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September 10, 2013

Los Angeles Department of City Planning  
Office of Zoning Administration, 7th Floor  
200 North Spring Street  
Los Angeles, California 90012

RE: **Planning Case #:** DIR-2009-004-RV-PA4  
**Project Address:** 740 S. Broadway Street  
**Applicant:** Chol Enterprises, Inc.

Dear Zoning Administrator:

At our regularly held public meeting on September 10, 2013, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the above request, pursuant to the motion passed on August 20, 2013, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the applicant's request for plan approval for a nightclub. The applicant proposes a \$5,000,000 upgrade to the Globe Theater including a renovation of the front entry/marquee on Broadway Street. The applicant stated that the new operations will not use the alley for club entry or loitering. Since the location is directly adjacent to a residential building (The Chapman), mitigation of loud noise from indoor music and crowd noise outside should be carefully considered.

DLANC supports the applicant's request for expanding the interior area of the theater by renovating the unused portion of the original theater.

In DLANC's view, the information presented provides adequate justification for granting the requested approvals, subject to any additional conditions recommended by the LAPD and City Council Office. DLANC fully supports the applicant's request and encourages the city to approve.

If possible, please provide a digital copy of the decision letter by email to [planning@dlanc.com](mailto:planning@dlanc.com) instead of sending a hard copy. Thank you for consideration of these comments.

**DRAFT LETTER FOR BOARD REVIEW**

Very truly yours,

Patricia Berman  
DLANC President

Very truly yours,

Simon Ha, AIA, LEED AP  
DLANC Planning & Land Use Committee Co-Chair

CC: Tanner Blackman (Council District 14)  
Sgt. John Strasner (LAPD)  
Nikola Hlady (EPG Inc)