

Cyber Rides Virtual PlayGround DBA Cyber Park  
8801 S. Sepulveda BLVD  
Los Angeles CA 90045  
Kamran@cyberpark.space  
310-9851745  
05/22/2024

Dear neighborhood council,

I am writing to request a conditional use permit for an exciting new venture in the LAX area: Cyber Park, an innovative arcade designed to offer a wide range of virtual reality and interactive experiences for all ages especially young generation. Cyber Park aims to provide a unique blend of entertainment, physical activity, and social interaction, enhancing the recreational landscape of our community.

Our facility will house 33 state-of-the-art virtual reality machines, divided into three distinct sections to cater to various interests and activities:

1. **Cyber Rides**: This area will feature exhilarating VR roller coaster rides that simulate the thrills of amusement park attractions, providing safe and accessible fun for individuals and groups.
2. **Cyber Sports**: Dedicated to skill-based VR sports, this section will include activities such as VR Skydiving, VR Formula 1 racing, VR biking, VR parachuting, airplane simulators, state of art VR snow skiing and VR bungee jumping. These experiences are designed to be engaging for participants of all ages, promoting physical activity and skill development in a fun and immersive environment.
3. **Cyber Lounge**: This interactive area will include large 3D screens for games that encourage physical movement and coordination, as well as an interactive 3D dance floor. The lounge can also be used as a party room, offering a dynamic space for social gatherings and celebrations. It is an ideal spot for capturing memorable moments, providing a perfect backdrop for photos and videos to share on social media, particularly appealing to the younger generation.

Cyber Park is designed to be a family-friendly destination, offering activities that promote both physical and mental well-being. Our goal is to create a vibrant, inclusive environment where both children and adults can enjoy a variety of entertainment options, fostering community engagement and healthy lifestyles.

We believe Cyber Park will be a valuable addition to the LAX area, providing a safe, enjoyable, and innovative recreational space. We are committed to adhering to all safety and operational regulations to ensure a secure environment for our patrons.

Thank you for considering our application for a conditional use permit. We look forward to the

opportunity to contribute to the community and provide a unique entertainment experience. Please do not hesitate to contact me if you require any additional information or have any questions regarding our proposal.

Sincerely,

Kamran Khoubian  
President  
Cyber Park