

SOUTH LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, OCTOBER 18, 2022
(Via Teleconference)

MINUTES OF THE SOUTH LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**SOUTH LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

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 October 18, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission President Orozco at 4:31 p.m. with Commissioners Bates, Gonzalez, and Stern present.

Also in attendance were Michelle Singh, Senior City Planner; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I, Diego Vazquez, Administrative Clerk, and Linda Lou, Commission Office Manager.

At approximately 4:36 p.m. Commissioner Pruitt joined the Zoom webinar/teleconference meeting.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Section 54953(e)(1)(B)-(C), and (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.

MOTION:

Commission Vice President Stern moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commissioner Orozco seconded the motion and the vote proceeded as follows:

Moved: Stern
Second: Orozco
Ayes: Bates, Gonzalez, Pruitt

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Senior City Planner Report:** Senior City Planner Michelle Singh gave the following report:
 - We want to acknowledge that this meeting is occurring during a difficult day and time in the history of Los Angeles. Los Angeles City Planning is against all forms of hate speech, race, ethnic, and gender-related harassment. As provided by Senate Bill (SB)1100, Article 16 of Chapter IV of the Los Angeles Municipal Code, and Executive Directive No. 27, the Department is committed to racial justice, equity, and inclusivity in all its internal and external engagement regarding any City-related business.
 - Following Executive Directive (ED) No. 27, the Planning Department established the Office of Racial Justice, Equity, and Transformative Planning to ensure the creation of safe working spaces where both staff and customers feel comfortable regardless of race, gender, ethnic, and religious identities. The Department of City Planning is committed to make its public hearings a safe place for all its participants.
- **Deputy City Attorney Report:** Deputy City Attorney Ernesto Velazquez had no report.
- **Advance Calendar:** Commissioner Gonzalez announced she would be absent from the November 15, 2022 meeting.
- **Commission Requests:** Commission Vice President Stern requested if the agenda could be displayed on the screen for the public as the meeting is being conducted.
- **Approval of the Minutes:** Commissioner Pruitt moved to approve the minutes of September 20, 2022. The motion was seconded by Commission President Orozco and the vote proceeded as follows:

Moved: Pruitt
Second: Orozco
Ayes: Bates, Gonzalez, Stern

Vote: 5 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

The Neighborhood Empowerment Congress North Area Council spoke before the Commission.

ITEM NO. 4

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 5

There were no requests for reconsiderations.

ITEM NO. 6

ZA-2020-55-CU-SPR-1A

CEQA: ENV-2020-56-EAF;

ENV-2008-1780-EIR

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

Last Day to Act: 10-18-22

Continued From: 9-20-22

PUBLIC HEARING HELD

PROJECT SITE: 3685 Vermont Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Theodore Irving, Associate Zoning Administrator representing the Department; Henry Fan, Applicant/Appellant.

MOTION:

Commission Vice President Stern put forth the actions below in conjunction with the following 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.

1. Deny the appeal and sustain the Zoning Administrator's determination dated March 25, 2022;
2. Deny, 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
3. Deny, 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.

The motion was seconded by Commission President Orozco and the vote proceeded as follows:

Moved: Stern
Second: Orozco
Nays: Bates, Gonzalez, Pruitt

Vote: 2 – 3

MOTION FAILED

ZA-2020-55-CU-SPR-1A

CEQA: ENV-2020-56-EAF;

ENV-2008-1780-EIR

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

Last Day to Act: 10-18-22

Continued From: 9-20-22

PUBLIC HEARING HELD

PROJECT SITE: 3685 Vermont Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Theodore Irving, Associate Zoning Administrator representing the Department; Henry Fan, Applicant/Appellant.

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.

MOTION:

Commissioner Pruitt moved to grant the appeal, and requested that the Associate Zoning Administrator return to the Commission with draft Conditions of Approval and draft Findings for the project. The motion was seconded by Commissioner Gonzalez. Commissioners Pruitt and Gonzalez then withdrew the motion and second.

MOTION WITHDRAWN

ZA-2020-55-CU-SPR-1A

CEQA: ENV-2020-56-EAF;
ENV-2008-1780-EIR
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
Last Day to Act: 10-18-22
Continued From: 9-20-22

PUBLIC HEARING HELD

PROJECT SITE: 3685 Vermont Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Theodore Irving, Associate Zoning Administrator representing the Department; Henry Fan, Applicant/Appellant.

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.

MOTION:

Commission President Orozco moved to continue the item to a date certain of December 6, 2022. Commissioner Pruitt seconded the motion and the vote proceeded as follows:

Moved: Orozco
Second: Pruitt
Ayes: Bates, Gonzalez
Nays: Orozco, Stern

Vote: 3 – 2

MOTION PASSED

There being no further business to come before the South Los Angeles Area Planning Commission, Commission President Orozco adjourned the meeting at 7:16 p.m.

Jaqueline Orozco

Jaqueline Orozco, President
South Los Angeles Area Planning Commission

Etta Armstrong

Etta Armstrong, Commission Executive Assistant I
South Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JAN 03 2023