



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number DIR-2009-0004-RV-PA5
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:

- Waived hearing, Concurrent hearing, Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address1 Unit/Space Number
Legal Description2 (Lot, Block, Tract)
Assessor Parcel Number Total Lot Area

2. PROJECT DESCRIPTION

Present Use
Proposed Use
Project Name (if applicable)
Describe in detail the characteristics, scope and/or operation of the proposed project

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
Site is located within 500 feet of a freeway or railroad
Site has existing buildings (provide copies of building permits)
Site is located within 500 feet of a sensitive use (e.g. school, park)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

- Condition compliance review
- Modification of conditions
- Revision of approved plans
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use
- Clarification of Q (Qualified) classification
- Clarification of D (Development Limitations) classification
- Amendment to T (Tentative) classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____
- b. Geographic Project Planning Referral _____
- c. Citywide Urban Design Guidelines Checklist _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement _____
- j. Department of Transportation (DOT) Referral Form _____
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____
- l. Order to Comply _____
- m. Building Permits and Certificates of Occupancy _____
- n. Hillside Referral Form _____
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- p. Proof of Filing with the Housing and Community Investment Department _____
- q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(*select only one*) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

CONDITIONAL USE - ATTACHMENT - 1

740 S. Broadway

Representative:

Elizabeth Peterson Group, Inc.
400 S. Main Street, Suite 808
Los Angeles, CA 90013
T: 213-620-1904
F: 213-620-1587
elizabeth@epgla.com

Applicant:

Erik Chol
Chol Enterprises, Inc.
740 S. Broadway
Los Angeles, CA 90014
T : 310-912-2253
erik@globetheatre-la.com

REQUESTED ENTITLEMENTS:

Pursuant to 12.27.1.C.3, A plan approval to delete the revocation action and not require future condition compliance review.

Pursuant to 12.27.1.E, A plan approval to delete the revocation action and nuisance abatement decision.

CONDITIONAL USE FINDINGS

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject site is improved with the historic Globe Theatre, a designated historic landmark. The request for the on-site sale of a full line of alcoholic beverages is in connection with an adaptive reuse of the historic theatre. The theatre has been converted to a multi-purpose entertainment venue and was restored consistent with the Secretary of the Interior's Standards for a historic building. The theatre was previously occupied by a night club that occupied a portion of the theatre and was subject to a revocation. The new lessee and operator of the theatre has extensive experience in the entertainment industry and has turned the space around. The venue provides higher caliber entertainment and clientele that features live entertainment by international artists, hosts live performances, private and corporate events and movie premieres. The theatres' marque has been restored and illuminated and the interior of the theatre will be completely restored, including the mezzanines and opera boxes. The box office will be re-opened and the theatre lobby will be reactivated.

The sale of alcoholic beverages in connection with the proposed entertainment venue will preserve the viability of the existing theatre and will provide a safe and attractive environment for the surrounding neighborhood and region. Thus, approval of the request will enhance the built environment in the surrounding neighborhood and provide services that are essential or

beneficial to the community, city and region.

The Central City Plan recognizes that deterioration of Downtown's historic buildings affects the economic vitality, the social well-being, and the physical appearances of Downtown. This project contributes to the transformation of Broadway Downtown and serves the public interest by providing access to a culturally, historically, and architecturally significant resource while allowing the applicant and property owner to reactivate a vacant section of the space.

- ii. That the project's location, size, height, operations and other significant features will be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The subject site is located in the historic core and in the historic theatre district of downtown Los Angeles. The property is improved with the historic Globe Theatre, a designated historic landmark. The Globe Theatre on Broadway is one of Los Angeles' original theatres. The surrounding area is zoned for commercial uses and is characterized by older historic buildings between 8 to 14 stories, parking structures and ground floor retail and restaurant uses. Approval of the request will further contribute to the revival of the Broadway Theatre District and is consistent with the City's goal to provide a 24/7 destination.

The theatre was previously occupied by a former night club that was the subject of a revocation. The current operator has extensive experience in the entertainment business and has a responsible record. The applicant has prepared a security plan that has been reviewed and approved by the LAPD. The entrance to the venue will be relocated from the rear of the building to the building's main entrance on Broadway Street to minimize noise impacts on the residential uses to the rear of the site. Numerous conditions of the grant address safety, security, noise and operational issues to ensure the use is conducted with due regard for surrounding uses and will ensure that any potential negative impacts resulting from the approval of this request will be mitigated. As such, the project's location, size, height operations and other significant features will be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

- iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Central City Community Plan Map designates the property for Regional Center Commercial land uses with corresponding zones of C2, C4, C5, P and PB and Height District No. 4-D.

The Central City Community Plan identifies several issues and opportunities within the Plan area:

Lack of safety and cleanliness

Approval of this request allows an adaptive re-use of the historic Globe Theatre to preserve and provide public access to a historic resource while improving safety by activating pedestrian activity on the street and promoting vibrant, neighborhood and tourist friendly amenities.

Lack of the necessary mix of retail to attract a variety of users to the downtown area in the evenings and on the weekends.

There will be restoration of the historic main entrance to the theatre from Broadway. Currently, there is a fire-rated wall separating the theatre and retail space which, was historically the main entrance to the theatre. Under the previous approval, the Globe Theatre's patrons must currently utilize the rear door in the alley behind the building. At the time of the previous approval, the historic entrance was leased by separate retail tenants. Currently, the Applicant is leasing this retail space. Approval of this request will allow the applicant to remove the existing wall and reactivate the space as part of the Globe Theatre, as originally planned, and allow the applicant to utilize the space to carry retail merchandise offered by the Globe Theatre as well as performance artists.

Furthermore, approval of this request allow the Globe Theatre's patrons to enter from Broadway directly beneath the historic signature marquee sign which has been restored by the Applicant- thus, improving safety and allowing access to other historic resources of the Globe Theatre, including the original ticket booth which the applicant has restored.

The need to preserve and rehabilitate historic areas with the sensitivity to their architectural integrity and Historic buildings which, if rehabilitated, could be used for commercial, retail, office and residential uses. Support for efforts to preserve and rehabilitate historic structures.

The Globe Theatre is located within a stretch of Broadway that is the target of revitalization efforts such as the Bringing Back Broadway Initiative. The Bringing Back Broadway Initiative combines various disciplines in order to achieve the long-term vision of revitalizing the once-bustling stretch of Broadway between 2nd Street and Olympic Boulevard. The proposed adaptive reuse of the Globe Theatre to a multi-purpose entertainment venue is consistent with the goals of the Bringing Back Broadway Initiative.

Urban planning and transportation policy.

The adaptive reuse of the Globe Theatre provides a viable use of a historic property that is compatible with the built environment and is consistent with the building and corridor's unique history. It is a pedestrian-friendly amenity for Downtown's high-density residential community and is well-served by existing transportation infrastructure.

Historic preservation

Continued operation of the Globe Theatre provides for an economically viable use that maintains the historic architectural features of the Garland Building and is consistent with the site's historical use as a theatre, cultural museum, and film-screening venue.

Cultural arts, and entertainment

With its focus on European-influenced music, the Globe Theatre will be a premier destination for the cultural arts and entertainment industries.

Long-range economic development and revitalization efforts.

Revitalization of the Globe Theatre will contribute to the long-term economic development and revitalization efforts of Downtown Los Angeles. Though the site has been deemed a public nuisance in recent years, allowing its continued operation with a new, experienced, and reputable owner will allow for the provision of an environment that fosters safe and responsible nightlife. A responsibly operated venue together with the conditions imposed by the Zoning Administrator will ensure that potential negative impacts will be mitigated.

iv. The proposed use will not adversely affect the welfare of the pertinent community.

The proposed use will not adversely affect the welfare of the pertinent community. The applicant has a proven track record of operating similar establishments in a safe and respectful manner. Furthermore, the Applicant has prepared a comprehensive security plan that has been reviewed and approved by the Los Angeles Police Department. The applicant has also worked closely with the Historic Downtown Los Angeles Neighborhood Council to address stakeholder concerns and implement measures to mitigate any potential negative impacts which have been incorporated as conditions of this grant.

The proposed use will increase and activate activity on Broadway Street. Additionally, professional security services will be provided to monitor and patrol the premises to ensure the use does not cause an undue burden on existing public safety services.

ADDITIONAL CUB FINDINGS

- i. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation of nuisance proceedings have been initiated for any use in the area.**

Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. While the number of active ABC licenses in the census tract exceeds ABC guidelines, the crime

rate in the area is below the citywide average. Moreover, the site is located in the historic core and the Historic Theatre District which is undergoing revitalization and the area has a concentration of restaurants, cafes and taverns and is within a significant employment center, the area has become a destination area for employees, visitors, tourists and local residents.

While the former night club on the site was the subject of a revocation, the property owner and the new operator have expended significant resources to restore the hotel and plans are to fully renovate the interior of the theatres, including preservation of the theatre's significant historical elements.

- ii. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

Approval of this request will not detrimentally affect nearby residentially zoned properties because this area is highly commercial. Adjoining properties are zoned commercial and developed with multi-story commercial buildings. Although the site is directly across the alley from residential uses to the rear of the site, the theater is fully enclosed and the conditions of the grant address noise and sound mitigation requirements. More important, the entrance to the venue will be located on Broadway Street and security guards are required to monitor and patrol the surface parking and alley to the rear of the site to ensure that patrons of the Globe Theatre do not travel or loiter southerly via the alley beyond the Globe Theatre building lines. Furthermore, the security guard will ensure that patrons behave in an orderly fashion and keeps noise to a minimum. This individual will be trained and knowledgeable in utilizing sound-decibel recording device and will notify management and the sound technician when noise levels exceed established thresholds. Because the Chapman Lofts are adjacent to the Globe Theatre, having one security guard whose primary responsibility is to mitigate potentially negative impacts on the building's residents and, in conjunction with the roles and responsibilities of the entire security team (as outlines in the attached Security Plan), the Globe Theatre will not disrupt the peaceful enjoyment of the areas residential zones.

NUISANCE ABATEMENT FINDINGS

- 1. That the requirements for consideration of the application under this subsection have been met.**

The requirements for consideration of the application have been met because it has been over a year since the conditions were published for this particular case. The operator has also abided by the conditions imposed by the Zoning Administrator in order to comply with the city. The venue has no negative impacts on the peace or safety of persons residing or working in the surrounding area. The operator has made sure that The Globe Theatre has complied with previous noise

concerns in order to bring integrity back into the venue. The operator also keeps in contact with the Los Angeles Police Department on a regular basis to make sure that there are no adverse impacts to people in the surrounding area and no adverse impacts on LAPD's resources. The operator will continue to comply with the conditions imposed on the written conditions.

2. That due consideration has been given to the effects of the modification on surrounding properties.

Due consideration has been given to the effects of the modification on surrounding properties and its impact. The effects of the modification will have a positive impact on surrounding properties because The Globe Theatre has been operating as a great neighbor and will continue to do so. Surrounding businesses will thrive with all of the visitors to the theatre that may stop by their shops before or after visiting The Globe. Nearby apartments, condominiums and hotels will also thrive because people will want to shop in the area or attend an event at The Globe. This will bring more eyes on the street during the night and make resident's feel safer in their community.

HYDRANTS AND ACCESS
LOS ANGELES FIRE DEPARTMENT
APPROVED
BRIAN L. CUMMINGS
FIRE CHIEF
DATE 11/19/2013

ARCHITECTURAL SYMBOLS

	DETAIL		WINDOW MARK		ALIGN FINISHES
	BUILDING SECTION		DOOR MARK		SMOKE DETECTOR
	WALL SECTION		WALL TYPE		FIRE EXTINGUISHER
	INTERIOR ELEVATION		WORK POINT		AREA DRAIN
	EXTERIOR ELEVATION		NOTE		FLOOR DRAIN
	ELEVATION MARK		ACCESSIBLE PATH OF TRAVEL		FLOOR MATERIAL TRANSITION
			FENCE		SECURITY OPENING
			EXIT SIGN		TEMPERED GLASS

ARCHITECTURAL ABBREVIATIONS

@	DIAMETER	FLR	FLOOR MATERIAL CHANGE	R	PROPERTY LINE
AB	ANCHOR BOLT	FMC	FLOOR MATERIAL CHANGE	PIP	PROTECT IN PLACE
A/C	AIR CONDITIONING	FOF	FACE OF FINISH	PLAM	PLASTIC LAMINATE
ACT	ACOUSTIC CEILING TILE	FOM	FACE OF MASONRY	PT	PAINT
ADA	AMERICANS WITH DISABILITIES ACT	FOS	FACE OF STUD	PTD	PAINTED
		FR	FIRE RESISTIVE	QTY	QUANTITY
		FS	FINISH SURFACE		
ADJ	ADJACENT	GA	GAGE	R	RADIUS or RISER
AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED	RCP	REFLECTED CEILING PLAN
ALT	ALTERNATE	GB	GRAB BAR	RD	ROOF DRAIN
ALUM	ALUMINUM	GC	GENERAL CONTRACTOR	REF	REFRIGERATOR
APPROX	APPROXIMATELY	GYP BD	GYPSUM BOARD	REQ'D	REQUIRED
ARCH	ARCHITECT			REV	REVISION or REVISED
		HB	HOSE BIBB	RM	ROOM
BD	BOARD	HC	HOLLOW CORE	ROW	RIGHT OF WAY
BF	BRACE FRAME	HCW	HOLLOW CORE WOOD	RRM	RESTROOM
BLK	BLOCK	HDR	HEADER		
BM	BEAM	HM	HOLLOW METAL	SC	SOLID CORE
BTWN	BETWEEN	HR	HANDRAIL	SCW	SOLID CORE WOOD
		HT	HEIGHT	SF	SQUARE FEET
CAB	CABINET	INS	INSULATION	SHT	SHEET
CL	CENTER LINE	INT	INTERIOR	SHTG	SHEATHING
CLG	CLOSED			SIM	SIMILAR
CLR	CLEAR	INT	INTERIOR	SL	SLOPE
CMU	CONCRETE MASONRY UNIT	JST	JOIST	ST STL	STAINLESS STEEL
COL	COLUMN	STL	STEEL	STL	STEEL
CONC	CONCRETE	STRUCT	STRUCTURAL		
CONT	CONTINUOUS	LAM	LAMINATE	T	TREAD
CONTR	CONTRACTOR	LAV	LAVATORY	TBD	TO BE DETERMINED
CPT	CARPET	LIN	LINOLEUM	TH	THRESHOLD
CRS	COURSES	MAX	MAXIMUM	THK	THICK
CT	CERAMIC TILE	MFR	MECHANICAL MANUFACTURER	TJ	TRUSS JOIST
		MIN	MINIMUM	TO	TOP OF
(D)	DEMOLISH	MISC	MISCELLANEOUS	TOC	TOP OF CONCRETE
DAS	DISABLED ACCESS	MO	MASONRY OPENING	TOP	TOP OF PLATE
DBL	DOUBLE	MTD	MOUNTED	TOS	TOP OF SLAB
DIA	DIAMETER	MTL	METAL	TOSHTG	TOP OF SHEATHING
DIM	DIMENSION	N	NOTE	TOW	TOP OF WALL
DN	DOWN	(N)	NEW	TYP	TYPICAL
DS	DOWNSPOUT	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	NTS	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
				VERT	VERTICAL
(E)	EXISTING	OC	ON CENTER	VIF	VERIFY IN FIELD
ELECT	ELECTRICAL	OFCI	OWNER FURNISHED- CONTRACTOR INSTALLED	W/	WITH
ELEV	ELEVATOR	OFOI	OWNER FURNISHED- OWNER INSTALLED	WC	WATER CLOSET
EOS	EDGE OF SLAB	OFVI	OWNER FURNISHED- VENDOR INSTALLED	WD	WOOD
EQ	EQUAL	OH	OVERHEAD	WH	WATER HEATER
EXT	EXTERIOR	OPNG	OPENING	WP	WATERPROOF
				WPT	WORK POINT

ARCHITECTURAL

- G000 COVER SHEET
- G020 EXITING PLANS AND AREA CALCULATIONS
- G030 COMM GENERAL NOTES
- G031 COMM GENERAL NOTES (CONT)
- G032 COMM ACCESSIBILITY NOTES
- G033 COMM ACCESS (CONT)
- G034 SANITARY FAC, DF, ALTERATIONS & SINKS
- G040 TYPICAL DAS DETAILS (CBC 11B)
- G041 TYPICAL DAS DETAILS (CBC 11B)
- G042 TYPICAL DAS DETAILS (CBC 11B)
- G060 G060.6 CUB/CUP-2009-0004-RV-PA3
- G061 G061.2 CUB/CUP-ZA-2004-5791-CUB
- G062 G062.1 CUB/CUP-ZA-2000-3742-CUX-PA2
- G063 G063.4 CUB/CUP-2009-004-RV-PA4
- G070 MODIFICATION AND CERTIFICATE OF OCCUPANCY
- G071 MODIFICATION
- G080 HISTORIC & EXISTING PHOTOS

D101 FIRST FLOOR DEMO PLAN

- A100 BASEMENT FLOOR PLAN
- A101 FIRST FLOOR PLAN
- A102 OPERA BOX FLOOR PLAN
- A103 FIRST BALCONY FLOOR PLAN
- A104 SECOND BALCONY FLOOR PLAN
- A200 EXTERIOR ELEVATIONS
- A300 BUILDING SECTION

A600 ENLARGED PLAN AND SECTION

- A601 ENLARGED PLANS AND SECTIONS
- A700-A701 REFLECTED CEILING PLANS
- A800 DOOR SCHEDULE
- A801 SCHEDULES
- A900 WALL DETAILS
- A910 FRAMING DETAILS
- A911 FRAMING DETAILS
- A920 EXTERIOR DETAILS

BAR EQUIPMENT

- K-0.1 GENERAL EQUIPMENT NOTES
- K-0.2 GENERAL EQUIPMENT NOTES
- K-1.0 OVERALL KEY PLAN GROUND FLOOR
- K-1.1 OVERALL KEY PLAN BASEMENT LEVEL
- K-1.2 EQUIPMENT FLOOR PLAN GROUND FLOOR
- K-1.3 EQUIPMENT FLOOR PLAN BASEMENT LEVEL
- K-2 EQUIPMENT SCHEDULE
- K-3.1 PLUMBING REQUIREMENT PLAN GROUND FLOOR
- K-3.2 PLUMBING REQUIREMENT PLAN BASEMENT LEVEL
- K-4.1 ELECTRICAL REQUIREMENT PLAN GROUND FLOOR
- K-4.2 ELECTRICAL REQUIREMENT PLAN BASEMENT LEVEL
- K-5.1 BUILDING WORKS PLAN GROUND FLOOR
- K-5.2 BUILDING WORKS PLAN BASEMENT LEVEL
- K-6.1 SODA LINE CONDUIT PLAN GROUND FLOOR
- K-6.2 SODA LINE CONDUIT PLAN BASEMENT LEVEL
- K-7.1 EQUIPMENT ELEVATIONS
- K-7.2 EQUIPMENT ELEVATIONS

PROJECT TEAM

CLIENT:
740 S. BROADWAY ASSOCIATES, LLC
740 S BROADWAY
LOS ANGELES, CA 90014
424.273.6229
CONTACT: ERIK CHOL

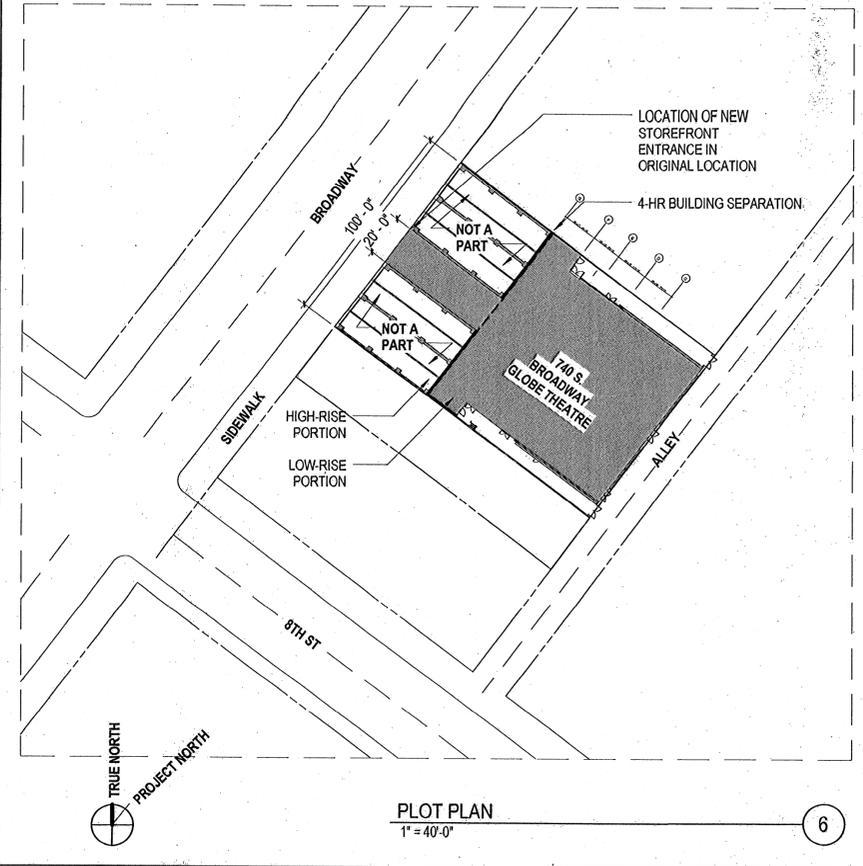
ENTITLEMENT CONSULTANT:
ELIZABETH PETERSON GROUP, INC.
400 SOUTH MAIN STREET, SUITE 808
LOS ANGELES, CA 90013
213.620.1904
CONTACT: ELIZABETH PETERSON

ARCHITECT:
OMGIVING
724 S SPRING ST, SUITE 501
LOS ANGELES, CA 90014
213.596.5602
CONTACT: KARIN LILJEGREN

BAR EQUIPMENT CONSULTANT:
MICHAEL BLACKMAN AND ASSOCIATES
1106 BROADWAY
SANTA MONICA, CA 90401
310.656.1010
CONTACT: ERNIE CANCIO

APPROVED
LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION BUREAU
DATE: 9/26/2013
13016-10000-09519
EXTEND OR MODIFY
FIRE/LIFE SAFETY SYSTEMS
AS REQUIRED

PLOT PLAN



PROJECT INFORMATION

PROJECT INFORMATION

PROJECT NAME: GLOBE THEATRE
PROJECT ADDRESS: 740 SOUTH BROADWAY
LOS ANGELES, CA 90014

PROJECT DESCRIPTION: NEW MAIN ENTRANCE IN HISTORIC LOCATION WITH NEW STOREFRONT AND TICKET BOOTH. NO WORK IN BASEMENT OR BALCONY LEVELS. OCCUPANT LOAD REMAINS THE SAME. ADA RESTROOMS UNDER PERMIT NO. 14016-10000-00754.

USE / OCCUPANCY: THEATRE / ENTERTAINMENT COMPLEX (A-2)

TOTAL AREA OF WORK: 1,090 SF

TOTAL AREA OF LOUNGE/TAVERN: 13,178 SF

TOTAL BUILDING AREA: 53,713 SF

CONSTRUCTION TYPE: TYPE 1A

FIRE PROTECTION: FULLY SPRINKLERED THROUGHOUT (NFPA-13) (THEATRE AND BASEMENT ONLY)

NUMBER OF STORIES: 11 + BASEMENT

BUILDING HEIGHT: 150'-3" (HIGHEST OCCUPIABLE FLOOR LEVEL 133'-4") (HIGH RISE)

LEGAL INFORMATION

LEGAL DESCRIPTION: ASSESSOR PARCEL NUMBER 5144-015-023 OF PORTION OF LOTS 9 AND 10, BLK 24 OF THE HUBER TRACT IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN MAP REFERENCE M R 2-280 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ASSESSOR PARCEL NO.: 5144-015-023

PROPERTY AREA: 15,503.1 SF

COMMUNITY PLAN AREA: CENTRAL CITY

ZONING: CJC5-4D-CDO

GLOBE THEATRE
740 SOUTH BROADWAY, LOS ANGELES, CA 90014

PERMIT SET

740 S. BROADWAY ASSOCIATES, LLC
740 SOUTH BROADWAY
LOS ANGELES, CA 90014

PERMIT NO.: 13016-10000-09519



omgiving
724 SPRING STREET - SUITE 501
LOS ANGELES, CA 90014 - 213.596.5602

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BUILDING CODES USED

2011 LOS ANGELES BUILDING CODE BASED ON 2010 CALIFORNIA BUILDING CODE

2010 CALIFORNIA BUILDING CODE BASED ON 2009 INTERNATIONAL BUILDING CODE

GREEN BUILDING CODE BASED ON 2010 CALIFORNIA CODE OF REGULATIONS TITLE 24

2010 CALIFORNIA ELECTRICAL CODE BASED ON 2008 NATIONAL ELECTRICAL CODE

2010 CALIFORNIA MECHANICAL CODE BASED ON 2009 UNIFORM MECHANICAL CODE

2010 CALIFORNIA PLUMBING CODE BASED ON 2009 UNIFORM PLUMBING CODE

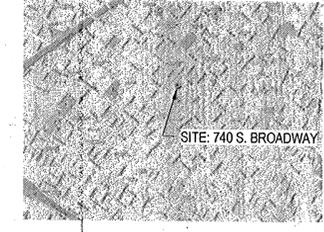
2010 CALIFORNIA ENERGY CODE, TITLE 24, PART 6

LA RESEARCH REPORTS

VERTICAL COILING SELF-OPENING GRILLE: MCKEON DOOR COMPANY LA RESEARCH REPORT NO. RR25493

PLANS APPROVED
as required by
CASE NO. 13-00000-09519
Planner: [Signature]
Community Planning Bureau
City of Los Angeles Planning Dept.
Date: 10/18/13

VICINITY MAP



JOB NO.: 12-035

DATE: 09.26.13

SCALE: As indicated

SHEET TITLE: COVER SHEET

SHEET NUMBER: G000

NOTES

1. LINE OF (E) PROSCENIUM ARCH ABOVE
2. LINE OF BALCONY ABOVE
3. EDGE OF DANCE FLOOR
4. LINE OF (E) PLATFORM ABOVE
5. (E) POST
6. 42" HIGH BAR
7. 42" HIGH COUNTER
8. 3'-8" CLR PATH OF TRAVEL
9. MOVEABLE TABLES AND CHAIRS
10. LINE OF (E) MARQUEE ABOVE
11. EDGE OF (E) SIDEWALK
12. LINE OF (N) ROLL-UP GRILLE ABOVE
13. TRASH BIN
14. (E) 90 MIN DOORS
15. PROPERTY LINE
16. DISABLED ACCESS COUNTERTOP AT MAX 34" HT
17. (E) 2-HR EXIT ENCLOSURE TO REMAIN.
18. NO WORK, (E) TO REMAIN.
19. (E) EXIT DOOR WITH (E) PANIC HARDWARE.
20. (E) CLASS 1 STANDPIPE.
21. (E) FIRE SPARKLER RISER.
22. (E) DRY STANDPIPE FDC LOCATION.
23. (E) BASEMENT LOS ANGELES CITY OF LOS ANGELES SAFETY CONNECTION BUILDING DISABLED ACCESSION

GLOBE THEATRE

740 SOUTH BROADWAY, LOS ANGELES, CA 90014

PERMIT SET

740 S. BROADWAY ASSOCIATES, LLC
740 SOUTH BROADWAY
LOS ANGELES, CA 90014

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held permit or to be an approval of the violation of any provisions of federal, state, local laws and ordinances related to accessibility to public accommodations and housing.



omgiving
724 SOUTH SPRING STREET - SUITE 501
LOS ANGELES, CA 90014 - 213.596.5922

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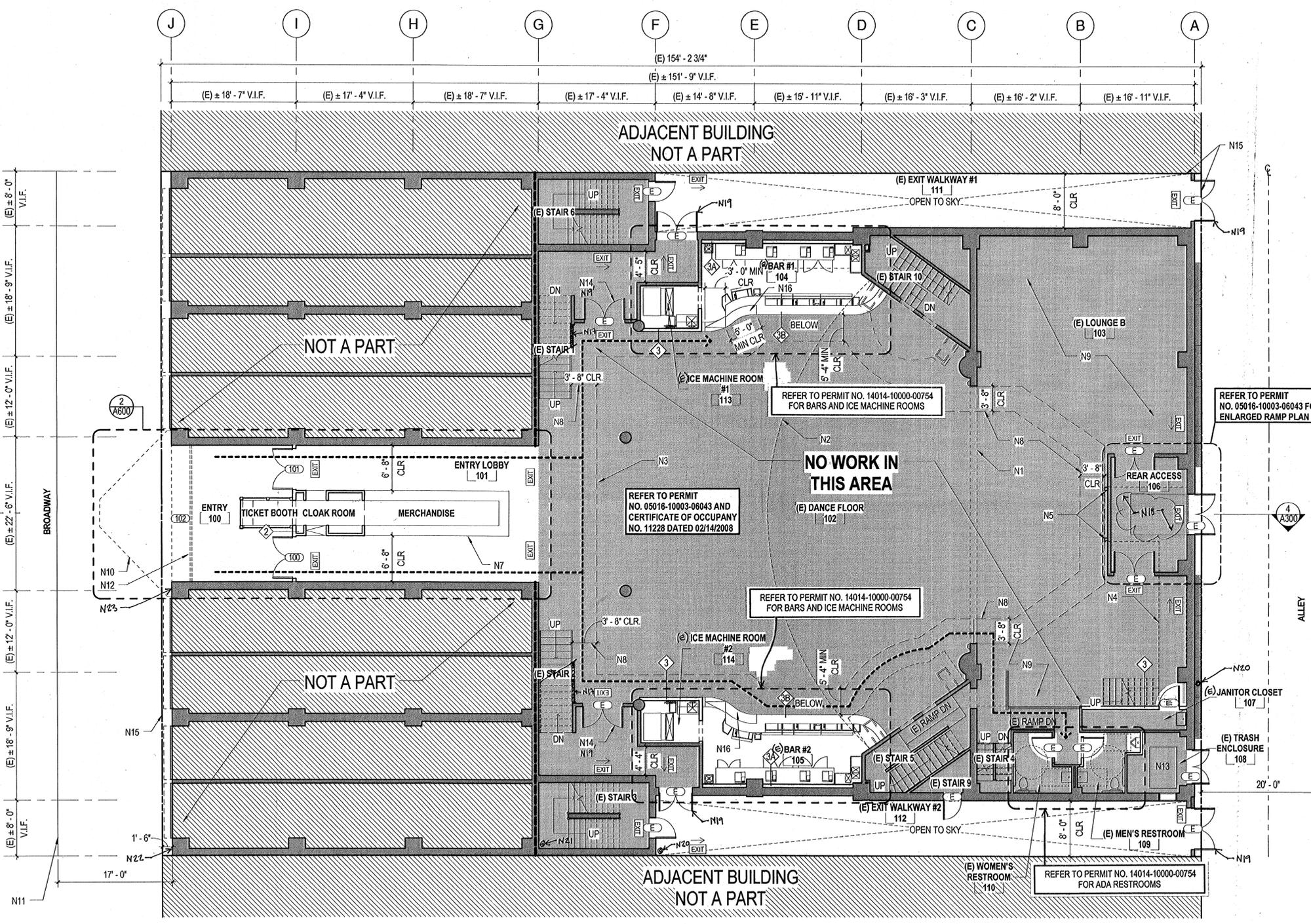
LEGEND

- NOT A PART
- NO WORK IN THIS AREA, REFER TO PERMIT NO. 05016-10003-06043 AND CERTIFICATE OF OCCUPANCY NO. 11228 DATED 02/14/2008
- (E) WALL
- (N) WALL
- SEE SHT A-950 FOR WALL TYPES
- FIRE EXTINGUISHER
- EXIT SIGN
- 5'-0" DIA CLR SPACE
- (N) DOOR, SEE SHT A-800 FOR DOOR SCHEDULE
- (E) DOOR TO REMAIN
- 4-HR BUILDING SEPARATION
- ACCESSIBLE PATH OF TRAVEL

FIRST FLOOR PLAN

A101

9/26/2013 9:05:12 AM



ADJACENT BUILDING NOT A PART

NOT A PART

NO WORK IN THIS AREA

NOT A PART

ADJACENT BUILDING NOT A PART

REFER TO PERMIT NO. 05016-10003-06043 AND CERTIFICATE OF OCCUPANCY NO. 11228 DATED 02/14/2008

REFER TO PERMIT NO. 14014-10000-00754 FOR BARS AND ICE MACHINE ROOMS

REFER TO PERMIT NO. 14014-10000-00754 FOR BARS AND ICE MACHINE ROOMS

REFER TO PERMIT NO. 14014-10000-00754 FOR ADA RESTROOMS

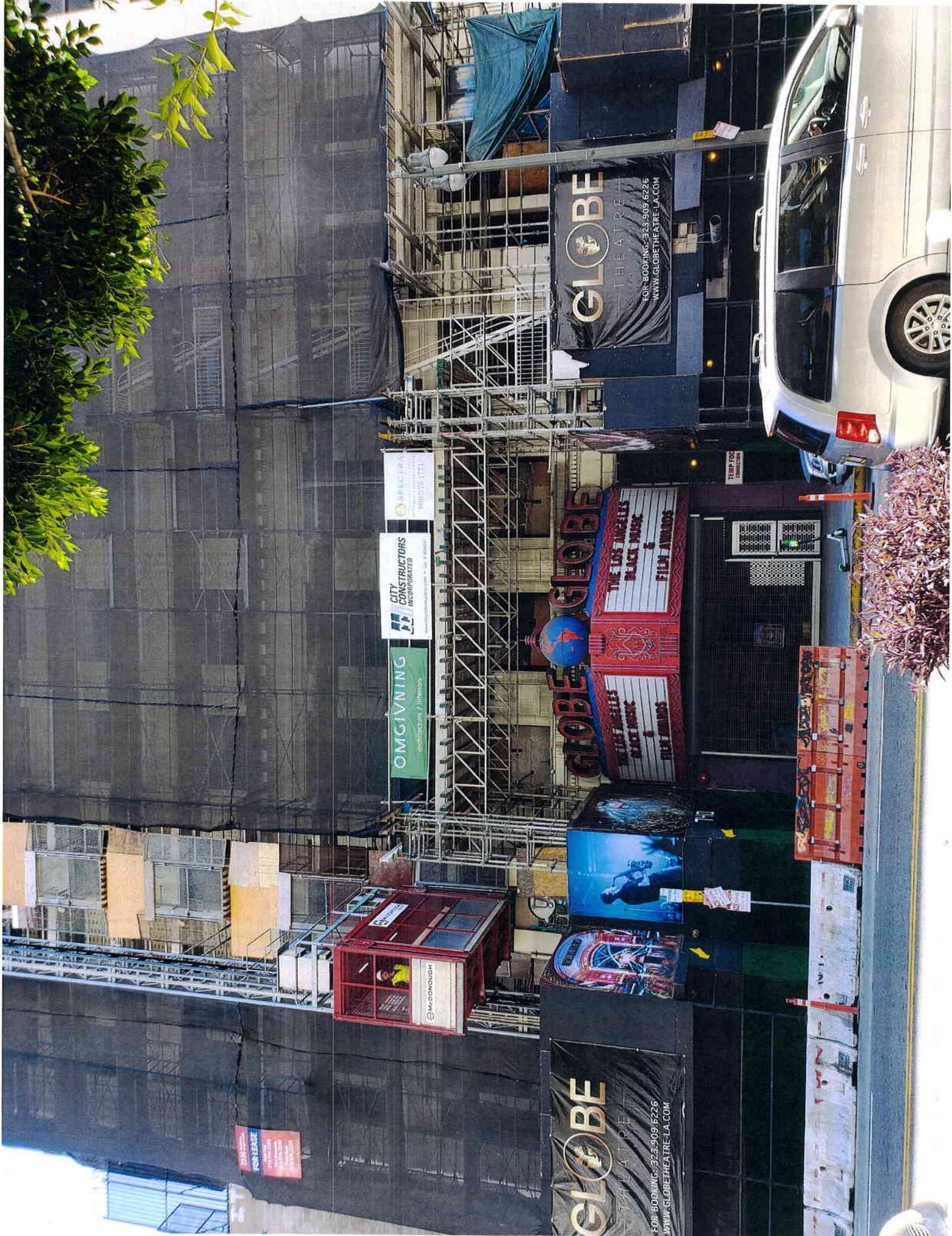
REFER TO PERMIT NO. 05016-10003-06043 FOR ENLARGED RAMP PLAN

PLANS APPROVED as required by City of Los Angeles City Planning Department
Date: 4-20-11 By: BRADY WOOTEN
Comments: PR 2009 - 0004 (PV) (CPA)

PLANS APPROVED as required by City of Los Angeles City Planning Department
Case No. 12-035
Planner: [Signature]
Community Planning Bureau City of Los Angeles Planning Dept.
Date: 12/12/13

FIRST FLOOR PLAN
1/8" = 1'-0"

13014-10000-09519



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TEMP FENCE

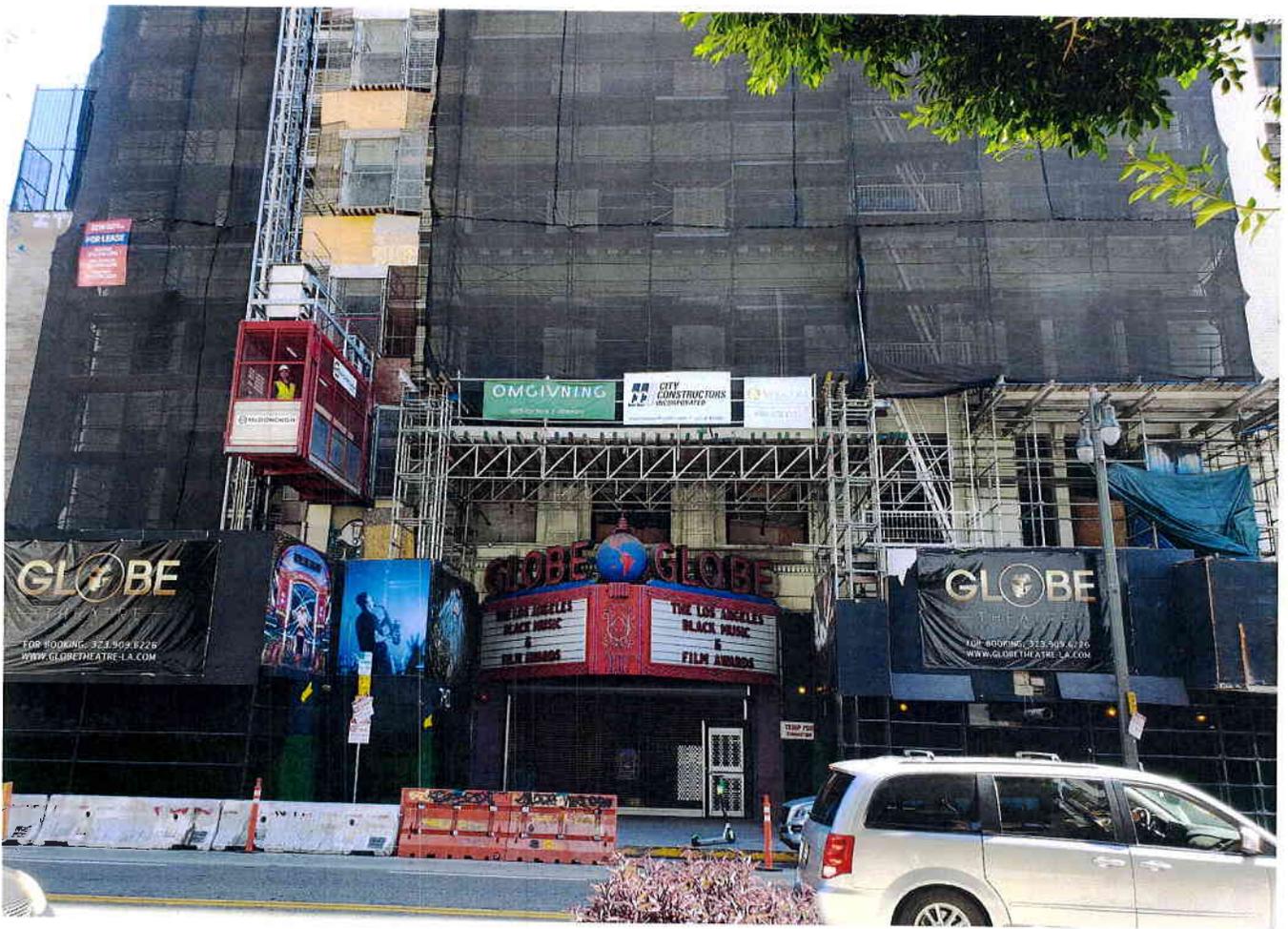
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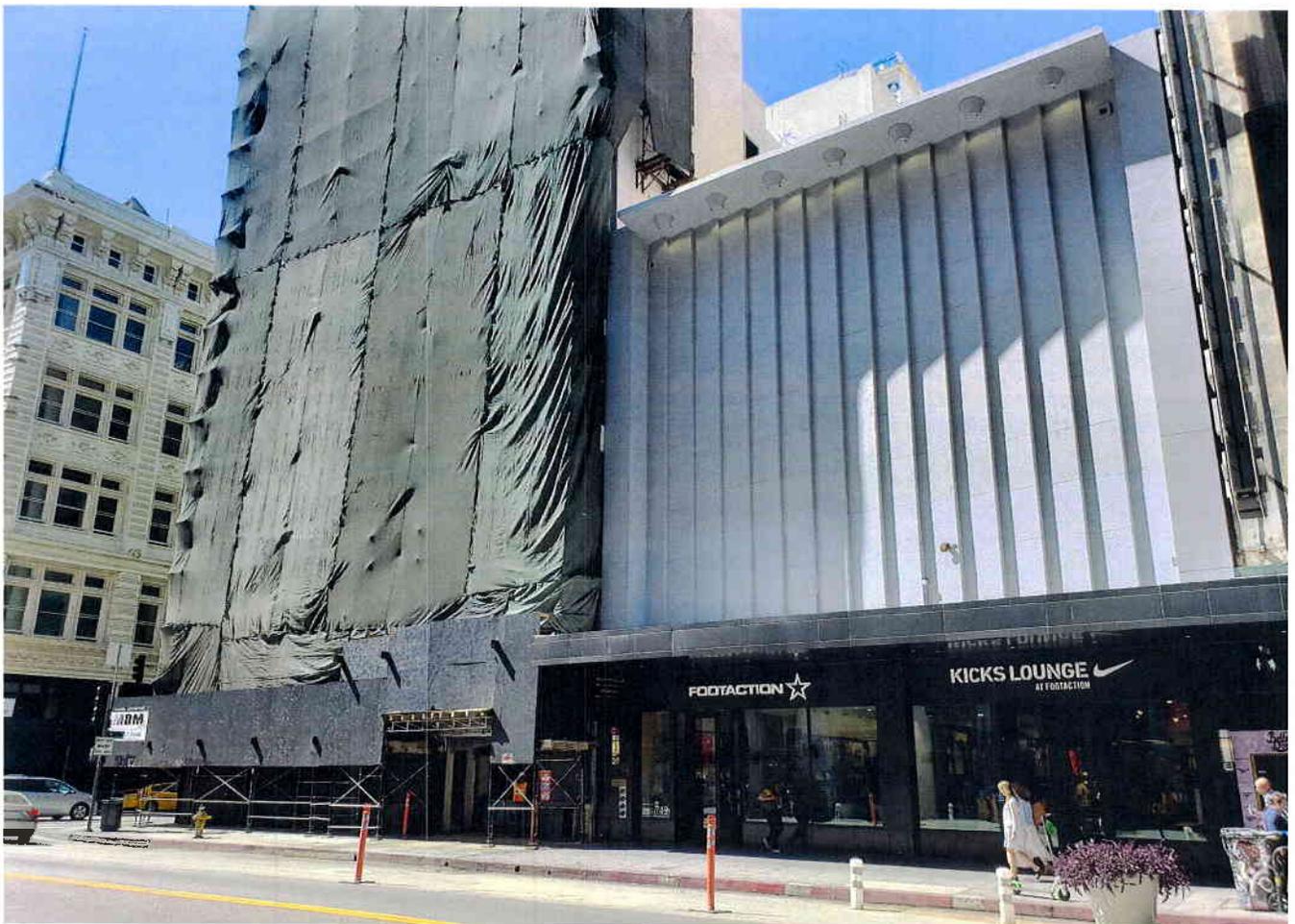
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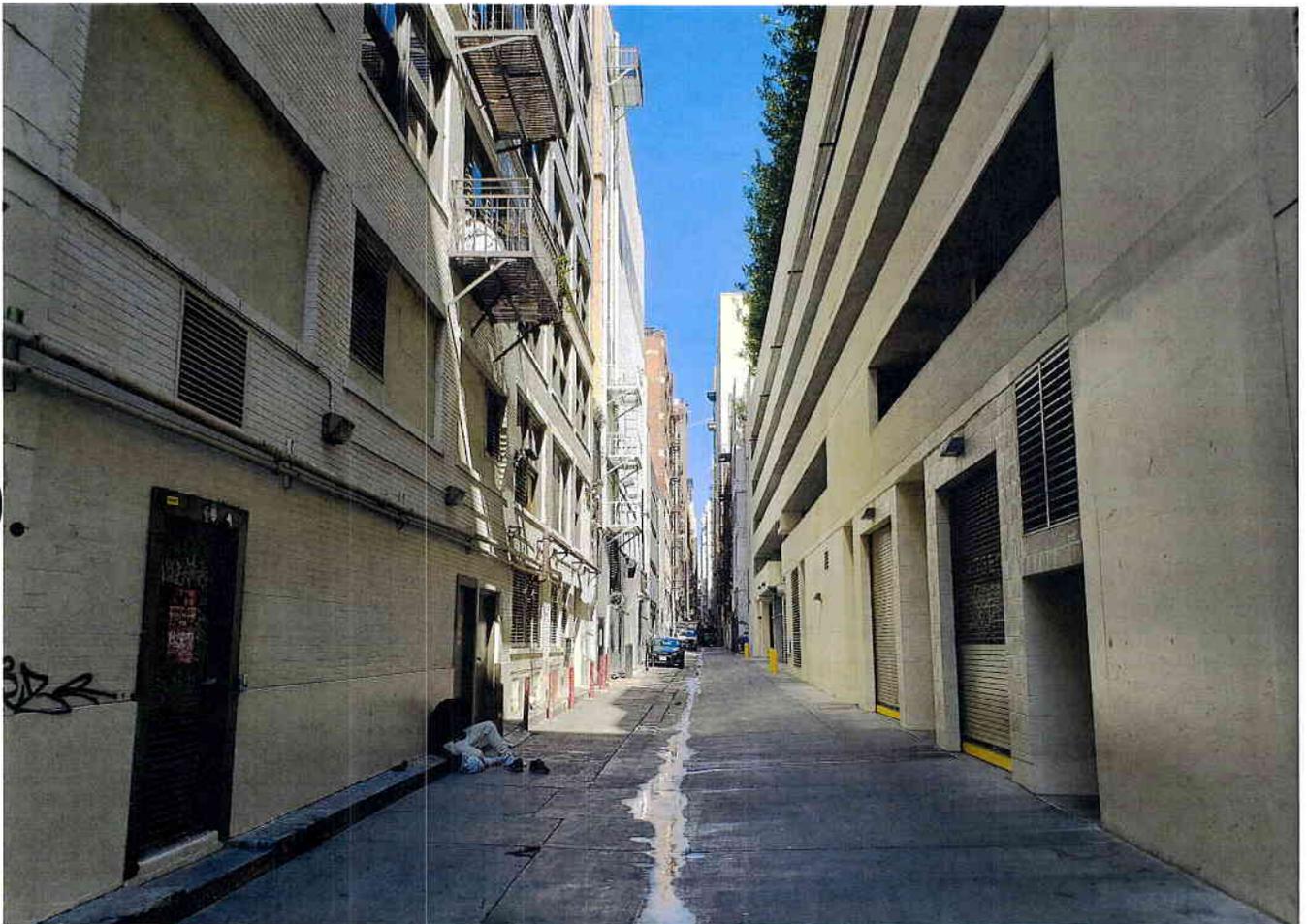
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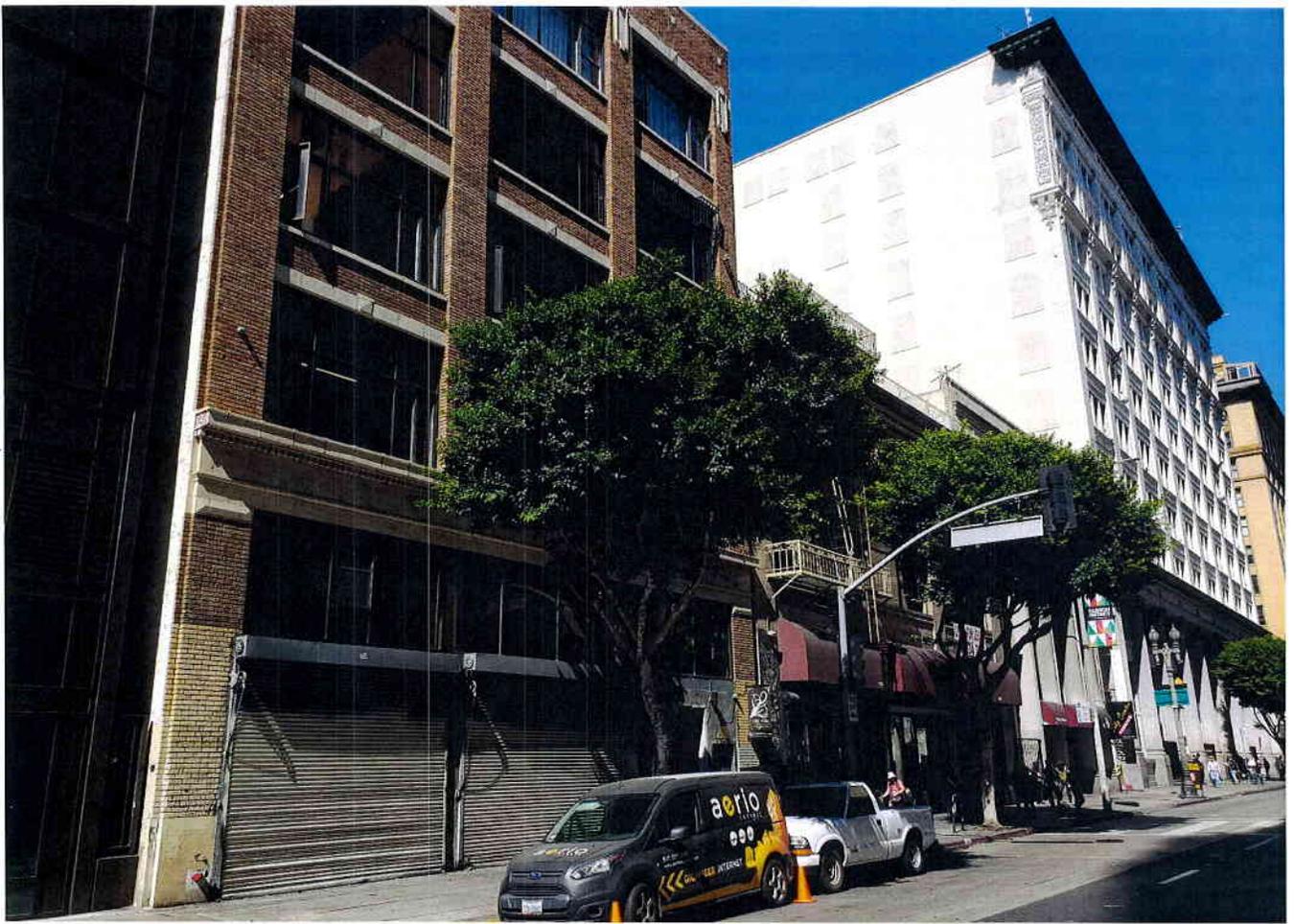
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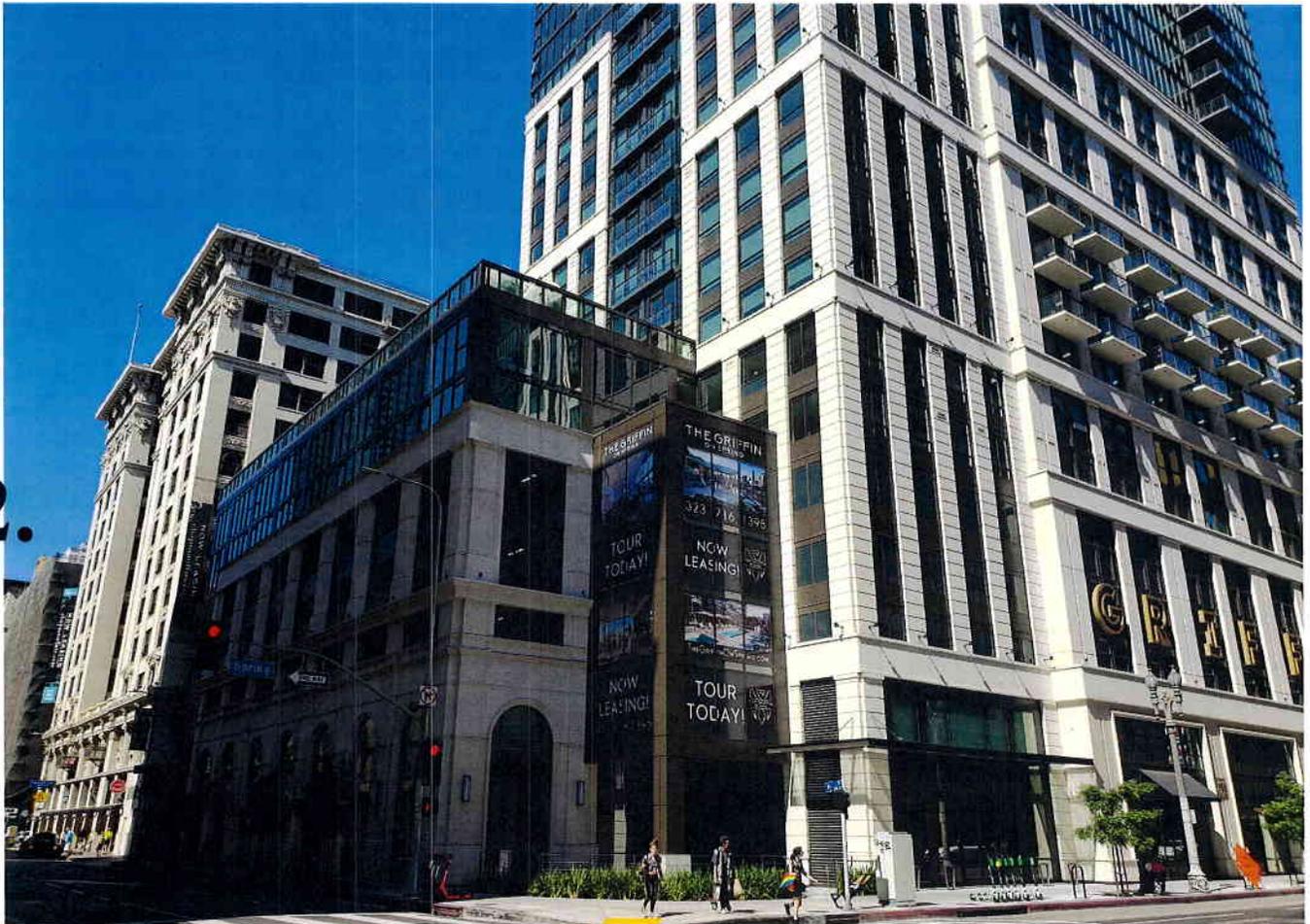
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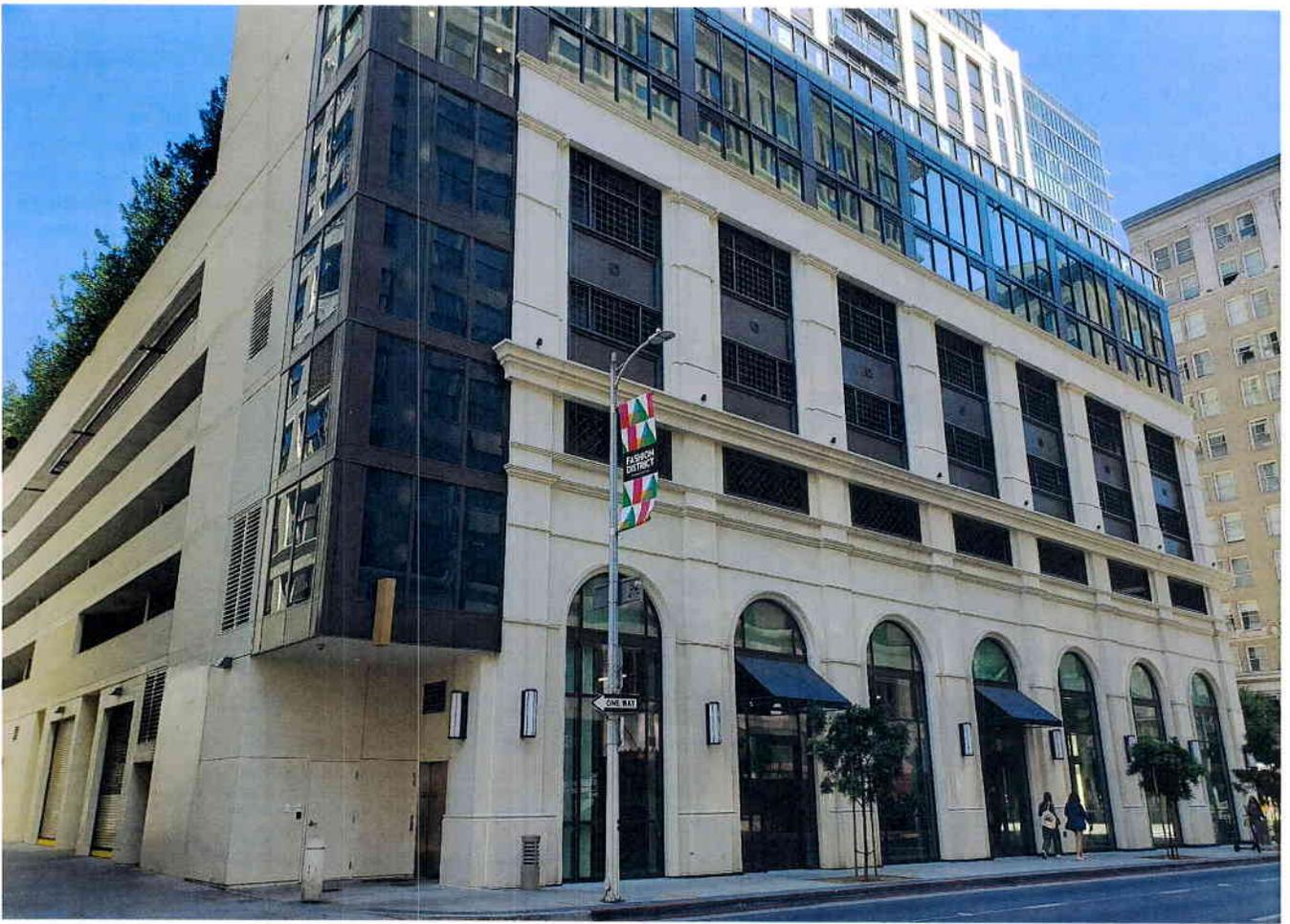
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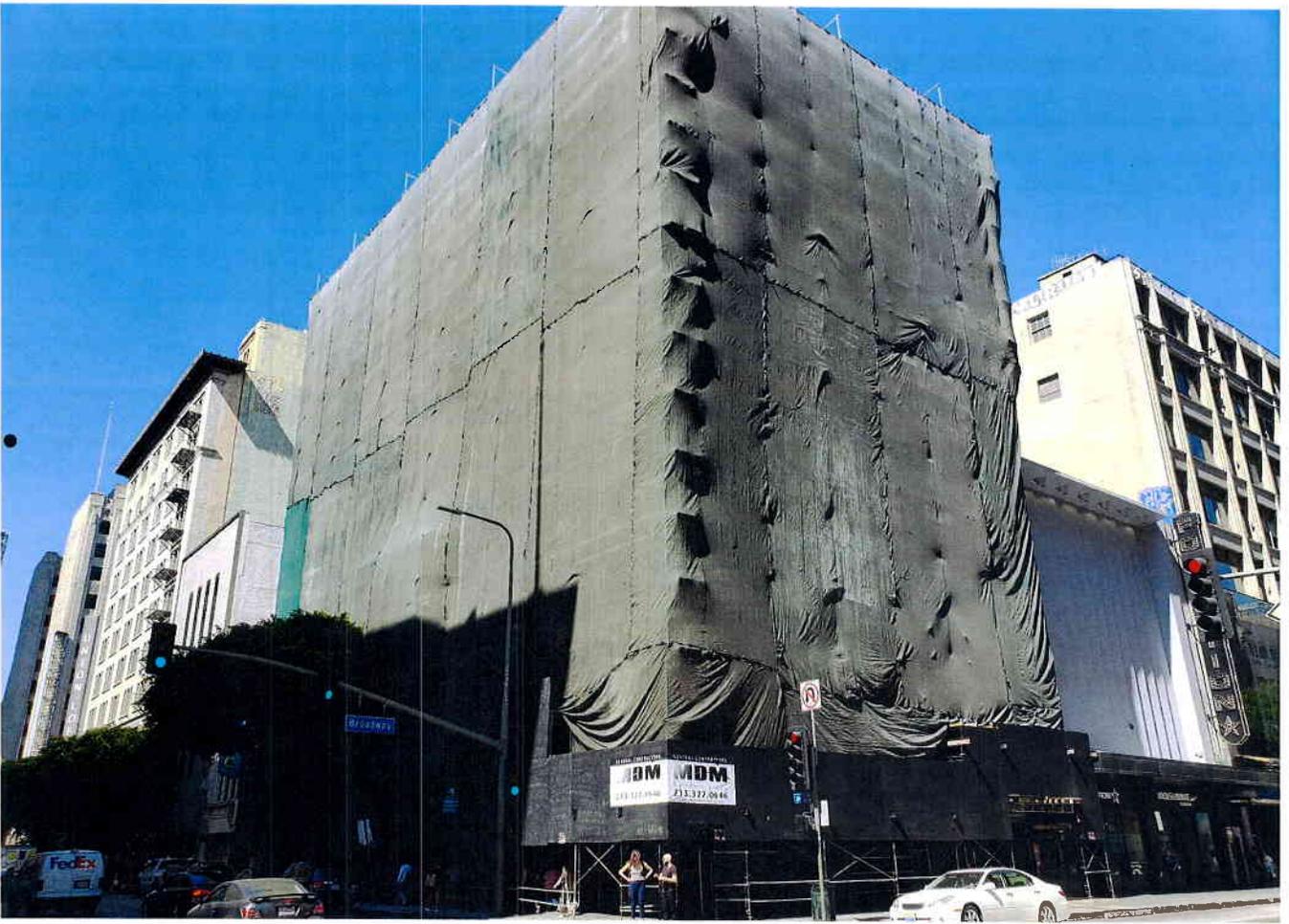
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15.



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