - 1200 sq ft \$2998

#312: 2 Bed and 2 Bath - 1175 sq ft \$3098

<https://www.zillow.com/apartments/los-angeles-ca/2820-sawtelle-blvd/5XjLQ8/>

2475 Corinth Ave, Los Angeles, CA 90064

#104A: 2 Bed and 2 Bath - \$3095

https://www.zillow.com/homedetails/2475-Corinth-Ave-104A-Los-Angeles-CA-90064/2054945136_zpid/

#104: 2 Bed and 2 Bath - 1023 sq ft \$3150

<https://www.zillow.com/b/corinth-hurst-corinth,-llc-los-angeles-ca-5XpFqP/>

2455 Corinth Ave, Los Angeles, CA 90064

#107: 2 Bed and 2 Bath - \$2995 AVAILABLE NOW

#105: 2 Bed and 2 Bath - \$3250 AVAILABLE \$3250

<https://www.zillow.com/b/2455-corinth-ave-los-angeles-ca-9MMxn2/>

2477 Sawtelle Blvd, Los Angeles, CA 90064

#E: 2 Bed and 2 Bath - 950 sq ft - \$2775

<https://www.zillow.com/b/sawtelle-avenue-apartments-los-angeles-ca-5ZZvsn/>

11216 W Exposition Blvd, Los Angeles, CA 90064

FLOOR 4-ID1049: 2 Bed and 2 Bath - 1022 sq ft \$4400

https://www.zillow.com/homedetails/11216-W-Exposition-Bld-FLOOR-4-ID1049-Los-Angeles-CA-90064/2057601655_zpid/

2349 S Bentley Ave, Los Angeles, CA 90064

#8: 2 Bed and 2 Bath - 1070 sq ft \$3495

https://www.zillow.com/homedetails/2349-S-Bentley-Ave-APT-8-Los-Angeles-CA-90064/2103523715_zpid/

2311 S Bentley Ave, Los Angeles, CA 90064

#4: 2 Bed and 2 Bath - 950 sq ft \$2895

https://www.zillow.com/homedetails/2311-S-Bentley-Ave-APT-4-Los-Angeles-CA-90064/2123859253_zpid/

2230 S Bentley Ave, APT 303, Los Angeles, CA 90064

#303: 2 Bed and 2 Bath - 1508 sq ft \$4750

https://www.zillow.com/homedetails/2230-S-Bentley-Ave-APT-303-Los-Angeles-CA-90064/63091076_zpid/

2600 Overland Ave, Los Angeles, CA 90064

#325: 2 Bed and 2 Bath - 1100 sq ft \$3895

<https://www.zillow.com/apartments/los-angeles-ca/park-overland-apartments/5XjRbr/>

3401 Manning Ave, APT 307, Los Angeles, CA 90064

#307: 2 Bed and 2 Bath - 1450 sq ft \$3895

https://www.zillow.com/homedetails/3401-Manning-Ave-APT-307-Los-Angeles-CA-90064/2055457042_zpid/

3165 Sawtelle Blvd, Los Angeles, CA 90066

#3-211: 2 Bed and 2 Bath - 1103 sq ft \$3687

#1-222: 2 Bed and 2 Bath - 1103 sq ft \$3687

#3-217: 2 Bed and 2 Bath - 1103 sq ft \$3771 AVAILABLE 11/14/23

#1-312: 2 Bed and 2 Bath - 1103 sq ft \$3784 AVAILABLE 11/10/2023

#1-111: 2 Bed and 2 Bath - 1103 sq ft \$3832

#3-119: 2 Bed and 2 Bath - 1103 sq ft \$3850

#3-116: 2 Bed and 2 Bath - 1103 sq ft \$3863

#3-220: 2 Bed and 2 Bath - 1149 sq ft \$3825

<https://www.zillow.com/apartments/los-angeles-ca/westside/5XjRMq/>

3201 Overland Ave, Los Angeles, CA 90034

#229: 2 Bed and 2 Bath - 1150 sq ft \$2995

#1224: 2 Bed and 2 Bath - 1150 sq ft \$2995

#7166: 2 Bed and 2 Bath - 1150 sq ft \$3350

#6149: 2 Bed and 2 Bath - 1150 sq ft \$3450

<https://www.zillow.com/apartments/los-angeles-ca/woodcliff-apartments/5Xk3qd/>

11002-11010 Rose Ave, Los Angeles, CA 90034

#105: 2 Bed and 2 Bath - 1100 sq ft \$2850

#205: 2 Bed and 2 Bath - 1100 sq ft \$2950

#106: 2 Bed and 2 Bath - 1100 sq ft \$3150

<https://www.zillow.com/b/11002-11010-rose-avenue-los-angeles-ca-BPJHX3/>

10931 Rose Ave, # 7, Los Angeles, CA 90034

#7: 2 Bed and 2 Bath - 1050 sq ft \$2695

https://www.zillow.com/homedetails/10931-Rose-Ave-7-Los-Angeles-CA-90034/2070298298_zpid/

10705 Rose Ave, Los Angeles, CA 90034

#11-109: 2 Bed and 2 Bath - 1050 sq ft \$3225 AVAILABLE 11/17/23

#7: 2 Bed and 2 Bath - 1000 sq ft \$3275

<https://www.zillow.com/apartments/los-angeles-ca/pacific-rose/5XjS4F/>

2140 Butler Ave, Los Angeles, CA 90025

#312: 2 Bed and 2 Bath - 1100 sq ft \$4153

#502: 2 Bed and 2 Bath - 1100 sq ft \$4418

<https://www.zillow.com/b/on-butler-los-angeles-ca-BPS6cY/>

11260 Mississippi Ave, # 203, Los Angeles, CA 90025

#203: 2 Bed and 2 Bath - 963 sq ft \$3895

https://www.zillow.com/homedetails/11260-Mississippi-Ave-203-Los-Angeles-CA-90025/2090531182_zpid/

11263 Mississippi Ave, Los Angeles, CA 90025

#101: 2 Bed and 2.5 Bath - 1300 sq ft \$3695

<https://www.zillow.com/b/11263-mississippi-los-angeles-ca-5Xm4nS/>

2204 S Bentley Ave, APT 104, Los Angeles, CA 90064

2 Bed and 2 bath - 1117 sq ft \$3400

https://www.zillow.com/homedetails/2204-S-Bentley-Ave-APT-104-Los-Angeles-CA-90064/20502275_zpid/

2121 S Bentley Ave, APT 302, Los Angeles, CA 90064

2 Bed and 2 bath - \$3450

https://www.zillow.com/homedetails/2121-S-Bentley-Ave-APT-302-Los-Angeles-CA-90025/2091623294_zpid/

3 Bedrooms:

2884 Sawtelle Blvd, APT 113, Los Angeles, CA 90064

#113: 3 Bed and 3 Bath - 1700 sq ft \$4800

https://www.zillow.com/homedetails/2884-Sawtelle-Blvd-APT-113-Los-Angeles-CA-90064/82882110_zpid/

2463 Sawtelle Blvd, # 204, Los Angeles, CA 90064

3 Bed and 3 Bath - 1350 sq ft \$4395

https://www.zillow.com/homedetails/2463-Sawtelle-Blvd-204-Los-Angeles-CA-90064/2057362405_zpid/

3300 S Sepulveda Blvd, UNIT G, Los Angeles, CA 90034

#G: 3 Bed and 2 Bath - 1241 sq ft \$4350

https://www.zillow.com/homedetails/3300-S-Sepulveda-Blvd-UNIT-G-Los-Angeles-CA-90034/2054879506_zpid/

3310 S Sepulveda Blvd, UNIT 1, Los Angeles, CA 90034

#1: 3 Bed and 2.5 Bath - 1433 sq ft \$4400

https://www.zillow.com/homedetails/3310-S-Sepulveda-Blvd-APT-1-Los-Angeles-CA-90034/20459615_zpid/

2146 S Bentley Ave, Los Angeles, CA 90064

3 Bed and 2.5 bath - 1481 sq ft \$3599

https://www.zillow.com/homedetails/2146-S-Bentley-Ave-Los-Angeles-CA-90025/2070204662_zpid/

2235 1/2 Wellesley Ave, Los Angeles, CA 90064

3 Bed and 2.5 Bath - 1500 sq ft \$4495

https://www.zillow.com/homedetails/2235-1-2-Wellesley-Ave-Los-Angeles-CA-90064/20464525_zpid/

10734 Palms Blvd, APT 2, Los Angeles, CA 90034

3 Bed and 2 Bath - 1050 sq ft \$3500

https://www.zillow.com/homedetails/10734-Palms-Blvd-APT-2-Los-Angeles-CA-90034/2082681583_zpid/

3541 Jasmine Ave, APT 1, Los Angeles, CA 90034

3 Bed and 2 Bath - 1000 sq ft \$3500

https://www.zillow.com/homedetails/3541-Jasmine-Ave-APT-1-Los-Angeles-CA-90034/2090787936_zpid/

Regards,

Stern Property Management

5979 W 3rd St #202 Los Angeles, CA 90036 Cell Phone: 310-424-8300

Office Phone: 323-525-1501

***Fax: 323-525-1502* www.sternmanagement.com**



Planning APC West LA <apcwestla@lacity.org>

Re: LA 530 S Avondale Ave NEIGHBORHOOD (Case #ZA-2022-7438-F-1A)

Alexander van Gaalen <vangaalen@crestrealestate.com>

Tue, Oct 31, 2023 at 11:45 AM

To: Debi Harris <debiharris13@gmail.com>

Cc: apcwestla@lacity.org, Howard & Kerry Perlow <kaperlow@earthlink.net>, Andrew Wilkey <andrew@triwestdev.com>, Blake Overend <blake@triwestdev.com>, Monique Acosta <monique.acosta@lacity.org>, Alan Como <alan.como@lacity.org>, Stacy Munoz <stacy.munoz@lacity.org>, "neverly.hill@lacity.org" <neverly.hill@lacity.org>

Hi Monique,

Do we (the applicant and appellant) have the option to postpone the ACP hearing of our appeal request regarding LA 530 S Avondale Ave? If so, we wish to do so to accommodate further outreach with the neighborhood. We understand additional noticing would be required. Thank you for your consideration.

Regards.

Alexander van Gaalen AIA Esq he him his
vangaalen@crestrealestate.com
CREST REAL ESTATE
11150 W Olympic Blvd #700 LA CA 90064
310 994 6657

[Quoted text hidden]

On 7/13/2016 Fran Camaj signed an ABC "Licensed Premises Diagram" requiring "true & correct description" showing an existing "enclosed" dining room & Planned Operation for #5 "full service restaurant", on a #19 Major Thoroughfare, with #22 a Fixed Bar. That document is signed by ABC's Carmen Ramirez on 8/29/16. 10/16/19 and 11/14/19 all pre-Covid and pr Mr. Camaj had not enclosed the patio as required in the ZA-2013-3376-CDP-CUB-SPP-1A Letter of Determination issued on 4/19/2016 and required by the California Coastal Commission in #A-5-VEN-16-0059 on 2/08/2017, or provide onsite parking spaces, or provide a loading zone – all mitigation. There are NO Covid-related excuses for years of contempt for neighbors, the APC and the CCC as well as the Department of City Planning. For these reasons, and more, you must DENY this appeal.

Department of Alcoholic Beverage Control

LICENSED PREMISES DIAGRAM (RETAIL)

State of California

1. APPLICANT NAME (Last, first, middle) Hamtramck Hospitality LLC	2. LICENSE TYPE 47
3. PREMISES ADDRESS (Street number and name, city, zip code) 320 Sunset Ave. Venice, CA 90291	4. NEAREST CROSS STREET 4th Ave.

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).

DIAGRAM

It is hereby declared that the above-described boundaries, entrances and planned operation as indicated on the reverse side, will not be changed without first notifying and securing prior written approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

APPLICANT SIGNATURE (Only one signature required) <i>[Signature]</i>	Fran Camaj, Managing Member	DATE SIGNED 7/13/16
CERTIFIED CORRECT (Signature) <i>[Signature]</i>		INSPECTION DATE 8/29/16, 10/16/16, 11/14/19

ABC-257 (5/05)

FOR ABC USE ONLY

CARMEN RAMIREZ

Department of Alcoholic Beverage Control
PLANNED OPERATION (RETAIL)

SECTION I - FOR ALL RETAIL APPLICANTS

1. APPLICANT NAME(S) Hamtramck Hospitality LLC				2. LICENSE TYPE(S) 47			
3. PREMISES ADDRESS (Street number and name, city, zip code) 320 Sunset Ave., Venice CA 90291				4. NEAREST CROSS STREET 4th Ave.			
5. TYPE OF BUSINESS (Choose one that best describes the planned operation)							
☒ Full Service Restaurant		☐ Cafeteria/Hofbrau		☐ Cocktail Lounge		☐ Private Club	
☐ Deli or Specialty Restaurant		☐ Comedy Club		☐ Night Club		☐ Veterans Club	
☐ Cafe/Coffee Shop		☐ Brew Pub		☐ Tavern		☐ Fraternal Club	
☐ Bed & Breakfast		☐ Theater		☐ Wine Tasting Room			
☐ Supermarket		☐ Membership Store		☐ Service Station		☐ Swap Meet/Flea Market	
☐ Liquor Store		☐ Department Store		☐ Convenience Market		☐ Drive-in Dairy	
☐ Variety/Drug Store		☐ Gift Shop/Florist		☐ Convenience Market w/Gasoline			
☐ Other - describe:							
6. PATRON CAPACITY 90		7. SUBBORING AREA ☒ Commercial ☒ Residential ☐ Other		8. PREMISES IS LOCATED IN ☒ Free Standing Building ☐ Shopping Center (Name): ☐ 10 Units or Less ☐ More than 10 Units			
9. FOOD SERVICE ☐ None ☐ Minimal ☒ Full Meals		10. PARKING LOT? ☒ Yes ☐ No		11. PATIO? ☒ Yes ☐ No		12. WILL YOU HIRE A MANAGER? (Rule 57.5) ☒ Yes ☐ No	
14. MEAL TYPE ☒ Dinner House ☐ Seafood ☐ Fast Food/Deli ☐ Other: ☐ Pizza/Pasta		15. TYPE OF FOOD ☒ American ☐ Greek ☐ Indian ☐ French ☐ Chinese ☐ Korean ☐ Italian ☐ Thai ☐ Japanese ☐ Other:				16. HOURS OF FOOD SERVICE BREAKFAST HOURS From: 7:00 am To: 11:00 am LUNCH HOURS From: 11:00 am To: 4:00 pm DINNER HOURS From: 4:00 pm To: 11:00 pm	
17. OPERATING HOURS							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Opening Time	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am
Closing Time	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm
18. ENTERTAINMENT (One or more may apply. Please describe any entertainment with an asterisk (*) below)							
☒ None		☐ Amplified Music		☐ Patron Dancing		☐ Card Room	
☐ Recorded Music		☐ Live Entertainment		☐ Bikini/Topless/Exotic		☐ Movies	
☐ Juke Box		☐ Floor/Stage Shows		☐ Pool/Billiard Tables		☐ Free Sport/Lottery	
☐ *Other		☐ Karaoke		☐ *Amateur/Pro Sports Events		☐ Video/Coin-Operated Games	
<i>*Description:</i>							
19. PREMISES IS LOCATED ON ☒ Major Thoroughfare ☐ Secondary Street ☐ Other				20. TYPE OF STRUCTURE ☒ Single Story ☐ Two-Story ☐ Multi-Story - Number of stories:			
21. PASS-THROUGH WINDOW? ☐ Yes ☒ No		22. FIXED BARS? ☒ Yes - how many: 1 ☐ No		23. WHAT PERCENTAGE OF YOUR TOTAL SALES WILL BE ALCOHOLIC BEVERAGES? 25%			

FOR ABC USE ONLY

24. INFORMATION GIVEN (R-27, R-107, Sec. 25612.5, Sec. 23790.5, etc.)

25. DATE ENTERED INTO CABIN