

# SYMONS LAW GROUP APC

TRANSACTIONAL | CORPORATE | TECHNOLOGY LAW

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December 11, 2017

## **SENT VIA EMAIL**

Office of the City Clerk – Council and Public Services Division  
200 North Spring Street  
City Hall – Room 395  
Los Angeles, CA 90012  
Attn: Zina Cheng, Deputy City Clerk, Planning and Land Use Management  
Committee  
zina.cheng@lacity.org

**Re:** City Council Hearing on Matter 10-0130 - CONTINUED  
CONSIDERATION OF PLANNING AND LAND USE  
MANAGEMENT (PLUM) COMMITTEE REPORT relative to an  
appeal and revocation of the sale and dispensing of alcoholic  
beverages for the property located at 3600 West Stocker Street

Dear Ms. Cheng:

I am writing on behalf of the landlord and owner of the property located at 3600 West Stocker Street, the Theung Trust & Thomas B. Theung (the “**Owner**”). The Owner respectfully requests that the City Council not revoke the conditional use permit for the property. Steve Oh Yoonsik, the owner of WB&M, Inc., the property’s tenant (the “**Tenant**”), filed the appeal in case no. DIR 2009-1885-RV-PA2 that gave rise to the Planning and Land Use Management Committee’s recommendation that the conditional use permit for the property be revoked. The Owner only learned of the Tenant’s appeal when the Tenant’s bankruptcy attorney notified the Owner’s attorneys of the pending revocation of the conditional use permit on Thursday, December 7, 2017. The Owner did not know about, approve of, or authorize the Tenant’s appeal and objects to its filing by the Tenant.

The Owner, not the Tenant, is the real party in interest here. The current term of the Tenant’s lease expires on February 21, 2018, and the Owner is currently seeking permission from the bankruptcy court to evict the Tenant. However, the conditional use permit runs with the property, and the Owner, not the Tenant, would be irreparably harmed by its revocation. As a result, we believe it would manifestly unfair to revoke the conditional use permit based on the unauthorized acts of the Tenant. Moreover, if the City Council does not revoke the permit, the

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Owner intends to work urgently with the City to resolve any outstanding issues with respect to the property or the conditional use permit.

Sincerely,



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