



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

**To Owners:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
☐ Abutting a Proposed Development Site

**And Occupants:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
**And:** ☒ Interested Parties/Others

#### REVIEW OF CONDITIONS AND POSSIBLE REVOCATION OF USE

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding a site that has generated numerous complaints and required consistent police enforcement. As the operation may jeopardize and adversely affect the public health, peace, and safety of persons residing and working on the premises and in the surrounding area, and has documented reports of repeated nuisance activities, the City has responded with a public hearing for review of conditions and possible revocation of said uses. Following the hearing, the Zoning Administrator, on behalf of the Director of Planning, may require the discontinuance of the use; or modify, delete, or impose additional conditions regarding its use as a liquor store in order to mitigate any land use impacts caused by the use. The public is invited to attend the hearing or to submit written comments prior to the hearing.

**Site:** **PEE WEE'S LIQUOR**  
**5321-5323 SOUTH BROADWAY**

**Case No.:** DIR 2005-8668(RV)(PA6)

**CEQA No.:** ENV 2017-1071(CE)

**Council No:** 9 - Curren D. Price Jr.

**Related Cases:** DIR-2005-8668-RV  
DIR-2005-8668-RV-PA1  
DIR-2005-8668-RV-PA2  
DIR-2005-8668-RV-PA3  
DIR-2005-8668-RV-PA4  
DIR-2005-8668-RV-PA5

**Hearing Held By:** Office of Zoning Administration

**Date:** **Tuesday, August 22, 2017**

**Time** **10:30 a.m.**

**Plan Area:** Southeast Los Angeles

**Zone:** C2-1VL

**Plan Overlay:** South Los Angeles Alcohol  
Sales Specific Plan

**Place:** Los Angeles City Hall  
200 N. Spring St., Room 1070  
Los Angeles, CA 90012  
(Please use the 201 N. Main Street entrance)

**Land Use:** General Commercial

**Staff Contact:** Rony E. Girón, City Planning Associate  
201 N Figueroa Street, Room # 525  
Los Angeles, CA, 90012  
Rony.Giron@lacity.org  
(213) 202-5403

**Applicant:** Kon Son Park  
Gus Family Corporation

**Representative:** Steve Kim,  
GSD Partners Inc.

**CURRENT OPERATION/USE:** Liquor Store

**REQUESTED ACTION(S):** The Zoning Administrator will consider:

1. A Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines (CCR Section 15321) and City CEQA Guidelines - Article III, Section 1, Class 21, Category 2.
2. A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1 and Condition No. 7 of Director's Determination DIR 2005-8668(RV)(PA5), effective August 1, 2015, for the purpose of: 1) reviewing compliance with conditions; 2) evaluate the effectiveness of the conditions in eliminating the public nuisance problems; and 3) modify and/or eliminate conditions if they are deemed as being no longer needed to mitigate impact of the use.

*Puede obtener información en Español acerca de esta junta llamando al (213) 202-5464*

## GENERAL INFORMATION

**FILE REVIEW** - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

**REPORTS**- Reports are hyperlinked to the case numbers on the hearing schedule.

**TESTIMONY AND CORRESPONDENCE** - Oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

**Regular Submissions** - Matters before an Associate Zoning Administrator (AZA) or Hearing Officer: Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

**Rebuttal Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

**Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

**Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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.

**ACCOMMODATIONS** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.