CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012

NOTICE OF PUBLIC HEARING

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your participation in the hearing is optional.**

The meeting's agenda will be provided no later than 72 hours before the meeting at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Site: **3685 Vermont Avenue**

Case No.:	ZA-2020-55-CU-SPR	**Council No:**	8 – Harris - Dawson
CEQA No.:	ENV-2020-56-EAF	**Related Cases:**	None
Hearing Held By:	Zoning Administrator	**Plan Area**	South Los Angeles
Date:	**October 21, 2021**		
Time:	**9:00 a.m.**	**Zone:**	C2-2D-CPIO
Place:	Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom at the following link: https://planning-lacity-org.zoom.us/j/86233726854 **Meeting ID: 862 3372 6854** **Passcode: 723637** Participants may also dial by phone: **(669) 900-9128 or (213) 338-8477** When prompted, enter the Meeting ID of: **862 3372 6854#**	**Specific Plan:**	South Los Angeles Community Plan Implementation Overlay – TOD High Subarea
		Applicant:	Henry Fan Bethune Hotel Ventures, LLC
		Staff Contact:	Helen Jadali, Planning Assistant 200 N. Spring St., Room #721 Los Angeles, CA 90012 Helen.Jadali@lacity.org (213) 978-1339

PROPOSED PROJECT:
A Conditional Use Permit for the construction, use, and maintenance of a new 7-story, 75 feet height, 168-room hotel building, totaling 102,069 square foot including 4,067 square foot of ground floor retail, and 5,708 square feet of open space, within 500 feet of a residential zone.

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider, pursuant to CEQA Guidelines Sections 15168 and 15162, the adequacy of the project being within the scope of the South Los Angeles Community Plan Program EIR No. ENV-2008-1781-EIR.

2. Pursuant to Section 12.24.W.24, a Conditional Use Permit (CUP) to allow a 168-room Hotel located within 500 feet of a residential zone.

3. Pursuant to Section 16.05.C., a Site Plan Review (SPR) to allow the construction of a development which creates, or results in an increase of, 50 or more guest rooms in the C2-2D-CPIO zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this notice. The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.

NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 500-foot Radius	Within a 500-foot Radius	☐

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