



**CONTINENTAL
INTERPRETING**



22699 Old Canal Road
Yorba Linda, CA 92887

ATTN: Julien Antelin
Department of Neighborhood Empowerment
200 N. Spring Street, Suite 2005
Los Angeles, CA 90012

Invoice Number: I-20688

Date
06/24/2019

Quote Number:
Q-004154-01

Order Number:
O-024131

Ordered By:
Julien Antelin

Project Name: HCNNC Meeting Agenda 06/26/2019
Description:
Reference Number:

Item	Price
1.English into Spanish Translation 1050 Words (Translation)	\$ 168.00
2.English into Traditional Chinese Translation 1050 Words (Translation)	\$ 252.00

Total Due: \$ 420.00

Questions about your invoice? Please contact your project manager.

Please note that all outstanding invoices over 90 days will be sent to collections.

Invoice Date:
06/24/2019

Invoice Number:
I-20688

Payment Due:
07/24/2019

Total Amount Due:
\$ 420.00

Please remit payment to:
22699 Old Canal Road
Yorba Linda, CA 92887

Make checks payable to Continental Interpreting Services, Inc.

Tax ID: 33-0816515

To pay by credit card:

Visa Mastercard American Express

Name: _____

Card No: _____

Exp: _____ CVV: _____

come
celebrate 90 years
of los angeles tradition

EASTSIDE ITALIAN DELI

90th Anniversary

BLOCK PARTY

SATURDAY OCTOBER 19 10am-2pm
1013 Alpine Street, Los Angeles, CA 90012

EVENTS OF THE DAY:

CAR SHOW • CITY OFFICIALS PRESENTATION • LIVE MUSIC • KIDS PLAY AREA
ITALIAN HERITAGE MONTH • BEER & WINE GARDEN • GIVE-AWAYS

EVENT SPONSORS:



Gil Cedillo
LOS ANGELES CITY COUNCILMEMBER - 11 DISTRICT



Select Produce



#EASTSIDETURNS90

**"IT'S A GOOD REMINDER
THAT WE SHOULD KEEP THE
BUSINESSES THAT DEFINE THIS
CITY AS WE CONTINUE TO EVOLVE"**



Date: Wednesday, 26 June 2019

From: Raymond Yu

To: Historic Cultural North Neighbourhood Council in La Casa Italiana 1039 North Broadway LA

Dear HCNNC Board Members (Phyllis Ling),

I'm writing you a corresponding letter this is to inform you indicating there has been a run-in wanted outstanding warrant incident with the excessive outrage complaints warning that has been issued against the current existing 20 cm = 8" small size single face traffic signal lights backplate heads are GUILTY as too small very far long distance as blatant mounted on horizontal signal poles below the signal mast arm overhead cantilever vertical pole have been used 8 years ago located at we are the victims of concerned, widened multiple lanes and large gigantic colossal wide fed-up intersections of North Broadway and Bernard Street because due to Broadway between Bernard and Cottage Home Streets are too sharpened curvy and winding roads, caught in action so I'm standing a pursuit of justice, pursuing emergency signal replacements, conversions and upgrades to enlarge the signal heads because of the existing signal heads 8" are too small extremely wide long far distant as blatant since it's under-investigation and widened large intersection cross traffic at North Broadway and Bernard Street situated at the limits of boundaries of Chinatown Los Angeles Royal Pagoda Hotel 995 North Broadway in Chinatown and OWSLA (Operating While Sober in Los Angeles) 1001 North Broadway in Solano Canyon where they (the pair of 8" small size current existing signal heads prosecuted) are needed to get replaced, converted and upgraded with the new 12" large size single face traffic signal lights backplate heads at all corners of North Broadway and Bernard Street in Chinatown and Solano Canyon areas of Los Angeles with project is due by the end of March of this year after all of the North Broadway signalized intersections with 30 cm = 12" signal enlargement upgrades replacing against smaller size 8" signal heads between US-101 and Interstate 5 Freeways are recently fully completed except North Broadway and Bernard Streets, why not Broadway and Bernard? Failed to do so, it's ordered to replace convert upgrade them asap.

An appropriate action has been taken against North Broadway and Bernard Street because of the excessive heat warnings outstanding wanted warrants sought against the current existing 8 years old 8" small size signal heads are urgently replaced with 12" large size signal heads since that is ordered to take appropriate action with mandatory emergency replacements for the traffic signal urgent upgrades are mandated as required in case of driveway upgrades and installation underway for the Solano Canyon / Elysian Park Lofts Apartment Condos Residential Towers South Car Park / Parking Lots Main Entry Exit Driveway Point next to Mandarin Plaza, and/or the brand new Chinatown Central Plaza East HARMONY Mixed-Use Commercial and Residential Towers on 942 North Broadway, east of the Chinatown Central Plaza Main Entrance across the street from the Metro Gold Line Chinatown Light Rail Station and L.A. State Historic Park. Flashing red/yellow lights modification set by LADOT Special Traffic Operations with 1 of these both events listed below. We need to install at least one of two Harmony Lofts Driveways at 942 North Broadway Chinatown Central Plaza East Parking Lot Entrance after we need to modify, reconfigure and widen the driveway entrances at the current signalised intersection of North Broadway and Bernard Street east corner after the signal upgrades completed. The jobsite for the construction vehicles will move into and park at North Broadway and Bernard Street current lot for demolishing the current shopping centre by replacing it with the new high-rise tower in Chinatown Los Angeles for the first time. This will alleviate the Eastbound Bernard Street beyond North Broadway with the rear entrance shortcut route into the new proposed Chinatown Central Plaza East driveway and the alternate route to the Capitol Milling Company, Blossom Plaza and the Metro Gold Line Chinatown Station at North Spring Street. We are selling 8 years old current small size 8" single face traffic signal lights backplate

heads from North Broadway and Bernard Street in Los Angeles, California USA to the Government of Colombia located at Bogotá, Colombia and the sell them to the rest of South America.

This requirement of signal upsize replacement, conversions, upgrades and synchronization project at my intersection of North Broadway and Bernard Street by converting signals to large size upgraded signal heads to 30 cm = 12" mandatory for the Los Angeles Chinatown Golden Dragon Parade Saturday, 1st February 2020 followed by Firecracker Bike Ride Saturday, 8 or 15 February 2020 LACFRC (Firecracker 10k Run) Sunday, 9th or 16th day of February 2020 and Homeboy 5k Run Saturday, 21st September 2019 with traffic signal lights flashing red and yellow lights modifications required by the city law. We stand in pursuit of justice since the pair of current existing 8" small signal heads are too blatant far distance from OWSLA/Solano Cyn. and Mandarin Plaza Parking Driveway/Chinatown when the concerned I mentioned the intersection over there is too big, wide and extra lanes of traffic. We will not rest nor silence until 8" signals are replaced by 12" ones.

Here's the works cited Urbanize.la links for you to review at

<https://urbanize.la/search/content/Elysian%20Lofts>

<https://urbanize.la/post/work-continues-chinatowns-capitol-milling-building>

<https://urbanize.la/post/college-station-takes-another-step-forward>

<https://urbanize.la/post/first-look-development-overlooking-la-state-historic-park-updated>

<https://urbanize.la/post/27-story-tower-rise-near-chinatown-station>

http://www.ladowntownnews.com/development/hotel-to-replace-chinatown-motel/article_25ee94d2-0544-11e9-ba45-2b28486720aa.html

<https://la.curbed.com/2018/12/6/18129311/chinatown-motel-new-hotel-royal-pagoda>

https://la.curbed.com/2018/12/6/18129311/chinatown-motel-new-hotel-royal-pagoda?utm_campaign=la.curbed&utm_content=entry&utm_medium=social&utm_source=facebook&fbclid=IwAR3I7-mTrwTMY--A0MtCZBj_KNaK5oqZ20-L7QmBbNXT8G93fT8bxNCVVzU

<https://www.urbanize.la/post/nine-story-hotel-planned-north-broadway>

<http://planning.lacity.org/pdiscaseinfo/Caseld/Mjl1NzY30>

<http://planning.lacity.org/pdiscaseinfo/Caseld/Mjl1NzY30>

Sincerely

Raymond Yu

We are in support to eliminate the existing 8" small size signal heads by converting them into 12" large size signal heads at N. Broadway / Bernard St. upon Lunar New Year's Day of the Rat 2020. COURT ORDERS SIGNAL UPGRADES AND CONVERSIONS TO 12" AT NORTH BROADWAY and BERNARD STS.



These are the future signal upgraded now in 2019 or above! (photo shown up/down)



Sample Photo Shown Reference Above on Broadway/Bernard signal upsize conversions!

I have a solution, we are accusing and take action against a pair (two) one of two current existing small size 8" Ⓜ are wanted with failed to replace, failure to convert with conversion and upgrading them into 12" Ⓜ outstanding serious warrant are now severely held accountable as subpoena summoned, accused for signals too small too far to see from OWSLA/Mandarin Plaza plus green signals too small to see far away from driver's side and the transient homeless loiters at the concerned intersection that's court-ordered to stand prosecution trial with the justice is sought to replace them located at the owner of Royal Pagoda Motel 995 North Broadway and 400 West Bernard Street in Chinatown Los Angeles, California 90012 where LADOT Central District Office and the City of Los Angeles have outstanding serious warrant problem issues sought as wanted for failure to yield for a pair of signal replacement, conversion, upsize it up and upgrades located at North Broadway and Bernard Street all corners including Royal Pagoda Motel, Mandarin Plaza Chinese Friends Restaurant 970-984 N. Broadway in Chinatown Los Angeles, and OWSLA 1001 N. Broadway Solano Canyon when a pair (two) one of two current existing small size 8" Ⓜ are too small, too long further far distance, difficult distant to see and being blatant as culprit when North Broadway is too curvy between Cottage Home and Bernard Streets, also that, this concerned intersection is too big, widened, gigantic and extra lanes of traffic because of small size 8" Ⓜ are too small when there are transient bum beggar homeless people loitering, sleeping lodging camping at the signalized intersection boundaries with trees as I mentioned to you again, we need justice for Broadway and Bernard St. when your city is ordered as mandated to replace too small 8" Ⓜ and convert, upgrade and upsize 12" Ⓜ large size it up exclusively at N. Broadway / Bernard St. due to the upcoming a pair one of two new building projects between Harmony is replacing a single storey storefront with a new high-rise commercial residential mixed-use tower at 942 North Broadway across the street from Chinatown Central Plaza East with these applies for adding a brand new 4-way intersection conversions upgraded for Bernard Street Private Driveway back road extension to alternate entries into Harmony, Blossom Plaza and Metro Gold Line Chinatown Station (Groundbreaking 2019) followed by Elysian Solano Lofts South Parcel with the current existing Mandarin Plaza parking lot is being removed, demolished and replaced with underground parkades at 1000 North Broadway at Bernard Street full four-way intersection driveway conversion upgrades in Chinatown Los Angeles and Solano Canyon boundaries. It's time for changes, taking action against trees lodged at that intersection by upgrading it into full four-way intersection with a new driveway back street rear road route into an alternate back door entry into Harmony Towers across the street from Chinatown Central Plaza when the main driveway on 942 North Broadway is closed for maintenance.

Please use www.gofundme.com and we are raising \$\$\$ (money) to buy and purchase a pair of two current existing 8 years to 9 years old 8" small size single face traffic signal lights backplate heads at Royal Pagoda Motel 995 North Broadway and 400 West Bernard Street southwest corner in Chinatown Los Angeles plus also all corners including OWSLA since these current existing 8" Ⓜ are too distant, long distance, far to see the small size red and green light balls (since beware warning, they're harmful, fraudulent fraud as disappointment / embarrassment) from Royal Pagoda Motel to between OWSLA and Mandarin Plaza across the street intersection which are putting people and motorists at misunderstanding, confusing and misrepresentation hazardous risk when it (North Broadway) is too sharp curve between Cottage Home and Bernard Streets plus the concerned cross traffic intersection we said above is already widened big extra lanes of traffic. One of two traffic signal green light balls overhead and sides seen from driver's side window view then sharp curve left abruptly high risk.

The following action plan is to, we are selling them either OWSLA, car washing sites or all of the 8" current existing small size 8" Ⓜ from Broadway and Bernard to the maximum bidding in Bogota Colombia South America when we are using www.gofundme.com since we are raising \$\$\$ (money) to pay for the LADOT to remove and replace current existing small size 8" Ⓜ by ordering the city to convert, upgrade and install a pair of brand new 12" Ⓜ large size Ⓜ at Royal Pagoda Motel 995 N. Broadway traffic signal controller cabinet boxes first then the rest including I said again is the OWSLA and Mandarin Plaza parking lots. We are taking action seeking justice has been sought to investigate current existing 8" Ⓜ below the signal overheads deep-trouble are now under-investigation when mandatory mandated emergency Ⓜ replacement, conversion upgrades by the order of the LADOT is ordered to do so are required by law due to the upcoming Ciclavias, Los Angeles Chinatown Golden Dragon Parade, Firecracker 10k Run and Homeboy Industries 5k Run with full street closures set by LADOT Special Traffic Operations. We want current existing 8" Ⓜ out of North Broadway and Bernard Street intersection followed

by the rest of all intersections all of them out of Chinatown Los Angeles by replacing, converting and upgrading 8" with the newest 12" large size gigantic 8" heads below the overhead all intersections including North Hill Street ones in Chinatown LA. Action Required!

This 8" conversion upgrades to the maximum full large gigantic big size 8" will help the improvement of eliminating homelessness bum with tents and shopping carts loitering or sleeping at my concerned intersection by modify, convert and upgrade the four-way full intersection and install a brand new driveway back road - side road - alternate entry into the brand new Harmony Mixed-Use Loft Condominium High Rise Tower at 942 North Broadway converting into a brand new 3-way full driveway intersection straight across the street from Chinatown Central Plaza and next door between Metro Gold Line Chinatown Station, Blossom Plaza and Mandarin Plaza. And also, they (current existing 8" small size 8" heads) are voidable and formal probation those have security breach of offensive, use www.gofundme.com to raise \$6000 to replace a pair of 8" at Royal Pagoda 995 North Broadway in Chinatown Los Angeles asap.

Royal Pagoda Motel has strictest serious armed security guards with firearms at 995 North Broadway in Chinatown Los Angeles (x/st Bernard St.) across the street from guarded RPM and security guarded manned supervision with OWSLA (Operating While Sober in Los Angeles) 1001 North Broadway Solano Canyon LA. There are the incidents between trespassers and loiters who illegally enter without authorisation of the staff and security officers of Royal Pagoda Motel when it is reserved exclusively for the booked guests use only, otherwise offenders will be banned or detained if failed to do so held down locked up by guards until lapd law enforcement is called to arrive at Royal Pagoda Motel to pick up the offenders taken away sent to Metropolitan Detention Centre Jail in Downtown Los Angeles plus the arraignment and prosecution by the city or district attorney general. Royal Pagoda Motel is crime-free of homeless loitering there that is about to CLOSE its doors in order to make way for a new high rise 9 story floors tall hotel, a rooftop restaurant and a bar will move into 995 North Broadway Chinatown Los Angeles in the future years plus intersection reconfiguration at Bernard Street underground intersection tunnel connecting into a future Upper Chinatown Hotel (Royal Pagoda Hotel) replacing the two storey low-rise motel, Elysian Solano Lofts South Parcel north of Mandarin Plaza and southwest of Los Angeles State Historic Park, according to the articles below. Royal Pagoda Motel is free of homeless slum/bum that is guarded by armed officers preventing illegal entries. Both guards stand at front door and driveways preventing public parkings. Security guards are watching and observing them camping, curfewing, staying, sleeping living on the intersection of Broadway and Bernard Street when the signals too small, these could happen incidents soon. Royal Pagoda Motel and OWSLA have armed security guards with guns preventing shopliftings, trespassings and loiterings since these are the only local hometown lodgings and retail clothing clubhouse stores inside HCNC/LA. In the future, we will eliminate and remove the tents for the homelessness bums who lived at the intersection many years long time ago when the sidewalk is still vacant sitting next to Mandarin Plaza parking lot, we will evict the homeless people who lives at Broadway Bernard by transitioning them into the homeless shelter permanently indoor housing, not the intersection across the street from Royal Pagoda Motel and OWSLA, not next door with Mandarin Plaza Chinese Friends Restaurant when Broadway and Bernard Street will be reconfigured for underground parking connections for the new two towers.

Since happens, we need to modify, convert and upgrade from 3-way T-boned intersection to the full 4-way intersection cross street prohibiting homelessness living on the streets by transitioning all motorists use full 4-way intersections where Bernard Street will have back road private alternate accessible road to the new Harmony Towers back driveway gate and Blossom Plaza when it is built across the street from Chinatown Central Plaza East Gate with full 3-way intersection driveway instead of North Broadway mid-block Pedestrian Crosswalk Signals in Chinatown Los Angeles, two driveways accessible front and back of these streets are mandatory required by law in case of front driveway is closed for special events or cleanings, they must use other means of other alternate driveway which is rear driveway from front preventing getting trapped when Blossom Plaza parking lot has only one driveway, add another driveway which will allow the tenants to exit the other driveway to Alameda Street when the main driveway is closed for special events. Excessive Heat Warning at Bernard Street.

They look for suspicious activities and crime-fighting with accusing and prosecuting the current existing 8" small size signal heads and homeless poverty beggar bums at my concerned intersections around the clock from Royal Pagoda Motel and OWSLA to the Mandarin Plaza parkade in the only signalised intersection in Chinatown and Solano Canyon in order to demolish remove the MP parkade by building a 4-way cross street of traffic intersection in order to access from a proposed new Royal Pagoda High Rise Hotel to the other side of the Harmony Towers, Blossom Plaza, Capital Milling Company and Metro Gold Line Station parking lots at all times. We are taking-action to correct the problem against the trees, homeless camps and suspicious suspected drug dealers at my concerned intersection containing Chinese Skid Row, Chinese Homeless Row, Chinatown Homeless Skid Row Chinatown Solano Canyon zone. Time's running out, please help to support to replace the signal due to the upcoming LA Golden Dragon Parade takes place on Saturday, February 1, 2020 at 1 pm.

<https://www.youtube.com/watch?v=KpS-GsLTBaE> when you click to 23:44 out of 52:00 in this video, you'll see the pair of current existing 8" small size 8" heads at Broadway and Bernard Sts. Royal Pagoda Motel those are making us offensive too distant far distance plus green semaphores mounted on overhead and side seen on driver's side windows too sharp curvy abrupt left curve making them high-risk difficult to see due to the distracted drivings are stingy blatant and culprit, we are accusing, prosecuting, convicting and sentencing by selling a pair of current existing 8" small size 8" heads at Broadway and Bernard Sts. Royal Pagoda Motel out of Chinatown Los Angeles since too far to see from Mandarin Plaza and OWSLA, please take-action and correct the problem, can't handle them anymore since this current 3-way intersection will add one driveway road to Harmony totalling 4-way full intersections refraining preventing homelessness living on the T-boned intersection when it is too sharp curvy, widened and extra lanes of traffic, we need justice to convert the signals.

We're having a headache because of Broadway and Bernard Street signals too small, we need justice, one more changes, change convert and upgrade these signals to large size!!! We're getting dizzy, the signals at Broadway and Bernard Street Royal Pagoda Motel are giving us a headache of headaches those are disappointing us off, we are disappointed because of these and tired of small size signals at Royal Pagoda Motel. We're not done, there's one more changes, must you please change these signals for the one final time totalling them all!!!

The lack of mandatory order of the emergency signal replacement signal conversion upgrades to large size from small size incident is now under-investigation when they (the signals) are too far to see across the street between Mandarin Plaza and OWSLA, and the excessive

complaints outrage warning with the investigation still continues at Royal Pagoda Motel 995 North Broadway and 400 West Bernard Street in Chinatown Los Angeles viewing from OWSLA Solano Canyon next door MP Sewing Machine, Pho 87 Vietnamese Restaurant plus we made a public comments demanding signal replacement orders at RPM with the Board of Neighbourhood Commissioners at Casa Italiana 1051 N. Broadway recently held last two weeks, plus they (the signals) are critical fatal error occurred viewing facing too cautious distant long far distance across the street from Mandarin Plaza parking lot where homelessness camp there across the street from Royal Pagoda Motel and OWSLA still in Chinatown Los Angeles. Not silence, not done, not resting until they (the pair of signals) are replaced by 12" large size signal heads conversion upgrades completed at the corner of Royal Pagoda Motel, traffic signal controller cabinet boxes, wooden power pole and DASH Route B Bus Stop, action required by Lunar New Year of the Rat 4718 Golden Dragon Parade Sat., 1st Feb. 2020.

This is for the upcoming Bernard Street East Back Road Extension to Harmony Rear Parking Entrance, Blossom Plaza, Capitol Milling Company and Metro Gold Line Chinatown Station by eliminating / evicting homelessness out of Broadway Bernard Sts. when the current intersection is being changed, upgraded and converted added into four-way from three-way T-boned intersection corner junction plus the Elysian Park Solano Canyon Lofts South Parcel Driveway at 1000 North Broadway cross street Bernard Street changes to full four-way cross traffic intersection with + symbol.

Flashing red lights modification has been cancelled and suspended or revoked or rejected that's been placed on hold by LADOT Special Traffic Operations on Saturday, February 1, 2020 1 pm for the Golden Dragon Parade due to because of lack of replacing the pair of current existing 8" small size single face traffic signal lights backplate heads are too small at Royal Pagoda Motel 995 North Broadway and 400 Bernard Street southwest corner in Chinatown Los Angeles due to homeless climbing them followed by all corners including OWSLA 1001 North Broadway in Solano Canyon and Mandarin Plaza Chinese Friends Parking Lot 970-984 North Broadway in Chinatown LA. We are all unable to modify and control them (signals) to flashing red lights but keep them green lights on because they are too small, too far to see at Royal Pagoda Motel with big wide extra lanes of traffic intersection from OWSLA and also across the street at Mandarin Plaza Chinese Friends Restaurant driveway unless or until these new 12" large size signal heads are changed, converted and upgraded to the newest ones at all corners of Broadway and Bernard Street since this intersection is still in deep trouble as under-investigation in progress due to the homeless encampments sleeping inside the tent under the trees overnight plus doing the illegal activities like drug-users loiter there behind or in front of Mandarin Plaza parking lot across the street from Royal Pagoda Motel with armed security guards on site and OWSLA. People who stay at the Mandarin Plaza parking lot, trees and the homeless encampments will be removed in order to make way for a new Bernard Street back road with the new projects moving into Elysian Park Solano Canyon Lofts 1000 North Broadway, Harmony Lofts 942 North Broadway, Blossom Plaza rear entrance, Capital Milling Company and Metro Gold Line Chinatown Station. We are trying to bring these kinds of suspicious activities to an end at North Broadway and Bernard Street East Corner under the trees next to Mandarin Plaza Parking Lots by converting the intersection into 4-way ones with the hardest reconfiguration by removing Royal Pagoda Motel and converting upgrading a brand new 9 storey high rise hotel and a new condominium residential living loft towers next to LA State Historic Park. Flashing red lights modification controlled by you at North Broadway and Bernard St. used previously has already been moved, relocated, diverted and redirected into Olympic Blvd. and Normandie Avenue Seoul Int'l Park Korean Festival with the full street closure for the day of the Los Angeles Koreatown Parade Route on Olympic Blvd. from Berendo St. to Harvard Blvd. scheduled set for Saturday, September 28 or Sunday, September 29, 2019 2 pm to 5 pm because Sunday, Sept. 29 at 7-10 pm is the Los Angeles Korean Festival Closing Ceremony.

PROBLEM REPLACING SIGNALS AT BROADWAY AND BERNARD STREET ALL CORNERS, FORCE REPLACING SIGNALS The signal isn't replacing properly Chinatown Los Angeles has detected that the traffic is redirecting the route for this intersection in a way that will never complete. An action taken against Royal Pagoda Motel intersection. This problem can sometimes be caused by disabling or refusing to be replacing the emergency signal replacement with critical fatal error occurred. Report them to Los Angeles City Atty's Office and Los Angeles County District Atty's Office Prosecutors to step in, escalate and take-action to replace the 8" ones, convert and upgrade them to 12" newest large size signal heads upon RP Motel closed its doors for a new high rise tower, the 8" ones will be sold out of USA.

NEW ITEM AND BREAKING NEWS ALERT: Good news, so long goodbye and farewell old skool classic flashback throwback back in the day vintage Royal Pagoda Motel since that is being replaced, converted and upgraded with a brand new Chinatown Solano Canyon High Rise Hotel which is located at 995 North Broadway and 400 West Bernard Street still in Chinatown Los Angeles plus the intersection to be widened and upgraded into four way intersection replacing the T-bone three way intersection soon with emergency traffic signal replacement, mandatory conversions and upgrades to large size ones all corners. A pair of current existing 8" signal heads must be replaced with the new 12" large size ones before **BREAKING NEWS ALERT:** 55 Years Old Royal Pagoda Motel will be **CLOSED** its doors for good when the hotel is being built and taking over 995 North Broadway in Chinatown Los Angeles, according to the article above.

Thank God, an excessive heat rage warning existing outdated Royal Pagoda Motel will be sold and move out of the property followed by a brand-new Upper Chinatown Lower Solano Canyon High Rise Hotel will be bought and moved into 995 North Broadway and 400 West Bernard Street in Chinatown Los Angeles, California 90012 for good, safety and security reasons, details listed under <https://urbanize.la/post/nine-story-hotel-planned-north-broadway>

According to Steven Sharp of Urbanize Los Angeles News, it stated, Nine-Story Hotel Planned on North Broadway, the project would replace the Royal Pagoda Motel. A motel that has stood in Chinatown since the 1960s could make way for a much larger development, according to plans filed yesterday with the City of Los Angeles. The Royal Pagoda Motel, located at 995 N. Broadway, is slated for redevelopment with nine-story, 111,751-square-foot hotel featuring a 6,211-square-foot rooftop restaurant and lounge. Applicant Peter Kwong has requested alcohol and live entertainment permits for the project. Additional details regarding the project are unclear based on its case filing. Though taller than the existing two-story motel, the proposed development would be dwarfed by two other developments planned nearby on North Broadway. To the north, a narrow strip of land overlooking Los Angeles State Historic Park is slated for the



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)
- Related Case Number _____

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.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 995-999 N. BROADWAY; 408-412 W. BERNARD ST. Unit/Space Number _____

Legal Description² (Lot, Block, Tract) LOTS: FRAC 15 -17, ARB 1; TRACT; BERNARD TRACT

Assessor Parcel Number 5414-007-015 Total Lot Area 13,987.9 SQ. FT.

2. PROJECT DESCRIPTION

Present Use HOTEL

Proposed Use HOTEL

Project Name (if applicable) ROYAL PAGODA

Describe in detail the characteristics, scope and/or operation of the proposed project (SEE ATTACHED)

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant) Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits) Site is located within 500 feet of a sensitive use (e.g. school, park)

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)

**DEPARTMENT OF CITY PLANNING APPLICATION
ATTACHMENT**

995 N. Broadway | Los Angeles, CA | 90012

APPLICANT:
Kwong Family Trust
818 N. Hill St.
Los Angeles, CA 90012

REPRESENTATIVE:
CMS
1301 W. 2nd St.
#105
Los Angeles, CA 90026

2. PROJECT DESCRIPTION:

The proposed project is the replacement of an existing 36-guestroom motel with the new construction of a 111,751 sq. ft., 9-story hotel with 101-guestrooms, 2 stories of above ground parking and on-site sales and consumption of a full line of alcoholic beverages in conjunction with a 6,211 sq. ft. rooftop restaurant/lounge with 263 seats, live entertainment, dancing and hours of operations from 10am to 3am as well as alcohol sales from 10am to 2am, daily.

3. ACTION(S) REQUESTED:

Authorizing section 16.05 **Section from which relief is requested (if any):**

Site Plan Review to allow the construction of a new 111,751 sq. ft. 9-story hotel with 101 guestrooms, 2 stories of above ground parking, and a 6,211 sq. ft. rooftop restaurant/lounge.

Authorizing section 12.24 W1 **Section from which relief is requested (if any):**

Conditional Use Permit to allow on-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed 6,211 sq. ft. rooftop restaurant/lounge having 263 seats, live entertainment, dancing, and hours of operations from 10am to 3am, daily as well as alcohol sales from 10am to 2am, daily.

Authorizing section 12.24 W18 **Section from which relief is requested (if any):**

Conditional Use Permit to allow dancing in conjunction with a proposed 6,211 sq. ft. rooftop restaurant/lounge, 263 seats, live entertainment and hours of operations from 10am to 3am, daily.

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

Demolition of existing buildings/structures

Relocation of existing buildings/structures

Interior tenant improvement

Additions to existing buildings

Grading

Removal of any on-site tree

Removal of any street tree

Removal of protected trees on site or in the public right of way

New construction: 111,751 square feet

Accessory use (fence, sign, wireless, carport, etc.)

Exterior renovation or alteration

Change of use and/or hours of operation

Haul Route

Uses or structures in public right-of-way

Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

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; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section (SEE ATTACHED) _____

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

Action Requested, Narrative: _____

Authorizing Code Section (SEE ATTACHED) _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF 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) _____

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. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master 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, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Urban Design Guidelines Checklist _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

l. Order to Comply _____

m. Building Permits and Certificates of Occupancy 18010-10000-02935 _____

n. Hillside Referral Form _____

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

p. Proof of Filing with the Housing and Community Investment Department _____

q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm THE KWONG FAMILY 2012 IRREVOCABLE TRUST

Address: 818 N. HILL ST. Unit/Space Number _____

City LOS ANGELES State CA Zip Code: 90012

Telephone _____ 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 ARIEL GUTIERREZ & PATRA JULIMASUSTRA

Company/Firm CMS

Address: 1301 W. 2ND ST. Unit/Space Number 105

City LOS ANGELES State CA Zip: 90026

Telephone (213) 245-9026 E-mail: OFFICE@CMSLA.NET

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) 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.

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 applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

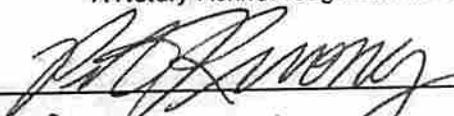
PROPERTY OWNER

7. 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 the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

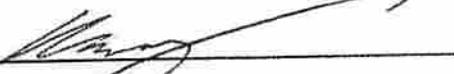
- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or 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).** A 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 Peter Kwong

Date 11/28/18

Signature 
 Print Name Albert Kwong

Date 11/28/18

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 NOV. 28. 2018 before me, LAN FEN CHEN, NOTARY PUBLIC.
(Insert Name of Notary Public and Title)

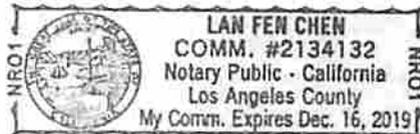
personally appeared PETER ROGER KWONG, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

lan fen chen
Signature

(Seal)



ACKNOWLEDGMENT

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.

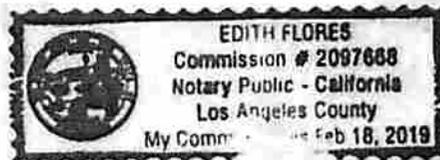
State of California
County of Los Angeles

On November 28, 2018 before me, Edith Flores, Notary Public
(insert name and title of the officer)

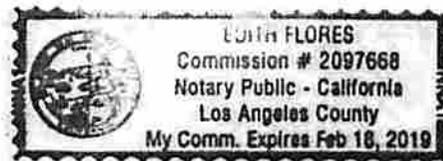
personally appeared Albert Eric Kwong
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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



APPLICANT

8. **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.
 - i. 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 it 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. 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: _____

Date: _____

Print Name: _____

PROPERTY OWNER

7. **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 the agent for service of process or 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 the agent for service of process or 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).** A 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 _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

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 _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, 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 (Seal)

APPLICANT

8. **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.
 - i. 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 it 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. 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.

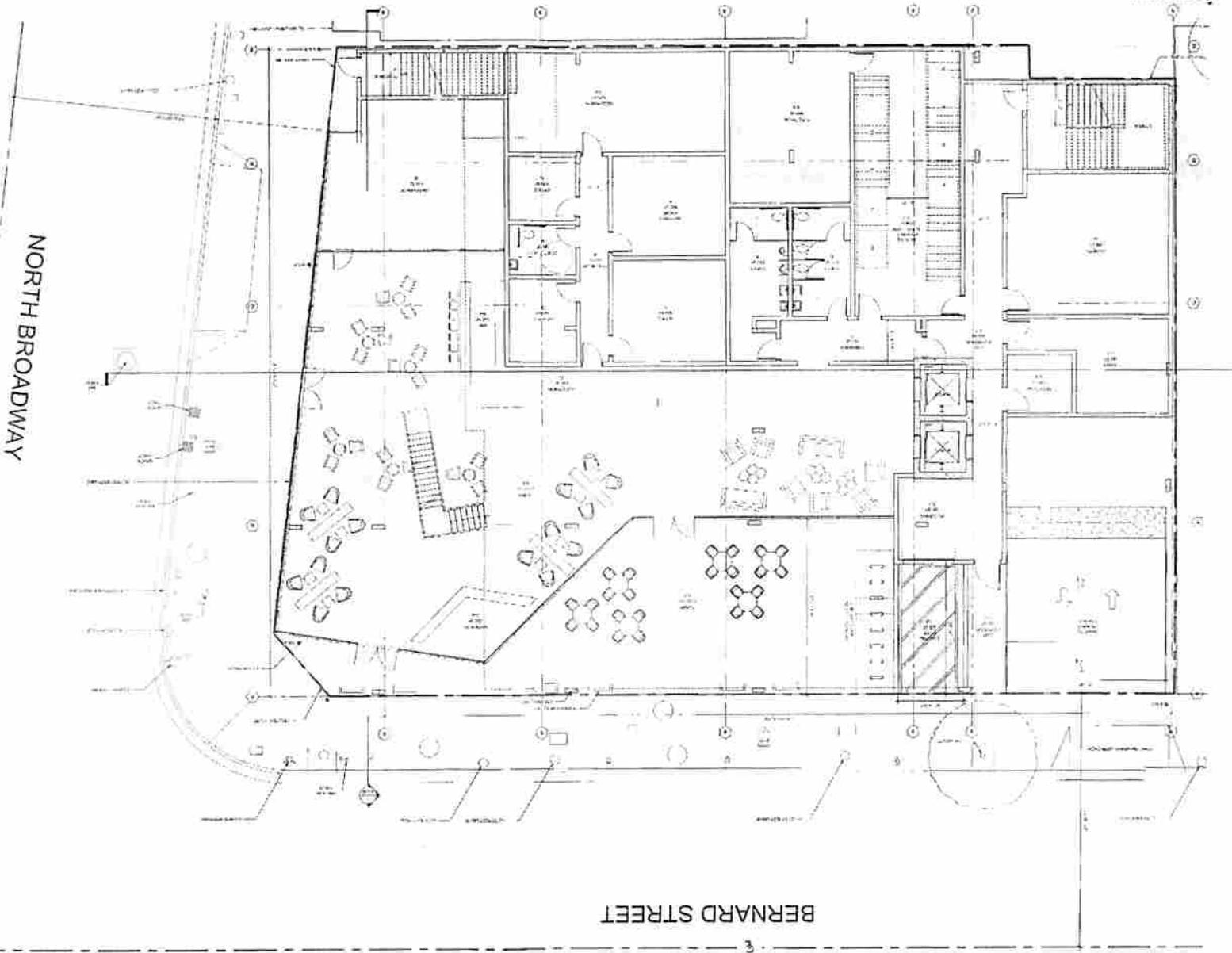
The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

FIRST FLOOR
1:50



NORTH BROADWAY

BERNARD STREET

A3.00

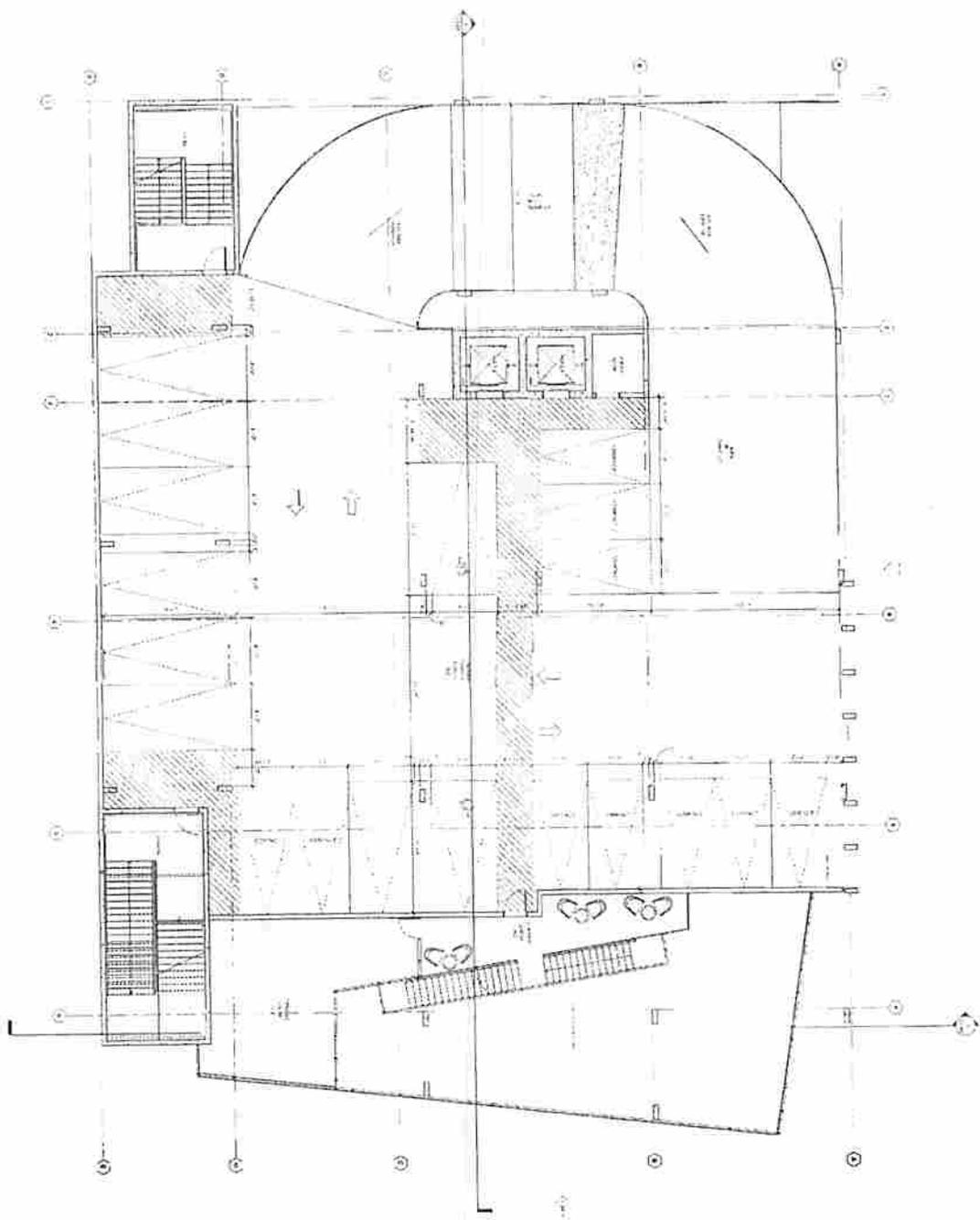
ARCHITECT
NAC

ROYAL PAGODA HOTEL

SCHEMATIC DESIGN

SCALE

Second Floor



A3.01

NVC
 NATIONAL VENTURE CORPORATION
 11th Floor, 1100 North
 West Street, Suite 1100
 Los Angeles, CA 90012
 Tel: (213) 697-1100
 Fax: (213) 697-1101
 www.nvc.com

ROYAL PAGODA HOTEL
 1100 North West Street, Suite 1100
 Los Angeles, CA 90012

SCHEMATIC DESIGN

11/20/08

861-8107-A

24 2018-1150

REVISED

SCHEMATIC DESIGN

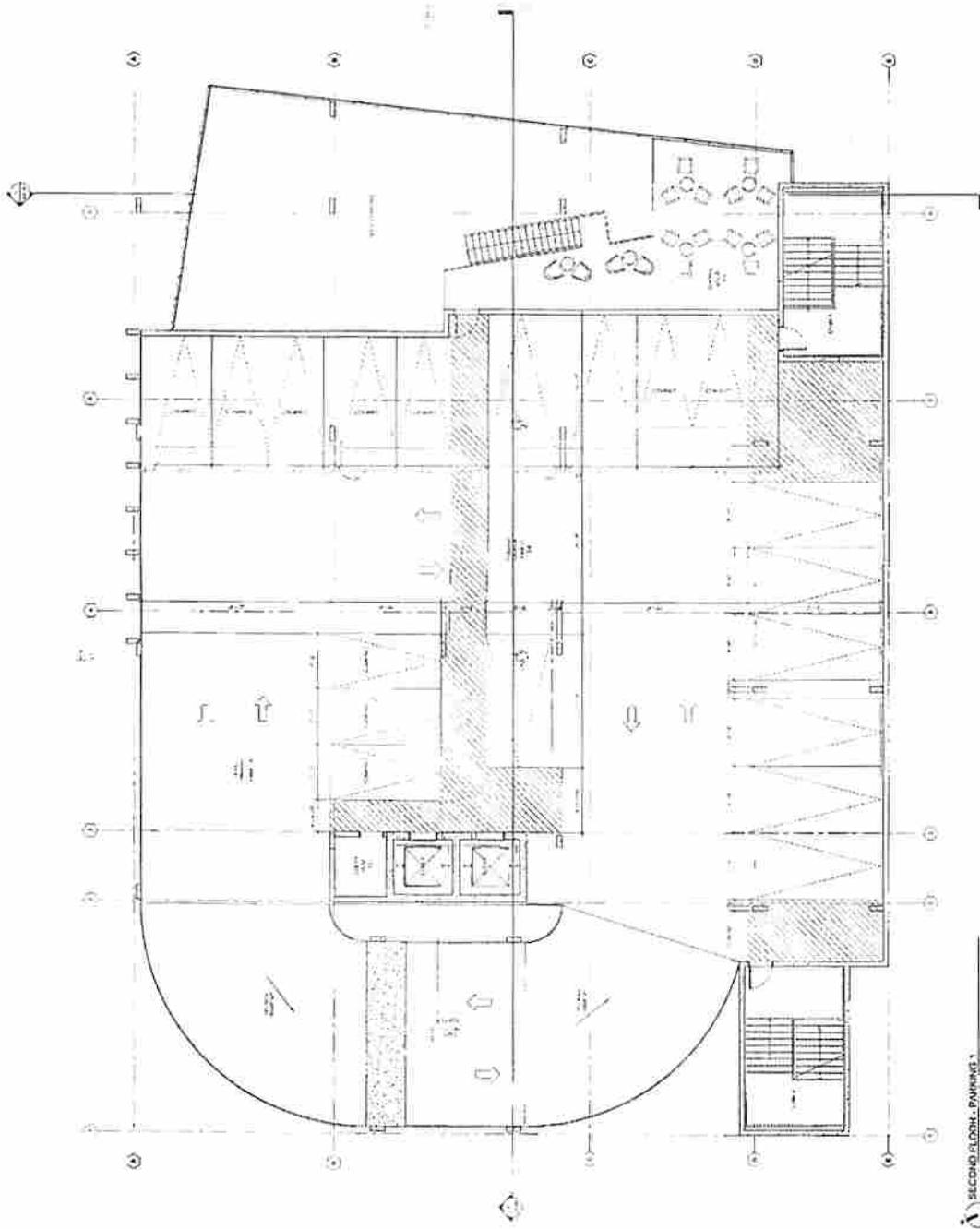
ROYAL PAGODA HOTEL

NAC

ARCHITECTURE

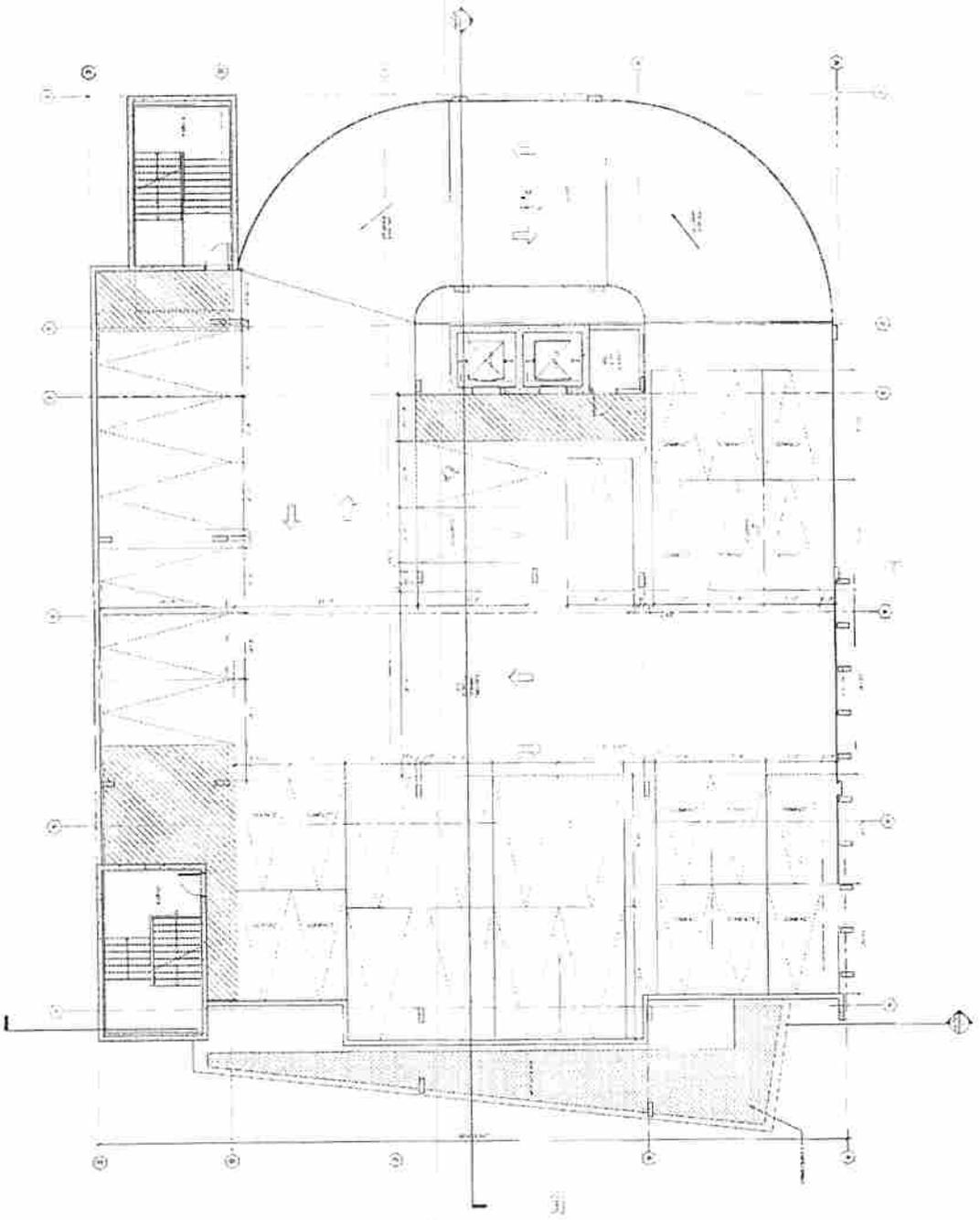
DATE

A3.02



SECOND FLOOR - PARKING 1

SECTION 1-1
 1:20



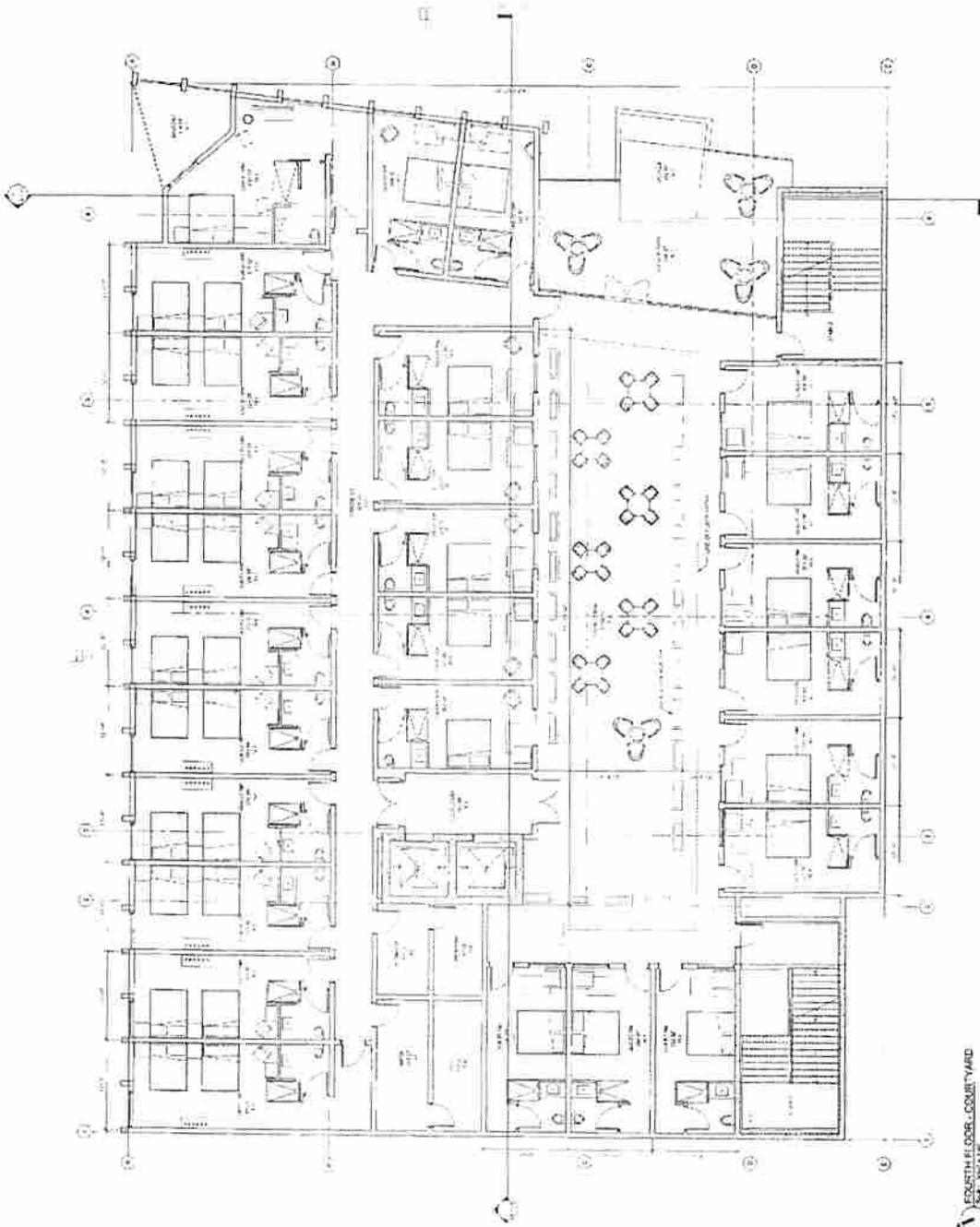
A3.03

NAC
 NATIONAL ARCHITECTURAL CONSULTANTS
 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

KWONG KAMMUELLI
ROYAL PAGODA HOTEL
 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

SCHEMATIC DESIGN

1/2000



5TH FLOOR COURTYARD



DATE: 2014-08-20

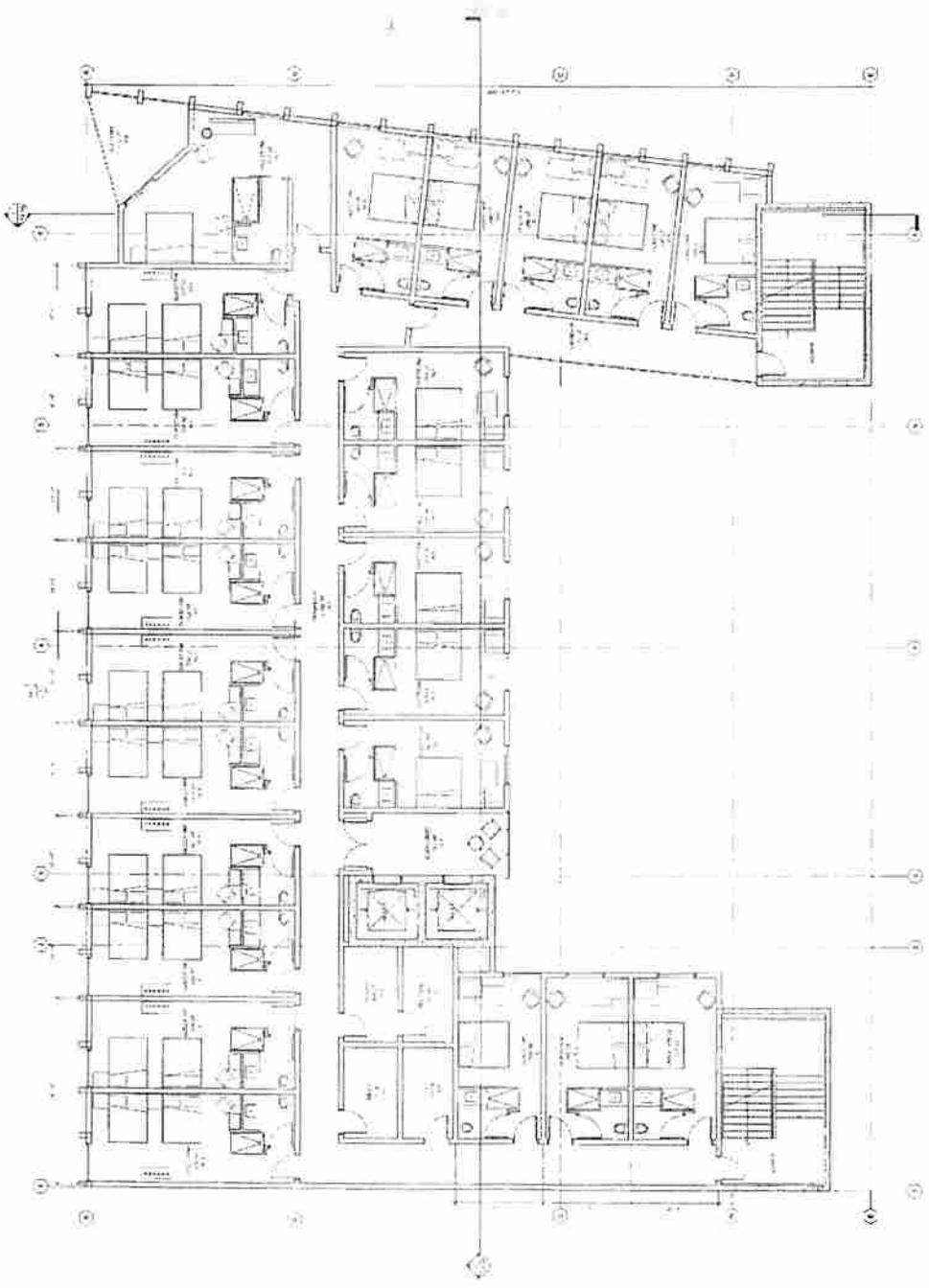
A3.05

NAC
 NATIONAL ARCHITECTURAL CONSULTANTS
 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200

ROYAL PAGODA HOTEL
 15TH FLOOR - GUESTROOMS

SCHEMATIC DESIGN

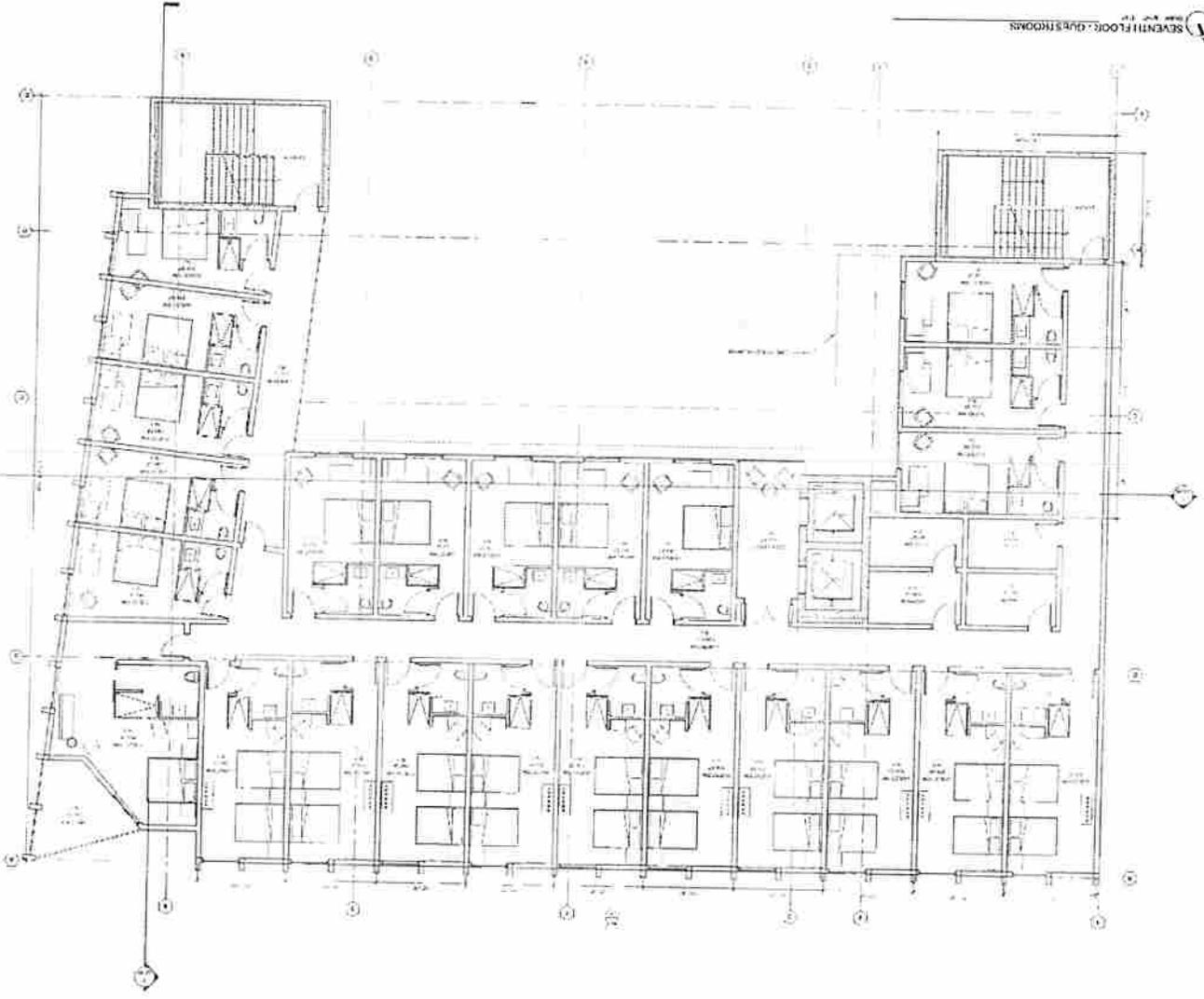
DATE: 2014-08-20



SIXTH FLOOR - GUESTROOMS

DATE: 11/11/2011

SEVENTH FLOOR: QUEEN ROOMS



A3.07

ARCHITECT

DATE: 11/11/2011
SCALE: 1/8" = 1'-0"
PROJECT: ROYAL PAGODA HOTEL

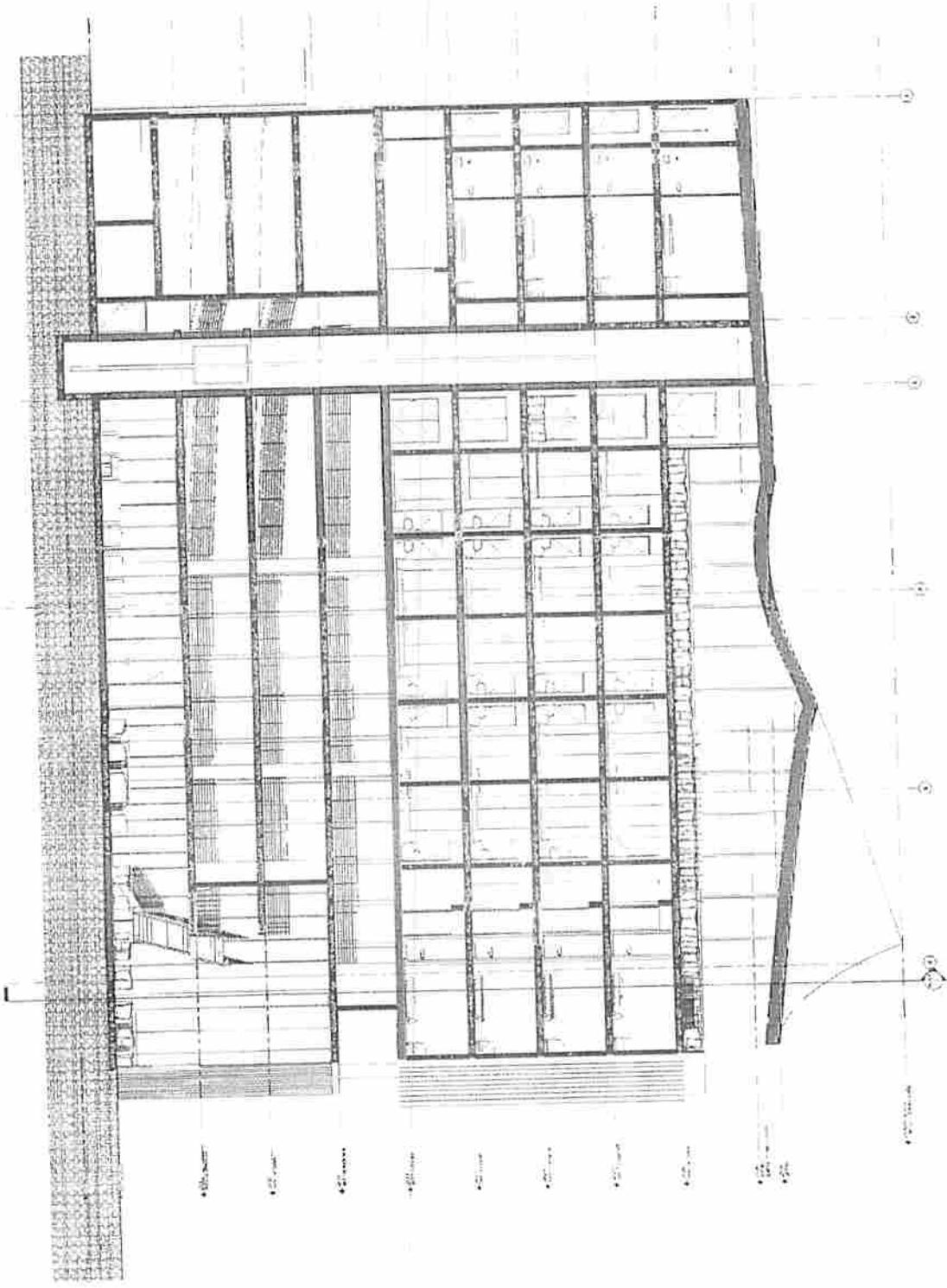
NVC

ROYAL PAGODA HOTEL
11/11/2011

SCHEMATIC DESIGN

DATE: 11/11/2011

1 Section



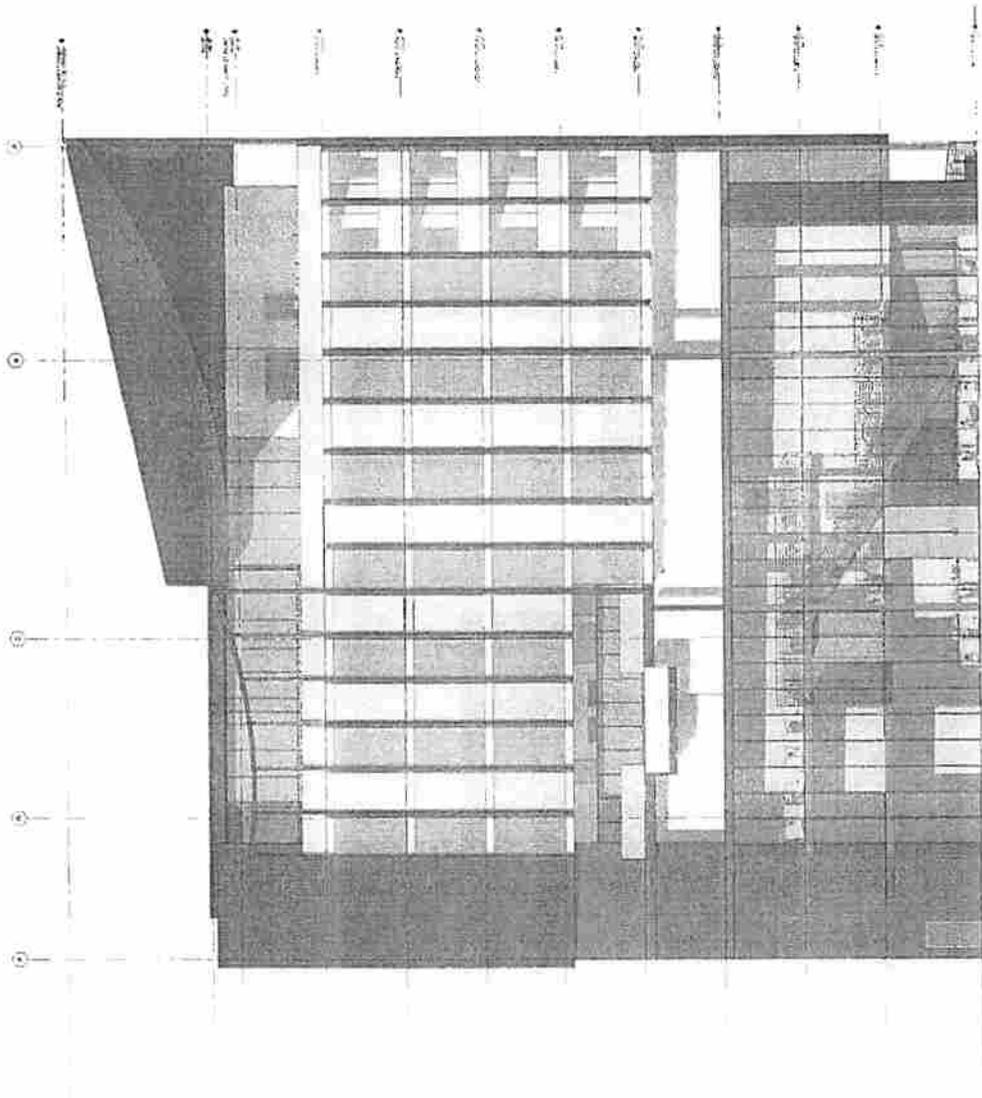
A3.09

NAC
NATIONAL ARCHITECTURAL CONSULTANTS
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

ROYAL PAGODA HOTEL

SCHEMATIC DESIGN

01/20/2024



1 East Elevation
10/20/14



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: Search Format: AA-YYYY-1234 Example: ZA-2011-3269 [Advanced Search Help](#)

0 Case Documents found for Case Number: ZA-2018-7098-CUB-CUX-SPR

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: ZA-2018-7098-CUB-CUX-SPR
Case Filed On: 12/04/2018
Accepted for review on:
Assigned Date: 12/04/2018
Staff Assigned: MAY SIRINOPWONGSAGON
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
ZA Action:
ZA Action Date:
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: Yes

Primary Address

Address	CNC	CD
995 N NORTH BROADWAY 90012	Los Angeles Historic Cultural	1

[View All Addresses](#)

Project Description: THE DEMO OF AN (E) HOTEL AND THE CONSTRUCTION USE AND MAINTENANCE OF A (N) 111,751 SF, 9-STORY HOTEL AND A 6,211 ROOFTOP RESTAURANT/LOUNGE.

Requested Entitlement: PURSUANT TO LAMC SEC. 16.05 A SITE PLAN REVIEW FOR THE THE CONSTRUCTION USE AND MAINTENANCE OF A (N) 111,751 SF, 9-STORY HOTEL AND A 6,211 ROOFTOP RESTAURANT/LOUNGE. PURSUANT TO LAMC SEC. 12.24.W.1 AND 12.24.W.18 A CONDITIONAL USE PERMIT REQUEST TO ALLOW ON-SITE SALE AND CONSUMPTION OF A FULL LINE OF ALCOHOL, LIVE ENTERTINMENT, AND HOURS OF OPERATION FROM 10AM-3PM.

Applicant: PETER KWONG [Company:THE KWONG FAMILY 2012 IRREVOCABLE TRUST]

Representative: ARIEL GUTIERREZ [Company:CMS]

[View Related Cases](#)

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI1NzY30> (<http://planning.lacity.org/pdiscaseinfo/CaseId/MjI1NzY30>)



(/pdiscaseinfo/default.aspx)

Department of City Planning Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: Search Format: AA-YYYY-1234 Example: ZA-2011-3269 [Advanced Search Help](#)

0 Case Documents found for Case Number: ZA-2018-7098-CUB-CUX-SPR

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: ZA-2018-7098-CUB-CUX-SPR
Case Filed On: 12/04/2018
Accepted for review on:
Assigned Date: 12/04/2018
Staff Assigned: MAY SIRINOPWONGSAGON
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
ZA Action:
ZA Action Date:
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: Yes

Primary Address

Address	CNC	CD
995 N NORTH BROADWAY 90012	Los Angeles Historic Cultural	1

[View All Addresses](#)

Project Description: THE DEMO OF AN (E) HOTEL AND THE CONSTRUCTION USE AND MAINTENANCE OF A (N) 111,751 SF, 9-STORY HOTEL AND A 6,211 ROOFTOP RESTAURANT/LOUNGE.

Requested Entitlement: PURSUANT TO LAMC SEC. 16.05 A SITE PLAN REVIEW FOR THE THE CONSTRUCTION USE AND MAINTENANCE OF A (N) 111,751 SF, 9-STORY HOTEL AND A 6,211 ROOFTOP RESTAURANT/LOUNGE. PURSUANT TO LAMC SEC. 12.24.W.1 AND 12.24.W.18 A CONDITIONAL USE PERMIT REQUEST TO ALLOW ON-SITE SALE AND CONSUMPTION OF A FULL LINE OF ALCOHOL, LIVE ENTERTINMENT, AND HOURS OF OPERATION FROM 10AM-3PM.

Applicant: PETER KWONG [Company:THE KWONG FAMILY 2012 IRREVOCABLE TRUST]

Representative: ARIEL GUTIERREZ [Company:CMS]

[View Related Cases](#)

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/Mj11NzY30> (<http://planning.lacity.org/pdiscaseinfo/CaseId/Mj11NzY30>)

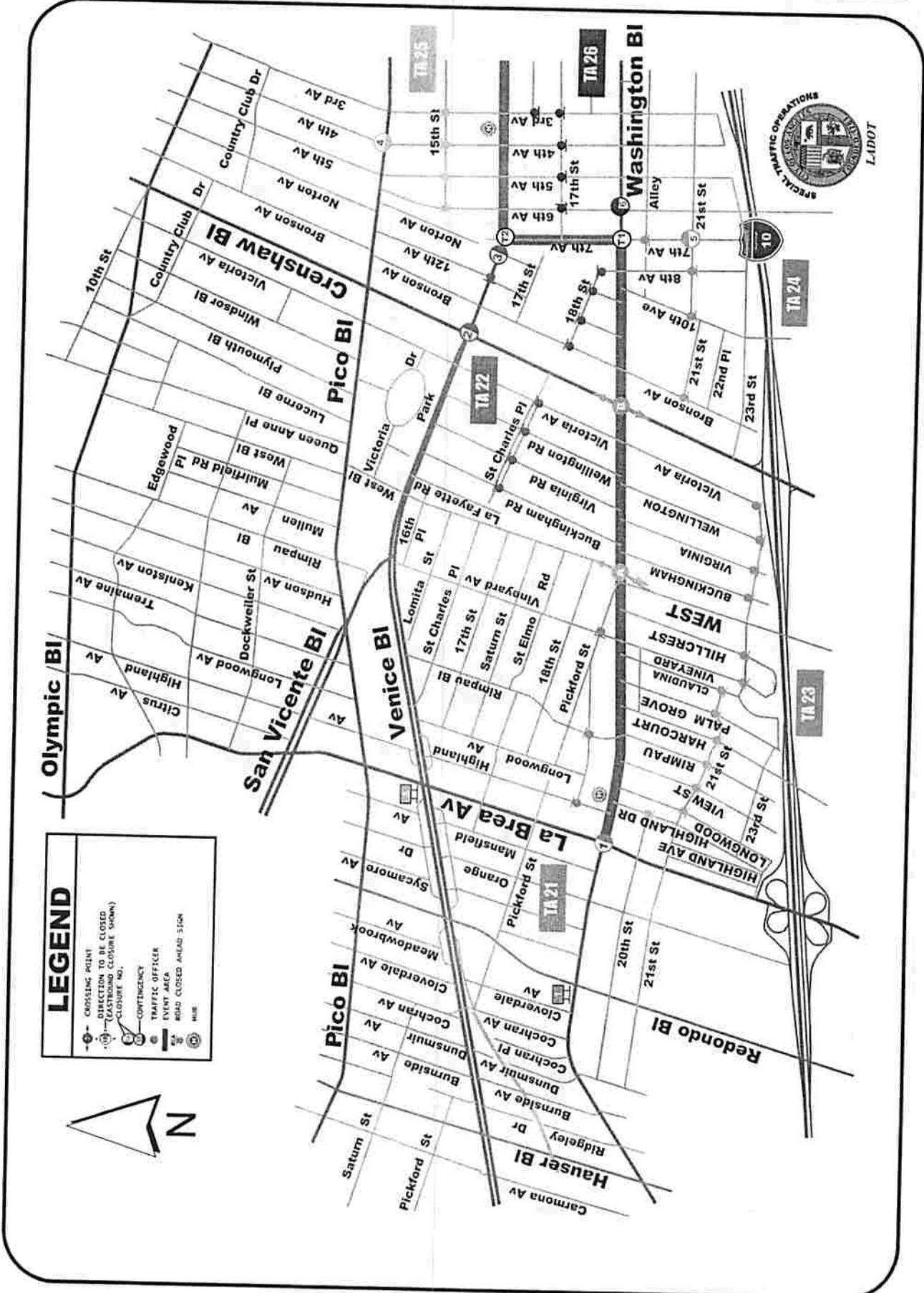


LEGEND

- CROSSING POINT
- DIRECTION TO BE CLOSED
- CLOSURE NO.
- CONTINGENCY
- TRAFFIC OFFICER
- EVENT AREA
- ROAD CLOSED AHEAD SIGN
- HUB
- STRIKE TEAM SPECIAL

TRAFFIC MANAGEMENT PLAN
CicLAvia - June 30, 2019

SECTOR
2



LEGEND

- CROSSING POINT
- DIRECTION TO BE CLOSED
- (GASTRODOME CLOSURE SYMBOL)
- CLOSURE NO.
- CONTINGENCY
- TRAFFIC OFFICER
- EVENT AREA
- ROAD CLOSED AHEAD SIGN
- MILE



http://www.ladowntownnews.com/development/hotel-to-replace-chinatown-motel/article_25ee94d2-0544-11e9-ba45-2b28486720aa.html

FEATURED

Hotel to Replace Chinatown Motel

Dec 21, 2018

Goodbye Pagoda: More development could be coming to Chinatown. Plans were filed last week with the Department of City Planning for a nine-story hotel that would rise at 955 N. Broadway, a block north of Central Plaza.

[Get DTLA stories in our daily email newsletter.]

The site currently houses the low-rise Royal Pagoda Motel, which would be torn down to make way for a 111,751-square-foot building. The number of rooms was not revealed, though plans call for a rooftop restaurant and lounge. The Kwong Family 2012 Irrevocable Trust is listed as the developer. No budget or timeline was disclosed.

Long-Delayed Hotels Now Scheduled to Open Next Summer

Roughly three blocks away, French real estate firm Compagnie de Phalsbourg is developing a 26-story mixed-use project at 643 N. Spring St. and Atlas Capital is seeking entitlements for its College Station development near the Chinatown Gold Line station.

In busy Chinatown, 9-story hotel proposed to replace motel

The owners are planning a hotel and rooftop restaurant

By Bianca Barragan Dec 6, 2018, 1:42pm PST



Michael Locke

The owners of the Royal Pagoda Motel on Broadway in Chinatown have proposed razing the two-story building and replacing it with a nine-story hotel.

The Kwong Family Irrevocable Trust filed plans with the city on Tuesday. The new hotel would measure about 112,000 square feet and feature a rooftop restaurant and lounge.

The Royal Pagoda building dates to 1964, according to city records. It sits at the southwest corner of Bernard and Broadway, near the onramp to the 110 Freeway. A representative for the owners did not return a request for comment.

Farther north on Broadway, a long and narrow project with 920 housing units is proposed by developers Lincoln Property Company and S & R Partners, which is run by the San Antonio Winery's Riboli family. The project would rise between Broadway and the Los Angeles State Historic Park.

Chinatown as whole is drawing lots of attention from developers. In the last year, a 27-story tower with housing, retail, and office space has been proposed as a replacement for an existing retail centre and a 26-story apartment and hotel tower designed by Studio Gang has been put forth on a site occupied by a low-rise building and a former movie theatre.

In busy Chinatown, 9-story hotel proposed to replace motel

The owners are planning a hotel and rooftop restaurant

By [Blanca Barragan](#) Dec 6, 2018, 1:42pm PST



Michael Locke

The owners of the Royal Pagoda Motel on Broadway in [Chinatown](#) have proposed razing the two-story building and replacing it with a nine-story hotel.

The Kwong Family Irrevocable Trust [filed plans](#) with the city on Tuesday. The new hotel would measure about 112,000 square feet and feature a rooftop restaurant and lounge.

The Royal Pagoda building dates to 1964, according to city records. It sits at the southwest corner of Bernard and Broadway, near the onramp to the 110 Freeway. A representative for the owners did not return a request for comment.

Farther north on Broadway, [a long and narrow project](#) with 920 housing units is proposed by developers Lincoln Property Company and S & R Partners, which is run by the San Antonio Winery's Riboli family. The project would rise between Broadway and the Los Angeles State Historic Park.

Chinatown as whole is drawing lots of attention from developers. In the last year, [a 27-story tower](#) with housing, retail, and office space has been proposed as a replacement for an existing retail centre and [a 26-story apartment and hotel tower](#) designed by Studio Gang has been put forth on a site occupied by a low-rise building and a former movie theatre.

Nine-Story Hotel Planned on North Broadway

The project would replace the Royal Pagoda Motel.

DECEMBER 05, 2018, 9:00AM

STEVEN SHARP 11 COMMENTS



GALLERY

A motel that has stood in Chinatown since the 1960s could make way for a much larger development, according to plans filed yesterday with the City of Los Angeles.

The Royal Pagoda Motel, located at 995 N. Broadway, is slated for redevelopment with nine-story, 111,751-square-foot hotel featuring a 6,211-square-foot rooftop restaurant and lounge. Applicant Peter Kwong has requested alcohol and live entertainment permits for the project.

Additional details regarding the project are unclear based on its case filing.

Though taller than the existing two-story motel, the proposed development would be dwarfed by two other developments planned nearby on North Broadway.

To the north, a narrow strip of land overlooking Los Angeles State Historic Park is slated for the construction of a series of mid-rise structures featuring 920 apartments and retail space.

To the south, a shopping center across the street from Chinatown's Central Plaza is poised for a 27-story tower that would feature 178 apartments above office space and retail.

Huge Chinatown development with no affordable housing skewered by neighbours

Lack of affordable housing, transit connectivity, and community outreach were sticking points for locals

By [Bianca Barragan](#) Feb 13, 2018, 3:34pm PST



Via Department of City Planning

Developers were hit with waves of criticism Monday night about a 920-unit apartment complex they plan to build between Broadway and [Los Angeles State Historic Park](#) in [Chinatown](#).

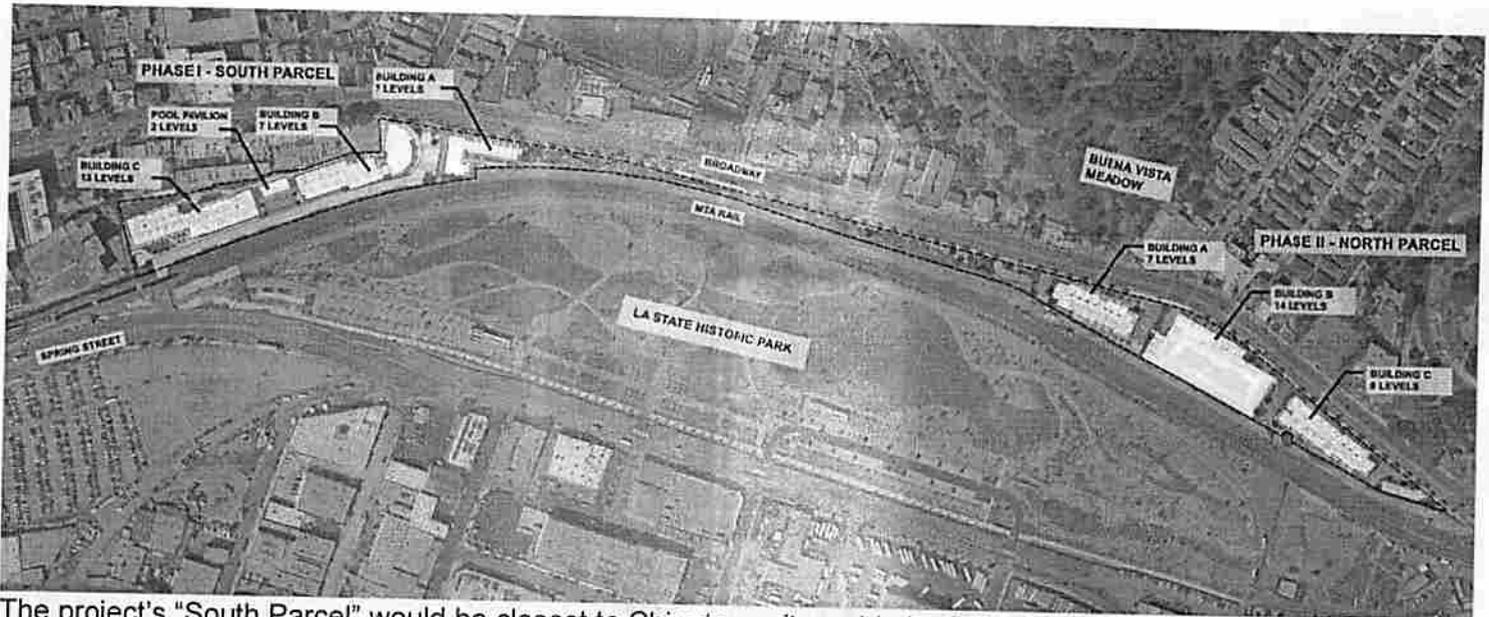
Critics say the proposed project, called [Elysian Parks Lofts](#), effectively puts a wall between the state park and a large swath of the surrounding community, which [fought](#) to create the park in the first place. One resident called it "The Ugly Wall of Chinatown."

At the meeting, hosted by the [Historic Cultural Neighborhood Council's](#) urban design and land use committee, members of at least two advocacy groups for the state park criticized the project, saying it will block views from the park to the surrounding hillsides and cut the community off from the park.

The multi-building complex would rise on a slim property that runs from the northern side of the park to its western point, near the Spring Street entrance to the park. The Lofts would bring 920 apartment units in six buildings, ranging from seven to 14 stories tall, a two-story resident amenity center, and 1 acre of public green space to the site.

The developers, Lincoln Property Company and S & R Partners, which is run by the Riboli family that founded the San Antonio Winery 101 years ago, have not committed to providing a set amount of affordable units in the project. That was a major pressure point for many speakers, as Chinatown and Solano Canyon are overwhelmingly low-income.

Historic Cultural Neighborhood Council executive officer and developer Yuval Bar-Zemer said it was clear to him that the Lofts would not be within financial reach of the community. (Bar-Zemer is not involved in the development of this project.) Elysian Park Lofts is merely "capitalizing on the large investment the state made on the park," he said.



The project's "South Parcel" would be closest to Chinatown; it would be about the Capitol Milling Company building (another S & R Partners project). The "North Parcel" would be in Solano Canyon, near the Broadway Bridge over the LA River. *Via Department of City Planning*

Robert Kane of Lincoln Property Company said at the meeting that the exact amount number of affordable units was still being decided.

Several attendees also railed against the project's lack of transit connectivity. This stretch of Broadway, many noted, is a vital corridor for people in the neighborhood seeking to head Downtown or to Northeast LA by bus. Additionally, the project's "South Parcel" segment is a stone's throw away from the Gold Line's Chinatown station.

In spite of the Lofts' proximity to two forms of public transportation, not only do project renderings not show enhanced bus stops (or any bus stops at all), but the 920-unit project includes nearly 1,800 parking spaces, noted Sissy Nga Trinh of the Southeast Asian Community Alliance.

To build the project, Lincoln and S & R Partners need approval from the city to build taller than what code allows including a height district change, a change to the site's zoning, and a general plan amendment.

"You're asking for massive changes," but you're not giving anything back to the community, said land use committee chair Laura Velkei.

Plans for Elysian Park Lofts are in the environmental impact report process now. The public has until February 28 to submit comments on the plans as part of that process.

In a statement to Curbed, Lincoln Property's Robert Kane says that the developers "highly value" the comments voiced at the meeting, and that they "are committed to a thorough and engaging process ... in the months ahead."

Huge Chinatown development with no affordable housing skewered by neighbours

Lack of affordable housing, transit connectivity, and community outreach were sticking points for locals

By [Bianca Barragan](#) Feb 13, 2018, 3:34pm PST



Via Department of City Planning

Developers were hit with waves of criticism Monday night about a 920-unit apartment complex they plan to build between Broadway and [Los Angeles State Historic Park](#) in [Chinatown](#).

Critics say the proposed project, called [Elysian Parks Lofts](#), effectively puts a wall between the state park and a large swath of the surrounding community, which [fought](#) to create the park in the first place. One resident called it "The Ugly Wall of Chinatown."

At the meeting, hosted by the [Historic Cultural Neighborhood Council's](#) urban design and land use committee, members of at least two advocacy groups for the state park criticized the project, saying it will block views from the park to the surrounding hillsides and cut the community off from the park.

The multi-building complex would rise on a slim property that runs from the northern side of the park to its western point, near the Spring Street entrance to the park. The Lofts would bring 920 apartment units in six buildings, ranging from seven to 14 stories tall, a two-story resident amenity center, and 1 acre of public green space to the site.

The developers, Lincoln Property Company and S & R Partners, which is run by the Riboli family that founded the San Antonio Winery 101 years ago, have not committed to providing a set amount of affordable units in the project. That was a major pressure point for many speakers, as Chinatown and Solano Canyon are overwhelmingly low-income.

Historic Cultural Neighborhood Council executive officer and developer Yuval Bar-Zemer said it was clear to him that the Lofts would not be within financial reach of the community. (Bar-Zemer is not involved in the development of this project.) Elysian Park Lofts is merely “capitalizing on the large investment the state made on the park,” he said.



The project's “South Parcel” would be closest to Chinatown; it would be about the Capitol Milling Company building (another S & R Partners project). The “North Parcel” would be in Solano Canyon, near the Broadway Bridge over the LA River. *Via Department of City Planning*

Robert Kane of Lincoln Property Company said at the meeting that the exact amount number of affordable units was still being decided.

Several attendees also railed against the project's lack of transit connectivity. This stretch of Broadway, many noted, is a vital corridor for people in the neighborhood seeking to head Downtown or to Northeast LA by bus. Additionally, the project's “South Parcel” segment is a stone's throw away from the Gold Line's Chinatown station.

In spite of the Lofts' proximity to two forms of public transportation, not only do project renderings not show enhanced bus stops (or any bus stops at all), but the 920-unit project includes nearly 1,800 parking spaces, noted Sissy Nga Trinh of the Southeast Asian Community Alliance.

To build the project, Lincoln and S & R Partners need approval from the city to build taller than what code allows including a height district change, a change to the site's zoning, and a general plan amendment.

“You're asking for massive changes,” but you're not giving anything back to the community, said land use committee chair Laura Velkei.

Plans for Elysian Park Lofts are in the environmental impact report process now. The public has until February 28 to submit comments on the plans as part of that process.

In a statement to Curbed, Lincoln Property's Robert Kane says that the developers “highly value” the comments voiced at the meeting, and that they “are committed to a thorough and engaging process ... in the months ahead.”

BREAKING NEWS
OUTSTANDING
WARRANT
WANTED FOR
GIL CEDILLO HAS
FAILED TO
STEP DOWN

HEY HEY
HO HO
COUNCIL MEMBER
GIL CEDILLO

HAS ^{to} GO

WE WILL NOT
BE SILENT
UNTIL SIGNS
UP GRASS ROOTS
FOR FAILING

TO TAKE DOWN
REPLACE CURRENT
EXISTING 8" BY
CONVERTING
UPGRADING
12" LARGE SIZE
AT BROADWAY
BENARD ST.

CHINA TOWN
100%
Affordable
NOW

A

162855

011030 16

CONVULSANT

HOT

HEATED

L.A.'S HOMELESS

IS

WAITING
FOR YOU
TO →

SIGN THE PETITION!

SIGN THE PETITION!
#RECALLGARCETTI #RECALLGARCETTI

RECALL / RESIGN

LA. MAYOR ERIC GARCETTI
AND C/M GIL CEDILLO
FOR INACTION AND HOMELESS
SANCTION ON L.A.'S CRISIS

FOR MAYOR GARCETTI
TO HELP THEM

L.A.'S HOMELESS CRISIS!

121219Z 220313Z
FM JCRC

TO: DIA

FROM: JCRC

SUBJECT: [Illegible]

121219Z 220313Z

FM JCRC

21

211714Z

000000

000000

121219Z 220313Z

