



Address Any Communications to:
OFFICE OF ZONING ADMINISTRATION
200 N. SPRING ST., 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX - (213) 978-1334

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

- 9 Within a 100-Foot Radius
- 9 Within a 500-Foot Radius
- 9 Abutting a Proposed Development Site
- 9 And Occupants within a 100-Foot Radius
- 9 And Occupants within a 500-Foot Radius

CASE NO. DIR 2009-0004(RV)
POSSIBLE IMPOSITION OF CONDITIONS
TO ABATE NUISANCE OR REVOCATION
OF USE

CENTRAL CITY PLANNING AREA
DISTRICT MAP NO. 127.5A209/127.5A211
COUNCIL DISTRICT NO. 14

The Office of Zoning Administration will conduct a public hearing which you may attend.

PLACE: Los Angeles City Hall
200 North Spring Street, Room 1050
(Enter From Main Street)
Los Angeles, CA 90012

TIME: **MONDAY, FEBRUARY 9, 2009 AT 2:30 P.M.**

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

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the Club 740, use location address: 740 South Broadway, (property location addresses of: 740, 742, 744, 746 and 748 South Broadway). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or may impose corrective conditions regarding its use as a nightclub in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

ISSUES: There are community allegations and Los Angeles Police Department police call and arrest report documentation of: assault with a deadly weapon, possession of illegal drugs, receiving stolen property, battery, gang activity and criminal homicide (dead body). These activities are jeopardizing and/or endangering the public health and safety of persons residing or working on the premises or in the surrounding area, thereby constituting a public nuisance, and contributing to the deterioration of the adjacent community. The activities occurring in and around the premises have generated numerous police responses thereby straining the resources of the Police Department.

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

PROPERTY INVOLVED: The business conducted at the subject property is known as the Club 740 and is located at 740 South Broadway. The property is legally described as Fr. Lots 9 and 10, Huber Tract. The property is zoned C5-4D.

REVIEW OF FILE: Case No. DIR 2009-0004(RV) containing the application, maps and exhibits with the request, is available in the Office of Zoning Administration, 7th Floor, 200 North Spring Street, Los Angeles, CA 90012, between the hours of 7:15 a.m. and 4 p.m., Monday through Friday. Please call (213) 978-1318, (818) 756-8121 or (310) 548-7721 in advance to assure that the file will be available. The file will be unavailable for review the day of the hearing.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Pursuant to California Government Code Section 65009(b)(2), any court challenge to the Zoning Administrator's action on this matter may be limited to only those issues raised prior to the close of the public hearing.

IF YOU ARE NO LONGER THE OWNER OF THE PROPERTY WITHIN THIS AREA, PLEASE FORWARD THIS NOTICE OF HEARING TO THE NEW OWNER.

(Tear Off)

CASE NO. DIR 2009-0004(RV)

You will be sent a copy of the decision if your property touches or is across the street from the subject property. Others wishing a copy must mail this tear-off form and a self-addressed stamped legal-size envelope within 15 days to:

Office of Zoning Administration
7th Floor
200 North Spring Street
Los Angeles, CA 90012

Name

Address

City, State, Zip Code