

SOUTH LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, DECEMBER 6, 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 December 6, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission President Orozco at 4:30 p.m. with Commissioners Bates, , Pruitt and Commission Vice Stern present.

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

At approximately 4:41 p.m. Commissioner Gonzalez 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 Pruitt seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Senior City Planner Report:** Senior City Planner Michelle Singh had no report.
- **Deputy City Attorney Report:** Deputy City Attorney Kimberly Huangfu had no report.
- **Advance Calendar:** There were no changes made to the Advance Calendar.
- **Approval of the Minutes:** The minutes of October 18, 2022 were postponed. Commission Vice President Stern moved to approve the minutes of November 17, 2022. The motion was seconded by Commissioner Bates and the vote proceeded as follows:

Moved: Stern

Second: Bates

Ayes: Gonzalez, Orozco, Pruitt

Vote: 5 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

Several speakers 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: 12-06-22
Continued From: 10-18-22

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 President Orozco put forth the actions below in conjunction with the following Project:

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.

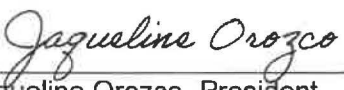
The motion was seconded by Commission Vice President Stern and the vote proceeded as follows:

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

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 5:50 p.m.



Jacqueline Orozco, President
South Los Angeles Area Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

JAN 03 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**