SOUTH LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, DECEMBER 6, 2022 AFTER 4:30 P.M.
(via TELECONFERENCE)

Meeting presentations will be available here https://tinyurl.com/SouthLAAPC12-06-22 by December 2, 2022.
Compliant Day of Meeting Submissions will be added to this drive as they are received.

Jacqueline Orozco, President
Stevie Stern, Vice President
Eric D. Bates, Commissioner
Cynthia Gonzalez, Commissioner
Stacey Pruitt, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant
apcsouthla@lacity.org
(213) 978-1128

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:
In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the South Los Angeles Area Planning Commission's December 6, 2022 meeting will be conducted via telephone and/or videoconferencing.

SOUTH LOS ANGELES AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: https://planning-lacity-org.zoom.us/j/83856124919 AND USE MEETING ID: 838 5612 4919 AND PASSCODE 055042.

Members of the public who wish to participate in the meeting and offer public comment to the South Los Angeles Area Planning Commission can either access the link located above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 838 5612 4919** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 055042**. For virtual meeting participation information, please click here.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon.

Written submissions are governed by Rule 4.3 of the South Los Angeles Area Planning Commission Rules and Operating Procedures which are posted online at https://planning.lacity.org, by selecting "About," "Commissioners," "Area Planning Commissions," "South Los Angeles Area Planning Commission," and "Operating Procedures." However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to apcsouthla@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 3:00 p.m., Thursday of the week prior to the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to apcsouthla@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions**, after 3:00 p.m. on Thursday before the Commission meeting up to and including the day of the meeting are limited to 2 written pages including exhibits and must be submitted electronically to apcsouthla@lacity.org. Photographs do not count toward the page limitation. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1128 or by email at apcsouthla@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

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 agendized 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.

Agendas and Adopted Minutes are available online at http://planning.lacity.org, by selecting "About," "Commissions, Boards & Hearings," filter by "South Los Angeles Area Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at http://planning.lacity.org.

If you would like to receive a determination letter for any item on today's agenda, please email your request to apcsouthla@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A), and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission Action.

2. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes - October 18, 2022 and November 17, 2022

3. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apcsouthla@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda is taken for consideration.

4. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the South Los Angeles Area Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 838 5612 4919** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 055042.**

5. RECONSIDERATIONS

a. MOTIONS TO RECONSIDER – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.

b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. ZA-2020-55-CU-SPR-1A Council District: 8 – Harris-Dawson
CEQA: ENV-2020-56-EAF; **Last Day to Act: 12-06-22
ENV-2008-1781-EIR Continued From: 10-18-22
Plan Area: South Los Angeles

PUBLIC HEARING HELD

PROJECT SITE: 3685 Vermont Avenue

PROPOSED PROJECT:
A Conditional Use Permit for the construction, use, and maintenance of a new seven-story, 75 feet height, 168-room hotel building, totaling 101,928 square-feet including 3,896 square-feet of ground floor retail, 1,500 square-feet dedicated to Community Child Education Services, and 5,032 square-feet of open space, with an additional 1,284 square-feet of open space intended for the Community Education facility, within 500 feet of a residential zone.

APPEAL:
An appeal of the March 25, 2022, Zoning Administrator's determination which:

1. Denied, pursuant to Section 12.24 W.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a 168-room Hotel located within 500 feet of a Residential Zone; and
2. Denied, pursuant to Section 16.05 C of the LAMC, a Site Plan Review for a development project which creates, or results in an increase of 50 or more guest rooms, in the C2-2D-CPIO Zone.

Applicant/Appellant: Henry Fan, Bethune Hotel Ventures, LLC

Staff: Helen Jadali, City Planning Associate
helen.jadali@lacity.org
(213) 978-1339

Theodore Irving, Associate Zoning Administrator

The next regular meeting of the South Los Angeles Area Planning Commission will be held on **Tuesday, December 20, 2022 at 4:30 p.m.**

****Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.**

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

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 and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1128 or by email at apcsouthla@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, **https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs.**

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ... " when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.