

## Stop Giveaways to Hotel Developers, Like 2005 James M Wood (18-1242) AND 639 S. La Brea Ave (ZA-2019-1744 - 639)

1 message

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To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need.

The projects twist the definitions in the following ways:

At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.

At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

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