



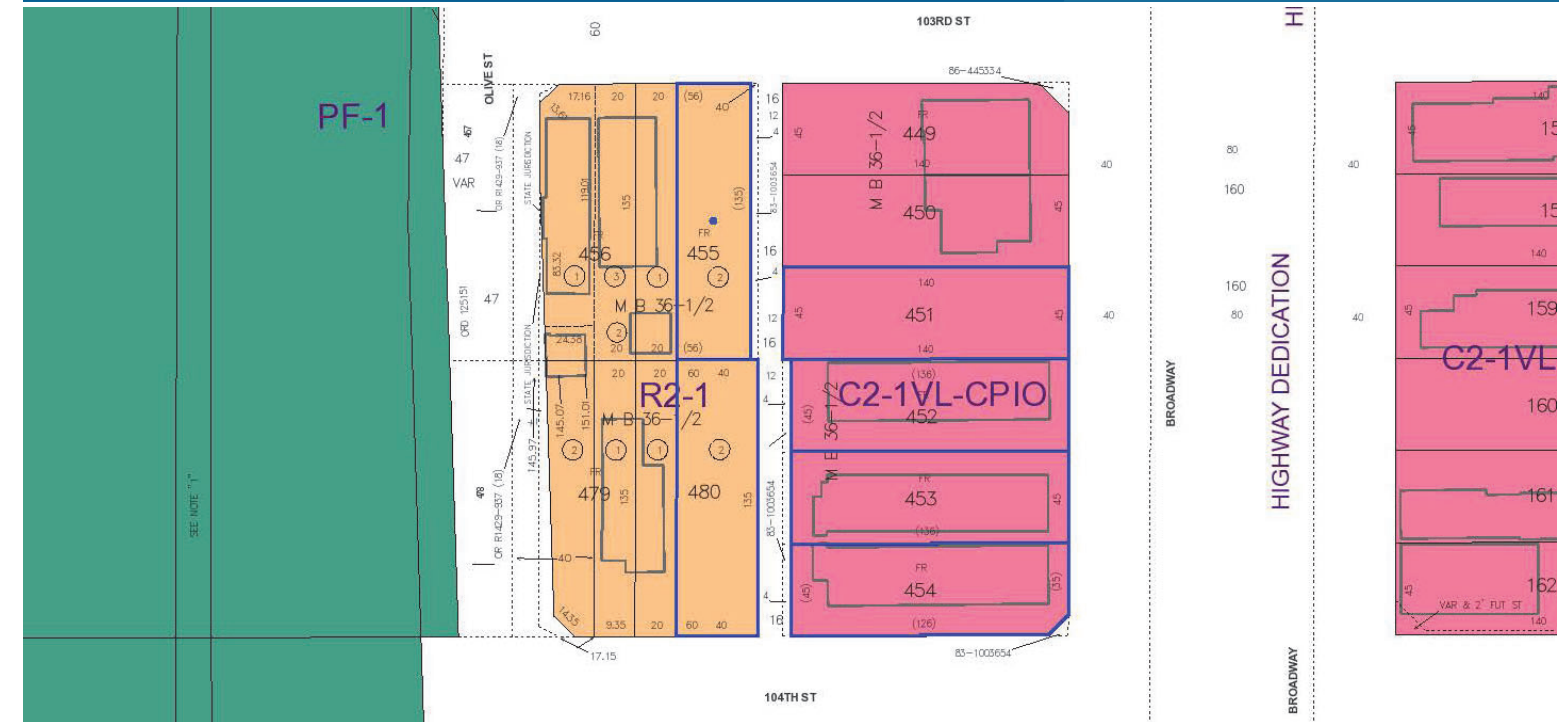
Department of City Planning  
P.O. Box 6069  
Sherman Oaks, CA 91413

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知  
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



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## Notice of Public Hearing

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**311**  
Traducción  
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Թարգմանություն



**Wednesday, April 17, 2024**  
**10:00 a.m.**

Pursuant to LAMC Section 13B.6.2,  
the initiation of revocation  
proceedings for Hi Lite Motel by the  
Zoning Administrator

### Name of Business:

Hi Lite Motel

### Hearing Conducted by:

Associate Zoning Administrator

This public hearing will be conducted entirely virtually and  
will allow for remote public comment.

#### Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: **827 4650 9698 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/82746509698>  
Enter Meeting ID: 827 4650 9698 and Passcode: 732902

You will be auto-muted when entering the meeting. To comment on an  
agenda item, click the raise hand icon (Webinar) or press \*9 (Phone)  
to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours  
before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that  
virtual meeting instructions will be provided on the meeting agenda.

### Business Address

Dirección del Negocio  
회사 주소 • 營業地址  
Address ng Negosyo  
Ընկերության բացե

10321 & 10325 South Broadway, Los Angeles, CA 90003  
10309, 10313, 10315, 10317 South Broadway  
317 West 104th Street & 316 West 103rd Street

### Current Operation

Operación Actual  
현재 운영 시간 • 現行業務  
Kasalukuyang Operasyon  
Ներկայիս ործունեություն

The site doing business as Hi Lite Motel has generated numerous  
complaints and required consistent police enforcement. As the present use  
may jeopardize and adversely affect the public health, peace, and safety of  
persons residing and working on the premises and in the surrounding area,  
and has documented reports and repeated nuisance activities, the City has  
responded with a public hearing for possible imposition of conditions to  
abate the nuisance or to revoke said use.

Pursuant to Los Angeles Municipal Code Section 13B.6.2, the Associate  
Zoning Administrator may require the discontinuance of the use, or may  
impose corrective conditions regarding its use in order to mitigate any land  
use impacts.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Associate Zoning Administrator will consider:

- 1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.
- 2. Pursuant to Los Angeles Municipal Code Section 13B.6.2, Los Angeles Police Department investigative reports, arrest reports, calls for service, crime summary reports, arrest summary reports, citations, and crime analysis documentation of: prostitution, human trafficking of minor, rape, rape of minor, narcotics, battery on police officer, possession of weapons, murder, shooting, death, grand theft, assault with deadly weapon, injury, burglary, robbery, vandalism, vehicle theft, disorderly house, aggravated assault, dispute, trespassing, attack, kidnapping, indecent exposure, criminal threats, sexual battery, attempted murder, attempted rape, possession of controlled substance, drug overdose, and more.

\*For discontinuance of use or imposition of conditions, the property owner and/or business owner/operator shall be considered as the "Applicant". For applications filed pertaining to appeals and all subsequent Plan Approval applications, the property owner and/or business owner/operator, as well as all agents/representatives/associates affiliated with the property and business, who files an application on behalf of the property owner and/or business owner/operator, said individual shall be considered as the Applicant.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

<b>Case Number(s):</b> ZA-2024-1546-RV	<b>Environmental Case Number(s):</b> ENV-2024-1547-CE
<b>Related Case Number(s):</b> N/A	<b>Overlay(s):</b> ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
<b>Zone:</b> C2-1VL-CPIO / R2-1	<b>Community Plan Area:</b> Southeast Los Angeles
<b>Land Use Designation:</b> Neighborhood Commercial / Low Medium I Residential	<b>Assigned Staff Contact Information:</b>  Iris Wan, City Planner iris.wan@lacity.org (213) 978-1397 200 N. Spring Street Room #763 Los Angeles, CA 90012
<b>Council District:</b> 8 - Harris-Dawson	
<b>Property Owner:</b> LA Hi Lite Property, Inc.	
<b>Business Owner / Operator:</b> LA Hi Lite Property, Inc. / Yu Chen	

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知  
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**Accommodations** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.