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July 14, 2026

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-2026-1925-MPA](#)
Project Address: EKO Karaoke Project, 1240 S. Figueroa St. (Level 36) Los Angeles, CA 90015
Applicant: Lightstone DTLA, LLC [Company: Lightstone Group]

Project Description: A request for a new Letter of Determination and Plan Approval to permit karaoke use at the existing restaurant, rooftop terrace bar, and lounge on Level 36. The project includes 9 karaoke rooms, a kitchen, lobby, and accessory areas. Operations are proposed for 7:00 a.m. to 2:00 a.m. daily, consistent with previous approvals.

A request for a Plan Approval and Modification of Entitlement to allow karaoke as an accessory entertainment activity within the previously approved restaurant, bar, and lounge. The proposal seeks to align floor plans and operations with existing conditions from Case No. ZA-2026-1925-MPA while maintaining all pertinent requirements.

Dear Zoning Administrator:

At our regular public meeting on **July 14, 2026**, 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-2026-1925-MPA](#).

DLANC **supports** the applicant's request for a waiver of hearing.

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 the 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 July 14, 2026***

Jens Midthun
President,
DLANC

Andrew Wong, AIA
Chair,
DLANC Planning & Land Use Committee

Cc: Kevin Ocubillo, Council District 14 (via email)
Lt. Andy Mathes, LAPD Central Division (via email)