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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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DECEMBER 9 , 2025

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

VIA EMAIL

RE: **Planning Case No:** [ZA-2021-9771-CUB](#)

Project Address: Proper Hotel 1100 S Broadway., Los Angeles, CA

Applicant: Emily Kiwa Tanaka, Brad Korzen: CASE REAL ESTATE PARTNERS I, LLC

Project Description: 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.

Dear Zoning Administrator:

At our regular public meeting on **December 9, 2025**, the Board of Directors of the Downtown

Los Angeles Neighborhood Council (“DLANC”) voted to support the below request.

DLANC **supports** the Applicant’s requests in **Planning Case No. [ZA-2021-9771-CUB](#)**

DLANC’s support is conditioned on the Applicant agreeing to the following stipulations for the project.

In DLANC’s view, the information presented provides adequate justification for granting the Applicant’s requests. *Subject to the conditions set forth below* and any additional conditions recommended by the LAPD or Council District Office, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant’s project.

CONDITION 1: Owner/Operator will come back and present to DLANC PLUC should owner/operator change.

CONDITION 2: Any amplified or outdoor noise shall be mitigated such that it will remain in compliance with the LA Noise Ordinance.

If possible, please send a digital copy of your decision letter via e-mail to pluc@dlanc.com in lieu of a hard copy. Thank you in advance for your consideration of the comments presented in this letter.

Sincerely,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON **DECEMBER 9, 2025*****

Jens Midthun Andrew Wong, AIA
President, Chair,
DLANC DLANC Planning & Land Use Committee

Cc:

Kevin Ocubillo, Council District 14 (via email)
Sgt. Alejandro De La Torre, LAPD Central Division (via email)