

## TRANSMITTAL TO CITY COUNCIL

<b>Case No.(s)</b>	<b>Planning Staff Name(s) and Contact No.</b>	<b>C.D. No.</b>
CPC-2013-551-ZC-CUB-CU-ZAA-SPR	DEBBIE LAWRENCE 213-978-1163	10
<b>Items Appealable to Council:</b>	<b>Last Day to Appeal:</b>	<b>Appealed:</b>
ZC-CUB-CU-ZAA-SPR	JUL 28 2014	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Location of Project (Include project titles, if any.)</b>		
621 – 631 S. CATALINA STREET		
<b>Name(s), Applicant / Representative, Address, and Phone Number.</b>		
MAXSUM DEVELOPMENT, INC. / NEST ON CATALINA, LLC 3435 WILSHIRE BLVD. SUITE 1190 LOS ANGELES, CA 90010		MILAN L. GARRISON 3016 E. COLORADO BOULEVARD #5626 PASADENA, CA 91117 626-664-5003
<b>Name(s), Appellant / Representative, Address, and Phone Number.</b>		
<b>Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)</b>		
<p><b>Project description as approved by the City Planning Commission.</b> The proposed project is a new 75 feet-in-height (six-story) apartment hotel with 82 units, including 75 hotel guest rooms and 7 apartment units. The development includes 1,564 square feet of retail/restaurant space on the ground floor, a 1,285-square foot fitness center on the second floor, and 84 on-site parking spaces in two levels, one at-grade and one subterranean. The site consists of three contiguous lots situated on the west side of Catalina Street between 6<sup>th</sup> Street to the north and Wilshire Boulevard to the south, all of which are currently improved as a 97-space paved surface parking lot. The site is approximately 24,350 square feet and the total project size is 102,099 square feet. The site is zoned P-2 and CR-2 with a General Plan Land Use designation of Regional Center Commercial.</p>		
<b>Fiscal Impact Statement</b> <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Environmental No.</b> ENV-2013-552-MND
		<b>Commission Vote:</b> 7 - 0
JAMES WILLIAMS, Commission Executive Assistant II		Date: JUL 29 2014