

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF INVESTIGATOR REPORT

August 3, 2023

740 South Broadway Associates, LLC (O)*
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Los Angeles, CA 90049

Erik Chol (A)(Op)*
Chol Enterprises, Inc.
740 S. Broadway
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Elizabeth Peterson Group Inc
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CASE NO. DIR-2009-0004-RV-PA5
REVIEW OF CONDITIONS
740, 742, 744, 746 and 748
South Broadway
Central City Community Plan
Zone : [Q] C5-4D-CDO-SN
D.M. : 127-5A209 / 127-5A211
C.D. : 14 – Kevin de Leon
CEQA : ENV-2019-7064-CE
Legal Description: FR Lots 9 & 10
Block 24, Huber Tract

Request

The purpose of the hearing is to obtain testimony from the property owner and/or business operator, plus affected and/or interested persons regarding the operation of Globe Theatre, located at 740, 742, 744, 746, and 748 South Broadway. Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete, or impose additional conditions regarding its use as a theater and multi-purpose event venue, in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

The Zoning Administrator will consider:

1. An Exemption from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Section 12.27.1 of the Los Angeles Municipal Code, an Approval of Plans (Compliance Review) for the purpose of reviewing compliance with the previously imposed conditions under DIR-2009-0004-RV-PA4, and the

*For imposition of conditions, the property owner and/or business owner/operator shall be considered as the "Applicant". For applications filed pertaining to appeals and all subsequent Plan Approval applications, the property owner and/or business owner/operator, as well as all agents/representatives/associates affiliated with the property and business, who files an application on behalf of the property owner and/or business owner/operator, said individual shall be considered as the Applicant.

effectiveness of the conditions in eliminating the public nuisance problems related to the subject site.

3. Pursuant to Section 12.27.1 E of the Los Angeles Municipal Code, a request by the Applicant to eliminate all conditions imposed on the subject property per DIR-2009-0004-RV-PA4, dated April 3, 2014.

Authority

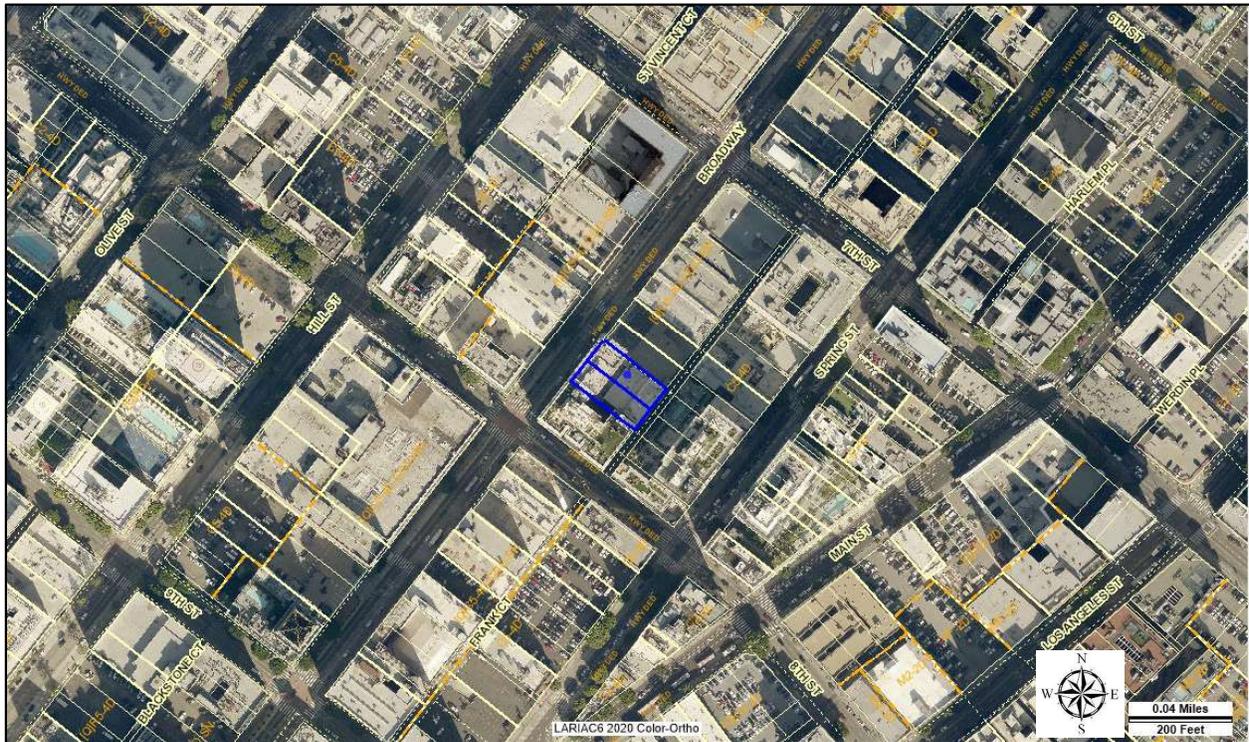
The Director of Planning, through the Office of Zoning Administration, has the authority to modify or discontinue the use, or to impose corrective conditions on the operation of the existing business under Section 12.27.1 (land use impacts caused by any use) of the Los Angeles Municipal Code.

Property Description

The property is a level, rectangular-shaped, interior parcel of land, consisting of approximately 0.36 acres, having a frontage of approximately 100 feet on the east side of Broadway and a uniform depth of approximately 155 feet. The property observes a 5-foot Building Line. The site is developed with an 11-story commercial building, known as the Garland Building. Built as a combination of office tower and theatre venue, the Garland Building/The Globe Theater (formerly known as the Morosco Theatre) is listed as a contributor in the National Register of Historic Places, within the Broadway Theater and Commercial Historic District.



ZIMAS Generalized Zoning Map, 2023



ZIMAS Aerial Map, 2020

Since 2015, the building has been undergoing rehabilitation and exterior and interior tenant improvements, to be in conformance with the Broadway Commercial Reuse Ordinance, the Broadway Theater and Entertainment District Community Design Overlay (CDO), and a project approved under Case No. DIR-2016-3136-CDO. The Globe Theater is located on the ground floor and was previously occupied by the 740 Club.



Google street view, February 2023

The subject property is located in the Central City Community Plan and is zoned [Q]C5-4D-CDO-SN with a land use designation of Regional Center Commercial. Additionally, the site is located within the Historic Broadway Theater and Commercial District (ZI-2502), Broadway Theater and Entertainment District Design Guide [Community Design Overlay (CDO)] (ZI-2408), the Historic Broadway Sign Supplemental Use District, a Transit Priority Area (ZI-2452), the State Enterprise Zone (ZI-2374), and the Broadway Streetscape Plan.

The subject building has no on-site vehicular parking. There are other public parking lots and parking structures within a few blocks of the subject location.

Surrounding Land Uses

The adjoining property to the north is zoned [Q]C5-4D-CDO-SN and developed with a four-story parking structure with rooftop parking, which primarily provides vehicular parking for the nearby Chapman lofts building.

The adjoining property to the east, separated by a 20-foot alley, is developed with a 24-story mixed-use residential and ground floor retail structure. All properties behind The Globe Theater are zoned C5-4D.

The adjoining property to the south of the subject property is zoned [Q]C5-4D-CDO-SN and is developed as a 14-story residential apartment loft building, called The Chapman Flats, with multiple commercial retail uses on the ground floor. The building is without on-site parking.

Properties to the west across Broadway are zoned [Q]C5-4D-CDO-SN, C5-4D, and developed with office buildings with ground floor commercial uses.

Streets

Broadway, adjoining the property to the west is a designated Modified Avenue II dedicated to variable widths of 80 to 85 feet and improved with curb, gutter, and sidewalk.

Spring Street, situated to the east of the subject property is a designated Modified Avenue II, dedicated to a width of 80 feet and improved with curb, gutter, and sidewalk.

8th Street, is south of the subject property and is a Modified Avenue III and dedicated to variable widths of 60 to 70 feet and improved with curb, gutter, and sidewalk.

Alley, adjoining the property to the east is a through 20-foot alley that is improved with asphalt pavement. Entrances to the alley from 8th Street and 7th Street are locked with security gates. On June 16, 2006, the Los Angeles City Council approved the alley closure, located northwesterly of Spring Street between 7th and 8th Streets (Council File No. 06-1047).

Background

The effectiveness of compliance with conditions has been previously reviewed three times. As the second Plan Approval application (DIR-2009-0004-RV-PA2) was filed but

terminated, this subject review is the fourth review. The last 2014 Plan Approval (Case No. DIR-2009-0004-RV-PA4) became effective after April 18, 2014. This most recent Plan Approval imposed Condition Nos. 60 and 61, which required that the operator and/or property owner file a Plan Approval application should there be a change in ownership and/or the operator of the business, or within 180 days of the issuance of a Certificate of Occupancy for a new venue. On February 28, 2018, the Los Angeles Department of Building and Safety (LADBS) issued a Certificate of Occupancy #174244 to increase the occupant load from 838 to 1,538 for an existing night club. The subsequent Plan Approval application was due by August 27, 2018.

On January 15, 2019, a Notice of Overdue Plan Approval letter was issued to the property owner and business owner/operator and required that the Plan Approval application and compliance verification report to be submitted within 30 days of the notice. The business owner/operator did not file the application as required.

On July 25, 2019 a second Notice of Overdue Plan Approval letter was issued to the property owner and business owner/operator and required that the Plan Approval application be filed by August 31, 2019. The business owner/operator did not file the application as required.

On November 25, 2019, the Applicant filed the subject Plan Approval application. Due to COVID-19 pandemic, the venue was closed during 2020 and reopened on June 18, 2021.

The City of Los Angeles Office of Finance LATAx Report shows that the property owner, 740 South Broadway Associates LLC, began at the property on January 2, 1996 (Account #0000447970). One other LATAx Report shows that the business operator, Chol Enterprises Inc, started at the property on October 28, 2011 (Account #0002673931).

According to information obtained from the California Department of Alcoholic beverage Control website, the subject business maintains an active Type-47 alcoholic beverage license (On-Sale General Eating Place) and Type-68 license (Portable Bar) under license number 538783. The original ABC license number 236527 was issued on November 22, 1993. The two active ABC liquor licenses on site expire on August 31, 2023.

On-Site Cases, Affidavits, Permits, and Orders

On July 20, 2023, LADBS received complaints for the subject property for CUB or CUX violations. At the preparation of this staff report, the investigation is underway.

On June 22, 2023, LADBS conducted an on-site inspection of the night club. At the time of the inspection, the venue was hosting an event. LADBS met with two property managers and was provided access into the venue. Per LADBS, the operator has not complied with previously issued Orders to Comply, and were found to be in violation for the following:

- Unapproved electrical work has not been resolved. There is an open permit for the electrical work but with corrections issued. It has been a year since the operator called for inspection.
- Unapproved HVAC units on the exterior balcony.

- Event music was audible from the exterior.
- No age verification devices at each point of sales.
- Smoke detectors in basement were covered with plastic.
- Unapproved bar at the front door where merchandise sales are supposed to be located.

Order to Comply #A-5714721 - On April 25, 2022, LADBS issued an Order to Comply for the following LAMC violations:

1. Sale of alcoholic beverages prohibited without a valid Conditional Use Permit.
2. Violation of Condition No.9 of DIR-2009-0004-RV-PA4. No dancing shall be permitted on the subject site.
3. Violation of Condition No.18 of DIR-2009-0004-RV-PA4. In the absence of a bona fide kitchen on premises, each bar shall offer a variety of for-sale snacks and light-food options.
4. Violation of Condition No.22 of DIR-2009-0004-RV-PA4. Electric age verification devices shall be installed on the premises at each point-of-sale location.
5. Violation of Condition No.23 of DIR-2009-0004-RV-PA4. No enclosed room, other than restrooms, intended for use by patron or customers is allowed.
6. Violation of Condition No.37 of DIR-2009-0004-RV-PA4. A clearly legible and easily readable copy of these conditions shall be posted in a conspicuous location. Employees shall be completely familiar with all the conditions.
7. Violation of Condition No.41 of DIR-2009-0004-RV-PA4. The rear/side doors of premises shall be equipped on the inside with an automatic locking device and shall be kept closed at all times.
8. Violation of Condition No.45 of DIR-2009-0004-RV-PA4. The operator or property owner shall identify a contact person and provide a 24-hour "Hot line" telephone number for any inquiries or complaints from the community regarding the subject facility.

On March 10, 2022, LADBS received a complaint for problems that occur from 5:00 p.m. to 7:00 a.m. or on weekends. At the preparation of this staff report, the investigation is underway.

Order to Comply #A-5618678 – LADBS issued a Substandard Order and Notice of Fee with an effective date of November 4, 2021, for the following LAMC violations:

1. Building or premises is Substandard due to hazardous electrical wiring. Exterior balcony and behind the stage; exposed conductors not protected from physical damage.

2. Electrical work done without required permits and approvals. Throughout the building (Globe theater and basement of theater); unpermitted modifications to electrical distribution system require permits and inspections.
3. Mechanical work has been done without the required permits and approvals. Throughout the building; multiple air conditioning unit/equipment have been installed without permits.
4. Failure to comply with a valid department order. Comply with Department Order #5574632 with an effective date of 10/30/2021.

Order to Comply #A-5574632 – LADBS issued a Notice of Code Violation dated September 30, 2021, for the following LAMC violations:

1. Building or premises is Substandard due to hazardous electrical wiring. Exterior balcony and behind the stage; exposed conductors not protected from physical damage.
2. Electrical work done without required permits and approvals. Throughout the building (Globe theater and basement of theater); unpermitted modifications to electrical distribution system require permits and inspections.
3. Mechanical work has been done without the required permits and approvals. Throughout the building; multiple air conditioning unit/equipment have been installed without permits.
4. Failure to comply with a valid department order. Comply with Department Order #5574632 with an effective date of 10/30/2021.

On August 13, 2021, LADBS received a complaint for construction in progress without permits or inspections. At the preparation of this staff report, the investigation is underway.

ZA-2019-1213-CUB – On January 15, 2020, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed bar/lounge with live entertainment, located at 740 Broadway, Suite A. The scope of work included tenant improvements in conjunction with a new 1,766 square-foot bar/lounge located on the ground floor of the existing 11-story building. The project consists of 1,571 square feet of indoor space with 105 seats and a 195 square-foot uncovered patio with 10 outdoor seats along Broadway, and a 94 square-foot stage having acoustic live entertainment. Hours of operation are limited to 12:00 p.m. to 2:00 a.m. Monday through Friday, and 10:00 a.m. to 2:00 a.m. on Saturday and Sunday. The hours of operation for the outdoor patio are limited to 12:00 p.m. to 11:00 p.m. Monday through Friday and 10:00 a.m. to 11:00 p.m. on Saturday and Sunday.

ZA-2019-1215-CUB – On January 15, 2020, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed bar/lounge with live entertainment,

located at 740 Broadway, Suite B. The scope of work included tenant improvements in conjunction with a new 2,496 square-foot bar/lounge located in the basement of the existing 11-story building. Hours of operation are limited to 12:00 p.m. to 2:00 a.m. Monday through Friday, and 10:00 a.m. to 2:00 a.m. on Saturday and Sunday. Indoor seating limited to a maximum of 134 seats.

On May 17, 2019, LADBS received a complaint for issues regarding adult entertainment at the subject location. At the preparation of this staff report, the status is shown as closed as it was a duplicate service request.

ZA-2014-1507-CUB-CUX-PA1 – On March 19, 2019, the operator filed a Plan Approval application under Case No. ZA-2014-1507-CUB-CUX-PA1. At the preparation of this staff report, the subject case is on hold and no approval has been issued for the requested entitlement. The operator is currently hosting ticketed events, including dancing and sale of alcoholic beverages, in violation of the Conditional Use Permit that was granted for the establishment, as ZA-2014-1507-CUB-CUX-PA1 has not been approved.

Permit No. 18016-10000-06163 – On November 13, 2018, LADBS issued a building permit for a change of use at the basement from storage/office to restaurant; new opening in floor between basement and first floor for new stairs serving the bar; proposed first floor remodel of existing retail; and remodel the exterior of building.

DIR-2016-3136-CDO – On July 11, 2018, the Director of Planning issued a Community Design Overlay Plan Approval for the rehabilitation of the existing building, consisting of upper story façade restoration, a new storefront, new rooftop mechanical equipment, and façade lighting, in conjunction with reactivation of the ground floor commercial space and office use on the upper floors of the building. No additions in floor area or signage were included as part of the approval.

ABC License No. 538783 – Transferred on May 30, 2018, California Department of Alcoholic Beverage Control licenses Type-47 (On-Sale General Eating Place) and Type-68 (Portable Bar) issued to Chol Enterprises Inc. The licenses are active and expires on August 31, 2023. Operating restrictions listed on the ABC website are as follows:

- Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as defined on the ABC-257 dated (date) and ABC-253 dated (date).
- The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period. The licensee shall at all times maintain records, which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department on demand.
- The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residences.

- Petitioner(s) shall provide NUMBER uniformed security guard(s) from TIME to TIME after closing.
- Petitioner(s) shall police the area under their control in an effort to prevent the loitering of persons about the premises as depicted on ABC-253, dated DATE.
- The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that read as follows: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES VIOLATORS ARE SUBJECT TO ARREST The sign shall be at least two feet square with two-inch block lettering. The sign shall be in English and Spanish.

Permit No. 18016-10000-02288 – On March 14, 2018, LADBS issued a building permit for tenant improvements to an existing night club. Scope of work included non-structural interior partition walls at basement for a new kitchen.

Permit No. 16016-10000-20608 – On February 28, 2018, LADBS issued a Certificate of Occupancy to increase the occupant load from 838 to 1,538 for an existing night club, and a change of use from night club to theater and multi-purpose event venue. No construction work was included as a part of the permit. The occupant load in the basement is limited to a maximum of 480 people.

Certificate of Occupancy No. 11228 – On February 14, 2008, LADBS issued a certificate of occupancy for the subject location to increase occupant load to 838 by installing new hardwood dance floor at ground level, convert existing lofts to VIP rooms, and convert portion of existing basement to lounge with new bar area. Sale and dispensing of alcoholic beverages for on-site consumption permitted. The primary use was listed as a night club and 149 off-site parking stalls were required for the building.

Permit No. 13016-10001-09519 – On June 3, 2015, LADBS issued a building permit to add emergency exit door to roll up grille; and revise enclosed ticket booth to open counter. The permit was finalized on November 10, 2016.

ZA-2014-1507-CUB-CUX – On November 14, 2014, the Zoning Administrator approved a Conditional Use Permit to allow dancing and on-site sales and dispensing of a full line of alcoholic beverages, in conjunction with the operation of a multi-purpose event venue and theater. An appeal was filed on November 25, 2014 and later withdrawn on January 16, 2015. The Zoning Administrator's determination became effective after February 2, 2015. The grant was for a period of five (5) years and expired on February 2, 2020. The subject grant expired prior to the tolling order issued on March 21, 2020 by the Mayor at the beginning of the COVID-19 pandemic.

Permit No. 13016-10000-09519 – On May 16, 2014, LADBS issued a building permit for a new main entrance in historic location with new storefront and ticket booth, with no work at basement and balconies and the occupant load remained the same. The permit was finalized on November 14, 2017.

DIR-2009-0004-RV-PA4 – On April 3, 2014, the Zoning Administrator determined that substantial compliance with corrective conditions was not found and continued imposition

of conditions was necessary in order to mitigate land use impacts caused by use of the premises.

DIR-2009-0004-RV-PA3 – On June 20, 2012, the Zoning Administrator determined that substantial compliance with corrective conditions was not found and continued imposition of conditions was necessary in order to mitigate land use impacts caused by use of the premises.

ABC License No. 423218 – California Department of Alcoholic Beverage Control license Type-48 (On-Sale General-Public Premises) issued to The Entertainment Group TEG Inc. The license was cancelled on March 19, 2012.

DIR-2009-0004-RV-PA2 – On March 4, 2011, a Plan Approval application was filed with the Department of City Planning. On September 1, 2011, the Zoning Administrator terminated the application due to returned and unpaid payment for the filing fees.

DIR-2009-0004-RV-PA1 – On August 5, 2010, the Zoning Administrator determined that only partial compliance with corrective conditions imposed under the prior action has been attained in association with the operation of a night club known as the 740 Club, located at 740 Broadway. Existing operational conditions were retained on site.

DIR-2009-0004-RV – On July 23, 2009, the Zoning Administrator required the modification of the operation of a night club known as the 740 Club, located at 740 Broadway, in order to mitigate adverse impacts caused by said operation, with its sale of alcoholic beverages for on-site consumption and public dancing, and any potential impacts caused by any future operation of the night club.

ZA-2004-5791-CUB – On January 21, 2005, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing dance hall for the Orion Nightclub. The grant was for a period of ten (10) years and expired on February 7, 2015.

ZA-2000-3742-CUX-PA2 – On November 3, 2004, the Zoning Administrator approved an Approval of Plans to permit an additional 1,500 square feet of dance area on the basement level of a previously approved Conditional Use Permit for a 12,500 square-foot dance floor on three floors of a former theater.

ZA-2000-3742-CUX-PA1 – On June 13, 2003, the Zoning Administrator approved an Approval of Plans, to review the operation of the previously approved Conditional Use Permit for a 12,500 square-foot dance hall on three floors of a former theater.

ZA-2000-3742-CUX – On March 16, 2001, the Zoning Administrator approved a Conditional Use Permit for a 12,500 square-foot public dance hall on three floors of an existing theater building, for the Globe Theater night club, located at 740 South Broadway. It should be noted that the request did not include the sale and dispensing of alcoholic beverages.

Surrounding Cases, Affidavits, Permits, and Orders

ZA-2021-5050-CUB – On April 6, 2022, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for off-site consumption and on-site instructional tasting, with an existing market located at 750 – 762 South Broadway.

ZA-2021-1985-CUB - On March 23, 2022, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of beer and wine for off-site consumption with an existing restaurant deli and market, located at 659 South Broadway.

ZA-2021-5039-CUB – On November 18, 2021, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for off-site consumption with an existing retail food market, located at 650 South Spring Street.

ZA-2019-1319-CUB-CUX – On December 24, 2019, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption with an existing restaurant/banquet hall/bar/lounge and proposed night club/bar/lounge, located at 650 South Spring Street.

ZA-2019-2554-CUB - On November 26, 2019, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant/bar/rooftop lounge, located at 718 – 720 South Hill Street.

ZA-2019-785-CUB-CUX - On September 23, 2019, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed cafe within a new retail store, located at 806 – 808 South Broadway.

ZA-2019-232-CUB - On August 14, 2019, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant, located at 208 West 8th Street.

ZA-2019-238-CUB - On January 14, 2019, an application was filed for a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant/bar, located at 208 West 8th Street. The application was withdrawn.

ZA-2018-585-CUB – On November 16, 2018, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption with an existing restaurant, located at 840 South Spring Street.

ZA-2017-3062-CUB - On August 16, 2018, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption with an existing theater, located at 842 South Broadway.

ZA-2011-1314-CUB-PA1 – On January 31, 2018, the Zoning Administrator approved plans to allow the continued sale of a full line of alcoholic beverages for on-site consumption for an existing restaurant, located at 852 South Broadway.

ZA-2017-4214-CUB - On January 11, 2018, the Zoning Administrator approved a request to permit the sale and dispensing of beer and wine for on-site consumption with a new restaurant, located at 809 South Hill Street.

ZA-2016-4298-CUB - On August 4, 2017, the Zoning Administrator approved a request to permit the on-site sale and dispensing of beer and wine with an proposed restaurant, located at 400 West 8th Street.

ZA-2016-2506-CUB - On February 27, 2017, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a proposed restaurant located at 733 South Spring Street.

ZA-2009-1141-CUB-CUX-PA1 – On August 2, 2016, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption with an existing bar, located at 830 South Broadway.

ZA-2016-790-CUB – On August 1, 2016, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption with a proposed restaurant, located at 724 South Spring Street.

ZA-2009-467-CUB-CUX-PA2 - On May 23, 2016, the Zoning Administrator determined that substantial compliance with conditions of the prior action has been attained in association with the sale and dispensation of a full line of alcoholic beverages for on-site consumption, and beer and wine for off-site consumption, for a restaurant and market located at 801 South Main Street.

ZA-2015-0932-MCUP-CUX-ZV – On May 18, 2016, the Zoning Administrator approved a master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a maximum of 13 establishments and 156 hotel guest rooms, the sale and dispensing of beer and wine for on-site consumption in a maximum of 21 establishments, and the sale of a full line of alcoholic beverages for off-site consumption in one establishment; and a master Conditional Use Permit for public dancing in a maximum of five establishments, located at 801 – 835 South Broadway.

ZA-2014-4270-CUB – On August 7, 2015, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of beer and wine for off-site consumption with an existing mini-mart, located at 219 West 7th Street.

ZA-2015-575-CUB - On June 4, 2015, the Zoning Administrator approved a request to permit the sale and dispensing of alcoholic beverages for a full line of alcoholic beverages in a proposed restaurant, located at 815 South Hill Street.

ZA-2013-3234-CUB – On April 22, 2014, the Zoning Administrator approved a Conditional Use Permit for the continued sale and dispensing of beer and wine only for on-site consumption, located at 322 West 7th Street.

ZA-2013-2765-CUB – On February 27, 2014, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, located at 820 South Spring Street.

ZA-2012-2489-CUB-CUX – On August 6, 2013, the Zoning Administrator approved a Conditional Use Permit for public dancing and the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a theater and lobby and two bars/lounges, located at 802 South Broadway.

ZA-2011-2610-CUB – On March 21, 2012, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption and off-site sales, for a restaurant located at 840 South Spring Street.

ZA-2009-937-CUB-CUX – On May 28, 2010, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption; and a Conditional Use Permit for public dancing with live entertainment, for an existing theater known as Tower Theater, located at 802 South Broadway.

ZA-2009-2976-CUB – On April 16, 2010, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of beer and wine only for on-site consumption with an existing restaurant, located at 840 South Spring Street.

DIR-2005-174-RV-PA1 – On November 2, 2009, the Zoning Administrator determined that no further review of plans was required and the revocation case conditions are eliminated for the Stock Exchange nightclub, located at 618 South Spring Street.

ZA-2006-5827-CUB – On October 16, 2006, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of beer and wine for on-site consumption for a restaurant, located at 322 – 324 West 7th Street.

DIR-2005-174-RV – On October 20, 2005, the Zoning Administrator modified the operational conditions under previous approvals for the Stock Exchange nightclub, located at 618 South Spring Street.

ZA-2002-50-CUB-ZV - On August 15, 2002, the Zoning Administrator denied a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption with an existing sushi bar restaurant, located at 752 – 756 South Main Street.

ZA-1995-0830-CUB-PAB - On January 27, 2002, the Zoning Administrator approved a request for the approval of plans, as required by Condition No. 10 of the underlying Case No. ZA-1995-0830-CUB, to continue the sale of alcoholic beverages for on-site consumption at 618 South Spring Street.

ZA-1995-0957-ZV - On May 2, 1996, the Zoning Administrator approved a request to permit a dance hall in the [Q]R5 Zone, located at 1040 South Grand Avenue.

ZA-1994-0830-CUB - On February 8, 1996, the Zoning Administrator approved a conditional use to permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, located at 618 South Spring Street.

ZA-1992-139-RV – On May 19, 1993, the Zoning Administrator determined that insufficient evidence was available to sustain a revocation action for the La Hacienda Real, located at 849 South Broadway for the.

ZA-1992-416-RV, ZA-1992-417-RV, ZA-1992-422-RV, ZA-1992-423-RV – On November 5, 1992, the Chief Zoning Administrator terminated these four cases due to insufficient evidence of nuisance activity.

ZA-1986-0901-CUB-CUX – On October 1, 1986, the Zoning Administrator approved a request to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a proposed night club facility with dancing accommodating approximately 1,100 patrons and having the hours of operation from 4 p.m. to 2 a.m., located at 618 South Spring Street.

Comments from Other Departments and/or the General Public

Council District 14

At the preparation of this staff report, no written recommendations were received from the Office of Fourteenth Council District.

Los Angeles Police Department submitted the following reports:

Investigative Reports: At least 140 investigative reports were provided between February 21, 2015 to May 29, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>	<u>SUMMARY</u>
1	2015-02-21	3:00 AM	Robbery	Victim crossed alley to access vehicle. Suspect pushed, kicked, and punched victim to the floor and took victim's property. Suspect fled to the alley. Rear parking lot poorly lit and there were no visible cameras that cover the lot. LAPD Officers conducted follow up to rear parking lot and canvassed the area for any cameras with negative results
2	2015-10-21	11:45 AM	Theft	Victim was waiting for friend in alley. Suspect approached victim and took victim's property. Victim believed suspect to be part of a gang
3	2016-01-07	12:30 PM	Burglary from Motor Vehicle	Victim parked vehicle in alley. Victim returned to vehicle two hours later and discovered that rear driver side

				window was smashed and property was missing from backseat of vehicle
4	2016-05-15	6:20 PM	Grand Theft	Victim was conducting movie shoot at the location. Suspect stole victim's property and left
5	2016-05-17	4:00 PM	Grand Theft	Victim left property on floor of movie set. Suspect stole victim's property and left
6	2016-06-17	10:45 PM	Domestic Battery	Victim and suspect engaged in verbal argument. Suspect hit victim and fled on foot
7	2016-12-31	9:30 PM	Theft	Victim's personal property stolen inside club
8	2017-01-01	12:10 AM	Theft	Victim's personal property stolen inside club
9	2017-01-01	12:10 AM	Theft	Victim's personal property stolen inside club. Suspect attempted to use victim's credit card at the club for fraudulent transactions
10	2017-04-15	4:30 AM	Battery	Suspect punched victim multiple times in face with closed fists and grabbed suspect by hair and pushed suspect to the ground. Members of the crowd inside club pulled suspect off the victim. Suspect proceeded back to the party
11	2017-09-23	9:00 PM	Vandalism	Victim parked his vehicle in parking lot. Victim discovered rear window smashed when he returned to vehicle two hours later
12	2018-01-06	6:00 PM	Petty Theft	Victim's personal property stolen inside club
13	2018-05-19	2:00 AM	Vandalism	Suspect pushed victim's food cart and pushed it over causing damage. Suspect and victim were selling food out of food carts in front of club
14	2018-06-23	11:00 PM	Theft from Motor Vehicle	Victim parked vehicle in parking structure. Victim returned to vehicle three hours later and discovered that vehicle had been moved and some personal properties were missing
15	2018-07-26	3:30 PM	Theft from Motor Vehicle	Victim parked vehicle on street. Victim returned to vehicle within an hour and discovered personal property missing
16	2018-07-28	8:30 PM	Contempt of Court	Suspect attended victim's concert at club. Suspect contacted victim in violation of temporary restraining order

17	2018-10-06	5:00 PM	Grand Theft	Victim's personal property stolen inside club
18	2018-11-08	8:30 PM	Burglary from Motor Vehicle	Victim parked car in parking structure. Victim returned to vehicle few hours later and discovered driver side window smashed and personal property missing
19	2018-11-18	3:15 AM	Battery	Victim was attempting to park vehicle on street. Suspect drove along victim's side of vehicle and began yelling. Suspect threw a cup of hot coffee striking the victim on face
20	2019-01-12	11:00 PM	Theft	Victim's personal property stolen inside club
21	2019-02-24	7:00 PM	Grand Theft	Victim's personal property stolen inside club
22	2019-03-02	9:40 PM	Battery	Suspect grabbed victim's neck and began choking. Victim and suspect fell to ground. Victim felt kicks and punches onto upper and lower body. Victim felt being dragged outside to sidewalk. Victim had concussion, lacerations to face, arms, neck and lower back. Suspect was a security guard at the club
23	2019-04-24	9:00 PM	Petty Theft	Victim's personal property stolen inside club
24	2019-04-24	9:00 PM	Petty Theft	Victim's personal property stolen inside club
25	2019-04-27	1:30 AM	Grand Theft	Victim's personal property stolen inside club
26	2019-05-26	3:00 AM	Assault	Suspect approached victim inside club and made verbal threats. Suspect splashed a cup of vodka at victim's face
27	2019-07-07	8:20 PM	Felony Battery	Victim was punched in the mouth by suspect and fell to the ground inside club. Elder abuse
28	2019-07-07	12:30 AM	Grand Theft	Victim's personal property stolen inside club
29	2019-08-18	12:30 AM	Grand Theft	Victim's personal property stolen inside club
30	2019-08-31	1:50 AM	Robbery	Victim punched and kicked by suspects inside bathroom of the club. Victim fell to the ground, suffered seizures and lost consciousness. Victim's personal property stolen by suspects

31	2019-10-12	2:15 AM	Battery	Victim was pushed to the ground by security guard at the club. Victim hit his head on the ground and lost consciousness
32	2019-10-31	1:00 AM	Theft	Suspects took victim's property without permission and fled
33	2019-11-02	12:00 AM	Theft	Suspects took victim's property without permission and fled
34	2019-11-07	10:45 AM	Theft	Suspect took victim's property from street while victim was setting up for an event at the club
35	2020-01-01	12:30 AM	Rape	Suspect drugged victim's alcoholic beverages inside the club. Victim was walked upstairs to the second-floor mezzanine by a security guard. The security guard sexually assaulted the victim while the victim was unconscious
36	2020-01-12	1:00 AM	Theft	Victim's personal property stolen inside club
37	2020-01-25	1:00 AM	Battery	Victim and suspect engaged in verbal dispute. Suspect hit victim multiple times on face, arm, and struck victim. Suspect grabbed victim by hair and pulled victim out of vehicle. Victim fell out of vehicle and hit victim's head on the street
38	2020-02-08	11:30 AM	Theft	Victim's personal property stolen inside club
39	2020-02-16	10:00 PM	Burglary from Motor Vehicle	Victim parked vehicle in parking structure. Victim returned to vehicle and discovered personal properties were missing
40	2020-03-06	11:15 PM	Battery	Victim and suspect engaged in argument. Suspect grabbed victim and pushed victim
41	2021-08-05	7:00 PM	Grand Theft	Victim's personal property stolen inside club
42	2021-08-21	2:30 AM	Battery	Victim and suspect involved in verbal altercation. Another suspect struck victim on face. Suspects physically assaulted victim multiple times on face and body. Suspect stole victim's property
43	2021-10-09	2:30 AM	Grand Theft	Victim's personal property stolen inside club
44	2021-10-16	1:05 AM	Grand Theft	Victim's personal property stolen inside club

45	2021-10-30	10:05 AM	Grand Theft	Victim's personal property stolen at club
46	2021-12-05	12:30 AM	Grand Theft	Victim's personal property stolen inside club
47	2022-01-07	11:35 PM	Grand Theft	Victim's personal property stolen in bathroom stall inside club
48	2022-01-07	1:47 AM	Grand Theft	Victim's personal property stolen inside club
49	2022-01-07	11:35 PM	Grand Theft	Victim's personal property stolen inside club
50	2022-01-07	1:47 AM	Grand Theft	Victim's personal property stolen inside club
51	2022-01-16	12:30 AM	Pickpocket	Victim's personal property stolen inside club
52	2022-01-16	12:30 AM	Pickpocket	Victim's personal property stolen at club
53	2022-02-20	10:00 PM	Petty Theft	Victim's personal property stolen at the club
54	2022-02-20	10:00 PM	Petty Theft	Victim's personal property stolen inside club
55	2022-02-25	12:45 AM	Petty Theft	Victim's personal property stolen inside club
56	2022-02-25	12:45 AM	Petty Theft	Victim's personal property stolen inside club
57	2022-02-26	10:00 PM	Battery	Security guards grabbed victim and threw victim to the ground and caused visible injuries
58	2022-02-26	10:00 PM	Battery	Suspects (security guards) grabbed victim and threw victim to the ground and caused visible injuries.
59	2022-03-06	12:15 AM	Grand Theft	Victim's personal property stolen at the club
60	2022-03-06	12:15 AM	Grand Theft	Victim's personal property stolen at the club
61	2022-04-16	11:00 PM	Robbery	Suspects approached victim and assaulted victim. Victim was knocked out and fell to the ground. Suspect took property belonging to victim
62	2022-04-23	10:00 PM	Burglary from Motor Vehicle	Victim returned to vehicle after four hours and discovered driver side window smashed. Victim's personal properties stolen from within vehicle
63	2022-05-04	1:00 PM	Battery	Suspect struck victim on victim's rear end with unknown body part
64	2022-05-13	1:20 AM	Battery	Victims pushed by suspect multiple times

65	2022-05-25	9:25 PM	Violation of Restraining Order	Suspect violated restraining order
66	2022-06-19	12:30 AM	Grand Theft	Suspect took victim's property and fled
67	2022-07-16	1:00 AM	Battery	Victim was elbowed in the face and pushed to the ground inside night club, while being removed from the club, the security guard snatched victim's wallet and phone
68	2022-07-28	4:35 PM	Battery	Suspect and victim involved in verbal dispute. During dispute suspect dragged victim across the street
69	2022-07-29	11:30 PM	Violation of Restraining Order	Suspect violated restraining order
70	2022-08-07	12:30 AM	Assault with Deadly Weapon	During altercation at the bar, victim was struck on head with glass bottle by suspects
71	2022-08-07	12:30 AM	Assault with Deadly Weapon	Suspects struck victims on head with glass bottle and metal pipe at the bar
72	2022-08-14	2:00 AM	Battery	Victim and suspects involved in a fight inside night club. The fight continued outside in the sidewalk. While on the ground, victim was punched and kicked by suspects. Suspects sprayed victim with pepper spray
73	2022-08-27	12:00 AM	Grand Theft	Victim's personal property stolen inside club
74	2022-09-02	11:30 AM	Grand Theft	Victim's personal property stolen inside club
75	2022-09-18	11:20 AM	Grand Theft	Victim's personal property stolen inside club
76	2022-10-01	1:40 AM	Assault with Deadly Weapon	Suspect and victim engaged in a fight. Parties were split up and suspect used a hard object to strike the victim causing laceration
77	2022-10-09	1:55 AM	Violence with Injury	Suspect and victim involved in verbal dispute inside club. Victim stepped outside the club and suspect pushed her. Suspect pulled victim by hair and arm and attempted to remove victim from vehicle
78	2022-10-09	12:10 AM	Petty Theft	Victim's personal property stolen inside club
79	2022-10-09	11:00 PM	Petty Theft	Victim's personal property stolen inside club

80	2022-10-14	2:00 AM	Pickpocket	Victim's personal property stolen inside club
81	2022-10-15	12:00 AM	Pickpocket	Victim's personal property stolen inside club
82	2022-10-15	NFD	Sexual Assault	Victim and suspect exited the club. Suspect sexually assaulted victim in the parking lot next to the club. Victim was heavily intoxicated during the incident
83	2022-10-21	12:57 AM	Pickpocket	Victim's personal property stolen inside club
84	2022-10-21	9:00 PM	Pickpocket	Victim's personal property stolen inside club
85	2022-10-22	2:00 AM	Grand Theft	Victim's personal property stolen inside club
86	2022-10-30	12:30 AM	Pickpocket	Victim's personal property stolen inside club
87	2022-11-02	10:30 AM	Theft	Victim's personal property stolen inside club
88	2022-11-11	11:00 PM	Grand Theft	Victim's personal property stolen inside club
89	2022-11-11	1:35 AM	Pickpocket	Victim's personal property stolen inside club
90	2022-11-11	11:40 PM	Pickpocket	Victim's personal property stolen inside club
91	2022-11-11	11:30 PM	Pickpocket	Victim's personal property stolen inside club
92	2022-11-18	10:00 PM	Pickpocket	Victim's personal property stolen inside club
93	2022-11-19	12:30 AM	Pickpocket	Victim's personal property stolen inside club
94	2022-11-19	1:30 AM	Pickpocket	Victim's personal property stolen inside club
95	2022-11-19	1:30 AM	Petty Theft	Victim's personal property stolen inside club
96	2022-11-25	11:00 PM	Pickpocket	Victim's personal property stolen inside club
97	2022-11-25	11:00 PM	Pickpocket	Victim's personal property stolen inside club
98	2022-11-25	9:30 PM	Petty Theft	Victim's personal property stolen inside club
99	2022-11-26	10:00 PM	Pickpocket	Victim's personal property stolen inside club
100	2022-11-27	12:05 AM	Pickpocket	Victim's personal property stolen inside club
101	2022-11-27	1:00 AM	Pickpocket	Victim's personal property stolen inside club

102	2022-12-10	1:00 AM	Battery	Suspect approached victim and made verbal threats. Suspect scratched and kicked victim
103	2022-12-16	11:30 PM	Pickpocket	Victim's personal property stolen inside club
104	2022-12-23	11:30 PM	Rape	Suspects provided alcoholic beverages to victim. Victim was removed from VIP area inside club since she was a minor. Victim lost consciousness and believed she was raped by suspects. Victim lost multiple personal items and woke up in unknown location
105	2022-12-23	10:50 PM	Pickpocket	Victim's personal property stolen inside club
106	2022-12-23	11:00 PM	Petty Theft	Victim's personal property stolen inside club
107	2022-12-24	2:25 AM	Assault with Deadly Weapon	Victim was attacked with vehicle after leaving the club. Patrol officer identified victim as a minor. Victim was underage and drinking inside the club and was heavily intoxicated
108	2022-12-24	12:07 AM	Pickpocket	Victim's personal property stolen inside club
109	2022-12-24	1:00 AM	Grand Theft	Victim's personal property stolen inside club
110	2023-01-06	11:27 PM	Pickpocket	Victim's personal property stolen inside club
111	2023-01-06	10:40 PM	Pickpocket	Victim's personal property stolen inside club
112	2023-01-06	12:53 AM	Pickpocket	Victim's personal property stolen inside club
113	2023-01-06	11:50 PM	Pickpocket	Victim's personal property stolen inside club
114	2023-01-07	12:30 AM	Grand Theft	Victim's personal property stolen inside club
115	2023-01-13	11:50 PM	Theft	Victim's personal property stolen inside club
116	2023-01-13	11:55 PM	Theft	Victim's personal property stolen inside club
117	2023-01-13	2:00 AM	Pickpocket	Victim's personal property stolen inside club
118	2023-01-15	12:30 AM	Pickpocket	Victim's personal property stolen inside club
119	2023-01-20	12:30 AM	Pickpocket	Victim's personal property stolen inside club
120	2023-01-20	10:30 PM	Pickpocket	Victim's personal property stolen inside club

121	2023-01-20	10:10 PM	Grand Theft	Victim's personal property stolen inside club
122	2023-01-20	11:00 PM	Pickpocket	Victim's personal property stolen inside club
123	2023-01-21	11:30 PM	Pickpocket	Victim's personal property stolen inside club
124	2023-01-22	2:30 AM	Robbery	Suspects punched victim multiple times and took property
125	2023-01-22	1:30 AM	Grand Theft	Victim's personal property stolen inside club
126	2023-02-03	11:30 PM	Pickpocket	Victim's personal property stolen inside club
127	2023-02-03	2:00 AM	Pickpocket	Victim's personal property stolen inside club
128	2023-02-04	12:40 AM	Pickpocket	Victim's personal property stolen inside club
129	2023-02-05	3:00 AM	Robbery	Suspects approached victim from behind and punched victim multiple times on head causing victim to become unconscious. Suspects stole victim's personal property
130	2023-02-11	10:30 PM	Theft	Victim's personal property stolen inside club
131	2023-02-18	10:40 PM	Rape	Victim drank alcoholic beverages at bar inside night club and immediately lost consciousness. Victim was unconscious and unknown suspects penetrated victim's anus and mouth with unknown objects. Victim's personal property was stolen inside club
132	2023-03-04	10:43 PM	Petty Theft	Victim's personal property was stolen.
133	2023-03-26	1:00 AM	Grand Theft	Victim's personal property stolen inside club
134	2023-04-08	2:10 AM	Felony Battery	Suspects punched victim multiple times
135	2023-05-05	11:45 PM	Grand Theft	Victim's personal property stolen inside club
136	2023-05-06	6:00 PM	Battery	Suspect and victim engaged in verbal dispute. Suspect scratched both victim's legs and punched victim's leg, leaving visible injuries
137	2023-05-14	1:55 AM	Pickpocket	Victim's personal property stolen inside club
138	2023-05-14	1:37 AM	Pickpocket	Victim's personal property stolen inside club

139	2023-05-26	11:00 PM	Theft	Victim had drinks inside night club and lost consciousness. Victim woke up in his vehicle which was parked in the parking lot. Victim discovered his personal properties were missing
140	2023-05-29	1:45 AM	Grand Theft	Victims were kicked out of the club and exited towards the rear alley. Victims argued with security guard at the club. Security guard attempted to take money from victim's pocket. Security guard pushed victims. Victims dropped money to the ground. Security guards stole the money and fled back to the club

Arrest Reports: At least 19 arrest reports were provided between April 24, 2014 to January 21, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1	2014-04-24	12:40 AM	DRINKING IN PUBLIC
2	2014-05-29	6:20 AM	SHOPPING CART THEFT
3	2014-06-03	7:58 AM	POSSESSION OF OPEN CONTAINER OF ALCOHOL
4	2014-06-05	7:50 PM	POSSESSION OF OPEN CONTAINER OF ALCOHOL
5	2014-10-03	7:10 PM	VIOLATION COURT ORDER
6	2014-10-23	2:50 PM	DRINKING IN PUBLIC
7	2015-04-03	4:15 PM	POSSESSION OF OPEN CONTAINER OF ALCOHOL
8	2015-04-03	4:20 PM	VIOLATION COURT ORDER
9	2015-08-08	4:30 PM	TRESPASSING
10	2016-06-01	1:11 AM	PROHIBITED BURNING
11	2019-12-20	12:30 AM	BATTERY
12	2021-10-02	4:00 AM	VIOLENCE W/ INJURY
13	2022-12-24	4:10 AM	GRAND THEFT
14	2022-12-24	2:04 AM	GRAND THEFT
15	2023-01-12	2:10 AM	RECEIVING STOLEN PROPERTY
16	2023-01-14	12:15 AM	GRAND THEFT
17	2023-01-14	12:15 AM	GRAND THEFT
18	2023-01-16	1:40 AM	RECEIVING STOLEN PROPERTY
19	2023-01-21	2:10 AM	RECEIVING STOLEN PROPERTY

Crime Analysis Mapping System Crime Summary Report: At least 141 crime incidents were documented between February 21, 2015 to July 29, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1	2015-02-21	3:00 AM	ROBBERY

2	2015-05-26	7:00 AM	LEWD/OBSCENE PHONE CALL
3	2015-09-25	11:00 PM	THEFT
4	2015-09-27	1:00 AM	INCIDENT REPORT
5	2015-10-21	11:45 AM	THEFT
6	2016-01-07	12:30 PM	BURGLARY FROM MOTOR VEHICLE
7	2016-01-18	10:30 AM	TRAFFIC INCIDENT
8	2016-05-15	6:20 PM	THEFT
9	2016-05-17	4:00 PM	THEFT
10	2016-06-17	10:45 PM	BATTERY
11	2016-06-24	10:00 AM	LOST PROPERTY
12	2016-12-31	9:30 PM	THEFT
13	2017-01-01	12:10 AM	GRAND THEFT
14	2017-01-01	12:10 AM	THEFT
15	2017-02-03	7:30 PM	LOST PROPERTY
16	2017-04-15	4:00 AM	BATTERY
17	2017-05-12	11:00 PM	LOST PROPERTY
18	2017-09-23	9:00 PM	VANDALISM
19	2018-01-06	6:00 PM	THEFT
20	2018-05-19	2:00 AM	VANDALISM
21	2018-05-27	11:00 PM	LOST PROPERTY
22	2018-06-23	11:00 PM	BURGLARY FROM MOTOR VEHICLE
23	2018-07-26	3:30 PM	BURGLARY FROM MOTOR VEHICLE
24	2018-07-29	1:45 PM	CONTEMPT OF COURT
25	2018-07-29	1:45 PM	CONTEMPT OF COURT
26	2018-10-06	5:00 PM	THEFT
27	2018-11-08	8:30 PM	BURGLARY FROM MOTOR VEHICLE
28	2018-11-18	3:15 AM	BATTERY
29	2019-01-12	11:00 PM	GRAND THEFT
30	2019-02-24	7:00 PM	THEFT
31	2019-03-02	9:40 PM	AGGRAVATED ASSAULT
32	2019-03-14	10:00 PM	LOST PROPERTY
33	2019-04-24	9:00 PM	THEFT
34	2019-04-24	9:00 PM	LOST PROPERTY
35	2019-04-24	9:00 PM	THEFT
36	2019-04-27	1:30 AM	THEFT
37	2019-05-26	3:00 AM	BATTERY
38	2019-05-26	3:00 AM	BATTERY
39	2019-06-01	12:03 AM	LOST PROPERTY
40	2019-07-07	12:30 AM	THEFT
41	2019-07-07	8:20 PM	AGGRAVATED ASSAULT
42	2019-08-18	12:30 AM	THEFT

43	2019-08-31	1:50 AM	ROBBERY
44	2019-09-06	11:00 PM	LOST PROPERTY
45	2019-10-12	2:15 AM	AGGRAVATED ASSAULT
46	2019-10-20	3:00 AM	LOST PROPERTY
47	2019-10-31	1:00 AM	THEFT
48	2019-11-02	12:01 AM	THEFT
49	2019-11-07	10:45 AM	THEFT
50	2019-11-17	5:45 PM	LOST PROPERTY
51	2019-12-16	12:00 PM	EVIDENCE BOOKED
52	2019-12-20	12:10 AM	BATTERY
53	2020-01-01	12:30 AM	RAPE
54	2020-01-12	1:00 AM	THEFT
55	2020-01-25	1:00 AM	BATTERY
56	2020-02-08	11:30 AM	THEFT
57	2020-02-16	10:00 PM	BURGLARY FROM MOTOR VEHICLE
58	2020-02-21	11:30 PM	LOST PROPERTY
59	2020-03-06	11:15 PM	BATTERY
60	2020-11-08	3:30 PM	THEFT
61	2021-08-05	7:00 PM	THEFT
62	2021-08-21	2:03 AM	BATTERY
63	2021-10-02	4:00 AM	BATTERY
64	2021-10-09	2:30 AM	THEFT
65	2021-10-16	1:05 AM	THEFT
66	2021-10-30	10:05 PM	THEFT
67	2022-01-07	1:47 AM	THEFT
68	2022-01-07	11:35 PM	THEFT
69	2022-01-16	12:30 AM	GRAND THEFT
70	2022-02-20	10:00 PM	THEFT
71	2022-02-25	12:45 AM	THEFT
72	2022-02-26	10:00 PM	BATTERY
73	2022-03-06	12:15 AM	THEFT
74	2022-04-17	12:01 AM	ROBBERY
75	2022-04-22	10:00 PM	BURGLARY FROM MOTOR VEHICLE
76	2022-12-10	1:00 AM	BATTERY
77	2022-12-16	11:30 PM	GRAND THEFT
78	2022-12-23	10:50 PM	GRAND THEFT
79	2022-12-23	11:00 PM	THEFT
80	2022-12-23	11:00 PM	RAPE
81	2022-12-24	12:07 AM	GRAND THEFT
82	2022-12-24	12:30 AM	THEFT
83	2022-12-24	1:30 AM	GRAND THEFT
84	2023-01-06	12:53 PM	GRAND THEFT

85	2023-01-06	10:40 PM	GRAND THEFT
86	2023-01-06	11:27 PM	GRAND THEFT
87	2023-01-06	11:50 PM	GRAND THEFT
88	2023-01-07	12:30 AM	THEFT
89	2023-01-13	2:00 AM	GRAND THEFT
90	2023-01-13	11:50 PM	THEFT
91	2023-01-13	11:50 PM	GRAND THEFT
92	2023-01-13	11:55 PM	GRAND THEFT
93	2023-01-15	12:30 AM	GRAND THEFT
94	2023-01-16	12:30 AM	PICKPOCKET
95	2023-01-20	10:10 AM	THEFT
96	2023-01-20	10:30 PM	GRAND THEFT
97	2023-01-20	11:00 PM	GRAND THEFT
98	2023-01-21	12:01 AM	GRAND THEFT
99	2023-01-21	11:30 PM	GRAND THEFT
100	2023-01-21	11:58 PM	THEFT
101	2023-01-22	1:30 AM	GRAND THEFT
102	2023-01-22	2:30 AM	ROBBERY
103	2023-02-03	2:00 AM	GRAND THEFT
104	2023-02-03	11:00 PM	GRAND THEFT
105	2023-02-04	12:40 AM	GRAND THEFT
106	2023-02-05	3:00 AM	ROBBERY
107	2023-02-11	10:30 PM	LOST PROPERTY
108	2023-02-18	10:40 PM	RAPE
109	2023-03-26	1:00 AM	THEFT
110	2023-04-08	2:10 AM	AGGRAVATED ASSAULT
111	2023-05-05	11:45 PM	GRAND THEFT
112	2023-05-05	11:45 PM	GRAND THEFT
113	2023-05-06	12:20 AM	GRAND THEFT
114	2023-05-06	12:20 AM	GRAND THEFT
115	2023-05-06	6:00 PM	BATTERY
116	2023-05-14	1:37 AM	GRAND THEFT
117	2023-05-14	1:55 AM	GRAND THEFT
118	2023-05-14	1:37 AM	GRAND THEFT
119	2023-05-14	1:55 AM	GRAND THEFT
120	2023-05-26	11:00 PM	THEFT
121	2023-05-26	11:00 PM	THEFT
122	2023-05-27	12:20 AM	THEFT
123	2023-05-27	12:20 AM	THEFT
124	2023-05-29	1:45 AM	THEFT
125	2023-05-29	1:45 AM	THEFT
126	2023-06-17	12:20 AM	GRAND THEFT
127	2023-07-02	1:00 AM	THEFT
128	2023-07-03	12:20 PM	THEFT

129	2023-07-03	11:00 PM	THEFT
130	2023-07-07	10:00 PM	GRAND THEFT
131	2023-07-07	11:00 PM	GRAND THEFT
132	2023-07-07	11:30 PM	GRAND THEFT
133	2023-07-08	12:25 PM	GRAND THEFT
134	2023-07-14	10:05 PM	GRAND THEFT
135	2023-07-15	10:00 PM	RAPE
136	2023-07-15	11:00 PM	THEFT
137	2023-07-16	12:01 AM	GRAND THEFT
138	2023-07-16	2:35 AM	THEFT
139	2023-07-22	11:00 PM	GRAND THEFT
140	2023-07-29	1:20 AM	THEFT
141	2023-07-29	3:55 AM	GRAND THEFT

Crime Analysis Mapping System Arrest Summary Report: At least 11 arrests were made between April 3, 2015 to January 21, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>CRIME</u>
1	2015-04-03	4:15 PM	POSSESSION OF OPEN CONTAINER OF ALCOHOL IN PUBLIC SPACE
2	2015-04-03	4:20 PM	VIOLATION / FAILURE TO APPEAR
3	2015-08-08	4:30 PM	TRESPASSING
4	2016-06-01	1:11 AM	FIRE CODE VIOLATION / PROHIBITED BURNING
5	2019-12-20	12:30 AM	ASSAULT
6	2020-11-08	3:30 PM	LARCENY
7	2022-12-24	2:04 AM	LARCENY
8	2023-01-14	12:15 AM	LARCENY
9	2023-01-14	12:15 AM	LARCENY
10	2023-01-16	1:40 AM	RECEIVE STOLEN PROPERTIES
11	2023-01-21	2:10 AM	RECEIVE STOLEN PROPERTIES

Crime Analysis Mapping System Calls for Service Summary Report: At least 266 Calls for Service were made between January 5, 2015 to July 28, 2023.

<u>NO.</u>	<u>DATE</u>	<u>TIME</u>	<u>INCIDENT</u>
1	2015-01-05	9:36 PM	VANDALISM
2	2015-01-05	9:57 PM	VANDALISM
3	2015-02-12	1:47 PM	DISPUTE BUSINESS
4	2015-03-25	8:14 AM	NO FURTHER DETAILS ("NFD")
5	2015-04-03	4:10 PM	ACTIVITIES IN ALLEY
6	2015-04-10	7:43 PM	BATTERY / AMBULANCE / E/R
7	2015-05-02	2:16 AM	BATTERY DOMESTIC VIOLENCE
8	2015-05-07	4:51 PM	DISPUTE BUSINESS
9	2015-05-15	6:09 PM	NFD
10	2015-06-02	12:49 AM	BURGLARY

11	2015-07-07	3:02 AM	VANDALISM
12	2015-08-08	4:39 PM	NFD
13	2015-09-11	10:31 PM	NFD
14	2015-09-24	11:37 AM	NFD
15	2015-09-24	11:50 AM	NFD
16	2015-10-09	11:16 PM	DISTURBANCE / RADIO
17	2015-10-31	2:05 AM	INJURY / AMULANCE / ER
18	2015-11-20	10:33 PM	DISTURBANCE / RADIO
19	2015-12-17	3:11 AM	ALARM / BURGLARY
20	2015-12-20	3:39 AM	ALARM / BURGLARY
21	2015-12-30	10:30 AM	DISPUTE BUSINESS
22	2016-01-01	12:01 AM	DISTURBANCE / FIGHT
23	2016-01-01	1:37 AM	DISPUTE / BUSINESS
24	2016-01-04	3:44 AM	ALARM / BURGLARY
25	2016-01-08	11:11 PM	ALARM / BURGLARY
26	2016-01-12	4:16 AM	ALARM / BURGLARY
27	2016-01-18	2:06 AM	DISTURBANCE / RADIO
28	2016-01-25	11:11 PM	ALARM / BURGLARY
29	2016-01-31	2:09 AM	DISTURBANCE / RADIO
30	2016-02-11	10:52 PM	DISTURBANCE / RADIO
31	2016-02-12	11:27 PM	DISTURBANCE / RADIO
32	2016-02-18	9:11 PM	DISTURBANCE / RADIO
33	2016-02-21	2:09 AM	DISTURBANCE / RADIO
34	2016-03-03	6:15 AM	VANDALISM
35	2016-03-05	10:12 PM	DISTURBANCE
36	2016-03-12	12:05 AM	DISTURBANCE / PARTY
37	2016-03-27	1:59 AM	DISTURBANCE / RADIO
38	2016-04-03	2:34 AM	DISTURBANCE / RADIO
39	2016-05-07	10:36 PM	BATTERY
40	2016-05-16	12:30 PM	OTHERS
41	2016-05-18	4:27 PM	OTHERS
42	2016-06-19	1:13 AM	DISTURBANCE / RADIO
43	2016-06-24	1:07 AM	BATTERY DOMESTIC VIOLENCE
44	2016-06-27	4:08 PM	OTHERS
45	2016-10-02	1:53 AM	DISTURBANCE MAJOR FIGHT
46	2016-10-30	11:15 PM	INJURY
47	2016-11-01	2:08 AM	BATTERY / AMB E/R
48	2017-01-14	10:34 PM	DISTURBANCE GROUP KNIVES
49	2017-01-16	2:52 AM	ROBBERY
50	2017-02-04	8:00 AM	OTHERS
51	2017-02-19	3:19 AM	DISTURBANCE / RADIO
52	2017-02-24	10:46 PM	DISTURBANCE / RADIO
53	2017-02-24	11:54 PM	DISTURBANCE / RADIO
54	2017-04-15	2:34 AM	INJURY AMBULANCE

55	2017-05-02	1:19 PM	DISTURBANCE KNIVES
56	2017-05-04	11:51 PM	DISTURBANCE GROUP KNIVES
57	2017-05-05	12:42 AM	DISPUTE / BUSINESS
58	2017-05-19	4:07 PM	OTHERS
59	2017-05-27	1:32 AM	DISPUTE BUSINESS
60	2017-05-27	2:23 AM	DISPUTE BUSINESS
61	2017-07-16	1:18 PM	TRAFFIC AMBULANCE / ALLEY
62	2017-07-17	12:31 AM	INTOXICATED GROUP
63	2017-08-28	9:01 AM	BURGLARY
64	2017-09-17	8:41 AM	BURGLARY
65	2017-09-23	10:16 PM	DISTURBANCE
66	2017-09-26	10:59 AM	VANDALISM
67	2017-10-12	1:53 AM	VANDALISM / ALLEY
68	2017-10-25	4:05 AM	BURGLARY
69	2017-11-01	2:08 PM	OTHERS
70	2017-11-18	7:29 PM	FIRE DEPARTMENT BACK UP
71	2017-12-30	10:51 PM	DISPUTE / BUSINESS
72	2018-01-08	4:22 PM	OTHERS
73	2018-01-10	6:44 AM	NFD
74	2018-01-13	11:34 PM	NFD
75	2018-01-14	3:08 AM	DISTURBANCE / PARTY
76	2018-01-15	1:35 AM	DISPUTE / BUSINESS
77	2018-01-16	5:53 AM	NFD
78	2018-01-26	7:41 AM	ALARM / BURGLARY
79	2018-01-31	8:44 AM	ALARM / BURGLARY
80	2018-02-01	7:19 AM	ALARM / BURGLARY
81	2018-02-13	4:32 AM	ALARM / BURGLARY
82	2018-02-18	5:21 PM	DISTURBANCE GROUP
83	2018-02-18	8:37 PM	ASSAULT W/ DEADLY WEAPON / SHOTS FIRED
84	2018-02-18	8:44 PM	ASSAULT W/ DEADLY WEAPON / SHOTS FIRED
85	2018-04-11	7:20 AM	ALARM / BURGLARY
86	2018-05-03	6:54 PM	PROWLER TRESPASSING
87	2018-05-06	2:49 AM	OTHERS
88	2018-05-06	4:35 AM	PARKING VIOLATION / ALLEY
89	2018-05-21	3:29 PM	DISTURBANCE
90	2018-05-28	10:51 AM	OTHERS
91	2018-06-03	12:33 AM	DISTURBANCE / RADIO
92	2018-07-21	7:29 PM	INTOXICATED GROUP IN VEHICLE IN ALLEY
93	2018-07-29	4:59 PM	TRAFFIC REFUSING TO ID
94	2018-08-01	1:21 PM	OTHERS
95	2018-08-12	12:43 AM	DISTURBANCE / RADIO
96	2018-08-25	11:19 PM	DISTURBANCE / RADIO
97	2018-09-29	1:47 PM	DISPUTE / BUSINESS
98	2018-10-06	5:49 PM	THEFT

99	2018-10-10	4:36 AM	VANDALISM
100	2018-10-21	12:52 AM	DISTURBANCE
101	2018-10-28	11:50 PM	INJURY / AMULANCE / ER / IN ALLEY
102	2018-11-01	11:17 PM	DISTURBANCE / RADIO
103	2018-11-08	2:30 PM	ACTIVITIES IN ALLEY
104	2018-11-13	4:07 PM	BURGLARY FROM VEHICLE
105	2018-11-14	2:21 AM	DISTURBANCE
106	2018-11-22	1:51 AM	DISTURBANCE
107	2018-12-07	2:07 AM	DISTURBANCE / RADIO
108	2018-12-20	1:02 AM	ASSAULT W/ DEADLY WEAPON / CUTTING
109	2019-01-27	11:50 PM	PROWLER TRESPASSING
110	2019-02-10	1:03 AM	BATTERY
111	2019-02-15	1:42 PM	NFD
112	2019-02-16	1:49 AM	INJURY / AMBULANCE / E/R IN REAR PATIO
113	2019-02-16	11:53 AM	ASSAULT W/ DEADLY WEAPON
114	2019-02-22	12:32 AM	DISTURBANCE / RADIO
115	2019-02-28	4:41 PM	OTHERS
116	2019-02-28	5:49 PM	SHOTS FIRED AT REAR
117	2019-03-05	1:19 PM	OTHERS
118	2019-03-09	7:30 PM	VANDALISM
119	2019-03-10	3:15 AM	BATTERY
120	2019-04-25	5:05 PM	OTHERS
121	2019-04-25	5:50 PM	OTHERS
122	2019-04-25	5:52 PM	OTHERS
123	2019-04-27	7:06 PM	OTHERS
124	2019-05-12	1:59 AM	BATTERY
125	2019-05-12	2:26 AM	BATTERY
126	2019-05-17	2:21 AM	DISTURBANCE / FIGHT
127	2019-05-27	8:13 AM	OTHERS
128	2019-06-03	1:46 PM	VANDALISM
129	2019-06-16	1:29 AM	INJURY / AMBULANCE / E/R
130	2019-07-07	8:29 PM	FIRE DEPARTMENT BACK UP
131	2019-07-20	1:25 AM	BATTERY
132	2019-08-18	12:07 AM	BATTERY
133	2019-08-18	8:53 PM	CRIMINAL THREATS
134	2019-08-19	12:46 PM	OTHERS
135	2019-08-23	11:36 AM	DEATH / AMBULANCE / E/R
136	2019-08-29	10:03 AM	ALARM / BURGLARY
137	2019-08-31	6:53 AM	OTHERS
138	2019-09-22	4:01 AM	INJURY / AMBULANCE / E/R
139	2019-10-05	2:08 AM	DISTURBANCE / FIGHT / AMBULANCE / E/R
140	2019-10-15	8:47 PM	ALARM / BURGLARY
141	2019-10-23	9:34 AM	OTHERS
142	2019-11-12	4:43 AM	PROWLER TRESPASSING

143	2019-11-14	1:52 PM	NFD
144	2019-11-14	1:56 PM	NFD
145	2019-12-04	12:19 PM	OTHERS
146	2019-12-14	12:23 AM	ROBBERY
147	2019-12-16	11:53 AM	ASSAULT W DEADLY WEAPON
148	2019-12-17	9:37 PM	VANDALISM
149	2019-12-17	10:41 PM	INTOXICATED GROUP
150	2019-12-20	12:14 AM	BATTERY
151	2019-12-28	2:08 AM	ASSAULT W/ DEADLY WEAPON / AMBULANCE / E/R
152	2019-12-29	3:20 AM	INJURY / AMBULANCE / E/R
153	2019-12-31	6:41 AM	ALARM / BURGLARY
154	2020-01-03	8:47 PM	NFD
155	2020-01-05	1:45 AM	BATTERY
156	2020-01-05	1:23 AM	UNKNOWN TROUBLE
157	2020-02-02	1:32 AM	DISTURBANCE / GROUP / FIGHT
158	2020-02-12	12:37 PM	OTHERS
159	2020-02-13	2:13 PM	RECOVERED STOLEN VEHICLE
160	2020-02-25	9:04 AM	OTHERS
161	2020-03-06	11:39 PM	THEFT
162	2020-03-06	11:48 PM	VANDALISM
163	2020-03-07	12:13 AM	DISTURBANCE GROUP
164	2020-03-15	6:35 AM	ASSAULT W/ DEADLY WEAPON SHOTS FIRED
165	2020-05-26	7:40 PM	INJURY / AMBULANCE / E/R
166	2020-06-03	1:31 AM	PROWLER TRESPASSING
167	2020-08-28	6:47 AM	DISTURBANCE / CONSTRUCTION
168	2020-09-04	6:33 AM	DISTURBANCE
169	2020-10-05	7:17 AM	ALARM / BURGLARY
170	2020-12-14	9:49 AM	ALARM / BURGLARY
171	2021-01-08	3:29 PM	ASSAULT W/ DEADLY WEAPON / CUTTING
172	2021-03-01	4:44 AM	VANDALISM
173	2021-03-28	1:35 AM	ARSON
174	2021-05-02	1:02 PM	DISPUTE / BUSINESS
175	2021-05-27	4:59 PM	DISTURBANCE / RADIO
176	2021-06-15	4:18 PM	DISTURBANCE / RADIO
177	2021-06-29	1:18 PM	DISTURBANCE / GROUP / GUN
178	2021-09-05	7:50 PM	UNKNOWN TROUBLE
179	2021-09-11	1:25 AM	BATTERY
180	2021-09-23	11:44 AM	DISTURBANCE / GROUP
181	2021-10-03	1:25 PM	NFD
182	2021-10-04	1:28 PM	NFD
183	2021-10-11	2:13 AM	DISTURBANCE / RADIO
184	2021-10-12	1:55 PM	NFD
185	2021-10-13	12:48 PM	NFD

186	2021-10-30	2:03 AM	DISTURBANCE / RADIO
187	2021-11-01	12:35 AM	DISPUTE / BUSINESS
188	2021-11-13	10:52 PM	NFD
189	2021-11-18	1:11 PM	NFD
190	2021-11-22	1:06 PM	NFD
191	2021-12-11	3:44 AM	ALARM / BURGLARY
192	2021-12-26	6:48 PM	DISTURBANCE / GROUP
193	2022-01-02	1:19 AM	DISTURBANCE / RADIO
194	2022-01-08	4:32 PM	BATTERY
195	2022-01-10	12:01 AM	BURGLARY FROM VEHICLE
196	2022-01-14	11:45 AM	TRAFFIC STOP
197	2022-01-15	1:32 AM	DISTURBANCE / RADIO
198	2022-01-23	2:29 PM	ALARM BURGLARY
199	2022-02-19	2:03 AM	DISTURBANCE / RADIO
200	2022-03-02	4:26 PM	TRAFFIC STOP
201	2022-03-12	1:16 AM	BATTERY
202	2022-03-18	1:56 AM	ASSAULT W/ DEADLY WEAPON AMBULANCE E/R
203	2022-03-22	12:52 PM	UNKNOWN TROUBLE
204	2022-03-26	11:46 PM	PROWLER TRESPASSING
205	2022-04-08	9:33 PM	NFD
206	2022-04-09	9:45 PM	INJURY AMBULANCE E/R O/D
207	2022-04-13	6:50 PM	ALARM BURGLARY
208	2022-04-17	1:37 AM	INJURY AMBULANCE E/R O/D
209	2022-04-23	1:12 AM	VANDALISM
210	2022-05-04	1:10 AM	BATTERY
211	2022-05-13	12:08 AM	DISTURBANCE MAJOR
212	2022-05-22	5:12 AM	OPEN DOOR
213	2022-05-28	12:32 AM	DISTURBANCE GROUP FIGHT
214	2022-06-04	12:21 AM	DISPUTE / BUSINESS
215	2022-06-25	5:05 AM	ALARM BURGLARY
216	2022-07-10	6:11 PM	UNKNOWN
217	2022-07-16	3:36 PM	ROBBERY
218	2022-07-17	3:44 PM	BATTERY
219	2022-07-28	4:06 PM	BATTERY AMBULANCE E/R
220	2022-07-30	1:07 AM	DISPUTE
221	2022-07-31	3:16 AM	INJURY AMBULANCE E/R O/D
222	2022-08-07	1:11 AM	BATTERY
223	2022-09-17	1:11 AM	DISTURBANCE / RADIO
224	2022-09-18	1:30 AM	DISTURBANCE / RADIO
225	2022-10-01	1:45 AM	ASSAULT W/ DEADLY WEAPON
226	2022-10-01	2:20 AM	BATTERY
227	2022-10-25	11:16 PM	ALARM BURGLARY
228	2022-11-06	10:47 PM	ASSAULT W/ DEADLY WEAPON
229	2022-11-10	3:24 PM	OTHERS

230	2022-11-12	1:23 AM	DISTURBANCE / RADIO
231	2022-11-12	7:30 AM	DISTURBANCE
232	2022-11-13	12:25 AM	BATTERY
233	2022-11-19	10:45 PM	OTHERS
234	2022-12-01	2:15 PM	OTHERS
235	2022-12-10	2:12 AM	BATTERY
236	2022-12-10	3:37 AM	BATTERY
237	2022-12-17	4:29 PM	ALARM BURGLARY
238	2023-01-06	10:16 AM	UNKNOWN TROUBLE
239	2023-01-13	5:16 PM	NFD
240	2023-01-22	1:44 AM	ROBBERY
241	2023-01-22	2:08 AM	THEFT
242	2023-01-24	6:36 AM	ALARM BURGLARY
243	2023-02-02	1:24 AM	DISTURBANCE
244	2023-03-05	12:38 AM	ASSAULT W DEADLY WEAPON AMBULANCE E/R
245	2023-03-11	12:54 AM	DISPUTE BUSINESS
246	2023-03-11	2:21 AM	DISTURBANCE GROUP
247	2023-03-21	12:31 PM	NFD
248	2023-04-11	7:21 AM	ALARM BURGLARY
249	2023-04-21	8:48 AM	ALARM BURGLARY
250	2023-04-23	7:49 PM	ALARM BURGLARY
251	2023-04-30	11:22 AM	ALARM BURGLARY
252	2023-05-07	10:40 AM	OTHERS
253	2023-05-14	1:46 AM	INJURY AMBULANCE E/R O/D REAR ALLEY
254	2023-05-14	2:10 AM	FIRE DEPARTMENT BACK UP
255	2023-05-15	8:34 AM	ALARM BURGLARY
256	2023-05-29	1:50 AM	ROBBERY
257	2023-06-04	12:24 AM	BATTERY
258	2023-06-07	8:45 PM	ALARM BURGLARY
259	2023-07-08	2:09 AM	DISTURBANCE GROUP FIGHT
260	2023-07-09	2:29 PM	OTHERS
261	2023-07-10	5:08 AM	ASSAULT W DEADLY WEAPON SHOTS FIRED
262	2023-07-11	11:34 PM	ALARM BURGLARY
263	2023-07-12	8:37 AM	ALARM BURGLARY
264	2023-07-16	2:12 AM	INJURY AMBULANCE E/R O/D
265	2023-07-16	3:11 PM	BATTERY AMBULANCE E/R
266	2023-07-28	11:56 PM	DISPUTE BUSINESS

Per correspondence from LAPD, the following discussions took place in 2023:

January 3, 2023 – LAPD discussed with the night club’s manager regarding a spike in grand thefts of personal cellular devices in the club. LAPD advised on best practices to prevent phone thefts.

January 20, 2023 – LAPD discussed with the night club’s manager regarding the following issues:

1. Patrons drinking in line (in violation of LAMC Section 41.27 D). LAPD recommended additional security personnel to walk the line and deter drinking while waiting in line.
2. Over pour on alcoholic beverages. LAPD officers observed over-pouring of alcoholic beverages and the alcoholic drinks were undrinkable due to the amount of alcohol in the drinks. LAPD recommended the manager to speak to the bartenders in regard to over service and ensure all bartenders are trained and certified through ABC.
3. Underage drinking on the premises. LAPD advised on a report taken on 12/24/2022 in which the victim was under 21 years-old and was drinking alcoholic beverages inside the club. LAPD advised the operator to strengthen security protocols and to scrutinize patron’s identifications.
4. LAPD advised the night club’s manager on security protocols to prevent phone thefts.

In addition to the aforementioned discussions with the operator, LAPD has conducted multiple inspections of the club and noted the amount of liquor inside the alcoholic beverages being served at the club. Per LAPD, all Vice Officers stated that their drinks were “strong” and “undrinkable” due to the amount of alcohol being served. LAPD Officers also noted patrons smoking inside the club, in violation of LAMC Section 41.50 and California Labor Code Section 6404.5C. Per LAPD, the operator has been operating the night club as a Type-48 venue without a Type-48 (On-Sale General-Public Premises) ABC liquor license. Furthermore, the club is operating without a valid Café Entertainment Police (CES) permit.

Per correspondence received from LAPD dated January 8, 2020, the night club was operating as a Type-47 venue without a kitchen. LAPD Vice Officers inspected the premises and did not witness a kitchen. In the correspondence, it was stated that LAPD is not in support of the venue as numerous complaints have been received.

General Public

On July 15, 2023, the building owner of the adjacent residential building (“The Chapman Flats”) submitted a correspondence and stated the following:

“Why would you remove any of the operational conditions? The only thing that keeps them from going wild is their concerns about revocation of their CUP. If operational conditions are removed, we will all be in a big trouble. Their loud music, out of control patronage, fighting’s on the street at 2:00 AM and running the business as night club subsided because they were afraid of losing their CUP. Please do not remove operational conditions.”

The Downtown Los Angeles Neighborhood Council issued a letter dated November 10, 2020, in support of the Applicant’s request to eliminate Plan Approval requirements.

Nuisance Investigation

Staff investigator conducted a field analysis on January 13, 2022 between 7:00 p.m. and 8:40 p.m., as part of the nuisance investigation to observe compliance with the operating conditions of Case No. DIR-2009-0004-RV-PA4. Staff investigator was accompanied by two LAPD officers and two inspectors from the Los Angeles Department of Building and Safety (LADBS). The operator for The Globe Theater, Erik Chol, and the property owner's representative, Nik Hlady of Elizabeth Peterson Group, were present during the site inspection. Staff investigators gained access to the exterior of the property as well as into the interior of the property.

On July 12, 2023, staff investigator conducted a visual inspection of the exterior front entrance along Broadway, as well as the rear alley which was accessible from 8th Street.

At the time of both field inspections, The Globe Theater was not open to the public. All photos included in this report were taken on said date and time unless otherwise noted.

STATUS OF COMPLIANCE WITH TERMS AND CONDITIONS OF DIR-2009-0004-RV-PA4 DATED APRIL 3, 2014:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** On April 1, 2022, the Applicant submitted a Condition Compliance Report and stated that the operator is in compliance with this condition. During the site inspection on January 13, 2022, the subject premises was found to be violation of numerous violations of conditions imposed under Case No. DIR-2009-0004-RV-PA4. At the preparation of this staff report, there are at least three outstanding investigations with LADBS, pertaining to construction in progress without required permits and inspections, problems occurring between 5 p.m. to 7 a.m., and CUB/CUX violations. Furthermore, LADBS issued Order# A-5574632 on September 30, 2021 for the following violations:

- Building or premises is substandard due to hazardous electrical wiring
- Electrical work has been done without the required permits and approvals
- Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals
- Failure to comply with a valid department order #5574632, with an effective date of October 30, 2021

The operator failed to comply with Order# A-5574632 and LADBS issued another Order on November 4, 2021 (# A-5618678) and required a compliance date of November 19, 2021. Subsequent to the field investigation conducted by the staff investigator, LADBS conducted another field inspection during operating hours when the venue was open to the public and found the business to be in violation

of multiple conditions. LADBS issued Order # A-5714721 on April 25, 2022, for the violation of at least seven operational conditions under DIR-2009-0004-RV-PA4. The operator was also cited for the sale of alcoholic beverages without a valid Conditional Use Permit.

On June 22, 2023, LADBS conducted a field inspection of the venue when an event was being held. Per LADBS, City inspectors met with two property managers and were granted access to the property. During the inspection, the operator was found to be in violation of the following:

- Unapproved electrical work has not been resolved.
- Unapproved HVAC units on the exterior balcony.
- Event music was audible from the exterior of the venue.
- No age verification devices at each point of sales.
- Smoke detectors in basement covered with plastic.
- Unapproved bar at the front door where merchandise sales are supposed to be.

At the preparation of this staff report, the operator has not complied with the outstanding LADBS citations.

2. Upon the issuance of a temporary or permanent Certificate of Occupancy for a multi-purpose event venue and theater [the Globe Theater] proposed by a new business owner/operator, a copy of a Certificate of Occupancy, a Plot Plan and Floor Plans for the proposed new venue shall be submitted to the Zoning Administrator for inclusion in the case file.

The use and development of the property shall be in substantial conformance with the plot plan and floor plans stamp dated March 25, 2014 marked Exhibit "A", except as may be revised as a result of this action.

Applicant's Response: Submitted to Planning staff.

Investigator's Comment: **Not in Compliance.** On April 1, 2022, the Applicant submitted a Condition Compliance Report and indicated that documents have been submitted to Planning staff. According to stamped and approved plans dated March 25, 2014, the maximum occupants permitted on the premises was 838. Per Sheet A-11 of the March 25, 2014 plans, the Applicant proposed a new lobby area which included a ticket booth and area for sale of merchandise. Per Sheet A200 of plans stamp-dated April 30, 2014, a new ticket booth was proposed and approved along the venue's frontage along Broadway. The existing roll up doors was noted to be removed.

During the site inspection on January 13, 2022, staff did not observe an enclosed ticket booth at the venue's entrance, and a metal roll up door was in place. The operator stated that the area adjoining the cloak room (marked for merchandise) are sometimes used as a bar and patrons are served with alcoholic beverages from the bar area.

The operator posted the Occupant Load issued from the Los Angeles Fire Department with an approval date of March 1, 2018, noting a maximum of 1,058 occupants on the first floor and 480 occupants in the basement, for a total of 1,538 occupants. This occupant load exceeds the 838 maximum occupancy that was permitted under the last Plan Approval action.

Upon the issuance of the 2018 Certificate of Occupancy for the new use, the business owner/operator did not provide a copy of the Certificate of Occupancy, a Plot Plan and Floor Plans for the new venue, to the Zoning Administrator for inclusion in the case file. Furthermore, the operator proceeded with obtaining a Certificate of Occupancy which exceeded the maximum occupancy as permitted, without submitting a modification request to the Department of City Planning.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** On April 1, 2022, the Applicant submitted a Condition Compliance Report and stated that the operator is in compliance with this condition. This review provides the opportunity to assess the effectiveness of the conditions. The owner/operator is requesting for elimination of all conditions imposed under the most recent Plan Approval. According to records provided by LAPD, there were at least 266 calls for service over the past seven years and staff observed numerous violations during the site investigation conducted on January 13, 2022 and July 12, 2023. Per correspondence with LAPD and LADBS, adjoining neighbors have voiced complaints regarding noise from the venue and patrons of the subject business utilizing and congregating the adjoining private alley to the east. LADBS have also issued multiple Orders to Comply pertaining to violations to LAMC and Los Angeles Building Code. To date, the operator has yet to comply with all outstanding Orders to Comply.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the field inspection on January 13, 2022, staff observed graffiti on the trash bins and containers in the storage and fire escape area. During the field inspection on July 12, 2023, staff observed graffiti near the front entrance along Broadway, as well as the rear exit along the alley.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator, the Fire

Department, and the Department of Building and Safety for purposes of having a building permit issued.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** The most recent Plan Approval action became effective after April 18, 2014. Subsequent to the issuance of the last Plan Approval determination letter, the operator filed for numerous building permits with LADBS. New building permits were issued to the operator between 2018 to 2022. The operator did not provide the conditions printed on building plans to the Zoning Administrator. Furthermore, the operator sought to increase the occupancy with LADBS and the Fire Department, without providing the plans for review by the Department of City Planning, in violation of Condition No. 10 of the last determination which placed a limitation on maximum occupant load.

6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Applicant's Response: In Compliance.

Investigator's Comment: This is a standard condition in the Department of City Planning Letter of Determination. The purpose of the Indemnification language is to notify the Applicant that in the event of a legal challenge to a case, the Applicant shall defend, indemnify, and hold harmless, the City. It serves as a promise to pay for the cost of possible future damages relative to lawsuits against the City.

7. The property owner and/or operator and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal, criminal, and/or nuisance activity on the subject premises and any accessory parking areas which have been made available or are commonly utilized for patron parking.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site visit on January 13, 2022, staff investigator observed trash, debris, and graffiti on the premises, as well as adjacent private alley to the east. The venue was found to be in violation of multiple conditions imposed under the most recent Plan Approval action. The establishment was found to be in violation of both Los Angeles Municipal Code and Los Angeles Building Code. Aside from outstanding Orders with LADBS, the operator is operating the venue without the required and current valid Conditional Use Permits and building permits.

On July 12, 2023, staff investigator conducted visual inspection of exterior premises along Broadway and the rear alley. Trash, debris, and graffiti were observed along Broadway and in the rear alley.

8. Hours of operation shall be limited the hours between 6 p.m. and 3 a.m., seven days a week. No patrons shall be admitted into the club for any reason, including re-entry, after 1 a.m., seven days a week. Any venues with no alcoholic beverages, nor dancing such as filming are permitted from 10 a.m. to 6 p.m. daily.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site inspection on January 13, 2022, the operator stated that there are monthly events which occur until 4 a.m. in the morning. According to the venue's website and other social media webpages, there are ticketed events that occur until 4 a.m. in the morning. Representative for the operator stated that the venue is operating under the conditions for Case No. ZA-2014-1507-CUB-CUX, granted on November 14, 2014, which permits the hours of operation from 9 a.m. to 4 a.m. daily. It should be noted that the grant for ZA-2014-1507-CUB-CUX was valid for five years, and the operator has yet to obtain an approval for ZA-2014-1507-CUB-CUX-PA1.

Staff investigator informed the operator that the current hours of operation are in violation of the conditions imposed under the most recent Plan Approval action under Case No. DIR-2009-0004-RV-PA4, dated April 3, 2014.

9. No dancing, no sale of alcoholic beverages shall be permitted on the subject site unless authorized in accordance with the procedure prescribed in the Municipal Code Section 12.24 for the establishment of a conditional use.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site visit on January 13, 2022, the venue was closed to the public and staff did not witness dancing or sale of alcoholic beverages. The operator stated that the venue is operating according to conditions granted under a previous conditional use entitlement Case No. ZA-2014-1507-CUB-CUX, granted on November 14, 2014. Condition No. 8 for ZA-2014-1507-CUB-CUX stated that the authorization granted for the on-site sale and dispensing of a full line of alcoholic beverages was for a period of five (5) years. The operator was required to file for a new authorization to allow the on-site sale and dispensing of alcoholic beverages.

On March 19, 2019, the operator filed a Plan Approval application under Case No. ZA-2014-1507-CUB-CUX-PA1. At the preparation of this staff report, the subject case is on hold and no approval has been issued for the requested entitlement. The operator is currently hosting ticketed events, including dancing and sale of alcoholic beverages, in violation of the Conditional Use Permit that was granted for the establishment, as ZA-2014-1507-CUB-CUX-PA1 has not been approved.

Subsequent to the site visit conducted by staff investigator in January of 2022, LADBS conducted another field inspection on April 8, 2022 during business hours in which the venue was open and hosted a ticketed event. On April 25, 2022, LADBS issued an Order to Comply #A-5714721 and found that the operator is in violation of this condition, for no dancing is permitted on the subject site.

10. The premises shall not exceed 14,000 square feet nor occupancy of 838 persons as established by the Certificate of Occupancy issued on February 14, 2008.

The use and development shall be in substantial conformance with a Certificate of Occupancy, which is issued for a multi-purpose event venue and theater [the Globe Theater] proposed by a new business owner/operator, and with Exhibit "A" stamp dated March 25, 2014, except as may be revised as a result of this action.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** According to the Certificate of Occupancy issued by LADBS on February 14, 2008, under Permit No. #05016-10003-06043, a total of 838 maximum occupants was listed on the certificate. The scope of work included an increase of occupant load to 838 by installing new hardwood dance floor at ground level, convert existing lofts to VIP rooms, and convert portion of existing basement to lounge with new bar area, for the sale and dispensing of alcoholic beverages for on-site consumption. The permit also required a total of 149 parking spaces to be provided off-site.

According to Exhibit "A" stamp dated March 25, 2014, a maximum of 838 occupants is noted on sheet A-00 of the approved plans. Throughout the permitting process, the operator submitted revised plans to the Department of City Planning and various City agencies, for review and approval. According to plans stamp dated April 30, 2014 by Planning staff, sheet G000 stated that occupant load remained the same.

During the site inspection on January 13, 2022, staff investigators observed a signage posted at the entrance of the venue, with a total maximum load of 1,538 persons, with 1,058 occupants on the first floor and 480 occupants in the basement. This occupant load exceeds the 838 maximum occupancy that was permitted under the last Plan Approval action.

11. No music, dancing or entertainment shall occur after 2:30 a.m., seven days a week.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site inspection on January 13, 2022, the operator stated that there are monthly events which occur until 4 a.m. in the morning. According to the venue's website and other social media webpages, there are ticketed events that occur until 4 a.m. in the morning.

12. All interior lights must be turned on full at 2:30 a.m. daily, seven days a week.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** The site investigation was conducted during a time in which no ticket events were occurring on the subject premises. The operator stated that there are monthly events which occur until 4 a.m. in the morning. According to the venue's website and other social media webpages, there are ticketed events that occur until 4 a.m. in the morning. Staff was unable to determine if all interior lights were turned on full at 2:30 a.m. daily, seven days a week.

13. The establishment shall be empty of patrons by 3 a.m. daily, seven days a week.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site investigation on January 13, 2022, the operator stated that there are monthly events which occur until 4 a.m. in the morning. According to the venue's website and other social media webpages, there are ticketed events that occur until 4 a.m. in the morning. Staff investigator found numerous advertisements of events which occurred until 4 a.m. Copies of these advertisements can be found in the subject case file.

14. Any use of the property for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public shall be subject to the same provisions and hours of operation stated herein.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site investigation on January 13, 2022, the operator stated that there are monthly events which occur until 4 a.m. in the morning. According to the venue's website and other social media webpages, there are ticketed events that occur until 4 a.m. in the morning.

15. No outside promoters shall be permitted to control the club. Any participation of promoters shall be in partnership with the operator and/or the management. Promoters shall in no way control the door or revenue derived from their participation.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the site visit on January 13, 2022, the venue was closed to the public and no ticketed events were taking place. Staff was unable to determine if outside promoters were permitted to control the club. According to the venue's webpage and online social media webpages, the venue is available for rental for private and ticketed events.

16. The operator shall at all times maintain control and security of all operations within the club.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the site visit on January 13, 2022, the venue was closed to the public and no ticketed events were taking place. Staff was unable to determine if the operator maintained control and security of all operations within the club at all times.

17. No after hours use of the establishment is permitted, including but not limited to private events or promotional events, excluding any activities which are issued film permits by the City.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** Per Condition No. 8 of the most recent Plan Approval action, the hours of operation were limited to 6 p.m. and 3 a.m., seven days a week. For venues with no alcoholic beverages or dancing, the hours are permitted from 10 a.m. to 6 p.m. daily. During the site inspection on January 13, 2022, the operator stated that there are monthly events which occur until 4 a.m. in the morning. According to the venue's website and other social media webpages, there are ticketed events that occur until 4 a.m. in the morning.

18. In the absence of a bona fide kitchen on premises, each bar area shall offer a variety of for-sale snacks and light-food options (i.e., microwave sandwiches, pizza, hot dogs, finger foods, popcorn, etc.). Notification of the available snack menu shall be advertised in conspicuous locations throughout the venue. This condition is not intended to supersede any requirements of the State's Department of Alcoholic Beverage Control regarding food sales criteria that may be applicable to the type of license which the State has issued the subject facility.

Applicant's Response: In Compliance. See attached.

Investigator's Comment: **Not in Compliance.** During the site inspection on January 13, 2022, staff observed a cold kitchen with food prep space. The operator stated that the menu changes depending on the events. Staff observed one limited menu next to one snack bar, but did not observe notification of available snack menu advertised in conspicuous locations throughout the venue.

On April 1, 2022, representative for the operator provided an attachment to the Condition Compliance Report which listed sample product list for the snack menu for the venue. The items listed included sandwiches, hot dogs, chips, and popcorn. During the field inspection conducted on January 13, 2022, staff did not observe posting of the same menu on the premises near all bar areas. One sign near one snack bar area was observed which listed the following items for sale: popcorn, hot dog/nachos, chips/candies, extra pickles/cheese. A photograph of this sign is included in this staff report.

Subsequent to the site visit conducted by staff investigator in January, LADBS conducted another field inspection on April 8, 2022 during business hours in which the venue was open and hosted a ticketed event. On April 25, 2022, LADBS issued

an Order to Comply #A-5714721 and found that the operator is in violation of this condition. The comment from the inspector stated that in the absence of a bona fide kitchen on premises, each bar shall offer a variety of for-sale snacks and light-food options.

19. Exterior signs shall be limited to the minimum necessary to identify the name of the subject business establishment.

Applicant's Response: In Compliance.

Investigator's Comment: In Compliance. During the site visit on January 13, 2022, staff observed the existing historic marquee at the front entrance of the venue along Broadway. The site visit was conducted between 7:00 p.m. and approximately 8:40 p.m. The neon lights were lit and three events were advertised on the angled marquee. No new exterior signage advertising the establishment was observed along the private alley to the east.

20. No employee or agent shall be permitted to accept money or any other item of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions or guests of and for the customer.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the site investigation on January 13, 2022, the venue was closed to the public and no ticketed events were taking place. Staff was unable to determine if employee or agent were accepting money or other item of value for the purpose of spending time with customers while in the premises.

21. The occupancy of each floor shall be strictly monitored and recorded to conform to the authorized occupancy load established by the Los Angeles Fire Department and the Certificate of Occupancy issued for a multi-purpose event venue and theatre proposed by a new operator. An accurate count/log of the occupancy shall be maintained by staff at all times the club is in operation. Said count/log shall be provided upon request by any enforcement agency.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site investigation on January 13, 2022, the operator did not provide staff investigators with an accurate count/log of the occupancy. The venue is currently operating and hosting events over the maximum capacity allowed under the most recent Plan Approval action.

22. Prior to operating, the electronic age verification devices(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages shall be installed on the premise at each point-of-sale location. The device(s) shall

be maintained in operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage product.

Applicant's Response: In Compliance. Staff uses phone app "Age Checker".

Investigator's Comment: **Not in Compliance.** During the field inspection on January 13, 2022, no electronic age verification devices were observed on the subject premises. There were no electronic age verification devices installed at any of the point-of-sale location. The operator stated that security personnel and employees utilize hand-held age verification devices at the premises. Staff investigators did not observe such devices installed near counters and bar areas where alcoholic beverages are sold.

Subsequent to the site visit conducted by staff investigator in January of 2022, LADBS conducted another field inspection on April 8, 2022 during business hours in which the venue was open and hosting a ticketed event. On April 25, 2022, LADBS issued an Order to Comply #A-5714721 and found that the operator is in violation of this condition, as electric age verification devices were not installed on the premises at each point-of-sale location.

On June 22, 2023, LADBS conducted a field inspection and found the operator to be in violation of this condition.

23. No enclosed room, other than restrooms, intended for use by patrons or customers is allowed. No enclosed customer booths shall be permitted. If booths exist and are separated by a partition and/or curtain or other opaque or semi-opaque material, said booths shall be completely open on at least one side.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the field inspection on January 13, 2022, the venue was closed to the public. Staff observed various enclosed rooms with doors throughout the venue. The operator stated that the rooms are reserved for performers, musicians, and their staff. Certain areas separated by partition and curtain were observed in the basement. As there were no patrons or customers on site during the site visit, staff was unable to determine if enclosed rooms, enclosed booths, or areas separated by curtains and partitions were utilized by patrons or customers.

Subsequent to the site visit conducted by staff investigator in January of 2022, LADBS conducted another field inspection on April 8, 2022 during business hours in which the venue was open and hosting a ticketed event. On April 25, 2022, LADBS issued an Order to Comply #A-5714721 and found that the operator is in violation of this condition. The comment from the inspector stated that no enclosed room, other than restrooms, intended for use by patrons or customers is allowed.

24. Any private rental use of the establishment shall be retained under the control of the operator and the lessee shall be provided with a copy of these conditions in

order that these will be observed as part of the lease agreement. No outside promoters shall be allowed.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the site inspection on January 13, 2022, the venue was closed to the public and no ticketed event was taking place. Staff investigator was unable to determine if outside promoters were allowed for use of the establishment. The operator did not provide a copy of the lease agreement to staff investigator with the conditions attached as part of the lease agreement.

25. There shall be no use of the subject premises which involve Section 12.70 of the Los Angeles Municipal Code (LAMC) uses (Adult Entertainment) including but not limited to wet T-shirt contests, leg contests, mud or oil wrestling.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the site inspection on January 13, 2022, the venue was closed to the public and no ticketed event was taking place. Staff investigator was unable to determine whether the subject premises was utilized for adult entertainment.

26. The alley behind the venue shall be kept closed after 9 p.m. when the club is open. Security shall be responsible to control access through the gate for emergency vehicles when necessary.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** According to data provided by LAPD, there had been multiple incidents of criminal activities in the alley which included vandalism, parking violation, intoxicated group, injuries, and others. During the field inspection conducted by LADBS on April 8, 2022, inspectors witnessed groups of people smoking in the alley behind the venue. Per LADBS, the double glass door at the rear towards the alley was open during business hours when the club was hosting a ticketed event that evening.

27. The adjacent alleyway shall remain open for property owners as well as for emergency access and for any cable and equipment access for any special events to the satisfaction of the Fire Department. Use of the alleyway by patrons or for the sale or consumption of alcoholic beverages, consumption of illegally vended food, or dancing is not permitted. The operator shall, within legal limitations, discourage the above behavior as well as document all efforts in this regard.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** According to data provided by LAPD, there had been multiple incidents of criminal activities in the alley which included vandalism, parking violation, intoxicated group, injuries, and others.

During the field inspection conducted by LADBS on April 8, 2022, inspectors witnessed groups of people smoking in the alley behind the venue. During the site visit conducted by the staff investigator in January of 2022, the operator did not provide documentation of his efforts in discouraging the abovementioned behaviors.

28. Southerly side doors of the venue shall remain closed at all times. Patrons shall not be permitted to congregate in this area or any exterior area of the venue at any time with the exception of the designated smoking area on the north side of the building. At all times that there are patrons congregating within the smoking area, there shall be a security guard or a staff employee present in that area ensuring that patrons do not create any disturbances or noise impacts.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** According to data provided by LAPD, there had been multiple incidents of criminal activities in the alley which included vandalism, parking violation, intoxicated group, injuries, and others. During the field inspection conducted by LADBS on April 8, 2022, inspectors witnessed groups of people smoking in the alley behind the venue. Furthermore, according to Calls for Service data provided by LAPD between January of 2015 to July of 2023, there were at least thirty (30) requests for service related to noise disturbances originating from the subject property. Residents from adjacent building located at 756 South Broadway ("The Chapman Flats") have also filed complaints with LADBS regarding noise disturbances generated from the club. Residents from adjacent residential building have complained that the line to get into the night club circles around the building and that the crowd exiting the venue is out of control. On June 22, 2023, LADBS conducted a site inspection when the night club was hosting an event. Per LADBS, the event music was audible from the exterior of the premises.

29. No public telephones shall be permitted on the exterior or interior of the property.

Applicant's Response: In Compliance.

Investigator's Comment: In Compliance. No public telephones were observed on the subject premises during the field inspection.

30. Outdoor congregation by patrons shall be highly discouraged by security. Patrons shall be encouraged by security to leave as soon as possible the area of the alley, the parking lot(s) adjacent to the business and the public sidewalks near the club.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** According to data provided by LAPD, there had been multiple incidents of activities in the alley which include vandalism, parking violation, intoxicated group, injuries, and others. During the field inspection conducted by LADBS on April 8, 2022, inspectors witnessed groups of people smoking in the alley behind the venue. Per LAPD, patrons visiting

the night club were congregating outdoor in the alley and along the public sidewalks. Per correspondence from the Office of Council District 14, residents of adjacent apartment building have complained that the line to get into the night club circles around the building and that the crowd exiting the venue is out of control.

31. The operator or property owner shall be responsible to ensure that the adjacent areas, including the alley and the immediate parking lot directly east of the venue, are clean and free of trash/debris on a nightly basis, each day that the venue is operational.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site investigation on January 13, 2022, staff observed trash and debris along the adjacent private alley directly east of the venue. On July 12, 2023, staff conducted visual inspection of the exterior premises and observed trash and debris in the rear alley.

32. Mechanical sweeping and trash pickup on the subject property is limited to the following hours: Monday through Friday: 8 a.m. through 8 p.m. Saturday and Sunday: 9 a.m. through 7 p.m. Disposal of trash, glass and recycling from the premises, shall not occur between 9 p.m. and 9 a.m. daily.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** Staff investigator was unable to determine if sweeping and trash pickup for the subject property are conducted according to the days and hours limited by this condition.

33. The operator or property owner shall meet monthly with Los Angeles Police Department's (LAPD) Central Division to discuss operational issues as well as compliance with approved conditions. At such meetings LAPD shall be provided with internal security logs of events, incidents, evictions and operational issues. In the event that LAPD is not able to meet each month it is the responsibility of the owner to provide all logs to LAPD. The operator shall main a log documenting said meeting dates and issues identified and/or resolved at said meetings. The log shall be available for review upon request by the Police, the Zoning Administrator, the Department of Building and Safety or other enforcement agency.

The meetings shall be initiated by the operator of the subject premise. The first meeting with the LAPD shall be made within 30 days from the issuance of a Certificate of Occupancy for a new venue proposed by the Applicant. The security measures recommended by the LAPD shall be complied with.

Within 30 days after the meetings with the LAPD, evidence of compliance with this condition such as meeting venues and a summary of the meeting etc., shall be submitted to the Zoning Administrator for inclusion in the case file.

Applicant's Response: In Compliance. LAPD has been short staffed due to COVID-19 pandemic and recent protests. Operator will resume meetings when LAPD is available.

Investigator's Comment: **Not in Compliance.** During the site visit on January 13, 2022, the operator did not provide documentation of meetings and summary of meetings with LAPD, which was required to be submitted to the Zoning Administrator within 30 days after the meetings with LAPD. The required evidence of compliance with this condition was not found in the case file for DIR-2009-0004-RV-PA4. At the preparation of this staff report, the operator has not provided evidence of attending meetings with LAPD or meeting summary for said meetings.

34. The operator or property owner shall attend periodic meetings with LAPD, the Council Office and community members to discuss ongoing operations of the club, recent complaints, and shall make revisions to operational procedures in order to address issues to the satisfaction of LAPD. Said meetings may be coordinated by the Council Office. The operator shall maintain a log documenting said meeting dates and issues identified and/or resolved at said meetings. The log shall be available for review upon request by the Police, the Zoning Administrator, the Department of Building and Safety or other enforcement agency.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the field inspection on January 13, 2022, the operator did not provide a log which documented meetings with LAPD, the Council Office, or community members. The required log was not submitted to the Zoning Administrator subsequent to the issuance of the last Plan Approval determination, and no evidence of the log was founded in the case file for DIR-2009-0004-RV-PA4.

Per correspondence from the Office of Council District 14, the Council Office facilitated one meeting in 2021 with the operator and one of the neighbors to address on-going concerns. The operator did not submit documentation of this meeting to the Zoning Administrator for review.

35. **[DELETED]**

36. Prior to operating, the operator or property owner shall submit a letter of understanding with a parking lot owner or operator which provides for the availability of parking for patrons noting agreement on terms for meeting the security, lighting, signage, patrol and good neighbor provisions and/or requirements noted herein. The operator is responsible for maintaining an agreement or lease for a minimum of 149 parking spaces as established in the Certificate of Occupancy issued on February 14, 2008.

Applicant's Response: See attached.

Investigator's Comment: **Not in Compliance.** During the site investigation on January 13, 2022, the operator did not provide a letter of understanding with a

parking lot owner or operator, which provides for the required 149 parking spaces as established in the Certificate of Occupancy issued on February 14, 2008. The operator also stated that no such letter exists and the agreement was verbal.

On April 1, 2022, representative for the operator provided an attachment to the Condition Compliance Report which included a one-page document dated August 9, 2013 and signed by the President of City Center Parking Incorporated. The 2013 letter stated that City Center Parking will provide the code-required parking for The Globe Theater at its parking facility located at 737 South Spring Street. In addition, City Center Parking is to have exclusive rights to provide valet and self-park services to The Globe Theater. The letter also stated that City Center Parking employees will work with The Globe Theater's roving security staff to ensure that illegal and disruptive activities do not take place in the parking lot, and that City Center Parking employees will work with The Globe Theater security staff to encourage theater patrons entering and exiting their vehicles to be respectful of the surrounding properties and residents.

The 2013 letter was dated prior to the issuance of the most recent Plan Approval action dated April 3, 2014. No updated and recent agreements signed and dated by both parties have been submitted to staff for review. The 2013 letter also did not indicate the number of code-required vehicular parking to be provided at its parking facility, nor did it provide details of the terms and agreements concerning the valet and self-park services, lighting, signage, or list of good neighbor provisions.

37. A clearly legible and easily readable copy of these conditions shall be posted in a conspicuous location in a well-lit portion of the entry area where it can be easily readily read by customers and employees. Employees shall be completely familiar with all the conditions.

The conditions of the subject grant shall be provided to employees and security personnel for their review.

Prior to the utilization of the grant, a statement signed by the manager(s) on duty, employees, valet attendants, if any, and security personnel, stating that they reviewed and agree to comply with the conditions shall be submitted to the Zoning Administrator.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site investigation on January 13, 2022, staff investigators did not observe posting of the conditions in conspicuous location at the entry area. The operator also did not provide signed statements by manager(s), employees, valet attendants, or security personnel, stating that they reviewed and agree to comply with said conditions.

Subsequent to the site visit conducted by staff investigator in January, LADBS conducted another field inspection on April 8, 2022 during business hours in which the venue was open and hosting a ticketed event. On April 25, 2022, LADBS

issued an Order to Comply #A-5714721 and found that the operator is in violation of this condition.

38. Prior to opening a new venue proposed by the applicant, the operator and/or the property owner shall submit a security plan to the Los Angeles Police Department, Central Division. The security measures recommended by the Police Department shall be incorporated in the security plan. The preparation of this plan required that security be evaluated by a bona fide security consultant or agency capable of evaluating and making recommendations on security deployment, enforcement and proper preemptive tactics and techniques meant to discourage over-consumption of alcohol as well as control of hostile or combative patrons. A security consultant has met with concerned LAPD personnel in order to help draft proper security plans. Prior to opening of a new venue proposed by the new operator, all management, employees and security personnel shall be trained with regards to the Security Plan's provisions and any legal issues. Such training shall be preferably conducted by the consultant who developed the Security Plan. A letter noting confirmation that such training has occurred shall be forwarded to the Zoning Administrator upon fulfillment of this condition and to the LAPD's Central Division. The following components shall at a minimum be addressed within the Security Plan:

- Selection criteria of qualified and experienced security personnel
- Type of guard uniform and identification
- Review and approval of individual security guards' names, if requested by the Police Department
- Proof of active American Red Cross first-aid card
- Location and deployment of security guards
- Criteria for the hiring of security guard supervisor
- Training required for security guards and additional hours of security patrol as requested by the Police Department
- Drug awareness policy to follow when drug use is detected and patrons detained
- Effective and non-disruptive manner to move patrons out from the establishment and disperse them without blocking streets or loitering next to the facility before and after closing
- Development of management plan to preclude public drinking by patrons waiting to enter
- Development of a plan with the review and approval of the Police Department, depicting where patrons will line up to enter the premises, how patrons will be kept in an orderly line, and how many security guards will be assigned to monitor the patrons

Applicant's Response: See attached.

Investigator's Comment: **Not in Compliance.** During the site visit on January 13, 2022, the operator did not provide a Security Plan with security measures recommended by LAPD. A letter noting confirmation of the required training per the security plan was not found in the case file for DIR-2009-0004-RV-PA4.

Representative for the operator provided a letter from LAPD dated October 15, 2014, for the previous Plan Approval case (DIR-2009-0004-RV-PA4). The letter stated that LAPD reviewed the Security Plan and opined that the plan will assist in deterring any Part I Crimes as well as provide security measures which should enhance public safety concerns at the subject location.

On April 1, 2022, representative for the operator provided an attachment to the Condition Compliance Report, which included an undated 8-page document named "Security Plan", prepared by the representative of the operator. The Security Plan listed the hours of operation (9:00 a.m. to 4:00 a.m.) security measures, requirements for security personnel, and the agreement with security personnel.

Subsequent to the LAPD letter dated October 15, 2014, no written evidence was provided on whether the operator provided the current and updated Security Plan to LAPD for review. It was not clear if any of the security measures recommended by LAPD were included in the Security Plan, and the Security Plan was not prepared by a security consultant or agency. No evidence was provided on whether the operator obtained a security consultant and met with LAPD concerning the drafting of the Security Plan. Furthermore, no evidence was provided on whether any security consultant provided the required trainings to the operator, all management, employees, and security personnel. The operator has not provided a letter noting that such training has occurred to the Zoning Administrator or LAPD's Central Division.

39. During the hours of operation of the business, the business operator shall provide one State-licensed security guard for every 40 patrons. The required number of security personnel shall include at least 10 percent female security personnel.

The number of patrons and security personnel provided at the site shall be recorded on a log daily. All security personnel shall sign on the log at the end of their duty. The log shall be kept at the subject premise and shall be available for the responsible agencies upon request.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site visit on January 13, 2022, the operator did not provide a daily log with the required information stated in this condition.

40. Adequate lighting shall be installed in all areas within the business in conformance with the applicable laws and/or building code. The lighting shall be such that it renders all objects and persons clearly visible.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the field inspection conducted on January 13, 2022, staff investigator observed poor and insufficient lighting along the adjacent alley and the fire escape area. Furthermore, LADBS

has issued multiple Orders to Comply in 2021 pertaining to hazardous electrical wiring and electrical work completed without the required permits and approvals throughout the building.

41. The rear/side door(s) of the premises shall be equipped on the inside with an automatic locking device and shall be kept closed at all times. These doors shall not be used as a means of access by patrons to and from the premises. Temporary use of this door(s) for delivery of supplies does not constitute a violation. The door(s) shall not consist solely of a screen or ventilated security door.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site visit conducted on January 13, 2022, staff investigator did not observe automatic locking devices installed at the rear/side doors of the premises. Subsequent to the site visit conducted by staff investigator in January of 2022, LADBS conducted another field inspection on April 8, 2022 during business hours in which the venue was open and hosting a ticketed event. Per LADBS, the double glass doors at the rear towards the alley were open and people were exiting and entering the night club via the rear doors. LADBS also witnessed people smoking in the rear alley adjacent to the double glass doors. LADBS did not observe automatic locking devices on these doors and the doors were not closed. On April 25, 2022, LADBS issued an Order to Comply #A-5714721 and found that the operator is in violation of this condition.

42. Noise generated on-site shall not exceed the decibel levels stated in the Citywide Noise Ordinance. Music, sound or noise emitted which is under the control of the applicant shall comply with Section 116.01 of the LAMC and with any other applicable regulations of the City's noise ordinance.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** According to LAPD records between 2015 and 2023, there were at least 30 incidents for Calls for Service related to noise disturbances. Per field inspections conducted by LADBS on June 22, 2023, event music was audible on the exterior premises.

43. Amplified music shall not be audible beyond outside premises and sound equipment shall be insulated and positioned away from walls to render vibrations and reverberations undetectable beyond premises.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** According to LAPD records between 2015 and 2023, there were at least 30 incidents for Calls for Service related to noise disturbances. Residents in the adjacent loft building ("The Chapman Flats") have complained to LADBS and the Office of Council District 14 pertaining to loud music and crowd control. On June 22, 2023, LADBS conducted a site visit and observed that event music was audible from the exterior of the venue.

44. Double-door exits shall be maintained as permitted by the Department of Building and Safety and the Fire Department to create a buffer between noise inside the club and the exterior.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the field inspection conducted on January 13, 2022, staff investigator was unable to determine whether the double-door exits were maintained as permitted by LADBS and the Fire Department. Staff investigator observed bulky items, containers, and bags of empty alcoholic beverage bottles along the fire escape area. Doors near the fire escape area were partially blocked.

According to reports provided by LAPD, there were multiple incidents of noise disturbances and noise complaints. During the site visit conducted by LADBS on April 8, 2022, inspectors observed people entering and existing the premises through the double-glass doors at the rear. The double-glass doors were not closed.

45. The operator or property owner shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. The phone number shall be posted on all exterior doors of the site so that is readily and easily visible to any interested party.

Applicant's Response: In Compliance. See attached.

Investigator's Comment: **Not in Compliance.** During the site visit on January 13, 2022, staff investigator did not observe posting of a 24-hour hot line number on all exterior doors which are readily and easily visible to any interested party.

On April 1, 2022, representative for the operator provided an attachment to the Condition Compliance Report, which included a document which listed a contact name, phone number, and email address for the 24-hour hot line for The Globe Theater. However, during the field inspection, staff did not observe the posting of said sign near all exterior doors.

Staff investigator attempted to dial the number listed in the document (213-489-1667) on at least ten occasions but was unable to reach anyone or leave a message for The Globe Theater. Upon dialing the number, a recorded automated message directs caller to press #1 for event inquiries, or to visit the venue's website for more information. There was no option to be transferred to a live representative or to leave a voicemail to file complaints. If the caller does not press #1, the call gets disconnected automatically.

Subsequent to the site visit conducted by staff investigator in January of 2022, LADBS conducted another field inspection on April 8, 2022 during business hours in which the venue was open and hosting a ticketed event. LADBS did not observe posting of the 24-hour hot line telephone number as required. On April 25, 2022,

LADBS issued an Order to Comply #A-5714721 and found that the business is in violation of this condition.

46. The “Hot Line” shall be:
- a. Posted at the entry, and the cashier.
 - b. Responded to within 24-hours of any complaints/inquiries received on this “hot line”.
 - c. Documented in a log and available for review by the LAPD, the Council Office, the Zoning Administrator and members of the public during periodic meetings and/or upon request.
 - d. This log shall, at a minimum, record when the calls were received, the nature of the complaint, returned and the action taken to address the concern, as well as contact information for the complainant for independent follow-up.

Applicant’s Response: See attached.

Investigator’s Comment: **Not in Compliance.** During the field inspection on January 13, 2022, staff investigator did not observe a hot line number posted at the entry and the cashier. The operator did not provide a log with the required details pertaining to calls received, nature of the complaint, or actions taken to address the concerns.

No additional attachments were provided in the Condition Compliance Report submitted on April 1, 2022. Furthermore, the required logs were not submitted to the Zoning Administrator subsequent to the most recent Plan Approval action. The operator submitted a blank one-page complaint log when the subject Plan Approval application was filed on November 25, 2019. The log was blank and did not include the required information.

Subsequent to the site visit conducted by staff investigator in January of 2022, LADBS conducted another field inspection on April 8, 2022 during business hours in which the venue was open and hosting a ticketed event. On April 25, 2022, LADBS issued an Order to Comply #A-5714721 and found that the operator is in violation of Condition No. 45, which is related to this condition pertaining to posting of a 24-hour hot line to receive complaints and address concerns.

47. Signage on interior and exterior of all entry/exit doors, as well as in the northerly outdoor smoking area, shall be printed to clearly indicate the patrons they are in a mixed-use residential neighborhood and must keep voices and noise levels at a minimum.

Applicant’s Response: In Compliance. See attached.

Investigator’s Comment: **Not in Compliance.** During the site visit on January 13, 2022, staff investigator did not observe clearly printed signage on all entry/exit doors, with language which indicate the patrons that they are in a mixed-use residential neighborhood and must keep voices and noise levels at a minimum. Furthermore, according to Calls for Service data provided by LAPD between

January of 2015 to July of 2023, there were at least thirty (30) requests for service for noise disturbances stemming from the subject property. Residents of adjoining apartment building also filed complaints with LADBS regarding noises generated from the night club. On June 22, 2023, LADBS conducted a site visit when the club was hosting an event. Per LADBS, the event music was audible from the exterior.

On April 1, 2022, representative for the operator provided an attachment to the Condition Compliance Report, which included a one-page document with a sign to venue's customers. The sign includes language which requests the venue's customers to respect the neighbors and keep voices and noise levels at a minimum. During the field inspection conducted on January 13, 2022, staff investigator observed one sign posted near the front entrance along Broadway with the said language. However, the sign was not posted on all interior and exterior entry/exit doors. The language on the sign also did not indicate that the patrons are in a mixed-use residential neighborhood. The photograph of this sign is provided in this staff report.

48. Free beverages and water shall be made available to patrons beginning one-half an hour prior to the closing. An announcement of such shall be made at least twice within an hour prior to the closing hour.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the field inspection conducted on January 13, 2022, the venue was closed to the public and no ticketed event was taking place. Staff investigator was unable to determine if the operator complied with the subject condition.

49. The venue shall implement a Designated Driver Program (i.e. free soft drinks or coffee to a designated driver of the group) which shall be submitted to the Zoning Administrator for inclusion in the file. The availability of this program shall be made known to patrons either via a two-sided card placed on all tables and service bars, and on signs printed and posted in ten different and clearly visible locations within the venue, including restrooms.

Applicant's Response: In Compliance. See attached.

Investigator's Comment: **Not in Compliance.** During the site investigation on January 13, 2022, staff investigators did not observe evidence of a Designated Driver Program within the venue. No two-sided cards were observed on tables and service bars. No signs or posters were observed at ten different and clearly visible locations. Staff accessed both the male and female restrooms, and did not witness the posting of the Designated Driver Program. The operator has not submitted recent examples of the two-sided card, signages, or evidence for posting of the signs on the premises.

On April 1, 2022, representative for the operator provided an attachment to the Condition Compliance Report, which included a one-page document dated March 29, 2022 from Recording Artists, Actors & Athletes Against Drunk Driving (RADD).

The letter stated that the owner and operator of The Globe Theater is an active partnering member of the RADD program. The letter further stated that the operator has a solid designated driver program in place with RADD and has been an active member for over a decade.

50. Prior to the sale of alcoholic beverages at the subject premise, all employees (including security) and management involved with the sale of alcoholic beverages shall enroll in the LAPD Standardized Training for Alcohol Retailers (STAR). Upon completion of such training, the operator shall request the Police Department to issue a letter identifying which employees completed the training. The operator shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. This training program shall be required for all new future staff within six months of their hiring and for all new staff hired as the result of a change in the licensee or ownership.

Within six months from the issuance of a Certificate of Occupancy for a new venue proposed by the new operator, a list of employees, their hire date and evidence of their STAR training shall be submitted to the Zoning Administrator for inclusion in the case file.

Applicant's Response: In Compliance. LAPD has been short staffed due to COVID-19 pandemic and recent protests. Operator will resume STAR training when LAPD is available.

Investigator's Comment: **Not in Compliance.** During the site investigation on January 13, 2022, the operator did not provide updated documentation for employees who completed STAR training. On February 28, 2018, a Certificate of Occupancy (#174244) was issued to increase the occupant load for the night club with a change of use from night club to theater and multi-purpose event venue. No documentation which listed the employees, hire date, and evidence of STAR training, were submitted to the Zoning Administrator within a six-month period.

The operator submitted numerous STAR certificates when the subject Plan Approval application was filed on November 25, 2019. These STAR certificates were issued on November 1, 2019, and expired November 1, 2021, as the certificates were valid for 24 months.

51. The operator or property owner shall provide the Zoning Administrator a copy within five business days of any violations issued by any City departments or other public jurisdictions relating to such operation's alcohol service.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the site investigation on January 13, 2022, the operator did not provide documentation of citations and Orders issued by other City departments relating to the operation's alcohol service. Subsequent to the investigation conducted in January of 2022, LADBS conducted another field inspection on April 8, 2022 during which the venue was open to the public and hosting a ticketed event. On April 25, 2022, LADBS issued an Order to

Comply #A-5714721 and found the operator to be in violation pertaining to the sale of alcoholic beverages without a valid Conditional Use Permit. The operator was ordered to discontinue the unapproved activities which violate the conditions of a Conditional Use Permit.

Condition Nos. 52 through 59 are alcohol-related conditions volunteered by the operator

52. Alcohol, bottles, and containers not purchased on-site are not allowed to be brought into the venue.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the site investigation on January 13, 2022, the venue was closed to the public and no event was taking place. Staff investigator was unable to determine if alcohols not purchased on-site were brought into the venue.

53. The sale of distilled spirits by the bottle for a future day's consumption is prohibited.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the site investigation on January 13, 2022, the venue was closed to the public and no event was taking place. Staff investigator was unable to determine if the operator sold distilled spirits by the bottle for a future day's consumption.

54. Sales and delivery of alcoholic beverages to customers shall be made from behind a counter where a server shall obtain the product.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the site investigation on January 13, 2022, the venue was closed to the public and no event was taking place. Staff investigator could not determine if the operator complied with this condition.

55. The sale of distilled spirits by the bottle, for on-site consumption, is permitted at the location in accordance with State Alcoholic Beverage Control (ABC) licenses and the below conditions:

- a. Sales and delivery of distilled spirits may only be purchased from a server employed by the establishment who is specifically trained in these conditions.
- b. Delivery of distilled spirits shall only be made from a server who shall obtain the distilled spirits from behind the counter.
- c. Distilled spirits shall not be sold in bottles exceeding 750 ml.
- d. Patrons shall be prohibited from removing bottles of distilled spirits from the establishments.

- e. The sale of distilled spirits by the bottle shall not be permitted before 8 p.m. Patrons may not commence purchase of bottles of distilled spirits after 1 a.m.
- f. Each table where sale of distilled spirits by the bottle is permitted shall be tended to by at least one server to ensure that the requirements of these conditions are being monitored.
- g. The sale of distilled spirits by the bottle shall be made only to parties of two or more patrons. No more than two bottles of spirits shall be at a table at any given time.
- h. For parties of two patrons, only one bottle of distilled spirits may be served at a time.
- i. No server may serve distilled spirits by the bottle prior to completing a training program provided by the operator regarding the requirement of these conditions and State ABC requirements.
- j. The sale of distilled spirits by the bottle shall not be permitted until the applicant submits to the Zoning Administrator a copy of the training plan used to train servers regarding the requirements of these conditions.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** During the field inspection on January 13, 2022, the venue was closed to the public and no event was taking place. According to reports provided by LAPD, there were at least two incidents in which underage individuals were served alcoholic beverages inside the night club. Furthermore, there were at least three incidents in which victims were raped subsequent to consuming alcoholic beverages at the night club. Per correspondence from LAPD, the Vice units have conducted multiple inspections of the night club, and have witnessed violations related to: patrons drinking in line, over pour of alcoholic beverages, undrinkable alcoholic beverages due to the amount of alcohol in the drinks, and underage patrons consuming alcoholic beverages on the premises.

56. No wine shall be sold with an alcoholic content greater than 16 percent by volume.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the field inspection on January 13, 2022, staff investigator observed wine and liquor in the storage room with alcoholic content greater than 16 percent by volume. Cases of Cognac, Patrón, and Vodka with 40 percent by volume were observed. Cases of Jägermeister with 35 percent by volume were observed. As the venue was closed during the site visit, staff investigator could not determine if the operator sold wine with an alcoholic content greater than 16 percent by volume. Photographs of the wine and liquor are included in this staff report.

57. No more than two alcoholic beverages shall be sold per person unless a server or bartender is able to clearly identify the patrons who are to be receiving the beverages.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the field inspection conducted on January 13, 2022, the venue was closed to the public and no event was taking place. Staff investigator was unable to determine if the operator complied with this condition.

58. No "Happy Hour" or reduced priced alcoholic beverage promotions shall be allowed.

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the field inspection conducted on January 13, 2022, the venue was closed to the public and no event was taking place. Staff investigator was unable to determine whether the venue host happy hour or sell reduced priced alcoholic beverages.

59. There shall be no exterior advertising or signs of any type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages (Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition).

Applicant's Response: In Compliance.

Investigator's Comment: **Unable to Determine.** During the field inspection conducted on January 13, 2022, the venue was closed to the public and no event was taking place. Staff investigator was unable to determine whether exterior advertising or signs for promoting alcoholic beverages were posted at the subject property during business hours.

60. If Approval of Plans review does not occur pursuant to Condition 61, then within 180 days of the issuance of a Certificate of Occupancy for a new venue proposed by the current operator, the owner/operator of the subject premises and/or the property owner of the land shall file a Plan Approval with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions or, fewer conditions need to be considered for the operation of the facility or whether revocation is appropriate. This matter shall be set for a public hearing. The operator shall submit with the application documentation of how compliance with each condition has been attained.

The Zoning Administrator on behalf of the Director may upon receipt of testimony and review of the effectiveness of the conditions, modify, delete or add conditions. The Zoning Administrator may also require the discontinuance of the alcohol sales and public dancing if the applicable Findings can be made due to documented evidence of non-compliance and continuous nuisance impacts. If the action of the Zoning Administration is not to revoke, then as part of the determination on the matter, a subsequent plan approval review with a public hearing shall be required.

The timeline for the subsequent review shall be left to the discretion of the Zoning Administrator based on the testimony and documented evidence considered at the first plan approval review.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** This condition requires that a Plan Approval application be filed if the Approval of Plans review does not occur pursuant to Condition No. 61. Since there was no change in the ownership of the property or business operator, the owner/operator was required to file a Plan Approval application within 180 days of the issuance of a Certificate of Occupancy for a new venue proposed by the current operator, Erik Chol of Chol Enterprises Inc. Subsequent to the issuance of the determination letter dated April 3, 2014, LADBS issued a Certificate of Occupancy (#174244) on February 28, 2018, for the increase in occupant load from 838 to 1,538 in an existing night club; and a change of use from night club to theater and multipurpose event venue.

The required Plan Approval application was due on August 27, 2018. The property owner and/or business owner/operator did not file the application within the required 180 days. The Plan Approval application was filed on November 25, 2019.

61. At any time should there be a change in the ownership and/or the operator of the business, the new owner or operator shall be required to file a Plan Approval application, and associated fees pursuant to Section 19.01-1 of the LAMC at the Planning Department Public Counter. The Plan Approval application shall be submitted to the Planning Department within 30 days of the date of legal acquisition by the new owner or operator. A public hearing shall be conducted with notification of all owners and occupants of property within a 500-foot radius. The purpose of the plan approval will be to review and establish conditions deemed applicable to the use as maintained and conducted by the new owner or operator consistent with the intent of the Conditions of this action. Upon this review the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

Applicant's Response: In Compliance.

Investigator's Comment: Not Applicable. The most recent Plan Approval action became effective after April 18, 2014. Per Los Angeles County Assessor's records, the last ownership change occurred on April 14, 2017. Per Los Angeles Office of Finance LATAX Report, the current owner (740 South Broadway Associates LLC.) with Account No. 0000447970 started operation at the subject address on January 2, 1996. According to Los Angeles Office of Finance LATAX Report, the current operator (Chol Enterprises Inc.) with Account No. 0002673931 began operation at the subject address on October 28, 2011. Per letter dated February 11, 2022 provided by the property owner, the current property owner has owned the subject property since August of 1996. In 2017, the owner discovered that the previous grant document was not property recorded, and proceeded to record a correct grant deed document with the County of Los Angeles. Per the last Plan Approval

determination, Erik Chol of Chol Enterprises was listed as the Applicant and business operator. There was no change in the ownership of the subject property or business operator. Therefore, the required filing of the Plan Approval application is pursuant to Condition No. 60 of the last Plan Approval determination.

62. Within 30 days of the effective date of this determination, the property owner of the subject property shall record a covenant and agreement with the County Recorder, in a manner suitable to the Zoning Administrator, containing all of these conditions. The agreement (standard master covenant and agreement Form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to subject case. This Covenant and Agreement shall be maintained in full force and effect at all times that the facility is in business and shall not be terminated unless approved by the Zoning Administrator. If the property owner fails to comply with this condition, the City will record the covenant.

Applicant's Response: Submitted to Planning staff.

Investigator's Comment: In Compliance. The Letter of Determination for DIR-2009-0004-RV-PA4 was issued on April 3, 2014 and became effective after April 18, 2014. The decision was not appealed. The property owner was required to submit a recorded covenant and agreement to the Zoning Administrator by May 18, 2014. A covenant and agreement document number 20140447962 with conditions attached was recorded with the County of Los Angeles on April 30, 2014. A copy of the recorded covenant was found in the case file for DIR-2009-0004-RV-PA4.

63. Within 30 days of the effective date of this action, the business owner and/or the property owner shall reimburse the City for the costs required to conduct and process the subject nuisance abatement action pursuant to Section 19.01-P of the Los Angeles Municipal Code.

Applicant's Response: In Compliance.

Investigator's Comment: **Partial Compliance.** The most recent Plan Approval action under Case No. DIR-2009-0004-RV-PA4 became effective after April 18, 2014. The business owner and/or the property owner did not reimburse the City for all costs associated with processing of the last Plan Approval action within the required 30 days. At the preparation of this staff report, Invoice No. ABT#20000011 has been paid off. While there is no outstanding balance for Invoice No. ABT#20000011, the operator did not remit the fees within the required 30 days.

64. The conditions identified herein are intended to supersede respectively the conditions of Case Nos. ZA-2004-5791(CUB) dated January 21, 2005, and ZA-2000-3742(CUX)(PA2) dated November 3, 2004, unless otherwise noted.

Applicant's Response: In Compliance.

Investigator's Comment: The purpose of this condition is to affirm that the operational conditions herein supersede previous conditions imposed under Case No. ZA-2004-5791-CUB and ZA-2000-3742-CUX-PA2. As such, operational conditions imposed under Case No. DIR-2009-0004-RV-PA4 are applicable and supersede conditions imposed under ZA-2004-5791-CUB and ZA-2000-3742-CUX-PA2.

65. The expiration date for the term grant for the on-site sale of alcoholic beverages authorized under ZA-2004-5791(CUB) remains February 7, 2015 unless the grant expires prior to the expiration date pursuant to applicable provisions of the code and/or such authority is revoked prior to such date under a subsequent plan approval review pursuant to the revocation proceedings.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** The Letter of Determination for ZA-2004-5791-CUB was issued on January 21, 2005 and became effective after February 7, 2005. The Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing dance hall. The decision was not appealed. Per Condition No. 9 of the determination, the grant had a life of ten (10) years and expired on February 7, 2015. The operator is selling alcoholic beverages without a valid Conditional Use Permit as the previous grant has expired. LADBS has conducted several field inspections and found the operator to be in violation of selling alcoholic beverages without a valid Conditional Use Permit.

66. The property owner shall, within 10 days of the effective date of this action, sign and deliver to the Los Angeles Police Department ("LAPD") local division a "Trespass Arrest Authorization" form, which authorizes the LAPD to arrest individuals unlawfully loitering on the property pursuant to LAMC Section 41.24. A copy of the executed form shall also be provided to the Zoning Administrator within the same 10 days.

Applicant's Response: See attached.

Investigator's Comment: **Unable to Determine.** During the site visit on January 13, 2022, the operator did not produce a signed "Trespass Arrest Authorization" form to staff investigators. A copy of the signed "Trespass Arrest Authorization" form for April 25, 2014 to April 25, 2015 was found in the case file for DIR-2009-0004-RV-PA4. The form was undated and staff was unable to determine if the required form was provided to the Zoning Administrator within 10 days of the effective date of the last Plan Approval action.

On April 1, 2022, representative for the operator provided an attachment to the Condition Compliance Report, which included a one-page Trespass Arrest Authorization with dates of authorization from April 25, 2014 to April 25, 2015. The undated form was signed by the operator and staff could not verify if the required form was submitted within 10 days of the effective date of the most recent Plan

Approval action. At the preparation of this staff report, no updated and signed Trespass Arrest Authorization form has been submitted to Planning staff.

67. The access to/from the subject premise shall be permitted from Broadway. Except in the event of an emergency, patron access from the adjoining alley shall be prohibited.

Applicant's Response: In Compliance.

Investigator's Comment: **Not in Compliance.** According to data provided by LAPD, there had been multiple incidents of criminal activities in the alley which included vandalism, parking violation, intoxicated group, injuries, and others. During the field inspection conducted by LADBS on April 8, 2022, inspectors witnessed groups of people smoking in the alley behind the venue. Per LAPD testimony, patrons were seen in the adjoining alley during business operating hours.



IRIS WAN

Staff Investigator

Photographs taken on January 13, 2022.

Exhibit 1. Front Entrance along Broadway.

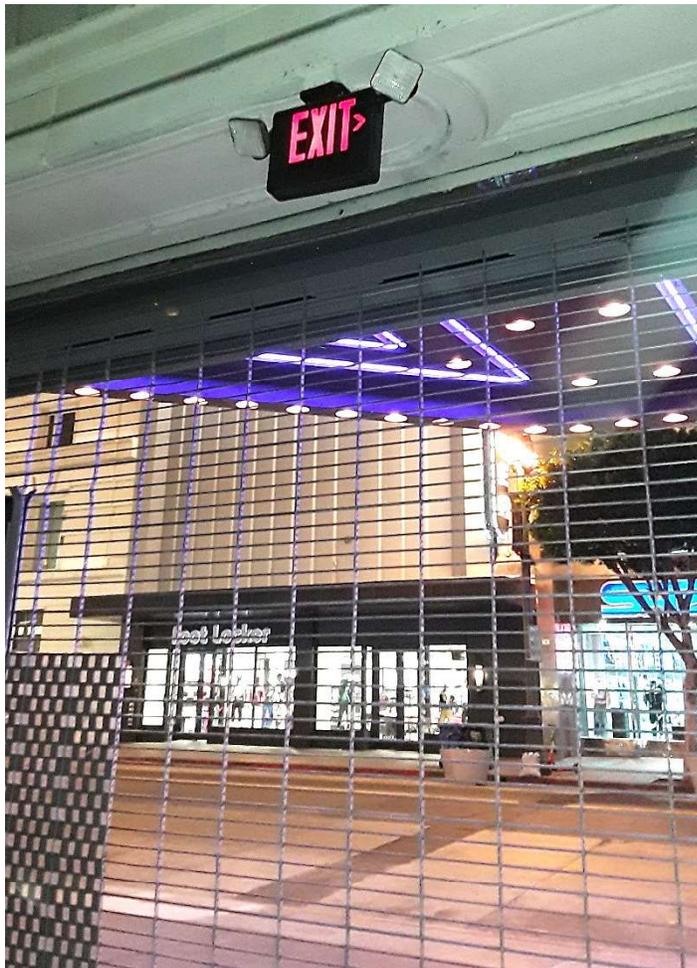


Exhibit 2. Front Entrance Lobby.

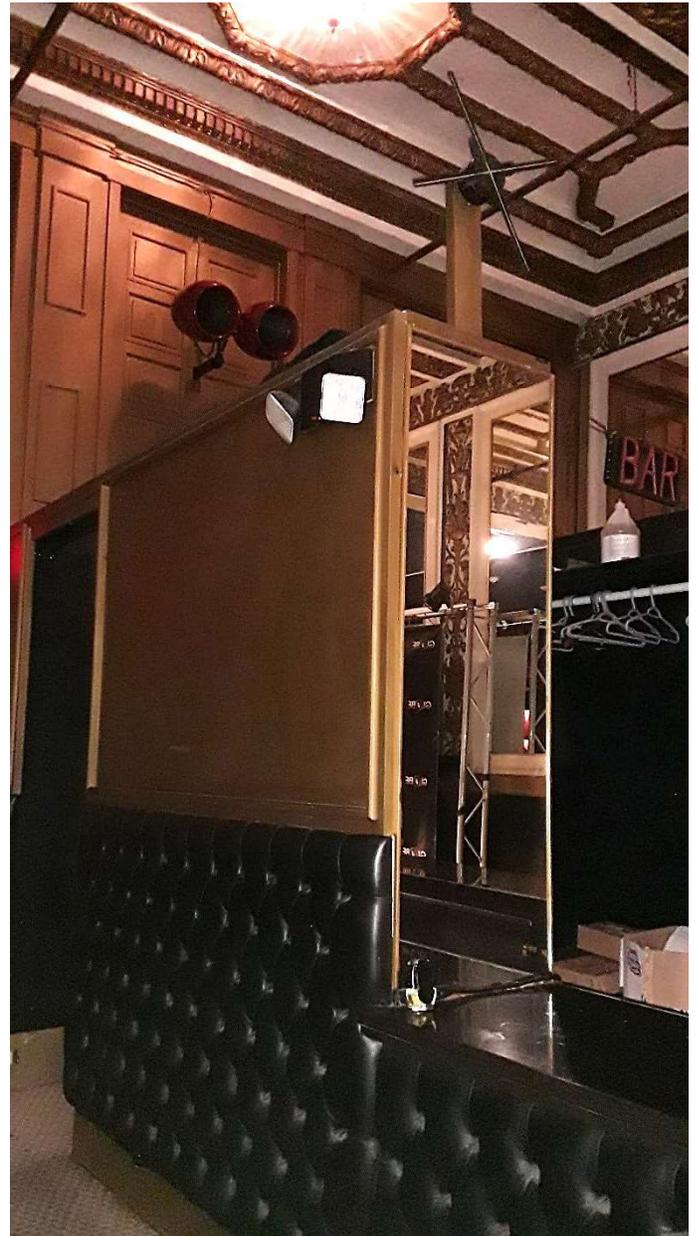


Exhibit 3. Rear Private Alley.

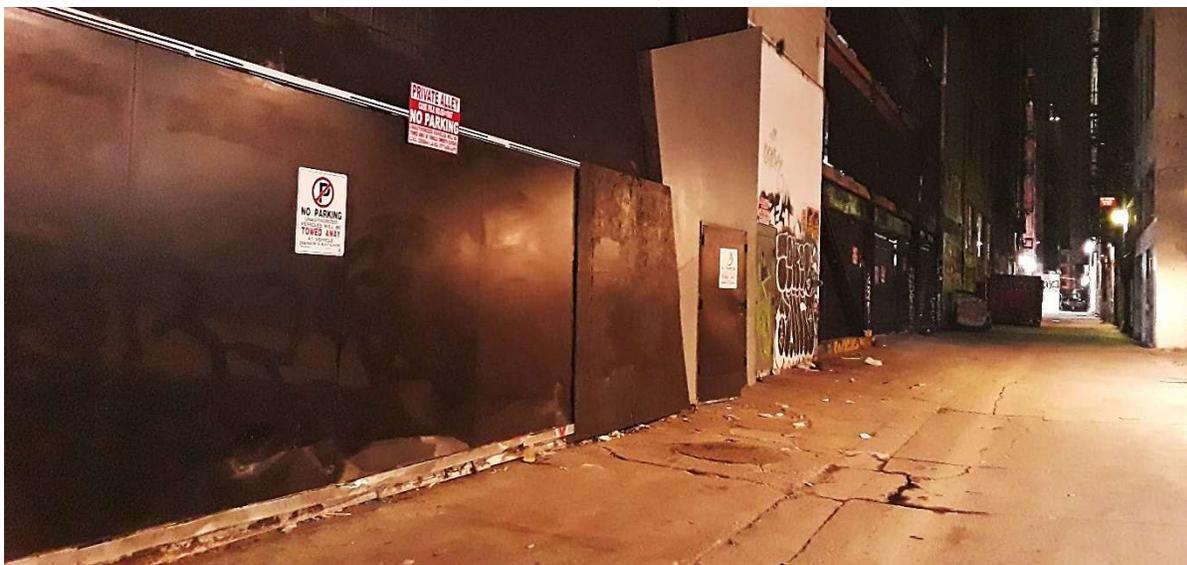


Exhibit 4. Entrance/Exit.





Exhibit 5. Interior.

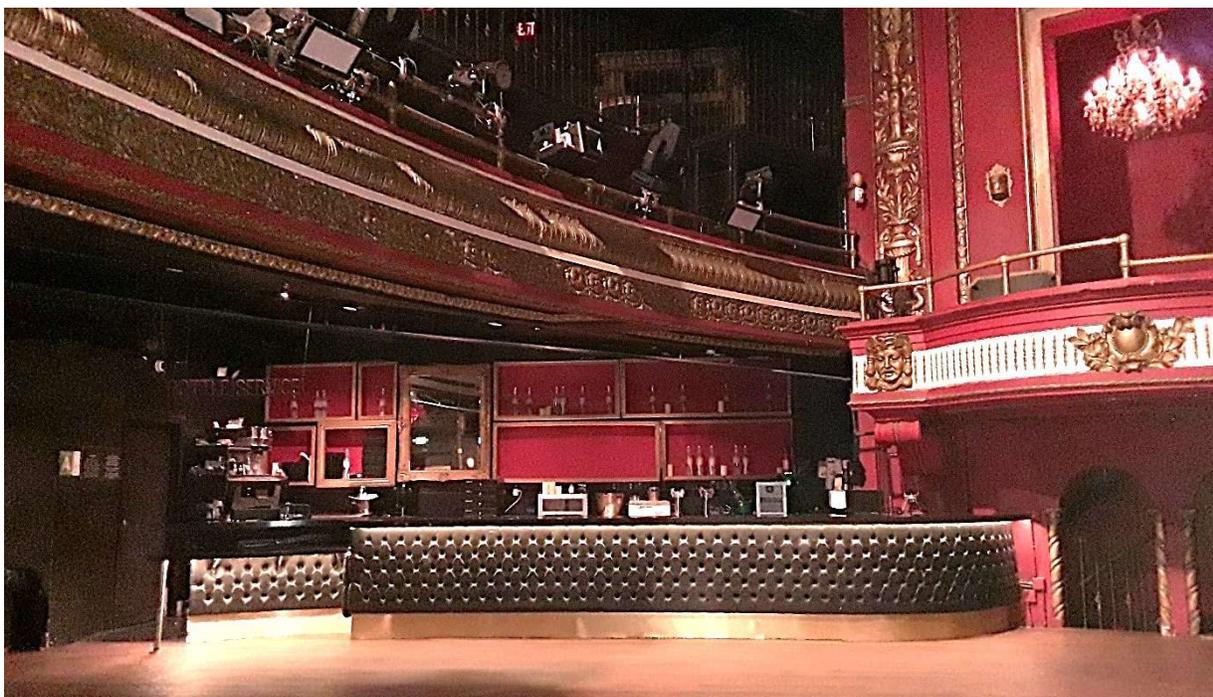




Exhibit 6. Bar Areas.

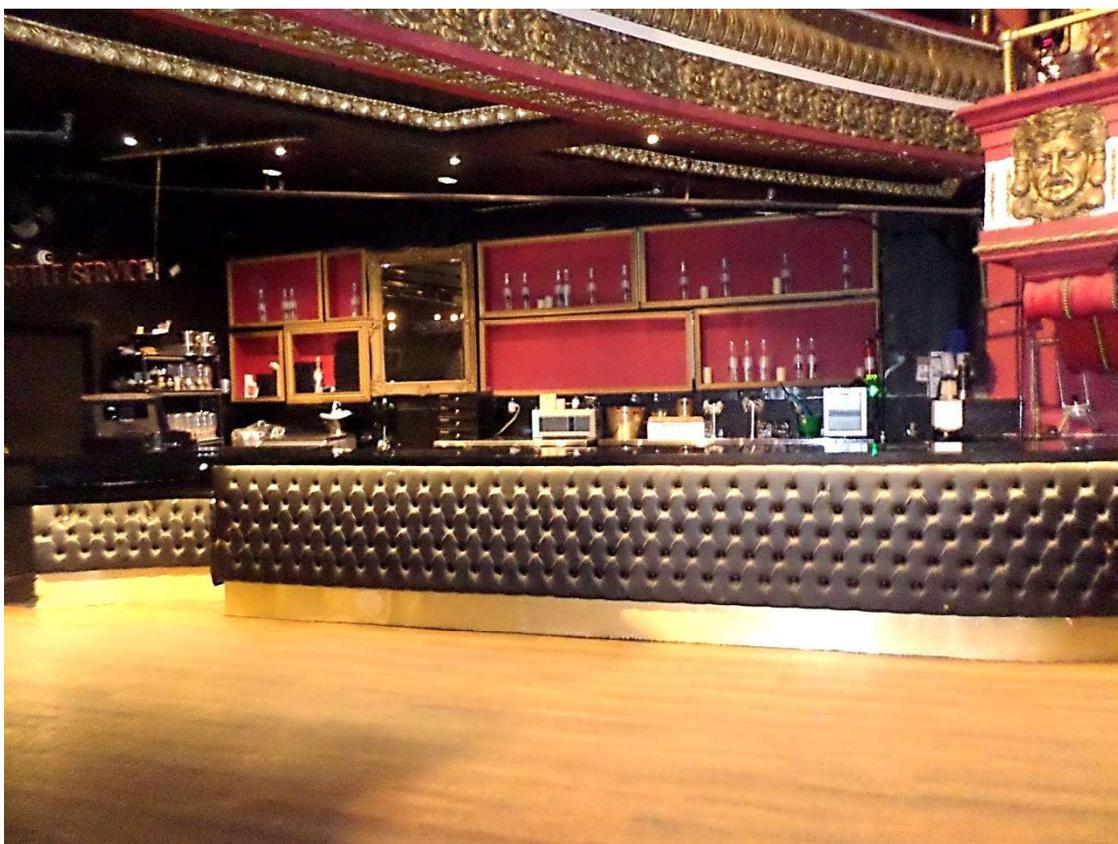






Exhibit 7. Basement.



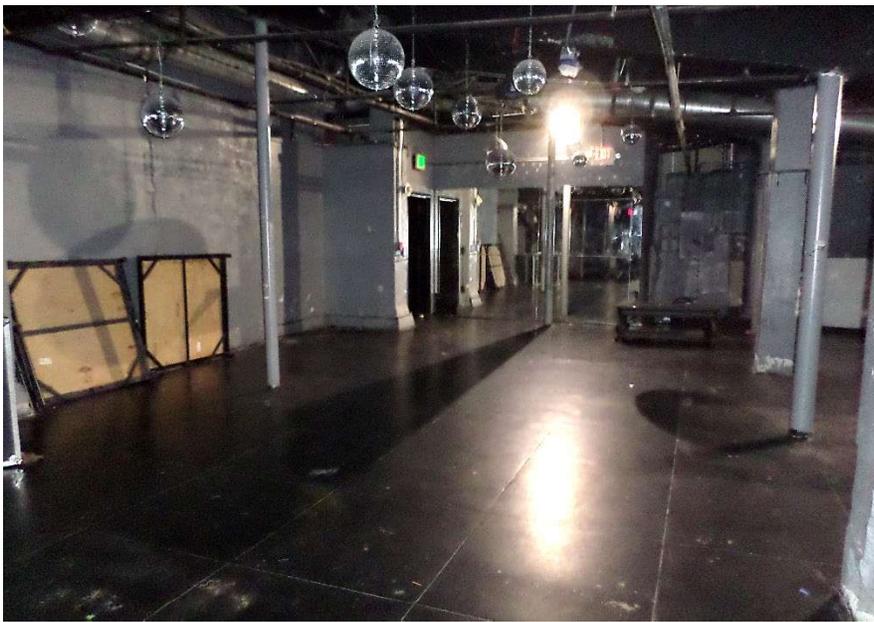


Exhibit 8. ATM / Laundry / Food Prep.



Exhibit 9. Cold Room Storage.





Exhibit 10. Alcoholic Beverage Storage.



Exhibit 11. Ice Machines / Ice Chest.



Exhibit 12. Security Cameras / Surveillance.

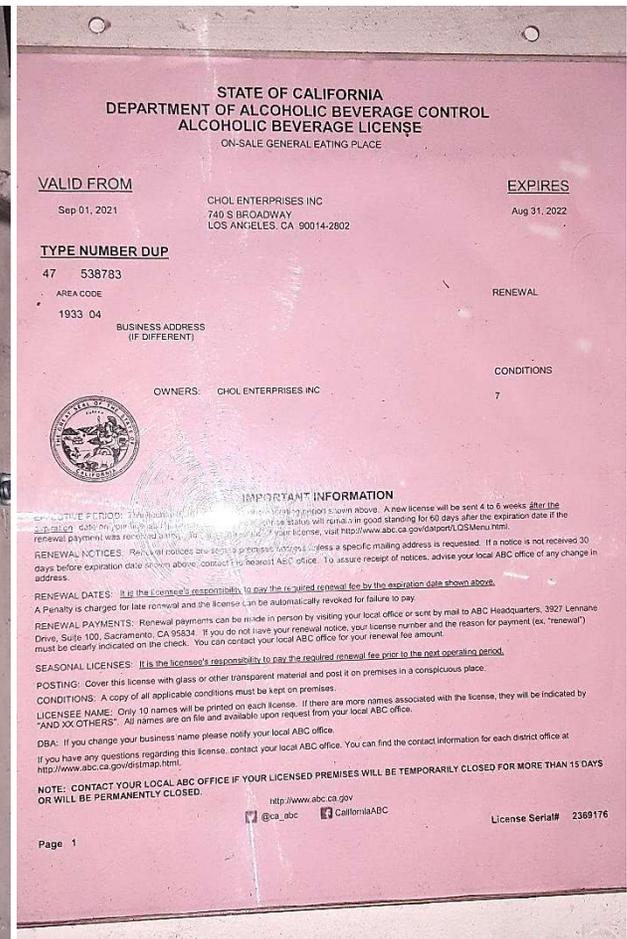
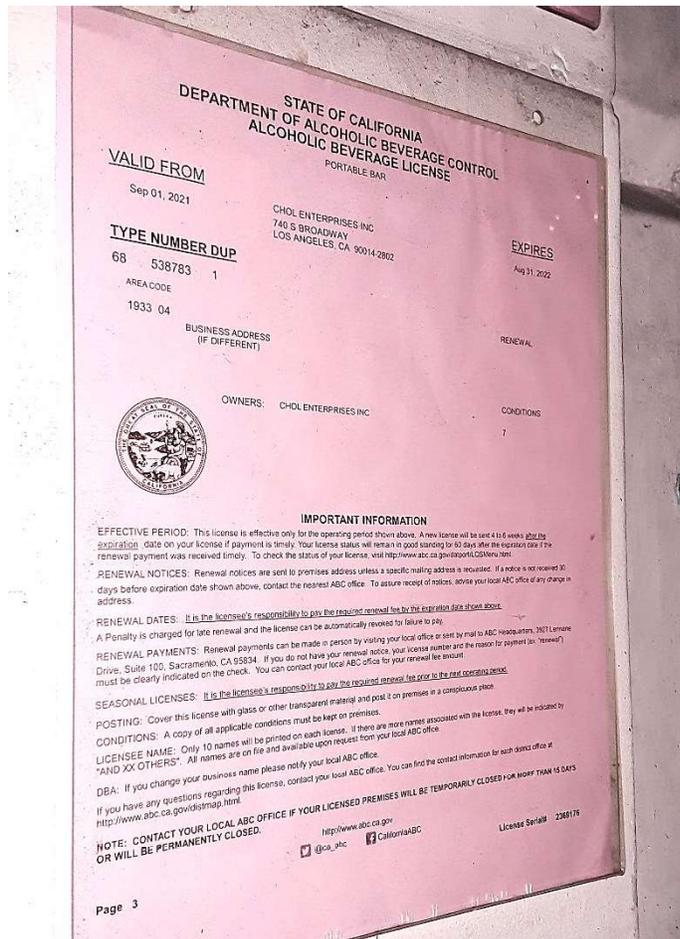


Exhibit 13. Graffiti / Trash / Debris / Bulky Items.





Exhibit 14. Permits / Licenses.



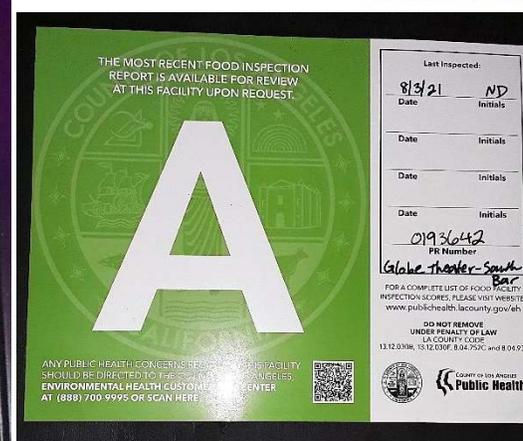
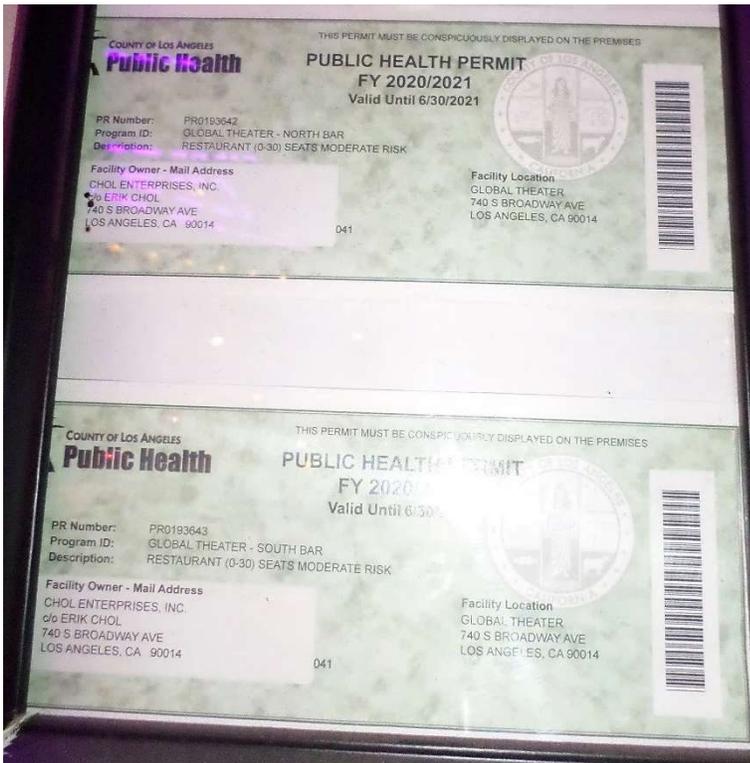
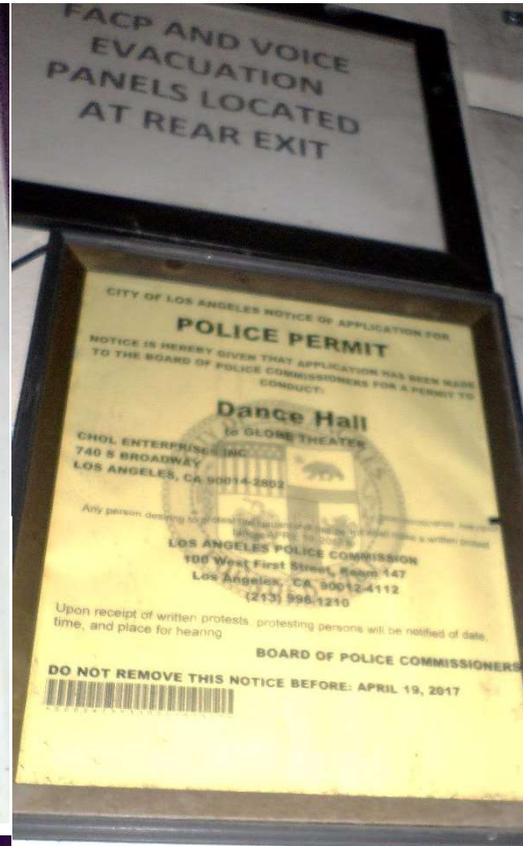


Exhibit 15. Trash Containers / Storage.



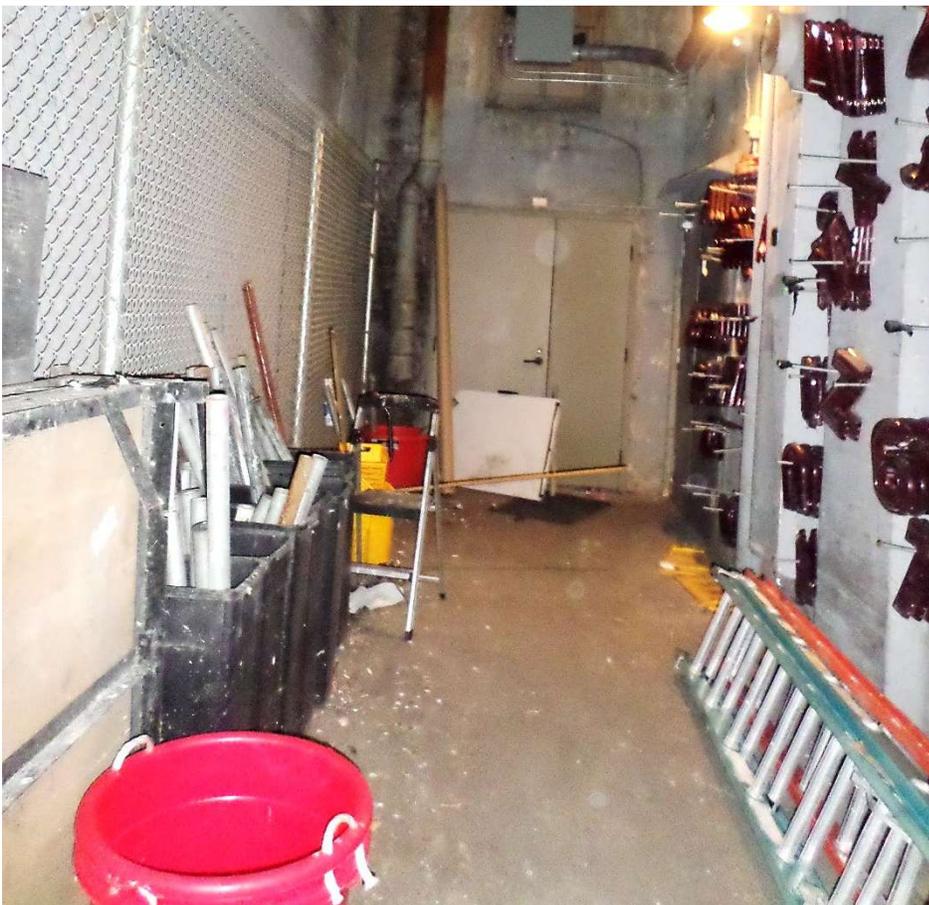




Exhibit 16. Lighting / Additional Signage.

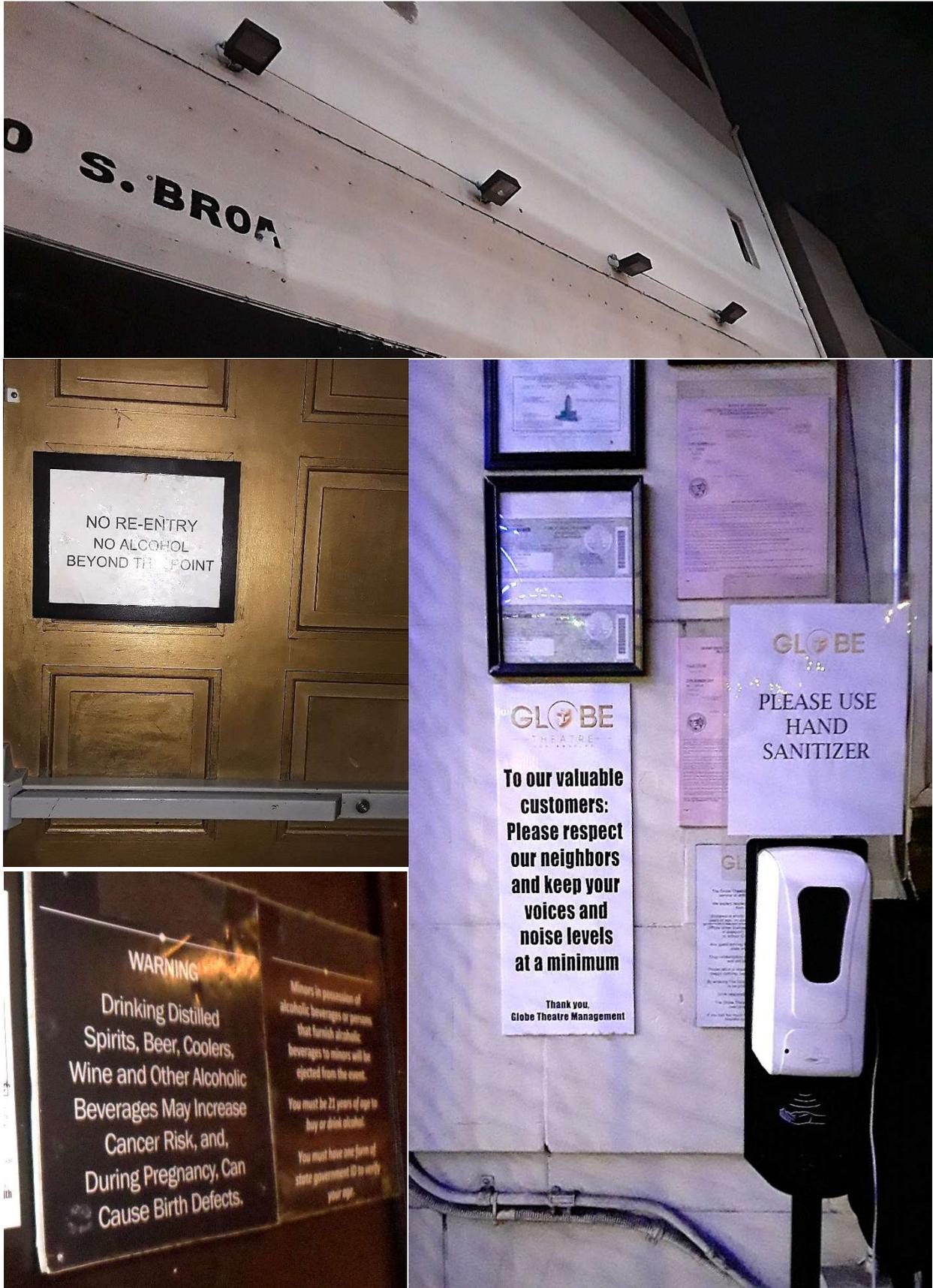


Exhibit 17. Additional Photographs.



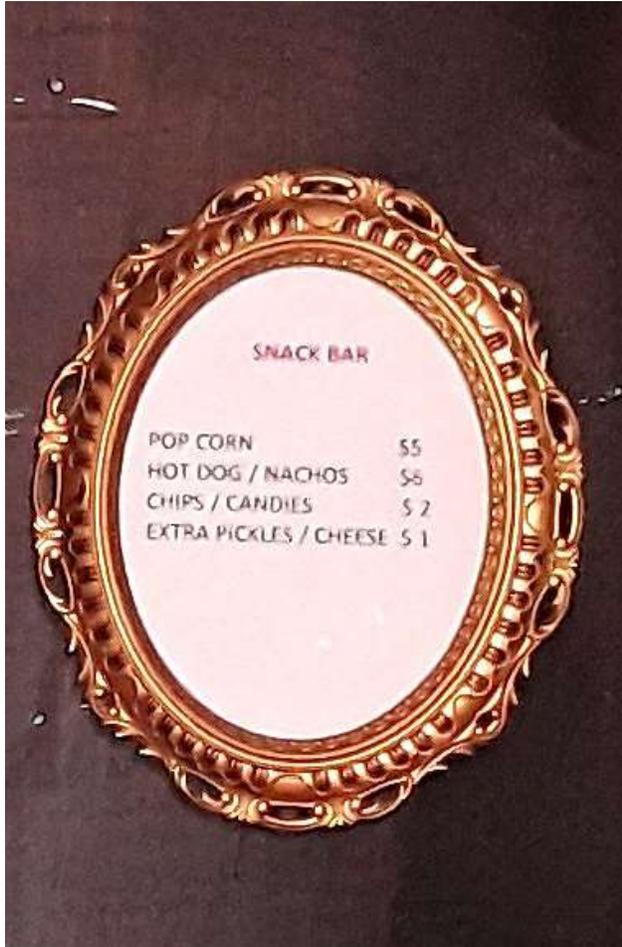


Exhibit 18. Photographs taken on July 12, 2023.

