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November 8, 2024

DIR-2009-4-RV-PA5  
ENV-2019-7064-CE  
Council District 14

## **NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, December 3, 2024** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and related CEQA findings, report from the Department of City Planning, Office of the Zoning Administrator, and an appeal filed by Houman Sarshar, 740 South Broadway Associates, LLC (Representative: Elizabeth Peterson-Gower) from the determination of the Zoning Administrator in: 1) denying, pursuant to Los Angeles Municipal Code (LAMC) Section 13B.6.2.H, a request to eliminate all conditions imposed on the property per DIR-2009-0004-RV-PA4, dated April 3, 2014; 2) determining, pursuant to LAMC Section 13B.6.2, 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, 3) approving, pursuant to LAMC Section 13B.6.2, plans to modify and add conditions for the subject premises, in conjunction with the existing theatre and multi-purpose event venue for the properties located at 740, 742, 744, 746, 748 South Broadway.

Applicant: Houman Sarshar, 740 South Broadway Associates, LLC  
Representative: Elizabeth Peterson-Gower, Elizabeth Peterson Group, Inc.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file Nos. **24-1049** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

**For inquiries about the project, contact City Planning staff:**

Iris Wan (213) 978-1397

[iris.wan@lacity.org](mailto:iris.wan@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales (213) 978-1078

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

Candy Rosales  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.