



Planning Commission

Planning Division Staff Report

DATE: March 13, 2024
TO: Chairperson and Members of the Planning Commission
FROM: Planning Division

REQUEST: Extension of Time (EXT-000248-2024)
Request for a one-year time extension for Conditional Use Permit (CUP-14649-2020) for the development of a new, seven-story, 57,724 square foot hotel with 90 new guestrooms, one fitness room, and entry lobby, as an extension of the existing Double Tree Hotel.

EXECUTIVE SUMMARY

The property owner has submitted a request for a time extension for Conditional Use Permit (CUP-14649-2020) for the development of a new, seven-story, 57,724 square foot hotel with 90 new guest rooms, one fitness room, and entry lobby, as an extension of the existing Double Tree Hotel. The extension was requested more than 30 days prior to the expiration. Staff was unable to agendaize the Staff Report prior to the February 23, 2024 expiration, but has sufficient evidence to conclude that the Applicant has been pursuing the utilization of the conditional use permit, and therefore this one-year extension is warranted to complete the project.

Property Details

Address	3101 W. Temple
Assessor's Parcel Number (APN)	8719-002-016
Lot Size	3.96 acres
General Plan Place Type	Transit-Oriented District: Neighborhood
General Plan Transect Zone	T5 (80 units/acre)
Zoning District	C-4 Highway Commercial / SB 330 Overlay
Historic District	N/A
Specific Plan	N/A
City Council District	District 5
Applicant	Chloe Liu
Property Owner	Investel One, LLC

PROJECT STATUS AND TIMELINE

The approved Conditional Use Permit expires on February 23, 2024. The applicant has made the following progress on utilizing this CUP:

1. First submittal on November 22, 2022
2. Second re-submittal on June 13, 2023

Planning Commission
March 13, 2024

Staff believes there is sufficient evidence to grant a one-year time extension for the Applicant to utilize the CUP for this development. Staff was unable to agendaize the item prior to the expiration date, but did receive the application intent for time extension more than 30 days prior to expiration.

Submitted and Prepared by:

Ata Khan
Planning Manager

Attachments

1. Letter from Applicant
2. PC Resolution No. 2022-008
3. Approved Project Plans (Reduced Copy)