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September 8, 2026

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

VIA EMAIL

RE: **Planning Case No:** ZA-2026-701-CUB-CUX
Project Address: 1053 S Hill St, Los Angeles, CA 90015
Applicant: Omar Jibawi [Company: Blue Moon Hookah, Inc.]

Project Description: A CUP to allow the sale of a full line of alcoholic beverages with patron dancing in conjunction with a sports bar operating from 12 PM to 2 AM.

Dear Zoning Administrator:

At our regular public meeting on September 8, 2026, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to **oppose** the Applicant's requests in Planning Case No. ZA-2026-701-CUB-CUX.

DLANC's **position of opposition** is based on communications received from the Los Angeles Police Department (LAPD) documenting instances of distribution of narcotics within the business establishment, acts of violence occurring outside the business establishment, sales of alcoholic beverages and other controlled substances without valid authorization, and the owner/operator's lack of cooperation with the LAPD in law enforcement investigations.

The LAPD has reported that the owner/operator has repeatedly failed to comply with State and Municipal laws regarding the sale and dispensing of tobacco products, without valid Police Commission or Tobacco permits. Multiple enforcement actions have resulted in citations and ongoing investigations by the LAPD Central Division Vice Unit.

This continued pattern of violations and disregard for regulatory compliance suggests the applicant's inability to adhere to the law. DLANC is concerned that granting permission to sell alcoholic beverages for on-site consumption would likely lead to similar noncompliance with Conditional Use Permit conditions and Alcoholic Beverage Control requirements.

Therefore, in DLANC's view, the information presented provides sufficient justification for the **denial of the applicant's Conditional Use Beverage (CUB) application**. However, should the Los Angeles Department of City Planning choose to approve the applicant's request, DLANC *strongly recommends* that the Zoning Administrator impose the following conditions set forth below, as well as any additional conditions recommended by the LAPD or the respective Council District Office.

CONDITION 1: Owner/Operator will come back and present to DLANC PLUC should the owner/operator change.

CONDITION 2: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

CONDITION 4: Owner/Operator shall develop a queuing/crowd management plan for the public right of way and will ensure any barricades, stanchions, or crowd management devices provide adequate ADA path of travel on the sidewalk for large events. The Owner/Operator shall also ensure any crowd staggering for queuing does not block or impede entry/exit access to adjacent properties.

CONDITION 5: Owner/Operator shall meet with the LAPD Central Division and comply with any additional conditions set forth by the LAPD as a condition of approval. The CUB grant shall also be conditioned on presenting proof to the Zoning Administrator and the Department of City Planning that the applicant has met with the LAPD and has addressed any public safety concerns tied to their operations before the effectuation of the CUB grant.

CONDITION 6: Owner/Operator works with the Los Angeles Department of Transportation to seek an off-peak hour passenger loading zone in front of the business to facilitate valet, passenger, or ride-share pick-up and

CONDITION 7: Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.

CONDITION 8: Owner/Operator shall retain an on-site security guard at all hours of operations. The security guard shall routinely patrol the exterior of the property.

CONDITION 9: Within the first *12 months* of the issuance of the grant, a MViP inspector will conduct a site visit to assess compliance with, or violations of, any of the operating standards. A second inspection

shall take place after *24 months* of the first inspection.

CONDITION 10: The applicant shall file for a Plan Approval no sooner than 48 months (4 years) and no later than 60 months (5 years) of the effectuation of the determination.

If possible, please send a digital copy of your decision letter via e-mail to pluc@dlanc.com in lieu of a hard copy. Thank you in advance for your consideration of the comments presented in this letter.

Sincerely,

SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON SEPTEMBER 8, 2026

Jens Midthun
President,
DLANC

Andrew Wong, AIA
Chair,
DLANC Planning & Land Use Committee

Cc:

Kevin Ocubillo, Council District 14 (via email)
Det. George Beshail, LAPD Newton Division (via email)