

INITIAL SUBMISSIONS

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The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

September 9, 2022

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Re: **Bethune Hotel Project Appeal (ZA-2020-0055-CU-SPR-1A) and Proposed Community Benefits**

Dear Honorable Commissioners:

Our law firm represents Bethune Hotel Ventures, LLC (“**Bethune**”), (also known as Orion Capital, LLC, or Orion) the proposed developer of a 168-room hotel with approximately 3,900 square feet (“**SF**”) of ground floor retail space (the “**Project**”) at 3685 S. Vermont Avenue (the “**Property**”) in the City of Los Angeles (the “**City**”). The Property is a publicly owned, 33,400 SF parcel, located across the street from the USC campus and a short walk from Exposition Park. It is the former site of the Bethune Library, which was demolished in 2010, and has remained vacant ever since.

We are writing with respect to Bethune’s appeal of the above-referenced application for a Conditional Use Permit (“**CUP**”) and Site Plan Review (“**SPR**”) to allow construction of the Project, which was denied by the Zoning Administrator (“**ZA**”) on March 25, 2022. As described in more detail below, this decision was especially shocking given that Bethune was granted an exclusive right to develop the Project pursuant to an RFP process initiated by the City’s Economic and Workforce Development Department and Bethune had worked diligently with City staff for over three years to design a project completely in line with the specifications laid out by the City to benefit the community in the manner described in the RFP.

We also want to provide updated information regarding the community benefits package proposed in conjunction with the Project, which had not yet been finalized at the time of the ZA hearing. This package includes recently executed agreements to provide \$1M in donations to targeted local community organizations. Also, the hotel’s design has been modified since the

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hearing to offer additional neighborhood serving amenities and to facilitate access to the Property for members of the community.

The justifications submitted with Bethune's appeal application already explain why we believe the ZA erred in his decision to deny the Project application by failing to justify his findings with substantial evidence. However, we understand that Bethune's community benefits package had not yet been finalized at that time and the full extent of Bethune's compliance with the RFP may not have been fully communicated to the ZA. So, we hope that after reviewing the additional information provided in this letter, including a summary of Bethune's thoughtfully proposed community benefits package, you will agree that the only reasonable decision is to reverse the ZA's determination and approve the Project.

Project Background and Application Process

In response to an RFP issued by the City on January 3, 2019, which specifically encouraged proposals for "commercial uses such as hospitality incorporating ground floor commercial retail," Bethune submitted a successful bid for the right to develop the Property with precisely these uses (please see section 2.2 of the attached copy of the RFP as Exhibit "A"). Subsequently, Bethune entered into an Exclusive Negotiating Agreement ("ENA") with the City on May 15, 2019, to purchase and develop the Property with these uses. Concurrent with the ENA, Bethune applied for the CUP/SPR application to allow construction of the hotel within 500 feet of a residential zone, as required by the City's zoning regulations.

Bethune's winning bid also responded to a request in the RFP to describe the community benefits the Project would bring to the local area. The RFP specifically states that "if hospitality is proposed as a primary use, the overall development programs should also include ground floor commercial retail and/or small open space." Again, Bethune's proposal precisely includes these uses. Furthermore, the RFP asked each applicant to explain how their proposal would benefit the community "as a whole," and Bethune fulfilled this requirement by including a community benefits package of up to \$1M in funding for local community organizations. Their proposal so thoroughly met the City's requirements that it was selected receiving the highest total score of 95 out of 100 possible points (please see the attached copy of their award notice as Exhibit "B").

Again, after more than three years of working collaboratively with the City to prepare the plans, application materials and environmental studies necessary to develop a hotel project that would be compatible with the local community, the ZA's decision to deny Bethune's application came as a complete shock. That is why the appeal was filed.

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Community Benefits

As stated above, the Project proposes the precise uses encouraged by the City to spur economic development in and around the Project site. The Project will benefit the greater community by offering modern, well-equipped hotel rooms at manageable rates in an area with a high demand but lacking these types of hotels. The Project will also provide job opportunities for the local community and will include a restaurant and several conference rooms and centers – all of which will need a qualified, multi-level staff to oversee the facility. There will also be additional, neighborhood-serving retail spaces on the ground floor that will generate local jobs, and the hotel will generate significant tax revenue for the City.

Bethune has also agreed to provide \$1M in targeted funding to local organizations as an additional community benefit. In his determination letter, the ZA essentially ignored discussing the significance of this commitment and only cited some instances of public criticism due to the lack of details regarding how the funds would be spent. However, this is only because Bethune's community benefit package had not yet been finalized at the time of the ZA hearing, which is not uncommon at this stage of the Project approval process.

Regardless, the package is now finalized, and the table below includes the names of the organizations and a breakdown of the funding they will receive. Please note that prior to choosing these organizations, Bethune consulted with City Council Office and conducted their own outreach to community-based organizations in the area – resulting in a list of organizations that reflect a wide variety of needs and interests:

Organization	CBA Amount	Category
NHSLA	\$ 650,000	Affordable Housing, Homebuyer Down Payment Assistance
Red Roses	\$ 150,000	After School, Performing Arts
Reimagine LA	\$ 50,000	Workforce Development
Soledad Enrichment Action; Mama's del Sur Centro ¹	\$ 65,000	Workforce Development; At Risk Youth; Workforce Development; Youth Advocacy
Avalon Carver	\$ 30,000	After School/Construction Program (Local Hire), Youth Education and STEM Program
Earth Angels	\$ 15,000	Food Security
Innovative Housing	\$ 25,000	Affordable Housing, Resident After School Programming
University Little League	\$ 15,000	Youth Sports
Grand Total	\$ 1,000,000	

¹ SEA is affiliated with Mama's Del Sur Centro and will administer the funding for that organization.

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Community Benefit Agreements have been signed with each of the organizations and copies are attached as Exhibit “C”.

Also, please note as an additional potential benefit, Bethune is currently in discussions with UNITE HERE! local 11 (a local hotel workers’ union) and is willing to agree to a “Card Check Neutrality” agreement for direct hotel operations. This means that Bethune will agree not to interfere with the employees’ decisions about whether to join the union, and the employees and the union will agree not to disrupt the workplace through strikes, picketing or boycotts. Third party services and leased spaces are not included in the agreement. The agreement is currently being negotiated and will hopefully be completed shortly.

Design Changes

After submitting the appeal application, Bethune made some changes to the Project to create a secure second floor where they can offer additional neighborhood serving amenities. Note that the overall building envelope has not changed or the total floor area calculation, but interior space was reconfigured to create the neighborhood serving amenities. These include:

- A dedicated third elevator was added that only goes to the second floor to secure the floor to the public.
- The gym on the second floor was relocated to the third floor, and three guest rooms on the second floor were relocated to the third through seventh floors to make room for a banquet hall/screening room and meeting rooms.
- The plan is to offer the banquet hall for community members at a significant discount and possibly offer movie nights on a quarterly basis. The meeting room will be free for community members. This will allow at-home businesses and organizations to have a place to hold meetings. The banquet room is approximately 1,700 SF with a pre function space of approximately 1,000 SF. The meeting rooms are approximately 1,000 SF.
- The front terrace on the seventh floor was reduced to accommodate the guest rooms, but a rear terrace was added to ensure the required amount of open space.
- An educational center was added on the ground floor with its own entrance. The educational center includes 1,500 SF of indoor space and approximately 1,300 SF of outdoor space

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Attached are the revised first and second floor plans for your review as Exhibit “D”.

Conclusion

As described above, Bethune submitted an application for the type of project that was precisely defined and expected in the City’s RFP and fully complies with its community benefits requirements. Not only did the ZA err in denying the Project application for failing to support his findings with substantial evidence, but he did not acknowledge or consider the extent to which the Project complies with the City’s requirements outlined in the RFP and how Bethune’s thoughtfully proposed benefits package could improve the community. This letter provides additional information to help make these considerations clearer. Therefore, we respectfully ask you to grant the appeal and approve the Project.

We appreciate your time and attention to this letter and please do not hesitate to contact me if you have any questions. We also look forward to providing additional information as the hearing date approaches.

Best Regards,



Jonathan Riker

cc: Henry Fan
Ellia Thompson
Kevin Keller
Albizael Del Valle
Lisa Webber
Estineh Mailian
Theodore Irving
Helen Jadali
Michelle Singh
Carolyn Hull
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Melissa Alofaituli
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EXHIBIT A

CITY OF LOS ANGELES

**BETHUNE LIBRARY OPPORTUNITY SITE
RE-RELEASE**

01/03/2019



The City of Los Angeles Economic and Workforce Development Department is seeking proposals for the development of an approximately 34,000 square feet vacant lot situated in Los Angeles, CA and seeks to enter into an Exclusive Negotiating Agreement with the selected Development Team

**REQUEST FOR PROPOSALS
BETHUNE LIBRARY OPPORTUNITY SITE**

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1. EXECUTIVE SUMMARY

1.1 Development Opportunity

The City of Los Angeles Economic and Workforce Development Department (EWDD) is seeking proposals for the development of the former Bethune Library parcel owned by CRA/LA, a Designated Local Authority ("CRA/LA-DLA"), which is under option by the City of Los Angeles ("City"). The parcel is a vacant lot, approximately 33,300 square feet, and is located in a commercially zoned, Transit Oriented Development area (C2-2D-CPIO) (the "Project"). EWDD seeks to enter into an Exclusive Negotiating Agreement ("ENA"), which may lead to a Disposition and Development Agreement ("DDA") with the selected development team. The selected proposal must include a development plan for the former Bethune Library, located at 3685 South Vermont Avenue ("Opportunity Site"), located across the street from the University of Southern California (USC) in the Exposition/University Park Redevelopment Project Area.

The City is eager to review proposals from developers that are willing to design, build, and market the parcel in the most creative way to capitalize on its location. With the numerous ongoing redevelopment efforts in the area, the site located at 3685 South Vermont Avenue offers a valuable opportunity to contribute to long-term economic growth in the area. In alignment with community needs, proposals that target commercial uses, such as hospitality, and incorporate robust neighborhood serving retail developments will be strongly preferred. The most qualified projects will incorporate a strong understanding of the unique urban fabric of the neighborhood and maximize community benefits while being financially feasible.

1.2 Location

The Opportunity Site is located on Vermont Avenue, just south of Exposition Boulevard at 3685 South Vermont Avenue, Los Angeles, CA 90007(See Map- Exhibit A)

1.3 Size

The total development site is approximately 33,398 square feet or .77 acres.

1.4 Property Status

The parcel is owned by CRA/LA, a Designated Local Authority ("CRA/LA-DLA"), and is under option by the City of Los Angeles. It is a vacant lot located at 3685 South Vermont Avenue, Los Angeles, CA 90007 (Assessor Parcel No. 5040-030-905).

1.5 Community Benefits

In addition to standard EWDD requirements, proposals should include community benefits which will enhance the local South Los Angeles neighborhoods. In response to community needs, the development should include street front activation with community serving retail. If hospitality is proposed as a primary use, the overall development programs should also include ground floor commercial retail and / or small open space. It is important that proposals indicate how each specific proposed development programs supports and enhances the economic and business development benefits to the community as a whole.

1.6 Development Team

To be considered responsive to this RFP, all Proposals must identify the development team members and/or partners with the following qualifications. Resumes and references must be included.

- a. Successful and recent development, ownership and management of the type and size of projects being proposed in the development team's response;
- b. Demonstrated access to private capital;
- c. Development of urban infill projects; and
- d. Experience in public-private partnerships that involve a variety of public and private financing methods.

1.7 Response Deadline

The deadline to submit your response to this RFP is Thursday, February 14, 2019 at 4:00 PM

1.8 Selection Process Schedule

The tentative schedule for developer selection, negotiations, and execution of the Disposition and Development Agreement is:

Milestone	Date	Time
Issuance of the Request for Proposals	Thursday, January 3, 2019	
Deadline for receipt of Questionnaires, Inquiries, and Clarifications. Submit by email to: EWDD3685Vermont@lacity.org	Wednesday, January 30, 2019	11:59 PM
MANDATORY Business Inclusion Program Outreach	Wednesday, January 30, 2019	11:59 PM
MANDATORY Notice of Intent to Submit Proposal Submit by email to: EWDD.Intenttosubmit@lacity.org Please include "Bethune Opportunity" in subject of email.	Thursday, February 7, 2019	11:59 PM
Proposals Due	Thursday, February 14 , 2019	4:00 PM
Evaluation of Proposals and Recommendations to Mayor and City Council	March 2019	

2 BETHUNE LIBRARY OPPORTUNITY SITE

2.1 History and Background Information

At the turn of the century, the Hoover community was characterized by many stately homes and thriving neighborhood shops that surrounded the campus of the University of Southern California (USC). However, by the mid-1960s, some residences and many of the commercial structures and public facilities had deteriorated. Blighted conditions, together with the need to expand the university campus, led to the establishment of the Hoover Redevelopment Project on January 27, 1966, by the Los Angeles City Council. The adopted Redevelopment Plan called for the expansion of USC, development of commercial retail facilities, commercial office space, housing developments and hotel facilities. This required the acquisition of land, demolition of existing but substandard structures, and infrastructure upgrading.

On October 11, 2005, the City Council adopted Ordinance No. 177079, which amended the Hoover Redevelopment Plan and re-designated it as the Exposition/University Park Redevelopment Plan pursuant to Assembly Bill (AB) 2805 (C.F. 04-0002-862). AB 2805 was designed to foster new development in and around Exposition Park and University Park within the Exposition Park/University Park Redevelopment Project Area and extend the project area's time line and financing options.

The Bethune Library Opportunity Site located across the street from USC on the western edge of a Redevelopment Project Area was formerly the location of the Mary McLeod Bethune Library. The 33,398 square foot Site was sold to the CRA/LA in 2009 after the Los Angeles Public Library completed construction of the new regional branch library at 3900 South Western Avenue. As a result of the 2012 dissolution of all redevelopment agencies in California, the successor to the former Los Angeles Community Redevelopment Agency was tasked with selling all its real property assets. Currently, the City has an option to purchase the Site from CRA/LA-DLA so long as the proposed project adheres to the Hoover Community Plan.

2.2 The Opportunity

The Bethune Opportunity Site is located in a vibrant and evolving mixed income commercial and residential neighborhood. The City seeks commercial uses such as hospitality incorporating ground floor commercial retail that will become a catalyst for the surrounding area and further stimulate economic activity, as well as enhance the walkability of the neighborhood. The City welcomes development proposals that incorporate hospitality combined with commercial retail and other community-serving uses.

2.3 The Site



2.4 Project Goals and Objectives

EWDD seeks to promote the economic well-being of Los Angeles, increase job creation, and improve the quality of the environment. This RFP reflects the concerted effort of the City to meet these major development goals and to integrate local identity with a sense of place through appropriate scale, density, land use, and sensitive urban design. The City will consider a variety of commercial uses consistent with the Neighborhood Stabilization Overlay (NSO) District guidelines (See Exhibit B).

2.5 City Involvement

The City holds an Option Agreement with the CRA/LA-DLA for the Site and will engage in the process of obtaining the property in order to ensure the viability of any proposal. The Option Agreement requires the City to pay Fair Market Value to the CRA/LA-DLA upon exercising its Purchase Option, which must be assumed in any Development pro forma submitted.

The City has identified and set aside incentives in the amount of \$669,000 for this project. No other public assistance has been allocated at this time. All proposals must clearly indicate funding gaps and specifically identify any City incentives or public assistance required to successfully develop and operate the proposed project. The feasibility of these requests will be gauged as part of the final evaluation and scoring of proposals.

2.5.1 The Planning/Entitlement Process

The Office of Councilmember Marqueece Harris-Dawson, the EWDD, and the Department of City Planning are committed to working with the selected development team to achieve all necessary entitlements. In addition, the EWDD will assist with coordinating across City agencies. However, it is the ultimate responsibility of the development team to secure all necessary permits, approvals, and entitlements required for the selected project.

Development Team further acknowledges that receipt of this RFP does not constitute approval by EWDD or the City of any required permits, applications, or allocations, and in no way limits the discretion of the EWDD or the City in the permit review and approval process.

Development team must conduct their own due diligence before submitting a proposal and are strongly encouraged to review the following documents related to the planning, zoning, building conditions, and entitlements of this area:

1. Los Angeles City General Plan Framework- <https://planning.lacity.org/FrameWork.html>
2. South LA CPIO: http://clkrep.lacity.org/online/docs/2017/17-1054_misc_11-20-2018.pdf, the FAR regulations can be found on page 57.
3. Community Plan – Policies, objectives, design guidelines- <https://planning.lacity.org/complan/cpa/cpa.htm>
4. Zone Information & Map Access System– (ZIMAS) - <http://zimas.lacity.org/>

2.5.2 Financial Assistance

The project must be financially self-sustaining during both the development and operational phases. Proposals must include detailed descriptions of how the development will achieve its objectives, a sources and uses table that illuminates the development funding sources and how the funds will be used, a pro forma that includes revenue and operating cost projections, and a 10-year cash flow projection.

The City recognizes the challenges surrounding project financing. Consistent with the City's economic development policies, the hotel incentive program could be utilized as a potential source of public assistance if a financing gap is identified and justified through an independent financial analysis. The analysis must also demonstrate that the public benefits created from the development of the hotel project are significant and contribute to the general welfare of its citizens.

In addition, potential proposers are also encouraged to explore alternative non-traditional financing methods and City incentives programs, such as, New Market Tax Credit. For more information please visit: <http://www.ladfnewmarkets.org/>.

Those proposals that maximize private financing (debt and equity) and minimize public financial assistance will be given additional points.

3 RFP PROCESS

Please note: for your submission to be accepted, respondent **MUST** have submitted a “Notice of Intent to Submit” via email to: EWDD.IntentToSubmit@lacity.org on or before **Thursday, February 7, 2019 at 11:59 PM**, completed the Business Inclusion Program (BIP) outreach due **Wednesday, January 30, 2019 by 11:59 PM**, followed the proposal format (including number of copies) as described in Section 3.2.1 of this document, and submit the proposal before the deadline on **Thursday, February 14, 2019 at 4:00 PM**. Failure to submit the Notice of Intent to Submit, complete the BIP outreach, follow the proposal format, or submit on time, shall deem the submitted proposal non-complaint and result in its rejection.

3.1 Submission Requirements

To allow interested proposers an understanding of the complete requirements for response, this RFP includes the requirements for each phase. The submission consists of the elements listed below, which shall be answered as complete as possible in the outlined organizational order. Please submit information in appropriate detail on each of the items described below to allow adequate review and evaluation of your proposal:

- Cover Letter.
- Identification of Development Team and associates. Developer should identify key consultants such as the proposed architect and others as necessary.
- Development Team qualifications.
- Proposed development and design program.
- Description of prior projects of similar type and magnitude in which the Development Team participated.
- Financial Feasibility of proposed project, including pro forma showing development cost budget, sources and uses, 10 year cash flow projections including itemized debt servicing and equity return draws, and all other related project components.
- Proposed community benefits.
- Business Terms.
- References.

3.1.1 Cover Letter

Two (2) single-spaced pages, maximum, signed by an authorized officer of the lead firm, summarizing the major points contained in the Statement of Qualifications, and providing the name, address, email address, telephone number and fax number of the key contact person.

3.1.2 Identification of Development Team and Associates

For each of the principal parties comprising the proposed Development Team, provide the following information:

- a) Name, address, telephone number and email address of Development Team member(s) and Project Manager (if appropriate).
- b) Identification and organization of Development Team (individual, corporation, partnership, other).
- c) Identification of principals of development organization and Project Manager (corporate officers, principal stockholders, general and limited partners) responsible for proposed the project.
- d) Indication of any relationship the development organization may have with a parent corporation, subsidiaries, joint ventures or other entities. If a joint venture is proposed, percentage of ownership of each entity shall be specified. Describe the financial, liability-related, and other decision-making relationships.
- e) Resumes for all key Development Team members including all assigned personnel, describing relevant project experience as related to the subject submittal, and specific technical skills. The minimum information to be included in the resumes shall include the person's education, showing

related certificates, degrees, schools and dates; work experience, showing previous employers, job titles and functions by calendar date and by duration in months and years; and other information as relevant to the specific assignment.

3.1.3 Development Team Qualifications/Financial Capacity

The Development team's ability to see a project from conception through fruition is especially important to the City of Los Angeles. Strong weight in the evaluation process will be given to a Development Team that has experience and successful track record in each of the following areas. Keep each sample project to two (2) pages. Please provide:

- a) A list of similar development projects in which the Development Team and proposed associates have participated, describing the relationships to these projects (i.e. developed, owned, operated and/or managed) and a general description of the project(s) including any unique challenges. Identify the location, total project costs, land uses, length of time to complete and actual completion dates.
- b) If projects include retail, please provide a list of tenants and level of pre-lease/sales at opening. Identify which of the listed similar projects have been successfully completed, and which have been completed over and under budget.
- c) Where hospitality is proposed, please provide brand affiliation along with the name of the management company, if any. Identify which of the listed similar projects have been successfully completed, and which have been completed over and under budget.
- d) Financial statements for Developer and/or principals (last two years audited and most recent interim unaudited).
- e) Statement regarding prior bankruptcy and all outstanding judgments, pending or final, against the Developer or any related individual or entity.
- f) Description of the ownership entity for the project including an organization chart and percentages of ownership of each entity involved.
- g) Listing of current projects in the Developer's pipeline, including predevelopment, construction and lease-up activities underway. This list should include the location, project type, size and total development cost for each project.
- h) An organization chart and organization documents for Development Team members who will be in ownership positions (Articles of Incorporation, By-Laws, Partnership Agreement, Operating Agreement, Limited Liability Certificate, etc.)
- i) Descriptions and illustrations of the proposed architect's or architects' work on development projects that have been built or are under construction. These projects shall be of a similar magnitude to the proposed development of the Site and shall include either the Developer's or the architect's experience.
- j) For each project or relevant experience, a name and phone number of a contact person familiar with this project who can act as a reference.
- k) Explanation of how the Development Team proposes to finance the project by providing a description of how the developer(s) financed projects of similar type and scope, including total project cost, sources and uses for similar projects. Describe a specific project and how you have handled unexpected budget increases during project implementation and how budget-gaps were filed.

3.1.4 Development Program (Design/Development Concept)

Please provide the following:

- a) A general overview of the type of development that must target commercial uses (hospitality with retail components preferred) that the Team considers appropriate for the site. A summary of its compliance with the NSO, or rationale for the need to stray from the guidelines or Q condition limitations.
- b) A site plan and elevations.
- c) Number of jobs created.
- d) If the proposed development includes hospitality, retail, dining or entertainment use, proposal should indicate which tenants or operators have been identified for the site, if any, and the development team's working relationship and/or ability to secure a lease with that entity.
- e) Concept project renderings or precedent images to convey the vision for the project, preferably relating to projects completed by the Development Team.
- f) Project development timeline showing schedule of major milestones.

3.1.5 Financial Feasibility of the Proposed Project

Please provide the following:

- a) Sources and uses of funds for each phase of development.
- b) Project development budget (total development cost).
- c) Project operating pro forma, including 10-year cash flow analyses including itemized debt servicing and equity return draws, and required rate of return on debt and equity, with clear explanations of all assumptions.
- d) Market data which demonstrates the feasibility of projected revenue streams.

3.1.6 Community Experience

Describe, in detail the Development Team's experience in working with and developing in ethnically diverse communities. Did you engage the community and, if so, how? Have you experienced community opposition to your development proposals in the past? If so, how did you work towards a resolution with the community? Please provide the following:

- a) Examples of community benefits provided by past and current projects you have developed; and
- b) Community references (residents, business/property owners, community based organizations, and/or other community stakeholders).

3.1.7 Business Terms

Business terms must include, at minimum, the following:

- Proposed Deal Structure-Indicate division of responsibilities for the project's successful completion.
- Initial Conditions- Indicate any initial conditions or requirements, which are needed to be granted by a governmental entity. These initial conditions include, but are not limited to, financial assistance, monetary contributions or land write down, tax credit programs, technical assistance, City variances or special entitlement processing, and any similar contingency which could result in additional time and resources on City's behalf to complete the project.

- **Project Time Schedule-** A schedule of performance outlining the estimated time for each step and phase. Including summary “time line” or other similar graphic representation of the development processes. The schedule should recognize the time involved in completing site assembly, finalizing development agreements, receiving project entitlements, designing the project, financing the project, commencing construction and completing construction, lease negotiations, operator negotiations, licensing, marketing and final occupancy.
- **Community Benefits Package-** Proposal of benefits, which will come from the construction and ongoing operation of the proposed development. Examples of community benefits include: living wage jobs, job training opportunities, public open space, new taxes being paid, etc. If discussing jobs, please provide an estimate of jobs to be retained and new temporary and permanent jobs to be created.

3.1.8 Business Profile

The prospective developer shall complete a Business Profile Form (Exhibit C). (Note: Business Profile Form shall include information regarding the developer’s local/regional office that will be performing the proposed contract services).

3.1.9 References

Provide a list of at least three (3) references, including contact, title, addresses, email address and telephone number for the agency/business which your firm provided similar services. Also indicate the year in which your firm provided the services for the agency/business. Provide at least one (1) reference from a lender and one (1) from a public agency with which you have worked.

3.2 Submission of Proposal

3.2.1 Proposal Format

The City desires succinct proposals addressing the specific information requested herein (See Proposal Checklist – Exhibit D). All proposals shall be in the format described herein. In order to ensure that each proposal is reviewed and evaluated properly, it is important to follow the format with attention to the following:

- a) Proposals shall be organized in the order presented in Section 3.1 and shall have tabs keyed to the requirements outlined in this Section. Responses shall be a straightforward delineation of the proposer’s capability to satisfy the intent and requirements of this RFP, and shall not contain redundancies and conflicting statements.
- b) All proprietary information shall be identified as such by the proposer.
- c) Development Team must submit one (1) original and five (5) complete color bound copies (total of six [6]), of the proposal in 8-1/2” x 11” format and one (1) electronic version in Portable Document Format (PDF) saved on a memory stick . If large-format drawings or exhibits are included, copies of these exhibits shall be reduced to 8-1/2” x 11” format or folded 11” x 17” format and shall be included with the submittals described above.

3.2.2 Deadline Date for Submission of Proposal

Proposals must be received by City of Los Angeles Economic and Workforce Development Department by Tuesday, February 14, 2019 at 4:00 pm (Pacific Standard Time).

All Proposals shall be marked “Proposals for the Bethune Library Opportunity Site”.

Proposals shall be date stamped and hand-delivered to:

City of Los Angeles Economic and Workforce Development Department
Attn: Samuel Hughes, Assistant General Manager
1200 West 7th Street, 6th Floor
Los Angeles, CA 90017

3.2.3 On Time Delivery

It is the sole responsibility of the developer submitting the proposal to see that it is delivered on time. The developer is entirely responsible for the means of delivering the proposal to the appropriate location on time. Delays due to internal routing of misdirected proposals or due to verbal directions given by City of Los Angeles staff shall be the responsibility of developer.

3.2.4 Signature

The proposal must be signed in the name of the developer and must bear the signature of the person authorized to sign proposals on behalf of the developer.

3.2.5 Completion of Proposals

Proposals shall be completed in all respects as required by the instructions herein. A proposal may be rejected if it is conditional or incomplete, or if it contains alterations of form or other irregularities of any kind. A proposal will be rejected if, in the opinion of the City, the information contained therein was intended to erroneously and fallaciously mislead the City in the evaluation of the proposal.

3.2.6 Questions, Inquiries, and Clarifications

Please refer all questions, inquiries, and requests for clarification regarding this RFP by email to EWDD3685Vermont@lacity.org. Please identify the RFP title on the email subject line to ensure prompt attention from the appropriate City staff. The proposer's question must identify the RFP page number and the section of the subject matter for which the proposer is seeking clarification. Technical assistance will commence on Thursday, January 10, 2019 and the deadline to submit requests is on Thursday, January 30, 2019 at 11:59 p.m.

Answers to the questions will be uploaded and available on LABAVN website at www.labavn.org. To ensure fairness, consistency and openness, please note that questions will not be answered individually and that a consolidated answer may be provided in response to several similar questions. The answers document will be updated every three to five days, or as needed.

3.3 Selection Process

All proposals will be reviewed for their relative strengths and weaknesses based on the submission requirements and evaluation criteria described herein, including consistency with the goals and objectives of this RFP. In addition, proposals will be reviewed for completeness, developer and team experience, the proposed development plan, as well as the ability of the respondent to finance, undertake and complete the proposed project in accordance with an agreed upon time schedule.

Upon receipt of proposals, a panel of professionals will review the proposals. At their discretion EWDD may contact references and industry sources, investigate previous projects and current commitments, and take any other information into account in its evaluation of the responses. The EWDD reserves the right to request clarification or additional information from development teams and to request that development teams make presentations to community groups or others.

If the composition of the development team changes, the developer will be required to notify the EWDD of these changes and, at its sole discretion, the EWDD will determine whether this revised development team meets the requirements of the RFP.

Once staff makes its final recommendation, the selected development team, must be approved by the City Council of Los Angeles with the concurrence of the Mayor. Upon approval of the development team, the selected development team is expected to enter into an ENA with EWDD. An ENA template is attached in Exhibit E to ensure that the successful bidder is fully aware of the ENA terms and requirements. During the ENA period, the successful bidder is required to undertake certain studies, plans and other activities necessary to define the scope of the development and determine the feasibility and timing of such development. The ENA shall serve as the basis for negotiating and entering into a DDA for the disposition and development of the Bethune Opportunity Site.

The review and selection process is anticipated to take approximately thirty (30) to forty-five (45) days from the “Due Date.” During this time period, City staff will evaluate all proposals on the basis of the information submitted by the deadline mentioned herein, RFP respondents may be asked to meet with the EWDD staff, Council and the community to present and/or discuss their proposal.

3.4 Evaluation Criteria

Submission will be evaluated based upon the following criteria:

	CRITERIA	MAXIMUM POINTS
1.	Adheres to Submission Requirements in Section 3.1.1-3.1.9	5
2.	Submission ordered according to Proposal Checklist (Exhibit D)	2
3.	Development Team Qualifications/Financial Capacity (Section 3.1.3)	20
4.	Development Program/ Design/ Development Concept (Section 3.1.4)	35
5.	Financial Feasibility of the Proposed Project (Section 3.1.5)	30
6.	Community Experience (Section 3.1.6)	8
	MAXIMUM POINTS	100

Right to Reject All Proposals

The City of Los Angeles reserves the right to reject any and all proposals for whatever reason it deems necessary. This RFP is not a contract offer, a request for technical services, or an agreement to construct any project that may be proposed or otherwise submitted and does not commit the City to enter into any exclusive negotiating agreement, disposition and development agreement, ground lease, or any other agreement, or to accept any part of any proposal, including, without limitation, a selected proposal, or to pay any costs incurred in submission of any proposal. Should this process result in an Exclusive Negotiating Agreement, the execution of such agreement does not constitute a contract, agreement or promise that such agreement will lead to a Disposition and Development Agreement or ground lease, or that the City will agree to build or have built any proposed project.

3.5 City Non-Liability and Related Matters

The RFP and the selection process shall in no way be deemed to create a binding contract, agreement or offer of any kind between the City and the respondents. If the City selects a Development team pursuant to the RFP, any legal rights and obligation between the successful team, if any, and the City will come into existence only when an agreement is fully executed by all parties, and the legal rights and obligations of each party shall at the time be only those rights and obligations which are set forth in the agreement and any other documents specifically referred to in that agreement.

Each proposer responding to this RFP agrees that the preparation of all material for submittal to the City and all presentation are at the Development team’s sole cost and expense. In addition, each proposer agrees that all documentation and materials submitted shall remain the property of the City. Subject to the California law relating to access to public records, the City may be required to publicly disclose all submitted information and materials to parties requesting such information.

The City reserves the right to alter the selection process in any way, to withdraw the RFP, to deem the proposals as non-responsive, to postpone the selection process for its own convenience at any time, to waive any defects in any submission, to issue a new RFP any time. Or to hire and Development team it deems appropriate at its sole discretion within a RFP evaluation.

3.5.1 Appeal Rights

The City will notify all proposers in writing of the results of the proposal evaluations and of their right to file an appeal. **Proposers may appeal procedural issues only.** Such appeals must be based upon specific facts demonstrating that the RFP criteria or process were not followed in the review of proposals. A disagreement with, or objection to, the points awarded does not constitute a basis for an appeal. **Differences of opinion**

about the merits of the proposal do not constitute grounds for submitting an appeal.

Appeals shall be hand or courier delivered to EWDD no later than five (5) business days from the date that the notification of the results RFP was emailed. Applicants may file an appeal by submitting a written request and identifying the specific reason for the appeal to:

Los Angeles Economic and Workforce Development Department
RFP Appeal – Proposals for the Bethune Library Opportunity Site
Economic Development Division
1200 W. 7th Street, 6th Floor, Public Counter
Los Angeles, CA 90017
Attn: Samuel Hughes, Assistant General Manager

Written appeals shall be no more than three (3) typewritten 8 ½ X 11 inch pages in length, single side, and shall include a specific request for an appeals review. Written appeals **MUST** include the following information:

- a. The name, address, and telephone number of the proposer
- b. The name/title of RFP to which the organization responded
- c. Detailed statement of the grounds for appeal

Written appeals may not include any new or additional information that was not submitted with the original proposal. Only one appeal per proposal will be permitted. All appeals and protests must be submitted within the time limits set forth in the above paragraphs.

Appeals will be considered by a three (3)-member panel led by the members from the senior management team from EWDD. The decision of the panel will be EWDD's final recommendation to the City Council and Mayor for final consideration and approval.

3.6 Los Angeles Business Assistance Virtual Network Certification

All bidders/proposers shall register on the Los Angeles Business Assistance Virtual Network (LABAVN) at the following website: www.labavn.org, and submit the required online documentation including: legal name, email address, location, and Tax Identification Number.

3.7 Business Inclusion Program

All bidders/proposers shall comply with the City's Business Inclusion Program (See Appendix A- Minority, Women, and Other Business Enterprise Outreach Program) requirements, identify sub-contracting opportunities and outreach to Minority Business Enterprises (MBE), Women Business Enterprises (WBE), Small Business Enterprises (SBE), Emerging Business Enterprises (EBE), Disabled Veteran Business Enterprises (DVBE), and Other Business Enterprises (OBE) sub-contractors. Bidder with sub-contractors must perform subcontractor outreach online within fifteen (15) calendar days (Wednesday, January 30, 2019 by 11:59 PM) prior to RFP due date. Requirements must be completed on the Los Angeles Business Assistance Virtual Network (LABAVN), www.labavn.org. Please note: failure to meet the anticipated MBE, WBE, SBE, EBE, and/or DVBE participation levels will not by itself be the basis of disqualification or determination of non-compliance with this policy. **HOWEVER, FAILURE TO COMPLY WITH THE BIP OUTREACH DOCUMENTATION REQUIREMENTS WILL RENDER THE BID/PROPOSAL NON-RESPONSIVE AND WILL RESULT IN ITS REJECTION.**

EXHIBIT B

CITY OF LOS ANGELES

CALIFORNIA

JOHN L. REAMER, JR.
INTERIM GENERAL MANAGER



ERIC GARCETTI
MAYOR

ECONOMIC AND WORKFORCE
DEVELOPMENT DEPARTMENT

1200 W. 7TH STREET
LOS ANGELES, CA 90017

March 13, 2019

Sent Via US First Class Mail
and Email: HenryFan@OCapLLC.com

Mr. Henry Fan
Principal
Bethune Hotel Ventures, LLC
c/o Orion Capital, LLC
10573 W. Pico Blvd., Suite 213
Los Angeles, CA 90064

SUBJECT: REQUEST FOR PROPOSALS FOR BETHUNE LIBRARY OPPORTUNITY SITE, JANUARY 3, 2019

A four member panel consisting of staff from the Economic and Workforce Development Department (EWDD), City Administrative Office, Chief Legislative Analyst and Department of City Planning has convened and completed its evaluation of the development proposals submitted in response to the subject request for proposals (RFP). We are pleased to inform you that based on the panel's evaluation, EWDD intends to recommend your development team's proposal to the Mayor and the Los Angeles City Council (Council) as the selected respondent to the subject RFP. Following Mayor and Council's approval, EWDD will work with your development team to prepare an Exclusive Negotiating Agreement. Please note that the selection of the development team and all agreements are subject to Mayor and Council approval.

Based on the panel's review, your proposal has been awarded the following score:

Bethune Hotel Ventures, LLC		Maximum Points	Average Score
1	Adheres to Submission Requirements in Section 3.1.1-3.1.9	5	5
2	Submission ordered according to Proposal Checklist (Exhibit D)	2	2
3	Development Team Qualifications/Financial Capacity (Section 3.1.3)	20	18
4	Development Program/ Design/ Development Concept (Section 3.1.4)	35	34
5	Financial Feasibility of the Proposed Project (Section 3.1.5)	30	28
6	Community Experience (Section 3.1.6)	8	8
MAXIMUM POINTS / SCORE		100	95

APPEAL RIGHTS

Pursuant to Section 3.5.1 of the RFP, the City is to notify all proposers in writing of the results of the proposal evaluations and of their right to file an appeal. Proposers may appeal procedural issues only. Such appeals must be based upon specific facts demonstrating that the RFP criteria or process were not followed in the review of proposals. A disagreement with, or objection to, the points awarded does not constitute a basis for an appeal. Differences of opinion about the merits of the proposal do not constitute grounds for submitting an appeal.

Appeals shall be hand or courier delivered to EWDD no later than five (5) business days from the date that the notification of the results RFP was emailed. Applicants may file an appeal by submitting a written request and identifying the specific reason for the appeal to:

Los Angeles Economic and Workforce Development Department
RFP Appeal – Proposals for the January 2019 Bethune Library Opportunity Site
Economic Development Division
1200 W. 7th Street, 6th Floor, Public Counter
Los Angeles, CA 90017
Attn: Christine Kalamaros, Property Manager III

Written appeals shall be no more than three (3) typewritten 8 ½ X 11 inch pages in length, single side, and shall include a specific request for an appeals review. Written appeals MUST include the following information:

- a. The name, address, and telephone number of the proposer
- b. The name/title of RFP to which the organization responded
- c. Detailed statement of the grounds for appeal

Written appeals may not include any new or additional information that was not submitted with the original proposal. Only one appeal per proposal will be permitted. All appeals and protests must be submitted within the time limits set forth in the above paragraphs.

Appeals will be considered by a three (3)-member panel led by the Assistant General Manager of EWDD.

We look forward to working with you in developing the property at the Bethune Library site. Should you have any questions, please contact my staff, Christine Kalamaros, at (213) 744-7121 or via email at Christine.kalamaros@lacity.org.

Sincerely,



SAMUEL HUGHES
Assistant General Manager

SH:CK

EXHIBIT C

COMMUNITY BENEFITS AGREEMENT

I. INTRODUCTION

This Community Benefits Agreement (“**Agreement**”) is in conjunction with the Courtyard by Marriott Hotel development project (“**Project**”) and establishes a coordinated effort between Bethune Hotel Ventures, LLC (“**Bethune**”), as developer of the Project, and Neighborhood Housing Services of Los Angeles County (“**NHS**”), a non-profit lender and community developer, to help improve the quality of life for low to moderate income families and to revitalize and strengthen neighborhoods in the vicinity of the Project area.

NHS strengthens communities by developing and maintaining quality affordable housing, creating and preserving affordable homeownership opportunities, supporting local leaders, providing financial education and increasing the financial independence of families and people in need. Incorporated in 1984 as a member of the NeighborWorks network NHS has grown from a small local housing agency into the largest non-profit affordable homeownership provider in Southern California. Over the last 38 years, NHS has reinvested more than \$9.5 billion into neighborhoods throughout the county. It has developed and rehabilitated more than 27,000 housing and commercial units, put 4.3 million families on the road to home ownership, created 255 block clubs, and employed over 265 neighborhood youth. As a lender to under-served communities, NHS has maintained a loan portfolio with a 3% or less delinquency ratio, and protects family legacies of more than \$2.2 billion annually through its equity preservation services.

II. AGREEMENT

A. **Definitions.** The following capitalized terms have the following meanings in this Agreement:

- (a) “Agreement” shall mean this Community Benefits Agreement.
- (b) “Bethune” shall mean Bethune Hotel Ventures, LLC, a California Limited Liability company.
- (c) “Legacy Projects” shall mean the projects programs and services implemented by NHS, including financial education, affordable lending, construction management services, real estate services, neighborhood revitalization and advocacy and mortgage relief programs.
- (d) “NHS” shall mean Neighborhood Housing Services of Los Angeles County, a 501(c)3 non-profit organization.
- (e) “Project” shall mean the Courtyard Marriott Hotel Development, a proposed 168-room hotel with ~4,000 sq. feet of ground floor retail space, located at 3685 Vermont Avenue, Los Angeles, CA 90007.

B. **Purpose.** NHS has multiple projects, programs, and services focused on building stable neighborhoods and empowering homeowners (i.e., Legacy Projects), and the purpose of this Agreement is to acknowledge Bethune’s agreement to provide NHS a community benefit

contribution for their Legacy Projects.

C. **Monetary Compensation.** Bethune agrees to contribute a lump sum in the amount of six hundred and fifty thousand dollars (\$650,000.00) to NHS. It is understood this is a one-time contribution towards the community benefits as defined above Section II, B, and will be used to help finance the Legacy Projects chosen by NHS and operated by NHS or affiliate, at their sole discretion in furtherance of the purpose of this Agreement.

D. **Execution of Contribution.** The contribution described in Section II, C, above, shall be due in full within nine (9) months from the date Bethune receives the Certificate of Occupancy for the Project.

E. **No Continuing Obligations or Oversight.** Upon payment of the contribution described in Section II, C, above, Bethune shall have met their obligation under this Agreement, and no continuing actions or obligations shall be required by Bethune. In addition, Bethune shall have no control or oversight over NHS and is not responsible for their actions undertaken pursuant to this Agreement. As such, Bethune shall not be liable for any action taken by NHS or affiliate related to this Agreement.

F. **Entire Agreement.** This Agreement, including any exhibits hereto, contains the entire Agreement by and between the parties hereto concerning the matters set forth herein and supersedes any prior understanding or agreements between the parties hereto.

G. **Modification.** This Agreement may not be amended or modified except in writing by the parties hereto.

H. **Governing Law.** This Agreement is governed by the laws of California, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement. Any action or proceeding arising out of this Agreement will be litigated in courts located in California. Each party consents and submits to the jurisdiction of any local, state, or federal court located in the California.

I. **Severability.** If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall continue in full force and effect.

J. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

K. **Third-Party Rights.** This Agreement shall not create any third-party rights to any persons who are not parties to this Agreement.

[Remainder of Page Intentionally Left Blank; Signature Pages to Follow].

This Agreement is executed and effective this 1st day of September 2022 in the County of Los Angeles, State of California.

AGREED BY:

BETHUNE HOTEL VENTURES, LLC

**NEIGHBORHOOD HOUSING SERVICES
OF LOS ANGELES COUNTY**

By:

Henry Fan

Managing Member



By:

Lori R. Gay

Name: Lori R. Gay

Title: President & CEO

COMMUNITY BENEFITS AGREEMENT

I. INTRODUCTION

This Community Benefits Agreement (“**Agreement**”) is in conjunction with the Courtyard by Marriott Hotel development project (“**Project**”) and establishes a coordinated effort between Bethune Hotel Ventures, LLC (“**Bethune**”), as developer of the Project, and Red Roses Creative Enrichment Program (“**RCEP**”), a non-profit that provides inner-city youth and young people with access to opportunities for creative enrichment, empowerment and a safe space through creative fields and experiences.

Red Roses Creative Enrichment Program Inc. is a 501(c)(3) non-profit membership organization incorporated in 2019. RCEP the strengthens the community by promoting creativity and expression through the performing arts, which include theatre, music, and all other forms of expression or performance before an audience, and to such end:

- to conduct classes and workshops for training and study in these arts available to all, including children, youth and young adults
- to institute and present public programs in the performing arts
- to further creative expression in the performing arts, in both traditional and experimental forms, and to encourage experimentation in new forms

The organization focuses in cultivating an environment for personal and professional growth. RCEP supports students' academic progress alongside their journey and exploration in the arts. Alongside their professionally active staff, students also receive additional instruction, workshops, and performance opportunities from guest artists. RCEP aspires to deliver fulfilling and successful careers for both the students and staff while tapping into their talents for excellent results.

II. AGREEMENT

A. **Definitions.** The following capitalized terms have the following meanings in this Agreement:

- (a) “Agreement” shall mean this Community Benefits Agreement.
- (b) “Bethune” shall mean Bethune Hotel Ventures, LLC, a California Limited Liability company.
- (c) “Legacy Programs” shall mean the classes, workshops, public programs and performances conducted and implemented by RCEP.
- (d) “RCEP” shall mean Red Roses Creative Enrichment Program Inc, a 501(c)3 non-profit organization.
- (e) “Project” shall mean the Courtyard Marriott Hotel Development, a proposed 168-room hotel with ~4,000 sq. feet of ground floor retail space, located at 3685 Vermont Avenue, Los Angeles, CA 90007.

B. **Purpose.** RCEP has a multitude of classes and workshops that focuses on providing access to creative enrichment within the community (i.e., Legacy Programs), and the purpose of this Agreement is to acknowledge Bethune's agreement to provide RCEP a community benefit contribution for their Legacy Programs.

C. **Monetary Compensation.** Bethune agrees to contribute a lump sum in the amount of one hundred and fifty thousand dollars (\$150,000.00) to RCEP. It is understood this is a one-time contribution towards the community benefits as defined above Section II, B, and will be used to help finance the Legacy Programs chosen by RCEP and operated by RCEP or affiliate, at their sole discretion in furtherance of the purpose of this Agreement.

D. **Work Space.** Bethune agrees to provide ~1,500 square feet of indoor space on the ground floor at the rear of the Project with access to an additional ~1,200 square feet of outdoor space. This space is dedicated to RCEP to operate their Legacy Programs. This space is not guaranteed until a separate lease / maintenance / utility agreement is agreed upon between RCEP and Bethune. Bethune agrees that the monthly charges for this space will not exceed \$1,500 per month and the duration of the term will not be less than 5 years.

E. **Execution of Contribution.** The contribution described in Section II, C, above, shall be due in full within nine (9) months from the date Bethune receives the Certificate of Occupancy for the Project.

F. **No Continuing Obligations or Oversight.** Upon payment of the contribution described in Section II, C, above, Bethune shall have met their obligation under this Agreement, and no continuing actions or obligations shall be required by Bethune. In addition, Bethune shall have no control or oversight over RCEP and is not responsible for their actions undertaken pursuant to this Agreement. As such, Bethune shall not be liable for any action taken by RCEP or affiliate related to this Agreement.

G. **Entire Agreement.** This Agreement, including any exhibits hereto, contains the entire Agreement by and between the parties hereto concerning the matters set forth herein and supersedes any prior understanding or agreements between the parties hereto.

H. **Modification.** This Agreement may not be amended or modified except in writing by the parties hereto.

I. **Governing Law.** This Agreement is governed by the laws of California, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement. Any action or proceeding arising out of this Agreement will be litigated in courts located in California. Each party consents and submits to the jurisdiction of any local, state, or federal court located in the California.

J. **Severability.** If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall continue in full force and effect.

K. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same

Agreement.

L. **Third-Party Rights.** This Agreement shall not create any third-party rights to any persons who are not parties to this Agreement.

[Remainder of Page Intentionally Left Blank; Signature Pages to Follow].

This Agreement is executed and effective this 6th day of SEPT, 2022 in the County of Los Angeles, State of California.

AGREED BY:

BETHUNE HOTEL VENTURES, LLC

**RED ROSES CREATIVE ENRICHMENT
PROGRAM INC**

By:

Henry Fan

Managing Member

By:

Name: Reynaldo Cartagena, Jr.

Title: Executive Director

COMMUNITY BENEFITS AGREEMENT

I. INTRODUCTION

This Community Benefits Agreement (“**Agreement**”) is in conjunction with the Courtyard by Marriott Hotel development project (“**Project**”) and establishes a coordinated effort between Bethune Hotel Ventures, LLC (“**Bethune**”), as developer of the Project, and Reimagine LA Foundation (“**RLAF**”), a non-profit that partners with organizations and communities of color to create social and economic impact. RLAF strengthens communities by advocating for and advancing community led solutions to combat inequities and injustices.

II. AGREEMENT

A. **Definitions.** The following capitalized terms have the following meanings in this Agreement:

(a) “Agreement” shall mean this Community Benefits Agreement.

(b) “Bethune” shall mean Bethune Hotel Ventures, LLC, a California Limited Liability company.

(c) “Job Creation Projects” shall mean the following: 1) The planning, implementation, and execution of two (2) local job fairs that will endeavor to find employment for community members within the vicinity of the Project and 2) a local hire program specifically for the Project. These job fairs shall be completed within 24 months after the receipt of Monetary Compensation.

(d) “RLAF” shall mean Reimagine LA Foundation, a 501(c)3 non-profit organization.

(e) “Project” shall mean the Courtyard Marriott Hotel Development, a proposed 168-room hotel with ~4,000 sq. feet of ground floor retail space, located at 3685 Vermont Avenue, Los Angeles, CA 90007.

B. **Purpose.** RLAF has a long standing relationship with a multitude of organizations and businesses creating social and economic impact, and the purpose of this Agreement is to acknowledge Bethune’s agreement to provide RLAF a community benefit contribution for the Job Creation Projects.

C. **Monetary Compensation.** Bethune agrees to contribute a lump sum in the amount of fifty thousand dollars (\$50,000.00) to RLAF. It is understood this is a one-time contribution towards the community benefits as defined above Section II, B, and will be used to help finance the Job Creation Projects operated by RLAF or affiliate, at their sole discretion in furtherance of the purpose of this Agreement.

D. **Execution of Contribution.** The contribution described in Section II, C, above, shall be due in full within nine (9) months from the date Bethune receives the Certificate of

Occupancy for the Project.

E. **No Continuing Obligations or Oversight.** Upon payment of the contribution described in Section II, C, above, Bethune shall have met their obligation under this Agreement, and no continuing actions or obligations shall be required by Bethune. In addition, Bethune shall have no control or oversight over RLAF and is not responsible for their actions undertaken pursuant to this Agreement. As such, Bethune shall not be liable for any action taken by RLAF or affiliate related to this Agreement.

F. **Entire Agreement.** This Agreement, including any exhibits hereto, contains the entire Agreement by and between the parties hereto concerning the matters set forth herein and supersedes any prior understanding or agreements between the parties hereto.

G. **Modification.** This Agreement may not be amended or modified except in writing by the parties hereto.

H. **Governing Law.** This Agreement is governed by the laws of California, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement. Any action or proceeding arising out of this Agreement will be litigated in courts located in California. Each party consents and submits to the jurisdiction of any local, state, or federal court located in the California.

I. **Severability.** If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall continue in full force and effect.

J. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

K. **Third-Party Rights.** This Agreement shall not create any third-party rights to any persons who are not parties to this Agreement.

[Remainder of Page Intentionally Left Blank; Signature Pages to Follow].

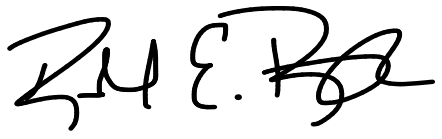
This Agreement is executed and effective this 9th day of SEPT, 2022 in the County of Los Angeles, State of California.

AGREED BY:

BETHUNE HOTEL VENTURES, LLC

REIMAGINE LA FOUNDATION

By: 
Henry Fan
Managing Member

By: 
Name: Rashad Ruckrt-Trapp
Title: Executive Director

COMMUNITY BENEFITS AGREEMENT

I. INTRODUCTION

This Community Benefits Agreement (“**Agreement**”) is in conjunction with the Courtyard by Marriott Hotel development project (“**Project**”) and establishes a coordinated effort between Bethune Hotel Ventures, LLC (“**Bethune**”), as developer of the Project, and Soledad Enrichment Action, Inc (“**SEA**”), a grassroots nonprofit organization engaging parents, youth, law enforcement, elected officials, and gang members to sit at the table and draw up solutions towards bringing peace and reducing violence in their communities.

SEA has provided over 45 years of service to youth and families in underserved communities throughout Los Angeles County. Over the past few decades, SEA has grown from a handful of young mothers who sought to protect their youngsters from gang violence to becoming a full-service professional agency that serves over 19,000 youth and families annually. Since its founding, SEA has paved the road in redefining the work of violence reduction by developing holistic and innovative programs that serve the youth and the communities they live in.

SEA is affiliated with Mama’s Del Sur Centro (“**MDSC**”), which is a south Los Angeles community-based organization comprised of concerned mothers. They have a membership of over 500 that are active in organizing, and volunteering at various community events, with focus on advocating for youth and families in South LA.

II. AGREEMENT

A. **Definitions.** The following capitalized terms have the following meanings in this Agreement:

- (a) “Agreement” shall mean this Community Benefits Agreement.
- (b) “Bethune” shall mean Bethune Hotel Ventures, LLC, a California Limited Liability company.
- (c) “Legacy Projects” shall mean the projects, programs and services implemented by SEA, including tattoo removal, gang intervention / prevention, re-entry, employment, and parenting.
- (d) “SEA” shall mean Soledad Enrichment Action, Inc, a 501(c)3 non-profit organization.
- (e) “Project” shall mean the Courtyard Marriott Hotel Development, a proposed 168-room hotel with ~4,000 sq. feet of ground floor retail space, located at 3685 Vermont Avenue, Los Angeles, CA 90007.

B. **Purpose.** SEA has multiple projects, programs, and services focused on building stable and safe neighborhoods and empowering the people within the community (i.e., Legacy Projects), and the purpose of this Agreement is to acknowledge Bethune’s agreement to provide

SEA a community benefit contribution for their Legacy Projects.

C. **Monetary Compensation.** Bethune agrees to contribute a lump sum in the amount of thirty thousand dollars (\$30,000.00) to SEA. It is understood this is a one-time contribution towards the community benefits as defined above Section II, B, and will be used to help finance the Legacy Projects chosen by SEA and operated by SEA or affiliate, at their sole discretion in furtherance of the purpose of this Agreement.

Bethune will also contribute an additional lump sum of (\$35,000.00) to SEA, for administration and distribution to MDSC for their programming exclusively. This is also a one-time contribution, and will be used to help finance Legacy Projects chosen by MDSC.

D. **Execution of Contribution.** The contribution described in Section II, C, above, shall be due in full within nine (9) months from the date Bethune receives the Certificate of Occupancy for the Project.

E. **No Continuing Obligations or Oversight.** Upon payment of the contribution described in Section II, C, above, Bethune shall have met their obligation under this Agreement, and no continuing actions or obligations shall be required by Bethune. In addition, Bethune shall have no control or oversight over SEA and is not responsible for their actions undertaken pursuant to this Agreement. As such, Bethune shall not be liable for any action taken by SEA or affiliate related to this Agreement.

F. **Entire Agreement.** This Agreement, including any exhibits hereto, contains the entire Agreement by and between the parties hereto concerning the matters set forth herein and supersedes any prior understanding or agreements between the parties hereto.

G. **Modification.** This Agreement may not be amended or modified except in writing by the parties hereto.

H. **Governing Law.** This Agreement is governed by the laws of California, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement. Any action or proceeding arising out of this Agreement will be litigated in courts located in California. Each party consents and submits to the jurisdiction of any local, state, or federal court located in the California.

I. **Severability.** If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall continue in full force and effect.

J. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

K. **Third-Party Rights.** This Agreement shall not create any third-party rights to any persons who are not parties to this Agreement.

This Agreement is executed and effective this 8th day of SEPT, 2022 in the County of Los Angeles, State of California.

AGREED BY:

BETHUNE HOTEL VENTURES, LLC

SOLEDAD ENRICHMENT ACTION, INC

By:

Henry Fan

Managing Member



By:

Name: Nathan Arias

Title: President/CEO



COMMUNITY BENEFITS AGREEMENT

I. INTRODUCTION

This Community Benefits Agreement (“**Agreement**”) is in conjunction with the Courtyard by Marriott Hotel development project (“**Project**”) and establishes a coordinated effort between Bethune Hotel Ventures, LLC (“**Bethune**”), as developer of the Project, and Avalon Carver (“**AC**”), a non-profit that works to care for the physical, mental and spiritual needs of individuals and families through education, community outreach and empowerment.

Since 1940, Avalon Carver in South Los Angeles has been a place for people from diverse backgrounds to join together in one space and work to make their community thrive. Built on the vision of community leader Mary B. Henry, it has strived to become a place of growth, unity, family, and positive change for South Los Angeles. It has grown to become a centerpiece of the diverse community fabric of the neighborhood.

Throughout the years, Avalon Carver has met the needs of its growing and ever-changing community. Through hard times and good, through struggles and triumphs, bringing up inspiring community leaders and strengthening families.

Avalon Carter is now stepping into the next chapter of their story, keeping an eye towards the future of the community through a refresh of their space, an expansion of their services, and a progressive take on the education of the community.

II. AGREEMENT

A. **Definitions.** The following capitalized terms have the following meanings in this Agreement:

- (a) “Agreement” shall mean this Community Benefits Agreement.
- (b) “Bethune” shall mean Bethune Hotel Ventures, LLC, a California Limited Liability company.
- (c) “Legacy Programs” shall mean educational services for the community conducted and implemented by AC through their STEM program, GED classes and learning centers.
- (d) “AC” shall mean Avalon Carver, a 501(c)3 non-profit organization.
- (e) “Project” shall mean the Courtyard Marriott Hotel Development, a proposed 168-room hotel with ~4,000 sq. feet of ground floor retail space, located at 3685 Vermont Avenue, Los Angeles, CA 90007.

B. **Purpose.** AC has a multitude of programs related to education, community and rehabilitation that focus on strengthening and empowering the community (i.e., Legacy Programs), and the purpose of this Agreement is to acknowledge Bethune’s agreement to provide

AC a community benefit contribution for their Legacy Programs.

C. **Monetary Compensation.** Bethune agrees to contribute a lump sum in the amount of thirty thousand dollars (\$30,000.00) to AC. It is understood this is a one-time contribution towards the community benefits as defined above Section II, B, and will be used to help finance the Legacy Programs chosen by AC and operated by AC or affiliate, at their sole discretion in furtherance of the purpose of this Agreement.

D. **Execution of Contribution.** The contribution described in Section II, C, above, shall be due in full within nine (9) months from the date Bethune receives the Certificate of Occupancy for the Project.

E. **No Continuing Obligations or Oversight.** Upon payment of the contribution described in Section II, C, above, Bethune shall have met their obligation under this Agreement, and no continuing actions or obligations shall be required by Bethune. In addition, Bethune shall have no control or oversight over AC and is not responsible for their actions undertaken pursuant to this Agreement. As such, Bethune shall not be liable for any action taken by AC or affiliate related to this Agreement.

F. **Entire Agreement.** This Agreement, including any exhibits hereto, contains the entire Agreement by and between the parties hereto concerning the matters set forth herein and supersedes any prior understanding or agreements between the parties hereto.

G. **Modification.** This Agreement may not be amended or modified except in writing by the parties hereto.

H. **Governing Law.** This Agreement is governed by the laws of California, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement. Any action or proceeding arising out of this Agreement will be litigated in courts located in California. Each party consents and submits to the jurisdiction of any local, state, or federal court located in the California.

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J. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

K. **Third-Party Rights.** This Agreement shall not create any third-party rights to any persons who are not parties to this Agreement.

[Remainder of Page Intentionally Left Blank; Signature Pages to Follow].

This Agreement is executed and effective this 8th day of SEPT, 2022 in the County of Los Angeles, State of California.

AGREED BY:

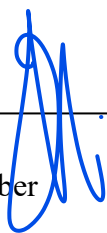
BETHUNE HOTEL VENTURES, LLC

AVALON CARVER

By:

Henry Fan

Managing Member



By:

Jamiko Elder

Name: Jamiko Elder

Title: Excutive Director

COMMUNITY BENEFITS AGREEMENT

I. INTRODUCTION

This Community Benefits Agreement (“**Agreement**”) is in conjunction with the Courtyard by Marriott Hotel development project (“**Project**”) and establishes a coordinated effort between Bethune Hotel Ventures, LLC (“**Bethune**”), as developer of the Project, and Earth Angels (“**EA**”), a nonprofit organization focused on providing nourishment and resources, and alleviating malnutrition, hunger, loneliness and isolation in underserved communities.

EA’s mission is to provide meal preparation, delivery and wellness checks with partnering health workers. Their target demographics are the elderly, veterans, the disabled, the homeless and others in need in the greater Los Angeles area. They currently serve over 1000 meals per week.

II. AGREEMENT

A. **Definitions.** The following capitalized terms have the following meanings in this Agreement:

- (a) “Agreement” shall mean this Community Benefits Agreement.
- (b) “Bethune” shall mean Bethune Hotel Ventures, LLC, a California Limited Liability company.
- (c) “Legacy Projects” shall mean the projects, programs and services implemented by SEA, including tattoo removal, gang intervention / prevention, re-entry, employment, and parenting.
- (d) “EA” shall mean Earth Angels, a 501(c)3 non-profit organization.
- (e) “Project” shall mean the Courtyard Marriott Hotel Development, a proposed 168-room hotel with ~4,000 sq. feet of ground floor retail space, located at 3685 Vermont Avenue, Los Angeles, CA 90007.

B. **Purpose.** EA has multiple projects, programs, and services focused on food security and mental health in underserved communities and the purpose of this Agreement is to acknowledge Bethune’s agreement to provide EA a community benefit contribution for their Legacy Projects.

C. **Monetary Compensation.** Bethune agrees to contribute a lump sum in the amount of fifteen thousand dollars (\$15,000.00) to EA. It is understood this is a one-time contribution towards the community benefits as defined above Section II, B, and will be used to help finance the Legacy Projects chosen by EA and operated by EA or affiliate, at their sole discretion in furtherance of the purpose of this Agreement.

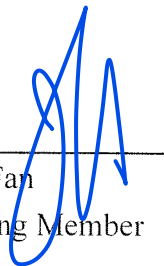
D. **Execution of Contribution.** The contribution described in Section II, C, above, shall be due in full within nine (9) months from the date Bethune receives the Certificate of

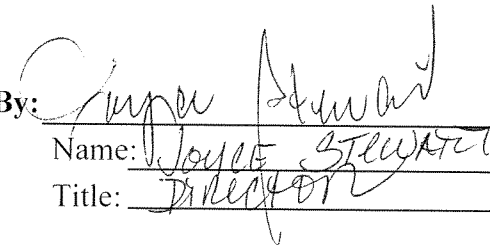
This Agreement is executed and effective this 8 day of September, 2022 in the County of Los Angeles, State of California.

AGREED BY:

BETHUNE HOTEL VENTURES, LLC

EARTH ANGELS NON-PROFIT ORGANIZATION

By:  _____
Henry Fan
Managing Member

By:  _____
Name: Joyce Stewart
Title: Director

Occupancy for the Project.

E. **No Continuing Obligations or Oversight.** Upon payment of the contribution described in Section II, C, above, Bethune shall have met their obligation under this Agreement, and no continuing actions or obligations shall be required by Bethune. In addition, Bethune shall have no control or oversight over EA and is not responsible for their actions undertaken pursuant to this Agreement. As such, Bethune shall not be liable for any action taken by EA or affiliate related to this Agreement.

F. **Entire Agreement.** This Agreement, including any exhibits hereto, contains the entire Agreement by and between the parties hereto concerning the matters set forth herein and supersedes any prior understanding or agreements between the parties hereto.

G. **Modification.** This Agreement may not be amended or modified except in writing by the parties hereto.

H. **Governing Law.** This Agreement is governed by the laws of California, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement. Any action or proceeding arising out of this Agreement will be litigated in courts located in California. Each party consents and submits to the jurisdiction of any local, state, or federal court located in the California.

I. **Severability.** If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall continue in full force and effect.

J. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

K. **Third-Party Rights.** This Agreement shall not create any third-party rights to any persons who are not parties to this Agreement.

[Remainder of Page Intentionally Left Blank; Signature Pages to Follow].

COMMUNITY BENEFITS AGREEMENT

I. INTRODUCTION

This Community Benefits Agreement (“**Agreement**”) is in conjunction with the Courtyard by Marriott Hotel development project (“**Project**”) and establishes a coordinated effort between Bethune Hotel Ventures, LLC (“**Bethune**”), as developer of the Project, and Innovative Housing Opportunities, Inc (“**IHO**”), a non-profit affordable housing developer that seeks to enrich communities by providing high quality affordable housing.

IHO was formed in 1976 to help business and government address the lack of low to moderate income housing in the city. IHO focus on high-quality, affordable housing that can be a launch pad for residents to create or rebuild their lives. They have six differentiators that include an approach to development, case management and educational programming, arts and culture, and commitment to pursuing a shared community vision. The objective is to offer the greatest opportunity for residents to grow, thrive, experience housing independence, and where possible, give back to their neighborhoods.

II. AGREEMENT

A. **Definitions.** The following capitalized terms have the following meanings in this Agreement:

(a) “Agreement” shall mean this Community Benefits Agreement.

(b) “Bethune” shall mean Bethune Hotel Ventures, LLC, a California Limited Liability company.

(c) “Legacy Projects” shall mean the projects programs and services implemented by IHO, including health and wellness, education and workforce development, arts, cultural and intergenerational activities, community building and youth services.

(d) “IHO” shall mean Innovative Housing Opportunity, a 501(c)3 non-profit organization.

(e) “Project” shall mean the Courtyard Marriott Hotel Development, a proposed 168-room hotel with ~4,000 sq. feet of ground floor retail space, located at 3685 Vermont Avenue, Los Angeles, CA 90007.

B. **Purpose.** IHO has multiple projects, programs, and services focused on enriching communities by providing high quality affordable housing (i.e., Legacy Projects), and the purpose of this Agreement is to acknowledge Bethune’s agreement to provide IHO a community benefit contribution for their Legacy Projects.

C. **Monetary Compensation.** Bethune agrees to contribute a lump sum in the amount of twenty five thousand dollars (\$25,000.00) to IHO. It is understood this is a one-time

contribution towards the community benefits as defined above Section II, B, and will be used to help finance the Legacy Projects chosen by IHO and operated by IHO or affiliate, at their sole discretion in furtherance of the purpose of this Agreement.

D. **Execution of Contribution.** The contribution described in Section II, C, above, shall be due in full within nine (9) months from the date Bethune receives the Certificate of Occupancy for the Project.

E. **No Continuing Obligations or Oversight.** Upon payment of the contribution described in Section II, C, above, Bethune shall have met their obligation under this Agreement, and no continuing actions or obligations shall be required by Bethune. In addition, Bethune shall have no control or oversight over IHO and is not responsible for their actions undertaken pursuant to this Agreement. As such, Bethune shall not be liable for any action taken by IHO or affiliate related to this Agreement.

F. **Entire Agreement.** This Agreement, including any exhibits hereto, contains the entire Agreement by and between the parties hereto concerning the matters set forth herein and supersedes any prior understanding or agreements between the parties hereto.

G. **Modification.** This Agreement may not be amended or modified except in writing by the parties hereto.

H. **Governing Law.** This Agreement is governed by the laws of California, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement. Any action or proceeding arising out of this Agreement will be litigated in courts located in California. Each party consents and submits to the jurisdiction of any local, state, or federal court located in the California.

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[Remainder of Page Intentionally Left Blank; Signature Pages to Follow].

This Agreement is executed and effective this 8th day of September 2022 in the County of Los Angeles, State of California.

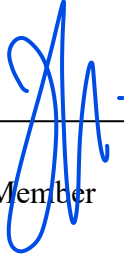
AGREED BY:

BETHUNE HOTEL VENTURES, LLC

**INNOVATIVE HOUSING
OPPORTUNITIES, INC**

By: _____

Henry Fan
Managing Member



By: _____

Name: Miguel Garcia

Title: Director of Real Estate Development



COMMUNITY BENEFITS AGREEMENT

I. INTRODUCTION

This Community Benefits Agreement (“**Agreement**”) is in conjunction with the Courtyard by Marriott Hotel development project (“**Project**”) and establishes a coordinated effort between Bethune Hotel Ventures, LLC (“**Bethune**”), as developer of the Project, and University Little League (“**ULL**”), a non-profit nationally chartered Little League and part of California’s Little League District 25.

ULL was established in 2008 in South Los Angeles, through a collaborative community effort with various city, county and non-profit leaders. ULL is the only inner-city little league program, offering organized baseball and softball to kids ages 4– 12. Currently ULL serves over 150 families and over 200 kids.

II. AGREEMENT

A. **Definitions.** The following capitalized terms have the following meanings in this Agreement:

- (a) “Agreement” shall mean this Community Benefits Agreement.
- (b) “Bethune” shall mean Bethune Hotel Ventures, LLC, a California Limited Liability company.
- (c) “Legacy Projects” shall mean the projects programs and services implemented by ULL for the purpose of youth sports.
- (d) “ULL” shall mean University Little League, a 501(c)3 non-profit organization.
- (e) “Project” shall mean the Courtyard Marriott Hotel Development, a proposed 168-room hotel with ~4,000 sq. feet of ground floor retail space, located at 3685 Vermont Avenue, Los Angeles, CA 90007.

B. **Purpose.** ULL has multiple projects, programs, and services focused on youth sports, and the purpose of this Agreement is to acknowledge Bethune’s agreement to provide ULL a community benefit contribution for their Legacy Projects.

C. **Monetary Compensation.** Bethune agrees to contribute a lump sum in the amount of fifteen thousand dollars (\$15,000.00) to ULL. It is understood this is a one-time contribution towards the community benefits as defined above Section II, B, and will be used to help finance the Legacy Projects chosen by ULL and operated by ULL or affiliate, at their sole discretion in furtherance of the purpose of this Agreement.

D. **Execution of Contribution.** The contribution described in Section II, C, above, shall be due in full within nine (9) months from the date Bethune receives the Certificate of

Occupancy for the Project.

E. **No Continuing Obligations or Oversight.** Upon payment of the contribution described in Section II, C, above, Bethune shall have met their obligation under this Agreement, and no continuing actions or obligations shall be required by Bethune. In addition, Bethune shall have no control or oversight over ULL and is not responsible for their actions undertaken pursuant to this Agreement. As such, Bethune shall not be liable for any action taken by ULL or affiliate related to this Agreement.

F. **Entire Agreement.** This Agreement, including any exhibits hereto, contains the entire Agreement by and between the parties hereto concerning the matters set forth herein and supersedes any prior understanding or agreements between the parties hereto.

G. **Modification.** This Agreement may not be amended or modified except in writing by the parties hereto.

H. **Governing Law.** This Agreement is governed by the laws of California, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement. Any action or proceeding arising out of this Agreement will be litigated in courts located in California. Each party consents and submits to the jurisdiction of any local, state, or federal court located in the California.

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[Remainder of Page Intentionally Left Blank; Signature Pages to Follow].

This Agreement is executed and effective this 8th day of SEPT, 2022 in the County of Los Angeles, State of California.

AGREED BY:

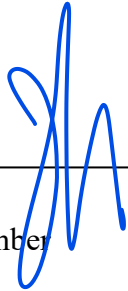
BETHUNE HOTEL VENTURES, LLC

UNIVERSITY LITTLE LEAGUE

By:

Henry Fan

Managing Member



By:

Name: Elmer Rivas

Title: University Little League board member



EXHIBIT D



- DAY CARE
- PUBLIC SPACE
- RETAIL SPACE
- CIRCULATION
- BACK OF HOUSE
- GUESTROOMS
- DOUBLE QUEEN GUESTROOM
- STANDARD KING GUESTROOM
- SLEEPING PORCH GUESTROOM
- QUEEN ROOM WITH BATH

ENTRY CANOPY AT RETAIL BELOW

MAIN ENTRY CANOPY AT HOTEL BELOW

MAIN ENTRY CANOPY AT HOTEL BELOW

3 GUESTROOMS





Planning APC South LA <apcsouthla@lacity.org>

Opposition from St. Marks Church to Stop Hotel Construction at Bethune site

2 messages

Glafira Lopez <glopez@saje.net>

Tue, Sep 13, 2022 at 11:59 AM

To: councilmember.harris-dawson@lacity.org, Planning APC South LA <apcsouthla@lacity.org>, helen.jadali@lacity.org

Hello,

I hope that you are doing well. My name is Glafira Lopez and I am a community organizer with SAJE. I am writing to you regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#). We have been collecting letters of opposition to the proposed hotel project from concerned community members that live around the Bethune site (we collected these letters of opposition from congregants at St. Marks Lutheran Church, which is the church that is right next door to the Bethune site, on 9/11/22). Given the fact that this church would be directly impacted, I ask you to consider the negative effect that this hotel would have on the church. Please see the attached documents. As we collect more, I will continue to send the letters of opposition. Please stop any permits for the hotel construction at the Bethune site. Thank you!

Glafira Lopez

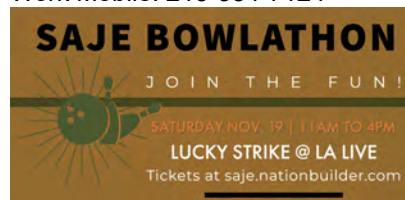
Community Organizer

Land Use and Equitable Development

Pronouns: She/her

SAJE-Strategic Actions for a Just Economysaje.nationbuilder.com[152 W. 32nd Street, Los Angeles, CA 90007](#)

Work Mobile: 213-554-7124



2 attachments

**opposition letter 3 st marks.pdf**

952K

**opposition letter st marks.pdf**

303K

Planning APC South LA <apcsouthla@lacity.org>

Tue, Sep 13, 2022 at 12:23 PM

To: Glafira Lopez <glopez@saje.net>

Cc: councilmember.harris-dawson@lacity.org, helen.jadali@lacity.org

Received, thank you.

[Quoted text hidden]

Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Danise J Serrette
Email/Correo Electronico:	DJwyte@msn.com
Phone Number/Numero de Telefono:	310 733 6976
Address/Direccion:	4755 Ferndale ST LA 90016

Please provide your comment here/Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

We feel the Developer has not had any in person townhall or sessions for community input and does not have the full support of the immediate neighbors.

Sincerely,

Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	JOSEPH M WILLIAMS
Email/Correo Electronico:	JoeWilliams1030@gmail.com
Phone Number/Numero de Telefono:	(323) 708-7853
Address/Direccion:	3629 So Genesee Ave, CA 90017

Please provide your comment here/Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

I think it is important that affordable housing should be put on that plot of land. I am not in support of a Hotel being built on this land.

Sincerely,

Joseph Williams

Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Maniz B.
Email/Correo Electronico:	manizhehrmenzies@gmail.com
Phone Number/Numero de Telefono:	
Address/Direccion:	1413 N ave 49

Please provide your comment here/ Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

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Thank you for your time,

this space should be used for affordable public housing

Sincerely,

Maniz

Public Comment Form

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Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: <i>Scott Menzies</i>	
Email/Correo Electronico: <i>Scott.Menzies@lacity.org</i>	
Phone Number/Numero de Telefono: <i>310.400.1000</i>	
Address/Direccion: <i>1413 N Ave 49</i>	

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

*public space is valuable and we
can't afford to lose any more*

Sincerely,



Public Comment Form

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Name/Nombre:	GAIL CATLOUSE
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323-766-6856
Address/Direccion:	

Please provide your comment here/Por favor deje su comentario en esta caja:

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Sincerely,



Public Comment Form

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Dieedra Welch
Email/Correo Electronico:	dieedra05@gmail.com
Phone Number/Numero de Telefono:	323 - 877 - 5538
Address/Direccion:	2029 W 41st Street, Los Angeles, CA, 90062

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,

dieedra

Public Comment Form

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	MICHAEL SÉRRETTE
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	4755 FERNDALE ST. L.A. CA. 90016

Please provide your comment here/ Por favor deje su comentario en esta caja:

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Sincerely,



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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Barbara Bladen
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323-821-6460
Address/Direccion:	5711 - 11 th Ave L.A CA 90043

Please provide your comment here/Por favor deje su comentario en esta caja:

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Sincerely,

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: <i>Sean Hyde</i>	
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	<i>1220 W 46 St 90037</i>

Please provide your comment here/Por favor deje su comentario en esta caja:

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South LA Planning Commission: apcsouthla@lacity.org **CC:** councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	ERANON ELLIOTT
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	(213) 909-4391
Address/Direccion:	341 South Bernardo Street Apt 303 LOS ANGELES CA 90020

Please provide your comment here/Por favor deje su comentario en esta caja:

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Sincerely,

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My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Shawntelle Augustine
Email/Correo Electronico:	saugustin124@gmail.com
Phone Number/Numero de Telefono:	323-616-3154
Address/Direccion:	2915 Halldale Ave. Los Angeles, CA 90018

Please provide your comment here/Por favor deje su comentario en esta caja:

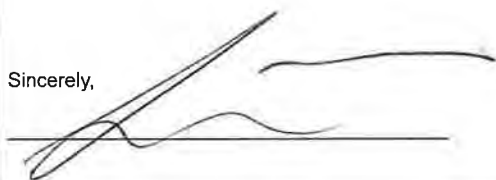
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Sincerely,



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My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Heather Middleton-Fields
Email/Correo Electronico:	hmiddlet0789@gmail.com
Phone Number/Numero de Telefono:	(323) 483-2312
Address/Direccion:	5850 7 th ave, Los Angeles, CA 90043

Please provide your comment here/ Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,



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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Sharonne Hapuarachy
Email/Correo Electronico:	shapuara@aol.com
Phone Number/Numero de Telefono:	(323) 599-7672
Address/Direccion:	2706 S. La Salle Ave., LA, CA 90018

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,

Sharonne Hapuarachy

Public Comment Form

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Gerardo de la Cruz
Email/Correo Electronico:	1362 W. 37th PL. L.A. CA. 90007
Phone Number/Numero de Telefono:	(323) 732-3329
Address/Direccion:	1362 W. 37th PL. L.A. CA. 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Need More AFFordable
Housing

Sincerely,

De la Cruz

Public Comment Form

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Name/Nombre:	Carlos Stouffer
Email/Correo Electronico:	jesuspolitics@gmail.com
Phone Number/Numero de Telefono:	
Address/Direccion:	1336 W 25 th St LA CA 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

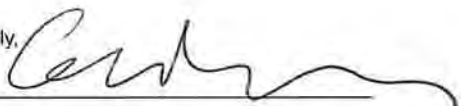
I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

As a city concerned about improving the
quality of life of all, we can do
Better!

Sincerely,



Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: Georgina Serrano	
Email/Correo Electronico: almagaserrano1956@gmail.com	
Phone Number/Numero de Telefono: 213.818.6400	
Address/Direccion: 1217 W. 37th Pl LA CA 90007	

Please provide your comment here/ Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

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This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

Sincerely,



Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Susan Stauffer
Email/Correo Electronico:	susanstauffer88@gmail.com
Phone Number/Numero de Telefono:	
Address/Direccion:	1336 W. 25th St., LA CA 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

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Thank you for your time,

Sincerely,



CODE INFORMATION

OCCUPANCY:	R-1 HOTEL
ACCESSORY USES:	A ASSEMBLY (SCREENING ROOM) A ASSEMBLY (EXTERIOR PATIOS) A ASSEMBLY (RETAIL) E EDUCATIONAL (L1 DAYCARE)
BUILDING TYPE:	3A (LEVELS 3-7)
ALLOWABLE HEIGHT :	85'-0"
PROPOSED HEIGHT:	75'-0"
ALLOWABLE STORIES:	5
PROPOSED STORIES:	5
ALLOWABLE AREA:	58,140 SF (29,070 SF PER FLOOR)
PROPOSED AREA:	SEE 10/A00 BELOW
BUILDING TYPE:	1B (LEVELS 1-2)
ALLOWABLE HEIGHT:	180'-0"
PROPOSED HEIGHT:	75'-0"
ALLOWABLE STORIES:	8
PROPOSED STORIES:	7
ALLOWABLE AREA:	135,048
PROPOSED AREA:	SEE 10/A00 BELOW

PARCEL INFORMATION

ADDRESS	3685 S VERMONT AVE LOS ANGELES CA, 90007
LOT	FR2
BLOCK	NONE
PIN	120B197 1114
APN	5040030905
ZONING	C2-2D-CPIO
COMMUNITY PLAN AREA	SOUTH LOS ANGELES
SUB AREA	TOD HIGH (G)
LOT AREA (SF)	33,762 SF
HEIGHT LIMIT	120 FT
TRANSITIONAL HEIGHT	REQUIRED
CPIO SEC III-3.A.4.(a)	
STORY LIMIT	8 STORIES
SETBACKS (C2)	NONE REQUIRED
FLOOR AREA RATIO	4:1 = 135,048 SF MAX
CPIO TABLE III-3	
BIKE PARKING REQUIRED:	10 SHORT TERM, 10 LONG TERM
BIKE PARKING PROPOSED:	10 SHORT TERM, 10 LONG TERM

CODE INFORMATION

12

ZONING INFORMATION

9

OWNER

XX
XX
XX

ARCHITECT

STANTON ARCHITECTURE
1501 MARIPOSA ST
SUITE 328
SAN FRANCISCO, CA 94107

CONTACT: DANIEL OSBORNE
dosborne@stantonarchitecture.com

LANDSCAPE ARCHITECT

COURTLAND STUDIO
LANDSCAPE ARCHITECTURE
505 E COLORADO BLVD, MEZZ C
PASADENA CA, 91101

CONTACT: PAUL LEWIS
office@courtlandstudio.com

PROJECT NARRATIVE

THE PROPOSED PROJECT WILL SIT ON THE VACANT SITE WHICH WAS PREVIOUSLY THE BETHUNE LIBRARY, DIRECTLY TO THE WEST OF USC CAMPUS. THE BUILDING WILL BE A NEW, 7 STORY TOURIST HOTEL, INCORPORATING 168 GUESTROOMS, GROUND FLOOR RETAIL, AND UNDERGROUND PARKING.

UPPER LEVEL TERRACES WILL PROVIDE VIEWS TO DOWNTOWN LA TO THE NORTH AND EXPOSITION PARK TO THE SOUTH.

PARKING IS ACCESSED FROM VERMONT AVE, AND COMBINES 20 ABOVE GRADE STALLS AND 50 BELOW GRADE STALLS FOR A TOTAL OF 70 PARKING STALLS.

PROJECT TEAM

11

PROJECT NARRATIVE

8

LEVEL 0	26427 SF	TYPE 1B	
LEVEL 1	11347 SF	TYPE 1B	
LEVEL 2	8315 SF	TYPE 1B	
	46089 SF		
LEVEL 3	10358 SF	TYPE 3A	ZONE 1
LEVEL 4	9675 SF	TYPE 3A	ZONE 1
LEVEL 5	9416 SF	TYPE 3A	ZONE 1
LEVEL 6	9416 SF	TYPE 3A	ZONE 1
LEVEL 7	8114 SF	TYPE 3A	ZONE 1
	46980 SF		
LEVEL 3	7998 SF	TYPE 3A	ZONE 2
LEVEL 4	8017 SF	TYPE 3A	ZONE 2
LEVEL 5	7235 SF	TYPE 3A	ZONE 2
LEVEL 6	7235 SF	TYPE 3A	ZONE 2
LEVEL 7	4802 SF	TYPE 3A	ZONE 2
	35286 SF		
TOTAL	101,928 SF	(NOT INCLUDING SUB-GRADE PARKING)	
PROPOSED FAR	3.02:1	(101,928 SF/33,762 SF)	

A00	TITLE
A01	SITE INFORMATION
A10	SITE SURVEY
A11	SITE PLAN
A12	SITE ELEVATIONS
A20	BASEMENT LEVEL FLOOR PLAN
A21	LEVEL 1 FLOOR PLAN
A22	LEVEL 2 FLOOR PLAN
A23	LEVEL 3 FLOOR PLAN
A24	LEVEL 4 FLOOR PLAN
A25	LEVEL 5 FLOOR PLAN
A26	LEVEL 6 FLOOR PLAN
A27	LEVEL 7 FLOOR PLAN
A28	LEVEL 8 ROOF PLAN
A30	EAST ELEVATION
A31	SOUTH ELEVATION
A32	WEST ELEVATION
A33	NORTH ELEVATION
A40	BUILDING SECTIONS
A41	BUILDING SECTIONS
A42	BUILDING SECTIONS
A50	RENDERINGS
A51	RENDERINGS
L1.0	LANDSCAPE PLAN
L1.1	3RD FLOOR TERRACE
L1.2	7TH FLOOR TERRACE

GROSS SQUARE FOOTAGE

10

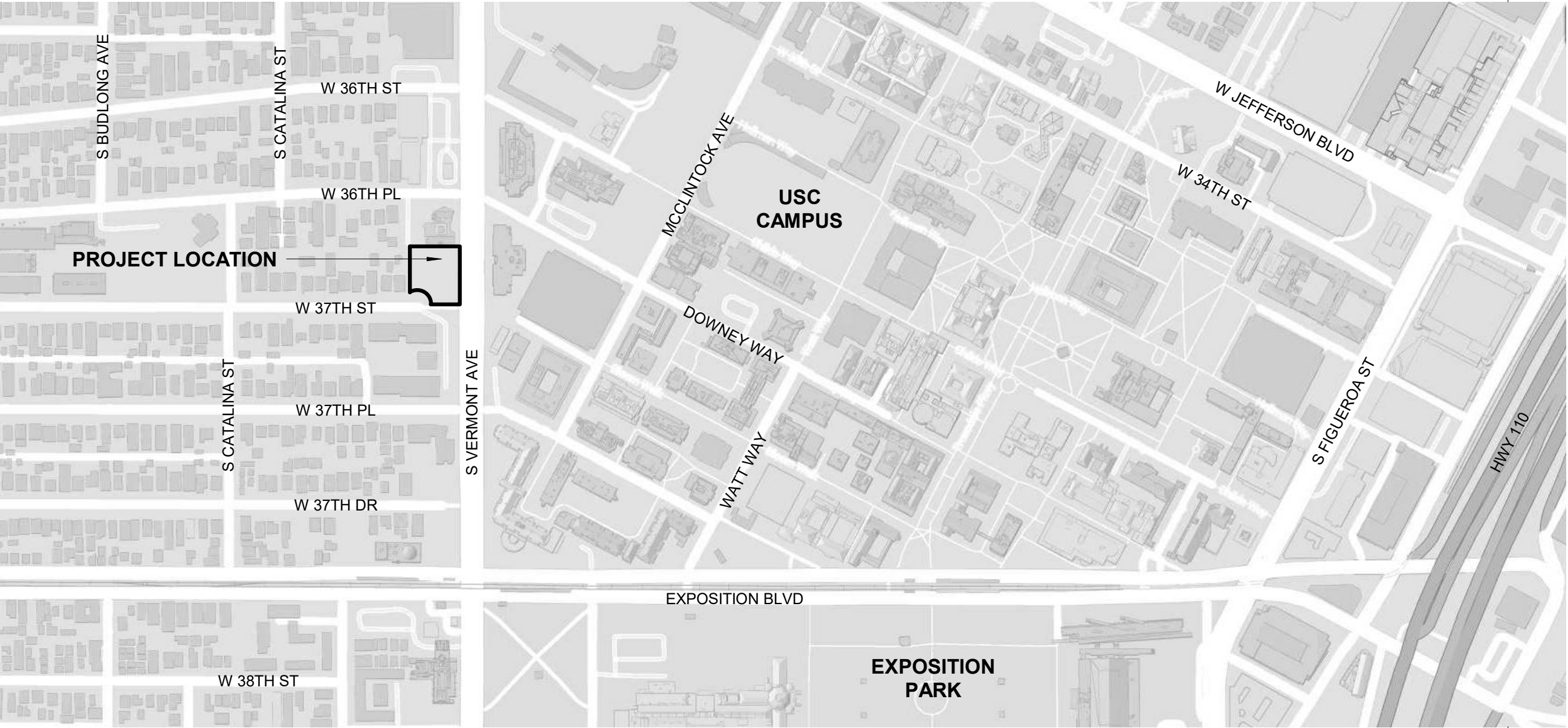
SHEET LIST

7



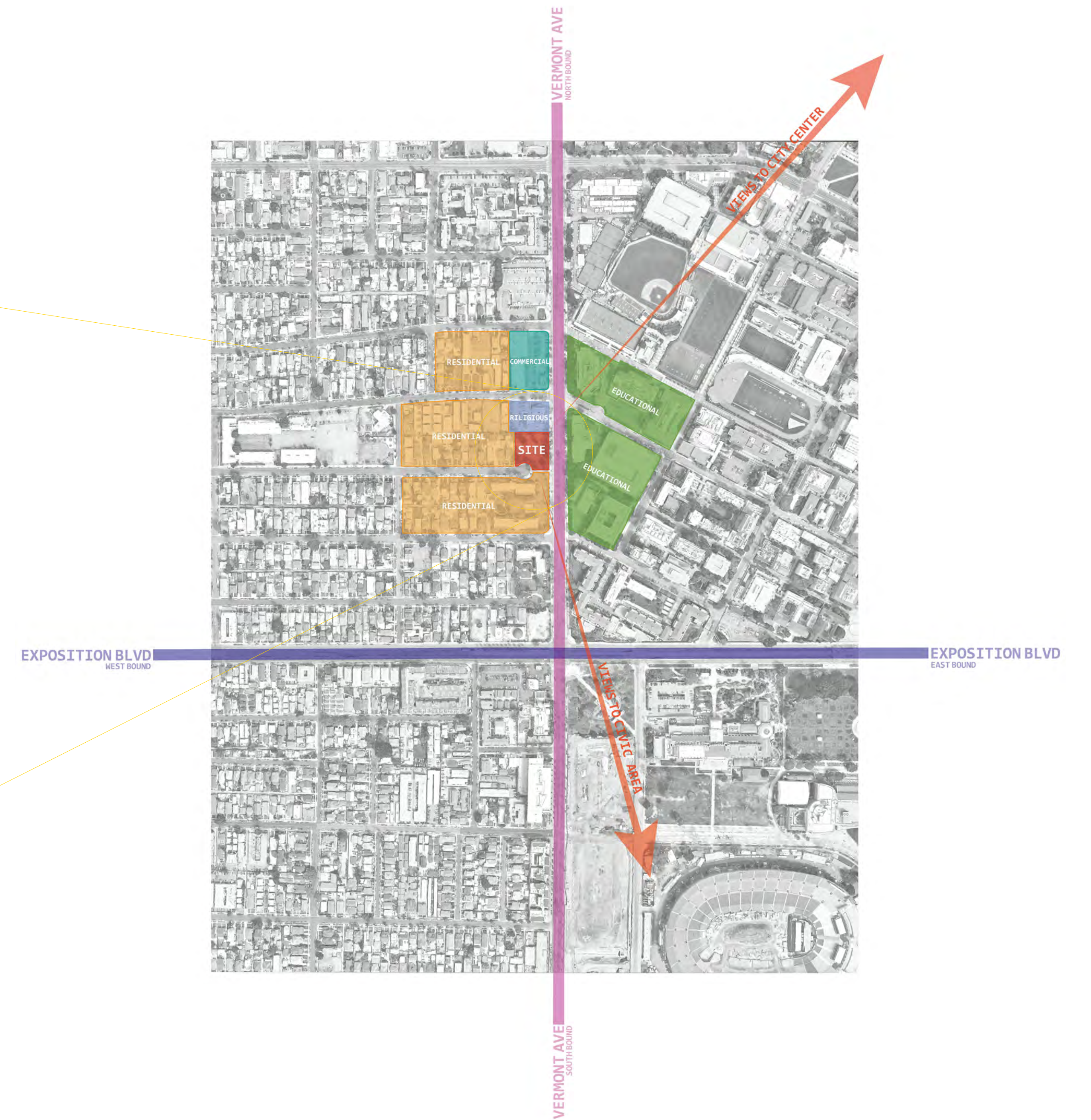
RENDERING

2



VICINITY MAP

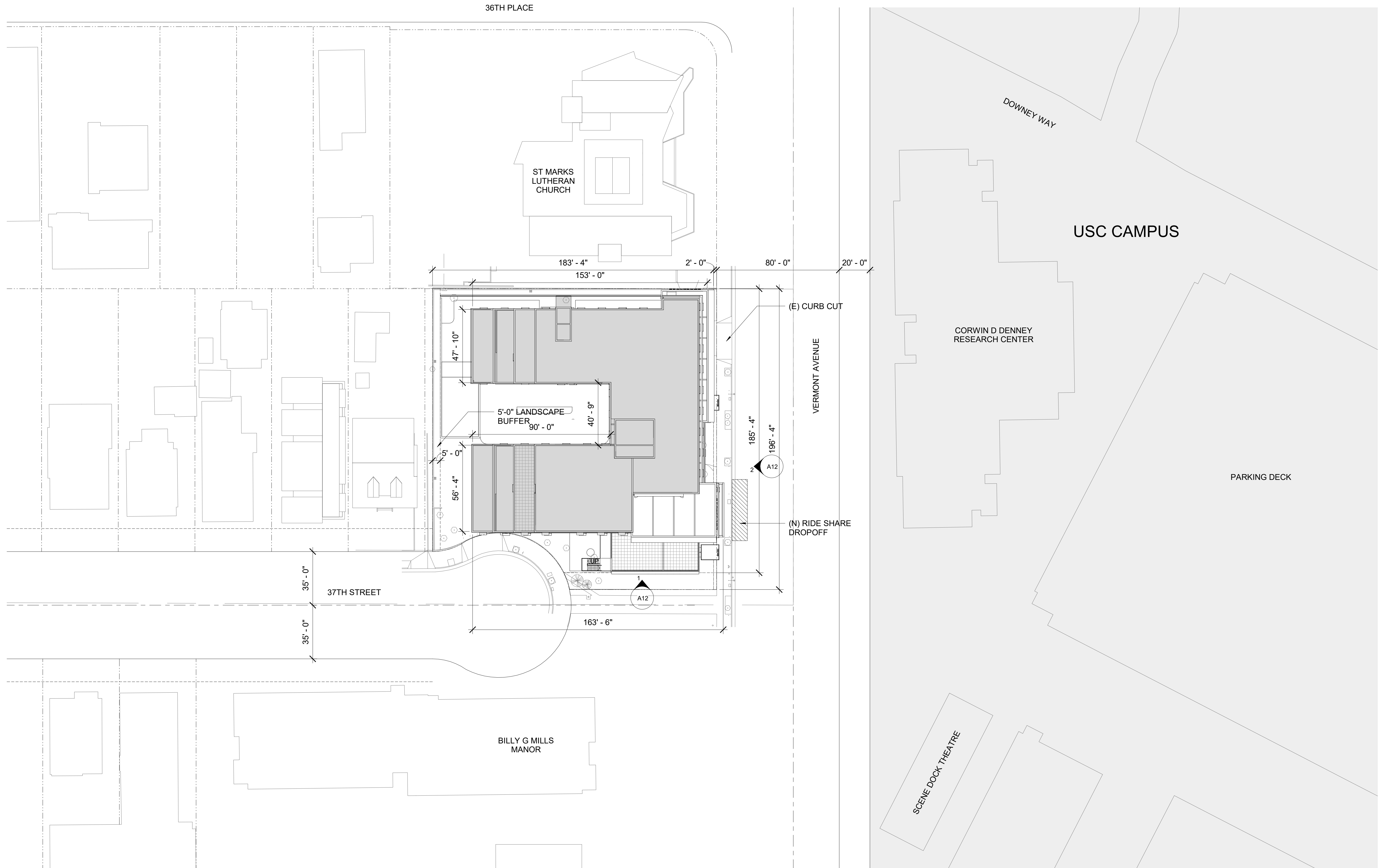
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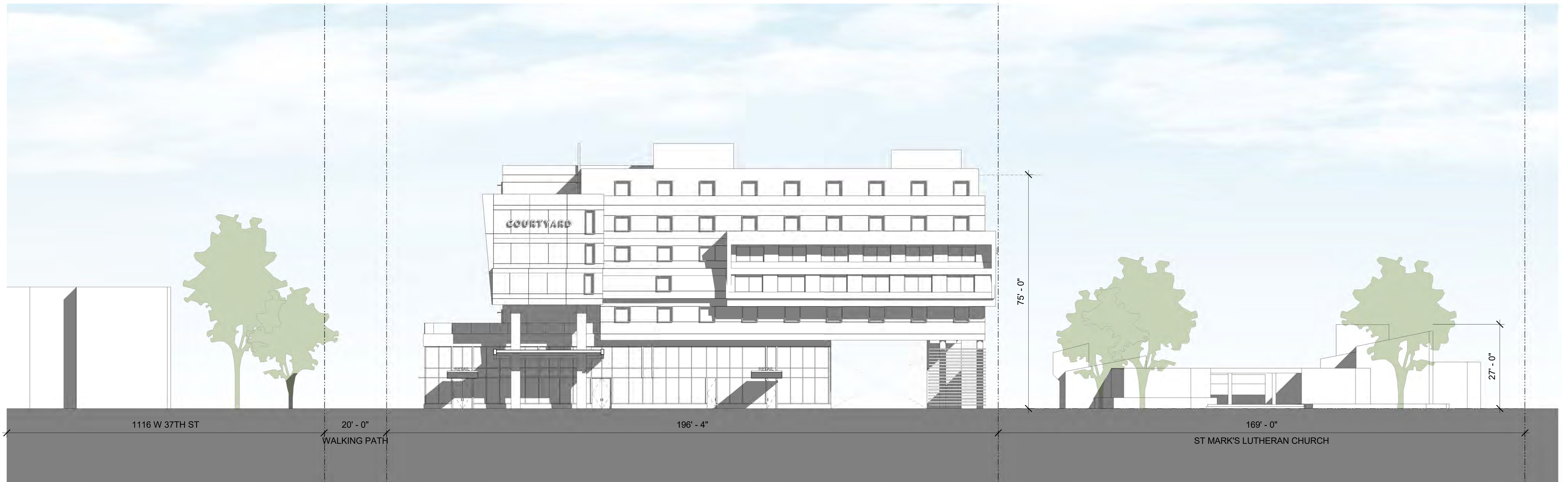




SITE SURVEY

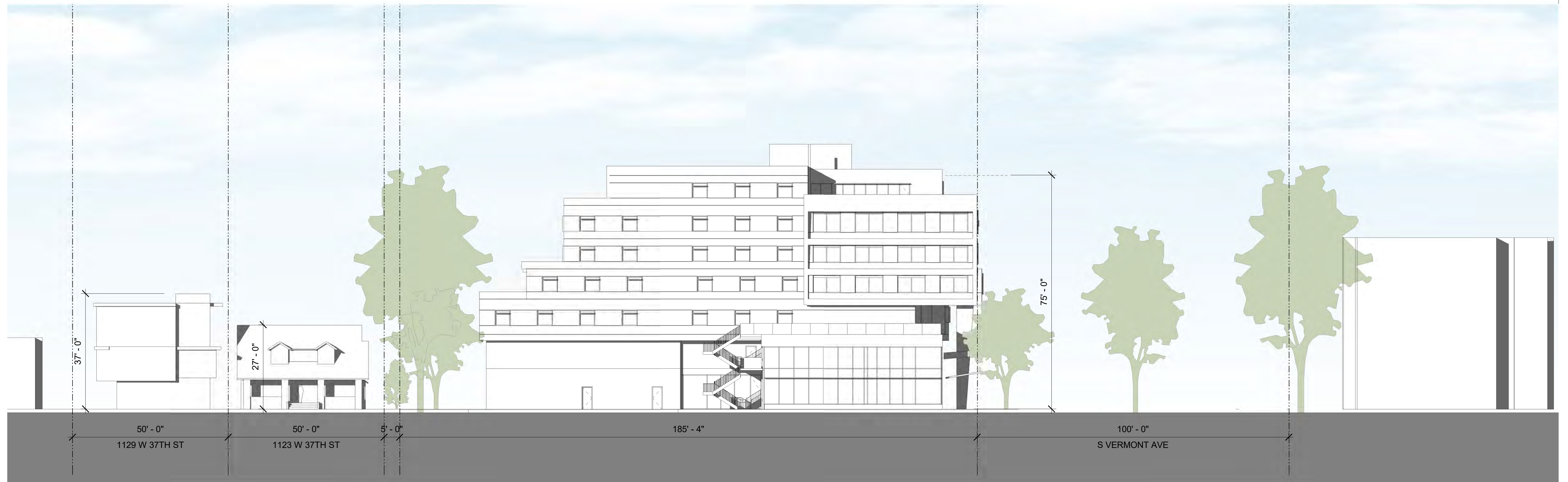
 A10





EAST SITE ELEVATION

2



SOUTH SITE ELEVATION

1









- DAY CARE
- PUBLIC SPACE
- RETAIL SPACE
- CIRCULATION
- BACK OF HOUSE
- GUESTROOMS
- QQ DOUBLE QUEEN GUESTROOM
- K STANDARD KING GUESTROOM
- KS ONE BEDROOM KING GUESTROOM SUITE

33 GUESTROOMS



- DAY CARE
- PUBLIC SPACE
- RETAIL SPACE
- CIRCULATION
- BACK OF HOUSE
- GUESTROOMS
- QQ DOUBLE QUEEN GUESTROOM
- K STANDARD KING GUESTROOM
- KS ONE BEDROOM KING GUESTROOM SUITE

39 GUESTROOMS



- DAY CARE
- PUBLIC SPACE
- RETAIL SPACE
- CIRCULATION
- BACK OF HOUSE
- GUESTROOMS

- QQ DOUBLE QUEEN GUESTROOM
- K STANDARD KING GUESTROOM
- KS ONE BEDROOM KING GUESTROOM SUITE

35 GUESTROOMS

A12
A30

A12
A31

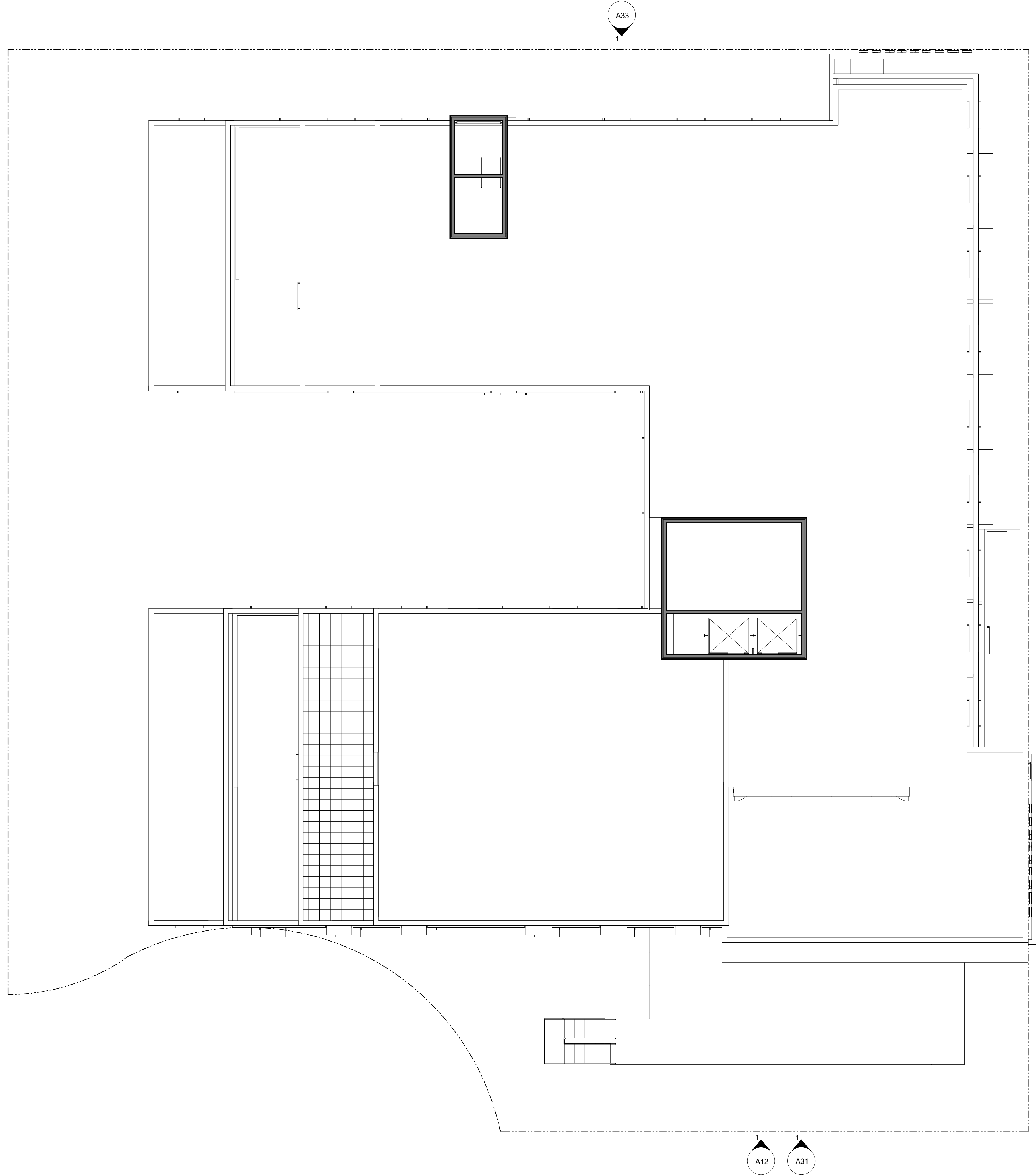


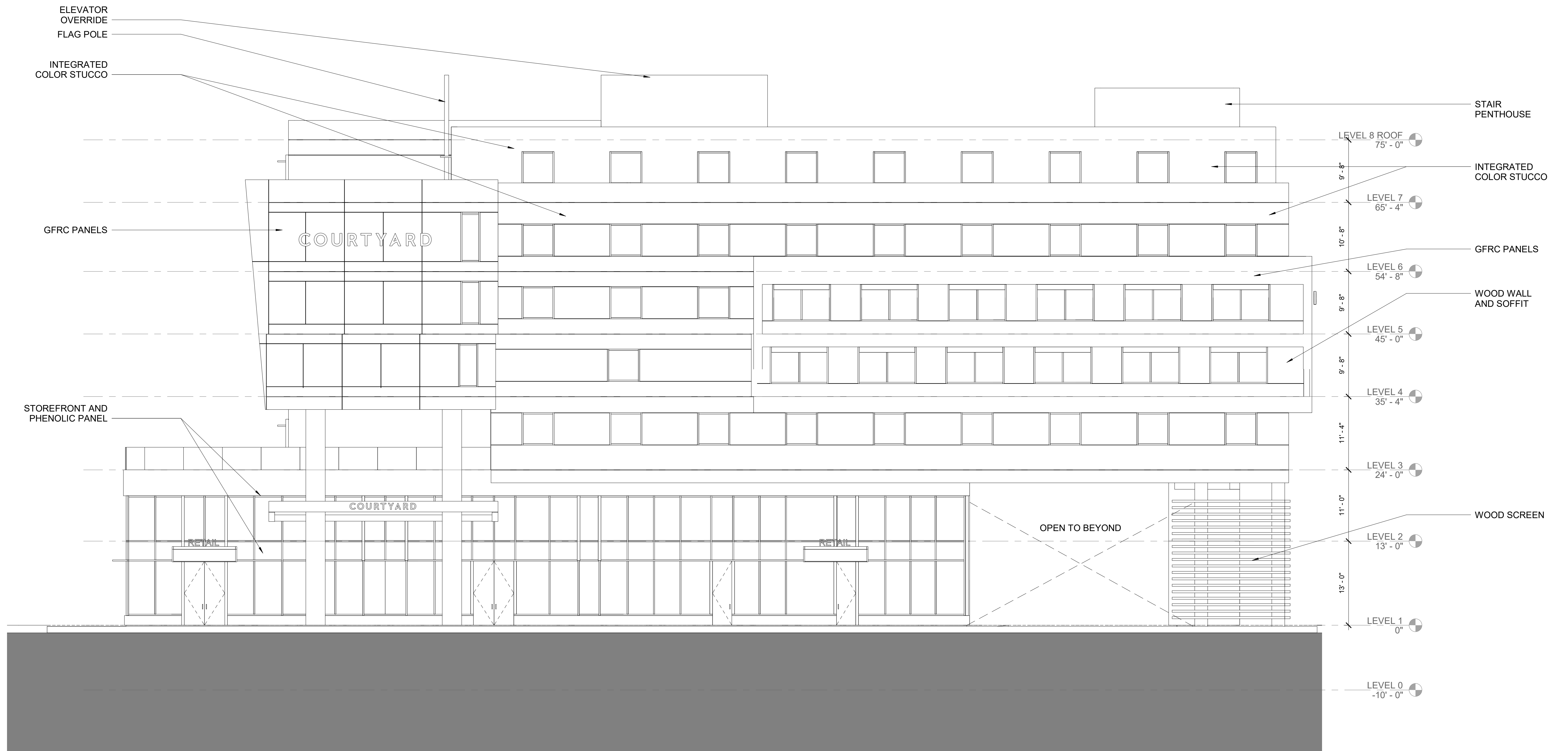
- DAY CARE
- PUBLIC SPACE
- RETAIL SPACE
- CIRCULATION
- BACK OF HOUSE
- GUESTROOMS

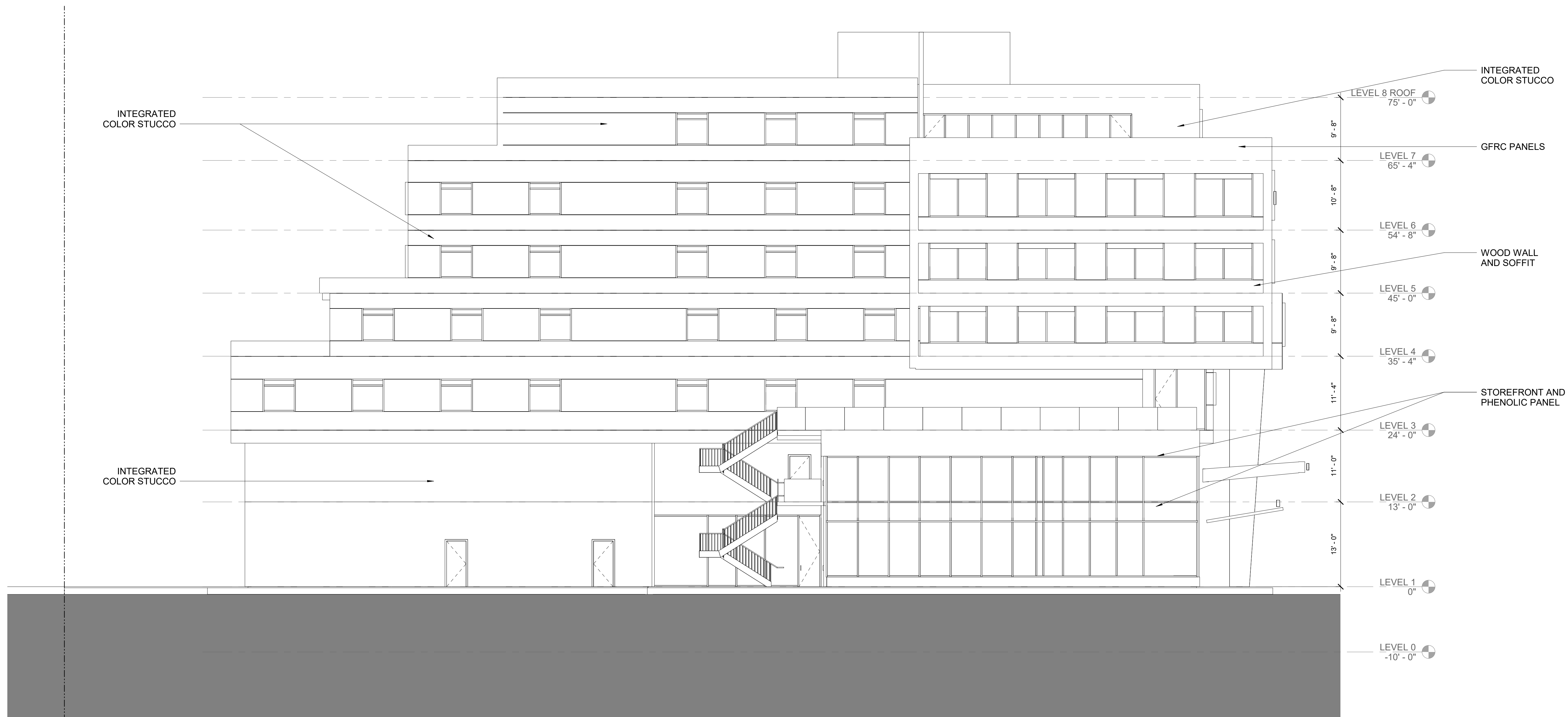
- QQ DOUBLE QUEEN GUESTROOM
- K STANDARD KING GUESTROOM
- KS ONE BEDROOM KING GUESTROOM SUITE

35 GUESTROOMS



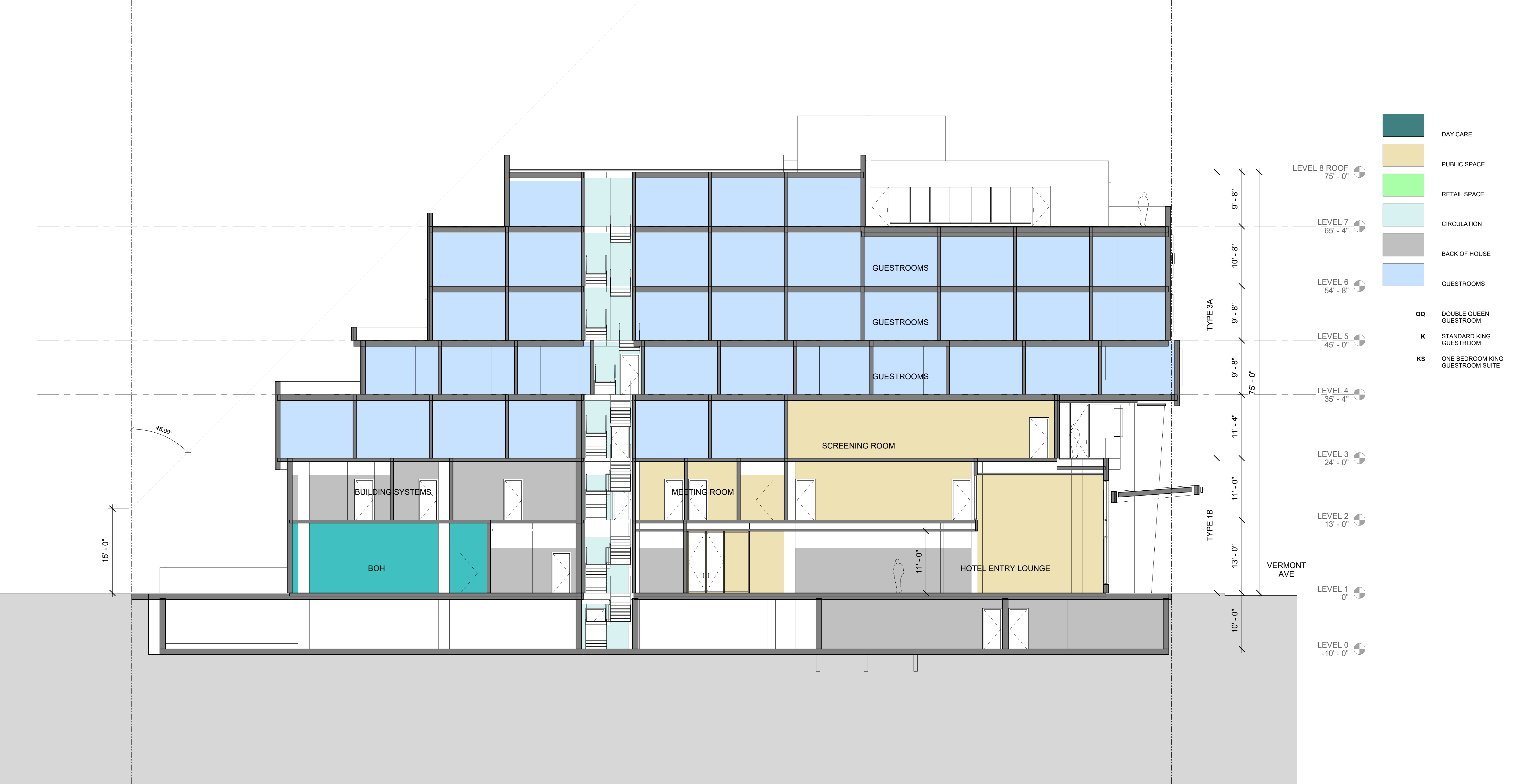










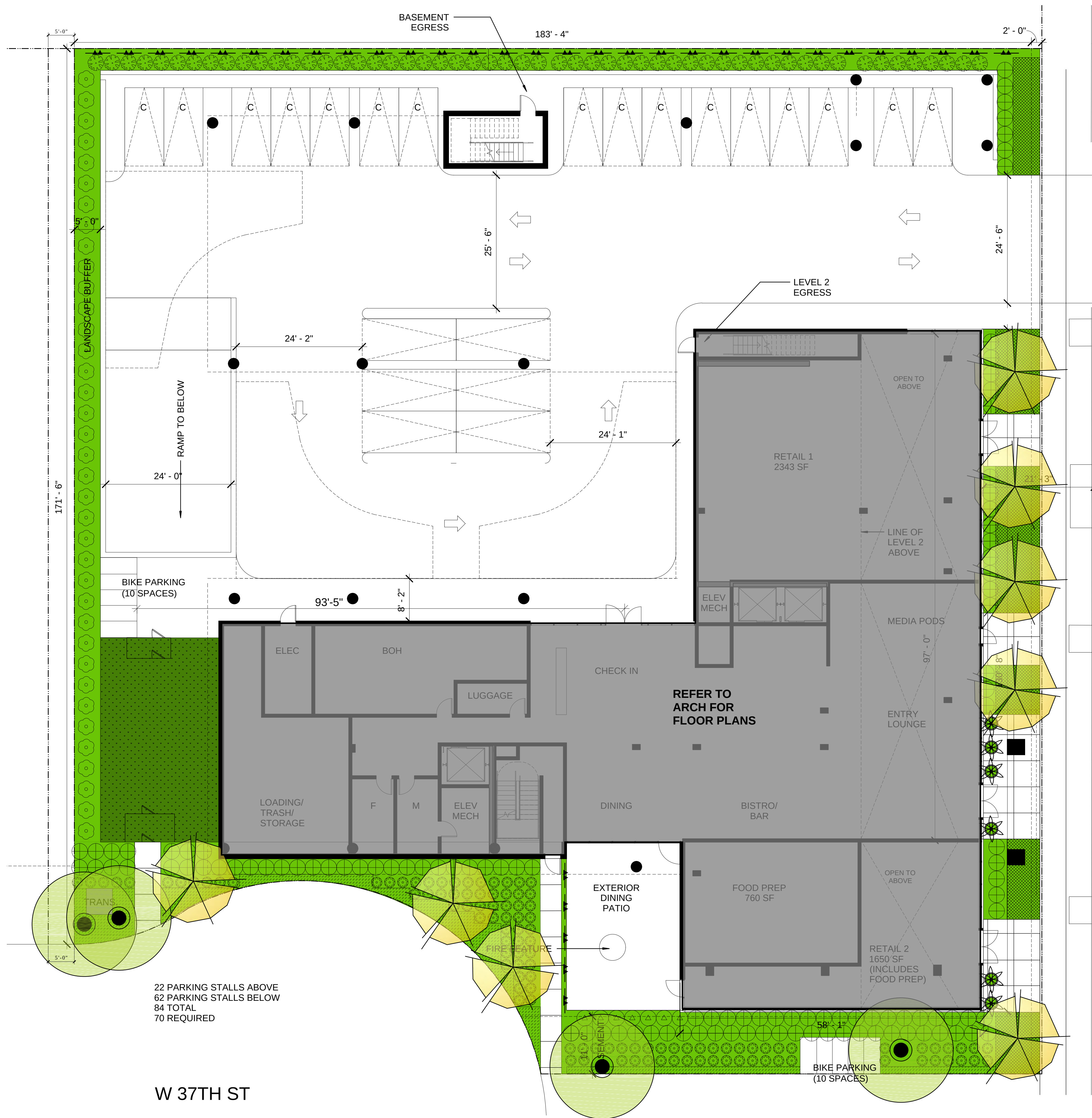












PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Ginkgo biloba / Maidenhair tree	8	36" Box	M	
	Olea europaea 'Swan Hill' / Fruitless Olive	13	24" Box	L	multi-trunk
	Existing trees to remain	4			
SHRUBS					
	Callistemon viminalis 'Slim' / Slim Callistemon @ 48" o.c.	37	15g	L	
	Correa 'Dusky bells' / Australian fuchsia @ 30" o.c.	112	5g	M	
	Laurus nobilis / Sweet bay @ 36" o.c.	17	15g	L	columnar
	Phormium 'Sundowner' / Flax @ 24" o.c.	6	15g	M	
	Pittosporum tobira 'Wheeler's dwarf' / Mock orange @ 30" o.c.	110	5g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 36" o.c.	54	5g	M	
	Rosa 'Floral carpet' / Groundcover rose 770 sf @ 24" o.c.	193	1g	M	
VINES					
	Distictis 'Rivers' / Royal trumpet vine @ 72" o.c.	30	15g	M	
GROUND COVER					
	Myoporum parvifolium / Myoporum 442 sf @ 12" o.c. = 442 plants	10	flat	L	
	Rosmarinus prostrata / Trailing rosemary 136.5 sf @ 12" o.c. = 137 plants	9	4" flat	L	
	Artificial Turf	966 sf			Jack Smith @ SGS Turf (562) 400-1549
GREEN ROOF					
	Green Living Roof 6" deep trays - mix to include: 640 sf 320 trays contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com				
	Carex praegracilis				
	Chondropetalum tectorum				
	Festuca glauca				
	Phormium dwarf var. 'Jack Spratt'				
	Sesleria autumnalis				
	Sesleria caerulea				

AREA SUMMARY

TOTAL LOT AREA = APPROX. 33,773 SF
LANDSCAPE AREA OF PROJECT NOT INCLUDING PARKWAY = 5,361 SF
POTENTIAL LANDSCAPE AREA = 33,773 SF (TOTAL LOT) - 26,195 SF (BUILDING) = 7,578 SF POTENTIAL LANDSCAPE
REQUIRED TREE REPLACEMENT:
15 TREES ON SITE > 8" DIA TRUNK TO BE REMOVED
PROVIDE TREE REPLACEMENT =
21 TREES (140% OF REQUIRED)
STREET TREES:
7 EXISTING STREET TREES TO REMAIN IN PLACE



Architect:
STANTON ARCHITECTURE

Client:

Project location:
3685 VERMONT AVE.
LOS ANGELES, CA

LANDSCAPE PLAN

Scale: 1" = 10'
Date: 11/27/2019

L1.0



PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Ginkgo biloba / Maidenhair tree	8	36" Box	M	
	Olea europaea 'Swan Hill' / Fruitless Olive	13	24" Box	L	multi-trunk
	Existing trees to remain	4			
SHRUBS					
	Callistemon viminalis 'Slim' / Slim Callistemon	37	15g	L	@ 48" o.c.
	Correa 'Dusky bells' / Australian fuchsia	112	5g	M	@ 30" o.c.
	Laurus nobilis / Sweet bay	17	15g	L	@ 36" o.c.
	Phormium 'Sundowner' / Flax	6	15g	M	@ 24" o.c.
	Pittosporum tobira 'Wheeler's dwarf' / Mock orange	110	5g	M	@ 30" o.c.
	Philodendron 'Xanadu' / Xanadu philodendron	54	5g	M	@ 36" o.c.
	Rosa 'Floral carpet' / Groundcover rose	193	1g	M	770 sf @ 24" o.c.
VINES					
	Distictis 'Rivers' / Royal trumpet vine	30	15g	M	@ 72" o.c.
GROUND COVER					
	Myoporum parvifolium / Myoporum	10	flat	L	442 sf @ 12" o.c. = 442 plants
	Rosmarinus prostrata / Trailing rosemary	9	4"flat	L	136.5 sf @ 12" o.c. = 137 plants
	Artificial Turf	966 sf			Jack Smith @ SGS Turf (562) 400-1549
GREEN ROOF					
	Green Living Roof 6" deep trays - mix to include: Achillea millefolium, Carex praegracilis, Chondropetalum tectorum, Festuca glauca, Phormium dwarf var. 'Jack Spratt', Sesleria autumnalis, Sesleria caerulea	640 sf	320 trays		contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com

3rd FLOOR
PLANTER BOX SIZE SCHEDULE:

SYM.	DIMENSIONS	QTY
A	L 48" X W 48" X H 36"	9

PLANTER BOX COLOR TO BE DETERMINED BY ARCHITECT.

TREES



Ginkgo biloba/
Maidenhair tree



Olea europaea 'Swan Hill' /
Fruitless olive

VINES



Distictis 'Rivers' /
Royal trumpet vine

SHRUBS



Callistemon viminalis 'Slim' /
Slim callistemon



Correa 'Dusky bells' /
Australian fuchsia



Laurus nobilis /
Sweet bay



Phormium 'Sundowner' /
Flax



Pittosporum tobira 'Wheeler's dwarf' /
Mock orange

GROUND COVER



Philodendron 'Xanadu' /
Xanadu philodendron



Rosa 'Floral carpet' /
Groundcover rose



Myoporum parviflora /
Creeping myoporum



Rosmarinus prostrata /
Trailing rosemary



Architect:
STANTON ARCHITECTURE

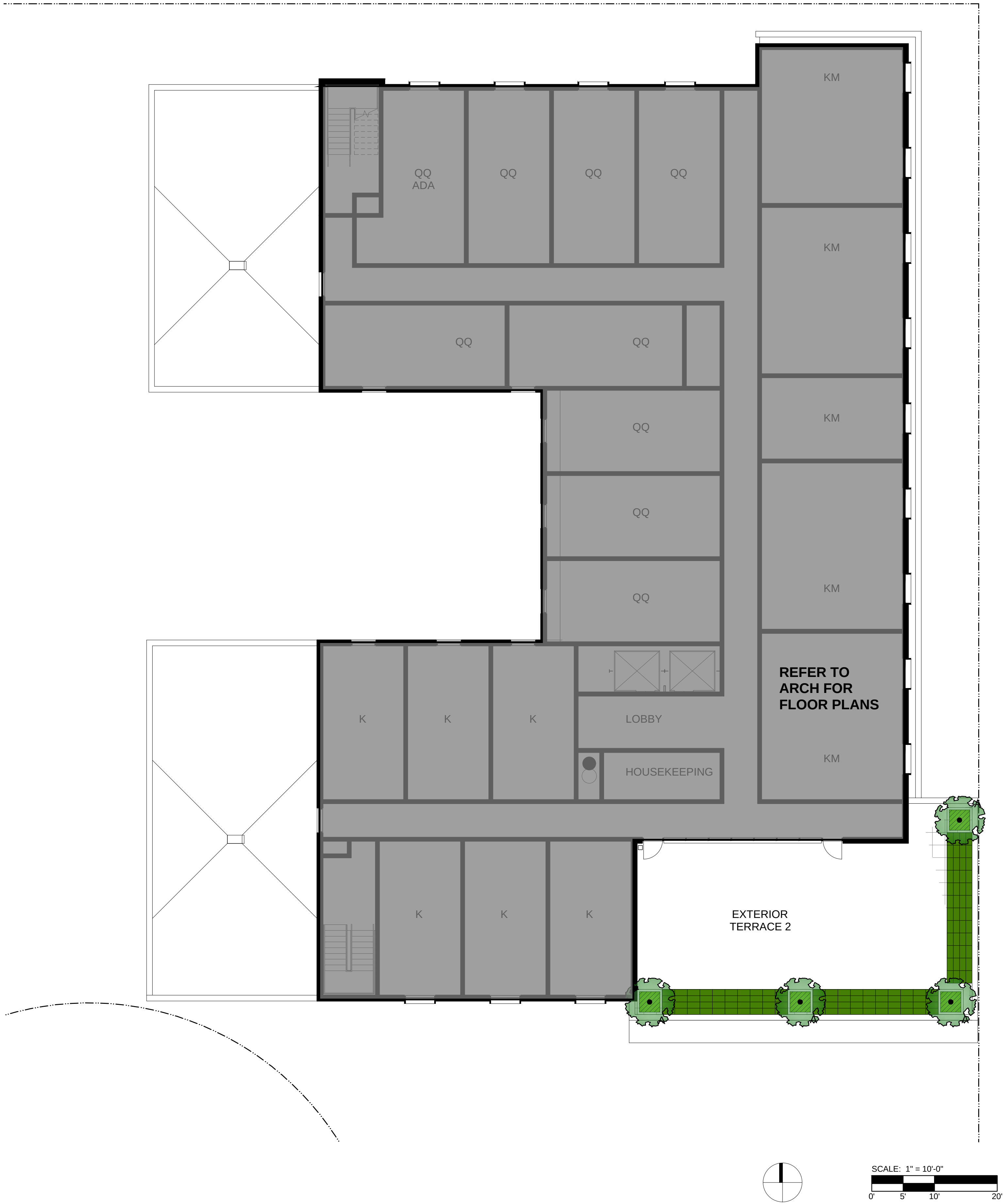
Client:

Project location:
3685 VERMONT AVE.
LOS ANGELES, CA

3RD FLOOR TERRACE

Scale: 1" = 10'
Date: 11/27/2019

L1.1



PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Ginkgo biloba / Maidenhair tree	8	36" Box	M	
	Olea europaea 'Swan Hill' / Fruitless Olive	13	24" Box	L	multi-trunk
	Existing trees to remain	4			
SHRUBS					
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	Phormium 'Sundowner' / Flax @ 24" o.c.	6	15g	M	
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	Philodendron 'Xanadu' / Xanadu philodendron @ 36" o.c.	54	5g	M	
	Rosa 'Floral carpet' / Groundcover rose 770 sf @ 24" o.c.	193	1g	M	
VINES					
	Distictis 'Rivers' / Royal trumpet vine @ 72" o.c.	30	15g	M	
GROUND COVER					
	Myoporum parvifolium / Myoporum 442 sf @ 12" o.c. = 442 plants	10	flat	L	
	Rosmarinus prostrata / Trailing rosemary 136.5 sf @ 12" o.c. = 137 plants	9	4"flat	L	
	Artificial Turf	966 sf			Jack Smith @ SGS Turf (562) 400-1549
GREEN ROOF					
	Green Living Roof 6" deep trays - mix to include: Achillea millefolium, Carex praegracilis, Chondropetalum tectorum, Festuca glauca, Phormium dwarf var. 'Jack Spratt', Sesleria autumnalis, Sesleria caerulea	640 sf	320 trays		contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com

7th FLOOR
PLANTER BOX SIZE SCHEDULE:

SYM.	DIMENSIONS	QTY
A	L 48" X W 48" X H 36"	4

PLANTER BOX COLOR TO BE DETERMINED BY ARCHITECT.

GREEN ROOF TRAY MIX



Achillea millefolium/
Yarrow



Carex praegracilis/
California field sedge



Chondropetalum tectorum /
Small cape rush



Festuca glauca /
Blue fescue



Phormium 'Jack spratt' /
Dwarf black phormium



Sesleria autumnalis /
Autumn moor grass



Sesleria caerulea /
Blue moor grass

C O U R T L A N D S C A P E

COURTLAND
STUDIO

ARCHITECTURE

COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-788-9382
F: 818-788-3217
Licensed Landscape Architect #9620

Architect:
STANTON ARCHITECTURE

Client:

Project location:
3685 VERMONT AVE.
LOS ANGELES, CA

7TH FLOOR TERRACES

Scale: 1" = 10'
Date: 11/27/2019

L1.2

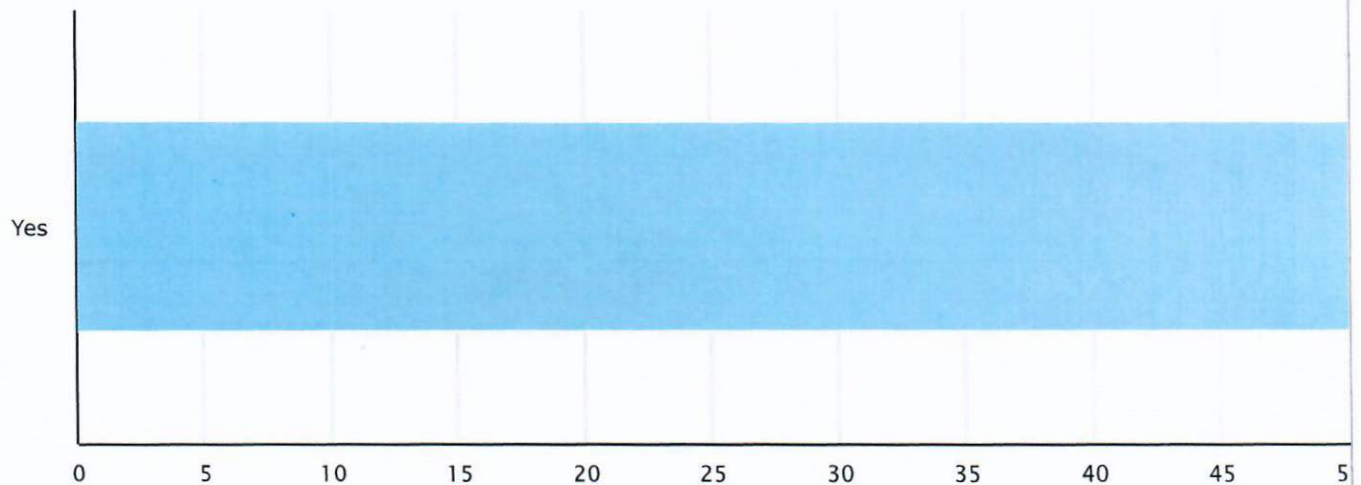
New Hotel Development at 3685 Vermont Ave

Response Total 58

Page 1

Do you support the new hotel development proposed at 3685 Vermont Ave?

Answered 58, Skipped 0, Response Total 58



Answer Choice	Selections ▼	% All Question Responses ▼	% All Survey Responses ▼
Yes	58	100.00%	100.00%

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
1	Angelina Tang	
2	Steve Yung	
3	Ramin Saket	

No.	Text Response	Full Response
4	Jennifer Diaz	
5	Chelsea Variano	
6	Alejandra Ramirez	
7	Miriam Paredes	
8	Manuel Arellano	
9	Christian Herrera	
10	Angel Alcerro	

Please enter your email (Optional)

Answered 24 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
1	Steve_yung@yahoo.com	
2	c.variano@me.com	
3	Elizabeth_ochoa77@aol.com	
4	Kimberlyb1207@gmail.com	
5	ana.andrade49@gmail.com	
6	thanahd13@yahoo.com	
7	Jmonroe240@gmail.com	
8	meowcampos@gmail.com	
9	Nancythenotary@gmail.com	

No.	Text Response	Full Response
10	znagarvala@gmail.com	

<<

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1

2

3

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Address 414 Hungerford Drive, Suite 212, Rockville, Maryland, USA

Customer Support



[English](#) [Español](#) [Deutsch](#) [Русский](#) [中文 \(繁體\)](#) [中文 \(简体\)](#)

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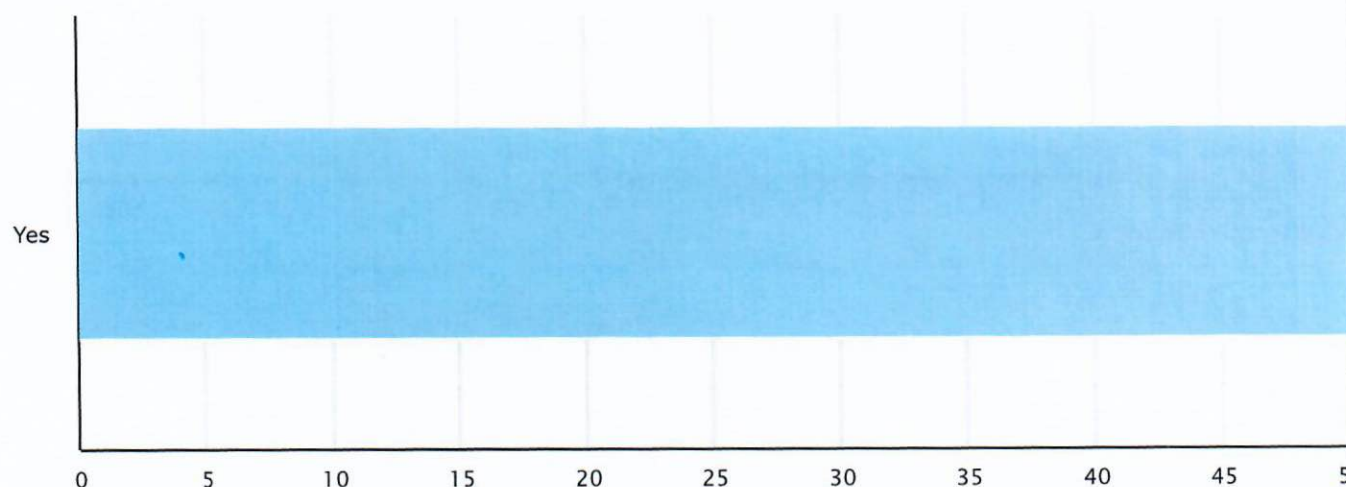
New Hotel Development at 3685 Vermont Ave

Response Total 58

Page 1

Do you support the new hotel development proposed at 3685 Vermont Ave?

Answered 58, Skipped 0, Response Total 58



Answer Choice	Selections ▼	% All Question Responses ▼	% All Survey Responses ▼
Yes	58	100.00%	100.00%

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
11	Kiara Quintero	
12	Elizabeth Ochoa	
13	Kimberly Bernal-Pena	

No.	Text Response	Full Response
14	miguel andrade	
15	Adrián González	
16	Ana Andrade	
17	Leyvi Andrade	
18	Xuan Thanh Van Gaasbeck	
19	Gabriel Valdez	
20	Joe Monroe	

<< < 1 2 3 4 5 6 > >>

Please enter your email (Optional)

Answered 24 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
11	eric@ericshin.com	
12	greenpointshin@gmail.com	
13	rosashinp@gmail.com	
14	carolineysbills@gmail.com	
15	chrris@gmail.com	
16	Catchang@rocketmail.com	
17	david.nemeschansky@gmail.com	
18	jamesdiaz@gmail.com	
19	Bchin911@yahoo.com	

No.	Text Response	Full Response
20	djrafa19@yahoo.com	

<< < 1 2 3 > >>

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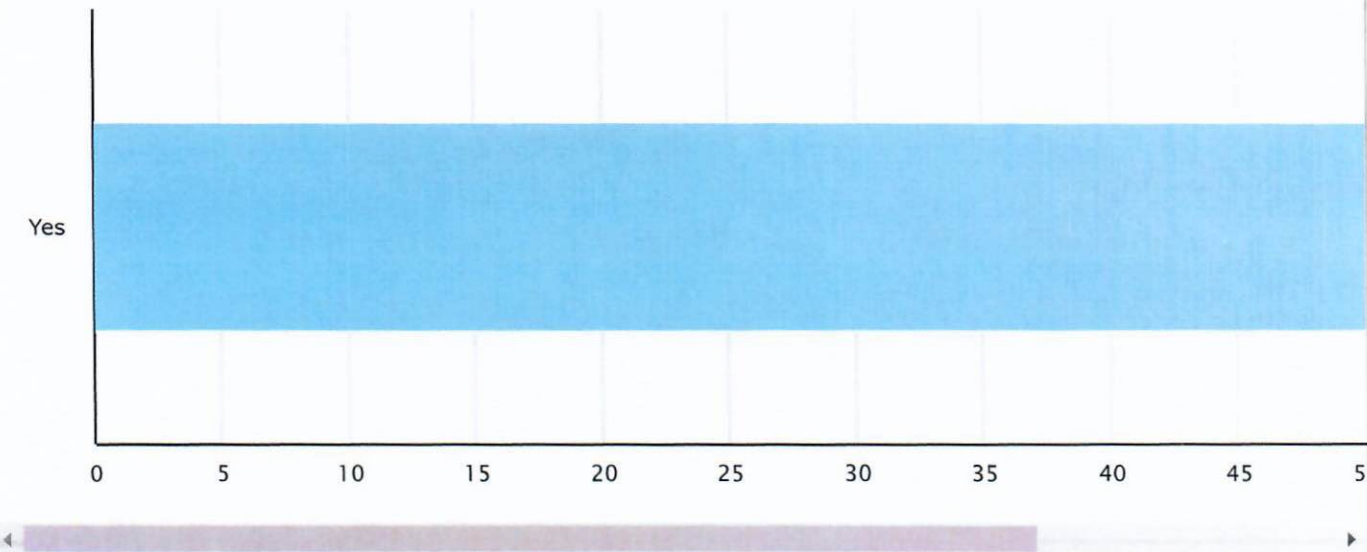
New Hotel Development at 3685 Vermont Ave

Response Total 58

Page 1

Do you support the new hotel development proposed at 3685 Vermont Ave?

Answered 58, Skipped 0, Response Total 58



Answer Choice	Selections ▾	% All Question Responses ▾	% All Survey Responses ▾
Yes	58	100.00%	100.00%

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
21	JACQUELINE GESELL CAMPOS	
22	Moses Lee	
23	David Solomon	

No.	Text Response	Full Response
24	Katherine Yu	
25	Richard Kim	
26	Hannah Yi	
27	Michael Kim	
28	Nancy Kim	
29	Soo Kim	
30	Jessica Kim	

<< < 1 2 3 4 5 6 > >>

Please enter your email (Optional)

Answered 24 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
21	af1149@gmail.com	
22	Jkleano@gmail.com	
23	Drugdispenser1@yahoo.com	
24	MONEY4WIFE@YAHOO.COM	

<< < 1 2 3 > >>



New Hotel Development at 3685 Vermont Ave

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
31	Zubin nagarvala	
32	Eric Shin	
33	Alice Shin	
34	Arthur Yu	
35	Rosa Shin	
36	Franky Handra	
37	Caroline Shin	
38	Christopher Tang	
39	Cathy Chang	
40	David Nemeschansky	

<< < 1 2 3 4 5 6 > >>

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New Hotel Development at 3685 Vermont Ave

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
41	Jaime Diaz	
42	Chris Yeung	
43	Dennis Xu	
44	Ruby Tan	
45	Jessica Tang	
46	Bely Tom	
47	Sabrina Tang	
48	Logan Hom	
49	Brian Quinn	
50	Syrus Wolfe	

<< < 1 2 3 4 5 6 > >>

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New Hotel Development at 3685 Vermont Ave

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
51	Marianne Wolfe	
52	Rafael Martinez	
53	Amanda Romero	
54	John Leano	
55	Karen Leano	
56	Leland Wolfe	
57	Maggie Hom	
58	Kenneth Wong	

<< < 1 2 3 4 5 6 > >>

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Hotel Development at 3685 Vermont Ave

0

SUMMARY → DESIGN SURVEY → PREVIEW & SCORE → COLLECT RESPONSES → **ANALYZE RESULTS** → PRESENT RESULTS

MAXIMUM RESPONSE LIMIT You have reached your limit of 40 survey responses.
To see all 51 responses, upgrade to a paid plan.

[Upgrade](#)51 RESPONSES

RESPONDENTS: 40 of 51

[ADD TO DASHBOARD](#)[SAVE AS](#)**QUESTION SUMMARIES**

INSIGHTS AND DATA TRENDS

INDIVIDUAL RESPONSES

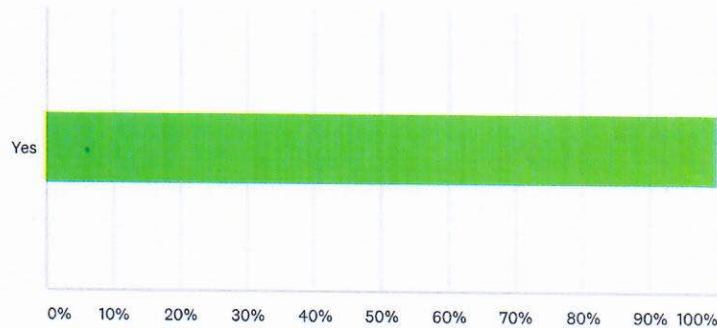
Page 1: New Hotel Development at 3685 Vermont Ave Survey

Q1

[Customize](#)[Save as](#)

Do you support the new hotel development proposed at 3685 Vermont Ave?

Answered: 40 Skipped: 0



ANSWER CHOICES

▼ Yes

TOTAL

▼ RESPONSES

100.00%

40

40

Q2

[Save as](#)

Please enter your full name (Required)

Answered: 37 Skipped: 3

RESPONSES (37)

WORD CLOUD

TAGS (0)



Sentiments: OFF



Filter: by tag

Search responses



Showing 37 responses



☐	Jose Tovar 9/14/2021 7:36 PM	View respondent's answers	Add tags ▼
☐	Melissa Folkerts 9/14/2021 7:21 PM	View respondent's answers	Add tags ▼
☐	Erica Romero Govea 9/14/2021 7:13 PM	View respondent's answers	Add tags ▼
☐	Arlene Casillas 9/14/2021 7:09 PM	View respondent's answers	Add tags ▼

Q3



Save as▼

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)



Sentiments: OFF



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Detect the feeling and sentiment behind written responses.

Watch a demo



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Upgrade



Filter: by tag▼

Search responses



Showing 15 responses

☐	sergiolo@usc.edu 9/14/2021 3:05 PM	View respondent's answers	Add tags ▼
☐	m_carachure@yahoo.com 9/14/2021 3:03 PM	View respondent's answers	Add tags ▼
☐	Rylandto@usc.edu 9/14/2021 2:51 PM	View respondent's answers	Add tags ▼
☐	miriam94@ucla.edu 9/14/2021 1:41 PM	View respondent's answers	Add tags ▼



☐	Britney Pineda	9/14/2021 7:00 PM	View respondent's answers	Add tags ▼
☐	Elizabeth Islas	9/14/2021 3:36 PM	View respondent's answers	Add tags ▼
☐	Sergio Lopez	9/14/2021 3:05 PM	View respondent's answers	Add tags ▼
☐	Maria Carachure	9/14/2021 3:03 PM	View respondent's answers	Add tags ▼
☐	Ryland Tom			

Q3

 Save as ▼

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)

 Sentiments: OFF ☐

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Search responses



Showing 15 responses

☐	Yafimaha@usc.edu	9/14/2021 12:44 PM	View respondent's answers	Add tags ▼
☐	Edwin.f.ortiz@gmail.com	9/14/2021 12:43 PM	View respondent's answers	Add tags ▼
☐	angelozielchavarria@gmail.com	9/14/2021 12:28 PM	View respondent's answers	Add tags ▼
☐	Markaacuna@hotmail.com	9/14/2021 12:24 PM	View respondent's answers	Add tags ▼

☐ Ryland Tom

9/14/2021 2:51 PM

[View respondent's answers](#)[Add tags](#) ▼☐ Julian Oseguera

9/14/2021 2:32 PM

[View respondent's answers](#)[Add tags](#) ▼☐ Miriam Gonzalez

9/14/2021 1:41 PM

[View respondent's answers](#)[Add tags](#) ▼☐ Miriam Rodriguez

9/14/2021 1:11 PM

[View respondent's answers](#)[Add tags](#) ▼☐ Yadimahara alvarez

Q3

[Save as](#) ▼

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)



Sentiments: OFF



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[Upgrade](#)[Watch a demo](#)Filter: [by tag](#) ▼

Showing 15 responses

☐ pamela.joya@yahoo.com

9/14/2021 12:21 PM

[View respondent's answers](#)[Add tags](#) ▼☐ gracezzang@hotmail.com

9/8/2021 7:55 PM

[View respondent's answers](#)[Add tags](#) ▼☐ Laorangedress@gmail.com

9/8/2021 5:12 PM

[View respondent's answers](#)[Add tags](#) ▼☐ Merkkristal8@gmail.com

9/8/2021 1:31 PM

[View respondent's answers](#)[Add tags](#) ▼



Yadimahara alvarez

9/14/2021 12:44 PM

[View respondent's answers](#)[Add tags](#)

Edwin ortiz

9/14/2021 12:43 PM

[View respondent's answers](#)[Add tags](#)

Cristina Garcia

9/14/2021 12:40 PM

[View respondent's answers](#)[Add tags](#)

Angel Oziel Chavarria

9/14/2021 12:28 PM

[View respondent's answers](#)[Add tags](#)

Mark acuna

Q3

[Save as](#)

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)



Sentiments: OFF

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Try it!

[Upgrade](#)Filter: [by tag](#)

Showing 15 responses

9/8/2021 5:12 PM

[View respondent's answers](#)[Add tags](#)

Merkkristal8@gmail.com

9/8/2021 1:31 PM

[View respondent's answers](#)[Add tags](#)

ibe7ieve@yahoo.com

9/8/2021 12:51 PM

[View respondent's answers](#)[Add tags](#)

kevin-chung@hotmail.com

9/8/2021 12:47 PM

[View respondent's answers](#)[Add tags](#)

lpken79@hotmail.com

9/8/2021 12:47 PM

[View respondent's answers](#)[Add tags](#)



☐	Mark acuna	9/14/2021 12:24 PM	View respondent's answers	Add tags
☐	Cherryn Parque	9/14/2021 12:23 PM	View respondent's answers	Add tags
☐	Pamela Joya	9/14/2021 12:21 PM	View respondent's answers	Add tags
☐	Sue Jung	9/14/2021 11:37 AM	View respondent's answers	Add tags
☐	Sharon Lee			

Q3

Save as

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15) WORD CLOUD TAGS (0)

Sentiments: OFF

NEW!

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[Watch a demo](#)

Try it!

[Upgrade](#)

Filter: by tag

Search responses

Showing 15 responses

	9/8/2021 5:12 PM	View respondent's answers	Add tags
☐	Merkkristal8@gmail.com	9/8/2021 1:31 PM	View respondent's answers
☐	ibe7ieve@yahoo.com	9/8/2021 12:51 PM	View respondent's answers
☐	kevin-chung@hotmail.com	9/8/2021 12:47 PM	View respondent's answers
☐	lpken79@hotmail.com	9/8/2021 12:47 PM	View respondent's answers



Sharon Lee

9/14/2021 11:23 AM

[View respondent's answers](#)[Add tags](#)

Autumn, Lee

9/14/2021 10:50 AM

[View respondent's answers](#)[Add tags](#)

Steve Koo

9/8/2021 10:56 PM

[View respondent's answers](#)[Add tags](#)

Grace Shin

9/8/2021 7:55 PM

[View respondent's answers](#)[Add tags](#)

Alice Brown

Q3



Save as

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)



Sentiments: OFF

NEW!

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Try it!

Upgrade

[Watch a demo](#)

Filter: by tag

Search responses



Showing 15 responses

9/8/2021 5:12 PM

[View respondent's answers](#)[Add tags](#)

Merkkristal8@gmail.com

9/8/2021 1:31 PM

[View respondent's answers](#)[Add tags](#)

ibe7ieve@yahoo.com

9/8/2021 12:51 PM

[View respondent's answers](#)[Add tags](#)

kevin-chung@hotmail.com

9/8/2021 12:47 PM

[View respondent's answers](#)[Add tags](#)

lpken79@hotmail.com

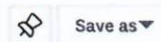
9/8/2021 12:47 PM

[View respondent's answers](#)[Add tags](#)



☐	Alice Brown	9/8/2021 7:29 PM	View respondent's answers	Add tags
☐	Cheryl Morse	9/8/2021 7:17 PM	View respondent's answers	Add tags
☐	Hoyyeonlau	9/8/2021 5:12 PM	View respondent's answers	Add tags
☐	Julie Chong	9/8/2021 3:43 PM	View respondent's answers	Add tags
☐	Kristal Mercado			

Q3



Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

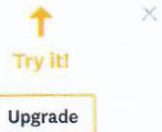
TAGS (0)

Sentiments: OFF

NEW!

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Detect the feeling and sentiment behind written responses.

[Watch a demo](#)Filter: [by tag](#)

Search responses



Showing 15 responses

☐		9/8/2021 5:12 PM	View respondent's answers	Add tags
☐	Merkkristal8@gmail.com	9/8/2021 1:31 PM	View respondent's answers	Add tags
☐	ibe7ieve@yahoo.com	9/8/2021 12:51 PM	View respondent's answers	Add tags
☐	kevin-chung@hotmail.com	9/8/2021 12:47 PM	View respondent's answers	Add tags
☐	lpken79@hotmail.com	9/8/2021 12:47 PM	View respondent's answers	Add tags



☐	Kristal Mercado	9/8/2021 1:31 PM	View respondent's answers	Add tags
☐	Laura Stewart	9/8/2021 1:30 PM	View respondent's answers	Add tags
☐	Bryan James O'Neal	9/8/2021 1:21 PM	View respondent's answers	Add tags
☐	Jasmine Yeon	9/8/2021 12:55 PM	View respondent's answers	Add tags

Q3

Save as

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)

Sentiments: OFF

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Filter: by tag

Search responses



Showing 15 responses

9/8/2021 5:12 PM

[View respondent's answers](#)[Add tags](#)

Merkkristal8@gmail.com

9/8/2021 1:31 PM

[View respondent's answers](#)[Add tags](#)

ibe7ieve@yahoo.com

9/8/2021 12:51 PM

[View respondent's answers](#)[Add tags](#)

kevin-chung@hotmail.com

9/8/2021 12:47 PM

[View respondent's answers](#)[Add tags](#)

lpken79@hotmail.com

9/8/2021 12:47 PM

[View respondent's answers](#)[Add tags](#)



☐ Chelsea Hwang
9/8/2021 12:53 PM

[View respondent's answers](#) [Add tags](#)



☐ Jill Hsu
9/8/2021 12:51 PM

[View respondent's answers](#) [Add tags](#)



☐ Jamie Song
9/8/2021 12:48 PM

[View respondent's answers](#) [Add tags](#)



☐ Kevin Chung
9/8/2021 12:47 PM

[View respondent's answers](#) [Add tags](#)

☐ Chin Y Hong

Q3



Save as

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)



Sentiments: OFF

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Search responses



Showing 15 responses

9/8/2021 5:12 PM

[View respondent's answers](#) [Add tags](#)☐ Merkkristal8@gmail.com

9/8/2021 1:31 PM

[View respondent's answers](#) [Add tags](#)☐ ibe7ieve@yahoo.com

9/8/2021 12:51 PM

[View respondent's answers](#) [Add tags](#)☐ kevin-chung@hotmail.com

9/8/2021 12:47 PM

[View respondent's answers](#) [Add tags](#)☐ lpken79@hotmail.com

9/8/2021 12:47 PM

[View respondent's answers](#) [Add tags](#)



Leonardo's
REAL ESTATE



September 24th, 2020

To Bethune Hotel Ventures,

We have thoroughly reviewed your proposal to develop a Marriott Hotel at 3685 Vermont Ave and we are in full support of this project. After residing in the Vermont Corridor for over 35 years we truly believe Vermont Ave desperately needs a retail anchor that will drive much needed patrons to the local community businesses. We own and manage several shopping centers with retail space representing well over 25 businesses and all of our tenants are in agreement that a hotel will be a positive addition to this community.

Vermont Ave is a major thoroughfare that should be occupied by commercial and retail businesses that will support the local residents and community. However, when I look at Vermont Ave now, I see a lack of commercial development that will create the walkability this community needs.

Sincerely,

Leonardo M Lopez
2800 S Vermont Ave
Los Angeles, CA 90007
(323)737-0291

New Hotel Development Proposed at 3685 Vermont Ave., LA 90007

Case # ZA-2020-55-CU-SPR



Bethune Hotel Ventures, LLC is proud to present a 168-room hotel development at 3685 Vermont Ave. The hotel amenities will include over 4,000 square feet of ground floor retail, 40 bicycle parking, over 70 parking spaces, a screening room, a roof top terrace and a dog run.

The benefits to the neighborhood:

- A Hotel will activate the Vermont Corridor.
 - New retail (approx. 2-3 restaurants) will provide the community with more options and increase walkability.
 - Hotel landscaping and façade on Vermont Ave will improve the street view.
- Increase hospitality options to the area that currently is only limited 2 primary options (The USC Hotel and Vagabond).
- Benefits to local businesses ⁽¹⁾
 - Estimated 45,000 hotel room nights stays per year
 - Estimated \$5,000,000 of guest spending during their trip
 - Provide an estimated 300 direct and indirect jobs to the community
- General Hotel Facts ⁽²⁾
 - Hotels support more than 1 in 25 American jobs—8.3 million in total—and contribute nearly \$660 billion annually to U.S. GDP.
 - Hotels support a total of \$395 billion in wages, salaries and other compensation.
 - A representative hotel with 100 occupied rooms supports more than 240 local jobs and generates \$18.4 million in guest spending.
 - Hotels generate \$186 billion that goes back to communities through local, state and federal taxes.
 - A representative hotel with 100 occupied rooms supports 137 direct jobs as well as 104 indirect and induced jobs. This includes 66 jobs at the hotel itself, generating \$2.8 million in wages, salaries and other labor income. The representative hotel also provides \$5.4 million in total tax revenue, including \$1.9 million of direct taxes generated by the hotel.
 - Moreover, the study finds, for each \$100 of spending on lodging (room revenue plus taxes on lodging), hotel guests spend another \$222 during their trip.

⁽¹⁾ Bethune Hotel Venture estimates based on statistic provided by Oxford Economics (Sep 2019)

⁽²⁾ From Oxford Economics study published in Sep 2019

Salomon Peron
Name (print)

[Signature]
Signature

90007
Address, City, State, Zip

Email Address / Phone (Optional)

Sinuk Montark
Name (print)

[Signature]
Signature

80007
Address, City, State, Zip

Email Address / Phone (Optional)

Jesus Barron
Name (print)

[Signature]
Signature

90007
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Email Address / Phone (Optional)

A. Wiggins
Name (print)

[Signature]
Signature

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Email Address / Phone (Optional)

Christina Castellanos
Name (print)

[Signature]
Signature

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Email Address / Phone (Optional)

MARK ROSAS
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[Signature]
Signature

91750
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Email Address / Phone (Optional)

Juan Darias
Name (print)

[Signature]
Signature

90815
Address, City, State, Zip

Email Address / Phone (Optional)

KEVIN GOMEZ
Name (print)

[Signature]
Signature

90007
Address, City, State, Zip

Email Address / Phone (Optional)

Nick Allen
Name (print)

[Signature]
Signature

90007
Address, City, State, Zip

Email Address / Phone (Optional)

Wendy Lorenzana
Name (print)

[Signature]
Signature

90007
Address, City, State, Zip

Email Address / Phone (Optional)

Marel Castro A.
Name (print)

[Signature]
Signature

90007
Address, City, State, Zip

Email Address / Phone (Optional)

Juan Abellera
Name (print)

[Signature]
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90002
Address, City, State, Zip

Email Address / Phone (Optional)

Lorenzo Bernal
Name (print)

[Signature]
Signature

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Address, City, State, Zip

Email Address / Phone (Optional)

Maria Hernandez
Name (print)

[Signature]
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90007
Address, City, State, Zip

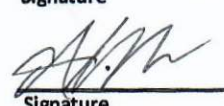
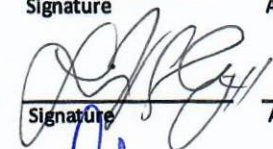
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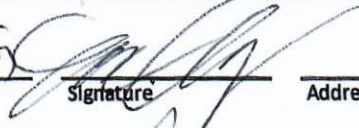
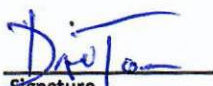
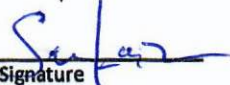
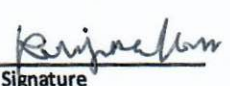
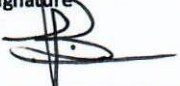
Rolando Hernandez
Name (print)

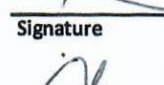
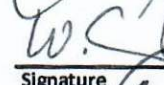
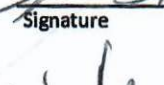
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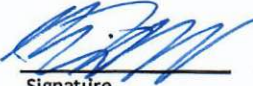
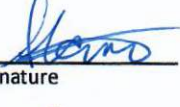
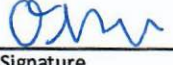
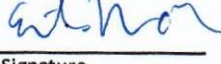
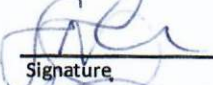
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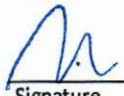
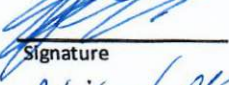
Kimberly Moran		90007	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Nancy Calderon		90007	
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Mario Chavez		90007	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Alejandra Torres		90007	
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Abel Valenzuela		90007	
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Edwin Villalobos		90007	
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Jorge Valenzuela		90007	
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Yvonne Ocampo		90007	
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Rodrigo Pelaez		90007	
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Isaac Bernal		90007	
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MARK CHUNG		90007	
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Aroon Lee		90006	
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MARK ACUÑA		90007	
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DAVID TORRES		90007	
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Jayden Kim		90007	
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STEVEN LOPEZ		90007	
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Lisam Kim		90007	
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MICHAEL SEPULVEDA		90007	
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Robert Santillanes		90007	
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Redro		90007	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Celin Andrade		90007	
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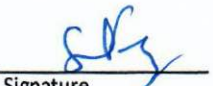
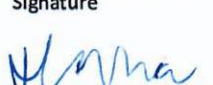
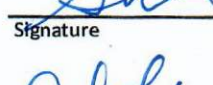
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Karina Hernandez		90007	
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Iram Delgado		90007	
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Wesley Chung		90007	
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Chris Cote		90007	
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MARJULIE Kellerman		90007	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Sam Coe		90007	
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ROSANARY UREZ		90007	
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JESUS LOPEZ		90007	
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Maria Salcedo		90007	
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Toby Coe		90007	
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Yusairah Abdullah		90019	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Olivia Stites		90089	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Emily Matsui		90007	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Kyana Smith		90007	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Iatiana Paradimhidia		90007	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)

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Kara Whitesell		Boston	
Sofia Castaneda		LA 90007	
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Liang Hao		Lorenzo	
Bo Yang		LA 90007	

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Catherine Celent		LA, CA 90007	

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Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Joan C		Webb Tower	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Kya Zouari		Gateway	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Nicholas Wang		1170 v 36th Pl	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Amber shealy		Lorenzo	
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Danielle Blochman		3915 Brighton Ave	
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Mamie Neufon		325 W Adams Blvd	
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Bao Nguyen		Century	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Felix Yen		Webb Tower	
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Alex Feentas		Lorenzo	
Name (print)	Signature	Address, City, State, Zip	Email Address / Phone (Optional)
Kandace		LA 90007	
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		LA 90007	
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Emma Weiner		90007	
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Janeal Park		90007	
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Edwin Pedro [Signature] 325 W. Adams Blvd LA, CA 90007
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Jesus Negrete [Signature] 2193 W 37th St LA, CA 90007
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Axel Garcia [Signature] 1293 West 36th St LA, CA 90007
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Michelle Liang [Signature] 3301 S Hoover St LA, CA 90007
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Lem Se [Signature] LA 90007 LA, CA 90007
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Jimmy Chen [Signature] LA 90007 LA, CA 90007
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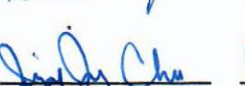
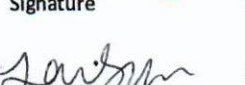
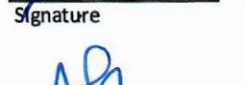
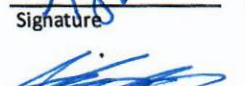
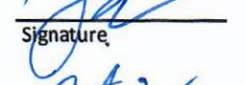
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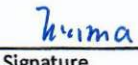
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Hasan Kamel		3025, Royal St, Inglewood	
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Rhea Desai		90089	r
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Mingao Zhang		90057	
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Ava Van Vechten		90007	
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Rachel Cassar		93021	
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David Bukowski		93012	
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Las 3000s Beauty  2821 1/2 S Vermont
Name (print) Signature Address, City, State, Zip Email Address / Phone (Optional)

Unares Bike Shop  2821 S Vermont
Name (print) Signature Address, City, State, Zip Email Address / Phone (Optional)

Irmas Beauty Shop  2813 S Vermont
Name (print) Signature Address, City, State, Zip Email Address / Phone (Optional)

IRMAS BEUTY  2017 S VERMONT
Name (print) Signature Address, City, State, Zip Email Address / Phone (Optional)

Irmas Beauty Shop  2813 S Vermont Av.
Name (print) Signature Address, City, State, Zip Email Address / Phone (Optional)

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CARMITA HENRY  1256 W 39 ST APT # (323) 916 1940
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Acosta Mini Mart  2805 S Vermont
Name (print) Signature Address, City, State, Zip Email Address / Phone (Optional)

Name (print) Signature Address, City, State, Zip Email Address / Phone (Optional)

Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan- We Need Homes, not Hotels (ZA-2020-55-CU-SPR)

1 message

Orlando Morgan <info@email.actionnetwork.org>

Mon, Dec 27, 2021 at 2:24 PM

Reply-To: omorganeng@gmail.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, kristen.gordon@lacity.org, kidada.Malloy@lacity.org

Hon Councilmember Harris-Dawson and City Planner Jadali,

Please reject the Bethune Hotel. Given the housing crisis where communities lack housing options, particularly affordable housing, it is unfathomable that the City would consider using public land for anything other than real housing. The proposed hotel will serve USC students and tourists who already have ample options in the area, while community residents are lacking sufficient housing. This is plainly wrong. We must honor the community plan, which says that the City should encourage the use of public property to create 100% affordable housing and prioritize the use of surplus land for affordable housing or parks. This project does neither.

Orlando Morgan

omorganeng@gmail.com

8750 Dalton ave

La, California 90047



Helen Jadali <helen.jadali@lacity.org>

SUPPORTING Case # ZA-2020-55-CU-SPR / Yes-to-Expo-Hotel

1 message

Dan Lewin <dan@younglewin.com>
Bcc: helen.jadali@lacity.org

Tue, Apr 19, 2022 at 10:53 AM

To whom it may concern,

I have lived and worked in this neighborhood for many years and still currently work in the area as well. Its sad to say that I've seen so little development on Vermont Ave. So when I was asked to support the hotel development on Vermont it made a lot of rational sense to me. Promoting commerce on Vermont especially so close to Expo Park, USC and the metro station is so logical to me that I'm lost for words when I was informed the project was denied. The Olympics and World Cup are also coming to LA which I believe will create a even larger demand for hospitality. The hotel will create jobs and the ground level retail will increase walkability for the community.

I am a supporter of the hotel project on Vermont.

Dan

Dan Lewin
Managing Partner
YOUNG LEWIN
— ADVISORS —

**YesToExpoHotel.pdf**
1869K

Adams-Normandie Neighborhood Association

PO Box 15153
Los Angeles, CA 90015
501(C)3 Tax ID# 95-4346519
323-497-1772

Marco Flores – President

email m_a_flores@yahoo.com

September 2021

To whom it may concern,

I am writing on behalf of the Adams Normandie Neighborhood Association (ANNA) in support of the proposed Marriott Hotel for 3685 Vermont. The plans as presented by Henry Fan, a principal of Orion Housing, during the ANNA meeting demonstrated that the proposed construction would be a benefits to the community and surrounding areas in various ways.

The construction plans outlined by the Mr. Fan demonstrated the respect to the community and their future neighbors. The benefits that would be brought to the community on the way of career opportunities, elimination empty and unkempt parcel of land and promotion of South Los Angeles community appealed with both the long time members and new members of ANNA.

The Adams Normandie Neighborhood Association is committed to work with the developers to address any and all issues that might arise during constructions of the project,

The members of ANNA in a unanimous vote and show of support, urge acceptance of the planned project, and the granting of any necessary entitlements and variances.

For over 32 years the Adams-Normandie Neighborhood Association has promoted and protected the Adams-Normandie/University Park/South Los Angeles communities, at this time we believe that the proposed Marriott Hotel for 3685 Vermont will truly benefit our community and would add the rich and growing history of our area.

If you have any questions, please feel free to contact me at 323-4971772 or m_a_flores@yahoo.com.

Thank you,



Marco Flores

President

Adams Normandie Neighborhood Association



Public Comment Form

*

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Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Cherie Moore
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323-7351462
Address/Direccion:	1116 West 37 th Street C-312

Please provide your comment here/Por favor deje su comentario en esta caja:

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I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

I CHERIE MOORE SINCERELY oppose this Hotel. I HAVE LIVED HERE 45 YEARS! WHERE CAN "I GO?" THIS IS MY COMMUNITY!

Sincerely,

CHERIE MOORE

Public Comment Form

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Valerie Carter
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323 732 7569
Address/Direccion:	1116 W 37th St #303

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

I'm a Fear of crime. And that makes it worse
When Building a Hotel.

Sincerely,

Valerie Carter

Public Comment Form

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Name/Nombre:	Meseret Derib
Email/Correo Electronico:	meseret ³⁷ meseret@ gmail.com
Phone Number/Numero de Telefono:	323 396 8039
Address/Direccion:	1116 W 37th St #1304

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,



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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Kepueh Bowie
Email/Correo Electronico:	Kepueh.Bowie@yahoo.com
Phone Number/Numero de Telefono:	323 - 667 4167
Address/Direccion:	1208 W. Jefferson Bl. Apt #21

Please provide your comment here/Por favor deje su comentario en esta caja:

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Name/Nombre:	Daniel Chan
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323-297-4656
Address/Direccion:	1204 West Jefferson Blvd

Please provide your comment here/ Por favor deje su comentario en esta caja:

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Name/Nombre:	
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	1206 West Jefferson Blvd, 90007

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Name/Nombre:	Floyd Francisco
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	1262W Jefferson Blvd

Please provide your comment here/ Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,



ST. MARK'S LUTHERAN CHURCH

3651 S VERMONT AVE LOS ANGELES, CA 90007
323-731-2157 + STMARKSLA.ORG

July 6, 2022

South Los Angeles Area Planning Commission

Re: New Hotel Development Proposed at 3685 S. Vermont Ave., L.A. 90007

Zoning Administrator Case no. ZA-2020-55-CU-SPR

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

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

Etta Armstrong, Commission Executive Assistant I
(apcsouthla@lacity.org)

SENT VIA EMAIL

Our church is located right next to the proposed site for a hotel at 3685 S. Vermont Ave., LA 90007. We understand that this project was denied by the Zoning Administrator on March 25, 2022, and that decision was appealed on April 14, 2022. As you consider this appeal, we want you to know our experience as a neighbor to this project.

We have had a number of conversations with the developer, the Orion leadership team, and their designated associates. Mr. Fan and Mr. Jen recently sent our task force a proposal for a Community Benefits Agreement (CBA) to consider. The proposal called for a community benefit in the amount of \$1 million. The proposal also detailed how these funds were to be dispersed.

We have rejected the proposal for several reasons:

1. We are not the only community entity that stands in opposition to the project. Yet we were given a proposal to sign that only addressed the concerns that St. Mark's outlines. Certainly, we are located in the closest proximity, and thereby could experience the greatest impact, but we are uncomfortable with that approach. We are part of a larger community, and we respect our community partners;
2. We feel quite strongly that the project has completely avoided addressing the need for affordable housing as articulated in the April 1, 2019 letter that designated Orion as the developer selected for the project; and
3. We want the opportunity to more clearly define the needs of the community. In so doing, we can better determine a figure that might more closely align with meeting the actual needs of the community. Further, a committee of representatives from various entities should be assembled to have a voice in the distribution of the community support commitment (minimum \$1 million), rather than Orion telling the community how to utilize the funds

As referenced in #2 above, the original award document (dated April 1, 2019) announced the selection of "Bethune Hotel Ventures, LLC" also known as "Orion Capital, LLC", or "Orion" as the corporate entity to purchase 3685 S Vermont Avenue (previous site of the Mary McLeod Bethune Library) for the purpose(s) of constructing a hospitality project:

The proposed sale of the Property to the Buyer and the anticipated development of the Property will further the goals of the Redevelopment Plan and serve the affordable housing and economic development goals of the City by alleviating blight and by providing affordable housing and community-serving retail use.

We are very concerned that the current project does not adequately address this directive.

To help us determine the potential impact of the Orion project to our community, St. Mark's formed a task force to better determine its impact on us as its closest neighbor. A number of concerns emerged during our deliberations. These issues and concerns were distilled into four key areas that we shared with the Orion leadership team:

1. Education. The Mary McLeod Bethune Library, named for an African-American educator and organizer, was a center of learning and organizing in our neighborhood. It was a space for doing homework, finding tutoring help, gathering for club meetings, and more. It was more than a library. It was a presence in the community.
2. Environment. We recently opened an early childhood education center for low-income families right next to the proposed development. We want to make sure these very young children are protected from any impact of construction or hotel operations. Furthermore, we want to make sure our church gatherings are protected from construction or site contamination cleanup. Finally, we want to make sure the ongoing operation of the hotel is as environmentally-conscious as possible and takes into account the health and safety of the people who live here.
3. Economic Development. This continues to be a neighborhood that has suffered from historic disinvestment and discrimination, and more recently has faced gentrification and inequitable development. We are in favor of economic development, but we want it to be equitable economic development.
4. Affordable Housing. We continue to face a housing crisis in the city of Los Angeles, and this crisis is felt acutely in our community. Families are being pushed out of our neighborhood at an alarming rate. If this project will not address the housing crisis by being affordable housing, it needs to address that crisis in other ways.

We acknowledge that Orion has proposed ideas related to some of our stated concerns, but their proposal is far too small for the value of this community asset - a community asset which is still public land. For example: Affordable Housing remains an extremely significant issue in our community. Orion proposed the following idea to address affordable housing:

Setting aside \$500,000 that will be placed within the responsibility of a qualified Community Fund of St. Mark's choosing, to provide support to any family in need, properties deemed at risk, to protect residents being evicted, and support for affordable housing projects.

We do not want to presume anything. We want to assess needs in the community, and work to meet those needs. And we already understand that affordable housing in the community is a massive need that far exceeds \$500,000.

Community needs have escalated since 2018. We have endured (and continue to contend with) a pandemic, business closures, and an economic downturn. We recognize that everyone has been impacted and are struggling to survive. \$1 million in 2018 is quite different from \$1 million in 2022, requiring the consideration of an increased amount. We believe that the community concerns regarding the Bethune site are significant, and not yet settled. Our position in opposition to the project remains firm at this juncture. It is instead our desire to increase our access and communication with other community partners to craft a viable community benefits package that includes their voices as well as ours.

Sincerely,

Ms. Denise Serrette, Church Council Representative (signed on behalf of the Bethune Task Force)
Ms. Lauren Ahkiam, City Planner
Susan Stouffer, Ph.D
Stephanie B. Taylor-Dinwiddie, Ph.D
Lynn Dewgarde, MD
Mr. Joseph Williams, Music Director
Ms. Alyssa Young, Graduate Student (Law – Cal Berkeley)
The Reverend Matt Keadle, St. Mark's Pastor



LAND USE, ENVIRONMENTAL & MUNICIPAL LAWYERS

801 South Grand Avenue, 11th Floor
Los Angeles, California 90017
(213) 629-2071 | Fax: (213) 623-7755
www.gideonlaw.net

Jordan R. Sisson
Direct: 213-629-2071 ext. 1102
E-mail: jordan@gideonlaw.net

November 19, 2021

VIA EMAIL:

Helen Jadali, Planning Assistant
City of Los Angeles
200 N. Spring St., Room #721
Los Angeles, CA 90012
helen.jadali@lacity.org

**RE: Bethune Hotel Project (3685 Vermont Avenue);
DCP Case Nos. ZA-2020-55; ENV-2020-56**

Dear Ms. Jadali:

On behalf of UNITE HERE Local 11 ("**Local 11**"), this Office respectfully provides the following comments¹ to the City of Los Angeles ("**City**") Department of City Planning ("**DCP**") regarding the Draft Remedial Action Workplan ("**RAW**")² and California Environmental Quality Act ("**CEQA**") Class 32 Categorical Justification³ for the construction of a 168-room hotel ("**Project**") located at the above-referenced address ("**Site**") proposed by Bethune Hotel Ventures, LLC ("**Applicant**").

In short, Local 11 has concerns with the Site's environmental cleanup under the proposed RAW, the Applicant's failure to adequately consider the Project's entire vehicle miles traveled ("**VMT**") profile, the Project's inconsistency with applicable land use plans, and the City's failure to reconsider the Site for housing—particularly affordable housing. We urge the City to withhold all requested land use and environmental approvals (collectively "**Project Approvals**") until the issues discussed herein are addressed.

I. LOCAL 11'S STANDING

Local 11 represents more than 25,000 workers employed in hotels, restaurants, airports, sports arenas, and convention centers throughout Southern California and Phoenix—including *thousands of members* who live and/or work in the City. The union has a First Amendment right to lobby public officials in connection with matters of public concern, like compliance with applicable zoning rules and CEQA, just as developers, other community organizations, and individual residents do. Protecting its members' interest in the environment and housing availability is part of Local 11's core function. Local 11 has public interest standing given the development of the Project relates to the City's public duty to comply with applicable zoning and CEQA laws, and where Local 11 seeks to have that duty enforced. (See e.g., *Rialto Citizens for Responsible Growth v. City of Rialto* (2012) 208

¹ Page citations contained herein are to the page's stated pagination (referenced herein as "**p. #**"), or to the page's location in the referenced PDF document (referenced herein as "**PDF p. #**").

² https://www.dropbox.com/s/wnf5y2m11r70vj4/final_Bethune_RAW_2021.07.02%20%286%29.pdf?dl=0.

³ https://www.dropbox.com/s/mf9j0583di60b9u/00_Class%2032_Cat%20Ex_12_31.pdf?dl=0.

Cal.App.4th 899, 914-916, n6; *La Mirada Avenue Neighborhood Assn. of Hollywood v. City of Los Angeles* (2018) 22 Cal.App.5th 1149, 1158-1159.)

II. LOCAL 11 COMMENTS ON THE RAW, HOUSING AND CEQA EXEMPTION

First, Local 11 would like to highlight the following concerns with the draft RAW:

- None of the Remedial Action Goals and Objective include elimination to the greatest degree of benzene (RAW, PDF p. 10), despite high levels present at the Site. (Id., at PDF p. 72-73 [Bore ID SG-2, -4, -8, -10].) This should be an objective of the RAW.
- Bore locations reporting high levels of benzene (id.) generally correspond to active and/or abandoned utility lines. (Compare RAW, PDF p. 26 [Fig. 3] with PDF p. 81 [“Anomaly Map”].) This may raise an issue of vapor intrusion via preferential pathway (e.g., offsite source onto the Project Site or onsite source migrating offsite).
- Assuming bore SG-8 was a false positive, bore SG-4 had the highest reading at 15 feet below ground surface (“bgs”) while all others were measured at 5 feet bgs. This may raise a concern about whether the soil gas plume has been adequately characterized⁴ and whether more excavation may be required beyond just the 4,945 cubic yards. (RAW, PDF p. 11.)

Due to the abovementioned issues and in furtherance of public safety, Local 11 urges adequate vapor sampling be completed during excavation activities to confirm benzene levels are below residential risk screening levels.

Second, Local 11 would like to correct various misleading characterizations made in materials presented during the October 21 hearing,⁵ including:

- The presentation suggests that the prior responses to request for proposals (“RFP(s)”) failed because they were affordable housing projects. However, those RFP responses were from late-2016⁶ and early-2018,⁷ when the Site was under a cloud of suspicion due to a 2009 Phase I finding that the Site was likely contaminated, and when more extensive investigations were necessary.⁸ That expensive work was not completed until January 2019, when a Phase II was conducted on behalf of DTSC using EPA funds.⁹ That same month, the Project was selected under a new RFP.¹⁰ Here, unlike the two previous affordable housing

⁴ CalEPA/DTSC/Water Board (Feb. 2020) Draft Supplemental Guidance: Screening and Evaluation Vapor Intrusion, p. 12 (Section 2a.2), https://dtsc.ca.gov/wp-content/uploads/sites/31/2020/02/Public-Draft-Supplemental-VI-Guidance_2020-02-14.pdf.

⁵ Applicant’s PowerPoint, <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:1315f0f3-baa6-4be2-8a6b-9ee28a462a60>.

⁶ HCID Disposition Plan (11/8/16) Council File No. 14-0425-S9, https://clkrep.lacity.org/online/docs/2014/14-0425-s9_rpt_MFC_11-18-2016.pdf.

⁷ Econ. Workforce Dept. (3/9/18) Request to Prepare ENA, https://clkrep.lacity.org/online/docs/2014/14-0425-s9_rpt_MAYOR_03-13-2018.pdf.

⁸ Ninyo & Moore (6/16/2009) Phase I Env. Site Assessment, https://www.envirostor.dtsc.ca.gov/public/deliverable_documents/7872680485/Bethune%20207696001%20R%20ESA.pdf.

⁹ DTSC EnviroStor, Former Bethune Library (60002702), https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002702; Wood (1/30/19) Site Characterization Report, https://www.dropbox.com/s/4lj9gp6prpoojqj/Site%20Characterization%20Report%20_1-30-19.pdf?dl=0.

¹⁰ Econ. Workforce Dept. (4/1/19) Request to Prepare ENA, https://clkrep.lacity.org/online/docs/2014/14-0425-S9_rpt_MAYOR_04-02-2019.pdf.

projects, this commercial hotel Project now gets a windfall by having that site assessment done on the public dime. Frankly, the RFP for much-needed housing should be reissued instead of a hotel.

- The presentation mentions a traffic study showing no VMT impacts. Yet, the traffic study considered only the small amount of VMTs generated by employees—roughly 15 percent of the more than 7,000 VMTs generated by the Project. (CE Justification, PDF p. 105.) That means the study ignored the other 85 percent generated primarily by hotel patrons visiting from outside the area and traveling long distances like LAX Airport and elsewhere. This hotel is not local or neighborhood-serving but rather a VMT-inducing Project. Local 11 therefore questions whether the Class 32 exemption for no traffic impacts can be justified.

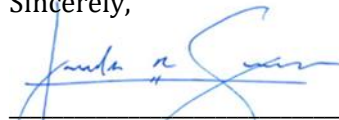
Third, the Project appears to be entirely inconsistent with applicable land use plans. For example, the Project lies within “subarea R” of the “Original Hoover Project Area” under the Exposition / University Park Redevelopment Plan (“**Redevelopment Plan**”).^{11, 12} Under the Redevelopment Plan, the Site is not intended for hotel/transient uses, is limited to 2.5:1 floor-area-ratio (“**FAR**”), allow no more than 75 percent lot coverage, and shall not exceed three stories. (Redevelopment Plan § 511.) However, the Project is proposing a hotel use, 3:1 FAR, which seemingly covers the entire lot and includes seven levels. (See Class 32 Justification, PDF pp. 4-5.) Under these circumstances, we question both whether the required land use findings under Los Angeles Municipal Code sections 12.24 and 16.05 can be made, and whether the Project qualifies for a Class 32 exemption consistent with the General Plan and Zoning requirements.

III. CONCLUSION

As discussed above, Local 11 is concerned with the Site’s cleanup, the Project’s compliance with applicable land use plans, and the City’s failure to consider housing—particularly affordable housing—for this Site. We question whether required land use findings can be made, as well as the CEQA compliance, and urge the City to withhold all Project Approvals until the issues discussed herein are addressed.

Local 11 reserves the right to supplement these comments at future hearings over the Project. This office requests all notices concerning any CEQA/land use actions involving the Project, as required under applicable law. (See Pub. Res. Code §§, 21092.2, 21167(f) and Gov. Code § 65092 and LAMC § 197.01.F.) Please send notice by electronic and regular mail to: 801 S. Grand Ave., 11th Floor, Los Angeles, CA 90017 (jordan@gideonlaw.net). Thank you in advance for your time and consideration.

Sincerely,



Jordan R. Sisson, Esq.
Attorney for Local 11

¹¹ Redevelopment Plan Map (subarea 4 “Original Hoover Project Area”), <https://planning.lacity.org/odocument/7969ac9e-4078-4c9f-b987-4045661aab7f/Hoover-Map-in-PDF.pdf>; Hoover Redevelopment Project (Original) Land Use Designations (subarea R), https://planning.lacity.org/odocument/6bfdc486-c96c-4527-8cd2-4bd31bacdf6e/Hoover-Exposition-University_Park_.pdf.

¹² Redevelopment Plan, https://planning.lacity.org/odocument/348bbefb-c63a-4187-ac80-c92126a9db0a/hoover_redevelopment_plan.pdf.



Helen Jadali <helen.jadali@lacity.org>

9/9/22 Stop Hotel Construction on Public Land at Bethune Site

1 message

Glafira Lopez <glopez@saje.net>

Fri, Sep 9, 2022 at 2:03 PM

To: councilmember.harris-dawson@lacity.org, Planning APC South LA <apcsouthla@lacity.org>, helen.jadali@lacity.org

Hello,

I hope that you are doing well. My name is Glafira Lopez and I am a community organizer with SAJE. I am writing to you regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#). We have been collecting letters of opposition to the proposed hotel project from concerned community members that live around the Bethune site (we collected these from University Gardens and Billy G. Mills residents, both of which are near the Bethune site. Please see the attached documents. As we collect more, I will continue to send the letters of opposition. Please stop any permits for the hotel construction at the Bethune site. Thank you!

Best,

Glafira Lopez

Community Organizer

Land Use and Equitable Development

Pronouns: She/her

SAJE-Strategic Actions for a Just Economysaje.nationbuilder.com[152 W. 32nd Street, Los Angeles, CA 90007](#)

Work Mobile: 213-554-7124

**hotel opposition 1.pdf**

554K

Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan- We Need Homes, not Hotels (ZA-2020-55-CU-SPR)1 message

Orlando Morgan <info@email.actionnetwork.org>

Mon, Dec 27, 2021 at 2:24 PM

Reply-To: omorganeng@gmail.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, kristen.gordon@lacity.org, kidada.Malloy@lacity.org

Hon Councilmember Harris-Dawson and City Planner Jadali,

Please reject the Bethune Hotel. Given the housing crisis where communities lack housing options, particularly affordable housing, it is unfathomable that the City would consider using public land for anything other than real housing. The proposed hotel will serve USC students and tourists who already have ample options in the area, while community residents are lacking sufficient housing. This is plainly wrong. We must honor the community plan, which says that the City should encourage the use of public property to create 100% affordable housing and prioritize the use of surplus land for affordable housing or parks. This project does neither.

Orlando Morgan

omorganeng@gmail.com

8750 Dalton ave

La, California 90047



November 20, 2021

Theodore Irving, AZA City Planning
200 N. Spring Street
LA, CA 90012
Helen Jadali, City Planning

RE: 3685 S. Vermont, ZA-2020-55-CU-SPR, proposed 168 room hotels with 4300 sq. retail

Via e mail

Please accept the following comments in addition to those made at the October 21, 2021, public hearing.

This project does not qualify for approval under the specified Program EIR, and the cited sections pursuant to CEQA Guidelines Sections 15168 and 15162, and the statement that the project was considered within the scope of the South Los Angeles Community Plan Program EIR No. ENV-2008-1781-EIR fails to justify the acceptance of this environmental analysis.

On the basis of substantial evidence in the light of the whole record:

- New significant environmental effects or a substantial increase in the severity of previously identified significant effects
- Substantial changes have occurred with respect to the circumstances under which the project is undertaken
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete or the negative declaration was adopted, shows the project will have one or more significant effects not discussed in the previous EIR
- Significant effects previously examined will be substantially more severe.
- Cumulative Impacts exist that were not contemplated in 2008.

The EIR was based on 2008 census and data information and even when updated, the cumulative displacement of members of the community and the increase in homelessness have changed the environment in which this project is being undertaken.

In addition, the project fails to meet the following goals in the South Community Plan:

- LU1.11 Mixed-Income Communities. Encourage additional mixed-income neighborhoods by promoting affordable housing and reducing residential segregation and concentrations of poverty.
- LU5.1 Address Diverse Resident Needs. Provide for the preservation of existing

housing stock and for the development of new housing to meet the diverse economic and physical needs of existing residents and the projected population of the Community Plan Area to the year 2035.

- LU5.2 Diverse and Affordable Housing. Prioritize housing that is affordable to a broad cross-section of income levels, that provides a range of residential product types, and that supports the ability to live near work.
- LU19.3 Mixed-Income Housing. Incentivize the production of affordable and/ or mixed-income housing in Transit-Oriented Districts.

A hotel is not what was envisioned in the community serving commercial CPI zone; rather the hotel separates itself and walls off community serving businesses.

In light of the facts now known and MND or EIR should be required.

Sincerely,



Jean Frost
West Adams Heritage Association.
c/o 2341 Scarff Street, LA, CA 90007

Public Comment Form

*

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Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Cherie Moore
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323-7351462
Address/Direccion:	1116 West 37 th Street C-312

Please provide your comment here/Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

I CHERIE MOORE SINCERELY oppose this
HOTEL. I HAVE LIVED HERE 45 YEARS!
WHERE CAN "I GO?" THIS IS MY COMMUNITY!

Sincerely,

CHERIE MOORE

Public Comment Form

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Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Valerie Carter
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323 732 7569
Address/Direccion:	1116 W 37th St #303

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

I'm a Fear of crime. And that makes it worse
When Building a Hotel.

Sincerely,

Valerie Carter

Public Comment Form

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Meseret Derib
Email/Correo Electronico:	meseret ³⁷ meseret@ gmail ^{gmail} com
Phone Number/Numero de Telefono:	323 396 8039
Address/Direccion:	1116 W 37th St #1304

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,



Public Comment Form

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Kepueh Bowie
Email/Correo Electronico:	Kepueh.Bowie@yahoo.com
Phone Number/Numero de Telefono:	323 - 667 4167
Address/Direccion:	1208 W. Jefferson Bl. Apt #21

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Daniel Chan
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323-297-4656
Address/Direccion:	1204 West Jefferson Blvd

Please provide your comment here/ Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,



Public Comment Form

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	1206 West Jefferson Blvd, 90007

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Thank you for your time,

Sincerely,



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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Floyd Francisco
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	1262W Jefferson Blvd

Please provide your comment here/ Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,

· N · U · P · C · A ·

NORTH UNIVERSITY PARK COMMUNITY ASSOCIATION

November 21, 2021

Theodore Irving, AZA City Planning
200 N. Spring Street
LA, CA 90012
Helen Jadali, City Planning

RE: 3685 S. Vermont, ZA-2020-55-CU-SPR, proposed 168 room hotels with 4300 sq. retail

ISSUE: Utilization of the SE/SLA Community Plan Updates EIR as a substitute for an ND, MND or Supplemental EIR, or as if it was itself a “Program EIR”

Please accept the following comments in addition to those made at the October 21, 2021, public hearing. Applicant has apparently asked for relief from Applicant’s normal duty to prepare a more complete CEQA evaluation and clearance; rather, Applicant wishes to rely on the Environmental Impact Report prepared well over a decade ago for the updating of two Community Plans.

There are several issues with this.

FIRST, although the Community Plans are intended to serve as “guides” for development until 2035, it seems incredibly out of line for this project to rely on what Applicant is calling a “Program EIR” for Southeast Los Angeles and South Los Angeles. The EIR for the two Community Plan Updates for Southeast Los Angeles and South Los Angeles were funded and staffed in 2008, with the bulk of the research and calculations completed by 2012 (nearly a decade ago), finalized in 2016 and adopted by the Los Angeles Planning Commission in June, 2017 (and subsequently by City Council in November, 2017). For clarity, when combined the South Los Angeles and Southeast Los Angeles cover over 30 square miles, and more than 50,000 discrete parcels. The EIR was not specifically intended to be a substitute for a specific project CEQA assessment.

That EIR did reference the ability, under its Chapter 1.0 “Introduction” page 1-4, to have a subsequent approval of a Program EIR (CEQA Guidelines Section 15168) when a project is within the scope of the initial EIR. But the initial EIR is not itself the Program EIR. Nor does it seem that a Program EIR has been prepared.

Perhaps what Applicant means to request is a streamlined process per Public Resources Code sections 21083 or 21094.5.

HOWEVER, circumstances have changed dramatically since the preparation of, and even the adoption of, the previous EIR. Although this individual parcel's setting has not changed (e.g., it is still a vacant lot with 16 Significant century-old, 70-foot-tall canary pines), clearly many other things in the surrounding community have changed. Climate change has wreaked havoc on the City's tree canopy; and with increasing displacement, the need for more housing especially affordable housing has never been more critical.

Homelessness is raging unabated. According to LAHSA's SPA 6 Outreach Coordinator, Vanessa Gutierrez, "The number of people experiencing homelessness at any time in L.A. is still unacceptably high." Every day while the City-County's homelessness service system accomplishes finding housing (ending homelessness) for 207 people, on average, another 227 people are pushed into homelessness, according to LAHSA.

These statistics argue mightily to include a housing component in this public purpose project (it is arguably a public purpose project because the City is selling CRA/City-owned land for this development). Some years ago, when the sale was initially contemplated, the public purpose may have been seen as one of placing more dollars into the City's coffers. Today, however, we know that it is important to leverage our public monies to create housing.

In addition, Applicant claims there is no applicable specific plan for this parcel. That is incorrect. This parcel continues to also be a part of the Exposition/University Park Redevelopment Project Area (generically, a specific plan) whose land use regulations and adopted policies and goals continue in place. One of those goals, and it was specified in the RFP, is to provide affordable housing.

Obviously, this Applicant's accepted purchase/development proposal as approved in Council File # 14-0425-S9 currently excludes a housing component. But technically, we see no reason why one floor (out of the eight contemplated) could not be redesigned and reserved for an affordable housing component.

Also, the ground floor commercial has not been fully described in the application; unless it is community-serving retail (versus hotel guest-serving) it would not be consistent with the zone/CPIO or, likely, the Redevelopment Plan.

IMPORTANTLY, addressing another CEQA issue, the City is imposing environmental conditions/mitigations on this project, specifically in relation to the removal of "Significant" mature trees. We have an opinion that the mitigation does not go far enough (see further comments below), but whether additional mitigations are imposed or not, the simple fact that there are currently imposed mitigations means that there must be, at minimum, a new MND, and not either a categorical exemption OR a toss-away reliance on the prior EIR.

ISSUE: Appropriate Tree Replacement Conditions/Mitigations

For this project, 16 Significant, mature Canary Pines, planted a century ago and reaching between 65 and 90 feet high in the air, with trunk diameters ranging from 20 to 30 inches, and canopy spreads ranging from 25 to 40 feet in diameter, are being removed. An additional 3 Significant Jacarandas are also being removed. Current City policy for removal of public realm trees (usually ROW street trees) is

replacement on a 2:1 ratio, and both the Neighborhood Council Sustainability Alliance (NCSA) and the Community Forest Advisory Committee (CFAC) recommend, when feasible, a 4:1 replacement of removed significant trees, yet for this project these Significant trees are only to be replaced on a 1:1 basis.

This does not meet current standards. Specifically, “Tree Equity” is a new and important discussion we are having in Los Angeles.

The City’s Office of City Forest Management (in Public Works) has recently produced a set of two reports on the state of tree equity in Los Angeles and possible solutions to solve disparities. The researchers learned that 20% of the City’s Tree Canopy sits in just four neighborhoods (not including this one, of course). The benefits of trees include cooling the environment, cleaner air and residents’ (and businesses’) saving money on electricity. The Report points out that “When trees are not distributed equitably, neither are their benefits.”

In addition, the City has adopted a policy of increasing the tree canopy by 50% in areas of the greatest need by 2028. The Tree Equity Report concludes: "Simply planting more large trees is not enough for L.A. to reach [this] tree canopy equity goals. Mature trees should be preserved as much as possible."

To give some specific examples, the City is also currently conducting a “Tree Inventory” (not yet complete). Among the neighborhood council areas that have been completed, there are 13,665 street trees in Sherman Oaks NC, 15,449 in Greater Wilshire NC (Hancock Park etc), 13,469 in Mid City West NC, and 11,792 in Encino NC.

Conversely, North Area Neighborhood Empowerment Congress Neighborhood Council (NANDC) has 10,152 trees (and other South Los Angeles neighborhood council areas have even fewer). Almost 20% (2,195 sites) of NANDC’s street ROW or public realm sites are vacant of trees. Of the ROW sites with trees, 31.7% of these trees are small in diameter (likely newly-planted), while only 8% have trees with the diameters exceeding 26 inches.

In general, South LA is a shade desert and with the rapid housing and business developments taking place in our communities, we are making every effort to preserve both street trees and private property trees.

The project landscaping plans indicate that boxed Ginko Biloba and Fruitless Olives are slated to be planted. Ginko Biloba trees are undoubtedly beautiful (8, 36-inch boxed trees). It appears, too, that the intention is to plant 13 fruitless olives (24-inch box). These are all moderate-growing trees. Will they help create the 25 to 40-foot (times 19) tree canopy we are losing by 2028?

The community deserves more than a 1:1 ratio of replacement, especially when what is proposed is the felling of 70-foot-tall, likely century-old Canary Pines. We are providing these details to support a request that the required mitigation to the removal of the 19 Significant trees be bolstered to a 4:1 ratio. Perhaps some of these additional trees can be planted within the cul-de-sac to provide a small, forested respite for neighbors. The Applicant should be required to provide a new tree-planting plan to be

approved not only by City Planning but also by the Council Office and the neighborhood council, NANDC.

Jim Childs
NUPCA
c/o 2326 Scarff Street #1
LA, CA 90007
jeanjim2341@att.net

Public Comment Form

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Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Elizabeth Hernandez
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	213 706 2286
Address/Direccion:	1254 W Jefferson Blvd #74

Please provide your comment here/Por favor deje su comentario en esta caja:

Le escribo como miembro de la comunidad preocupado por el número de caso (ZA-2020-55-CU-SPR-1A; ENV-2020-56-EAF; ENV-2008-1780-EIR) sobre el desarrollo hotelero propuesto por Bethune Hotel Ventures LLC en el sitio de la Biblioteca Bethune en 3685 S. Vermont Ave, Los Angeles, CA 90007.

Estoy en contra de que se desarrolle un hotel en terrenos públicos. Un hotel Marriott solo atenderá a los turistas que necesitan alojamiento a corto plazo. South Central LA necesita desesperadamente viviendas asequibles permanentes; necesitamos priorizar las necesidades de los miembros de la comunidad que viven aquí. En medio de una crisis de vivienda en toda la ciudad, no deberíamos usar tierras públicas valiosas para proyectos de desarrollo corporativo como hoteles de lujo que causarán más gentrificación y desplazamiento. El sitio de la biblioteca de Bethune es un terreno público que debería beneficiar a la comunidad; necesitamos viviendas asequibles, parques y centros comunitarios, pero no hoteles. Hace una década, la ciudad prometió que todo lo que se desarrollara en esta tierra pública "proporcionaría beneficios comunitarios continuos", pero ahora esta promesa se está rompiendo. Este hotel solo será un estorbo para esta comunidad que ya está agobiada por el tráfico y que se ocupa de encontrar estacionamiento a diario, y a la larga provocará más desplazamientos.

Este terreno público vacante debe usarse para servir a nuestra comunidad y honrar el legado de la Dra. Mary McLeod Bethune, quien, como activista de los derechos civiles, creó un gran impacto en su comunidad. Deniegue todos los permisos para construir un hotel en el Sitio de la Biblioteca Bethune en 3685 S. Vermont.

Gracias por su tiempo

yo no quiero un hotel prefiero un centro comunitario
oh viviendas

Atentamente,

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Name/Nombre:	Trinidad Beltran
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323-732-66-29
Address/Dirección:	1262 W. Jefferson Bl #88 LA CA. 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

Le escribo como miembro de la comunidad preocupado por el número de caso (ZA-2020-55-CU-SPR-1A; ENV-2020-56-EAF; ENV-2008-1780-EIR) sobre el desarrollo hotelero propuesto por Bethune Hotel Ventures LLC en el sitio de la Biblioteca Bethune en 3685 S. Vermont Ave, Los Angeles, CA 90007.

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Gracias por su tiempo

no. quicoo. hotel

Atentamente,

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Consuelo R Figueroa
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323) 649 4134
Address/Direccion:	1258 W. Jefferson Blvd. #78 Los Angeles California 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

Le escribo como miembro de la comunidad preocupado por el número de caso (ZA-2020-55-CU-SPR-1A; ENV-2020-56-EAF; ENV-2008-1780-EIR) sobre el desarrollo hotelero propuesto por Bethune Hotel Ventures LLC en el sitio de la Biblioteca Bethune en 3685 S. Vermont Ave, Los Angeles, CA 90007.

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Gracias por su tiempo

no quiero que construyan hotel

Atentamente,

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Wendy Maquera
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323-732-0871
Address/Direccion:	1254 W. JEFFERSON Blvd #68 LA CA 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

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Gracias por su tiempo

Me opongo a la construcción
de este hble, en nuestra Comunidad.

Atentamente,

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Silvia Lobo
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323 994 3157
Address/Direccion:	1284 W Jefferson Apt 73

Please provide your comment here/Por favor deje su comentario en esta caja:

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Name/Nombre:	Gertrudis Villatoro
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	1254 W. Jefferson Blvd. #76 L.A CA 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

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Gracias por su tiempo

Seria bueno hacer mas Viviendas para las personas que lo necesitan.

Atentamente,
Gertrudis Villatoro

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Maria L. Rivas
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323 - 371 - 2043
Address/Direccion:	1258 W JEFFERSON BL #86 LA CA 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Danise J Serrette
Email/Correo Electronico:	DJwyte@msn.com
Phone Number/Numero de Telefono:	310 733 6976
Address/Direccion:	4755 Ferndale ST LA 90016

Please provide your comment here/Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

We feel the Developer has not had any in person townhall or sessions for community input and does not have the full support of the immediate neighbors.

Sincerely,

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Name/Nombre:	JOSEPH M WILLIAMS
Email/Correo Electronico:	JoeWilliams1030@gmail.com
Phone Number/Numero de Telefono:	(323) 708-7853
Address/Direccion:	3629 So Genesee Ave, CA 90017

Please provide your comment here/Por favor deje su comentario en esta caja:

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This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

I think it is important that affordable housing should be put on that plot of land. I am not in support of a Hotel being built on this land.

Sincerely,

Joseph Williams

Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Maniz B.
Email/Correo Electronico:	manizhehrmenzies@gmail.com
Phone Number/Numero de Telefono:	
Address/Direccion:	1413 N ave 49

Please provide your comment here/ Por favor deje su comentario en esta caja:

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Thank you for your time,

this space should be used for affordable public housing

Sincerely,

Maniz

Public Comment Form

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My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: <i>Scott Menzler</i>	
Email/Correo Electronico: <i>Scott.Menzler@lacity.org</i>	
Phone Number/Numero de Telefono: <i>310.400.1000</i>	
Address/Direccion: <i>1413 N Ave 49</i>	

Please provide your comment here/Por favor deje su comentario en esta caja:

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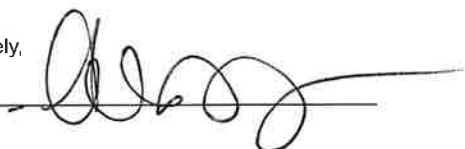
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Thank you for your time,

*public space is valuable and we
can't afford to lose any more*

Sincerely,



Public Comment Form

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Name/Nombre:	GAIL CATLOUSE
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323-766-6856
Address/Direccion:	

Please provide your comment here/Por favor deje su comentario en esta caja:

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Sincerely,



Public Comment Form

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Name/Nombre:	Dieedra Welch
Email/Correo Electronico:	dieedra05@gmail.com
Phone Number/Numero de Telefono:	323 - 877 - 5538
Address/Direccion:	2029 W 41st Street, Los Angeles, CA, 90062

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,

dieedra

Public Comment Form

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Name/Nombre:	MICHAEL SÉRRETTE
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	4755 FERNDALE ST. L.A. CA. 90016

Please provide your comment here/ Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,



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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Barbara Bladen
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323-821-6460
Address/Direccion:	5711 - 11 th Ave L.A CA 90043

Please provide your comment here/Por favor deje su comentario en esta caja:

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My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: <i>Sean Hyde</i>	
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	<i>1220 W 46 St 90037</i>

Please provide your comment here/Por favor deje su comentario en esta caja:

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My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	ELANOR ELLIOTT
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	(213) 909-4391
Address/Direccion:	341 South Berendo Street Apt 303 LOS ANGELES CA 90020

Please provide your comment here/Por favor deje su comentario en esta caja:

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Name/Nombre:	Shawntelle Augustine
Email/Correo Electronico:	saugustin124@gmail.com
Phone Number/Numero de Telefono:	323-616-3754
Address/Direccion:	2915 Halldale Ave. Los Angeles, CA 90018

Please provide your comment here/Por favor deje su comentario en esta caja:

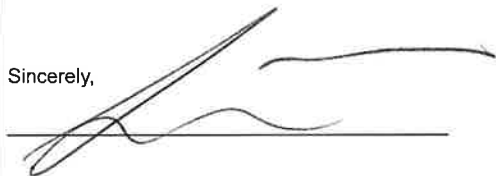
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Name/Nombre:	Heather Middleton-Fields
Email/Correo Electronico:	hmiddleton789@gmail.com
Phone Number/Numero de Telefono:	(323) 483-2312
Address/Direccion:	5850 7 th ave, Los Angeles, CA 90043

Please provide your comment here/Por favor deje su comentario en esta caja:

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Name/Nombre:	Sharonne Hapuarachy
Email/Correo Electronico:	shapuara@ ^{lao} gmail.com
Phone Number/Numero de Telefono:	(323) 599-7672
Address/Direccion:	2706 S. La Salle Ave., LA, CA 90018

Please provide your comment here/Por favor deje su comentario en esta caja:

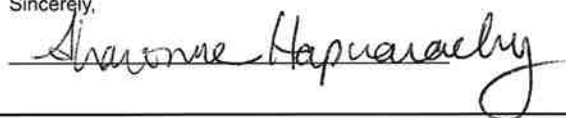
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Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Gerardo de la Cruz
Email/Correo Electronico:	1362 W. 37th PL. L.A. CA. 90007
Phone Number/Numero de Telefono:	(323) 732-3329
Address/Direccion:	1362 W. 37th PL. L.A. CA. 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

Need More AFFordable
Housing

Sincerely,

De la Cruz

Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Carlos Stouffer
Email/Correo Electronico:	jesuspolitics@gmail.com
Phone Number/Numero de Telefono:	
Address/Direccion:	1336 W 25 th St LA CA 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

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This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

As a city concerned about improving the
quality of life of all, we can do
Better!

Sincerely,



Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: Georgina Serrano	
Email/Correo Electronico: almagoserrano1956@gmail.com	
Phone Number/Numero de Telefono: 213.810.6400	
Address/Direccion: 1217 W. 37th Pl LA CA 90007	

Please provide your comment here/ Por favor deje su comentario en esta caja:

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This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

Sincerely,



Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Susan Stauffer
Email/Correo Electronico:	susanstauffer88@gmail.com
Phone Number/Numero de Telefono:	
Address/Direccion:	1336 W. 25th St., LA CA 90007

Please provide your comment here/Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

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Thank you for your time,

Sincerely,





ST. MARK'S LUTHERAN CHURCH

3651 S VERMONT AVE LOS ANGELES, CA 90007
323-731-2157 + STMARKSLA.ORG

July 6, 2022

South Los Angeles Area Planning Commission

Re: New Hotel Development Proposed at 3685 S. Vermont Ave., L.A. 90007

Zoning Administrator Case no. ZA-2020-55-CU-SPR

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

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

Etta Armstrong, Commission Executive Assistant I
(apcsouthla@lacity.org)

SENT VIA EMAIL

Our church is located right next to the proposed site for a hotel at 3685 S. Vermont Ave., LA 90007. We understand that this project was denied by the Zoning Administrator on March 25, 2022, and that decision was appealed on April 14, 2022. As you consider this appeal, we want you to know our experience as a neighbor to this project.

We have had a number of conversations with the developer, the Orion leadership team, and their designated associates. Mr. Fan and Mr. Jen recently sent our task force a proposal for a Community Benefits Agreement (CBA) to consider. The proposal called for a community benefit in the amount of \$1 million. The proposal also detailed how these funds were to be dispersed.

We have rejected the proposal for several reasons:

1. We are not the only community entity that stands in opposition to the project. Yet we were given a proposal to sign that only addressed the concerns that St. Mark's outlines. Certainly, we are located in the closest proximity, and thereby could experience the greatest impact, but we are uncomfortable with that approach. We are part of a larger community, and we respect our community partners;
2. We feel quite strongly that the project has completely avoided addressing the need for affordable housing as articulated in the April 1, 2019 letter that designated Orion as the developer selected for the project; and
3. We want the opportunity to more clearly define the needs of the community. In so doing, we can better determine a figure that might more closely align with meeting the actual needs of the community. Further, a committee of representatives from various entities should be assembled to have a voice in the distribution of the community support commitment (minimum \$1 million), rather than Orion telling the community how to utilize the funds

As referenced in #2 above, the original award document (dated April 1, 2019) announced the selection of "Bethune Hotel Ventures, LLC" also known as "Orion Capital, LLC", or "Orion" as the corporate entity to purchase 3685 S Vermont Avenue (previous site of the Mary McLeod Bethune Library) for the purpose(s) of constructing a hospitality project:

The proposed sale of the Property to the Buyer and the anticipated development of the Property will further the goals of the Redevelopment Plan and serve the affordable housing and economic development goals of the City by alleviating blight and by providing affordable housing and community-serving retail use.

We are very concerned that the current project does not adequately address this directive.

To help us determine the potential impact of the Orion project to our community, St. Mark's formed a task force to better determine its impact on us as its closest neighbor. A number of concerns emerged during our deliberations. These issues and concerns were distilled into four key areas that we shared with the Orion leadership team:

1. Education. The Mary McLeod Bethune Library, named for an African-American educator and organizer, was a center of learning and organizing in our neighborhood. It was a space for doing homework, finding tutoring help, gathering for club meetings, and more. It was more than a library. It was a presence in the community.
2. Environment. We recently opened an early childhood education center for low-income families right next to the proposed development. We want to make sure these very young children are protected from any impact of construction or hotel operations. Furthermore, we want to make sure our church gatherings are protected from construction or site contamination cleanup. Finally, we want to make sure the ongoing operation of the hotel is as environmentally-conscious as possible and takes into account the health and safety of the people who live here.
3. Economic Development. This continues to be a neighborhood that has suffered from historic disinvestment and discrimination, and more recently has faced gentrification and inequitable development. We are in favor of economic development, but we want it to be equitable economic development.
4. Affordable Housing. We continue to face a housing crisis in the city of Los Angeles, and this crisis is felt acutely in our community. Families are being pushed out of our neighborhood at an alarming rate. If this project will not address the housing crisis by being affordable housing, it needs to address that crisis in other ways.

We acknowledge that Orion has proposed ideas related to some of our stated concerns, but their proposal is far too small for the value of this community asset - a community asset which is still public land. For example: Affordable Housing remains an extremely significant issue in our community. Orion proposed the following idea to address affordable housing:

Setting aside \$500,000 that will be placed within the responsibility of a qualified Community Fund of St. Mark's choosing, to provide support to any family in need, properties deemed at risk, to protect residents being evicted, and support for affordable housing projects.

We do not want to presume anything. We want to assess needs in the community, and work to meet those needs. And we already understand that affordable housing in the community is a massive need that far exceeds \$500,000.

Community needs have escalated since 2018. We have endured (and continue to contend with) a pandemic, business closures, and an economic downturn. We recognize that everyone has been impacted and are struggling to survive. \$1 million in 2018 is quite different from \$1 million in 2022, requiring the consideration of an increased amount. We believe that the community concerns regarding the Bethune site are significant, and not yet settled. Our position in opposition to the project remains firm at this juncture. It is instead our desire to increase our access and communication with other community partners to craft a viable community benefits package that includes their voices as well as ours.

Sincerely,

Ms. Denise Serrette, Church Council Representative (signed on behalf of the Bethune Task Force)
Ms. Lauren Ahkiam, City Planner
Susan Stouffer, Ph.D
Stephanie B. Taylor-Dinwiddie, Ph.D
Lynn Dewgarde, MD
Mr. Joseph Williams, Music Director
Ms. Alyssa Young, Graduate Student (Law – Cal Berkeley)
The Reverend Matt Keadle, St. Mark's Pastor

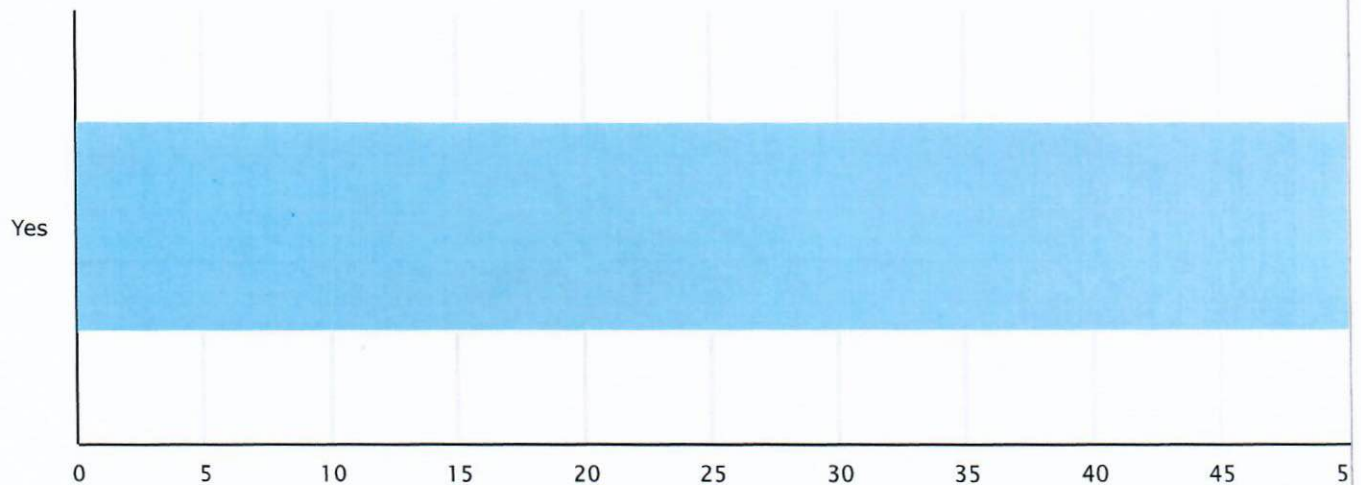
New Hotel Development at 3685 Vermont Ave

Response Total 58

Page 1

Do you support the new hotel development proposed at 3685 Vermont Ave?

Answered 58, Skipped 0, Response Total 58



Answer Choice	Selections ▼	% All Question Responses ▼	% All Survey Responses ▼
Yes	58	100.00%	100.00%

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
1	Angelina Tang	
2	Steve Yung	
3	Ramin Saket	

No.	Text Response	Full Response
4	Jennifer Diaz	
5	Chelsea Variano	
6	Alejandra Ramirez	
7	Miriam Paredes	
8	Manuel Arellano	
9	Christian Herrera	
10	Angel Alcerro	

Please enter your email (Optional)

Answered 24 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
1	Steve_yung@yahoo.com	
2	c.variano@me.com	
3	Elizabeth_ochoa77@aol.com	
4	Kimberlyb1207@gmail.com	
5	ana.andrade49@gmail.com	
6	thanahd13@yahoo.com	
7	Jmonroe240@gmail.com	
8	meowcampos@gmail.com	
9	Nancythenotary@gmail.com	

No.	Text Response	Full Response
10	znagarvala@gmail.com	

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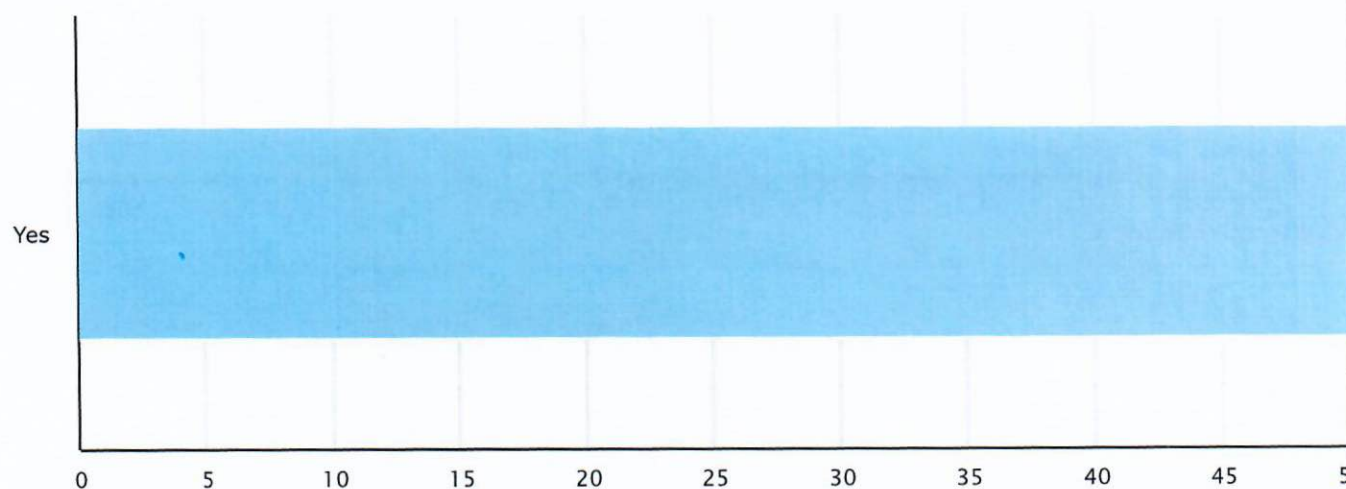
New Hotel Development at 3685 Vermont Ave

Response Total 58

Page 1

Do you support the new hotel development proposed at 3685 Vermont Ave?

Answered 58, Skipped 0, Response Total 58



Answer Choice	Selections ▼	% All Question Responses ▼	% All Survey Responses ▼
Yes	58	100.00%	100.00%

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
11	Kiara Quintero	
12	Elizabeth Ochoa	
13	Kimberly Bernal-Pena	

No.	Text Response	Full Response
14	miguel andrade	
15	Adrián González	
16	Ana Andrade	
17	Leyvi Andrade	
18	Xuan Thanh Van Gaasbeck	
19	Gabriel Valdez	
20	Joe Monroe	

<< < 1 2 3 4 5 6 > >>

Please enter your email (Optional)

Answered 24 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
11	eric@ericshin.com	
12	greenpointshin@gmail.com	
13	rosashinp@gmail.com	
14	carolineysbills@gmail.com	
15	chrris@gmail.com	
16	Catchang@rocketmail.com	
17	david.nemeschansky@gmail.com	
18	jamesdiaz@gmail.com	
19	Bchin911@yahoo.com	

No.	Text Response	Full Response
20	djrafa19@yahoo.com	

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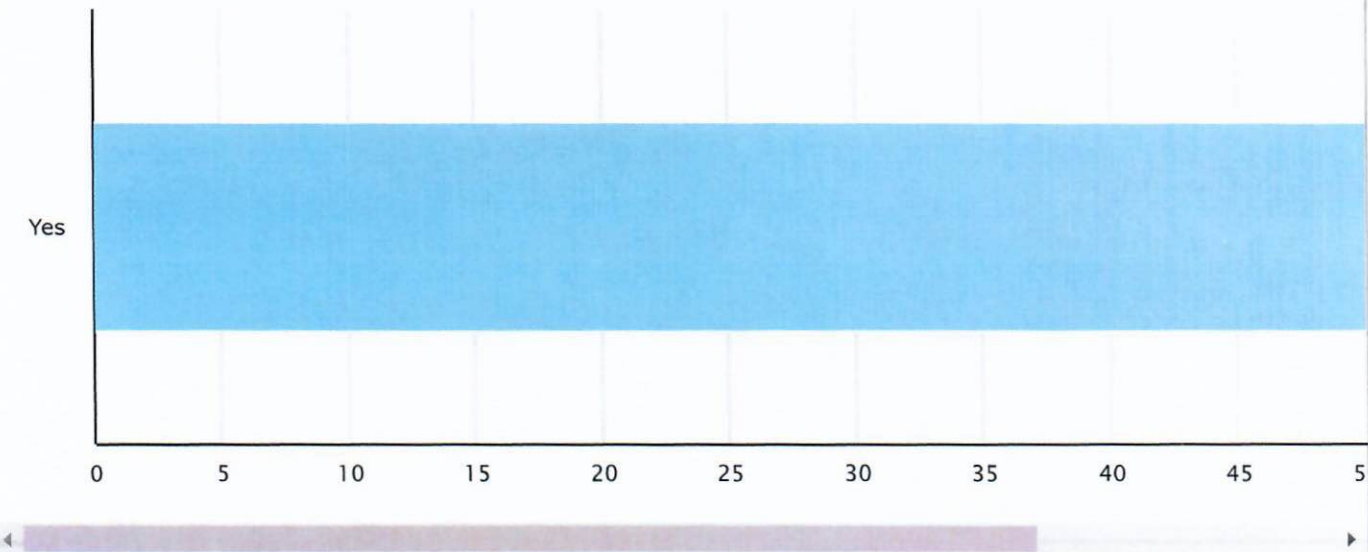
New Hotel Development at 3685 Vermont Ave

Response Total 58

Page 1

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Answered 58, Skipped 0, Response Total 58



Answer Choice	Selections ▾	% All Question Responses ▾	% All Survey Responses ▾
Yes	58	100.00%	100.00%

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
21	JACQUELINE GESELL CAMPOS	
22	Moses Lee	
23	David Solomon	



No.	Text Response	Full Response
24	Katherine Yu	
25	Richard Kim	
26	Hannah Yi	
27	Michael Kim	
28	Nancy Kim	
29	Soo Kim	
30	Jessica Kim	

<< < 1 2 3 4 5 6 > >>

Please enter your email (Optional)

Answered 24 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
21	af1149@gmail.com	
22	Jkleano@gmail.com	
23	Drugdispenser1@yahoo.com	
24	MONEY4WIFE@YAHOO.COM	

<< < 1 2 3 > >>



New Hotel Development at 3685 Vermont Ave

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
31	Zubin nagarvala	
32	Eric Shin	
33	Alice Shin	
34	Arthur Yu	
35	Rosa Shin	
36	Franky Handra	
37	Caroline Shin	
38	Christopher Tang	
39	Cathy Chang	
40	David Nemeschansky	

<< < 1 2 3 4 5 6 > >>

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New Hotel Development at 3685 Vermont Ave

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
41	Jaime Diaz	
42	Chris Yeung	
43	Dennis Xu	
44	Ruby Tan	
45	Jessica Tang	
46	Bely Tom	
47	Sabrina Tang	
48	Logan Hom	
49	Brian Quinn	
50	Syrus Wolfe	

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New Hotel Development at 3685 Vermont Ave

Please Enter Your Full Name (Required)

Answered 58 Sort Count Search Download Text Download Excel

No.	Text Response	Full Response
51	Marianne Wolfe	
52	Rafael Martinez	
53	Amanda Romero	
54	John Leano	
55	Karen Leano	
56	Leland Wolfe	
57	Maggie Hom	
58	Kenneth Wong	

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Hotel Development at 3685 Vermont Ave

0

SUMMARY → DESIGN SURVEY → PREVIEW & SCORE → COLLECT RESPONSES → **ANALYZE RESULTS** → PRESENT RESULTS

MAXIMUM RESPONSE LIMIT You have reached your limit of 40 survey responses.
To see all 51 responses, upgrade to a paid plan.

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RESPONDENTS: 40 of 51

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INSIGHTS AND DATA TRENDS

INDIVIDUAL RESPONSES

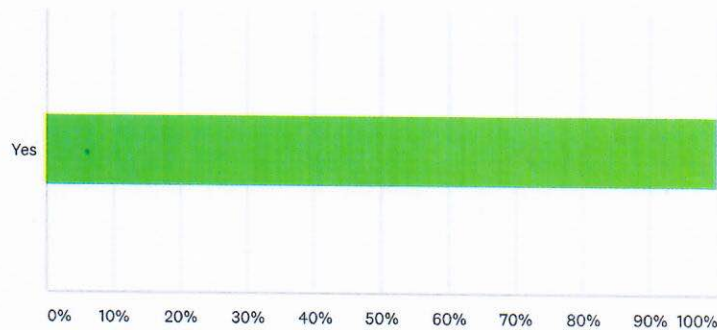
Page 1: New Hotel Development at 3685 Vermont Ave Survey

Q1

[Customize](#)[Save as](#)

Do you support the new hotel development proposed at 3685 Vermont Ave?

Answered: 40 Skipped: 0

**ANSWER CHOICES**

▼ Yes

TOTAL▼ **RESPONSES**

100.00%

40

40

Q2

[Save as](#)

Please enter your full name (Required)

Answered: 37 Skipped: 3

RESPONSES (37)

WORD CLOUD

TAGS (0)



Sentiments: OFF



Filter: by tag ▼

Search responses



Showing 37 responses



☐	Jose Tovar 9/14/2021 7:36 PM	View respondent's answers	Add tags ▼
☐	Melissa Folkerts 9/14/2021 7:21 PM	View respondent's answers	Add tags ▼
☐	Erica Romero Govea 9/14/2021 7:13 PM	View respondent's answers	Add tags ▼
☐	Arlene Casillas 9/14/2021 7:09 PM	View respondent's answers	Add tags ▼

Q3

 Save as▼

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)

 Sentiments: OFF ☐

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Detect the feeling and sentiment behind written responses.

[Watch a demo](#) Try it![Upgrade](#)Filter: [by tag](#)▼

Showing 15 responses

☐	sergiolo@usc.edu 9/14/2021 3:05 PM	View respondent's answers	Add tags ▼
☐	m_carachure@yahoo.com 9/14/2021 3:03 PM	View respondent's answers	Add tags ▼
☐	Rylandto@usc.edu 9/14/2021 2:51 PM	View respondent's answers	Add tags ▼
☐	miriam94@ucla.edu 9/14/2021 1:41 PM	View respondent's answers	Add tags ▼



☐	Britney Pineda	9/14/2021 7:00 PM	View respondent's answers	Add tags ▼
☐	Elizabeth Islas	9/14/2021 3:36 PM	View respondent's answers	Add tags ▼
☐	Sergio Lopez	9/14/2021 3:05 PM	View respondent's answers	Add tags ▼
☐	Maria Carachure	9/14/2021 3:03 PM	View respondent's answers	Add tags ▼
☐	Ryland Tom			

Q3

 Save as ▼

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)

 Sentiments: OFF ☐

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[Upgrade](#)☐   Filter: by tag ▼Search responses  

Showing 15 responses

☐	Yafimaha@usc.edu	9/14/2021 12:44 PM	View respondent's answers	Add tags ▼
☐	Edwin.f.ortiz@gmail.com	9/14/2021 12:43 PM	View respondent's answers	Add tags ▼
☐	angelozielchavarria@gmail.com	9/14/2021 12:28 PM	View respondent's answers	Add tags ▼
☐	Markaacuna@hotmail.com	9/14/2021 12:24 PM	View respondent's answers	Add tags ▼



☐ Ryland Tom
9/14/2021 2:51 PM

[View respondent's answers](#) [Add tags](#)

☐ Julian Oseguera
9/14/2021 2:32 PM

[View respondent's answers](#) [Add tags](#)

☐ Miriam Gonzalez
9/14/2021 1:41 PM

[View respondent's answers](#) [Add tags](#)

☐ Miriam Rodriguez
9/14/2021 1:11 PM

[View respondent's answers](#) [Add tags](#)

☐ Yadimahara alvarez

Q3



Save as

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)



Sentiments: OFF

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Try it!

Upgrade

Watch a demo



Filter: by tag

Search responses



Showing 15 responses

☐ pamela.joya@yahoo.com
9/14/2021 12:21 PM

[View respondent's answers](#) [Add tags](#)

☐ gracezzang@hotmail.com
9/8/2021 7:55 PM

[View respondent's answers](#) [Add tags](#)

☐ Laorangedress@gmail.com
9/8/2021 5:12 PM

[View respondent's answers](#) [Add tags](#)

☐ Merkkristal8@gmail.com
9/8/2021 1:31 PM

[View respondent's answers](#) [Add tags](#)



Yadimahara alvarez

9/14/2021 12:44 PM

[View respondent's answers](#)[Add tags](#) ▼

Edwin ortiz

9/14/2021 12:43 PM

[View respondent's answers](#)[Add tags](#) ▼

Cristina Garcia

9/14/2021 12:40 PM

[View respondent's answers](#)[Add tags](#) ▼

Angel Oziel Chavarria

9/14/2021 12:28 PM

[View respondent's answers](#)[Add tags](#) ▼

Mark acuna

Q3



Save as ▼

Please enter your email (Optional)

Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)



Sentiments: OFF

NEW!

Introducing Sentiment Analysis

Detect the feeling and sentiment behind written responses.

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☐	Cherryn Parque	9/14/2021 12:23 PM	View respondent's answers	Add tags ▼
☐	Pamela Joya	9/14/2021 12:21 PM	View respondent's answers	Add tags ▼
☐	Sue Jung	9/14/2021 11:37 AM	View respondent's answers	Add tags ▼
☐	Sharon Lee			

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RESPONSES (15) WORD CLOUD TAGS (0) Sentiments: OFF ☐

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Sharon Lee

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Autumn, Lee

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Steve Koo

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Grace Shin

9/8/2021 7:55 PM

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Alice Brown

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RESPONSES (15)

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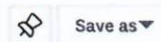
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☐	Alice Brown	9/8/2021 7:29 PM	View respondent's answers	Add tags ▼
☐	Cheryl Morse	9/8/2021 7:17 PM	View respondent's answers	Add tags ▼
☐	Hoyyeonlau	9/8/2021 5:12 PM	View respondent's answers	Add tags ▼
☐	Julie Chong	9/8/2021 3:43 PM	View respondent's answers	Add tags ▼
☐	Kristal Mercado			

Q3



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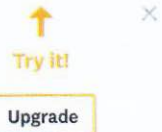
Answered: 15 Skipped: 25

RESPONSES (15) WORD CLOUD TAGS (0) Sentiments: OFF ☐

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Showing 15 responses

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☐	Kristal Mercado	9/8/2021 1:31 PM	View respondent's answers	Add tags ▼
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☐	Bryan James O'Neal	9/8/2021 1:21 PM	View respondent's answers	Add tags ▼
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RESPONSES (15)

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TAGS (0)

Sentiments: OFF

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☐ Chelsea Hwang
9/8/2021 12:53 PM

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☐ Jill Hsu
9/8/2021 12:51 PM

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☐ Jamie Song
9/8/2021 12:48 PM

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☐ Kevin Chung
9/8/2021 12:47 PM

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☐ Chin Y Hong

Q3



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Answered: 15 Skipped: 25

RESPONSES (15)

WORD CLOUD

TAGS (0)



Sentiments: OFF

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Leonardo's
REAL ESTATE



September 24th, 2020

To Bethune Hotel Ventures,

We have thoroughly reviewed your proposal to develop a Marriott Hotel at 3685 Vermont Ave and we are in full support of this project. After residing in the Vermont Corridor for over 35 years we truly believe Vermont Ave desperately needs a retail anchor that will drive much needed patrons to the local community businesses. We own and manage several shopping centers with retail space representing well over 25 businesses and all of our tenants are in agreement that a hotel will be a positive addition to this community.

Vermont Ave is a major thoroughfare that should be occupied by commercial and retail businesses that will support the local residents and community. However, when I look at Vermont Ave now, I see a lack of commercial development that will create the walkability this community needs.

Sincerely,

Leonardo M Lopez
2800 S Vermont Ave
Los Angeles, CA 90007
(323)737-0291

New Hotel Development Proposed at 3685 Vermont Ave., LA 90007

Case # ZA-2020-55-CU-SPR



Bethune Hotel Ventures, LLC is proud to present a 168-room hotel development at 3685 Vermont Ave. The hotel amenities will include over 4,000 square feet of ground floor retail, 40 bicycle parking, over 70 parking spaces, a screening room, a roof top terrace and a dog run.

The benefits to the neighborhood:

- A Hotel will activate the Vermont Corridor.
 - New retail (approx. 2-3 restaurants) will provide the community with more options and increase walkability.
 - Hotel landscaping and façade on Vermont Ave will improve the street view.
- Increase hospitality options to the area that currently is only limited 2 primary options (The USC Hotel and Vagabond).
- Benefits to local businesses ⁽¹⁾
 - Estimated 45,000 hotel room nights stays per year
 - Estimated \$5,000,000 of guest spending during their trip
 - Provide an estimated 300 direct and indirect jobs to the community
- General Hotel Facts ⁽²⁾
 - Hotels support more than 1 in 25 American jobs—8.3 million in total—and contribute nearly \$660 billion annually to U.S. GDP.
 - Hotels support a total of \$395 billion in wages, salaries and other compensation.
 - A representative hotel with 100 occupied rooms supports more than 240 local jobs and generates \$18.4 million in guest spending.
 - Hotels generate \$186 billion that goes back to communities through local, state and federal taxes.
 - A representative hotel with 100 occupied rooms supports 137 direct jobs as well as 104 indirect and induced jobs. This includes 66 jobs at the hotel itself, generating \$2.8 million in wages, salaries and other labor income. The representative hotel also provides \$5.4 million in total tax revenue, including \$1.9 million of direct taxes generated by the hotel.
 - Moreover, the study finds, for each \$100 of spending on lodging (room revenue plus taxes on lodging), hotel guests spend another \$222 during their trip.

⁽¹⁾ Bethune Hotel Venture estimates based on statistic provided by Oxford Economics (Sep 2019)

⁽²⁾ From Oxford Economics study published in Sep 2019

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Wendy Lorenzana
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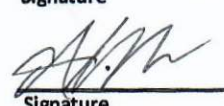
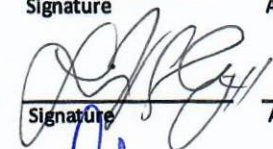
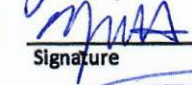
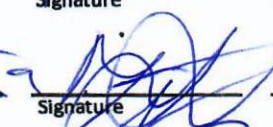
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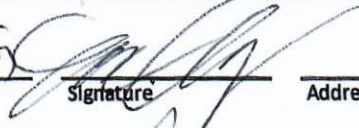
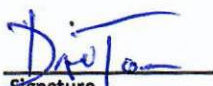
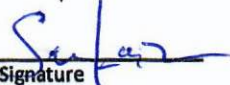
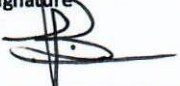
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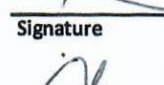
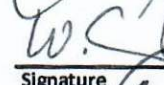
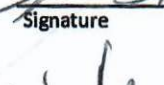
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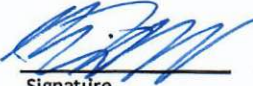
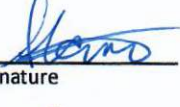
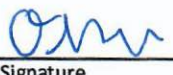
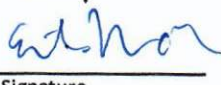
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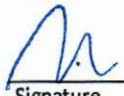
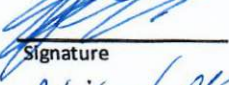
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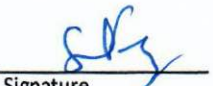
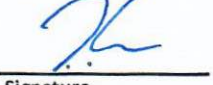
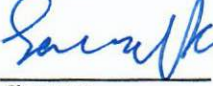
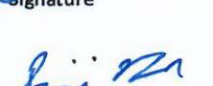
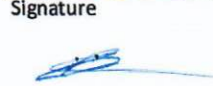
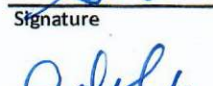
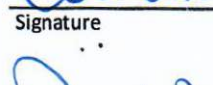
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Yusairah Abdullah		90019	
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Olivia Stites		90089	
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Alex Feentas		Lorenzo	
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Kandace		LA 90007	
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		LA 90007	
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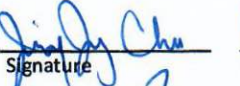
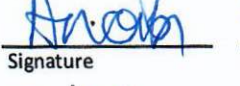
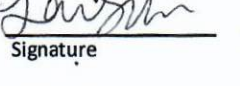
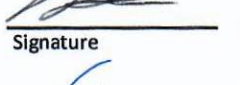
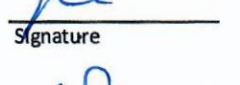
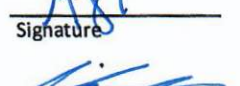
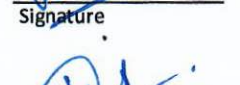
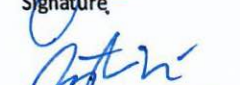
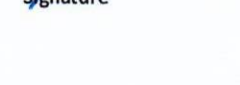
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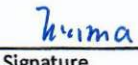
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IRMAS BEUTY  2017 S VERMONT
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Acosta Mini Mart  2805 S Vermont
Name (print) Signature Address, City, State, Zip Email Address / Phone (Optional)

Name (print) Signature Address, City, State, Zip Email Address / Phone (Optional)



Helen Jadali <helen.jadali@lacity.org>

SUPPORTING Case # ZA-2020-55-CU-SPR / Yes-to-Expo-Hotel

1 message

Dan Lewin <dan@younglewin.com>
Bcc: helen.jadali@lacity.org

Tue, Apr 19, 2022 at 10:53 AM

To whom it may concern,

I have lived and worked in this neighborhood for many years and still currently work in the area as well. Its sad to say that I've seen so little development on Vermont Ave. So when I was asked to support the hotel development on Vermont it made a lot of rational sense to me. Promoting commerce on Vermont especially so close to Expo Park, USC and the metro station is so logical to me that I'm lost for words when I was informed the project was denied. The Olympics and World Cup are also coming to LA which I believe will create a even larger demand for hospitality. The hotel will create jobs and the ground level retail will increase walkability for the community.

I am a supporter of the hotel project on Vermont.

Dan

Dan Lewin
Managing Partner
YOUNG LEWIN
— ADVISORS —

**YesToExpoHotel.pdf**
1869K

Adams-Normandie Neighborhood Association

PO Box 15153
Los Angeles, CA 90015
501(C)3 Tax ID# 95-4346519
323-497-1772

Marco Flores – President

email m_a_flores@yahoo.com

September 2021

To whom it may concern,

I am writing on behalf of the Adams Normandie Neighborhood Association (ANNA) in support of the proposed Marriott Hotel for 3685 Vermont. The plans as presented by Henry Fan, a principal of Orion Housing, during the ANNA meeting demonstrated that the proposed construction would be a benefits to the community and surrounding areas in various ways.

The construction plans outlined by the Mr. Fan demonstrated the respect to the community and their future neighbors. The benefits that would be brought to the community on the way of career opportunities, elimination empty and unkempt parcel of land and promotion of South Los Angeles community appealed with both the long time members and new members of ANNA.

The Adams Normandie Neighborhood Association is committed to work with the developers to address any and all issues that might arise during constructions of the project,

The members of ANNA in a unanimous vote and show of support, urge acceptance of the planned project, and the granting of any necessary entitlements and variances.

For over 32 years the Adams-Normandie Neighborhood Association has promoted and protected the Adams-Normandie/University Park/South Los Angeles communities, at this time we believe that the proposed Marriott Hotel for 3685 Vermont will truly benefit our community and would add the rich and growing history of our area.

If you have any questions, please feel free to contact me at 323-4971772 or m_a_flores@yahoo.com.

Thank you,



Marco Flores

President

Adams Normandie Neighborhood Association





Planning APC Central <apccentral@lacity.org>

1723 Wilcox Ave... ZA-2019-5239-CU-CUB-ZAA-SPR-WDI-1A ..

1 message

poonsy6603@aol.com <poonsy6603@aol.com>

Tue, Sep 13, 2022 at 12:55 PM

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To: "apccentral@lacity.org" <apccentral@lacity.org>

Cc: "Councilmember.ofarrell@lacity.org" <Councilmember.ofarrell@lacity.org>, "Craig.bullock@lacity.org" <Craig.bullock@lacity.org>

To Whom It May Concern,

We would like to express our support for the [1723 Wilcox Ave.](#) project to be a Residential and Affordable project rather than the proposed Hotel.

The announcement at a previous hearing that this is being considered was great news to so many.

The area desperately needs more affordable housing, rather than more hotels replacing residential and affordable housing.

The Mayor's RSO Ordinance was to protect and preserve RSO housing and keep families in their homes.

If a project can be created there, that provides Residential and Affordable housing, rather than removing more residential housing from the area, it would be such a blessing for hard working Hollywood residents, as so little is affordable here..

The hotel project was presented at HHWNC area meetings and the communities really did not want to see more neighbors having to leave the area, more loss of Residential/RSO here for a hotel.

And it would be going up side by side to another new hotel, The Whiskey Hotel, in an area where what is really needed is affordable residential housing.

The HHWNC board voted to oppose the hotel project due to displacement issues and loss of more residential and affordable housing in the area, for hotels, and all the other projects going up in the area, and there are many, and none are affordable.

We hope the project applicant can collaborate with CD13 to make this work for the hard working residents of Hollywood, who would like to stay here, to work here, and continue raising their families here.

Thank you so much for your attention,
Jim and Ruth Ann Geoghan
Hollywood

Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre: <i>for rebuild the original premise to be honored</i>	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: <i>Xochitl Palomera</i>	
Email/Correo Electronico: <i>Xochitl.Palomera@gmail.com</i>	
Phone Number/Numero de Telefono: <i>323-947-7680</i>	
Address/Direccion: <i>321 Gifford Ave Los Angeles 90063</i>	

Please provide your comment here/Por favor deje su comentario en esta caja:

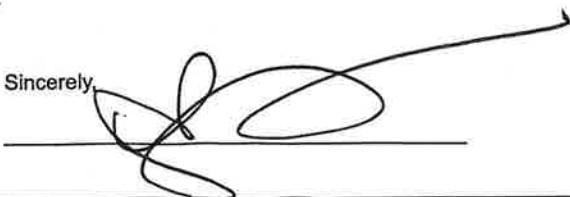
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Thank you for your time,

Sincerely,



Public Comment Form

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Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre: <i>Stop Hotel from being built on public land</i>	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: <i>Monica Lopez</i>	
Email/Correo Electronico: <i>monlop77@gmail.com</i>	
Phone Number/Numero de Telefono: <i>760-356-0813</i>	
Address/Direccion: <i>962. N. Bonnie Beach Pl. Los Angeles, CA 90063</i>	

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,

Monica J

Public Comment Form

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	KALKEDAN BENYAM
Email/Correo Electronico:	KKBENYAM@GMAIL.COM
Phone Number/Numero de Telefono:	323-702-3920
Address/Direccion:	1542 W 70th St Los Angeles CA 90047

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,

KALKEDAN BENYAM

Public Comment Form

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Jazmin S Orellana
Email/Correo Electronico:	jsuceiyorellana@gmail.com
Phone Number/Numero de Telefono:	323-898-3401
Address/Direccion:	1129 W 3rd St Los Angeles CA 90037

Please provide your comment here/Por favor deje su comentario en esta caja:

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Kevin Miles
Email/Correo Electronico:	kmilesbymo@gmail.com
Phone Number/Numero de Telefono:	(323) 321 7340
Address/Direccion:	224 W 104 th St

Please provide your comment here/Por favor deje su comentario en esta caja:

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Sincerely,

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Diana Perez
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	90011

Please provide your comment here/Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

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Thank you for your time,

Sincerely,

Diana

Public Comment Form

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Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Yamilet Simenez
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	90011

Please provide your comment here/Por favor deje su comentario en esta caja:

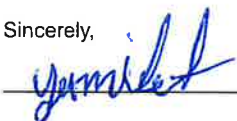
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Sincerely,



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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Yaritza Carretero
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	90011

Please provide your comment here/ Por favor deje su comentario en esta caja:

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Isaac Romero
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	90011

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,

Isaac Romero

Public Comment Form

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Jasmine Harris
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	90011

Please provide your comment here/Por favor deje su comentario en esta caja:

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Name/Nombre:	Mehelle Romero
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	90011

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Jasmine Gastelum
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	90011

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,

Jasmine Gastelum

100+ CONSTITUENTS SUBMITTED THE FOLLOWING (ATTACHED) STATEMENT FOR YOUR CONSIDERATION:

Subject: Opposition Letters for Sept. 20, 2022 Meeting, Item 6

Property Site: 3685 Vermont Avenue

Honorable Councilmember Harris-Dawson and City Planner Jadali,

Please reject the Bethune Hotel. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the market for this hotel will be USC and Exposition Park. But there is already the USC Hotel, the hotel in development at USC Village, the Vagabond Inn is being redeveloped, and more. More hotels will not provide an essential or beneficial service to our community, which needs more housing-flat more hotels.

Thank you

September 14, 2022

Please note that additional Initial Submissions for posting may be pending at this time, due to technical difficulties and/or formatting of materials received. Pending ones will be posted if compliant with the requirements of Initial Submissions.

Secondary Submissions and Day of Hearing Submissions will be accepted in accordance with the Submissions requirements stated on the September 20, 2022 South Los Angeles Area Planning Commission [agenda](#). The same information is also provided below:

- Secondary Submissions must be received electronically no later than 3:00 p.m., Thursday (9/15/22) of the week prior to the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits.
- Day of Hearing Submissions, received electronically after 3:00 p.m. on the Thursday (9/15/22) before the Commission meeting up to and including the day of the meeting are limited to two (2) written pages, including exhibits.
- Accompanying photographs do not count toward the page limitation.

Please email your Submissions to apcsouthla@lacity.org. Thank you.

SECONDARY SUBMISSIONS



Helen Jadali <helen.jadali@lacity.org>

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

1 message

Tom Bernath <bentzinger8properties@gmail.com>
To: "helen.jadali@lacity.org" <helen.jadali@lacity.org>

Thu, Sep 15, 2022 at 2:21 PM

We very much oppose granting conditional use permit for a hotel on the empty land at [3685 Vermont Ave.](#)

This project is next to a residential zone and will disrupt the neighborhood. It is much larger than any other building in the area.

The hotel is not in compliance with the C2-2D-CPIO zone. Why should the neighborhood have a large unwanted building not in compliance with the zoning.

Already there is inadequate street parking on 37th street, place and drive. All the people that work on the construction and later the hotel employees will park on these streets. There will not be parking for the occupants or their guests. Even now there is not enough off street parking for the residents.

The hotel project violates the number of guest rooms allowed in the C2-2D-CPIO zone. Previously the conditional use permit was denied. Deny it again. The site needs a community use building to service the public needs. The hotel will not address this need.

Sincerely

Tom Bernath
1167 W. 37th street



September 15, 2022

City of Los Angeles
South Los Angeles Area Planning Commission
c/o Etta Armstrong, Commission Executive Assistant
1968 West Adams Boulevard, Meeting Room A
Los Angeles, CA 90018

RE: Appeal of Zoning Administrator's Decision regarding Proposed Luxury Hotel Development at the Bethune Library Site (Case Numbers ZA-2020-55-CU-SPR & ENV-2020-56-CE)

Dear Commissioners,

The United Neighbors in Defense Against Displacement Coalition (UNIDAD) writes to express its support of the Zoning Administrator's decision and its strong opposition to the appeal submitted by Henry Fan on behalf of Bethune Hotel Ventures, LLC ("the Developer"). The Zoning Administrator ("ZA") denied the Developer's request for a conditional use permit and site plan review approval for a luxury, 168-unit hotel with over four thousand square feet of ground floor retail ("the Hotel Project"), located at 3685 Vermont Avenue. The ZA, in a ruling dated March 25, 2022, determined that the project did not meet the requirements for authorizing a Conditional Use Permit ("CUP"), nor did it meet the requirements for authorizing Site Plan Review. The ZA granted the Developer's requested California Environmental Quality Act ("CEQA") exemption.

The South Los Angeles Area Planning Commission ("Commission") should deny the requested appeal on several grounds. The ZA's analysis is accurate, and there are no grounds for overturning the decision. Further, the Developer's arguments for overturning the ZA's decision are irrelevant and/or erroneous. Finally, the Commission should overturn the ZA's decision regarding the CEQA exemption as there are significant environmental issues that must be analyzed and addressed within its own Environmental Impact Report.

UNIDAD is a coalition of residents and organizations in South Central LA dedicated to keeping families in their homes and improving the health and economic well-being of low-income communities of color through responsible development. We recognize that structural racism linked to housing, policing, land use and employment policies have caused great harm to Black, Latino, Native, Asian, immigrant and low-income communities. UNIDAD works to reverse these harms by promoting healthy and equitable neighborhoods through planning and land use that is rooted in community.

I. Background

For decades, black and brown communities in South Los Angeles have been harmed by poor planning efforts that have resulted in a shortage of affordable housing. Unaccountable development projects have exacerbated displacement of residents and small businesses in the area, and the promise of jobs for local residents has often fallen short both in terms of quality and quantity. The City of Los Angeles (“City”) runs the risk of perpetuating these harms once again if the City sells public land for a private, luxury hotel.

The site in question is the former site of the Dr. Mary McLeod Bethune Regional Branch library, named after a prominent African-American leader in the civil and women’s rights movements. Prior to this, the site (hereinafter referred to as the “Bethune site”) also served as home to a restaurant and bakery, a gas station, a storage for used cars, a printing facility, and a radiator and battery repair facility. Several of these site uses resulted in various contaminations of the land. Over the past 15 years, the land has sat vacant and is currently owned by City entities.¹ During this recent vacancy, the City has continuously promised the local community and various community based organizations in the area that the Bethune site would be used for affordable housing or permanent supportive housing; however, the City abruptly changed course with no public input when it announced in April 2019 that the Hotel Project had been selected for the Bethune site.² The community deserves more transparency and a true community serving development on this historic, publicly owned land.

The Developer issued an application for the Hotel Project to the City on January 6, 2020. The ZA held a telephonic public hearing for the required permits for the Hotel Project on October 21, 2021. On March 25, 2022, the ZA issued his thirty-one (31) page report, denying the CUP and Site Plan Review approvals. The Developer filed an appeal of the decision on April 8, 2022.³ The local area planning commission serves as the appellate body when a ZA’s decision is the initial decision maker, thus giving the South Los Angeles Area Planning Commission jurisdiction over the filed appeal in this matter. The original appellate hearing was scheduled for August 16, 2022. This hearing was canceled and re-scheduled for September 20, 2022.

II. The Zoning Administrator Did Not Err in Denying the Requested Conditional Use Permit or Site Plan Review Approval to the Hotel Project

A Conditional Use Permit (CUP) shall not be granted by a ZA without making findings related to three different criteria.⁴ The criteria are as follows:

¹ The land was formerly owned by the Los Angeles Community Redevelopment Agency. In 2012, the state dissolved all Community Redevelopment Agencies across the state, requiring these local entities to sell and disburse their assets according to strict state protocols. The Bethune site is currently owned by the successor entity, the CRA/LA, but the sale of the land is subject to numerous approvals by local and state agencies and elected bodies.

² Office of Mayor Eric Garcetti, Economic and Workforce Development Department. April 1, 2019, *Request Authorization to Prepare and Execute an Exclusive Negotiating Agreement with Bethune Hotel Ventures, LLC for the City-Optioned Property Located at 3685 S. Vermont Avenue*. Accessible at: http://clkrep.lacity.org/online/docs/2014/14-0425-S9_rpt_MAYOR_04-02-2019.pdf.

³ The last date to file an appeal was April 11, 2022, and thus, the filing of the appeal was done in a timely fashion.

⁴ Los Angeles Municipal Code § 12.24(W).

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region;
2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety; and
3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

To grant Site Plan Review, the ZA must find:⁵

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan;
2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties; and
3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The ZA found that the Hotel Project did not meet all of the criteria necessary to grant the CUP or the Site Plan Review, and thus, properly denied the issuance of these permits.

a. The Conditional Use Permit was Properly Denied because the Hotel Project Will Not Enhance the Local Environment and is Not Compatible with the Surrounding Neighborhood

The ZA properly identified that the Hotel Project did not meet the first criterion required to grant a CUP, which requires that the project enhance the local build environment.⁶ While the ZA recognized that a hotel could serve the needs of the destination attractions along nearby Figueroa Street, he also correctly identified that the Bethune site is located along a residential and community serving corridor. Immediately adjacent to the Bethune site are several multi-unit residential projects as well as a local church with several community based services such as a daycare center. A 168-unit hotel with ground retail that caters to the hotel guests, “displaces opportunities” to serve the local residential community and thus, does not enhance the local environment.

The ZA also properly identified that the Hotel Project does not meet the second criterion, which requires the project's location, size, height, operations, and other significant features to be compatible with the surrounding neighborhood. Of the more than twenty people that spoke at the

⁵ Los Angeles Municipal Code § 16.05.

⁶ ZA Decision, pp. 15-17.

ZA hearing, almost all spoke of concerns of the Hotel Project's detrimental effect on immediately adjacent neighbors and the surrounding neighborhood. These concerns ranged from increased traffic on a largely residential street (which includes an elementary school) to potential alcohol sales on site to increased pressure to erase or criminalize unhoused residents. The ZA correctly identified that the Hotel Project intends to serve tourist attractions, such as the LA Coliseum, which have their frontage along Figueroa Street. The Hotel Project would have its frontage along Vermont Street, introducing "conflicts, not synergy" between the community serving and residential uses along Vermont Street and the Hotel Project's patrons and focus on the environment built along Figueroa.⁷ Finally, the ZA also identified that the Hotel Project's proposed height far exceeds the height of local commercial and residential buildings, stating, "Seven-story tall structures do not exist in the immediate neighborhood nor the surrounding community west of the project site."⁸

The ZA also properly identified that the Hotel Project does not meet the third criterion, which requires that the project substantially comply with the purpose and intent of the relevant land use plans. The decision identifies several issues with the Hotel Project's location within the community, including: the height of the Hotel Project compared to adjacent buildings; the Hotel's Project proposed vehicle ramps, loading/trash/storage area, and the necessary mechanical equipment which will adversely affect the immediately adjacent residential neighbors; and, the loss of publicly owned land to serve community serving purposes. The ZA also noted that the Hotel Project does not meet the City's Mobility Plan 2035 as it will not promote fewer vehicular trips for the local residents. Residents will lose an opportunity for a (or several) community serving businesses and services that would be accessible on foot or other non-vehicle mode of transportation, resulting in continued vehicle trips out of the neighborhood to access needed services.

b. The Site Plan Review was Properly Denied because The Hotel Project Does Not Conform with Applicable Land Use Plans or with Neighboring Properties

The ZA properly denied the requested Site Plan Review as well, finding that the Hotel Project did not meet two of the three criteria necessary in order to grant the review. The first Site Plan Review criterion is the same as the third criterion for a CUP, and as described above, the Hotel Project is not in substantial conformance with the applicable land use plans. The ZA properly notes, "[T]he proposed project fails to meet the demands of the community in which the publicly owned land is situated, as repeatedly stated in the public testimony and in written correspondence."⁹ Thus, the ZA properly found that the Hotel Project does not meet the first criterion for granting a Site Plan Review.

The ZA also properly found that the Hotel Project does not meet the second criterion, which requires that the project consist of structures and amenities that are compatible with existing

⁷ Id. at 17.

⁸ Id.

⁹ ZA Decision, p. 24.

development on adjacent and neighboring properties. The ZA notes that the Hotel Project does comply with various zoning requirements such as required setbacks and building materials which would make it compatible in some respects with the neighboring properties. However, the ZA also found that the proposed height of the Hotel Project (seven stories compared to adjacent properties that are two to three stories) and its lack of compatibility with community serving businesses envisioned in the community commercial district ultimately results in the Hotel Project failing to meet the second criterion.

Finally, the ZA properly identified that, since the Hotel Project is not a residential project, the third criterion does not apply to this particular project.

III. The Developer's Arguments in the Appeal Statement are Irrelevant and/or Erroneous

The Developer argues in his appeal that The ZA erred on three grounds.¹⁰ First, that the decision was “not supported by substantial evidence.” Second, that the Hotel Project meets the required findings of the City and therefore, the ZA erred. Finally, the Developer argues that the City cannot deny an application because the City requested commercial development proposals. These arguments are erroneous and/or irrelevant.

The ZA decision runs thirty-one pages, outlining the extensive community opposition given in public comment and written testimony, as well as walking through the detailed analysis required by the City's zoning code. The ZA found significant evidence that the Hotel Project would be detrimental to the surrounding community, that it would take away a significant opportunity to develop community serving space and desperately needed affordable housing on public land, and that it failed to meet the basic criteria for the granting of a CUP and Site Plan Review. The ZA cites extensive public comment, written testimony provided by local residents, the recommendation of the local neighborhood council, and detailed analysis of the local neighborhood and its various developments. The Developer's disagreement with the ZA's conclusion does not mean that the ZA did not provide substantial evidence for his decision.

Second, the Developer spends a significant amount discussing the Hotel Project's benefits to the local residents (while acknowledging that the Hotel Project is meant to primarily serve out of town visitors). However, these promises ring hollow in light of the Developer's lack of community engagement over the past several years. The Developer claims that the retail space within the Hotel Project will provide “job opportunities to the local community”, but provides no guarantee that local community members will be prioritized in the hiring process. The Developer is also taking the commonly deceptive tactic of promoting a “community benefits package” that is negotiated with the City -- not the local community or with local community input. To date, there has been no public forum where local residents and community groups can provide a list of

¹⁰ ZA-2020-55-CU-SPR-1A Commission Packet, “Justifications for Appeal of ZA-2020-0055-CU-SPR,” at 10-12, available at https://planning.lacity.org/plndoc/Staff_Reports/2022/09-20-2022/ZA_2020_55_CU_SPR_1A_Commission_Packet.pdf (hereinafter “Commission Packet”).

needs, or a public proposal that details what this “community benefits package” will include. Local residents are opposed to this Hotel Project because they have frequently seen private developers enter the neighborhood, promise local benefits, and only deliver displacement and gentrification.

Finally, the Developer is demanding a blank check of approval simply because he was selected several years ago to pitch a proposed project for the Bethune site. The fact that the City issued a Request for Proposal for commercial projects on the Bethune site does not give license to ZAs or other City officials to disregard state law or City zoning codes in approving a specific project. The Developer’s argument, taken to its extreme, this would allow the City to completely disregard its own zoning and building codes whenever it sold land to a developer for a project that fits into a vague description such as “proposals that target commercial uses.” This cannot be a valid argument, and a developer selected to purchase City property cannot be granted exemptions simply because the City is interested in seeing the project come to fruition. Further, the City was not contradicting itself when it issued its proposal, as the ZA rightly notes that the Bethune site falls within a community commercial district. Community serving businesses and other community uses are desperately needed in this neighborhood to serve the existing residents. Local residents’ needs should be prioritized in these districts, not pushed aside in the interest of serving a luxury hotel developer and tourism.

IV. The Commission Should Overturn the Zoning Administrator’s Decision that the Hotel Project is within the Scope of a Previous Environmental Impact Report

While the ZA conducted a thorough analysis regarding the CUP and the Site Review permit requests, there is little analysis regarding the California Environmental Quality Act (CEQA) Class 32 categorical exemption requested by the Developer. The ZA ruled that the Hotel Project is within the scope of the South Los Angeles Community Plan, EIR No. ENV-2008-1781-EIR. This allows the Developer to move forward with the Hotel Project without providing specific details about the environmental impacts of the project, including traffic, air pollution, soil contamination, and noise impacts, or the mitigation steps that will take place to address these impacts.

a. The Developer Does Not Qualify for a Class 32 Categorical Exemption Given the Significant Mitigation Measures Required on the Bethune Site

A Class 32 categorical exemption is wholly inappropriate in this situation. According to Los Angeles City guidelines, “[t]he Class 32 Exemption *is not* available for any project that requires mitigation measures to reduce potential environmental impacts to less than significant.”¹¹ There are significant environmental concerns regarding the development of the Bethune site due to past industrial uses on site, including its use as a gas station and a radiator and car battery repair

¹¹ City of Los Angeles, “Infill Development Projects – Class 32 Categorical Exemption – Special Requirement Criteria” at 1, available at <https://planning.lacity.org/odocument/ad70d15e-11b8-49ef-aba3-b168f670a576/Class%2032%20Categorical%20Exemption.pdf> (original emphasis).

facility. According to City documents, “there is evidence of recognized environmental conditions for the tested areas and potential additional untested areas of concern due to previous uses” of the Bethune Site.¹² The Developer has acknowledged that the Bethune site will need remediation, stating as much in his comments at the ZA hearing,¹³ as well as in a presentation to the local Neighborhood Council.¹⁴

While the Developer has verbally acknowledge the significant mitigation measures that are needed on the Bethune site, he failed to disclose this critical information on the Environmental Assessment Form filed with the City, leaving Section H, “Hazardous Materials and Substances” blank.¹⁵ The Bethune site is **not** eligible for a Class 32 categorical exemption, and the Developer’s attempt to evade his legal obligations to provide a full Environmental Impact Report should be taken into account by this Commission in their analysis.

b. Significant Environmental Concerns Raised by Community Members Have Not Been Addressed, and Will Not Be Addressed, Without a Full Environmental Impact Report

During the development stage of the Hotel Project, there are significant concerns regarding the level of lead and other contaminants in the soil that will be disturbed during construction. This is of particular concern given that one of the adjacent properties, St. Mark’s Lutheran Church, currently runs a daycare on site. Further, there are environmental risks presented by the daily operation of a hotel that need to be evaluated. The ZA repeatedly stated in his decision that there were noteworthy reasons that made the Hotel Project incompatible with the adjacent neighborhood, including: the introduction of tourist traffic, including the placement of traffic ramps, on a residential neighborhood street; the loading/trash/storage area located immediately adjacent to residential units; the mechanical equipment necessary to support the operation of a Hotel Project that will be immediately adjacent to residential units; and the additional parking scarcity that will arise with an influx of tourists. Local residents and stakeholders also expressed concern about the potential introduction of alcohol sales and other events that will result in noise pollution and other adverse consequences in a residential neighborhood (including the day care).

Interested stakeholders have been unable to provide insight into potential impacts or solutions to mitigate impacts, nor have they had the opportunity to evaluate how development of the Bethune site will affect nearby neighbors given the previously reported contamination. Allowing the

¹² Memorandum from Steve Valenzuela, CEO of CRA/LA to CRA/LA Governing Board Re: Properties Retained for Future Development 5 (Nov. 7, 2019). Available at http://www.crala.org/internet-site/Meetings/Board_Agenda_2019/upload/Nov_7_2019_Item_3.pdf.

¹³ ZA Decision, pp. 4-5.

¹⁴ NANDC Joint Board and Policy Committee, November 24, 2020, agenda available at <https://nandc.org/docs/34485931-9729.pdf> (the Developer stated that he planned to excavate ten feet of soil from the Bethune site as part of the development of an underground parking lot, stating that this would deal with the lead contamination issue that he acknowledged existed).

¹⁵ Commission Packet, “Applications: Environmental Assessment Form,” at 62.

Developer to evade this analysis is unacceptable, and the Commission should overturn this portion of the ZA's decision.

V. Public Land Should be Used for the Public Good, Including Serving Local Residents, instead of A Hotel Project

In the past several years, the LA City Council has increasingly focused on prioritizing the development of affordable housing on city-owned, surplus land to meet the City's dire affordable housing needs.¹⁶ The vast majority of speakers at the ZA hearing also expressed a strong desire for affordable housing and other community serving amenities on the Bethune site, instead of a luxury hotel development.

For example, in December 2019, City Council passed a motion that required the City, starting January 1, 2020, to limit the use of City-owned land that has already been "identified for housing purposes" to affordable housing development.¹⁷ In June 2020, the City Council requested the Chief Legislative Analyst to provide City Council a list of surplus land available for donation to community land trusts to meet community-identified needs in Council Districts 1, 8, and 10.¹⁸ In August 2020, to address the homelessness crisis COVID-19 has exacerbated, the City Council requested a list of all publicly owned land by various agencies across the City that are suitable for supportive housing development.¹⁹ In October 2021, the City released a new Draft Housing Element that includes an ambitious "Public Lands Program" to create 10,000 new affordable housing units on public land and explicitly lists the Bethune site (listing its Assessor Parcel Number: 5040030905) as a candidate site to be used to achieve this goal.²⁰

The City has repeatedly stated its commitment to using public land for public good; however, it will fail to live up to this commitment if it goes forward with the sale of the Bethune site to the Developer for the Hotel Project.

VI. Conclusion

For all of the foregoing reasons, the South LA Area Planning Commission should not grant the Developer's request to overturn the ZA decision. The people of South Los Angeles do

¹⁶ The City is also legally required to offer City surplus land to affordable housing developers, as well as to park and open space developers, before it can sell surplus land to private developers for the development of projects such as private hotels. See Government Code § 54220 *et seq.*

¹⁷ "Affordable Housing Development / Housing Development / City Owned Land Use Restriction," Motion introduced November 5, 2019, CF 19-1362. Available at https://clkrep.lacity.org/online/docs/2019/19-1362_mot_11-05-2019.pdf.

¹⁸ "Surplus Property/Community Land Trust Organizations/Council Districts 1, 8, and 10." Council File 20-0713. Available at <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-0713>.

¹⁹ "Assembly Bill 1486 (Ting) / Assembly Bill 1255 (Rivas) / Publicly Owned Properties / Homeless Crisis / Supportive Housing Development / COVID-19 Pandemic," Motion introduced May 20, 2020. CF 20-0644. Available at https://clkrep.lacity.org/online/docs/2020/20-0644_mot_05-20-2020.pdf.

²⁰ "City of Los Angeles Housing Element 2021-2029: Appendix 4.8 Potential Candidate Sites for Public Land Program," Los Angeles City Planning Commission, October 2021. Available at <https://planning.lacity.org/odocument/aecedca9c-fc23-47f3-9fdb-9106ca54f6e7>.

not need another hotel, but instead, need development and services that serve the existing community. We respectfully request that the Planning Commission deny the appeal and make the ZA decision final.

DAY OF HEARING SUBMISSIONS



Planning APC South LA <apcsouthla@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Favian Gonzalez <fgonzalez@saje.net>

Tue, Sep 20, 2022 at 1:44 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, Glafira Lopez <glopez@saje.net>

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).

Thank you for your time.

Favian Gonzalez



Planning APC South LA <apcsouthla@lacity.org>

Community Impact Statement - Area Planning Commission - South Los Angeles1 message

Clerk.CIS@lacity.org <Clerk.CIS@lacity.org>

Mon, Sep 19, 2022 at 8:43 AM

Reply-To: indiejean@att.net

To: apcsouthla@lacity.org

Cc: indiejean@att.net

Your Community Impact Statement has been successfully submitted to Area Planning Commission - South Los Angeles.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCSupport@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Empowerment Congress North Area NDC

Name: Jean Frost

Phone Number: (213) 840-5998

Email: indiejean@att.net

The Board approved this CIS by a vote of: Yea(12) Nay(1) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 10/07/2021

Type of NC Board Action: Against

Impact Information

Date: 09/19/2022

Update to a Previous Input: No

Directed To: Area Planning Commission - South Los Angeles

Council File Number:

Agenda Date: 09/20/2022

Item Number: 6

Summary: FOR the ZA Decision, AGAINST the appeal The Empowerment Congress North Area Neighborhood Development Council (NANDC) Board discussed additional comments to be submitted regarding the hotel development proposal on October 7, 2021, at its duly noticed General Board Meeting. By motion, the Board voted to submit these additional comments to the ZA on findings required for a conditional use. The Board approved the following comments: That the project will not enhance the built environment in the surrounding neighborhood nor will perform a function or provide a service that is essential or beneficial to the community, city, or region. A Hotel is not an essential service. Housing is. The United Neighbors in Defense Against Displacement (UNIDAD) Coalition called on the City to prioritize public land for public good by committing to use the site of the former Bethune Library, a vacant 34,000 square foot city-owned parcel located at [3685 S. Vermont Avenue](#), for the development of affordable housing, as residents have continuously called for over the last decade. This publicly owned land has been selected for a hotel development. We need affordable housing, not hotels! The project does not substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan. The project's location, size, height, operations, and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. The hotel project will not build community neither a commercial opportunity nor enhance the surrounding residential area. The issues of safety and neighborhood security according to residents will be impacted in a negative and ancillary activities adjacent to the hotel may create a dangerous environment to families and children.



September 20, 2020
Item 6
South Area Planning Commission
ZA-2020-55-CU-SPR-1A

Honorable Commissioners

The Empowerment Congress North Area Neighborhood Development Council (NANDC) Board discussed additional comments to be submitted regarding the hotel development proposal on October 7, 2021, at its duly noticed General Board Meeting. By motion, the Board voted to submit these additional comments to the ZA on findings required for a conditional use.

The Board approved the following comments:

1. That the project will not enhance the built environment in the surrounding neighborhood nor will perform a function or provide a service that is essential or beneficial to the community, city, or region.

A Hotel is not an essential service. Housing is. The United Neighbors in Defense Against Displacement (UNIDAD) Coalition called on the City to prioritize public land for public good by committing to use the site of the former Bethune Library, a vacant 34,000 square foot city-owned parcel located at 3685 S. Vermont Avenue, for the development of affordable housing, as residents have continuously called for over the last decade. This publicly owned land has been selected for a hotel development. We need affordable housing, not hotels!

History

The site of the former Bethune Library has a long-standing history in the community. The former Bethune Library opened in 1975, and named in honor of Mary McLeod Bethune, a prominent entrepreneur, philanthropist, and leader in civil and women's rights. Like its namesake the Bethune Library exemplified the value of equal access to education and equity for black communities. The library offered crucial resources and a vibrant community meeting space to the South Central community until it was demolished in 2009. In the absence of this integral community asset, the City and other local entities have over the years supported an affordable housing project in its place. In 2016, the City sought approval to convert the site into permanent supportive housing. Still, in 2019 City Council voted to prioritize this land for commercial development. The Bethune Library Site was selected for an affordable housing development in the past:

2. The project does not substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

It is located within the Hoover Expo University Park Redevelopment Plan area whose expressed goals are:

Goal 2: To make provisions for housing as is required to satisfy the needs and desires of the various age, income, and ethnic groups of the community, maximizing the opportunity for individual choice.

Goal 3: To alleviate overcrowded, substandard housing conditions and to promote the development of a sufficient number of affordable housing units for low and moderate-income households.

Goal 4: To make provisions, throughout the Project Area, for well-planned community uses, facilities, pedestrian and vehicular circulation, and adequate parking, particularly as these relate to Exposition Park.

Goal 5: To implement the City's policy to establish "opportunity areas" to specifically encourage private investment, consistent with the plans objectives in housing, commerce, and industry.

Goal 6: To encourage a thriving commercial environment which will contribute to neighborhood improvement.

This project does not meet these goals nor the decades under redevelopment where the community was made promises about this site when CRA acquired the site, and the Bethune Library was demolished.

Hotels do not historically contribute to neighborhood improvement and create a thriving environment except within its own confines. Another project which had been in the works and nearing approval was a mixed use and economic incubator project. This had a relationship to community improvement which hotels do not.

3. The project's location, size, height, operations, and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The entire area west of the site is zoned RD1.5. Hotels do not enhance the livability of residential neighborhoods but rather create an intrusion. The site itself is within PIO whose goals are to encourage new, compatible uses to support vibrant commercial corridors. It's adjacency to RD1.5 land does not support a hotel development. The purpose of the South Los Angeles CPIO District is "to implement the goals and policies of the South Los Angeles Community Plan by tailoring development in order to promote better urban design and enhance the aesthetic character of the community; to ensure appropriate scale, intensity, and transition; and to encourage a diversified range of quality retail and services that meets the needs of the community."

4. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The applicant explained: "The project does not propose residential development, and this finding is not applicable. Regardless, the proposed hotel includes two outdoor terraces and a fitness center for use of hotel guests that will improve the hotel experience and minimize impacts on neighboring properties."

A hotel by its nature offers security enhanced housing and amenities for travelers. It does not offer community amenities and the record of this site shows that an alternative other than a hotel will better serve the area residents.

5. The hotel project will not build community neither a commercial opportunity nor enhance the surrounding residential area. Stakeholders questioned the assessment of impacts, the actual economic benefits, the nonunion status of the hotel and the failure of

a hotel project to build community. The issues of safety and neighborhood security according to residents will be impacted in a negative and ancillary activities adjacent to the hotel may create a dangerous environment to families and children.

6. This should not be CEQA exempt.

Thank you for keeping the file and comment period open for an additional month.

NANDC is a self-governed, self-directed and independent organization empowered by the Los Angeles City Charter. This charter offers neighborhood councils a role in the City's decision-making process. NANDC was certified by the City of Los Angeles on April 27, 2002, and was the 24th neighborhood council formed under the guidelines of the City Charter.

Sincerely,

Thryeris Mason, President



Helen Jadali <helen.jadali@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Anna Gruben <agruben@lanlt.org>

Mon, Sep 19, 2022 at 8:11 PM

To: "helen.jadali@lacity.org" <helen.jadali@lacity.org>, "apcsouthla@lacity.org" <apcsouthla@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "glopez@saje.net" <glopez@saje.net>

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).

Thank you for your time.

Anna Gruben



We acknowledge that we live, work, and learn on the territory of the Tongva/Gabrielino peoples who are the traditional land caretakers of Tovaangar (Los Angeles basin, So. Channel Islands).



Planning APC South LA <apcsouthla@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Brittney Lu <brittney@redeemercp.org>

Tue, Sep 20, 2022 at 8:34 AM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, glopez@saje.net

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

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This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).

Thank you for your time.



Helen Jadali <helen.jadali@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Cooper Bates <cooperhint@gmail.com>

Mon, Sep 19, 2022 at 6:34 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, glopez@saje.net

Hello, To Those Concerned,

Please, please. Please This means so much to me and my community.

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

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This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.

Peace Deep,

Cooper Bates



Helen Jadali <helen.jadali@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Edna Monroy <emonroy@saje.net>

Mon, Sep 19, 2022 at 8:10 PM

To: Helen Jadali <helen.jadali@lacity.org>

Cc: apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org

Hello LA City staff, Councilmember Harris-Dawson, LA City Planning and all necessary agencies,

I am writing to you as a concerned community member regarding case number **(ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR)** concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. **A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits," but now this promise is being broken.** This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).

Thank you for your time. **VOTE NO ON HOTELS, AND YES ON COMMUNITY HOUSING!**

Edna Monroy

--

Edna Monroy

(pronouns: elle/they)

Director of Organizing - Tenant Protections Team

SAJE - Strategic Actions for a Just EconomyAddress: [152 West 32nd Street](#)

Los Angeles, CA 90007

Office: 213-745-9961 // Direct: 213-263-8912

Website -- Facebook -- Twitter -- Instagram

JOIN US ON NOVEMBER 19TH: <https://saje.nationbuilder.com/>



Helen Jadali <helen.jadali@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Elizabeth Hamilton <lizh217@icloud.com>

Mon, Sep 19, 2022 at 6:35 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, glopez@saje.net

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

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This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.

Thank you for your time.

Elizabeth Hamilton



Planning APC South LA <apcsouthla@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Elsa Chagolla <outlook_3C7E00634AEFB77C@outlook.com>

Tue, Sep 20, 2022 at 10:06 AM

To: "helen.jadali@lacity.org" <helen.jadali@lacity.org>, "apcsouthla@lacity.org" <apcsouthla@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "glopez@saje.net" <glopez@saje.net>

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

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This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McL

Sent from [Mail](#) for Windows



Planning APC South LA <apcsouthla@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Eric Ares <eric.ares@gmail.com>

Tue, Sep 20, 2022 at 9:13 AM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, glopez@saje.net

Hello,

As a lifelong South LA resident who lives in this neighborhood, I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

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This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).

Thank you for your time.

Eric Ares



Planning APC South LA <apcsouthla@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Favian Gonzalez <fgonzalez@saje.net>

Tue, Sep 20, 2022 at 1:44 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, Glafira Lopez <glopez@saje.net>

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).

Thank you for your time.

Favian Gonzalez



Planning APC South LA <apcsouthla@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Mateo Gil <mgil@saje.net>

Tue, Sep 20, 2022 at 1:46 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, Glafira Lopez <glopez@saje.net>

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).

Thank you for your time.



Planning APC South LA <apcsouthla@lacity.org>

re: Stop Hotel Construction at Bethune Site

1 message

Nancy Halpern Ibrahim <nancy@esperanzacommunityhousing.org>

Tue, Sep 20, 2022 at 12:33 PM

To: "apcsouthla@lacity.org" <apcsouthla@lacity.org>, "helen.jadali@lacity.org" <helen.jadali@lacity.org>

Good morning.

I am writing to you as a concerned community stakeholder regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

I am adamantly against a hotel being developed on public land. South Los Angeles is in increasingly desperate need of permanent affordable housing. Our City needs to be a better steward and prioritize the needs of community members who live here. In the midst of a citywide housing crisis as well as burgeoning homelessness among displaced former tenants, we must not squander valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The proposed project does not serve a community need.

The Bethune library site is public land which should be of benefit to the community. We need affordable housing, parks, and community centers, but not a hotel, and our South LA Community plan is consistent with those expressed needs. . A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being thwarted. This hotel will be a nuisance to the community that is already burdened by traffic and parking shortfalls. This project will cause more displacement.

This vacant, public land should be used to serve our community, uphold promises made to the community by the City, and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, women's rights leader, and distinguished educator , created a meaningful impact in her community and in the nation. **Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).**

The handful of crumbs being offered by this project to disparate projects scattered in South LA is a cynical gesture toward community benefit. As a long term stakeholder in the 90007 area I know that this project will destabilize our community and betray the legacy of Dr. Mary McLeod Bethune,

Thank you for your time,

Sincerely,

Nancy Halpern Ibrahim, MPH



Helen Jadali <helen.jadali@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Niazayre Bates <niazayre@gmail.com>

Mon, Sep 19, 2022 at 8:02 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, glopez@saje.net

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

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Thank you for your time.

Niazayre

September 20, 2022

VIA EMAIL:

South Los Angeles Area Planning Commission, City of Los Angeles
c/o Helen Jadali, Planning Assistant (helen.jadali@lacity.org)
Etta Armstrong, Commission Executive Assistant (apcsouthla@lacity.org)

RE: Item 6, Bethune Hotel Project (DCP Case Nos. ZA-2020-55; ENV-2020-56)

Dear South Los Angeles Area Planning Commission (“APC”):

On behalf of UNITE HERE Local 11 (“**Local 11**”), this Office respectfully provides the following comments¹ to the City of Los Angeles (“**City**”) Department of City Planning (“**DCP**”) regarding the above-referenced 168-room hotel (“**Project**”) located at 3685 S. Vermont Avenue (“**Site**”)—specifically responsive to the APC “**Staff Report**” and “**Supplemental Documents**” in the referenced agenda packet.² These comments supplement Local 11’s previous comment letter dated November 19, 2021 that raised concerns about the Project’s requested land use approvals (i.e., conditional use permit, site plan review) (“**Entitlements**”), draft Remedial Action Workplan (“**RAW**”), and Class 32 Categorical Exemption Justification (“**Class 32 CE**”). (Staff Report, PDF pp. 542-544.) We request that applicant’s appeal be denied and wish now to highlight five points.

First, the applicant’s appeal claims the Project will provide significant public benefits to the community, citing the City’s 2019 RFP process and a recently penned \$1 million community benefits agreement. (Staff Report, PDF pp. 10-11; Supplemental Documents, PDF pp. 3-4.) So too, Applicant previously asserted that it seeks no “public funding or special waivers.” (Staff Report, PDF p. 92; Supplemental Documents, PDF pp. 3-4.) However, the project has benefited from a windfall of public funds in the form of Environmental Protection Agency (“**EPA**”) funds used for Site characterization (i.e., Phase II) by the Department of Toxics and Substance Control (“**DTSC**”).³ (Staff Report, PDF pp. 543-544). Prior to the DTSC site characterization in 2019, the Site was under a cloud of suspicion due to a 2009 Phase I finding likely contamination that clearly affected the previous affordable housing projects considered during the late-2016 and early-2018 RFP processes. (Staff Report, PDF pp. 543-544.) In January 2019, after the expensive Phase II was completed using EPA funds, the Project was selected under a new RFP.⁴ Hence, the Project received a significant benefit of a very costly assessment done on the public dime—a benefit that the affordable housing projects did not have during prior RFPs. (Id.) A project with affordable housing

¹ Herein, page citations are either stated pagination (“p. #”) or PDF-page location (“PDF p. #”).

² DCP (9/20/22) Item 6 “**Staff Report**,” https://planning.lacity.org/plndoc/Staff_Reports/2022/09-20-2022/ZA_2020_55_CU_SPR_1A_Commission_Packet.pdf; DCP (9/20/22) APC Hearing “**Supplemental Documents**,” <https://planning.lacity.org/dcpapi/meetings/document/addtldoc/63898>.

³ DTSC EnviroStor, Former Bethune Library (60002702), https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002702; Wood (1/30/19) Site Characterization Report, <https://www.dropbox.com/s/4lj9gp6prpoojqj/Site%20Characterization%20Report%201-30-19.pdf?dl=0>.

⁴ Econ. Workforce Dept. (4/1/19) Request to Prepare ENA, https://clkrep.lacity.org/onlinedocs/2014/14-0425-S9_rpt_MAYOR_04-02-2019.pdf.

could provide substantially more community benefits and, thus, a better return on the publicly-funded assessment.

Second, none of our prior concerns with the draft RAW have been addressed by DCP, including: (1) remedial action goals and objectives to eliminate benzene levels; (2) concerns with vapor intrusion via preferential pathway from abandoned utility lines; and (3) whether the soil gas plume has been adequately characterized or whether more excavation may be required. (Staff Report, PDF pp. 543.) Thus, in furtherance of public safety, Local 11 urges the RAW be revised to ensure adequate vapor sampling is completed during excavation activities to confirm benzene levels are below residential risk screening levels.

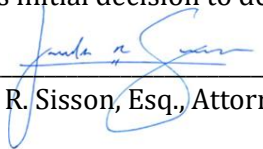
Third, none of our prior concerns with the Project's impact on vehicle miles traveled ("VMT") are addressed by DCP. As previously raised by Local 11, the Class 32 CE examined only the small amount of VMTs generated by employees—roughly 15 percent of the more than 7,000 VMTs generated by the Project—essentially ignoring the other 85 percent generated primarily by hotel patrons visiting from outside the area and traveling from long distances such as from LAX Airport and elsewhere. (Staff Report, PDF p. 544.) According to the City of Los Angeles Department of Transportation ("LADOT") (emphasis added), "VMT impacts of hotel and motel uses should evaluate the VMT impacts of both employee trips and visitor/guest trips, and apply a separate impact threshold to each trip type."⁵ These impacts must be addressed.

Fourth, concerns about the Project's compliance with the City's new Housing Element are not addressed. As raised by United Neighbors in Defense Against Displacement ("UNIDAD"), the Site was included in the City's Draft Housing Element as a public land candidate site to be used for affordable housing. (Supplemental Documents, PDF p. 262.) Since then, the City has adopted the Housing Element, which still includes the Project Site as a candidate site.⁶ The applicant and City must address how using the Site (i.e., public lands) for a 100% commercial project is consistent with the City's Housing Element's Public Land Program intended to use public lands for affordable housing in furtherance of the City's Regional Housing Needs Assessment ("RHNA") obligations.⁷

Fifth, it is unclear whether the Project's 1:1 tree replacement mitigation is sufficient. As raised by North University Park Community Association ("NUPCA"), the Project removes 16 mature canary pines with just a 1:1 replacement ratio. (Supplemental Documents, PDF pp. 166-167.) The removal of 16 mature trees would have a more significant cumulative impact here as compared to in other shade-rich areas of the City (id.) and, thus, warrants more than just 1:1 tree replacement.

In sum, Local 11 is concerned with the Project's claimed community benefits and its environmental impacts associated with the Site's cleanup, VMTs, compliance with the City's Housing Element, and impact on trees. Until these issues are resolved, please reject applicant's appeal and uphold the Zoning Administrator's initial decision to deny the Entitlements.

Sincerely,


Jordan R. Sisson, Esq., Attorney for Local 11

⁵ LADOT (Aug. 2022) Transportation Assessment Guidelines, p. 2-7, https://ladot.lacity.org/sites/default/files/documents/2020-transportation-assessment-guidelines_final_2020.07.27_0.pdf.

⁶ 2021-2029 Housing Element, Appendix 4.8, pp. 4.8-33 (APN 5040030905), [https://planning.lacity.org/odocument/d7d2e196-366b-4607-8d62-ca61bb43928a/Appendix_4.8_-_Potential_Candidate_Sites_for_Public_Land_Program_\(Adopted\).pdf](https://planning.lacity.org/odocument/d7d2e196-366b-4607-8d62-ca61bb43928a/Appendix_4.8_-_Potential_Candidate_Sites_for_Public_Land_Program_(Adopted).pdf).

⁷ 2021-2029 Housing Element, pp. 151, 173, 191, 213, [https://planning.lacity.org/odocument/f5ac3c70-3f89-44c4-a05c-58f93d32c426/Chapter_4_-Adequate_Sites_for_Housing_\(Adopted\).pdf](https://planning.lacity.org/odocument/f5ac3c70-3f89-44c4-a05c-58f93d32c426/Chapter_4_-Adequate_Sites_for_Housing_(Adopted).pdf).



September 20th, 2022

Re: Appeal of Zoning Administrator's Decision

Case No: ZA-2020-55-CU-SPR

CEQA N.: ENV-2020-56-EAF

Delivered Via Email to: apcsouthla@lacity.org

South Los Angeles Area Planning Commission

Honorable Commissioners:

The site of the former Bethune Library is of significant importance to the South Los Angeles Community. For decades, children and adults visited the library — named after African-American educator and organizer Mary McLeod Bethune — for personal learning and enjoyment as well as community activities and meetings. Ms. Bethune was an educator, school founder, former vice president of the NAACP, the only woman of color at the founding conference of the United Nations, a leader in the civil and women's rights movements, and a presidential advisor. The library was a tribute to the inspirational life she led. The loss of the library, a valuable community resource, was deeply felt, but neighborhood residents rallied together to propose a new community-serving use for the land: affordable housing.

Affordable housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. Research from 2020 indicates that Residents in Council District 8 are the second most housing burdened of all the council districts in Los Angeles. Sixty-three percent of Council District 8's residents spend over 30% of their income on housing, and 39% of the District's residents spend over half their income on housing. Rent burden prompts residents to opt out of spending other necessities like food and medicine, and is a contributor to poor health outcomes and a drain on the economy, as money that might otherwise circulate through local businesses is funneled to out-of-district landlords. In addition, the recently released homeless count numbers released by the Los Angeles Homelessness Services Authority indicates that Council District 8 is number three in the count total compared

to other Council Districts. The site of the former Bethune Library, as a publicly owned piece of property, provides an ideal opportunity to help rectify this situation by providing residents with much needed affordable housing opportunities. It would also be a fitting use for the site; the former Bethune Library was a monument to cultural pride and a vital resource for the entire community. The prioritization of affordable housing at the site has been clearly articulated by community residents for years, and is reflected in multiple planning documents and requirements as well.

The decision to consider the site for a proposed hotel is utterly baffling. For over 10 years community members have advocated for this site to be used for Affordable Housing. Giving this land to a hotel developer, will take a site that was once used to honor the memory of an inspirational activist of color and turn that land into a means for generating profits for a few private entities. The hotel will not service the community, and will instead benefit corporate actors with little at stake in the neighborhood. Weary residents, long buffeted by high rents and eviction pressures, will be abandoned in favor of outside, moneyed interests, a situation sadly common in the history of land use and planning in Los Angeles.

Tens of community members came to the Zoning Administrator hearing October 2021 to express their firm opposition to the proposed hotel project. We urge the South LA Area Planning Commission to respect the careful analysis done by the Zoning Administrator, and to consider both the needs and desires of regular, working families in the neighborhood around the Bethune Library site. We have sent over a hundred letters of concern and opposition to the hotel project by community members who will face the first hand impacts of not prioritizing this public land for affordable housing. We are attaching [work](#) by the United Neighbors in Defense Against Displacement (UNIDAD) Coalition, "Affordable Housing Report: Los Angeles City Council District 8," which documents the dire need for, and appalling lack of, affordable housing in Council District 8.

Sincerely,

Strategic Actions for a Just Economy (SAJE)
Physicians for Social Responsibility (PSRLA)
CD Tech
Esperanza Community Housing
Los Angeles Neighborhood Land Trust
Abundant Housing Los Angeles

Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Francisco Azurdia,
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	(323) 384-7850
Address/Direccion:	5418 HOOPER AVE #4

Please provide your comment here/Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

Sincerely,

Francisco Azurdia

Public Comment Form

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	SILVIA TORREBLANCA
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	323 529-7572
Address/Direccion:	90011

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,



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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Owen Alexander Garcia
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	(818) 617-1038
Address/Direccion:	92405

Please provide your comment here/Por favor deje su comentario en esta caja:

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Sincerely,



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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Maria Bautista
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	(323) 842-9438
Address/Direccion:	5415 Hooper Ave, CA, 90011

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,



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Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Guadalupe Carreto
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	(323) 996-6064
Address/Direccion:	5418 Hooper Ave, Los Angeles, CA 90011

Please provide your comment here/ Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

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Thank you for your time,

Sincerely,

GUADALUPE CARRETO

Public Comment Form

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Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: <i>Gilda</i>	<i>Gilda Huertas</i>
Email/Correo Electronico:	<i>gilditesh09@gmail.com</i>
Phone Number/Numero de Telefono:	<i>(424) 367-19-49</i>
Address/Direccion:	<i>90011</i>

Please provide your comment here/Por favor deje su comentario en esta caja:

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Sincerely,



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Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	SERENA ZHU
Email/Correo Electronico:	SRZHU8@GMAIL.COM
Phone Number/Numero de Telefono:	630 205 4123
Address/Direccion:	3345 WILHIKE BLVD LA 90010

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,



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Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre: <i>No hotel</i>	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: <i>Row Lee Barrow</i>	
Email/Correo Electronico: <i>RLBarrow501@aol.com</i>	
Phone Number/Numero de Telefono:	
Address/Direccion:	

Please provide your comment here/Por favor deje su comentario en esta caja:

Le escribo como miembro de la comunidad preocupado por el número de caso (ZA-2020-55-CU-SPR-1A; ENV-2020-56-EAF; ENV-2008-1780-EIR) sobre el desarrollo hotelero propuesto por Bethune Hotel Ventures LLC en el sitio de la Biblioteca Bethune en 3685 S. Vermont Ave, Los Angeles, CA 90007.

Estoy en contra de que se desarrolle un hotel en terrenos públicos. Un hotel Marriott solo atenderá a los turistas que necesitan alojamiento a corto plazo. South Central LA necesita desesperadamente viviendas asequibles permanentes; necesitamos priorizar las necesidades de los miembros de la comunidad que viven aquí. En medio de una crisis de vivienda en toda la ciudad, no deberíamos usar tierras públicas valiosas para proyectos de desarrollo corporativo como hoteles de lujo que causarán más gentrificación y desplazamiento. El sitio de la biblioteca de Bethune es un terreno público que debería beneficiar a la comunidad; necesitamos viviendas asequibles, parques y centros comunitarios, pero no hoteles. Hace una década, la ciudad prometió que todo lo que se desarrollara en esta tierra pública "proporcionaría beneficios comunitarios continuos", pero ahora esta promesa se está rompiendo. Este hotel solo será un estorbo para esta comunidad que ya está agobiada por el tráfico y que se ocupa de encontrar estacionamiento a diario, y a la larga provocará más desplazamientos.

Este terreno público vacante debe usarse para servir a nuestra comunidad y honrar el legado de la Dra. Mary McLeod Bethune, quien, como activista de los derechos civiles, creó un gran impacto en su comunidad. Deniegue todos los permisos para construir un hotel en el Sitio de la Biblioteca Bethune en 3685 S. Vermont.

Gracias por su tiempo

Atentamente,





Helen Jadali <helen.jadali@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

andrea rojas <asrojas25@gmail.com>

Thu, Sep 15, 2022 at 7:50 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, Glafira Lopez <glopez@saje.net>

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

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Thank you for your time.

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Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	CHRISTOPHER PRESSLEY
Email/Correo Electronico:	CHRIS PRESSLEY93@gmail.com
Phone Number/Numero de Telefono:	(323) 514-7138
Address/Direccion:	1225 W. 36th st

Please provide your comment here/Por favor deje su comentario en esta caja:

Le escribo como miembro de la comunidad preocupado por el número de caso (ZA-2020-55-CU-SPR-1A; ENV-2020-56-EAF; ENV-2008-1780-EIR) sobre el desarrollo hotelero propuesto por Bethune Hotel Ventures LLC en el sitio de la Biblioteca Bethune en 3685 S. Vermont Ave, Los Angeles, CA 90007.

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Gracias por su tiempo

Gentrification needs to stop. Homes should be made for residents and those in need of a place to live.

Atentamente



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Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre: Ashley Gutierrez	
Email/Correo Electronico:	agutierrez0465@gmail.com
Phone Number/Numero de Telefono:	323-961-0106
Address/Direccion:	3705 S Grand Ave 90007

Please provide your comment here/ Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,



Public Comment Form

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Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Christian A. Poffirio
Email/Correo Electronico:	poffirioalva@gmail.com
Phone Number/Numero de Telefono:	(323) 592-6468
Address/Direccion:	2106 Payle Grove Ave Los Angeles CA, 90027

Please provide your comment here/Por favor deje su comentario en esta caja:

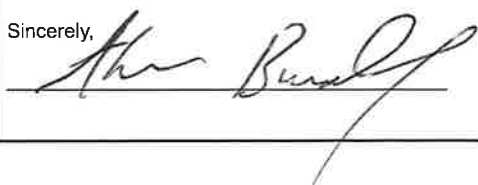
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South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Carlos Reyes
Email/Correo Electronico:	giy069@yahoo.com
Phone Number/Numero de Telefono:	323 928 6805
Address/Direccion:	2528 Jefferson Blvd.

Please provide your comment here/Por favor deje su comentario en esta caja:

Le escribo como miembro de la comunidad preocupado por el número de caso (ZA-2020-55-CU-SPR-1A; ENV-2020-56-EAF; ENV-2008-1780-EIR) sobre el desarrollo hotelero propuesto por Bethune Hotel Ventures LLC en el sitio de la Biblioteca Bethune en 3685 S. Vermont Ave, Los Angeles, CA 90007.

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Este terreno público vacante debe usarse para servir a nuestra comunidad y honrar el legado de la Dra. Mary McLeod Bethune, quien, como activista de los derechos civiles, creó un gran impacto en su comunidad. Deniegue todos los permisos para construir un hotel en el Sitio de la Biblioteca Bethune en 3685 S. Vermont.

Gracias por su tiempo

Atentamente,

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Name/Nombre: <i>Nath</i>	<i>Nathan Brewer</i>
Email/Correo Electronico:	<i>NESBREWER1@gmail.com</i>
Phone Number/Numero de Telefono:	<i>323 708. 5043</i>
Address/Direccion:	<i>-</i>

Please provide your comment here/Por favor deje su comentario en esta caja:

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre: <i>We need cribs in this hood</i>	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	<i>Domenic Rosario</i>
Email/Correo Electronico:	<i>the845lexicdino@gmail.com</i>
Phone Number/Numero de Telefono:	<i>954-412-2623</i>
Address/Direccion:	<i>[scribbled address]</i>

Please provide your comment here/Por favor deje su comentario en esta caja:

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Name/Nombre: <i>Gurrett</i>	
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion: <i>90007</i>	

Please provide your comment here/Por favor deje su comentario en esta caja:

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Jennifer Lopez
Email/Correo Electronico:	jennifer.lopez@lacity.org
Phone Number/Numero de Telefono:	5234089005
Address/Direccion:	

Please provide your comment here/ Por favor deje su comentario en esta caja:

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Name/Nombre:	Luis pinto
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	29 y San pedro.

Please provide your comment here/Por favor deje su comentario en esta caja:

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Gracias por su tiempo

Seria mas beneficiario unos apartamentos con un bajo costo para las personas de bajos o escasos recursos

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To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

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Name/Nombre:	Arnulfo Alvarez
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	

Please provide your comment here/Por favor deje su comentario en esta caja:

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Thank you for your time,

Sincerely,





Helen Jadali <helen.jadali@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Joanne Russell <joannemr2@gmail.com>

Thu, Sep 15, 2022 at 3:43 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, Glafira Lopez <glopez@saje.net>

Cc: mayor.garcetti@lacity.org, president@nandc.org, "YesWeCan@letsmih.org" <YesWeCan@letsmih.org>

Ladies and Gentlemen:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

Again, I must express my adamant opposition to a hotel being developed on public land. A Marriott or any hotel would be a blatant disregard of the outcry of an entire community of people of all colors, ages, and walks of life. This type of establishment will only benefit the investors and the tourists seeking short-term accommodations.

The miniscule economic benefit for the surrounding community would not cover the rents or transportation cost of residents they propose to hire. In addition, there are no safeguards in our residential-style neighborhood from the serious, negative public safety hazards that would victimize our elementary and college students, even our residents.

South Central LA, particularly this University West/Expo community, is in desperate need of permanent affordable housing for families and future minded residents who want to be part of a thriving stable community. We must prioritize the needs of local community residents and families.

In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that compound our local homeless count, expands gentrification, and continues displacement in a City that is not building new places for its residents to live. The Bethune library site is public land that should by right be of benefit to the community. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now despite long time community input which include our recent documented and recognized strong community-voiced opposition- this promise is being broken by the City. This hotel is not a 'community benefit'-- it will only be a nuisance to this community that is already burdened by traffic, suffers extreme density due commercialized housing ventures, and sorely lacking in neighborhood amenities, green and/or community space.

This vacant, public land--a once vibrant community resource--should continue to be used to serve our community and a fitting way to honor the legacy of Dr. Mary McLeod Bethune, who as a humanitarian, educator and civil rights activist, championed the causes of her community.

I respectfully appeal to you to please reject the plan and deny all permits to build a hotel on the Bethune Library public land site at [3685 S. Vermont](#) in Los Angeles.

Thank you for your time. Your response is welcome.



Joanne Russell

Active 50+ year Local Community Resident

No Area Neighborhood Development Council (NANDC) Stakeholder Member

Small Business Owner

"Life without God is like an unsharpened pencil - it has no point."

"We need ethical, heroic people trying to do the right thing to help others and to improve life on this planet and in the universe...." — Leonard Nimoy

"The world will not be destroyed by those who do evil, but by those who watch them without doing anything." - Albert Einstein



Helen Jadali <helen.jadali@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

John Broadway <jbroadway@cdtech.org>

Mon, Sep 19, 2022 at 11:21 AM

To: "helen.jadali@lacity.org" <helen.jadali@lacity.org>, "apcsouthla@lacity.org" <apcsouthla@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "glopez@saje.net" <glopez@saje.net>

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Thank you for your time.

3685 VERMONT (“BETHUNE”) - PROPOSED FINDINGS FOR SITE PLAN REVIEW

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.

The Project Site is located in the South Los Angeles Community Plan Area, which designates the Project site for Community Commercial land uses. The intent of the Community Commercial land use designation is to provide a variety of retail establishments, services and amenities for residents, employees and visitors of the surrounding area. The Project will result in the redevelopment of a vacant, underutilized parcel into a well-designed hotel use that will meet the lodging needs of visitors and will provide neighborhood-serving retail spaces on the ground floor, an educational center and community amenity spaces. The Project also includes a \$1 million community benefits package that will fund neighborhood-serving services and needs, such as affordable housing and homebuyer assistance, an after-school performing arts program, job fairs, advocacy for at-risk youth, youth education in the STEM fields, meal services for the food insecure and an inner-city little league.

As noted by the Zoning Administrator, the Project substantially complies with the Community Plan Design Guidelines and is sited and designed to provide adequate transitions and buffers between higher density development along Vermont Avenue and lower scale development adjacent to the Project site. This is accomplished by incorporating landscape buffers, providing one vehicular access from the Vermont Avenue, and breaking up the building mass that faces the lower-density residential neighborhood. Therefore, the Project is consistent with the intent of the General Plan land use designation.

The Project site is zoned C2-2D (CPIO), and development is regulated by the CPIO District, which is intended to implement the Community Plan. All uses proposed by the Project are either allowed by-right in this District or by CUP. The Project is consistent with on-going redevelopment and targeted, transit-oriented growth policies in the surrounding neighborhood and is designed to fully comply with all applicable zoning standards, ensuring that the character, scale, and intensity of the development will be consistent with surrounding uses. The Project conforms with policies 3.1 (“Access for All”) and 3.2 (“Land Use Access and Mix”) of the Mobility Plan.

The Project will replace a vacant lot with a mix of hotel, commercial and restaurant uses, along with community-serving spaces and amenities that are nearby existing residential and commercial uses, as well as the USC campus and regional attractions, such as Exposition Park. The Project includes 70 automobile parking spaces and 40 bicycle spaces near the Metro Exposition Line located 0.22-miles south of the Project site. This eclectic mix of uses and multi-modal travel options will support local residents and visitors alike and will also provide job opportunities for existing and future residents in the Project area. By enhancing the streetscape, the Project will also promote neighborhood and community activity and make it a more desirable place to live, work, and visit. Therefore, the proposed Project is consistent with the goals of the Mobility Plan.

There is no applicable Specific Plan on the Project site. Therefore, the Project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

As described above, the Project site is located in a highly urbanized area that is developed with a wide variety of different uses. The proposed hotel use is consistent with the Project site's Community Commercial land use designation and complies with all development regulations of the CPIO zoning district, including its height requirements. In fact, the CPIO regulations specifically state hotel uses on the Project site qualify for up to eight stories and 120 feet in height. Therefore, the seven-story hotel is well within this height limit and is compatible with adjacent properties and the surrounding area. The Project is also consistent with on-going redevelopment and targeted, transit-oriented growth policies in the surrounding neighborhood and is designed to fully comply with all applicable zoning standards, and the character, scale, and intensity of the development will be consistent with surrounding uses.

The Project is sited and designed to provide adequate transitions and buffers between higher density development and lower scale development adjacent to the Project site by incorporating landscaping along setbacks to serve as a "green screen," providing one vehicular access from the Vermont Avenue, and breaking up the building mass that faces the lower-density residential neighborhood. Access to the Project's subterranean parking garage and hotel valet loading area will be provided via one driveway on Vermont Avenue that will accommodate right-turn-only ingress and egress movements. The loading dock and trash facilities will be located in the parking garage on the ground floor. The Project driveway will be designed to minimize queuing on the adjacent street system that would block through traffic, and the driveway will comply with LADOT standards, ensuring that adequate area would be provided within the parking garage to accommodate the vehicle and truck turning maneuvers.

The Project will provide exterior lighting for safety, and all lighting will be adequately shielded to not spillover into adjacent uses. It will include landscape planting at the ground level, including the installation of street trees to replace existing pine trees that will be removed as part of the Project, and landscaping on the third and seventh floor terraces, to reduce the urban heat island effect. The Project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other improvements that are compatible with existing and future development on adjacent properties and neighboring properties.

Summary of 3685 Vermont's Proposed Findings for Site Plan Review

1. The Project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan because it provides a variety of retail establishments, services and amenities for residents, employees and visitors of the surrounding area and fully complies with all applicable zoning standards and the City's Mobility Plan.
2. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties because the Project is sited and designed to provide transitions and buffers between higher density development and lower scale development adjacent to the Project site. The loading dock and trash facilities will be located in the parking garage, and the driveway will be designed to minimize queuing on the adjacent street system. Exterior safety lighting will be provided, and all lighting will be shielded and will not spillover into adjacent uses.



Planning APC South LA <apcsouthla@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Kasey Ventura <kasey@bvclt.org>

Mon, Sep 19, 2022 at 4:09 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, glopez@saje.net

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).

Thank you for your time.



Planning APC South LA <apcsouthla@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Matt Keadle <matt.keadle@gmail.com>

Sun, Sep 18, 2022 at 11:47 AM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, Glafira Lopez <glopez@saje.net>

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#). I live, work, and vote in the 8th District.

I am opposed to this hotel being built on public land.

Our city is in a housing crisis, not a hotel crisis. After years of asking, we have yet to understand the benefits of a hotel on public land in the midst of a housing crisis. South Central LA, where I live, work, and vote, is in desperate need of permanent affordable housing. In the midst of a citywide housing crisis, we should not be using valuable public land for luxury hotels. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).

Thank you for your time.

Rev. Matt Keadle



Helen Jadali <helen.jadali@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Melody Carbajal <melodia818@hotmail.com>

Mon, Sep 19, 2022 at 3:09 PM

To: "helen.jadali@lacity.org" <helen.jadali@lacity.org>

Cc: "councilmember.harris-dawson@lacity.com" <councilmember.harris-dawson@lacity.com>, "apcsouthla@lacity.com" <apcsouthla@lacity.com>

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.

Thank you for your time.



Planning APC South LA <apcsouthla@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Sandra McNeill <sandramcneillbates@gmail.com>

Mon, Sep 19, 2022 at 1:03 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, glopez@saje.net

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

I live approximately eight blocks from the site, and was involved in the initial effort to secure the property as a community resource after the Library was closed down in the early 2000's, and with two viable proposals to build affordable housing on the site.

I am against a hotel being developed on public land. A Marriott hotel will only serve tourists who need short-term accommodations. South Central LA is in desperate need of permanent affordable housing; we need to prioritize the needs of community members who live here. In the midst of a citywide housing crisis, we should not be using valuable public land for corporate development projects like luxury hotels that will cause more gentrification and displacement. The Bethune library site is public land which should be of benefit to the community; we need affordable housing, parks, and community centers, but not hotels. A decade ago, the city promised that whatever would get developed on this public land would "provide ongoing community benefits", but now this promise is being broken. This hotel will only be a nuisance to this community that is already burdened by traffic and that deals with finding parking daily, and in the long run, it will cause more displacement.

This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. Please deny all permits to build a hotel at the Bethune Library Site on [3685 S. Vermont](#).

Thank you for your attention to this matter.

Sandra McNeill
[2636 Kenwood Avenue](#)
[Los Angeles, CA 90007](#)

Public Comment Form

Use the space below to comment on areas of concern regarding the proposed plan for Bethune Hotel Ventures LLC developers to build a hotel at the vacant lot on 3685 S. Vermont Ave, which is public land.

Use el espacio de abajo para comentar sobre la propuesta que tienen los desarrolladores de Bethune Hotel Ventures LLC al construir un hotel en la tierra pública que se encuentra en 3685 S. Vermont Ave.

Attention | Atención:

To: Helen Jadali: helen.jadali@lacity.org

South LA Planning Commission: apcsouthla@lacity.org CC: councilmember.harris-dawson@lacity.org

My comment is for/Mi comentario es sobre:	ZA-2020-55-CU-SPR-1A ENV-2020-56-EAF; ENV-2008-1780-EIR 3685 S. Vermont Blvd, Los Angeles CA 90007
Name/Nombre:	Dr. Stephanie Dinwiddie
Email/Correo Electronico:	StephBTD@cs.com
Phone Number/Numero de Telefono:	
Address/Dirección:	

Please provide your comment here/ Por favor deje su comentario en esta caja:

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on 3685 S. Vermont Ave, Los Angeles, CA 90007.

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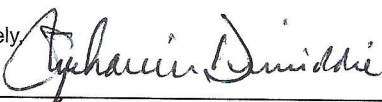
This vacant, public land should be used to serve our community and honor the legacy of Dr. Mary McLeod Bethune, who as a civil rights activist, created a large impact in her community. **Please deny all permits to build a hotel at the Bethune Library Site on 3685 S. Vermont.**

Thank you for your time,

***Please note that the plans for the hotel have not definitively taken the health and safety of adjacent preschool age children into account. The plans for the parking lot for the project abuts the connecting wall to the preschool housed at St. Mark's Lutheran Church, next door.

This land is sacred land. Its use and purpose should be as well. Affordable housing will meet the rigor of appropriate use of the land for the community. A hotel designed to turn a profit, will not. Please consider the well-being of the children, and please consider the true needs of the community.

Sincerely,





Planning APC South LA <apcsouthla@lacity.org>

Stop Hotel Construction at Bethune Site

1 message

Wendy Miranda <wendym@esperanzacommunityhousing.org>

Mon, Sep 19, 2022 at 1:12 PM

To: helen.jadali@lacity.org, apcsouthla@lacity.org, councilmember.harris-dawson@lacity.org, glopez@saje.net

Hello,

I am writing to you as a concerned community member regarding case number (ZA-2020-55-CU-SPR-1A ; ENV-2020-56-EAF; ENV-2008-1780-EIR) concerning the proposed Hotel Development by Bethune Hotel Ventures LLC at the Bethune Library site on [3685 S. Vermont Ave, Los Angeles, CA 90007](#).

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Thank you for your time.

Best,

Wendy Miranda



September 20th, 2022

Re: Appeal of Zoning Administrator's Decision
Case No: ZA-2020-55-CU-SPR
CEQA N.: ENV-2020-56-EAF

Delivered Via Email to: apcsouthla@lacity.org
South Los Angeles Area Planning Commission

Honorable Commissioners:

The site of the former Bethune Library is of significant importance to the South Los Angeles Community. For decades, children and adults visited the library — named after African-American educator and organizer Mary McLeod Bethune — for personal learning and enjoyment as well as community activities and meetings. Ms. Bethune was an educator, school founder, former vice president of the NAACP, the only woman of color at the founding conference of the United Nations, a leader in the civil and women's rights movements, and a presidential advisor. The library was a tribute to the inspirational life she led. The loss of the library, a valuable community resource, was deeply felt, but neighborhood residents rallied together to propose a new community-serving use for the land: affordable housing.

Affordable housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. Research from 2020 indicates that Residents in Council District 8 are the second most housing burdened of all the council districts in Los Angeles. Sixty-three percent of Council District 8's residents spend over 30% of their income on housing, and 39% of the District's residents spend over half their income on housing. Rent burden prompts residents to opt out of spending other necessities like food and medicine, and is a contributor to poor health outcomes and a drain on the economy, as money that might otherwise circulate through local businesses is funneled to out-of-district landlords. In addition, the recently released homeless count numbers released by the Los Angeles Homelessness Services Authority indicates that Council District 8 is number three in the count total compared to other Council Districts. The site of the former Bethune Library, as a publicly owned piece of property, provides an ideal opportunity to help rectify this situation by providing residents with much needed affordable housing opportunities. It would also be a fitting use for the site; the former Bethune Library was a monument to cultural pride and a vital resource for the entire

community. The prioritization of affordable housing at the site has been clearly articulated by community residents for years, and is reflected in multiple planning documents and requirements as well.

The decision to consider the site for a proposed hotel is utterly baffling. For over 10 years community members have advocated for this site to be used for Affordable Housing. Giving this land to a hotel developer, will take a site that was once used to honor the memory of an inspirational activist of color and turn that land into a means for generating profits for a few private entities. The hotel will not service the community, and will instead benefit corporate actors with little at stake in the neighborhood. Weary residents, long buffeted by high rents and eviction pressures, will be abandoned in favor of outside, moneyed interests, a situation sadly common in the history of land use and planning in Los Angeles.

Tens of community members came to the Zoning Administrator hearing October 2021 to express their firm opposition to the proposed hotel project. We urge the South LA Area Planning Commission to respect the careful analysis done by the Zoning Administrator, and to consider both the needs and desires of regular, working families in the neighborhood around the Bethune Library site. Over one hundred letters of concern and opposition to the hotel project have been submitted by community members who will face the first hand impacts of not prioritizing this public land for affordable housing. We are attaching [work](#) by the United Neighbors in Defense Against Displacement (UNIDAD) Coalition, "Affordable Housing Report: Los Angeles City Council District 8," which documents the dire need for, and appalling lack of, affordable housing in Council District 8.

Sincerely,

SODLA (Sociedad Organizada de Latinas Activas)

SODLA (Sociedad Organizada de Latinas Activas) is a group of immigrant women who live and/or work in South Central Los Angeles. The inspiration to form SODLA came from a lack of immigrant voices in South Central, with the goal of building capacity to create tangible, systemic changes in the community. SODLA works to improve the community through civic engagement, advocacy and electoral participation.