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August 15, 2024

Houman Sarshar (A)
Globe Theater Entertainment, Inc.
740 South Broadway
Los Angeles, CA 90014

740 South Broadway Associates, LLC. (O)*
c/o Houman Sarshar
11974 Mayfield Avenue #8
Los Angeles, CA 90049

Elizabeth Peterson (R)
Elizabeth Peterson Group Inc.
400 S. Main Street #808
Los Angeles, CA 90013

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
C.D: 14 – Kevin de Leon
D.M.: 127-5A209 / 127-5A211
CEQA: ENV-2019-7064-CE
Legal Description: FR Lots 9 & 10
Block 24, Huber Tract

Last Day to File an Appeal: August 30, 2024

Pursuant to California Environmental Quality Act, I hereby **DETERMINE**:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and

Pursuant to Los Angeles Municipal Code Section 13B.6.2.H, I hereby **DENY**:

a request by the Applicant to eliminate all conditions imposed on the subject property per DIR-2009-0004-RV-PA4, dated April 3, 2014; and

*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.

Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.6.2, I hereby **DETERMINE**:

that the operation of The Globe Theater, located at 740 South Broadway, has operated in partial compliance with the terms and conditions set forth in Case No. DIR-2009-0004-RV-PA4, and continued imposition of conditions is necessary in order to mitigate land use impacts caused by use of the premises; and,

Pursuant to Los Angeles Municipal Code Section 13B.6.2, I hereby **APPROVE**:

plans to modify and add conditions for the subject premises, in conjunction with the existing theatre and multi-purpose event venue.

The Zoning Administrator hereby retains, adds or modifies (as shown in strikeout and underlined text) the existing Conditions as follows:

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.
2. **MODIFIED**: 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 said Certificate of Occupancy, a Plot Plan and Floor Plans for the ~~proposed new~~ venue shall be submitted to the Office of Zoning Administration: Nuisance Abatement and Revocation Section ~~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~~ April 30, 2014 marked Exhibit "A", except as may be revised as a result of this action determination.

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.
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.
5. **MODIFIED**: A copy of the first page of this ~~grant~~ determination and all Conditions and/or any subsequent appeal of this ~~grant~~ determination 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.

6. **MODIFIED:** ~~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.~~

The conditions of this determination, a police permit, a copy of the business license, insurance information and an emergency contact phone number for the operator and valet service(s), if any, shall be retained on the premises at all times and be immediately produced upon request of the Los Angeles Police Department, the Department of City Planning, State Department of Alcoholic Beverage Control or other responsible agency. The manager and employees shall be knowledgeable of these Conditions.

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.
8. **MODIFIED:** ~~Hours of operation shall be limited to 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. 9:00 a.m. to 2:00 a.m., daily.~~
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.
10. **MODIFIED:** 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 the Certificate of Occupancy, which is was issued on February 14, 2008 ~~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 April 30, 2014, except as may be revised as a result of this action determination.

11. **MODIFIED:** No music, dancing or entertainment shall occur after 21:30 a.m., seven days a week.

12. **MODIFIED:** All interior lights must be turned on full at 2 1:30 a.m. daily, seven days a week.
13. **MODIFIED:** The establishment shall be empty of patrons by 3 2 a.m. daily, seven days a week.
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.
15. **MODIFIED:** No outside promoters shall be permitted to control the ~~club~~ venue. 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.
16. **MODIFIED:** The operator shall at all times maintain control and security of all operations within the ~~club~~ venue.
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.
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.
19. Exterior signs shall be limited to the minimum necessary to identify the name of the subject business establishment.
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.
21. **MODIFIED:** 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 on February 14, 2008 ~~and a subsequent 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~~ venue is in operation. Said count/log shall be provided upon request by any enforcement agency.

22. **MODIFIED:** Prior to the beginning of operations ~~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.
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.
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.
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.
26. **MODIFIED:** The alley behind the venue shall be kept closed after 9 p.m. when the ~~club~~ venue is open. Security shall be responsible to control access through the gate for emergency vehicles when necessary.
27. **MODIFIED:** 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.
28. **MODIFIED:** 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~~ near the venue's exterior entrance or exits, 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.
29. No public telephones shall be permitted on the exterior or interior of the property.

30. **MODIFIED:** 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~~ venue.
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.
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.
33. **MODIFIED:** 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 minutes and a summary of the meeting etc., shall be submitted to the ~~Zoning Administrator~~ Office of Zoning Administration Nuisance Abatement and Revocations Section for inclusion in the case file.

34. **MODIFIED:** The operator or property owner shall attend periodic meetings with LAPD, the Council Office and community members to discuss ongoing operations of the ~~club~~ venue, 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 Office of Zoning

Administration's Nuisance Abatement and Revocation Section, the Department of Building and Safety or other enforcement agency.

35. **NEW:** The venue shall not function or operate as a nightclub or host rave parties. The applicant shall obtain and maintain a valid Café and Entertainment permit from the Los Angeles Police Commission Investigation Division for dancing and live performances. Permits must be available on premises during hours of operation.
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.
37. **MODIFIED:** 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 the Office of Zoning Administration Nuisance Abatement and Revocations Section.

38. **MODIFIED:** 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 Nuisance Abatement and Revocations Section

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.

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.

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.

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.

42. **MODIFIED:** ~~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.~~

Any music, sound or noise which is under the control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (City's Noise Ordinance) and the Noise Element of the City's General Plan and shall not exceed the decibel levels established by the City's Municipal Code. All outside personnel associated with music performance and/or acoustical sound shall be informed of the City's noise regulations and required to comply. Amplified music shall not be audible beyond the perimeter boundaries of the facility. Sound equipment shall be installed and positioned away from walls to render vibrations and reverberations undetectable beyond the subject premises. The applicant/operator shall be responsible for ensuring observance with this condition and of correcting any violation of the noise regulations immediately. At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers. Sound absorbers, or buffer zones.

The Globe Theatre shall keep a nightly decibel log. This will include taking a decibel reading in the alley at the emergency doors, the front entry way of the theatre and within the interior of the theatre. This is a tool that will ensure the theatre is meeting exterior ambient levels (i.e. No sounds transference from the interior of the theatre to the exterior) at all times. The tests will be conducted every 2 hours. The log will be made available to LAPD and the Zoning Administrator upon request.

43. **[DELETED]** ~~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.~~
44. **MODIFIED:** ~~Double-door~~ Exterior 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~~ venue and the exterior.
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.

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.

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 to the patrons that they are in a mixed-use residential neighborhood and must keep voices and noise levels at a minimum.

48. **MODIFIED** Free non-alcoholic 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.

49. **MODIFIED** 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 Nuisance Abatement and Revocations Section 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.

50. **MODIFIED:** ~~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.~~

STAR/LEAD/RBS Training. Prior to the sale of alcoholic beverages at the subject premise, all employees (including security) and management involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training.

STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

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.

51. **MODIFIED:** The operator or property owner shall provide the Nuisance Abatement and Revocations Section 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.
52. Alcohol, bottles, and containers not purchased on-site are not allowed to be brought into the venue.
53. **[DELETED]:** ~~The sale of distilled spirits by the bottle for a same day or future day's consumption is prohibited.~~
54. **[DELETED]:** ~~Sales and delivery of alcoholic beverages to customers shall be made from behind a counter where a server shall obtain the product.~~
55. **[DELETED]:** ~~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 establishment.~~
 - 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 Nuisance Abatement and Revocations Section Zoning Administrator a copy of the training plan used to train servers regarding the requirements of these conditions.~~
56. **[DELETED]**: ~~No wine shall be sold with an alcoholic content greater than 16 percent by volume.~~
57. **[DELETED]**: ~~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.~~
58. **[DELETED]**: ~~No "Happy Hour" or reduced priced alcoholic beverage promotions shall be allowed.~~
59. **[DELETED]**: ~~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).~~
60. **MODIFIED**: ~~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.~~

Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new

property owner and the business owner/operator with a copy of the conditions of this determination prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this determination and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

61. **MODIFIED:** ~~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.~~

Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original determination. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, by the new owner or operator. The purpose of the Plan Approval will be to review the operation of the premises and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this determination. Upon this review, the Zoning Administrator may modify, add, or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement and revocation purposes.

62. **MODIFIED:** 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 Nuisance Abatement and Revocations Section Zoning Administrator, containing all of these conditions. The agreement (standard master main

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 Nuisance Abatement and Revocations Section 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.

63. **MODIFIED:** Within 30 days of the effective date of this action determination, 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 N of the Los Angeles Municipal Code. Payment shall be made to the City of Los Angeles with confirmation of payment forwarded to the Department of City Planning, Nuisance Abatement and Revocations Section within this same time period.
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.
65. **MODIFIED:** ~~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. The owner/operator shall maintain an active and valid Conditional Use Permit in order to sell alcohol for on-site consumption.~~
66. **MODIFIED:** The property owner shall, within 10 days of the effective date of this action determination, 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 Office of Zoning Administration Nuisance Abatement and Revocations Section Development Service Center within the same 10 days.
67. **MODIFIED:** ~~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. Patron access to the venue shall be provided from the front door only (Broadway). Access from the alley shall be limited to emergency access, loading or unloading activities or for use by performers in loading and unloading their equipment.~~
68. **NEW.** The business owner/operator shall install and maintain surveillance cameras in all areas of the site, including entrances, exits, common areas, and high-risk areas. The

operator shall maintain a 30-day video library of surveillance footage. The applicant shall cooperate with law enforcement during police investigations.

69. **NEW.** In the event of a sale or transfer of the subject property, the new property owners shall be responsible for any and all outstanding invoices or fees and surcharges owed to the City, for the processing of applications on the subject site. A change of business or property ownership, change of use, change of business operator, and/or discontinuation of use, will not grant release to subsequent property owners from the responsibility to remit fees owed to the City.
70. **NEW.** For appeals filed by the property owner and/or the business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

TRANSFERABILITY

These Conditions of operation run with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than the current owner, it is incumbent that the owner advises them regarding the Conditions of this determination.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter 1 of the Municipal Code and shall be subject to the same penalties as any other violation of such Chapter. (Section 13B.6.2 of the Municipal Code).

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment. (Section 11.00-M of the Municipal Code)

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Office of Zoning Administration's, Nuisance Abatement and Revocations Unit. This would include clarification, verification of Condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Staff Investigator thereon, and the statements made at the public hearing before the Zoning Administrator on August 10, 2023, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that there is cause for continued imposition of corrective Conditions based upon the provisions of Section 13B.6.2 of the Los Angeles Municipal Code which has been established by the following facts:

NUISANCE ABATEMENT AUTHORITY - SECTION 13B.6.2 OF THE LOS ANGELES MUNICIPAL CODE

The Zoning Administrator has the authority to investigate and initiate corrective actions against any use which constitutes a public nuisance, adversely affects the safety of persons residing or working in the surrounding area, and does so on a repeated basis, pursuant to the provisions of Section 13B.6.2 of the Los Angeles Municipal Code, established under Ordinance No. 187,712 and became operative on January 22, 2024. This Ordinance amended processes and procedures established in earlier nuisance abatement proceedings, established in Ordinance No. 171,740 and Ordinance No. 164,749.

It has been the City's practice and policy to impose corrective conditions when a property is initially determined to be a nuisance location and to give any owner/operator an opportunity to correct the problems before any possible revocation of the use.

Prior to an action by the Zoning Administrator requiring that a use be discontinued, it must be found that prior governmental efforts to eliminate the problems associated with the use have failed and the owner or lessee has failed to demonstrate to the satisfaction of the Zoning Administrator a willingness and ability to eliminate the problems associated with the use. The Zoning Administrator, in the instant matter, may impose the conditions to make them more restrictive so as to protect the neighborhood, and may modify the conditions to make them less restrictive if deemed no longer necessary to mitigate the impacts of the use, or may revoke the authority allowing the use.

Background

The effectiveness of compliance with conditions at the subject location 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 operations 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, 2024.

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.

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.

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), Local Emergency Temporary Regulations – Time Limits and Parking Relief (LAMC 16.02.1), Housing Element Inventory

of Sites (ZI-2512), Greater Downtown Housing Incentive Area (ZI-2385), Redevelopment Project Area: City Center (ZI-2488), 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 wide 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).

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 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, the LADBS issued an Order to Comply for the following LAMC violations:

- Sale of alcoholic beverages prohibited without a valid Conditional Use Permit.
- Violation of Condition No.9 of DIR-2009-0004-RV-PA4. No dancing shall be permitted on the subject site.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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. On April 25, 2022, the LADBS issued an Order to Comply #A-5714721 for violations to Condition Nos. 9, 18, 22, 23, 37, 41, and 45 of Case No. DIR-2009-0004-RV-PA4. The operator was also in violation of the sale of alcoholic beverages without a valid Conditional Use Permit. At the preparation of this report, the property owner has not submitted evidence showing compliance with the subject Order.

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:

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

- 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.
- Mechanical work has been done without the required permits and approvals. Throughout the building; multiple air conditioning unit/equipment have been installed without permits.
- 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:
 - Building or premises is Substandard due to hazardous electrical wiring. Exterior balcony and behind the stage; exposed conductors not protected from physical damage.
 - 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.
 - Mechanical work has been done without the required permits and approvals. Throughout the building; multiple air conditioning unit/equipment have been installed without permits.
 - 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. On September 30, 2021, the LADBS issued a Notice of Code Violation for the unpermitted construction. On November 4, 2021, the LADBS issued a subsequent Substandard Order. At the preparation of this report, the property owner has not submitted evidence demonstrating compliance with the subject Order.

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 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. Prior to the issuance of a determination, the operator was hosting ticket events, including dancing and sale of alcoholic beverages, which was in violation of the Conditional Use Permit as the grant had previously expired. On April 19, 2024, the Zoning Administrator issued an approval to permit the continued sale and dispensing of a full line of alcoholic beverages and dancing in conjunction with the existing theatre and multi-purpose event venue. The grant is for a period of three (3) years.

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, 2024. Per information obtained from the ABC website, operating restrictions are as follows:

1. Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as defined on the ABC-257 dated 9-18-17 and ABC-253 dated 9-18-17.
2. 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.
3. 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.
4. Petitioner(s) shall provide NUMBER uniformed security guard(s) from TIME to TIME after closing.

5. 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 9-18-17.
6. 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 within 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 for the on-site sale of alcoholic beverages.

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.

CORRESPONDENCE RECEIVED PRIOR TO AUGUST 10, 2023 PUBLIC HEARING

Office of Councilmember Kevin de Leon, Fourteenth District

On August 9, 2023, a letter was received from the Office of Council District Fourteen. The letter stated that the Councilmember fully supports the request from the operator to eliminate all conditions imposed on the property per Case No. DIR-2009-0004-RV-PA4. The letter further stated that under Mr. Chol's leadership, there has been no evidence of public nuisance impacts generated from the venue's operations.

Los Angeles Police Department

On August 9, 2023, a letter was received from Detective Dana Harris, a representative from the Gang and Narcotics Division of the Los Angeles Police Department (LAPD). The letter stated that the LAPD recommends for the existing Conditions to remain in effect. Furthermore, the letter cited the following criminal incidents at the establishment:

- On December 24, 2022, uniformed personnel responded to a traffic collision investigation at 219 West 7th Street. Upon arrival, people were being treated by LAFD personnel. Witness E. stated that she was the designated driver for her group. She and her friends were in Los Angeles to attend an event at the Globe Theatre. The event was open to persons 18 years and older. All of E's group were under 21 years of age. While at the Globe Theatre, Witness P. and F. (underage) had consumed alcohol inside the Globe Theatre. After 02:00 and upon exiting the theatre, two male intoxicated persons exited the theatre and confronted Witness F. Suspects began hitting Victim with closed fists which became mutual combat directly in front of Globe Theatre.

After the altercation, Victim and Witnesses walked northbound on Broadway towards their parking lot on West 7th Street. When they arrived at the driveway of the parking lot, Witness E. observed a grey Nissan SUV driving down the parking lot ramp. She recognized occupants as the prior combatants with their group. Witness E. observed vehicle purposely turn toward Victim. The SUV hit Victim on the front left/rear side of the vehicle. Suspect fled to unknown direction. Victim admitted to being intoxicated inside the theatre even though he is under 21 years of age.

- On December 24, 2022, uniformed officers responded to 1130 South Vermont Avenue to conduct a sexual assault investigation which occurred at the Globe

Theatre. Victim stated that she arrived at the Globe Theatre at approximately 10:30 p.m. She consumed an alcoholic beverage prior to her arrival at the establishment. Victim entered the club and stated that she went to a VIP section of the club. While there, she received an alcoholic beverage from an unknown male. At 23:30, she was removed from the VIP area because she was under the age of 21. Victim believes that she was the victim of sexual assault.

Victim stated that the clothes that she had on were not the clothes that she entered the club with. She has no idea where those clothes were or how she came to be wearing the clothing that she had on. Victim's underwear had been removed and she had no recollection of where her clothes were. Victim regained consciousness on Norton Avenue where the residents helped her by providing socks. Victim notified her cousin and they went to Olympic Police Station and notified the police.

- On January 21, 2023, uniformed officers responded to Globe Theatre for a grand theft investigation. Victim stated that he/she was on the dance floor dancing when he remembers several people bumping into him. He then observed a hand grab his cell phone from his front pants pocket and remove it. Victim was able to identify the suspect. Victim was told by location security that they would take care of the situation after stopping suspect. Victim never saw suspect nor security again.
- On February 6, 2023, uniformed officers were requested to respond to Hollywood area to meet victim of a robbery. Victim stated that at approximately 3:00 a.m., he was standing directly outside of the Globe Theatre. He was approached by a group of males who punched victim numerous times on his head and face before fleeing, leaving him unconscious. Victim awoke several hours later at Hollywood Presbyterian Hospital, realizing that his shoes and wallet had been stolen.
- On February 21, 2023, uniformed officers were requested to conduct an attack investigation that occurred at the Globe Theatre. Victim remembers ordering an alcoholic beverage, consuming that drink and then not having any independent recollection between the hours of 10:40 p.m. and 3:00 a.m. Victim believes that he was the victim of a sexual assault in that he awoke the next morning with a sore throat and bleeding anus. Victim did not give permission to anyone to have sex with him.
- On January 14, 2023, Central Area Vice investigators were assigned to investigate staff and citizen complaints regarding grand theft (pickpocket) at the Globe Theatre. Globe Theatre management and security assisted the officers with the investigation. Officers observed a dimly lit room with approximately 600 guests. At 11:50 p.m., a victim reported to security that her phone had been taken and the suspects were still inside the location. Victim stated that a group of males had approached her and her friends and were groping them. Shortly afterwards, their phones were missing. Officers located, detained, and subsequently arrested several persons involved in the pickpocketing incident.
- On January 16, 2023, uniformed officers responded to a radio call of security guard holding theft suspect. Security stated that he observed an altercation between

defendant and female victim inside the Globe Theatre. Suspect intervened and was told the defendant stole her cell phone. Security handcuffed suspect and found five (5) cell phones in defendant's jacket pocket. All five phones were reported missing while still inside the Globe Theatre.

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 who fell to the floor. Suspect 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, a club security guard, 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.
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, an elderly person was punched in the mouth by suspect and fell to the ground inside club.
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 victim hit 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 property 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 PM	Petty Theft	Victim's personal property stolen inside 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 property 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. 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 the 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, the 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.

PUBLIC HEARING

A virtual public hearing, conducted via Zoom application and telephonically, was held on August 10, 2023, at approximately 10:00 a.m. In attendance at the hearing were the property owner, the business owner/operator, the operator's representative, a representative from Council District 14, a representative from the Los Angeles Police Department, and members of the public. The following verbal testimony was provided at the hearing:

Elizabeth Peterson-Gower, Applicant's Representative

- Appreciate all of Planning staff comments;
- There is quite a bit of confusion on the subject property;
- Issues of violence during a period of time when The Globe Theater was not open;
- Requesting of removal of all conditions from DIR-2009-0004-RV-PA5;
- Requesting to remove the revocation case from title on the subject property;
- The revocation case was put in place on July 23, 2009 due to serious violations of ZA-2004-5791-CUB, due to extreme criminal activities that occurred prior to 2012, enacted by Ralph Verdugo, then tenant and operator of the 740 Club;
- The Department of City Planning imposed conditions to contain the operations through DIR-2009-0004-RV, with now five Plan Approvals in place;
- In 2010, the property owner of the 740 South Broadway Associates LLC., in coordination with LAPD, the Planning Department, the Los Angeles Court System, the Downtown hospitality forum, partnering with everyone involved; there was eventually a lawsuit filed to have Mr. Verdugo and all of his operation stopped; Mr. Verdugo had to be physically removed from the subject property. Once Mr. Verdugo was removed, the Globe theater was shut down in its entirety. For almost two years, the property owner searched all over the world for a responsible operator. In early

2012, the property owner found Erik Chol in France, who had an impeccable reputation operating performance theatre and venues and was considered an amazing booker;

- The property owner negotiated with Mr. Chol, and Mr. Chol moved his entire family to Los Angeles and was absolutely committed to the Globe theater, its history, and its legacy;
- Mr. Chol committed himself to a world-class venue and was driven to be a very responsible operator and entrepreneur. The operator coordinated with the LAPD, CD-14, and the Planning Department, and the community at large, to discuss the type of entertainment they would have and how they would restore the Globe theater;
- We had many meetings with the Planning Department, LAPD, and CD-14, on what to do with the subject property;
- During PA3 of this case, which was issued on June 20, 2012, the Zoning Administrator tried to modify as many conditions as possible, so that the Globe Theater could reopen; the theater reopened and Mr. Chol attempted to make many changes and restorations;
- Under the request from CD-14 and the Zoning Administrator, we were directed to file ZA-2014-1507-CUB, so that Erik Chol's operation could be governed appropriately with conditions that actually relate to the subject property; that is the Conditional Use permit that we have been up on since Mr. Chol's opening and considered the CUP that governs the subject property; this subject CUP expired in 2020 during the COVID-19 pandemic;
- Erik Chol spent an enormous amount of time restoring the theatre; new stages were built;
- Erik Chol rebuilt the marquee which had not been lit for decades;
- Mr. Chol was granted approval under ZA-2014-1507-CUB-CUX, which we feel he has been very compliant with;
- Happy to submit to Planning staff any permits which have expired;
- Operator has a full security team that operate in front which is fantastic for Broadway because we have had so many problems on the street; having Mr. Chol's security surrounding this block of Broadway has been very helpful;
- Some of the problems discussed in the back alley are unrelated to the Globe Theater; the back alley has since been gated; nobody goes outside of the back-alley doors; there are some loadings during the day; there are cars that load sound equipment and different things from the back-alley;
- The Plan Approval for the CUB-CUX governed the responsible operation by Erik Chol; the CUP did expire in 2020 and filed a very long time ago; the case has never been heard, just like this subject RV case; it was in due for several years; the tolling order would cover the fact that Erik Chol has not had his Plan Approval heard; although it was tabled because of the RV case;
- Erik Chol was allowed to pay the \$50,000 that was required for the filing of all the CUPs; and have been making payments on the invoices;
- DIR-2009-0004-RV-PA4 was issued and there was substantial compliance with the RV case;

- We met with the Associate Zoning Administrator to discuss the termination of the RV case;
- The subject case was in cue in the Planning Department for over three years and was simply not processed;
- This is a cultural and historic monument; the Cultural Heritage Commission was extremely pleased when the marquee was restored;
- The front entryway was restored;
- We do not have any expired permits;
- There is service of food at the subject property;
- I have had good communication with the LAPD and can get some comments from them;
- We do have support from historic core BID;
- We have representative from the downtown neighborhood council and CD-14 who submitted letter of support for the property.

Gerald Gubatan, Senior Planning Advisor, Council District 14

- Our office submitted a letter to the Zoning Administrator on this case;
- Our office strongly supports small businesses to recover and also hopefully revitalize downtown;
- We have an iconic historic cultural monument that is a part of the theatre district;
- The revocation was initiated in 2009 under a completely different operator fourteen years ago;
- Mr. Chol, the current operator, stepped in and invested significant resources to restore the marquee and upgrade the interior; we agree with the downtown neighborhood council and other stake holders, that we want to activate this iconic space which would promote historic preservation and economic development, as downtown is struggling today;
- Our office conducted a site visit and met with the current operator; we reviewed his track records; we observed the rear private alley no longer offers the access that seemed to be a source of the nuisances under the prior operator;
- We were under the impression that the noise issue for the adjacent lofts were addressed an estimated 18 months ago; we were not aware of current noise impacts;
- In terms of LAPD concerns, if there were concerns, we would have hoped the Planning Department would have informed our office, but were not brought to our attention;
- Overall, we understand that the 2014 CUB-CUX case was issued with specific conditions that relate to the current operations of the Globe Theatre, under Mr. Chol, whereas the prior revocation case conditions did not effectively govern the venue operations today;
- Our letter articulates the key points.

Detective Dana Harris, Gang and Narcotics Division, Los Angeles Police Department

- Case was brought to me from recently deceased Senior Lead Officer, who told me about recent complaints he received in regard to the Globe Theatre, as a part of his investigation and undercover operation, that happened at the Central Area Vice Unit; he responded to the nuisance investigation in regard to the noise, which has been discussed here;
- I can only speak to what has been recently come to my attention over the past 18 months, and those are the crimes of violence which have occurred at the location;
- Crimes of assault, sexual assault, underage service of alcohol by different persons which resulted in violence have occurred at the location;
- LAPD is seeking clarification on Condition No. 7 in regard to the dance floor and the number of special events that permit dancing on the premises;
- If the subjects are between 18- to 21-year-old, and are allowed to be on the premises; what is the security plan to segregate the 18- and 21-year-old from being able to consume alcohol on the premises?
- Grand theft investigations and pickpocketing have been rampant on the premises;
- Globe Theatre security has been proactive and working with the LAPD in solving issues related to theft; security personnel has detained several individuals for the LAPD;
- With the conditions that are in place; I am voting to keep the existing conditions in place;
- This is a location that has been problematic for the LAPD and Central Area community;
- This is also a location, with conditions in place, would help the LAPD and community stakeholders; and provide an opportunity to sit down and confer on these conditions to see which ones can be removed and would not create a drain on public resources, and for everyone to live with;
- I do vote for conditions to remain in place and would like to see Sergeant Mark Aceves included in this and Central Area community and business and property ownership, so that they can come together on some type of solution to take out some of the conditions that the Globe Theatre management and ownership have been in compliance with, but keep some of the conditions in that are going to overall create a sense of public safety for the Central Area community.

Local Resident

- Manager of property located at 725 South Spring Street and lived there for 30 years;
- We are part of the alley behind the Globe Theatre;
- Issues related to vehicles parking in the alley;
- Staff members and security personnel park along the alleyway; they park far enough down the alley that they block the emergency access gate;
- On weekends, **there are vehicles way far down the alley;**
- There was an incident where the Globe Theatre rented itself out to a production company; the company put a ton of vehicles and trailers in the alley and denied us access for 48 hours; we called LAPD but were told the Globe had a permit;

- Globe Theatre allows staff members, patrons, and people who are doing the shows there access to the alley to park; would like to see this curtailed or restricted to the 8th Street side of the alley;
- Noise complaints related to events had not been a problem; main noise problems we experience from our unit are related to people parking cars down there and at 2:30 a.m. patrons walk down the alley to their cars;
- My building is much closer to 7th Street and not 8th Street.

Local Resident

- I was on the Downtown Neighborhood Council but no longer sits on the Board of Directors of the Downtown Neighborhood Council;
- Most of the time during the problems we had with Club 740 and the transition to Erik Chol's stewardship, I was President of the Neighborhood Council;
- Speaking as a private citizen but with a lot of information from those years;
- When Ralph Verdugo had Club 740 going strong and the entrance was through the alley, it was one of the largest nightmares we had in downtown; it being turned over to a responsible operator was a great benefit to the people who lived around;
- Everything has been so much better since then;
- Have not been getting complaints about the theatre;
- It has been nothing but a benefit; with eyes on the street which is the best way to make an area thrive;
- We need places like The Globe Theatre open; downtown needs nighttime venues open; need to keep eyes and lights on the street.

Houman Sarshar, Property Owner

- Property owner and managing partner of 740 Broadway Associates;
- Took over management of the property in 2009 and was intimately involved with all of the fiasco related to Ralph Verdugo who was a tenant put in place by the previous management;
- Evicted Mr. Verdugo and the eviction cost nearly a quarter million dollars in legal fees and a loss of nearly \$600,000 in rent that Mr. Verdugo still owes;
- After Mr. Verdugo was evicted I found Mr. Chol who has been a model operator for the property;
- In regard to the noise issue, we figured out that due to the passive air vents on the roof some noise was leaking; Mr. Chol closed the passive air vents and put additional HVAC units to substitute the airflow that was no longer possible because of closing down of the vents; noise complaints have since stopped;
- If there are noise complaints, there are not coming to me and I do not know about them;
- Our request is not one of removing conditions for the operation of the Globe Theatre; it is simply removing the conditions of an underlying conditional use permit of the revocation case that was issued in 2019, so that The Globe can properly operate under the conditions outlined in the 2014 conditional use permit;

- There are just as many conditions for operation that will ensure a property professional operation of a safe environment for people to go and enjoy themselves;
- The Globe Theatre is one of the greatest supporters of the LGBTQ+ community; Mr. Chol supports many of the gay and lesbian entertainers; The Globe Theatre hosts a television show that is extremely important to the LGBTQ+ community;
- I believe that the continued operation of The Globe Theatre, under the 2014 conditional use permit, can only benefit Downtown Los Angeles, business owners of Downtown Los Angeles, and the residents of Downtown Los Angeles.

Elizabeth Peterson-Gower, Applicant's Representative

- I was Chair of the Central Division LAPD CPAB for almost 20 years;
- I chaired the Downtown Hospitality Forum and founded it; it was founded partially because of Ralph Verdugo;
- I think there is some confusion about what is going and what has occurred at The Globe Theatre; I do not feel that there has quite as much violence as indicated; I think the security team operates very well; they have been operating per 2014 conditional use permit; the Plan Approval application was filed in a timely manner;
- Under Condition No. 7 of the 2014-CUB-CUX, the hours of operation are from 9:00 a.m. to 4:00 a.m. daily; they have never operated past those conditions;
- I will supply all the permits to the City; COVID-19 stopped a lot of processes from happening; we did file both the revocation case and the Plan Approval case for the 2014-CUB-CUX;
- Having the operator operate under the conditional use permit that was crafted for them would be an appropriate way to manage the property;
- Significant amount of money every time this case is heard;
- Important that we get these uses up and back online and back to profitable; it will really help get downtown Los Angeles come back to life; it is providing amenities that hopefully these vacant buildings will hopefully have residents move back into;
- We want to show that we have been working with the community over the years and that we have been a positive impact and not a negative impact;
- The venue is not open every single day; there are lot of filming that occurs; when they do film, FilmLA governs that and does pull permits; we will do everything we can to adjust the parking in the back alley and I will work on that with the operator;

Erik Chol, Applicant and Business Owner/Operator

- Parking for security staff and theatre employees is provided one block away from The Globe; we have an agreement with the parking lot so we have parking passes for the staff; unfortunately, some of the staff uses the back alley for parking;
- We have a security guard and he is in the alley every time we have an event at The Globe;
- We have a huge parking lot couple of meters along Broadway near The Globe, so it is easy for patrons to find parking;

- We work with High Caliber Security company; this is a professional company and reliable; we have worked with this company for 2 to 3 years and we are very satisfied with this company.

CORRESPONDENCE RECEIVED AFTER AUGUST 10, 2023 PUBLIC HEARING

Los Angeles Police Department

On January 1, 2024, the LAPD provided a list of twenty-six (26) recommended operational conditions that the Vice Unit would like to see for a business operating under a Type-48 (On-Sale General Public Premises) liquor license.

1. The Conditional Use Beverage (CUB) shall be subject to a required security plan approval, within one year of the approved CUB. The administrative review is meant to determine the Applicant and/or the Applicants rate or pattern of compliance with regards to their respective CUB. The Applicant shall provide the Zoning Administrator a copy within five business days of any violations issued by any City department or other public jurisdictions relating to such operation's alcohol service. Further, if documented evidence is submitted showing continued violation(s) of any of the following: CUB Condition(s) of Approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the right at a public hearing to revoke the applicant's use or add or delete conditions. Such public hearings held in conjunction with the Plan Approval and payment of associated fees shall be publicly noticed. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has been attained. The Zoning Administrator may upon receipt of testimony and review of the effectiveness of the conditions, modify, delete, or add conditions.
2. The hours of operation shall be 8:00 a.m. to 2:00 a.m. daily.
3. No person under 21 years of age shall sell or deliver alcoholic beverages. The sale of distilled spirits by the bottle for same day or future consumption is prohibited.
4. The self-service of alcohol by patrons shall not be allowed.
5. No employee, while working, shall solicit or accept any alcoholic, non-alcoholic beverage, monetary compensation, or any other thing of value from any customer for the purpose of sitting with or otherwise spending time with customers while on the premises. The licenses shall not 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 customers.
6. Operator and its personnel shall, at all times, maintain a policy of not serving obviously intoxicated patrons and taking preventative measures to help avert intoxication-related problems, as follows:
 - a. Free non-alcoholic beverages shall be offered ongoing for designated drivers.
 - b. Bottled water shall be made available to departing patrons.
7. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises.

8. In the event the premise is used for a private party or special event, the applicant shall maintain operational control of the venue. No outside promoters shall control the door or venue for any event. Furthermore, the applicant or representative shall be present at all special events.
9. Petition(s) shall not require patrons to purchase a minimum number of drinks.
10. Live Café Entertainment and Dance Hall shall require the applicant to obtain the appropriate permits from the Los Angeles Police Commission Investigation Division. Permits must be available on premises during hours of operation.
11. No after-hour use of the establishment is permitted. This includes but is not limited to private or promotional events, excluding any activities which are issued film permits by the City.
12. There shall be no Adult Entertainment of any type pursuant to Section 12.70 of the Municipal Code.
13. There shall be no areas within the establishment in which the operator does not have a clear field of view of patrons.
14. Any music, sound, or noise emitted from the subject business shall comply with the noise regulations in the Los Angeles Municipal Code. All outside personnel associated with music performance and/or acoustical sound shall follow the City's noise regulations and are required to comply.
15. No pool or billiard tables may be maintained on the premises.
16. Any graffiti painted or marked upon the premises or on any adjacent area, under the control of the property owner, shall be removed or painted over within 24 hours of being applied and shall be painted to match the color of the wall where graffiti was not applied.
17. Off-street parking shall comply with the applicable provisions of the Los Angeles Municipal Code.
18. The Operator shall install and maintain surveillance cameras in all areas of the site, include entrances, exits, common areas, and high-risk areas. The operator shall maintain a 30-day video library of surveillance footage. The applicant shall cooperate with law enforcement during police investigations.
19. Electronic age verification device, which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products, shall be installed on the premises at each point-of-sale location. This device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco products.
20. All owners, operators, managers, security personnel, and employees serving and/or selling alcohol to patrons shall enroll in the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR). Upon completion of the training, the applicant shall request the Police Department to issue later identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the City Zoning Administrator as evidence of compliance within 30 days. In the event there is a change of license, within one year of such change, this training program shall be required for all staff. All employees who serve alcoholic beverages shall attend initial or follow-up STAR classes every 24 months.

21. The business operator of said premises shall maintain on that premise and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information, and a valid emergency contact phone number to a manager/operator and not a message device.
22. The operator shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially, noise derived from patrons exiting and crowd control during entry and exiting.
23. Security personnel shall be licensed consistent with State law and Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. The security personnel shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement personnel.
24. Petitioner shall maintain a security log of events, incidents, and evictions. This log shall be maintained in the office on the premises at all times and shall be immediately produced upon request of any Los Angeles Police Officer.
25. Conditions of this grant shall be posted in the office on the premises at all times and shall be made immediately available upon request by any Los Angeles Police Officer or Alcohol Beverage Control Investigator. The manager and all employees shall be knowledgeable of the conditions herein.
26. 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 pay all 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 grant. 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.

Department of Building and Safety

On October 31, 2023, the LADBS provided an e-mail correspondence and stated that prior violations cited for the property continues to remain. LADBS inspectors visited the subject property on October 26, 2023 around 8:00 p.m. prior to a scheduled event at 9:00 p.m. The violations observed by the LADBS pertain to the following:

- Floor Plan layout changes
- Unpermitted and inspected electrical work
- Smoke detectors are covered or not working
- Storage in front of electrical panels
- Unpermitted HVAC
- Extension cords used as permanent wiring
- Entry merchandise area used as a bar

General Public

On November 6, 2023, an e-mail correspondence was submitted by a local resident who cited concerns related to the operation of the Globe Theatre. The resident resides at the adjacent Chapman Lofts Building and raised issues related to noise, crowd gathering outside the venue, congestion, noise disturbance, loitering, and negative impacts to traffic and nearby residents. The resident requests for the City to not grant any extension of hours or liquor license to the Globe Theatre.

On November 6, 2023, an e-mail correspondence was submitted by a local resident who resides in the adjacent Chapman Lofts Building. The correspondence cited concerns related to noise disturbances, parking in the adjoining alley, loitering, crowd gathering outside the venue, trash and debris, and negative impacts to adjacent residential uses. The resident stated objection to extension of further rights to serve alcohol or extension of hours of operation.

On November 6, 2023, an e-mail correspondence was received from the manager of the adjoining Chapman Lofts Building. The correspondence stated that the Globe night club has not been a good neighbor and cited concerns related to crowds stemming from the venue, noise disturbances, rowdy and violent activities, drunk patrons, impacts to the streets and traffic, and more. The correspondence further stated that the operator has consistently violated many of the conditions outlined in the original conditional use permit, and that providing any leniency for any of the requirements would be a disaster.

Elizabeth Peterson-Gower, Applicant's Representative

On February 15, 2024, the applicant's representative submitted an e-mail correspondence and stated that the applicant has met with the LAPD and the building ownership agrees with all of the conditions requested by the LAPD. The representative further stated that the applicant requests for the addition of the conditions and requests for the termination of the subject revocation case.

On December 28, 2023, the applicant's representative submitted an e-mail correspondence and stated that the lease for Erik Chol had been terminated and the ownership had concerns moving forward with Mr. Chol. It was stated that there are several well-known and established theatre/venue operators looking into securing the lease and operating the Globe Theatre. Furthermore, the property ownership is still moving forward with the termination of the subject revocation case and allowing for the 2014 case (Case No. ZA-2014-1507-CUB-CUX-PA1) to govern the Globe Theatre.

On December 1, 2023, applicant's representative submitted an e-mail correspondence and stated that the property owner has evicted Erik Chol from the property. The representative forwarded an e-mail correspondence from the property ownership which stated that the operator's lease with 740 South Broadway Associates, LLC was terminated, and the eviction occurred on Monday, November 27.

REVIEW OF COMPLIANCE WITH CONDITIONS IMPOSED UNDER CASE NO. 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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".

STATUS: 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 electronic 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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 groups, 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.

STATUS: 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 groups, 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.

STATUS: 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.

STATUS: 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.

STATUS: Not in Compliance. According to data provided by LAPD, there had been multiple incidents of activities in the alley which include vandalism, parking violations, intoxicated groups, 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.

STATUS: 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 a 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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 exiting 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.

STATUS: 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:

- e. Posted at the entry, and the cashier.**
- f. Responded to within 24-hours of any complaints/inquiries received on this "hot line".**
- g. 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.**
- h. 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.

STATUS: 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.

STATUS: 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 the 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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 alcohol 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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 the 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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 properly 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: 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.

STATUS: Not in Compliance. According to data provided by LAPD, there had been multiple incidents of criminal activities in the alley which included vandalism, parking violations, intoxicated groups, 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.

FINDINGS AND DISCUSSION

On July 23, 2009, under Case No. DIR-2009-0004-RV, the Zoning Administrator on behalf of the Director of Planning, determined that the 740 Club located at 740 South Broadway, was a public nuisance and required modification of its operation to mitigate adverse impacts on persons and property inside the building and on surrounding properties. Sixty-five conditions were imposed on the subject site at that time. Subsequently, the compliance with the imposed conditions was reviewed three times, under Case Nos. DIR-2009-0004-RV-PA1 on August 5, 2010, DIR-2009-0004-RV-PA3 on June 20, 2012, and DIR-2009-0004-RV-PA4 on April 3, 2014. It is noted that the second compliance review under Case No. DIR-2009-0004-RV-PA2 was terminated due to lack of payment of the required fees. According to the Office of Finance LATAX Report, the most recent business owner/operator (Chol Enterprises Inc.) started at the property on October 28, 2011. In subsequent reviews of the operator's compliance with the conditions, the Zoning Administrator determined that full compliance with the conditions was not attained resulting in nuisance activities continuing to occur on and around the subject site.

Prior to the August 10, 2023 public hearing, evidence was submitted by the LADBS and the LAPD pertaining to violation of previously imposed corrective conditions. 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. In September of 2021, the LADBS issued an Order to Comply #A-5574632, for violations of the LAMC related to work done on the premises without the required permits and approvals. In November of 2021, the LADBS issued an Order to Comply #A-5618678 for violations to the LAMC pertaining to unpermitted work done on the premises without the required permits and approvals. On April 25, 2022, the LADBS issued an Order to Comply #A-5714721 for violations of Condition Nos. 9, 18, 22, 23, 37, 41, and 45 of Case No. DIR-2009-0004-RV-PA4. The operator was also cited for the sale of alcoholic beverages without a valid Conditional Use Permit. On October 31, 2023, the LADBS provided an e-mail correspondence and stated that prior violations cited for the property continue to remain. The violations observed by the LADBS inspectors include changes to floor plan layout, unpermitted electrical and mechanical work, open storage, unpermitted HVAC, entry merchandise area used as a bar, and more.

Per correspondence from the LAPD Central Vice unit, 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:
 - 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.
 - 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.
 - 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.
 - LAPD advised the night club’s manager on security protocols to prevent phone thefts.

In addition to the aforementioned discussions with the operator, the 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 venue as a night club without the proper ABC liquor license. Furthermore, the club is operating without a valid Café Entertainment Police (CES) permit. Furthermore, the LAPD 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 and fell to the floor. Suspect 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, a club security guard, 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.
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, an elderly person, was punched in the mouth by suspect and fell to the ground inside club.

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. 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 the 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

At the public hearing on August 10, 2023, the applicant's representative, Elizabeth Peterson-Gower, stated that the applicant's request is to terminate the subject revocation case. The representative stated that the subject property should be governed with conditions imposed under Case No. ZA-2014-1507-CUB-CUX-PA1. On February 15, 2024, the applicant's representative submitted an e-mail correspondence and stated that the applicant has met with the LAPD and the building ownership agrees with all of the conditions requested by the LAPD. The representative further stated that the applicant requests for the addition of the conditions and requests for the termination of the subject revocation case.

From the testimonies provided at the public hearing and reports received to the case file, as well as a review of condition compliance, it is established that the Globe Theatre partially complied with the corrective conditions imposed on the property. A total of sixty-seven corrective conditions are required on the premises, and the operator was found to be in violation of at least forty-one (41) of the conditions. Both the LAPD and LADBS have provided documentation pertaining to violations to the imposed conditions. Furthermore, correspondences have been received from members of the public related to noise disturbances and crowds emanating from the subject venue. Therefore, the Zoning Administrator finds that the establishment continues to impact the surrounding residential and commercial properties.

Based on the evidence on record, it is further determined that the conditions contained herein are still necessary to ensure that the level of nuisance activities do not continue. Therefore, corrective conditions have been retained, modified, and added to this determination to substantially reduce future potential public nuisances. The subject

Revocation case does not include a new Plan Approval date, thus, the business owner does not have to file a Plan Approval unless it is for Condition Compliance review to the Revocation case due to continued non-compliance with the corrective Conditions.

Furthermore, the property owner obtained an approval for a Conditional Use Permit under Case No. ZA-2014-1507-CUB-CUX-PA1, for the continued sale and dispensing of a full line of alcoholic beverages, with sixty-eight (68) conditions of approval imposed on the subject property. The grant under Case No. ZA-2014-1507-CUB-CUX-PA1 will expire on May 7, 2027. Thereafter, a new authorization to allow the on-site sale and dispensing of alcoholic beverages will be required. Under the Monitoring, Verification, and Inspection Program, a City inspector will conduct a site visit within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, to assess compliance with the conditions imposed under Case No. ZA-2014-1507-CUB-CUX-PA1. As such, it is not necessary to further require a separate Plan Approval application for Condition Compliance Review under the subject revocation case, as many of the operational conditions contained in the subject case reflect the conditions imposed under Case No. ZA-2014-1507-CUB-CUX-PA1.

MODIFICATIONS AND ADDITIONS TO CONDITIONS

The following modification of and addition to conditions have been made based upon the current review of administrative records, including LAPD reports, requests received from the applicant/operator, and testimony received at the public hearing.

- Condition No. 2 – This Condition was modified to reflect the existing conditions on the premises. Revised plans were submitted to Planning staff and stamped and dated April 30, 2014.
- Condition No. 6 – This Condition was modified to require that conditions of the subject determination, as well as business license and police permits to be retained on the premises at all times.
- Condition No. 8 – This Condition was modified to update the approved hours of operation and made consistent with the condition in Case No. ZA-2014-1507-CUB-CUX-PA1.
- Condition No. 10 – Revised plans were submitted to Planning staff and stamped and dated April 30, 2014. This condition was modified to indicate the updated date.
- Condition Nos. 11, 12, 13 – These Conditions were modified as the hours of operation has been updated.
- Condition No. 22 – This Condition was revised to require that the new operator install electronic age verification devices at each point-of-sale locations prior to the beginning of operations.
- Condition No. 28 – This Condition was revised to require that a security guard or staff employee be present at the venue's exterior entrance or exits, if patrons are

congregating in those areas, in an effort to reduce any disturbances and noise impacts to adjacent uses.

- Condition No. 35 – This Condition was added and made consistent with the condition in Case No. ZA-2014-1507-CUB-CUX-PA1. The use was changed from a nightclub to theatre and multi-purpose event venue. The operator is required to obtain a valid Café and Entertainment permit from the Los Angeles Police Commission Investigation Division for dancing and live performances.
- Condition No. 42 – This Condition was modified and made consistent with the condition in Case No. ZA-2014-1507-CUB-CUX-PA1. Members of the community have raised concerns related to the noise emanating from the venue. The required decibel log is to ensure that the operator is mindful of the sound levels and noise impacts to surrounding uses.
- Condition No. 43 – This Condition was deleted as the requirement is imposed under Condition No. 42.
- Condition No. 48 – This Condition was modified to clarify that non-alcoholic beverages and water are to be made available to patrons beginning one-half an hour prior to the closing.
- Condition No. 50 – This Condition was modified to be made consistent with the condition imposed under Case No. ZA-2014-1507-CUB-CUX-PA1.
- Condition Nos. 53, 54, 55, 56, 57, 58, 59 – These Conditions were deleted as conditions related to the sale and distribution of alcoholic beverages are regulated by the Department of Alcoholic Beverage Control.
- Condition No. 60 – This Condition was modified to require that disclosure of the imposed conditions is made promptly by the owner/operator in the event of a change in the ownership and/or operator of the business.
- Condition No. 61 – This Condition was modified to preserve the right of the Zoning Administrator to require the new owner or operator to file a Plan Approval application for condition compliance review, in the event of a change in ownership and/or the operator, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or if the operator has changed in mode or character from the original determination.
- Condition No. 62 – This Condition was modified to updated language, consistent with the current standard condition pertaining to covenant recordation.
- Condition No. 63 – This Condition was modified as the code section has been updated to 19.01-N related to filing fees required for nuisance abatement proceedings.

- Condition No. 65 – This Condition was modified to require that the operator maintain a valid and active Conditional Use Permit if there will be on-site consumption of alcohol at the premises.
- Condition No. 67 – This Condition was modified to be made consistent with the condition in Case No. ZA-2014-1507-CUB-CUX-PA1.
- Condition No. 68 – This Condition was added per the recommendation of the Los Angeles Police Department and made consistent with the condition in Case No. ZA-2014-1507-CUB-CUX-PA1.
- Condition No. 69 – This Condition was added to clarify the responsibility of property owner(s) in remitting any outstanding fees owed to the City.
- Condition No. 70 – This Condition was added to clarify the appeal fees required, should an appeal be filed by the property owner and/or business owner/operator, or any individuals/representatives associated with the property and business.

Lastly, it is determined that the instant action by the Zoning Administrator is in compliance with Section 13B.6.2 of the Los Angeles Municipal Code and has been conducted so as not to impair the constitutional right of any person. Additionally, conditions imposed are not so onerous as to prevent the viable operation of the business.

APPEAL PERIOD - EFFECTIVE DATE

This determination is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this determination is violated or not complied with, then the property owner and/or business owner/operator or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

South Los Angeles DSC
8475 S. Vermont Avenue
1ST Floor
Los Angeles, CA 90044
planning.southla@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles,
CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms
for In-Person
Appeal Filing



QR Code to BuildLA
Appointment Portal
for Condition
Clearance

Inquiries regarding this matter shall be directed to Iris Wan, Planning staff for the Office of Zoning Administration at (213) 978-1397.

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, reading 'Charles J. Rausch, Jr.', with a long horizontal flourish extending to the right.

CHARLES J. RAUSCH, JR.
Associate Zoning Administrator
CJR:ML:IW:mc

cc: Councilmember Kevin de Leon, Fourteenth District
Adjoining Property Owners
Los Angeles Police Department, Senior Lead Officer