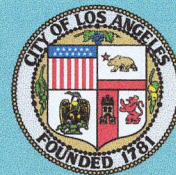


APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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.

Refer to the City Planning Application Filing Instructions ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 1100-1106 South Broadway & 112-120 West 11th Street Unit/Space Number: NA

Legal Description² (Lot, Block, Tract): Lot 23, Block None, Tract TR 2289

Assessor Parcel Number: 5139017001 Total Lot Area: 7,974.2

2. PROJECT DESCRIPTION

Present Use: Hotel, Restaurants, Bars/Lounges, Cafe and Banquet Hall

Proposed Use: Hotel, Restaurants, Bars/Lounges, Cafe and Banquet Hall

Project Name (if applicable): Proper Hotel

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).

Describe in detail the characteristics, scope and/or operation of the proposed project:

Project is the Proper Hotel which is an existing hotel with restaurants, bars/lounges, cafe and banquet hall. Requesting a new CUP to allow for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and dancing. Hotel operating 24 hours daily, and restaurants, bars/lounges, cafe and banquet hall operating from 6am to 2am, daily.

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|--|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: _____ square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Additions to existing buildings |
| <input type="checkbox"/> Removal of any on-site tree | <input type="checkbox"/> Interior tenant improvement |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input type="checkbox"/> Change of use and/or hours of operation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route | <input type="checkbox"/> Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units:	Existing	0	- Demolish(ed) ³	0	+ Adding	0	= Total	0
Number of Affordable Units ⁴ :	Existing	0	- Demolish(ed)	0	+ Adding	0	= Total	0
Number of Market Rate Units:	Existing	0	- Demolish(ed)	0	+ Adding	0	= Total	0

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

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

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☒ YES

☐ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 0 Required # of Parking Spaces: 0

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

☐ YES

☒ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☒ NO

If so, what is/are the dedication requirement(s)? NA feet

If dedications are required on multiple streets, identify as such: NA

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, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?

☐ YES

☒ NO

Authorizing Code Section: 12.24-W.1

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

Action Requested: A Conditional Use Permit to allow for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an existing hotel, restaurants, bars/lounges, cafe and banquet hall with public dancing. Located in Zone [HB3-G1-5] [CX3-FA] [SN-CPIO-O]. Hotel operating 24 hours daily, and restaurants, bars/lounges, cafe and banquet hall operating from 6am to 2am, daily.

Authorizing Code Section: NA

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

Action Requested: NA

Additional Requests Attached: ☐ YES ☒ NO

4. RELATED 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): ZA-2014-1439-CUB-CUX-ZV-2A
CPC-2017-432-CPU, ORD-188474-SA2100-A

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.: ZA-2014-1439-CUB-CUX-ZV-2A Ordinance No.: ORD-188474-SA2100-A

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

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, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☐ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Brad Korzen
Company/Firm: Case Real Estate Partners I LLC
Address: 1729 Abbot Kinney Blvd **Unit/Space Number:** NA
City: Venice **State:** CA **Zip Code:** 90291
Telephone: 323-333-8345 **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: Elizabeth Peterson-Gower

Company/Firm: Place Weavers Inc
Address: 16241 Askin Drive, 3rd Fl **Unit/Space Number:** #6620
City: Pine Mountain Club **State:** CA **Zip Code:** 93222
Telephone: 661-221-9971 **E-mail:** elizabeth@placeweavers.com

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 agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ 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.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature: _____
Print Name: _____
Signature: _____
Print Name: _____

Date: 8/11/2025

Date: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 08/11/2025 before me, Dale Marc Effren Notary Public
(Insert Name of Notary Public and Title)

personally appeared Braed Korzen, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature



(Seal)

APPLICANT DECLARATION

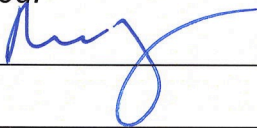
A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 
Print Name: David Korman

Date: 8/11/2025

FINDINGS/SPECIAL REQUIREMENTS



ALCOHOL SALES AND SERVICE – DOWNTOWN COMMUNITY PLAN Conditional Use Permit (Chapter 1A Zones)

I. PURPOSE

This form is intended for Conditional Use Permit (CUB) applications for retail and eating & drinking establishments seeking approval to sell or serve alcoholic beverages in the Downtown Community Plan area (subject to the zoning regulations established in Chapter 1A of the Los Angeles Municipal Code (LAMC)). For Related Code Sections, eligibility, and instructions, please see the Table of Contents below.

For properties subject to zoning established in Chapter 1 seeking to establish alcohol sales and service, please see form¹ [CP13-7773²](https://planning.lacity.gov/odocument/f50c2624-ef14-4bfb-9f93-61aacaecf43f/CP13-7773%20Alcohol%20&%20Adult%20Entertainment%20Establishments%2005.2023.pdf) for Conditional Use applications or [CP-7850³](https://planning.lacity.gov/odocument/a3ba5df6-2e77-4596-93af-b293c5ac6bf7/Restaurant%20Beverage%20Program%20Application%20Instructions.pdf) for administrative Restaurant Beverage Program application instructions.

II. TABLE OF CONTENTS

Details regarding specific filing requirements are organized in this document as follows (use link to jump to that part of the document):

- I. [Purpose](#)
- II. [Table of Contents](#)
- III. [Submission and Contact Information](#)
- IV. [Specialized Findings and Project Information](#)
 - A. [Specialized Questions](#)
 - B. [Core Findings](#)
 - C. [Supplemental Findings](#)
- V. [Supplemental Requirements](#)
 - A. [Radius Map Requirements](#)
 - B. [Public Hearing and Notice](#)
- VI. [Additional Requirements for Multiple Tenant Space Applications / MCUPs](#)
- VII. [Eligibility and Procedures](#)
 - A. [Alcohol Uses Subject to the Alcohol Sales Program](#)
 - 1. [Table 1: Permissions for Alcohol Sales, Service, and Production within Use Districts](#)
 - B. [Procedures by Alcohol Permission Area](#)
 - 1. [Table 2: Permission Levels by Use Type within Alcohol Permission Areas](#)
 - 2. [Conditional Use Permit - Alcohol Sales and Service](#)
 - 3. [Administrative Review](#)

¹ Department of City Planning forms available at <https://planning.lacity.gov/project-review/application-forms>

² [https://planning.lacity.gov/odocument/f50c2624-ef14-4bfb-9f93-61aacaecf43f/CP13-7773 Alcohol & Adult Entertainment Establishments 05.2023.pdf](https://planning.lacity.gov/odocument/f50c2624-ef14-4bfb-9f93-61aacaecf43f/CP13-7773%20Alcohol%20&%20Adult%20Entertainment%20Establishments%2005.2023.pdf)

³ [https://planning.lacity.gov/odocument/a3ba5df6-2e77-4596-93af-b293c5ac6bf7/Restaurant Beverage Program Application Instructions.pdf](https://planning.lacity.gov/odocument/a3ba5df6-2e77-4596-93af-b293c5ac6bf7/Restaurant%20Beverage%20Program%20Application%20Instructions.pdf)

III. SUBMISSION AND CONTACT INFORMATION

The Department of City Planning's Beverage and Entertainment Streamlining (BESt) unit administers programs, procedures, and services related to the sale and service of alcoholic beverages and entertainment venues.

A. Appointments and Submissions

A virtual consultation or an appointment request to file a stand-alone Conditional Use Permit (CUB or MCUP) application for alcohol sales and service can be done through [BuildLA](#)⁴.

Requests for an administrative alcohol authorization through the Alcohol Sales Program can be made through the department's [Online Application System \(OAS\)](#)⁵.

<p>Email</p> <p>Planning.BESt@lacity.org</p> <p>Phone</p> <p>(213) 202-5456</p> <p>Information is available in Spanish and in English about BESt services. You may also leave a message for a planner to get back to you.</p>	<p>Appointments Available</p> <p>201 N. Figueroa Street, Suite 525 Los Angeles CA, 90012</p> <p>Tuesday and Thursday 8:00 a.m. to 4:00 p.m.</p> <p>Wednesday 9:00 a.m. to 4:00 p.m.</p>
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⁴ <https://appointments.lacity.org/apptsys/Public/Account>

⁵ <https://planning.lacity.gov/oas>

IV. SPECIALIZED FINDINGS AND PROJECT INFORMATION

The following items are required for a complete application in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810⁶](#)) for filing the Department of City Planning Application ([CP13-7771.1⁷](#)). These instructions do not preclude the Project Planner from requesting additional materials following the initial submission. Applications missing required information will be returned to the applicant.

A. Specialized Questions

The items below cover important information that will help inform the decision maker regarding your request. The information below is required but the applicant is encouraged to include any additional relevant materials they believe will help in making a determination. Please complete the following in the space below, or on separate paper (if necessary):

1. Alcohol

- a. Describe the types of alcoholic beverages proposed to be served (select all that apply):

Type of Alcoholic Beverage	On- and/or Off-Site Consumption	
<input type="checkbox"/> Beer and Wine only	<input type="checkbox"/> On-Site Consumption	<input type="checkbox"/> Off-Site Consumption
<input type="checkbox"/> Full Line of Alcoholic Beverages	<input type="checkbox"/> On-Site Consumption	<input type="checkbox"/> Off-Site Consumption
<input type="checkbox"/> Instructional Tasting	N/A	
<input type="checkbox"/> In-room Controlled Access Cabinets	N/A – On-Site only	
<input type="checkbox"/> Other: _____	<input type="checkbox"/> On-Site Consumption	<input type="checkbox"/> Off-Site Consumption

- b. Will alcohol be consumed on any adjacent property or public right-of-way under the control of the applicant? ☐ YES ☐ NO
- c. Will there be signs visible from the exterior that advertise the availability of alcohol? ☐ YES ☐ NO
- d. Will alcohol always be served by an employee? ☐ YES ☐ NO
- e. Will alcohol be served from portable bars? ☐ YES ☐ NO

⁶ https://planning.lacity.gov/odocument/8d67e245-e104-404a-8d07-efc8da8923dc/CP13-7810_DCP_Application_Filing_Instructions_10.31.23.pdf

⁷ https://planning.lacity.gov/odocument/5e0156ec-098d-4b3e-a520-4464db76cfa7/CP13-7771.1_City_Planning_Application_June_2023.pdf

2. Physical Development of the Site

- a. What is the total areas (in square feet) of the building or center in which the establishment is located?

- b. What is the total areas (in square feet) of the space the establishment will occupy?

- c. Is the proposed use accessory to a Lodging⁸ use? ☐ YES ☐ NO

- d. Is any area (in square feet) being added to the establishment? ☐ YES ☐ NO

If YES, how much is floor area⁹? _____ Outdoors area? _____

- e. What is the total occupancy load of the space as determined by the Fire Department, if known? _____

- f. What is the total number of seats that will be provided? Indoor _____ Outdoor _____

- g. Is seating shared with any other establishment? ☐ YES ☐ NO

- h. Is booth or group seating provided? ☐ YES ☐ NO

If YES, what is the height of the partition separating the booth or seating area from the main dining room? _____

- i. Is a private dining or banquet room provided? ☐ YES ☐ NO

If YES, describe the partition separating the private room from the main dining room:

- j. If there is an outdoor area, will there be an option to consume alcohol outdoors?
☐ YES ☐ NO ☐ N/A

⁸ Lodging: Pursuant to [LAMC Sec. 5D.6.7. \(Lodging\) of Chapter 1A \(https://zoning.lacity.gov/browse/14#14.3.13\)](https://zoning.lacity.gov/browse/14#14.3.13), lodging is defined as commercial overnight accommodations for transient occupancy, often for periods of 30 consecutive days, or less. Lodging uses shall not serve as a primary residence. Lodging uses include hotels, motels, hostels, and bed and breakfast establishments. This use does not include uses defined in Sec. 5D.2.2.C. (Household Business: Home-Sharing). For residential housing accommodations see Div. 5D.2. (Residential Uses).

⁹ Floor Area: Pursuant to [LAMC Sec. 14.2.7. \(Floor Area\) of Chapter 1A \(https://zoning.lacity.gov/browse/14#14.3\)](https://zoning.lacity.gov/browse/14#14.3), floor area is defined as the cumulative amount of **interior** floor space on a lot, within a room, or within a covered and enclosed space.

- k. If there is an outdoor area, is it located on private property or the public right-of-way, or both?

- l. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?
☐ YES ☐ NO ☐ N/A
- m. Is the site adjacent to any [Agricultural](#)¹⁰ or [Residential](#)¹¹ Use Districts? ☐ YES ☐ NO
- n. Is the site located within 1,000 feet of any schools (public, private, or nursery), houses of worship, or parks? ☐ YES ☐ NO


3. Parking

- a. Describe the parking arrangements and provisions for proposed establishment, including but not limited to the number of parking spaces provided, where they are located, whether they are exclusive to the establishment, and valet service (if applicable). Where parking is provided off-site, provide a map showing distance and path of travel, as well as any supporting documentation.

Buidling is located in an AB2097 eligible area and will be utilizing ABC 2097.
Thus zero parking spaces are required and zero parking spaces with be provided.

4. Operation of the Establishment

- a. What are the proposed [hours of operation](#)¹² and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	Hotel 24 hours, daily Monday-Sunday 						
	Restaurants, bars/lounges, cafe and banquet hall 6AM to 2AM, daily Monday-Sunday						

¹⁰ <https://zoning.lacity.gov/browse/5#5B.2>

¹¹ <https://zoning.lacity.gov/browse/5#5B.3>

¹² <https://zoning.lacity.gov/browse/5#5C.1.6>

- b. Will there be dance floors or other designated dance areas on the premises? ☐ YES ☐ NO

If YES, describe: _____

- c. Will there be entertainment such as a piano bar, live entertainment, movies, karaoke, video game machines, pool or billiard tables, etc.? ☐ YES ☐ NO

If YES, describe: _____

- d. Will there be minimum age requirements for entry? ☐ YES ☐ NO

If YES, what is the minimum age requirement and how will it be enforced?

- e. Will there be an age limitation to any portion of the establishment? ☐ YES ☐ NO

If YES, what is the limitation and which portions of the establishment?

- f. Will there be any accessory retail uses in the same tenant space as the establishment? ☐ YES ☐ NO

If YES, what will be sold? _____

- g. Will there be a cover charge and/or admission fee? ☐ YES ☐ NO

- h. Will the establishment be closed, partially or wholly, for private events? ☐ YES ☐ NO

If YES, describe: _____

- i. Is the proposed establishment related to a use that has been discontinued for less than 12 months? ☐ YES ☐ NO

If YES, the applicant may be eligible for a Plan Approval ([CP-2035](#)¹³) if documentation indicating the closure/lapse of use has not exceeded more than 12 months can be provided to prove the legal nonconforming use has not been forfeited. If no such documentation can be provided; or, if the operation/use has lapsed for more than 12 months, then a new authorization pursuant to this supplemental requirement form is required.

[Contact BESt staff for more information](#)¹⁴.

¹³ https://planning.lacity.gov/odocument/bddc30d2-e79b-46bc-a2c1-a677b5feed30/CP13-2035_Plan_Approval_For_Alcohol_And_Adult_Entertainment_Establishments_05.2023.pdf

¹⁴ Email: Planning.BESt@lacity.org; Phone: (213) 202-5456

5. Security

- a. Describe the proposed surveillance system:
A camera surveillance system in and outside the property including entrances, exits, patios and adjoining sidewalk

- b. How many employees will be on the site at any given time?

- c. Will security guards be provided onsite? ☐ YES ☐ NO
If YES, how many, where, and when?

- d. Has LAPD issued any citations or violations? ☐ YES ☐ NO
If YES, provide copies.

6. Food

- a. Will there be a kitchen on the site? ☐ YES ☐ NO
- b. Will alcohol be sold without a food order? ☐ YES ☐ NO
- c. Will the sale of alcohol exceed the sale of food items on a quarterly basis? ☐ YES ☐ NO
- d. Provide a copy of the menu if food is to be served.

7. On-Site

- a. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?
☐ YES ☐ NO
If YES, a request for off-site sales of alcohol is also required and must be indicated under question A.1.a. above.
- b. Will bottle service be provided or offered to patrons? ☐ YES ☐ NO

8. Off-Site

- a. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? ☐ YES ☐ NO
- b. Will beer or wine coolers be sold in single cans from a pre-packaged multi-pack, or will wine be sold in containers less than 750 ml? ☐ YES ☐ NO

- c. Will distilled spirits be sold in one-ounce bottles?

☐ YES ☐ NO

Note: Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

9. Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

- a. Is this application a request for off-site sales of alcoholic beverages? ☐ YES ☐ NO

If YES, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

Notes: If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.

B. Core Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification and explanation of how the proposed project conforms with the following:

1. 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.
2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

C. Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

2. Consider the existing crime rate nearby, 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 or nuisance proceedings have been initiated for any similar use in the area.
3. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

V. SUPPLEMENTAL REQUIREMENTS

A. Radius Map Requirements

Requests for alcohol establishments are required to include the following. **Note:** these requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures ([CP13-2074¹⁵](#)), which will be requested by the Project Planner 6-8 weeks prior to the public hearing.

- ☐ A 600-foot radius map showing land uses. See Radius Map Guidelines ([CP-7826¹⁶](#)) for applicable additional requirements.
- ☐ A separate list of the following types of uses within 600 feet:
 - Residential uses and type (e.g., single-family, apartment, hotel)
 - Houses of worship
 - Schools, including nursery schools and child-care facilities
 - Hospitals
 - Parks, public playgrounds, and recreational areas
 - Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises
- ☐ A separate list of alcohol establishments within a 1,000-foot radius of the site. Include the type of license and address.

B. Public Hearing and Notice

1. Class 2 Conditional Use Permits

Notification of a public hearing for Conditional Use Permits include Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the public hearing notice. Mailing labels are not required at the time of filing, unless

¹⁵ https://planning.lacity.gov/odocument/0fc04592-3185-412a-978f-44d4be16f932/CP13-2074_Mailing_Procedures_05.2023.pdf

¹⁶ <https://planning.lacity.gov/odocument/21c2f80a-a107-424f-9a6d-fb9a88019d8e/Radius%20Map%20Guidelines.pdf>

otherwise requested. Refer to the Mailing Procedures Instructions ([CP13-2074¹⁵](#)) and Posting Instructions ([CP-7762¹⁶](#)) for applicable requirements.

2. Supplemental Notification Procedures for Applications Pursuant to Alcohol Sales Program

Pursuant to [LAMC 5C.3.3.F.1. \(Notice of Application\) of Chapter 1A](#), the City Council District office, Neighborhood Council, and the Los Angeles Police Department shall be notified at the time an application is filed.

Additionally, pursuant to [LAMC 5C.3.3.F.2. \(Preliminary Outreach\) of Chapter 1A¹⁷](#), for projects within the Alcohol Sensitive Sales Area and Limited Restaurant Beverage Area, prior to filing the application, the applicant shall conduct outreach by presenting information about the establishment at one or more Certified Neighborhood Council meetings, Business Improvement District meetings, or other meetings of such established community organization if the establishment is not within either a Certified Neighborhood Council or Business Improvement District boundary. Presentations shall include a flyer or other summary including the establishment name, contact information, projected opening date, menu and alcohol to be sold (beer, wine, and/or distilled spirits).

VI. ADDITIONAL REQUIREMENTS FOR MULTIPLE TENANT SPACE APPLICATIONS (MCUPs)

A. Additional Radius Map Requirements

- ☐ A separate sheet containing a table identifying all alcohol authorization requests on the subject site, indicating the:
 - Type of alcohol permit sought
 - Square footage of each particular retail, restaurant, bar, or event space
 - Address or suite/unit number corresponding to each alcohol authorization request
 - Which establishment(s) also propose live entertainment
 - Which establishment(s) also propose dancing (may require additional conditional use request)
 - Which establishment(s) also propose adult entertainment? (may require additional conditional use request)
 - Tenant-operator of each alcohol establishment (if known)

B. Supplemental Findings

In addition to the above [Core \(IV.B.\)](#) and [Supplemental Findings \(IV.C.\)](#), applications to permit multiple tenant spaces must provide a detailed justification/explanation of how the proposed project conforms with the following:

¹⁷ <https://zoning.lacity.gov/browse/5#5C.3.3>

1. The request is for permission for multiple approvals to allow alcohol service for three or more tenant spaces, and does not include Retail: Alcohol uses.
2. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
3. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by LAMC Section 13B.2.2. (Class 2 Conditional Use Permit) of Chapter 1A.
4. Project Review, as established in LAMC Section 13B.2.4. of Chapter 1A, shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
5. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
6. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review, as established in LAMC Section 13B.2.4. of Chapter 1A, in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

VII. ELIGIBILITY AND PROCEDURES

A. Related Code Sections

[LAMC Part 5B. \(Use Districts\) of Chapter 1A¹⁸](#) authorizes applications for alcohol-related uses when prescribed in the Use Permission table for the Use District that applies to the site. To find out if an establishment is allowed to seek conditional use approval for the sale and service of alcoholic beverages, applicants may first locate the Use District for a site in zimas.lacity.org. Once the Use District is identified, applicants may then identify the permission level for “Eating & Drinking: Alcohol Service” or “Retail: Alcohol” on the Use District permission table. Applicants may also use the “property report” function on the Interactive Zoning Code (zoning.lacity.org) to determine the uses allowed. The summary table below may also be used to help determine the general permission level for the sale and service of alcoholic beverages.

1. Alcohol Uses Subject to the Alcohol Sales Program

a. Table 1: Summary of Use District Permissions for Alcohol Sales, Service, and Production

Use District	Eating & Drinking: Alcohol Service	Retail: Alcohol	Manufacturing, Light: Alcoholic Beverage
OS1	S*	CU1	--
A1	--	--	--
RG1	--	--	--
RX1	S*	S*	--
CX1	S*	S*	--
CX2	S*	S*	*
CX3	S*	S	*
CX4	S*	S	*
IX1	S*	S	*
IX2	S*	S	*
IX3	S*	S*	*
IX4	S*	S*	*
I1	S*	S*	*

¹⁸ <https://zoning.lacity.gov/browse/5#5B>

Use District	Eating & Drinking: Alcohol Service	Retail: Alcohol	Manufacturing, Light: Alcoholic Beverage
I2	S*	S*	*
P2	A+	A+	*
<p>* = Use Standards Apply. Refer to the applicable Use District table in LAMC Part 5B of Chapter 1A. S = Special Use Program. Refer to LAMC Sec. 5C.3.3. (Alcohol Sales Program) of Chapter 1A. CU1 = Class 1 CUP. Refer to LAMC Sec. 13B.2.1. (Class 1 Conditional Use Permit) of Chapter 1A. - - = Use Not Permitted A+ = Dependent on Most Permissive Adjoining Zone. Refer to LAMC Part 5B of Chapter 1A.</p>			

For the purpose of applying the standards and procedures for alcohol sales and service in LAMC Chapter 1A, the following general alcohol use definitions apply:

b. Eating & Drinking: Alcohol Service

Eating & drinking is [defined](#)¹⁹ as the sale of prepared, ready-to-consume meals or drinks for consumption by the public.

Eating & drinking: alcohol service is defined as an eating & drinking use that involves the serving and dispensing of alcoholic beverages primarily for consumption on-site. Eating & drinking: alcohol service includes the provision of alcoholic beverages to customers in a dining setting, while gathered at a bar or tasting room, or in conjunction with another use, such as an entertainment venue, stadium, hotel, indoor recreation, brewery or distillery. This use does not include the sale of alcoholic beverages for off-site consumption, without prepared food orders; for such uses see Sec. 5D.6.12.B. (Retail: Alcohol). (Sec. 5D.6.3.B.)

c. Retail: Alcohol

Retail is [defined](#)²⁰ as a commercial use involved in the sale or dispensing of consumer goods to the general public, including any associated indoor or outdoor display and point of sales.

Retail: alcohol is defined as a retail use involving the sale or dispensing of alcoholic beverages for off-site consumption and are licensed or seeking a license to sell or otherwise dispense alcoholic beverages for off-site consumption, as defined by the California State Alcoholic Beverage Control Act. This use does not include the on-site consumption of alcoholic beverages; for such uses see Sec. 5D.6.3.B. (Eating & Drinking: Alcohol Service). (Sec. 5D.6.12.B.)

2. Alcohol Permission Areas and Procedures

The following Conditional Use Permit authorizations are established pursuant to the Alcohol Sales Program in [LAMC Section 5C.3.3](#),²¹ in Chapter 1A and are designated with an “S*” or “S” in the Use Permission tables in LAMC Part 5B. (Use Districts) of Chapter 1A, as shown in the table

¹⁹ <https://zoning.lacity.gov/browse/5#5D.6.3>

²⁰ <https://zoning.lacity.gov/browse/5#5D.6.12>

²¹ <https://zoning.lacity.gov/browse/5#5C.3.3>

above.

For sites subject to the Alcohol Sales Program **and** within a mapped Alcohol Permission Area, requests for the alcohol uses defined above shall be subject to the use permission levels and performance standards as established in [LAMC Section 5C.3.3. of Chapter 1A²¹](#). To determine if an establishment is located within an eligible Alcohol Permission Area, find the project site on [ZIMAS²²](#) (zimas.lacity.gov). Eligible Alcohol Permission Areas are indicated within the “Alcohol Sales Program” section under the “Planning and Zoning” tab along the left-hand side of the screen. The summary table below may also be used to help determine the type of procedure that may be required to obtain an alcohol authorization or approval.

a. Table 2: Summary of Permission Levels by Alcohol Permission Area and Use Type

Alcohol Permission Areas²³	Retail: Alcohol²⁴	Eating & Drinking: Alcohol Service²⁵	Outdoor Dining Area²⁶
Alcohol Sensitive Sales Area	--	CU2 (CUB)	CU2 (CUB)
Limited Restaurant Beverage Area	CU2 (CUB)	Permitted with Administrative Review (ASP1) ²⁷	Permitted with Administrative Review (ODA) ²⁶
Restaurant Beverage Area	CU2 (CUB)	Permitted with Administrative Review (ASP2) ²⁷	Permitted with Administrative Review (ODA) ²⁶
Restaurant and Bar Nightlife Area	CU2 (CUB)	Permitted with Administrative Review (ASP3) ²⁷	Permitted with Administrative Review (ODA) ²⁶
Unmapped	CU2 (CUB)	CU2 (CUB)	Permitted with Administrative Review (ODA) ²⁶
<p>-- = Not Permitted CUB = Class 2 Conditional Use Permit for the Sale or Service of Alcoholic Beverages (Sec. 5C.3.3.G.1., 2., 3., 4., and 5. of Chapter 1A) ASP1, ASP2, ASP3 = Alcohol Sales Program Administrative Review (LAMC Sec. 5C.3.3.C. of Chapter 1A) ODA = Outdoor Dining Area Administrative Alcohol Authorization (LAMC Sec. 5C.3.3.G.6. of Chapter 1A)</p>			

²² <https://zimas.lacity.org>

²³ Regardless of the Alcohol Permission Area, alcohol sales or service is not allowed in the A1 and RG1 use districts through an administrative authorization nor a conditional use permit. Alcohol authorization procedures for projects in the P2 Use District vary by the permission level of the most or least restrictive adjoining zone, respectively.

²⁴ A Class 1 Conditional Use (CU1) process, pursuant to LAMC Sec. 13B.2.1 of Chapter 1A, applies if the project is within the OS1 zone and not within an Alcohol Sensitive Sales Area.

²⁵ "Accessory to" Use Standards apply in the I1 and I2 Use Districts of Part 5B of Chapter 1A. Relief can be sought through a Class 2 Conditional Use Permit.

²⁶ A proposed, stand-alone outdoor dining area project associated with an Eating & Drinking use involving the sale of food for on-site consumption.

²⁷ A discretionary process, such as a CUB, may be used if the establishment does not meet the standards required to be eligible for an administrative authorization.

b. Conditional Use Permit - Alcohol Sales

The following situations require/allow Class 2 Conditional Use Permit alcohol use authorization (CUB):

- Where “CU2” is shown in the permission table in LAMC Sec. 5C.3.3 of Chapter 1A, based on the proposed Use and Alcohol Sales Area
- “Permitted” alcohol uses that **do not** comply with the established development standards for that Alcohol Sales Area
- Applications for Conditional Use approvals pursuant to the Alcohol Sales Program may request permission for multiple approvals (MCUP), pursuant to [LAMC Section 5C.3.3.G.5.b. of Chapter 1A²⁸](#). See Supplemental Findings in Section 4.C. of this form
- Retail: Alcohol and Eating & Drinking: Alcohol Service uses may request relief from the “Accessory to” Use Standard in the I1, and I2 Use Districts of [Part 5B. of Chapter 1A²⁹](#)
- To continue the sale and/or dispensing of alcoholic beverages when an establishment receives a one-year Provisional Approval pursuant to [LAMC Section 5C.3.3.F.3. of Chapter 1A²⁸](#) and receives five or more valid complaints upon completion of the provisional period
- To continue the sale and/or dispensing of alcoholic beverages when an establishment is issued three citations for violating the applicable provisions in any two-year period and has its approval terminated

Procedures for a Class 2 Conditional Use Permit are governed by [LAMC Section 13B.2.2. of Chapter 1A³⁰](#).

c. Administrative Review

“Permitted” alcohol-related uses pursuant to the Alcohol Sales Program that **do not** require Conditional Use Permit authorization **and** that comply with Alcohol Permission Area Standards pursuant to [LAMC Section 5C.3.3.C. of Chapter 1A²⁸](#) may request Administrative Review. Additionally, establishments (except within the Alcohol-Sensitive Sales Area) may request approval for the expansion of an existing alcohol approval to an outdoor dining area through an Outdoor Dining Area (ODA) Administrative Alcohol Authorization, pursuant to [LAMC Section 5C.3.3.G.6. of Chapter 1A²⁸](#).

Review the table above for a summary of permission levels by Alcohol Permission Areas and Use types.

²⁸ <https://zoning.lacity.gov/browse/5#5C.3.3>

²⁹ <https://zoning.lacity.gov/browse/5#5B>

³⁰ <https://zoning.lacity.gov/browse/13#13B.2.2>

CONDITIONAL USE PERMIT - FINDINGS
"Proper Hotel"
1100 S Broadway
Los Angeles, CA 90015

Representative: Elizabeth Peterson-Gower Place Weavers Inc 16241 Askin Dr, 3rd Floor #6620 Pine Mountain Club, CA 93222 (661) 221-9971 elizabeth@placeweavers.com	Applicant: Brad Korzen Case Real Estate Partners I LLC 1729 Abbot Kinney Blvd Venice, CA 90291 (323) 333-8345
--	---

REQUEST:

Pursuant to Los Angeles Municipal Code Section 12.24W,1, a Conditional Use Permit to allow for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an existing hotel, restaurants, bars/lounges, cafe and banquet hall with public dancing. Located in Zone [HB3-G1-5] [CX3-FA] [SN-CPIO-O]. Hotel operating 24 hours daily, and restaurants, bars/lounges, cafe and banquet hall operating from 6am to 2am, daily.

GENERAL CONDITIONAL USE FINDINGS:

- 1. 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 located in the Downtown Community Plan and has a Regional Center Commercial land use designation. The hotel, restaurants, café, bar / lounge will continue to be desirable to the public convenience and welfare in that they are permitted uses in Zone [HB3-G1-5] [CX3-FA] [SN-CPIO-O].

The continued on-site sale of alcohol in the hotel, restaurants, in-room cabinets, live entertainment and a spa are typical services that customers expect from a reputable hotel. Proper DTLA will continue to support the nearby Convention Center, Crypto.com Arena, LA Live development, and Fashion District. Downtown Los Angeles is Los Angeles County's largest commercial demand generator. Proper DTLA will continue to contribute to the much needed hotel rooms in the area, with its 148 guest rooms.

Proper DTLA will continue to offer accommodations and services that are distinct and differ from the standard motel. Additionally, the project will continue to enhance the

surrounding community by bringing a once vacant architecturally and historically significant building back to life near the Broadway Theatre District.

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

The existing hotel is located in the building historically known as the Commercial Club Building and continues to be an appropriate use given its historic use as such. Surrounding uses include a surface parking lot, parking structure, and restaurant to the south; public agency offices, the historic Herald Examiner building to the east; office and commercial uses to the north; and, office and commerce uses to the west, across the alley. The location continues to be an appropriate location for a hotel and the development team is very well respected and has developed and operated hotels in other parts of the country and throughout the world where the public health, welfare, and safety is maintained and enhanced.

The hotel continues to provide amenities to both visitors and residents alike, continuing to support revitalization efforts in the area. The hotel also continues to help activate the sidewalk, increasing pedestrian activity and improving safety.

The combination of the development team's successful track record in developing and operating Proper DTLA and similar projects, proves that the approval of this project will not adversely affect or degrade adjacent properties.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The existing hotel, restaurants, bar/lounge, cafe and banquet hall adheres to the intent and provisions of the General Plan and Downtown Community Plan. The Downtown Community Plan identifies 8 core principles, and the existing project aligns with the following 3 core principles:

- Support and sustain Downtown's ongoing revitalization
- Grow and support the residential base
- Promote a transit, bicycle and pedestrian-friendly environment

Prior to Proper DTLA opening, the building it occupies – historically known as the Commercial Club Building – sat vacant. Not only did Proper DTLA restore a historical use of the building when it opened, but its continued operation will continue to contribute positively to sustaining the City's ongoing revitalization efforts on Downtown.

Proper DTLA provides temporary and permanent jobs which help to “grow and support the residential base.” Furthermore, the restaurants, bar/lounges, cafe and banquet hall continue to provide amenities that support not just visitors to Downtown, but also the lives of Downtown residents.

Additionally, the restaurant located on the ground floor of Proper DTLA continues to contribute positively to creating a “pedestrian-friendly environment” and continues to help make this stretch of Broadway safer to walk in the evening hours.

SUPPLEMENTAL FINDINGS:

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

Approval of the conditional uses will not adversely affect the welfare of the community. Proper DTLA has been operating successfully for several years and is consistent with the City’s efforts to revitalize Downtown Los Angeles for 24/7 uses. The project will continue to provide the local economy with temporary and permanent jobs and provide the City of Los Angeles with much-needed taxable revenue.

The restaurants and café will continue to provide healthier, higher-quality dining options for the workers’ visitors, tourists, and residents of an area where fast-food restaurants proliferate while continuing to provide hotel guests the convenience of staying within the hotel’s limits for their dining needs. The banquet hall will continue to allow Proper DTLA to host larger events such as luncheons and dinners to the workers who occupy millions of square feet of office space in Downtown Los Angeles and continues to be appropriate given the site’s proximity to the City’s major commercial centers.

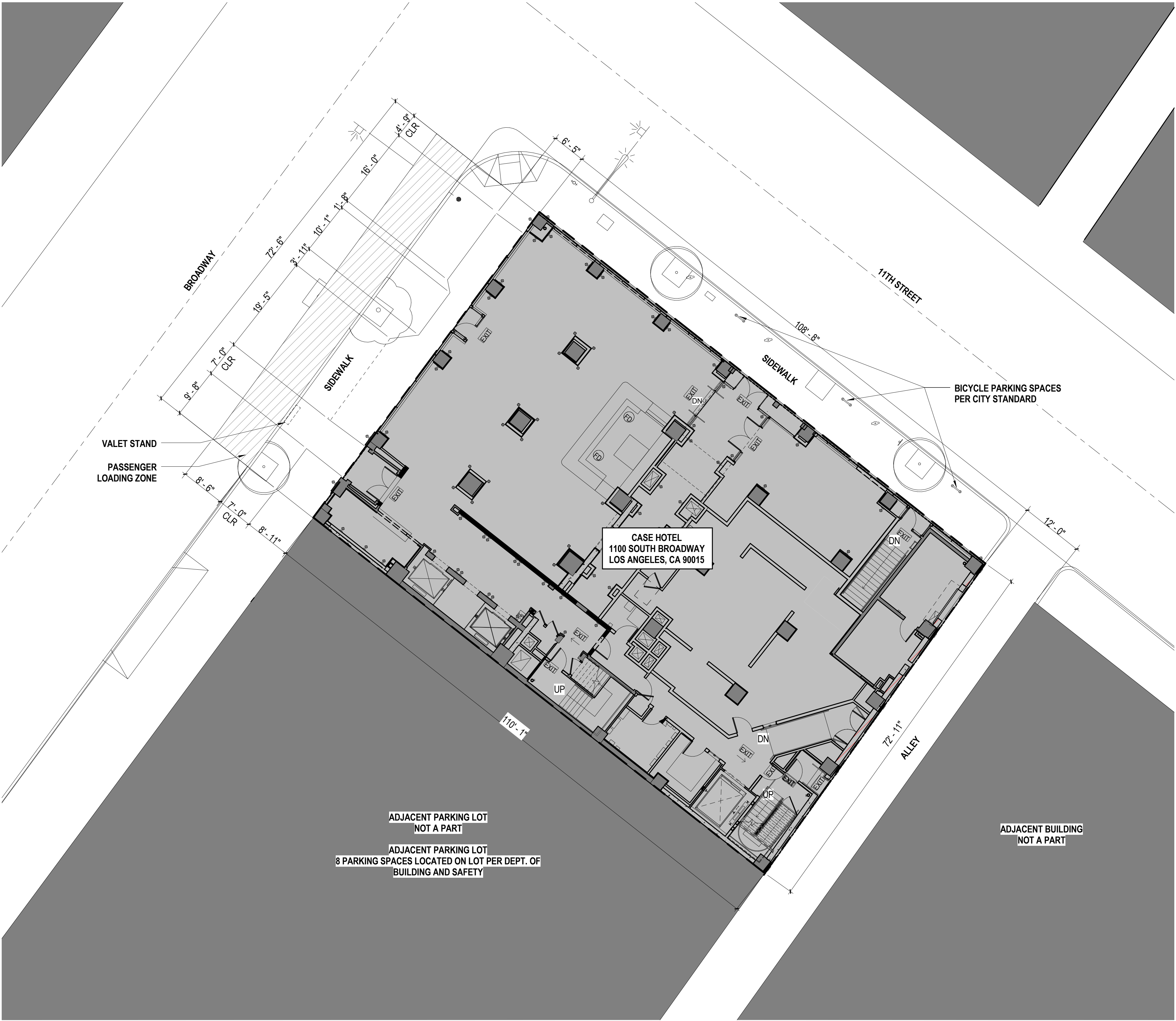
2. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand 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 or nuisance proceedings have been initiated for any use in the area.

The approval of this project will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine.

Proper DTLA has already been open for several years with active CA Alcohol Beverages Control Licenses; and thus, will not be adding any licenses to the area (Census Tract #2079.02). Additionally, this project has proven over its successful operation that it will continue to not adversely affect the surrounding area, and Proper DTLA will continue to benefit the public welfare and convenience.

- 3. The proposed use will not detrimentally affect nearby residential 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.**

The subject site is located just outside of the Broadway Theatre District and the surrounding neighborhood consists of a mixture of high-density commercial, office, and residential uses. The combination of the applicant's successful track record in operating Proper DTLA and other hotels, experience in all aspects of the hospitality industry—from site selection and acquisition, funding, development, programming, and operation—and the conditions imposed by the Zoning Administrator, ensures that approval of the application will not detrimentally affect nearby residential zones or uses. In fact, approval of the application will permit the applicant to continue to contribute positively to revitalization efforts in Downtown Los Angeles, which falls under the core principles of the Downtown Community Plan.



PLOT PLAN
3/32" = 1'-0"

AREAS OF ALCOHOL USE

LEVEL	AREA (SF)	SEAT COUNT
LEVEL B2 - LOWER LEVEL	2558	148
1ST FLOOR	4658	319
4TH FLOOR	3311	385
PENTHOUSE FLOOR	5734	299
GRAND TOTAL	16261	1151

GUEST ROOM AREAS

LEVEL	NAME	AREA (SF)	ACCESS CABINETS
2ND FLOOR	HOTEL GUEST ROOMS	4309	8
3RD FLOOR	HOTEL GUEST ROOMS	4436	10
4TH FLOOR	HOTEL GUEST ROOMS	1936	5
5TH FLOOR	HOTEL GUEST ROOMS	4598	11
6TH FLOOR	HOTEL GUEST ROOMS	5013	10
7TH FLOOR	HOTEL GUEST ROOMS	5255	8
8TH FLOOR	HOTEL GUEST ROOMS	5104	16
9TH FLOOR	HOTEL GUEST ROOMS	5112	16
10TH FLOOR	HOTEL GUEST ROOMS	5127	16
11TH FLOOR	HOTEL GUEST ROOMS	5086	16
12TH FLOOR	HOTEL GUEST ROOMS	5111	16
14TH FLOOR	HOTEL GUEST ROOMS	5112	16
GRAND TOTAL		56199	148

GROSS BUILDING AREA

GROSS BUILDING AREA: 115,374 SF

PROJECT DESCRIPTION

PROJECT INFORMATION

PROJECT NAME: CASE HOTEL
PROJECT ADDRESS: 1100 SOUTH BROADWAY
LOS ANGELES, CA 90015

LEGAL INFORMATION

PROPERTY AREA: 7,974.2 SF
ACCESSOR PARCEL NO: 5139-017-001
TRACT: TR 2289
LOT: 23
ARB: NONE
MAP REFERENCE NO: M B 22-60
PARCEL ID NO: 126A209 164
COMMUNITY PLAN AREA: CENTRAL CITY

LEGAL DESCRIPTION:

LOT 23 OF TRACT NO. 2289, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PLANNING & ZONING INFORMATION

ZONING: C2-4D-O
ZONING INFORMATION: ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-2385 GREATER DOWNTOWN HOUSING INCENTIVE AREA

GENERAL PLAN LAND USE:

REGIONAL CENTER COMMERCIAL

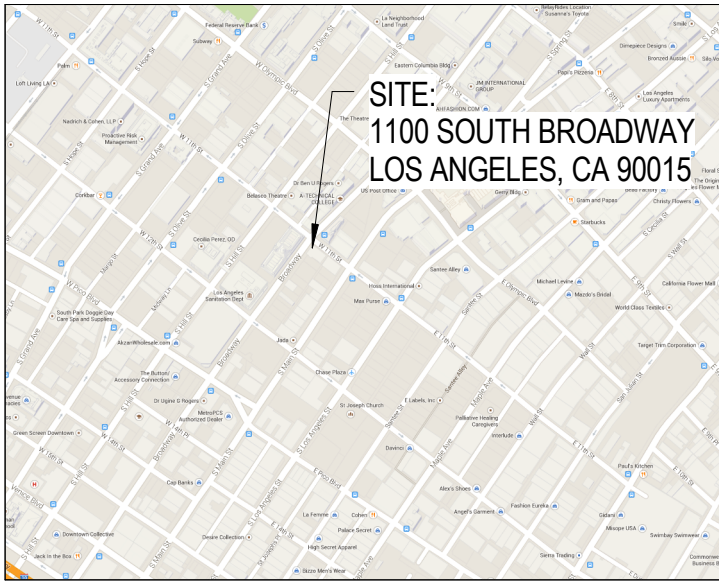
GOVERNING JURISDICTION:

CITY OF LOS ANGELES

ADAPTIVE REUSE INCENTIVE AREA:

DOWNTOWN

VICINITY MAP



PARKING

8 REQUIRED PARKING SPACES PROVIDED
OFF-SITE VIA COVENANT

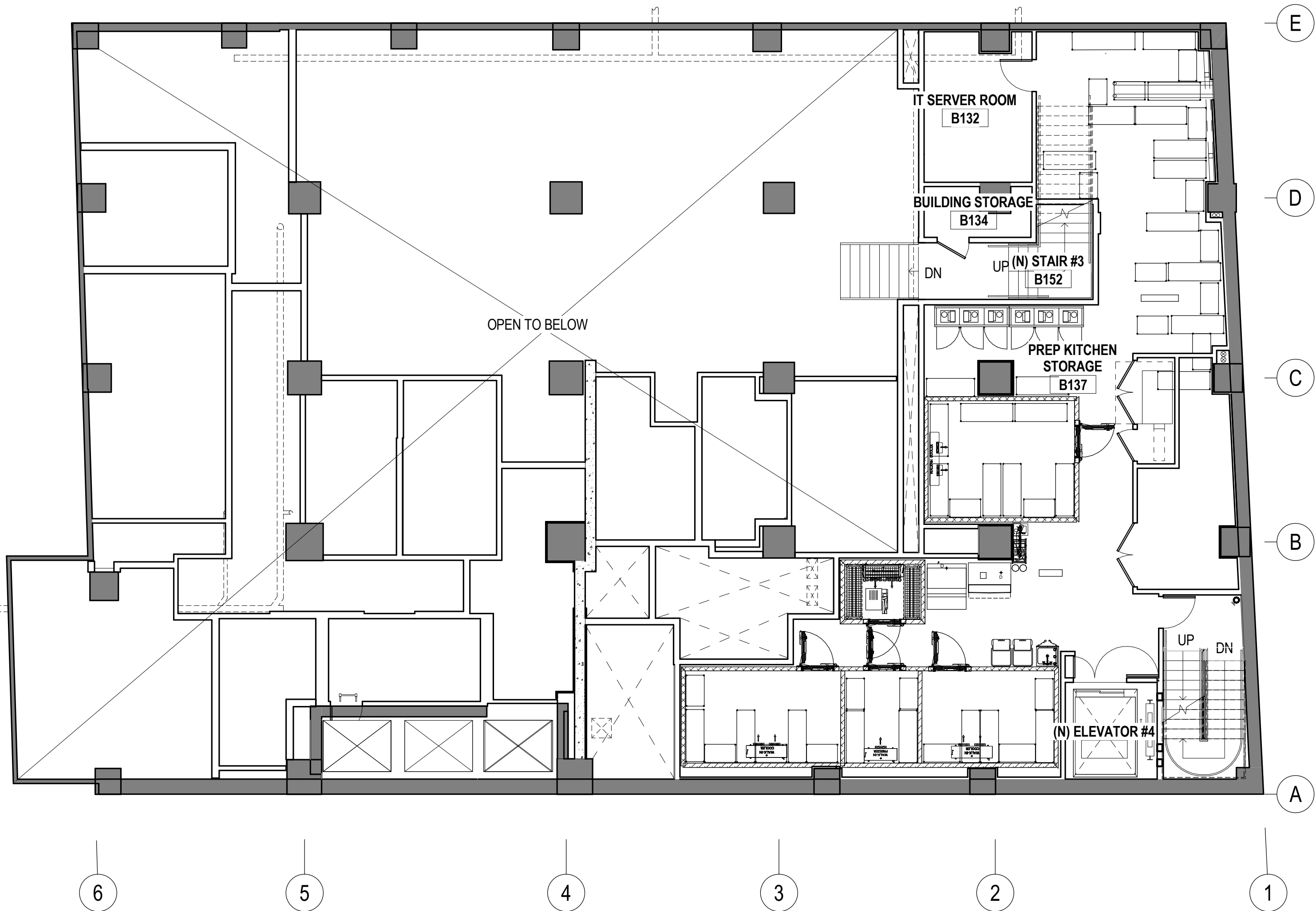
BIKE PARKING

SHORT TERM BIKE PARKING SPACES PROVIDED
PER CITY STANDARD. REFER TO A001.2 AND A101.2 FOR LOCATION

SHEET INDEX

G084.01	PLOT PLAN
G084.02	SEATING PLANS - BASEMENT
G084.03	SEATING PLANS - GROUND FLOOR
G084.04	SEATING PLANS - 2ND FLOOR
G084.06	SEATING PLANS - 4TH FLOOR
G084.07	SEATING PLANS - 5TH FLOOR
G084.08	SEATING PLANS - 6TH FLOOR
G084.09	SEATING PLAN - 7TH FLOOR
G084.10	SEATING PLANS - 8TH- 10TH FLOOR
G084.11	SEATING PLANS - 11TH - 14TH FLOOR
G084.12	SEATING PLAN - ROOF
G084.13	PARKING AFFIDAVIT
G017	FAR CALCULATIONS
G018	FAR CALCULATIONS

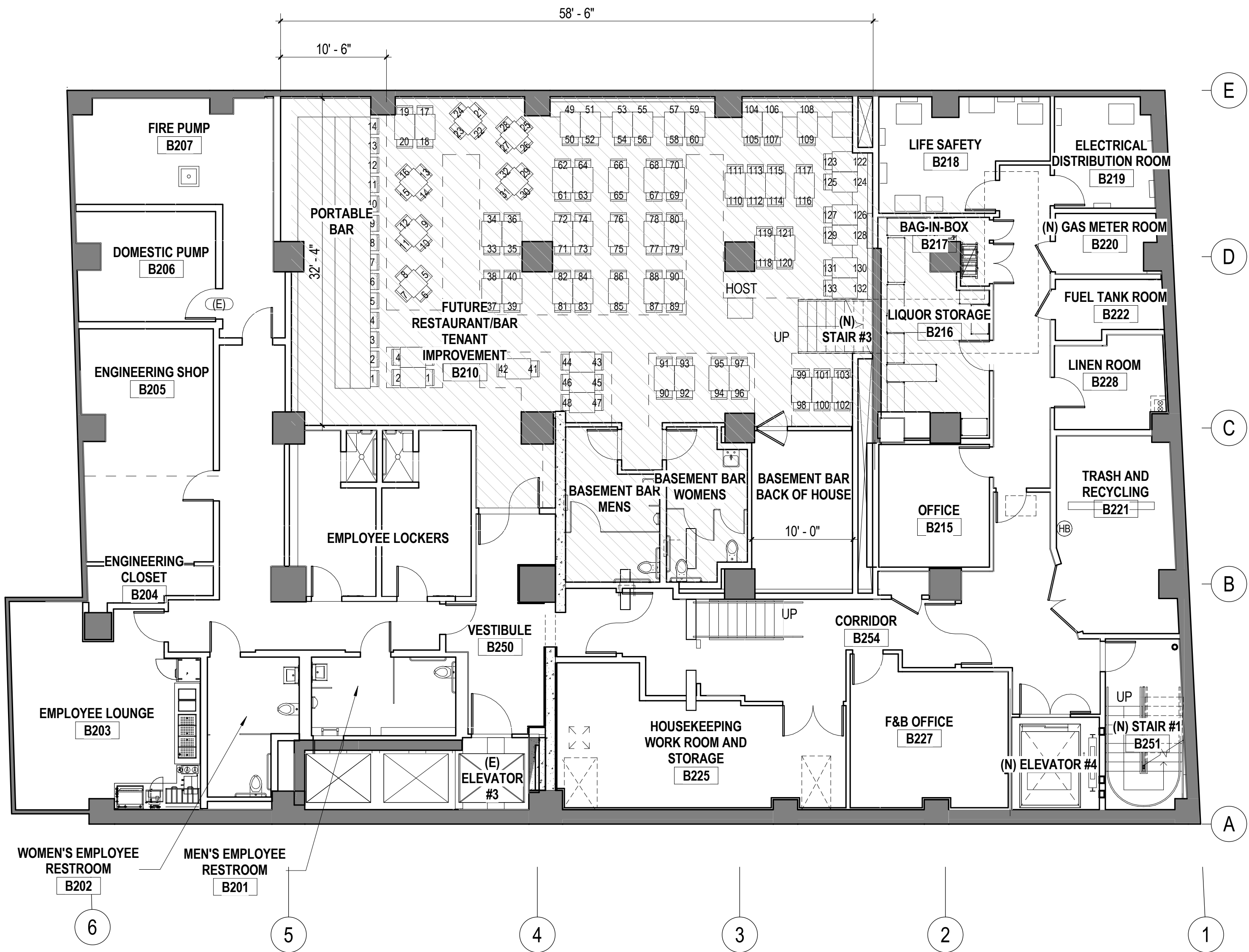




N
LEVEL B1 PLAN
1/8" = 1'-0"

AREAS AND SEAT COUNT LEVEL B1 PLAN

NAME	AREA (SF)	Seat Count
BASEMENT BAR	198	0
HOTEL BOH	221	0
RESTAURANT BOH	1020	0
LEVEL B1 TOTAL	1439	



N
LEVEL B2 PLAN
1/8" = 1'-0"

AREAS AND SEAT COUNT LEVEL B2 PLAN

NAME	AREA (SF)	Seat Count
ALCOHOL STORAGE	248	0
BASEMENT BAR	2021	148
BASEMENT BAR BOH	513	0
BASEMENT BAR RESTROOMS	289	0
HOTEL BOH	4775	0
RESTAURANT BOH	264	0
LEVEL B2 - LOWER LEVEL TOTAL	8110	148

LEGEND

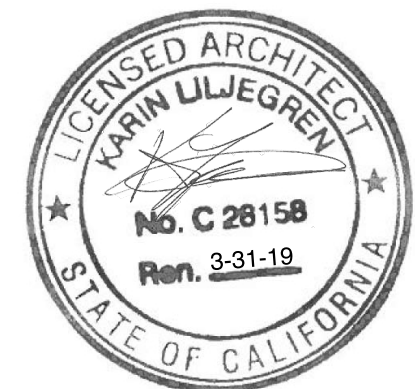
- WALL
- (E) WALL
- A/C
- ALCOHOL ACCESS CABINET
- AREA OF ALCOHOL USE

CASE HOTEL

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REVISIONS:
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JOB NO.:
13-026

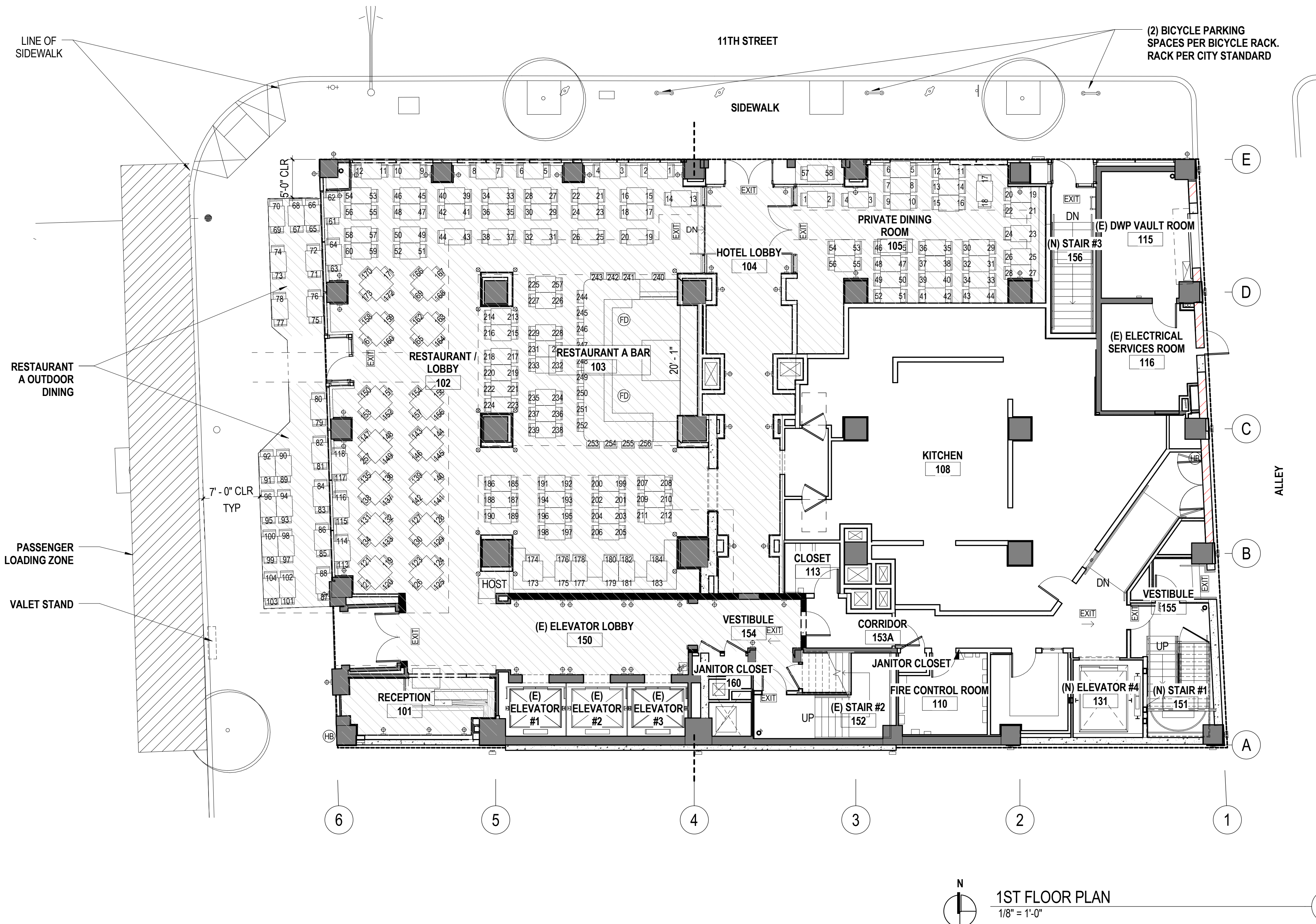
DATE:
03.19.18

SCALE:
1/8" = 1'-0"

SHEET TITLE:
SEATING PLANS -
BASEMENT

SHEET NUMBER:

G084.02



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

AREAS AND SEAT COUNT 1ST FLOOR

NAME	AREA (SF)	Seat Count
HOTEL BOH	1108	0
HOTEL LOBBY	1048	0
KITCHEN	1305	0
PRIVATE DINING ROOM	566	58
RECEPTION	182	0
RESTAURANT A BAR	609	45
RESTAURANT A DINING	1930	176
RESTAURANT A OUTDOOR DINING	323	40
1ST FLOOR TOTAL	7071	319

LEGEND

- WALL
- (E) WALL
- ALCOHOL ACCESS CABINET
- AREA OF ALCOHOL USE

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724 S Spring St, Suite 101 Los Angeles California, 90014 Office 213.586.6603

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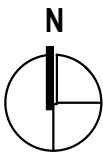
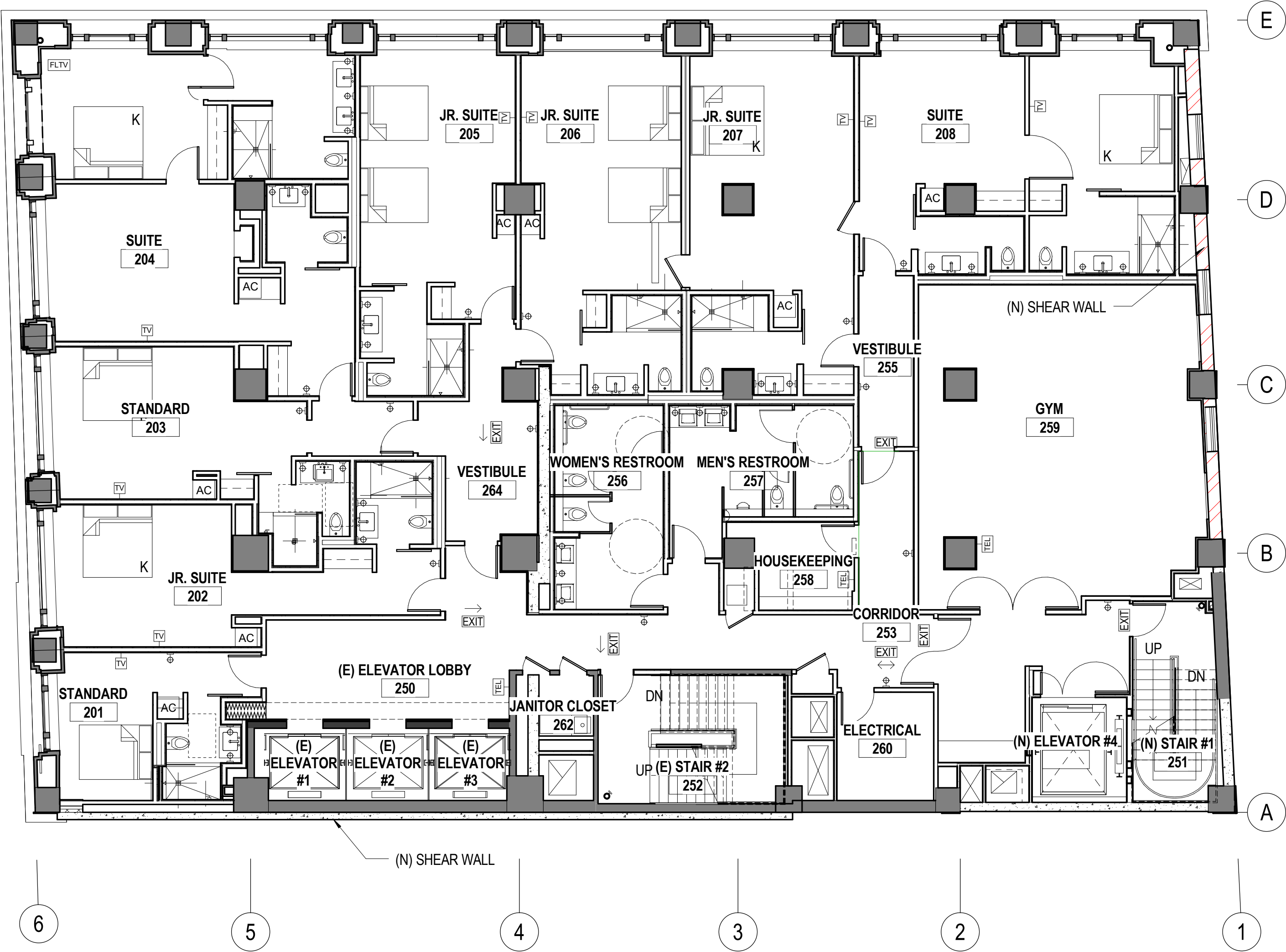
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LICENSED ARCHITECT
KARIN ULJEGREN
No. C 28158
Ren. 3-31-19
STATE OF CALIFORNIA

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58 SUPP PERMIT NO. 2 03.06.18

JOB NO.: 13-026
DATE: 03.19.18
SCALE: 1/8" = 1'-0"
SHEET TITLE: SEATING PLANS - GROUND FLOOR
SHEET NUMBER: G084.03



2ND FLOOR PLAN
1/8" = 1'-0"

1

AREAS AND SEAT COUNT 2ND FLOOR

NAME	AREA (SF)	Seat Count
HOTEL / RESTAURANT RESTROOMS	419	
HOTEL BOH	1350	
HOTEL GUEST ROOMS	4309	
HOTEL GYM	810	
2ND FLOOR TOTAL	6888	

LEGEND

- WALL
- (E) WALL
- A/C
- ALCOHOL ACCESS CABINET
- AREA OF ALCOHOL USE

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JOB NO.:
13-026

DATE:
03.19.18

SCALE:
1/8" = 1'-0"

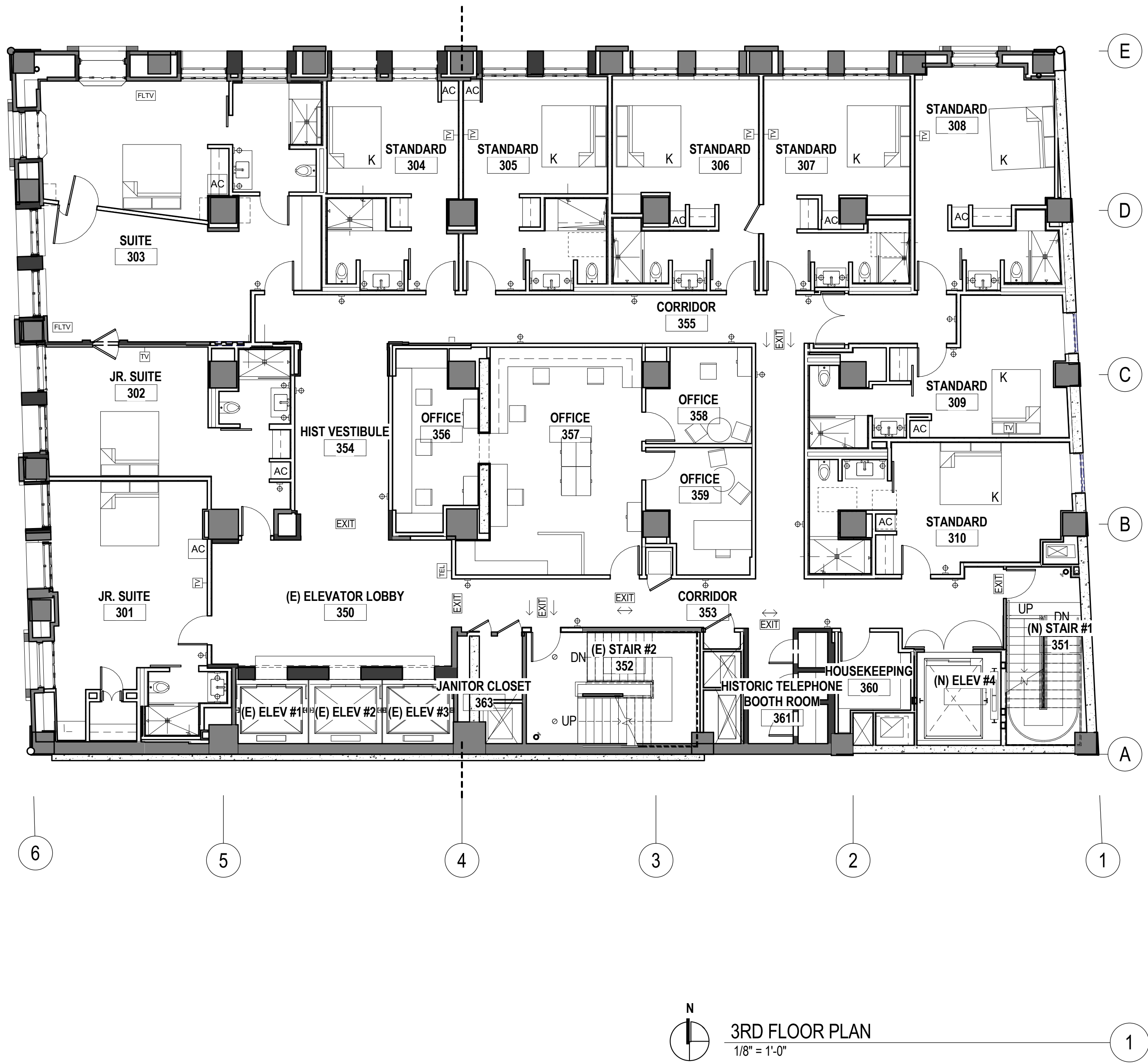
SHEET TITLE:
SEATING PLANS - 2ND FLOOR

SHEET NUMBER:

G084.04

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SUPP PERMIT NO. 2



AREAS AND SEAT COUNT 3RD FLOOR

NAME	AREA (SF)	Seat Count
HOTEL BOH	1657	
HOTEL GUEST ROOMS	4436	
HOTEL OFFICES	872	
3RD FLOOR TOTAL	6965	

LEGEND

- WALL
- (E) WALL
- ALCOHOL ACCESS CABINET
- AREA OF ALCOHOL USE

CASE HOTEL

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LOS ANGELES, CA 90015

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58	SUPP PERMIT NO. 2 03.06.18

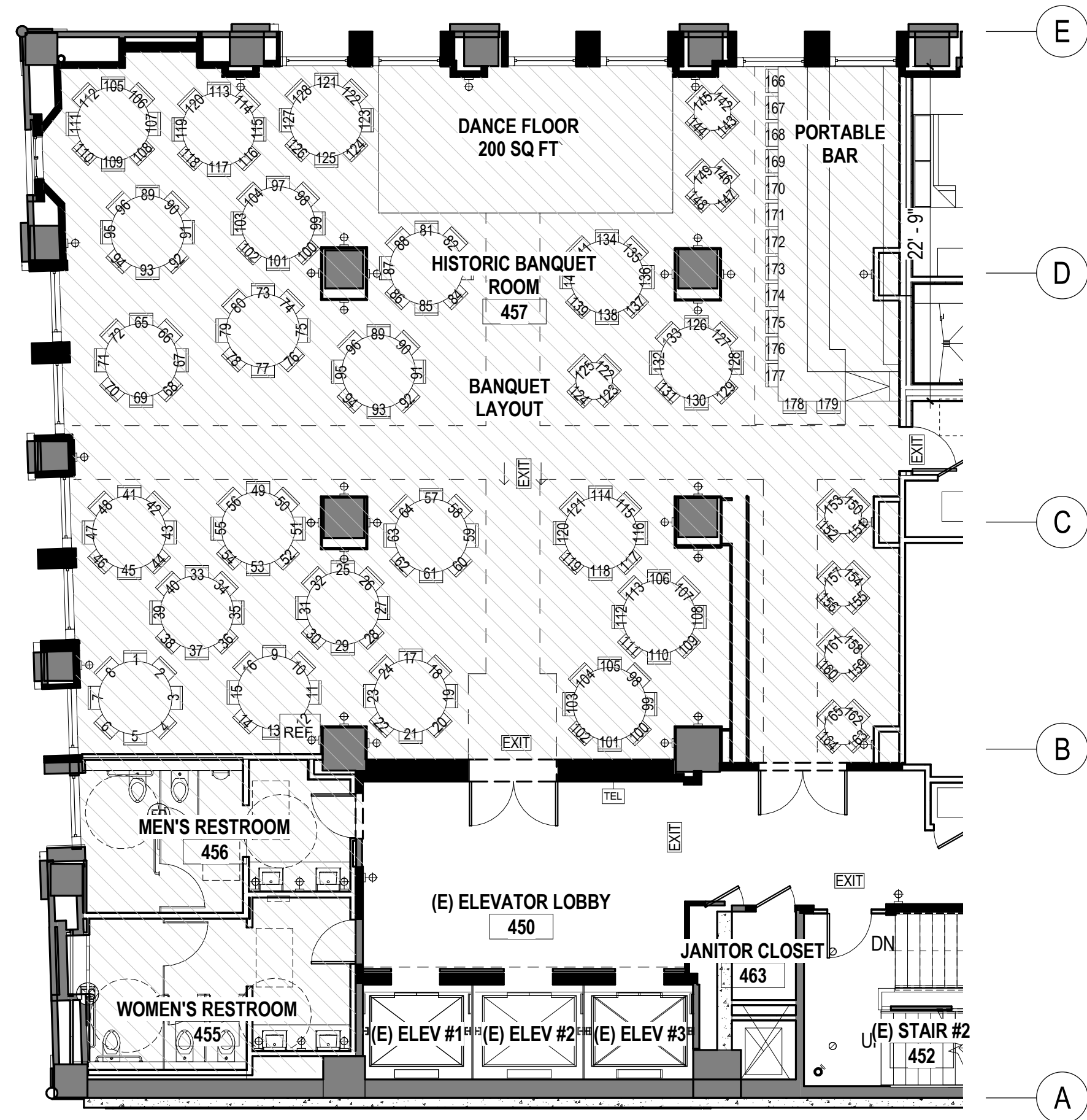
JOB NO.: 13-026

DATE: 03.19.18

SCALE: 1/8" = 1'-0"

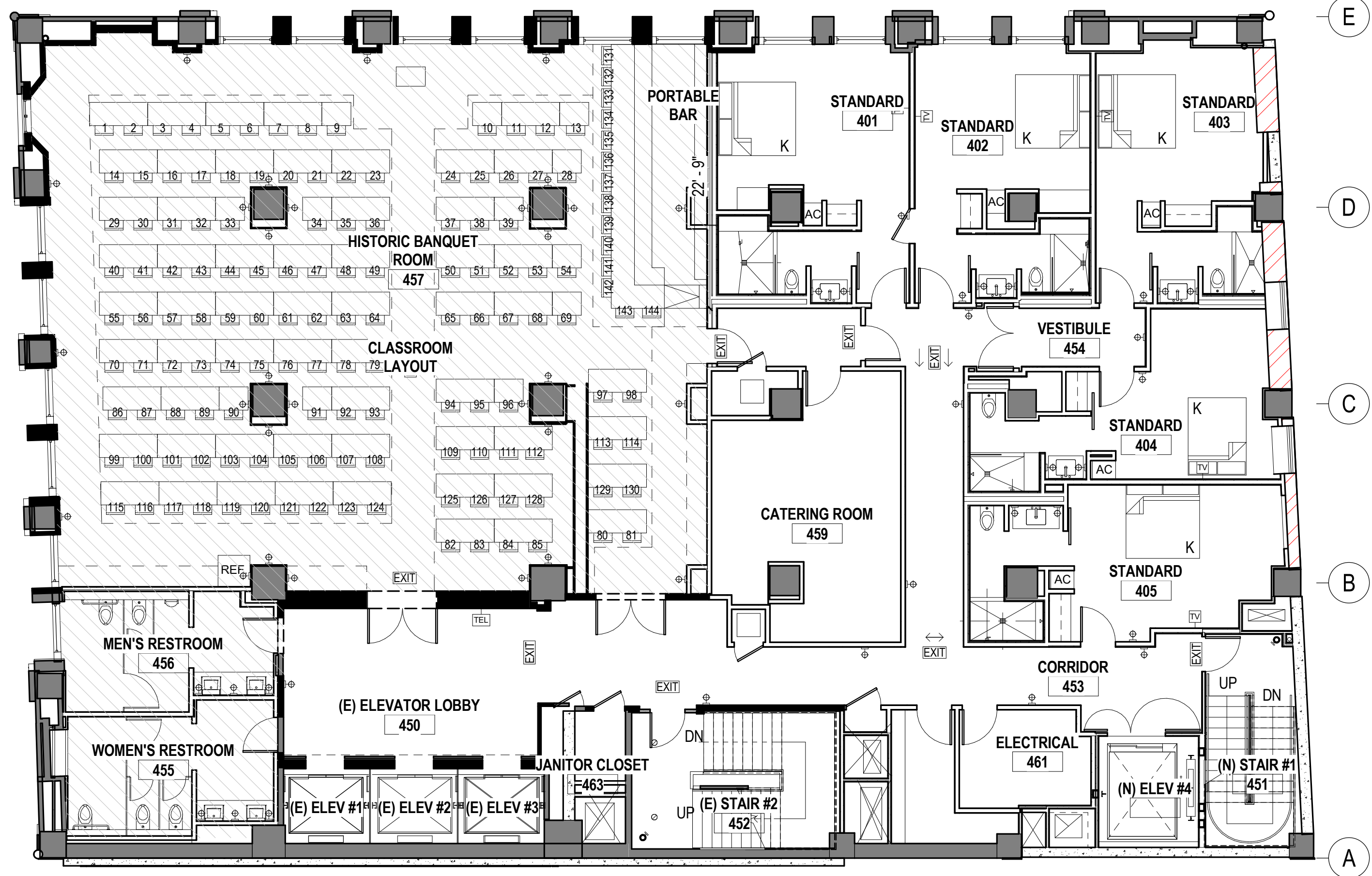
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SHEET NUMBER: G084.05



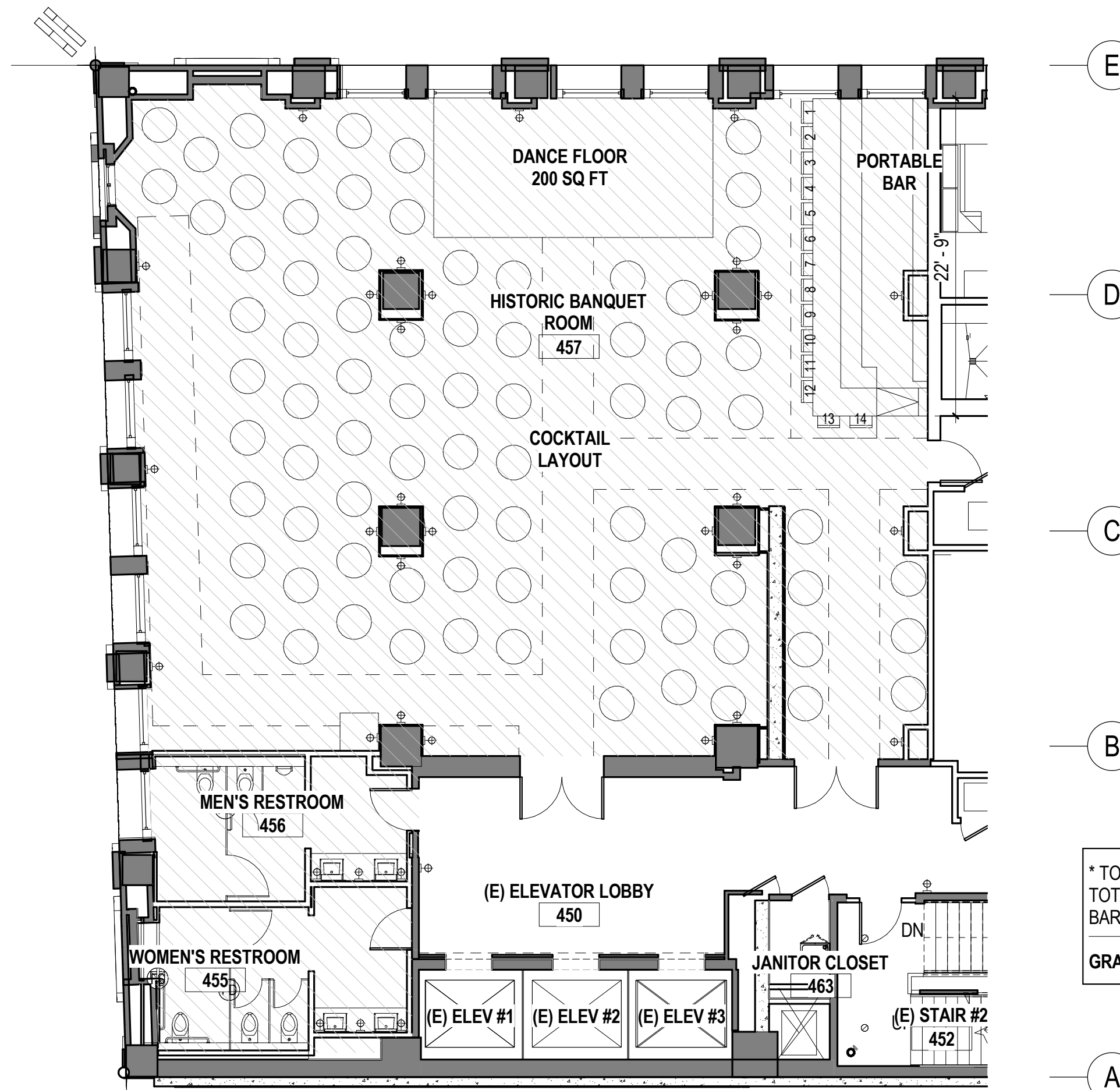
4TH FLOOR PLAN OPTION B - BANQUET LAYOUT
1/8" = 1'-0"

11



4TH FLOOR PLAN OPTION A - CLASSROOM LAYOUT
1/8" = 1'-0"

3



4TH FLOOR PLAN OPTION C - COCKTAIL LAYOUT
1/8" = 1'-0"

9

* TOTAL STANDING AREA = 2595 SF
TOTAL STANDING AREA OCCUPANTS = 371 OCC.
BAR SEATING COUNT = 14
GRAND TOTAL MAX OCCUPANTS = 385

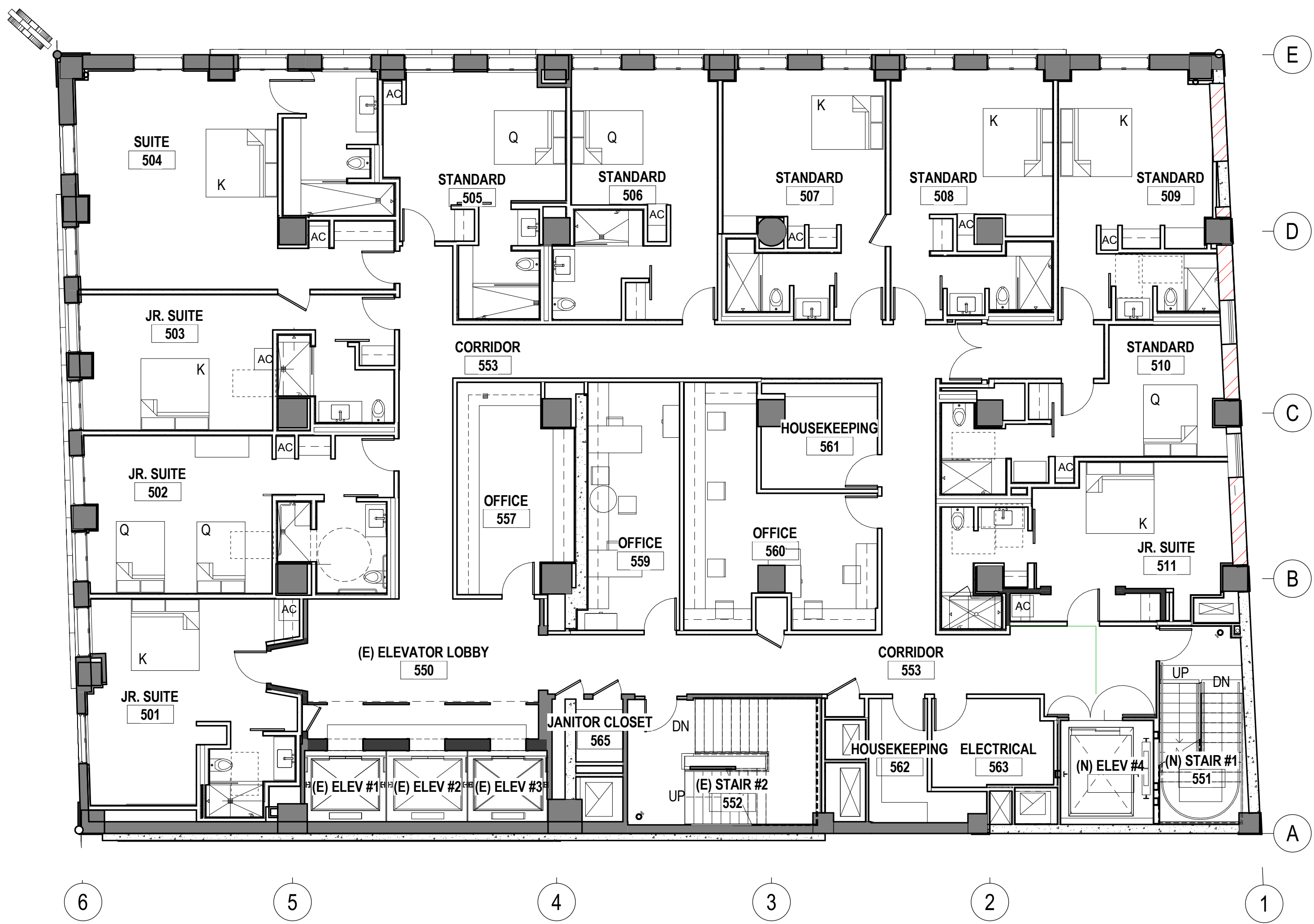
AREAS AND SEAT COUNT 4TH FLOOR

NAME	AREA (SF)	Seat Count
BANQUET ROOM	2555	-
BANQUET ROOM - OPTION A - CLASSROOM LAYOUT		- 130
BANQUET ROOM - OPTION B - BANQUET LAYOUT		- 165
BANQUET ROOM - OPTION C - COCKTAIL LAYOUT		- 371
BANQUET ROOM RESTROOMS	465	0
CATERING OFFICE	468	0
HOTEL BOH	1209	0
HOTEL GUEST ROOMS	1936	0
PORTABLE BAR AREA	291	14
4TH FLOOR TOTAL MAX*	6924	385

* = COCKTAIL LAYOUT SEATING + BAR AREA SEATING

LEGEND

- WALL
- (E) WALL
- A/C
- ALCOHOL ACCESS CABINET
- AREA OF ALCOHOL USE



5TH FLOOR PLAN
1/8" = 1'-0"

1

AREAS AND SEAT COUNT 5TH FLOOR

NAME	AREA (SF)	Seat Count
HOTEL BOH	1543	0
HOTEL GUEST ROOMS	4598	0
HOTEL OFFICES	874	0
5TH FLOOR TOTAL	7015	0

LEGEND

- WALL
- (E) WALL
- ALCOHOL ACCESS CABINET
- AREA OF ALCOHOL USE

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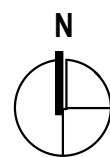
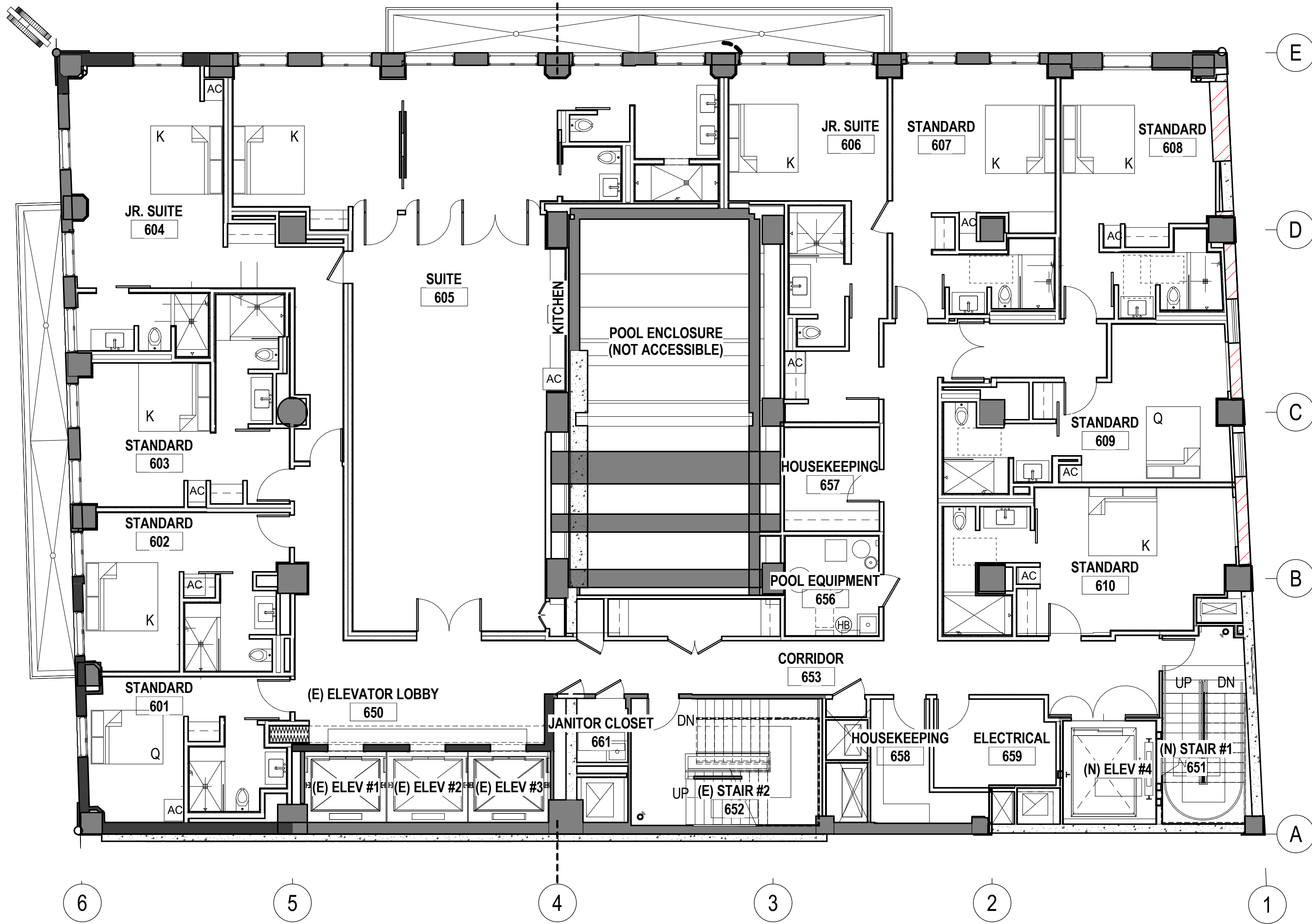
DATE:
03.19.18

SCALE:
1/8" = 1'-0"

SHEET TITLE:
SEATING PLANS - 5TH
FLOOR

SHEET NUMBER:

G084.07



6TH FLOOR PLAN
1/8" = 1'-0"

1

AREAS AND SEAT COUNT 6TH FLOOR

NAME	AREA (SF)	Seat Count
HOTEL BOH	1345	0
HOTEL GUEST ROOMS	5013	0
6TH FLOOR TOTAL	6358	0

LEGEND

- WALL
- (E) WALL
- ALCOHOL ACCESS CABINET
- AREA OF ALCOHOL USE

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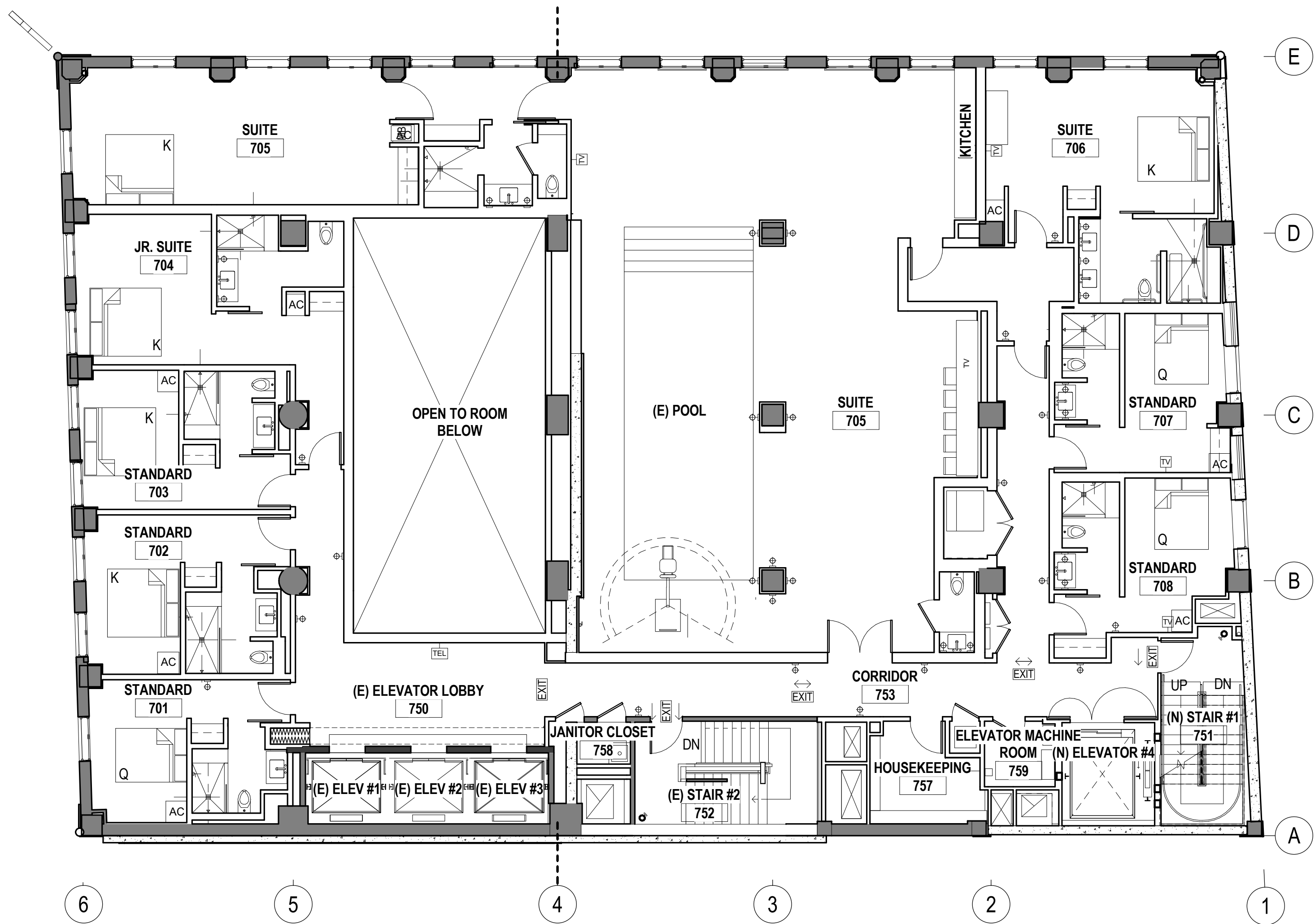
DATE:
03.19.18

SCALE:
1/8" = 1'-0"

SHEET TITLE:
SEATING PLANS - 6TH FLOOR

SHEET NUMBER:

G084.08



7TH FLOOR PLAN
1/8" = 1'-0"

1

AREAS AND SEAT COUNT 7TH FLOOR

NAME	AREA (SF)	Seat Count
HOTEL BOH	1006	0
HOTEL GUEST ROOMS	5255	0
7TH FLOOR TOTAL	6261	0

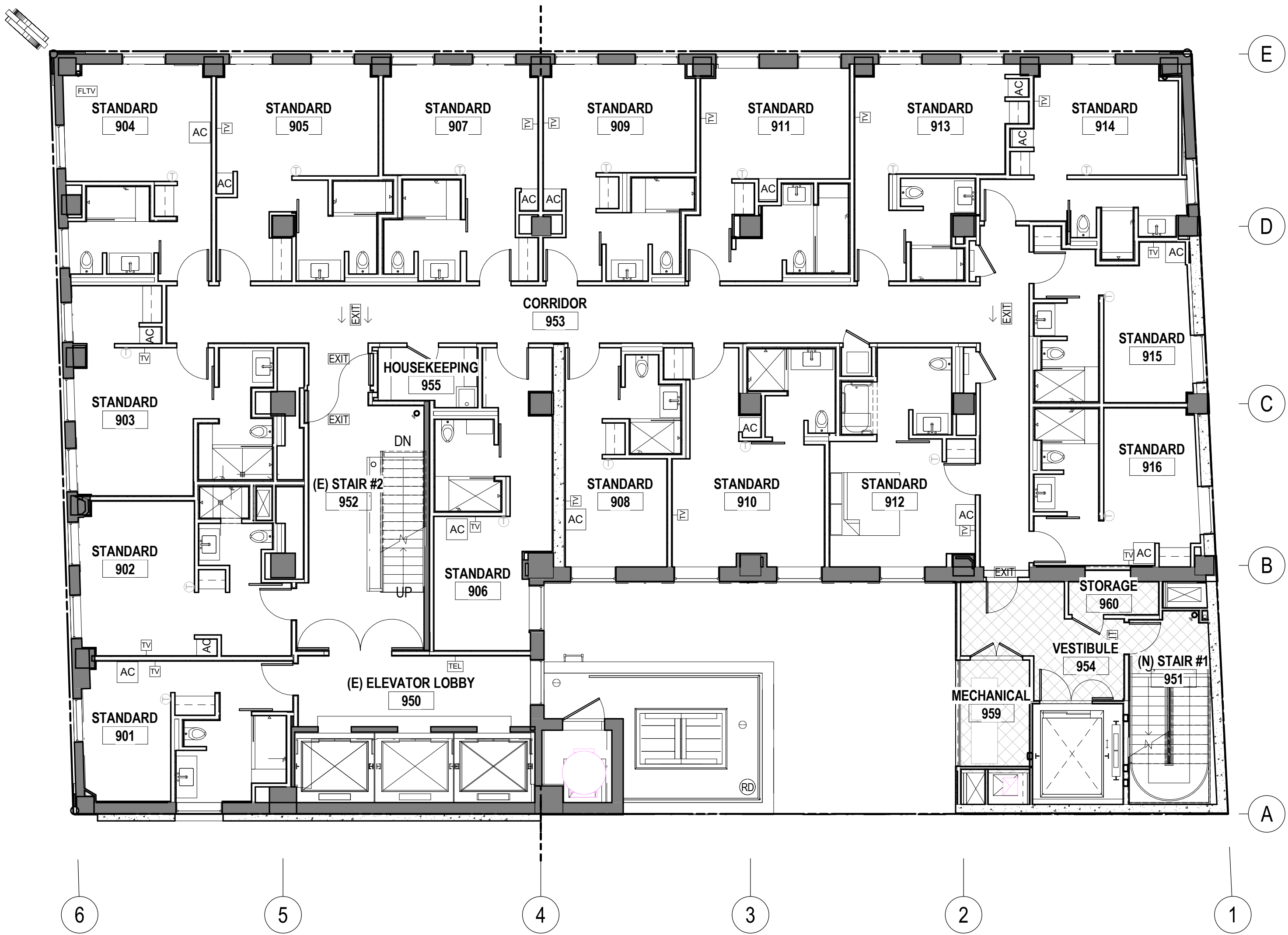
LEGEND

- WALL
- (E) WALL
- ALCOHOL ACCESS CABINET
- AREA OF ALCOHOL USE



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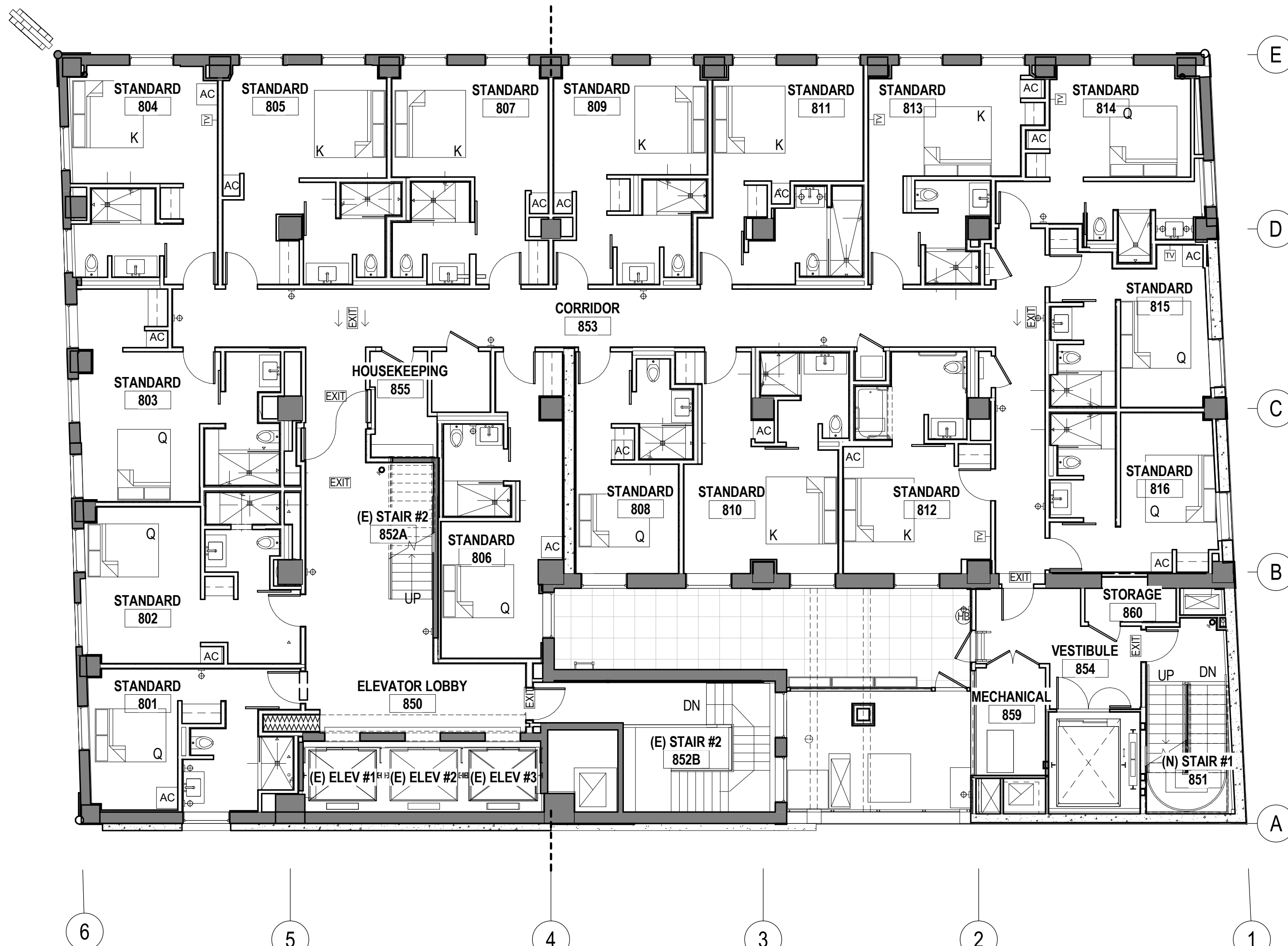


9TH FLOOR PLAN (10TH SIM)
1/8" = 1'-0"

10

AREAS AND SEAT COUNT 9TH-10TH FLOOR

NAME	AREA (SF)	Seat Count
HOTEL BOH	1117	0
HOTEL GUEST ROOMS	5112	0
9TH FLOOR TOTAL	6229	0
HOTEL BOH	1102	0
HOTEL GUEST ROOMS	5127	0
10TH FLOOR TOTAL	6229	0
GRAND TOTAL	12458	



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

1

AREAS AND SEAT COUNT 8TH FLOOR

NAME	AREA (SF)	Seat Count
HOTEL BOH	1204	0
HOTEL GUEST ROOMS	5104	0
8TH FLOOR TOTAL	6308	0
GRAND TOTAL	6308	

LEGEND

- WALL
- (E) WALL
- ALCOHOL ACCESS CABINET
- AREA OF ALCOHOL USE

JOB NO.: 13-026
DATE: 03.19.18
SCALE: 1/8" = 1'-0"
SHEET TITLE: SEATING PLANS - 8TH-10TH FLOOR
SHEET NUMBER:

G084.10

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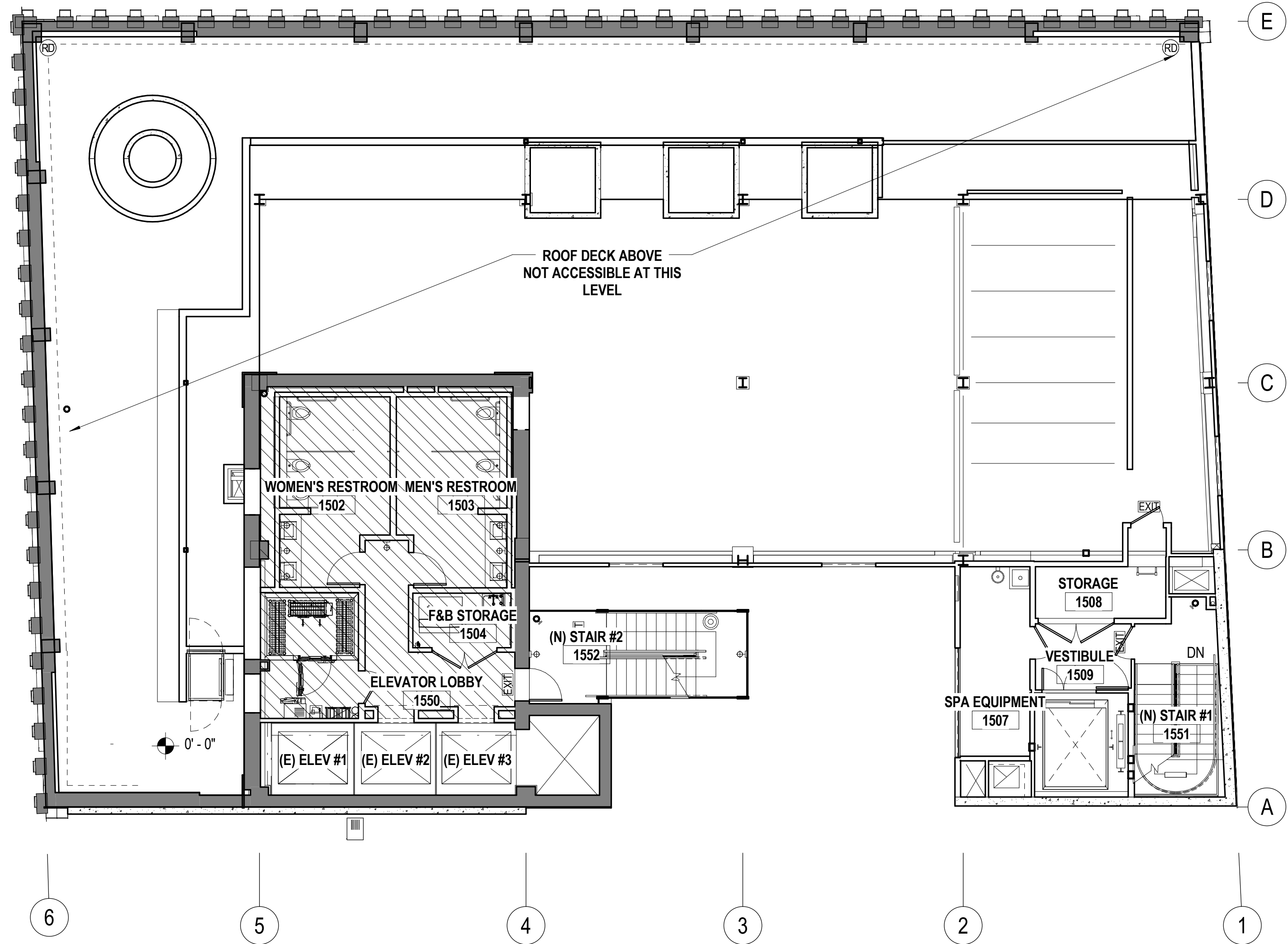
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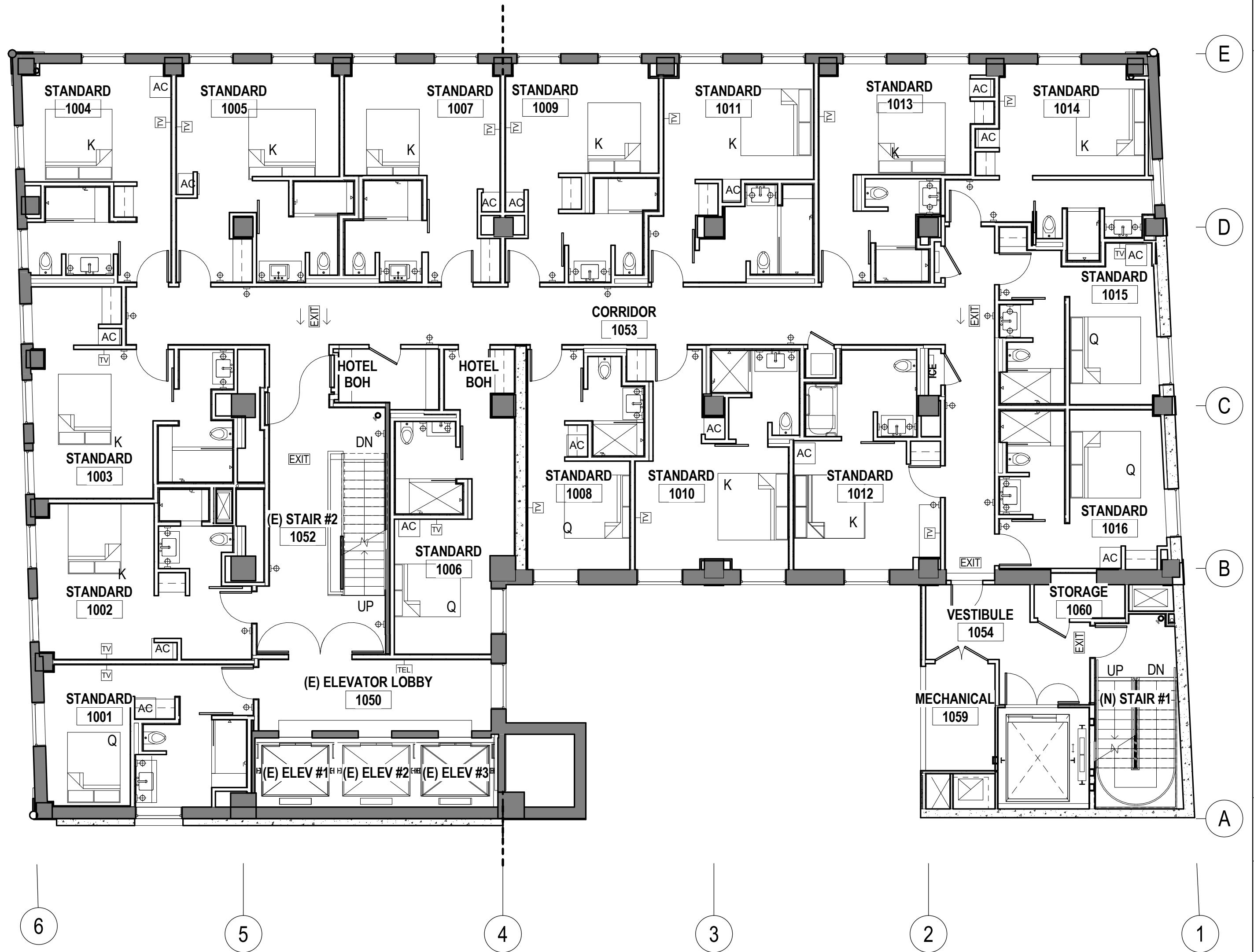
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architects
interior designers
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N
15TH FLOOR PLAN
1/8" = 1'-0"

AREAS AND SEAT COUNT 15TH FLOOR

NAME	AREA (SF)	Seat Count
HOTEL BOH	351	0
RESTAURANT C RESTROOMS	502	0
RESTAURANT C WALK-IN KEG ROOM	133	0
RESTAURANT STORAGE	68	0
15TH FLOOR TOTAL	1054	0



N
11TH FLOOR PLAN (11-14 SIM)
1/8" = 1'-0"

AREAS AND SEAT COUNT 11TH-14TH FLOORS

NAME	AREA (SF)	Seat Count
HOTEL BOH	1133	0
HOTEL GUEST ROOMS	5086	0
11TH FLOOR TOTAL	6219	0
HOTEL BOH	1132	0
HOTEL GUEST ROOMS	5111	0
12TH FLOOR TOTAL	6243	0
HOTEL BOH	1220	0
HOTEL GUEST ROOMS	5112	0
14TH FLOOR TOTAL	6332	0
GRAND TOTAL	18794	

LEGEND

- WALL
- (E) WALL
- ALCOHOL ACCESS CABINET
- AREA OF ALCOHOL USE

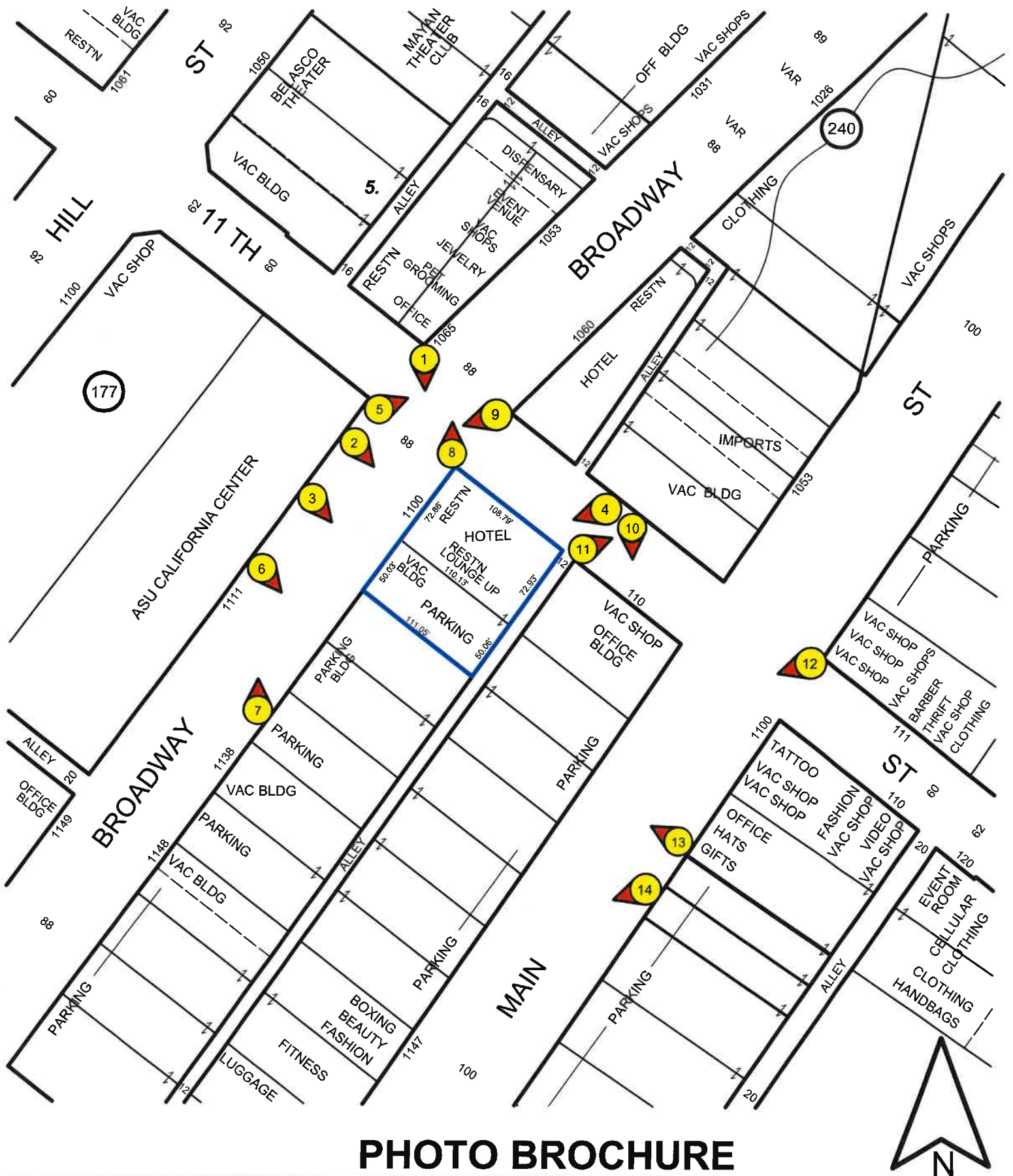


PHOTO BROCHURE

RADIUS MAPS ETC

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RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:

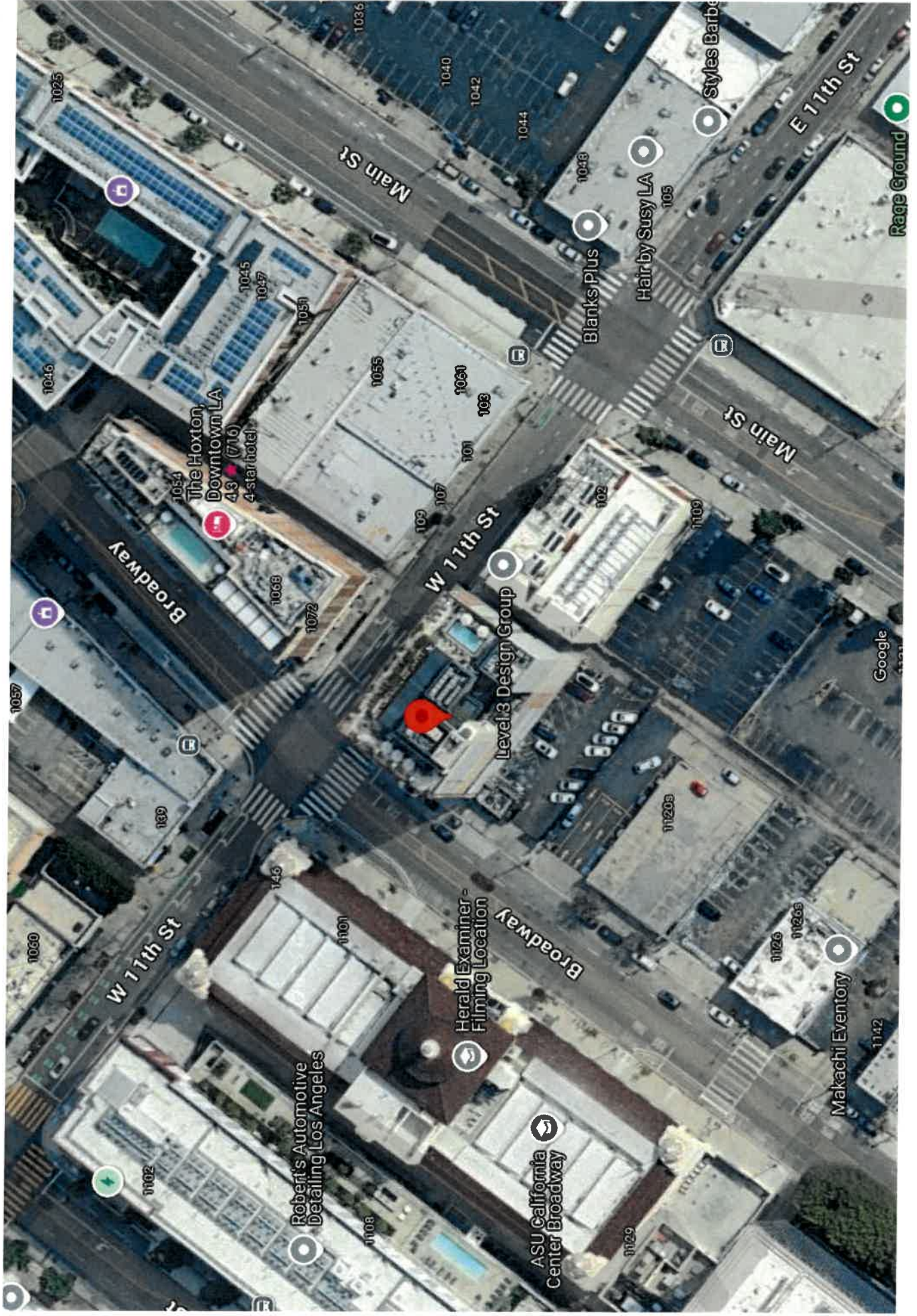
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LOS ANGELES CA 90015

CASE NO.:

DATE: 05 - 05 - 2025
D.M. 126 A 209, 126 A 207
T.B. PAGE: 634 GRID: E-5
APN: 5139-017-001,002

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Los Angeles, CA 90015

Google Maps



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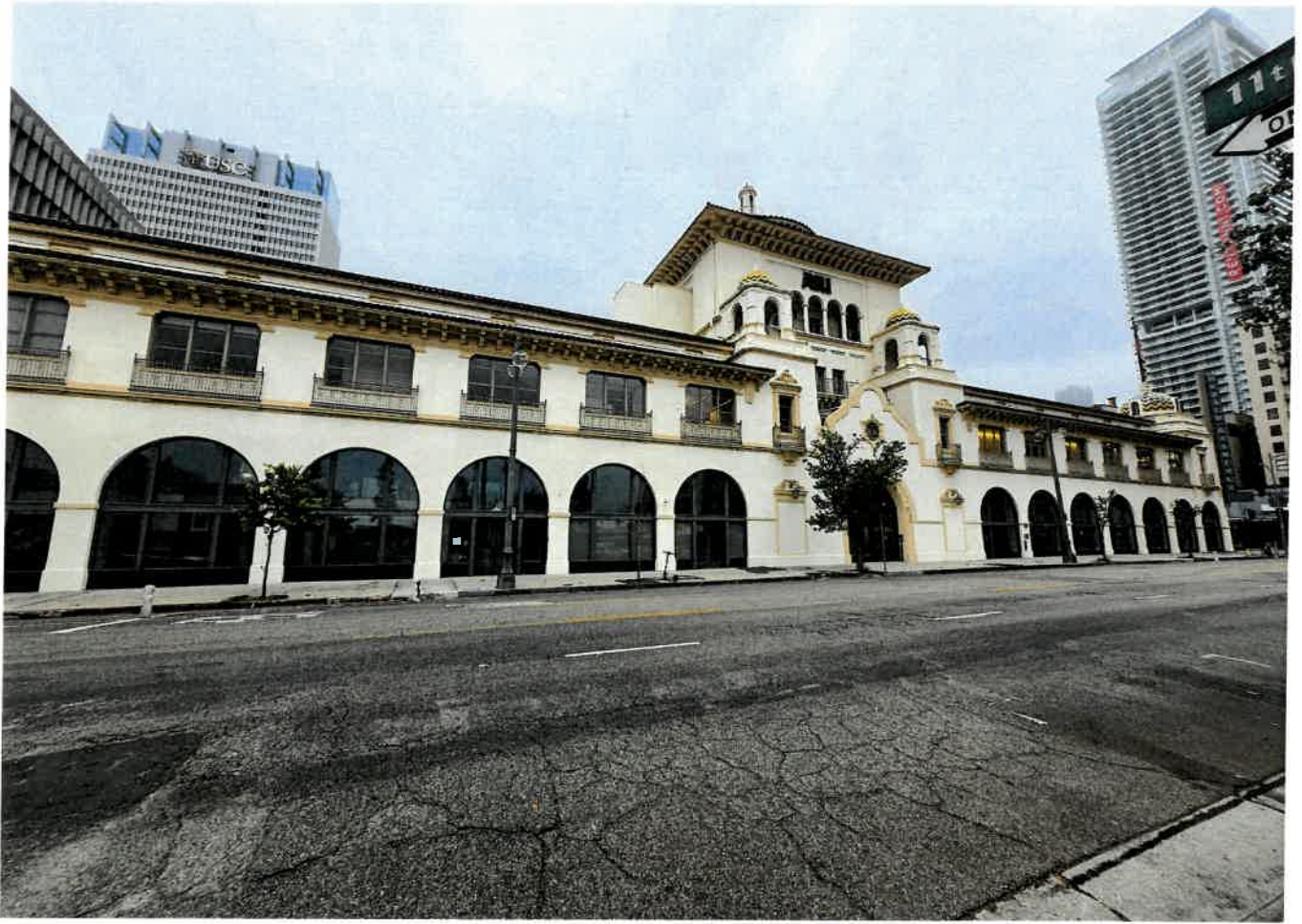
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