

# CITY OF LOS ANGELES

CALIFORNIA



## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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DLANC Office Coordinator: Ted Greaton

March 11, 2009

Los Angeles Department of City Planning  
Office of Zoning Administration, 6<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, California 90012

RE: **Planning Case #:** ZA-2008-2464-ZV  
**Project Address:** 1050 S. Hill Street – Belasco Theater  
**Applicant:** Denley Investments, Inc.

Dear Zoning Administrator:

At our regularly held public meeting on March 10, 2009, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the zoning variance application for the Belasco Theatre at 1050 South Hill Street, pursuant to the motion passed on February 25, 2009, by DLANC’s Planning & Land Use Committee.

In particular, DLANC encourages the City to grant the approvals requested by the applicant to re-activate this historic theater and entertainment venue, including a variance from L.A.M.C. Section 12.12-A to permit dancing, and a variance from Section 12.21 A-10 to permit the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed nightclub and two restaurants, including outdoor dining and live entertainment. In deciding to support the request, DLANC considered the volunteered conditions, lighting and security plans provided by the applicant, as well as input from the Los Angeles Police Department, Council District 9, and other stakeholders in the vicinity. In DLANC’s view, the information presented provides adequate justification for granting the requested variances to allow the re-use of the historic nightlife venue, subject to any conditions recommended by the Police Department and/or the Council Office relating to security, lighting, monitoring of the premises and adjacent alley, and compliance with all laws. In light of the changing neighborhood in the vicinity of the project and the concentration of entertainment venues in the area, DLANC recommends that any permit granted include a requirement for plan approval within one year from the granting of the permit and every three years thereafter, and within sixty days of any transfer of ownership or change of operator.

Please provide a copy of the decision letter to DLANC at the address listed above. Thank you.

Very truly yours,

J. Russell Brown  
DLANC President

CC: Greg Fischer/Brandy Chappell (Council District 9)  
Sgt. Douglas Humphrey (LAPD)  
Brandon Finch (EPG, Inc.)  
Kent Smith (Fashion BID)