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- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Planning APC South LA <apcsouthla@lacity.org>

RE: 10/18/2022 04:30 PM - South Los Angeles Area Planning Commission Agenda

1 message

Katie McKeon <kmckeon@publiccounsel.org>

Wed, Oct 12, 2022 at 2:39 PM

To: Maria Patiño Gutierrez <mpatino@saje.net>, UNIDAD internal coalition list <unidad-coalition@googlegroups.com>

Cc: Planning APC South LA <apcsouthla@lacity.org>

Thanks Maria!

For those who weren't able to submit public comment or give public comment at the meeting, you can still submit public comment to the Commission. All comments should be emailed to apcsouthla@lacity.org.

Thanks all,

Katie

From: unidad-coalition@googlegroups.com <unidad-coalition@googlegroups.com> **On Behalf Of** Maria Patiño Gutierrez

Sent: Wednesday, October 12, 2022 12:06 PM

To: UNIDAD internal coalition list <unidad-coalition@googlegroups.com>

Subject: 10/18/2022 04:30 PM - South Los Angeles Area Planning Commission Agenda

Hi all,

Agenda for Tuesday's South LA Planning Commission meeting where the Bethune Hotel Development Item will be discussed and voted on. We are hoping that the commission votes to reject the appeal and agree with the Zoning Administrator denial of a conditional use permit for the hotel.

UNIDAD wants Public Land for Public Good.

Thank you

--

Maria Patiño Gutierrez

Director of Policy and Research

Equitable Development

Pronouns: Sher/Her/They

SAJE-Strategic Actions for a Just Economy

www.saje.net

[152 W. 32nd Street, Los Angeles, CA 90007](#)

Work Mobile: 213-554-7125

[Redacted Signature]

<https://saje.nationbuilder.com/>

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Planning APC South LA <apcsouthla@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR)2 messages

Shantine Aldana <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:09 PM

Reply-To: s.aldana7070@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Shantine Aldana

s.aldana7070@gmail.com

149 W. 78th

[Los Angeles , California 90003](#)

Tiffany Quarles <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:12 PM

Reply-To: tiffany.quarles@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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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 creates neither homes, nor parks. Honor the Community Plan.

Tiffany Quarles

tiffany.quarles@yahoo.com

1577 west Jefferson Blvd

[Los Angeles , California 90018](#)



Planning APC South LA <apcsouthla@lacity.org>

Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

1 message

Laquita Antwon <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:13 PM

Reply-To: laquitaantwon@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Laquita Antwon

laquitaantwon@gmail.com

641 W 40th Pl apt 115B

[Los Angeles, California 90037](#)



Planning APC South LA <apcsouthla@lacity.org>

Reject the Appeal, Support Our Community (ZA-2020-55-CU-SPR)1 message

Lynda Dubon <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:16 PM

Reply-To: lyndadubon@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Lynda Dubon

lyndadubon@gmail.com

3976 Dalton Ave

[Los Angeles, California 90062](#)



Planning APC South LA <apcsouthla@lacity.org>

Reject the Appeal, Support Our Community (ZA-2020-55-CU-SPR)1 message

Rodney Brown <rodney@newlifeglobaldevelopment.com>

Wed, Oct 12, 2022 at 5:17 PM

Reply-To: rodney@newlifeglobaldevelopment.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Please reject the hotel developer's appeal.

Rodney Brown

rodney@newlifeglobaldevelopment.com

pobox 4573

CULVER CITY, Saint Croix Island 90231



Planning APC South LA <apcsouthla@lacity.org>

Reject the Appeal, Support Our Community (Item #6- Bethune Hotel)2 messages

Jeremy Richards <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:55 PM

Reply-To: morganstreetman@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Please reject the hotel developer's appeal.

Jeremy Richards

morganstreetman@yahoo.com

1816 W 45th St

[Los Angeles, California 90062](#)

Kathy McGraw <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 6:36 PM

Reply-To: mcgrawkathy016@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Please reject the hotel developer's appeal.

10/14/22, 8:30 AM

City of Los Angeles Mail - Reject the Appeal, Support Our Community (Item #6- Bethune Hotel)

Kathy McGraw

mcgrawkathy016@gmail.com

5414 Crenshaw

[Los Angeles , California 90043](#)



Planning APC South LA <apcsouthla@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item

4 messages

Vernice Taylor <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:20 PM

Reply-To: vernice.barras@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

As Zoning Administrator Irving wrote in his decision , "The proposed internationally branded project displaces opportunities for affordable housing, a youth center, or any other community serving uses...the 33,400 square- foot publicly own[ed] site within the Community Commercial District could be better utilized by providing an opportunity to replace the former community serving use with another community serving use. The proposed hospitality project situated within the center of the Community CenterCommercial district that was established to serve [the] adjacent residential neighborhood, will not enhance the built environment in the surrounding neighborhood. A destination attraction or regional serving use is not essential to the immediate residential community that is located west of Vermont Avenue, nor is the location of such a use essential to the uses that front along Figueroa Street."

Vernice Taylor

vernice.barras@yahoo.com

1210 Voyage Ln

[Los Angeles , California 90710](#)

Kusema Thomas <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:26 PM

Reply-To: kusema1@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Kusema Thomas

kusema1@gmail.com

917 west 81 street # 4

[Los Angeles, California 90044](#)

joshua cottingham <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 6:48 PM

Reply-To: josh.cottingham@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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joshua cottingham
josh.cottingham@gmail.com
6601 cimarron st
[los angeles , California 90047](#)

Cindy Gaete <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 7:01 PM

Reply-To: cindypgaete@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Cindy Gaete
cindypgaete@gmail.com
2222 Juliet Street
[Los Angeles, California 90007](#)



Planning APC South LA <apcsouthla@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

4 messages

Walter Edwards <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:28 PM

Reply-To: walteredwards5053@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Walter Edwards

walteredwards5053@yahoo.com

702 W 81st St, Apt 1

[Los Angeles, California 90044](#)

Aislienn Gamble <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:29 PM

Reply-To: Asstoval@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Please reject the hotel developer's appeal.

We need more housing to combat homeless of families and not more hotels infuriated with drugs, prostitution, and crime.

Please provide stable housing for children and families.

Aislienn Gamble

Asstoval@yahoo.com

4115 S. Hobart Blvd

[Los Angeles, California 90062](#)

Curley Steele <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 6:01 PM

Reply-To: Deacondeans@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should “Prioritize the extremely needed development of Affordable Housing on public land.” And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Curley Steele

Deacondeans@gmail.com

1326 W. Gage

[L. A., California 90044](#)

Melodie Griessett <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 7:42 PM

Reply-To: melskeylife@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Please reject the hotel developer's appeal.

Melodie Griessett

melskeylife@gmail.com

3882 s. Hobart blvd

[Los Angeles, California 90062](#)



Planning APC South LA <apcsouthla@lacity.org>

Concern Re Bethune Library Site Project

1 message

Stephanie Dinwiddie <stephbtd@cs.com>
Reply-To: Stephanie Dinwiddie <stephbtd@cs.com>
To: "apcsouthla@lacity.org" <apcsouthla@lacity.org>

Thu, Oct 13, 2022 at 11:32 AM

Good Afternoon Commissioners,

My name is Dr. Stephanie Taylor-Dinwiddie. I spoke briefly at the last commission meeting during the public comments section.

My comments were abbreviated because I had stepped away from the computer when my name was called, and I raced back without my notes. I will try to make this a "one minute read" to respect the parameters issued for commenters that day. Thank you for your patience if I go a little over one minute.

I am a member of the Bethune Task Force at St. Mark's Lutheran Church, and lifelong member of St. Mark's. I am a small business owner in the community, focusing on early childhood education for both typically developing children and children with special needs. I am also a three-time graduate of the University of Southern California, as well as a former faculty member of USC.

Our Task Force met with the Orion developers on several occasions over the past two years. We identified specific areas of concern and instead of finding solutions, we were told what couldn't be done for the community, rather than what could be done.

We asked for a single space with internet access for after school programming for the children of the community. We were told no.

We asked for an assurance that the construction crew would include members of the community who were qualified to work on a construction project, and that it be done with union labor. We were told that that could not be guaranteed.

We asked for access to a space for periodic celebrations at a reduced/reasonable rate. We were told that they could not provide such a space or make such a promise; that they were limited by square footage, and how it had been distributed in the plans.

And we asked that they consider the environmental impact of having vehicles driving in and out of the parking lot throughout the day, with the designated area so close to the playground utilized by the toddlers enrolled in The Nest at St. Mark's. They ignored that issue. We asked if the location of the parking lot could be adjusted since they were only in the planning stage. We were told no.

It seems like the health and wellbeing of small children in a critical phase of their development mattered less than building a hotel.

I am not naive. I understand that a hotel would be embraced by USC, and certainly by the Councilman's Office, which was evidenced by the concluding remarks of their representative at the end of the four-hour meeting. It appears that it was timed to persuade you to vote a certain way.

The real question that cannot be avoided is this one - Who truly benefits from a hotel on the Bethune Library site? Not the community. The developers do. The University does. And the Councilman's Office does. But the community does not!!

And this opinion comes from a community member who loves USC.

The Assessment that was completed by the Zoning Administrator was clear. It was thorough, and it was direct.

I urge you to support the motion offered by Commissioner Stern. Support the decision of the Zoning Administrator and reject the proposed hotel project.

10/14/22, 8:34 AM

City of Los Angeles Mail - Concern Re Bethune Library Site Project

And then, let's focus on finding a project that will truly support the needs of the community. A project that appropriately honors and respects the former site of the Mary McLeod Bethune Public Library. Public library ... not private enterprise.

Thank each of you for your time.

~Stephanie B. Taylor-Dinwiddie, PhD



Planning APC South LA <apcsouthla@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item

1 message

Sandra McNeill <sandra@sandramcneillconsulting.com>

Thu, Oct 13, 2022 at 3:18 PM

Reply-To: sandra@sandramcneillconsulting.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Sandra McNeill

sandra@sandramcneillconsulting.com

2636 Kenwood Avenue,

[Los Angeles, California 90007-2105](#)



Planning APC South LA <apcsouthla@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

13 messages

Taheria Stratton <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:23 PM

Reply-To: tcstratton67@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Taheria Stratton

tcstratton67@gmail.com

1260 West 85th Street

[Los Angeles , California 90044](#)

Scott Brand <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:27 PM

Reply-To: sbrand777@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Sincerely,
Scott Brand

Scott Brand
sbrand777@gmail.com
1824 Middleton Place
[Los Angeles, California 90062](#)

Sharday Jackson <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:53 PM

Reply-To: shardayjackson04@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Sharday Jackson
shardayjackson04@gmail.com
5000 S Main St
[Los Angeles, California 90037-4550](#)

Ryan Coelho <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 10:16 PM

Reply-To: mylort@hotmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Ryan Coelho

mylort@hotmail.com

1843, W 41st St

[Los Angeles, California 90062](#)

Curdeline Jackson <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 9:28 AM

Reply-To: Curdelinejoseph@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Curdeline Jackson

Curdelinejoseph@gmail.com

754 w 105th Street

[Los Angeles, California 90044](#)

Donnice Smith <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:00 PM

Reply-To: coldbluegg2@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Donnice Smith

coldbluegg2@gmail.com

10800 S Main St Apt 307

[Los Angeles, California 90061](#)

Derwin Aikens <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:04 PM

Reply-To: derwinaikens@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Derwin Aikens

derwinaikens@gmail.com

1546 Hi Point St. Apt 102

[Los Angeles, California 90035](#)

Chelsea Leones <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:05 PM

Reply-To: chelsea.leones18@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Chelsea Leones

chelsea.leones18@gmail.com

10925 S Main St

[Los Angeles, California 90061](#)

Tempy Dixon <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:18 PM

Reply-To: love2sng2him@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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housing or parks. This project creates neither homes, nor parks. Honor the Community Plan.

Tempy Dixon

love2sng2him@yahoo.com

5712 4th Ave

Los Angeles , California 90043

Guadalupe Salazar <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:22 PM

Reply-To: msmona475@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Guadalupe Salazar

msmona475@gmail.com

5741 ruthelen

[Los Angeles](#) , Saint Croix Island Va 90062

Gerald Henderson <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:36 PM

Reply-To: ger.hend@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Gerald Henderson

ger.hend@yahoo.com

143 W.110,th ST.

[Los Angeles, California 90061](#)

Laura Carias <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:00 PM

Reply-To: lauracarias617@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Laura Carias

lauracarias617@gmail.com

1707 W 24th St

[Los Angeles, California 90018](#)

1323 3770218 Chamale <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 4:49 PM

Reply-To: chamelealva@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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1323 3770218 Chamale
chamelealva@gmail.com
10415 S Hoover st
[Los Angeles, California 90044](#)



Planning APC South LA <apcsouthla@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

11 messages

Cassandra Walker <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:00 PM

Reply-To: fate.05-coolers@icloud.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Cassandra Walker

fate.05-coolers@icloud.com

2851 West 120th Street, Suite #E382

[Hawthorne, California 90250](#)

Lena Blakeney <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:23 PM

Reply-To: lenablakeney@hotmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Please reject the hotel developer's appeal.

Lena Blakeney
lenablakeney@hotmail.com
4620 Cimarron Street
[Los Angeles, California 90062](#)

Gus Mendoza <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:23 PM

Reply-To: gusmendoza1118@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Please reject the hotel developer's appeal.

Gus Mendoza
gusmendoza1118@gmail.com
1554 w 22 nd pl
[Los Angeles , California 90007](#)

Dawn Dillon <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:29 PM

Reply-To: ddillon223@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Please reject the hotel developer's appeal.

Dawn Dillon

ddillon223@gmail.com

1292 West 37th Place

[Los Angeles, California 90007](#)

Gerald Calero <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:33 PM

Reply-To: ogjro672005@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Please reject the hotel developer's appeal.

Gerald Calero

ogjro672005@yahoo.com

6400 west Blvd apt 119

[Los Angeles, California 90043](#)

Rawad Hasan <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:45 PM

Reply-To: rawadhasan17@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Please reject the hotel developer's appeal.

Rawad Hasan

rawadhasan17@gmail.com

1208 W Jefferson Blvd #24

[Los Angeles , California 90007](#)

Linda Todd <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:20 PM

Reply-To: lindatoddcaples55@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Please reject the hotel developer's appeal.

Linda Todd

lindatoddcaples55@gmail.com

177 west 94th

[Los Angeles CA, California 90003](#)

Monica Kenyon <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:48 PM

Reply-To: momaken@mac.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Please reject the hotel developer's appeal.

Monica Kenyon

momaken@mac.com

1519 W 51st Place

[Los Angeles, California 90062](#)

Martha Jones <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:48 PM

Reply-To: marthajcksn@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Please reject the hotel developer's appeal.

Martha Jones

marthajcksn@yahoo.com

1506 W. 82nd St

[Los Angeles, California 90047](#)

Oscar Ocampo <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 4:32 PM

Reply-To: oscarocampogarcia@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Please reject the hotel developer's appeal.

Oscar Ocampo

oscarocampogarcia@yahoo.com

2804 w 48th st

[Los Angeles , California 90043](#)

Carole Quarterman <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 5:07 PM

Reply-To: cejqman@aol.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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over 30% of their income on housing, and 39% of the District's residents spend over half of their income on housing.

Please reject the hotel developer's appeal.

Carole Quarterman

cejqman@aol.com

4527 Don Felipe Drive

[LA, California 90008](#)



Planning APC South LA <apcsouthla@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item

7 messages

Ira Thompson <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:25 PM

Reply-To: irafthompson@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

As Zoning Administrator Irving wrote in his decision , "The proposed internationally branded project displaces opportunities for affordable housing, a youth center, or any other community serving uses...the 33,400 square- foot publicly own[ed] site within the Community Commercial District could be better utilized by providing an opportunity to replace the former community serving use with another community serving use. The proposed hospitality project situated within the center of the Community CenterCommercial district that was established to serve [the] adjacent residential neighborhood, will not enhance the built environment in the surrounding neighborhood. A destination attraction or regional serving use is not essential to the immediate residential community that is located west of Vermont Avenue, nor is the location of such a use essential to the uses that front along Figueroa Street."

Ira Thompson

irafthompson@gmail.com

24 10 Palm Grove Ave

[Los Angeles, California 90016](#)

Monique Alexander <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:35 PM

Reply-To: monique.la.alexander@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Monique Alexander

monique.la.alexander@gmail.com

4147 Lockland pl apt. 6

[Los Angeles , California 90008](#)

daisy galvez <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:40 PM

Reply-To: daisykgalvez@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

As a resident who's lived here their entire life and even grew up spending my after school days at the Bethune Library before it shut down, it's appalling to see it's legacy and memory used to serve the elite and not it's community. I can already see the effects that USC is doing to gentrify the housing around my neighborhood, I do not want see this land be used by a developer to serve a market that is not aligned with its local community. We do not need another hotel/space that is created with the intent to serve an outside party we need affordable housing for our community.

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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daisy galvez

daisykgalvez@gmail.com

1111 west 38th street

[Los angeles, California 90037](#)

Aaliyah Farias <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:55 PM

Reply-To: aaliyahfarias0713@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Aaliyah Farias
aaliyahfarias0713@gmail.com
8704 1/2 Denver Avenue
[Los Angeles, California 90044](#)

Nicole Webb <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 4:13 PM

Reply-To: nicole90006@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Nicole Webb
nicole90006@gmail.com
4245 Don Tomaso Drive, apt 4, apt 4
[Los Angeles, California 90008](#)

Matt Keadle <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 4:24 PM

Reply-To: matt.keadle@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Matt Keadle

matt.keadle@gmail.com

2139 W 76th St

[Los Angeles, California 90047](#)

QueRon Hildreth <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 6:14 PM

Reply-To: queronh2014@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizaal.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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QueRon Hildreth

queronh2014@gmail.com

2017 W. 99th Street

[Los Angeles, California 90047](#)



Planning APC South LA <apcsouthla@lacity.org>

Reject the Appeal, Support Our Community (Item #6- Bethune Hotel)

7 messages

Vermyl Thomas <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 1:56 PM

Reply-To: Vatsweet1958@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal. Reject this proposal, if not an affordable housing project it should remain a public library.

Vermyl Thomas

Vatsweet1958@gmail.com

440 W. 99th Street

[Los Angeles, California 90003](#)

Ana Garcia <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:10 PM

Reply-To: aatavera04@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I support the hotel developer's project. The proposed hotel will serve USC students and new visitors . With this hotel the streets will be cleaner off all those homeless and there trailers. Having more hotels bring bring back the economy that American need and as a tax payer I will like to see cleaner streets and safe neighborhoods for our children. Yes to this hotel

Ana Garcia

aatavera04@gmail.com

649 E 107th St
[Los Angeles, California 90002](#)

Rev. Gary Bernard Williams <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:28 PM

Reply-To: fcrministry@aol.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Rev. Gary Bernard Williams

fcrministry@aol.com

8305 S. Gramercy Pl.

[Los Angeles , California 90047](#)

Vanessa Roman <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:33 PM

Reply-To: nessaroman_9@hotmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Vanessa Roman
nessaroman_9@hotmail.com
1240 W. , 94th St
[Los Angeles , California 90044](#)

Charlotte Byrd <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:03 PM

Reply-To: byrdcharlotte65@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Please reject the hotel developer's appeal.

Charlotte Byrd
byrdcharlotte65@gmail.com
154 West 91st Street,
[Los Angeles, California 90003](#)

Sylvia Dyson <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 8:37 PM

Reply-To: country2citylady@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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continue to provide community services.”

Please reject the hotel developer's appeal.

I am sorry to see the library go. Some students are in need of a quiet place to study because home isn't that place. If it must change we need affordable housing.

Sylvia Dyson

country2citylady@gmail.com

1935 W 76th Street

[Los Angeles, California 90047](#)

Love Richmond <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 11:29 PM

Reply-To: mslove10@yahoo.com

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

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project “introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location” and it “displaces opportunities to allow the publicly owned land to continue to provide community services.”

Please reject the hotel developer's appeal.

Love Richmond

mslove10@yahoo.com

4747 Don Zarembo Drive

[Los Angeles California , California 90008](#)



Planning APC South LA <apcsouthla@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)2 messages

Nicholas Cafarelli <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 4:51 AM

Reply-To: nickec@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Nicholas Cafarelli

nickec@gmail.com

1846 W Adams

Los Angeles , California 90018

william GREEN <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 7:31 AM

Reply-To: wgtrucks@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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10/14/22, 8:38 AM

City of Los Angeles Mail - Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

william GREEN

wgtrucks@gmail.com

970 s 1500 w

[Salt Lake City , Utah 84104](#)



Planning APC South LA <apcsouthla@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

1 message

Shawn Ramirez <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 7:41 AM

Reply-To: lashawniemac@aol.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Shawn Ramirez

lashawniemac@aol.com

1949 W. 79th Street, , false

Los Angeles, California 90047



Planning APC South LA <apcsouthla@lacity.org>

Bring on the new Hotel

1 message

Luke Lizalde <luke@lukelizalde.com>

Wed, Oct 12, 2022 at 9:17 PM

Reply-To: luke@lukelizalde.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please allow the construction of the new hotel to take place. This plot of land has sat vacant for far too long. Time to break ground and get this hotel built. The benefits for this community are too great. I think it will happen because money talks and bs walks.

Luke Lizalde

luke@lukelizalde.com

6710 Haas Ave

[Los Angeles, California 90047](#)

DAY OF HEARING SUBMISSIONS

Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Gerald Henderson <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:36 PM

Reply-To: ger.hend@yahoo.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizaal.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Gerald Henderson

ger.hend@yahoo.com

143 W.110,th ST.

[Los Angeles, California 90061](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Gerald Henderson <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:36 PM

Reply-To: ger.hend@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Gerald Henderson

ger.hend@yahoo.com

143 W.110,th ST.

[Los Angeles, California 90061](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

1323 3770218 Chamale <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 4:49 PM

Reply-To: chamelealva@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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1323 3770218 Chamale

chamelealva@gmail.com

10415 S Hoover st

[Los Angeles, California 90044](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

8 messages

Nicholas Cafarelli <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 4:51 AM

Reply-To: nickec@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Nicholas Cafarelli

nickec@gmail.com

1846 W Adams

Los Angeles , California 90018

william GREEN <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 7:31 AM

Reply-To: wgtrucks@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

william GREEN
wgtrucks@gmail.com
970 s 1500 w
[Salt Lake City , Utah 84104](#)

Michelle Bell <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 9:59 AM

Reply-To: mbelle22@icloud.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Michelle Bell
mbelle22@icloud.com
[4515 Don Ricardo Dr.](#), 1W
Los Angeles, California 90008

Alesia Brewer <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 10:16 AM

Reply-To: aabrewer555@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Alesia Brewer

aabrewer555@gmail.com

1867 West 41st Street

[Los Angeles, California 90062](#)

Mildred Martin <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 11:10 AM

Reply-To: M.martin0715@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Mildred Martin

M.martin0715@gmail.com

2642 van buren pl

[Los angeles, California 90007](#)

Eugina Wilson <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 2:40 PM

Reply-To: euginawilson824@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Eugina Wilson
euginawilson824@gmail.com
6343 11th Avenue
Los Angeles, California 90043

Rita Collins <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 6:09 PM

Reply-To: rita.arnette@hotmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Rita Collins
rita.arnette@hotmail.com
4835 2ND AVENUE
Los Angeles , California 90043

Latonya Marshall <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 8:45 PM

Reply-To: latonyamarshall6298@yahoo.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Latonya Marshall

latonyamarshall6298@yahoo.com

1420 w 51st st

[Los Angeles , California 90062](#)

Helen Jadali <helen.jadali@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

Walter Edwards <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:28 PM

Reply-To: walteredwards5053@yahoo.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Walter Edwards

walteredwards5053@yahoo.com

702 W 81st St, Apt 1

[Los Angeles, California 90044](#)



Helen Jadali <helen.jadali@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

Walter Edwards <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:28 PM

Reply-To: walteredwards5053@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Walter Edwards

walteredwards5053@yahoo.com

702 W 81st St, Apt 1

[Los Angeles, California 90044](#)



Helen Jadali <helen.jadali@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

Aislienn Gamble <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:29 PM

Reply-To: Asstoval@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

We need more housing to combat homeless of families and not more hotels infuriated with drugs, prostitution, and crime.

Please provide stable housing for children and families.

Aislienn Gamble

Asstoval@yahoo.com

4115 S. Hobart Blvd

[Los Angeles, California 90062](#)



Helen Jadali <helen.jadali@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

Curley Steele <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 6:01 PM

Reply-To: Deacondeans@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the extremely needed development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Curley Steele

Deacondeans@gmail.com

1326 W. Gage

[L. A., California 90044](#)



Helen Jadali <helen.jadali@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

Melodie Griessett <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 7:42 PM

Reply-To: melskeylife@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Melodie Griessett

melskeylife@gmail.com

3882 s. Hobart blvd

[Los Angeles, California 90062](#)



Helen Jadali <helen.jadali@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

11 messages

Cassandra Walker <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:00 PM

Reply-To: fate.05-coolers@icloud.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Cassandra Walker

fate.05-coolers@icloud.com

2851 West 120th Street, Suite #E382

[Hawthorne, California 90250](#)

Lena Blakeney <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:23 PM

Reply-To: lenablakeney@hotmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the

development of Affordable Housing on public land.” And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Lena Blakeney
lenablakeney@hotmail.com
4620 Cimarron Street
[Los Angeles, California 90062](#)

Gus Mendoza <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:23 PM

Reply-To: gusmendoza1118@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should “Prioritize the development of Affordable Housing on public land.” And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Gus Mendoza
gusmendoza1118@gmail.com
1554 w 22 nd pl
[Los Angeles , California 90007](#)

Dawn Dillon <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:29 PM

Reply-To: ddillon223@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Dawn Dillon

ddillon223@gmail.com

1292 West 37th Place

[Los Angeles, California 90007](#)

Gerald Calero <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:33 PM

Reply-To: ogjro672005@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project

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Please reject the hotel developer's appeal.

Gerald Calero

ogjro672005@yahoo.com

6400 west Blvd apt 119

[Los Angeles, California 90043](#)

Rawad Hasan <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:45 PM

Reply-To: rawadhasan17@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Please reject the hotel developer's appeal.

Rawad Hasan

rawadhasan17@gmail.com

1208 W Jefferson Blvd #24

[Los Angeles , California 90007](#)

Linda Todd <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:20 PM

Reply-To: lindatoddcaples55@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Please reject the hotel developer's appeal.

Linda Todd

lindatoddcaples55@gmail.com

177 west 94th

[Los Angeles CA, California 90003](#)

Monica Kenyon <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:48 PM

Reply-To: momaken@mac.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within

Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Monica Kenyon

momaken@mac.com

1519 W 51st Place

[Los Angeles, California 90062](#)

Martha Jones <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:48 PM

Reply-To: marthajcksn@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Martha Jones

marthajcksn@yahoo.com

1506 W. 82nd St

[Los Angeles, California 90047](#)

Oscar Ocampo <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 4:32 PM

Reply-To: oscarocampogarcia@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Oscar Ocampo

oscarocampogarcia@yahoo.com

2804 w 48th st

[Los Angeles , California 90043](#)

Carole Quarterman <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 5:07 PM

Reply-To: cejqman@aol.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Carole Quarterman

cejqman@aol.com

4527 Don Felipe Drive

[LA, California 90008](#)



Helen Jadali <helen.jadali@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

8 messages

Shawn Ramirez <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 7:41 AM

Reply-To: lashawniemac@aol.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Shawn Ramirez

lashawniemac@aol.com

1949 W. 79th Street, , false

Los Angeles, California 90047

Lecretia Ruffin <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 10:01 AM

Reply-To: lecretiaruffin@outlook.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase

the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Lecretia Ruffin
lecretiaruffin@outlook.com
7606 S Figueroa St
[Los Angeles, California 90003](#)

Derrick Spivey <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 10:05 AM

Reply-To: Derrickspivey1992@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Derrick Spivey
Derrickspivey1992@gmail.com
1295 1/2 west 37th Place
[Los Angeles, California 90007](#)

Helen Lee <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 10:07 AM

Reply-To: leesmiles4god@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Helen Lee

leesmiles4god@gmail.com

7321 S Figueroa S Apt 5

[Los Angeles , California 90003](#)

Yvonne Barnes <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 10:25 AM

Reply-To: yvonnesaidthi@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Yvonne Barnes

yvonnesaidthi@gmail.com

4757 W Slauson Ave Apt 23

[Los Angeles , California 90056](#)

Mark Jackson <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 10:43 AM

Reply-To: majloan28@yahoo.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Mark Jackson

majloan28@yahoo.com

4602 Gramercy Place

[Los Angeles , California 90062](#)

Dtu Harris <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 11:03 AM

Reply-To: druharris@mac.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Dtu Harris
druharris@mac.com
3851 Denker Ave.
LA, California 90062

Deborah Fernandez <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 11:33 AM

Reply-To: benabel2016@yahoo.com

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

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

10/16/22, 4:04 PM

City of Los Angeles Mail - Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (...)

Deborah Fernandez

benabel2016@yahoo.com

418 east 103rd st

[Los Angeles , California 90003](#)

Helen Jadali <helen.jadali@lacity.org>

Item No 6: Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

1 message

Eleanor Peterson <info@email.actionnetwork.org>

Sun, Oct 16, 2022 at 2:41 PM

Reply-To: e_peterson5@yahoo.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Eleanor Peterson

e_peterson5@yahoo.com

3459 W. Florence Avenue, #3

[Los Angeles , California 90043](#)



Helen Jadali <helen.jadali@lacity.org>

Public Comment LA Planning Commission Bethune site

1 message

Omar PrudencioGonzalez <omarprudenciog.99@gmail.com>

Tue, Sep 20, 2022 at 4:27 PM

To: helen.jadali@lacity.org

Hello, my name is Omar and I'm a resident of south LA and live near the Dr. Mary McLeod Bethune Library site on Vermont Ave. I am against a hotel being constructed; this land is public land and should be used for something that would benefit the community, like affordable housing. A hotel would not benefit the community. It would lead to more traffic, higher rents, and displacement in the community in the area that is already rapidly being displaced. Please deny any permits for the construction of a hotel at [3685 S. Vermont Ave.](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item

Vernice Taylor <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:20 PM

Reply-To: vernice.barras@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

As Zoning Administrator Irving wrote in his decision , "The proposed internationally branded project displaces opportunities for affordable housing, a youth center, or any other community serving uses...the 33,400 square- foot publicly own[ed] site within the Community Commercial District could be better utilized by providing an opportunity to replace the former community serving use with another community serving use. The proposed hospitality project situated within the center of the Community CenterCommercial district that was established to serve [the] adjacent residential neighborhood, will not enhance the built environment in the surrounding neighborhood. A destination attraction or regional serving use is not essential to the immediate residential community that is located west of Vermont Avenue, nor is the location of such a use essential to the uses that front along Figueroa Street."

Vernice Taylor

vernice.barras@yahoo.com

1210 Voyage Ln

[Los Angeles , California 90710](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item

Kusema Thomas <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:26 PM

Reply-To: kusema1@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Kusema Thomas

kusema1@gmail.com

917 west 81 street # 4

[Los Angeles, California 90044](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item

joshua cottingham <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 6:48 PM

Reply-To: josh.cottingham@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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joshua cottingham

josh.cottingham@gmail.com

6601 cimarron st

[los angeles , California 90047](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item

Sandra McNeill <sandra@sandramcneillconsulting.com>

Thu, Oct 13, 2022 at 3:18 PM

Reply-To: sandra@sandramcneillconsulting.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Sandra McNeill

sandra@sandramcneillconsulting.com

2636 Kenwood Avenue,

[Los Angeles, California 90007-2105](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item

7 messages

Ira Thompson <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:25 PM

Reply-To: irafthompson@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Ira Thompson

irafthompson@gmail.com

24 10 Palm Grove Ave

[Los Angeles, California 90016](#)

Monique Alexander <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:35 PM

Reply-To: monique.la.alexander@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Monique Alexander

monique.la.alexander@gmail.com

4147 Lockland pl apt. 6

[Los Angeles , California 90008](#)

daisy galvez <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:40 PM

Reply-To: daisykgalvez@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

As a resident who's lived here their entire life and even grew up spending my after school days at the Bethune Library before it shut down, it's appalling to see it's legacy and memory used to serve the elite and not it's community. I can already see the effects that USC is doing to gentrify the housing around my neighborhood, I do not want see this land be used by a developer to serve a market that is not aligned with its local community. We do not need another hotel/space that is created with the intent to serve an outside party we need affordable housing for our community.

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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daisy galvez

daisykgalvez@gmail.com

1111 west 38th street

[Los angeles, California 90037](#)

Aaliyah Farias <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:55 PM

Reply-To: aaliyahfarias0713@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizaal.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Aaliyah Farias
aaliyahfarias0713@gmail.com
8704 1/2 Denver Avenue
Los Angeles, California 90044

Nicole Webb <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 4:13 PM

Reply-To: nicole90006@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Nicole Webb
nicole90006@gmail.com
4245 Don Tomaso Drive, apt 4, apt 4
Los Angeles, California 90008

Matt Keadle <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 4:24 PM

Reply-To: matt.keadle@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Matt Keadle

matt.keadle@gmail.com

2139 W 76th St

[Los Angeles, California 90047](#)

QueRon Hildreth <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 6:14 PM

Reply-To: queronh2014@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizaal.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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QueRon Hildreth

queronh2014@gmail.com

2017 W. 99th Street

[Los Angeles, California 90047](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item

3 messages

Jimmy Salazar <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 10:51 AM

Reply-To: 04_spells.gabby@icloud.com

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

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

As Zoning Administrator Irving wrote in his decision , "The proposed internationally branded project displaces opportunities for affordable housing, a youth center, or any other community serving uses...the 33,400 square- foot publicly own[ed] site within the Community Commercial District could be better utilized by providing an opportunity to replace the former community serving use with another community serving use. The proposed hospitality project situated within the center of the Community Center Commercial district that was established to serve [the] adjacent residential neighborhood, will not enhance the built environment in the surrounding neighborhood. A destination attraction or regional serving use is not essential to the immediate residential community that is located west of Vermont Avenue, nor is the location of such a use essential to the uses that front along Figueroa Street."

Jimmy Salazar

04_spells.gabby@icloud.com

1444 W 57th St

[Los Angeles, California 90062-2818](#)

Mayra Cerna <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 11:16 AM

Reply-To: ms.cerna@hotmail.com

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

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Mayra Cerna

ms.cerna@hotmail.com

3964 Denker ave

[Los Angeles , California 90062](#)

Donna Tate <info@email.actionnetwork.org>

Reply-To: dtnla1@gmail.com

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

Fri, Oct 14, 2022 at 5:50 PM

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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residential community that is located west of Vermont Avenue, nor is the location of such a use essential to the uses that front along Figueroa Street.”

Donna Tate

dtnla1@gmail.com

7041 4th Ave

Los Angeles , California 90043



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item

1 message

Leila Bowen <info@email.actionnetwork.org>

Sat, Oct 15, 2022 at 10:52 AM

Reply-To: bowenleila@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Leila Bowen

bowenleila@gmail.com

10640 Ruthelen St

[Los Angeles, California 90047](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (Item #6, ZA-2020-55-CU-SPR) Item2 messages

Gwell Riley <info@email.actionnetwork.org>

Sun, Oct 16, 2022 at 2:48 PM

Reply-To: mysticon@gmail.com

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

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Gwell Riley

mysticon@gmail.com

4019 WEST 58TH PLACE

[LOS ANGELES, California 90043](#)

Markela Collins <info@email.actionnetwork.org>

Sun, Oct 16, 2022 at 3:12 PM

Reply-To: kmarcol1@yahoo.com

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

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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Markela Collins

kmarcol1@yahoo.com

4516 7TH AVE

Los Angeles , California 90043



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (ZA-2020-55-CU-SPR)1 message

Jennifer Kurek <info@email.actionnetwork.org>

Sun, Oct 9, 2022 at 1:49 PM

Reply-To: jenniferkurek@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Jennifer Kurek

jenniferkurek@yahoo.com

2707 Dalton Ave

[Los Angeles, California 90018](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (ZA-2020-55-CU-SPR)1 message

Beth Upham <info@email.actionnetwork.org>

Sat, Oct 8, 2022 at 2:15 PM

Reply-To: upham.beth@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Beth Upham

upham.beth@gmail.com

11335 Utopia Avenue

[Culver City, California 90230](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (ZA-2020-55-CU-SPR)1 message

Kathy Patterson <kathy16@sbcglobal.net>

Fri, Oct 7, 2022 at 10:33 AM

Reply-To: kathy16@sbcglobal.net

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Kathy Patterson

kathy16@sbcglobal.net

5221 S Western Ave , 301

[Los Angeles, California 90062](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (ZA-2020-55-CU-SPR)1 message

richard morris <richardmorris@netzero.com>

Fri, Oct 7, 2022 at 9:41 AM

Reply-To: richardmorris@netzero.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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richard morris

richardmorris@netzero.com

4162 Marlton Ave #6

[Los Angeles , California 90008](#)



Helen Jadali <helen.jadali@lacity.org>

Reject Appeal, Sustain Denial of Unnecessary Hotel (ZA-2020-55-CU-SPR)

13 messages

Glenda Mejia <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 12:42 PM

Reply-To: glenmeji10@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Glenda Mejia

glenmeji10@gmail.com

1911 w. 57th st.

[Los Angeles , California 90062](#)

Gabriela Mira <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 12:59 PM

Reply-To: gabstones69@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Gabriela Mira

gabstones69@gmail.com

1702 w 52nd St

[Los Angeles, California 90062](#)

Anthonyea Castelli <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:29 PM

Reply-To: canthonyea@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Anthonyea Castelli

canthonyea@gmail.com

1925 W Adams Blvd #203

[Los Angeles, Ca, California 90018](#)

Adrienne Kuhre <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:46 PM

Reply-To: adrienne.motlagh@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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STOP DISRESPECTING OUR COMMUNITY!

Adrienne Kuhre

adrienne.motlagh@gmail.com

3112 Brighton Ave.

[Los Angeles, California 90018](#)

Laura Crowe <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:48 PM

Reply-To: cougarqueen64@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Laura Crowe

cougarqueen64@gmail.com

6118 S. Hobart Blvd

[Los Angeles, California 90047-1418](#)

Lisa Pannell <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:53 PM

Reply-To: lisapannell2015@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Lisa Pannell

lisapannell2015@gmail.com

3513 W 63rd St

[Los Angeles, California 90043](#)

Tiffany Duvernay-Smith <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 3:14 PM

Reply-To: tiffanyduvernay@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Tiffany Duvernay-Smith
tiffanyduvernay@gmail.com
1077 W 38th St APT 411
Los Angeles, California 90037

Karla Washington <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 3:30 PM

Reply-To: kwashin6@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Karla Washington
kwashin6@gmail.com
4028 W Slauson Ave
Los Angeles, California 90043

rg198995076@yahoo.com <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 4:18 PM

Reply-To: rg198995076@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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As Zoning Administrator Irving wrote in his decision , “The proposed internationally branded project displaces opportunities for affordable housing, a youth center, or any other community serving uses...the 33,400 square- foot publicly own[ed] site within the Community Commercial District could be better utilized by providing an opportunity to replace the former community serving use with another community serving use. The proposed hospitality project situated within the center of the Community CenterCommercial district that was established to serve [the] adjacent residential neighborhood, will not enhance the built environment in the surrounding neighborhood. A destination attraction or regional serving use is not essential to the immediate residential community that is located west of Vermont Avenue, nor is the location of such a use essential to the uses that front along Figueroa Street.”

rg198995076@yahoo.com

2355 Brommer Street Spc 41

[Santa Cruz , California 95062](#)

Andrew Griffiths <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 4:43 PM

Reply-To: griffaff@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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the center of the Community CenterCommercial district that was established to serve [the] adjacent residential neighborhood, will not enhance the built environment in the surrounding neighborhood. A destination attraction or regional serving use is not essential to the immediate residential community that is located west of Vermont Avenue, nor is the location of such a use essential to the uses that front along Figueroa Street.”

Andrew Griffiths

griffaff@yahoo.com

1836 browning blv

Los angeles, California 90062

Karen Moore <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 5:25 PM

Reply-To: ms5150.kdm@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Karen Moore

ms5150.kdm@gmail.com

3551 W 59th PI

[Los Angeles, California 90043](#)

LaTonya Wade-Willis <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 5:27 PM

Reply-To: lwadewillis@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local residents. 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—not more hotels.

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LaTonya Wade-Willis

lwadewillis@gmail.com

3707 Halldale Ave

[Los Angeles , California 90018](#)

Cynthia Brumfield <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 5:58 PM

Reply-To: vision1.cb@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please reject the Bethune Hotel appeal and sustain the Zoning Administrator's denial of the project. We need affordable housing to deal with gentrification in the area, not more hotels. As the developer states, the primary market for this hotel will be USC and Exposition Park, not local

residents. 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—not more hotels.

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Cynthia Brumfield

vision1.cb@gmail.com

9804 Haas Avenue

[Los Angeles, California 90047](#)



Helen Jadali <helen.jadali@lacity.org>

Reject the Appeal, Support Our Community (ZA-2020-55-CU-SPR)1 message

Joanne Husar <info@email.actionnetwork.org>

Fri, Oct 7, 2022 at 10:45 AM

Reply-To: Husarj@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Joanne Husar

Husarj@gmail.com

1622 W. 25th St. #4

[Los Angeles, California 90007](#)

Helen Jadali <helen.jadali@lacity.org>

Reject the Appeal, Support Our Community (Item #6- Bethune Hotel)

Jeremy Richards <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:55 PM

Reply-To: morganstreetman@yahoo.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizaal.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Jeremy Richards

morganstreetman@yahoo.com

1816 W 45th St

[Los Angeles, California 90062](#)



Helen Jadali <helen.jadali@lacity.org>

Reject the Appeal, Support Our Community (Item #6- Bethune Hotel)

Kathy McGraw <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 6:36 PM

Reply-To: mcgrawkathy016@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Kathy McGraw

mcgrawkathy016@gmail.com

5414 Crenshaw

[Los Angeles , California 90043](#)



Helen Jadali <helen.jadali@lacity.org>

Reject the Appeal, Support Our Community (Item #6- Bethune Hotel)

9 messages

Vermyl Thomas <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 1:56 PM

Reply-To: Vatsweet1958@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal. Reject this proposal, if not an affordable housing project it should remain a public library.

Vermyl Thomas

Vatsweet1958@gmail.com

440 W. 99th Street

[Los Angeles, California 90003](#)

Ana Garcia <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:10 PM

Reply-To: aatavera04@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I support the hotel developer's project. The proposed hotel will serve USC students and new visitors . With this hotel the streets will be cleaner off all those homeless and there trailers. Having more hotels bring bring back the economy that American need and as a tax payer I will like to see cleaner streets and safe neighborhoods for our children. Yes to this hotel

Ana Garcia

aatavera04@gmail.com

649 E 107th St
[Los Angeles, California 90002](#)

Rev. Gary Bernard Williams <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:28 PM

Reply-To: fcrministry@aol.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Rev. Gary Bernard Williams

fcrministry@aol.com

8305 S. Gramercy Pl.

[Los Angeles , California 90047](#)

Vanessa Roman <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:33 PM

Reply-To: nessaroman_9@hotmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Vanessa Roman
nessaroman_9@hotmail.com
1240 W. , 94th St
[Los Angeles , California 90044](#)

Charlotte Byrd <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:03 PM

Reply-To: byrdcharlotte65@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Charlotte Byrd
byrdcharlotte65@gmail.com
154 West 91st Street,
[Los Angeles, California 90003](#)

Sylvia Dyson <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 8:37 PM

Reply-To: country2citylady@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to

continue to provide community services.”

Please reject the hotel developer's appeal.

I am sorry to see the library go. Some students are in need of a quiet place to study because home isn't that place. If it must change we need affordable housing.

Sylvia Dyson

country2citylady@gmail.com

1935 W 76th Street

[Los Angeles, California 90047](#)

Love Richmond <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 11:29 PM

Reply-To: mslove10@yahoo.com

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

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project “introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location” and it “displaces opportunities to allow the publicly owned land to continue to provide community services.”

Please reject the hotel developer's appeal.

Love Richmond

mslove10@yahoo.com

4747 Don Zarembo Drive

[Los Angeles California , California 90008](#)

Oscar Parrilla <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 9:54 AM

Reply-To: oscareparrilla@gmail.com

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

Hon Members of the South LA Area Planning Commission,

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Please reject the hotel developer's appeal.

Oscar Parrilla

oscareparrilla@gmail.com

3916 Denker Ave

[Los angeles , California 90062](#)

Toni Tyre <info@email.actionnetwork.org>

Fri, Oct 14, 2022 at 9:55 AM

Reply-To: tyretoni@yahoo.com

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

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Toni Tyre

tyretoni@yahoo.com

5748 chesley avenue

[Los Angeles , California 90043](#)

Helen Jadali <helen.jadali@lacity.org>

Reject the Appeal, Support Our Community (Item #6- Bethune Hotel)

ALEXANDER JACKSON <ARFJACKSON@hotmail.com>

Fri, Oct 14, 2022 at 10:05 AM

Reply-To: ARFJACKSON@hotmail.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org

Hon Members of the South LA Area Planning Commission,

I urge you to reject the hotel developer's project appeal. The proposed hotel will serve USC students and tourists who already have ample several options in the area, while community residents lack sufficient housing. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it "displaces opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

ALEXANDER JACKSON

ARFJACKSON@HOTMAIL.COM

5133 Hillcrest Drive

[Los Angeles, California 90043](#)



Helen Jadali <helen.jadali@lacity.org>

Support Affordable Housing By REJECTING APPEAL(ZA-2020-55-CU-SPR)

1 message

Lojia Domingue <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 11:05 PM

Reply-To: ladomingue1@aol.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Publicly owned lands should be used to address much needed affordable housing in all regions. Building a hotel on publicly owned land does not aid in a resolution. The proposed hotel will serve USC students and tourists who already have ample options in the area, while community residents struggle with rising housing cost. As such, as the Zoning Administrator wrote, that the project "introduces conflicts, not synergy, between community serving and regional serving patrons from its community serving location" and it limits "opportunities to allow the publicly owned land to continue to provide community services."

Please reject the hotel developer's appeal.

Lojia Domingue

ladomingue1@aol.com

1908 West 74th Street

[Los Angeles, California 90047](#)

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.

The Project site, vacant for 12 years, is located in a highly urbanized area developed with multifamily and single-family residential uses, large scale commercial shopping centers and local shops, the USC campus, St. Mark’s Lutheran Church and Exposition Park (including the LA Coliseum, Natural History Museum, CA African American Museum, CA Science Center and the new Lucas Museum). The Project is a 168-room hotel with approximately 3,900 square feet of ground floor retail space, meeting/conference rooms, a multifunction room for banquets and screenings and an education center. Because the Project includes construction of a hotel in the C2 Zone within 500 feet of an R Zone, Conditional Use Permit (“CUP”) approval is required.

The Project is a well-designed building and will enhance the surrounding neighborhood. The lack of hotel space in the area forces visitors to utilize expensive downtown hotels or lower rate, substandard motels. The Project will benefit the community by offering modern, well-equipped hotel rooms at manageable rates. The Project’s hotel and restaurants will provide local job opportunities and the hotel will generate significant tax revenue.

The Project’s ground floor has been redesigned to add an approximately 2,800 square-foot (1,500 indoor and 1,300 outdoor) educational center with an exclusive elevator for public access to the 2nd floor. The 2nd floor has also been redesigned to add community amenity space, including additional meeting/conference rooms totaling over 1,000 square feet, a 1,700 square-foot multifunction room for screening/banquets and pre-function space of almost 1,000 square feet. 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. The Project will not only serve visitors to the area, but will also benefit the surrounding residential community.

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.

As described above, the Project will enhance the surrounding neighborhood by constructing a well-designed, attractive building on a lot that has been vacant for 12 years. The hotel use will help meet the lodging requirements of local visitors and will provide neighborhood-serving retail spaces that will generate local jobs. The Project has been redesigned to add an educational center and community amenity space and includes a \$1 million community benefits package that will fund neighborhood-serving services and needs and benefit the adjacent residential community.

The proposed hotel use is consistent with the Project site’s Community Commercial land use designation and complies with all development regulations of the Community Plan Implementation Overlay (“CPIO”) zoning district, including its height requirements. The Project site is located within the boundary of Subarea G: TOD, which includes properties along the west side of Vermont Avenue near the Metro light rail station at Vermont Avenue and Exposition Boulevard. The CPIO regulations specifically state that hotel uses in this Subarea 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 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 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 facing the lower-density residential neighborhood. The Project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

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.

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 this designation is to provide a variety of retail establishments, services and amenities for residents, employees and visitors of the surrounding area. The Project conforms with this intent by redeveloping a vacant, underutilized parcel into a much-needed hotel use and will provide neighborhood-serving retail spaces, an educational center and community amenity spaces. The Project also includes a \$1 million community benefits package.

The Project site is zoned C2-2D (CPIO), and development is regulated by the CPIO, 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.

Summary of 3685 Vermont’s Proposed Findings for Conditional Use Permit

1. The Project will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is beneficial to the community, city, or region because it will meet the lodging requirements of visitors and will also provide neighborhood-serving retail spaces on the ground floor that will generate local jobs. The ground floor has been redesigned to add an educational center, and the 2nd floor has also been redesigned to add community amenity space. The Project also includes a \$1 million community benefits package that will fund neighborhood-serving services and needs.

2. 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 because the proposed hotel use is consistent with the site’s Community Commercial land use designation and complies with all development regulations of the CPIO zoning district, including its height requirements.

3. 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.

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.

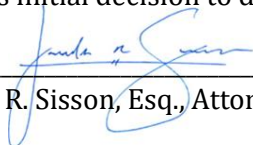
Third, none of our prior concerns with the Project's impact on vehicle miles traveled ("VMT") are addressed by DCP. As previously raised by Local 11, the Class 32 CE examined only the small amount of VMTs generated by employees—roughly 15 percent of the more than 7,000 VMTs generated by the Project—essentially 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).

October 7, 2022

South Los Angeles Area Planning Commission

Re: Bethune Hotel Development

Dear Commissioners:

Please accept this letter in support of the proposed Marriott Hotel at the former Bethune Library. As you may be aware, Innovative Housing Opportunities (and several other affordable housing developers) have responded to RFPs or have had this site under control for the purpose of developing affordable housing. We were unable to bring the project to fruition due to mixed opinions about what was most appropriate at that site. As we know, it is impossible to find a perfect solution for development and financing that will please everyone. Though IHO was unable to develop the site as mixed-use affordable housing, we have found alternative sites in Council District 8 where it will be easier to develop affordable housing with the full support of the community members.

We are happy to have been connected to Orion Capital and look forward to an ongoing partnership with them to create opportunities for employment and education at the hotel site for our residents. Our research has found that workforce and job development are critical to community members. We are hopeful that this project will proceed, and that the initial Zoning Administrator's decision will be overturned so that this project can begin to provide benefits to its neighbors. As a former South Los Angeles Area Planning Commissioner, I know the difficulty you face in making tough decisions. This empty lot serves no benefit to the community as is, but could soon be providing commercial income tax revenue, jobs, and a direct community benefit in this South Los Angeles neighborhood!

The proposed hotel project will revitalize this vacant parcel and bring more life and opportunity to South Los Angeles.

Thank you,



Rochelle Mills
President and CEO

IT STARTS WITH **HOUSING.**



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Guadalupe Salazar <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:22 PM

Reply-To: msmona475@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Guadalupe Salazar

msmona475@gmail.com

5741 ruthelen

[Los Angeles](#) , Saint Croix Island Va 90062

Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR)

Shantine Aldana <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:09 PM

Reply-To: s.aldana7070@gmail.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Shantine Aldana

s.aldana7070@gmail.com

149 W. 78th

[Los Angeles , California 90003](#)

Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Chelsea Leones <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:05 PM

Reply-To: chelsea.leones18@gmail.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Chelsea Leones

chelsea.leones18@gmail.com

10925 S Main St

[Los Angeles, California 90061](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR)

6 messages

Tiffany Tarrant <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 12:51 PM

Reply-To: ttt4185@gmail.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Tiffany Tarrant

ttt4185@gmail.com

1818 Leighton Avenue

[Los Angeles, California 90062](#)

Kim Anderson <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:21 PM

Reply-To: kimmie_va_gov@yahoo.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Kim Anderson

kimmie_va_gov@yahoo.com

P.O 2366

Inglewood , California 90305

Liliana Mendoza <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:39 PM

Reply-To: mendozax404@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Liliana Mendoza

mendozax404@gmail.com

4040 Dalton Ave

[Los Angeles, California California 90062](#)

Julie Loeb Loeb <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 2:09 PM

Reply-To: msjloeb@me.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Julie Loeb Loeb

msjloeb@me.com

9155 , South Hobart Blvd

[LA, California 90047](#)

SHARON COLEMAN <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 3:03 PM

Reply-To: Shaytoy2@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizaal.delvalle@lacity.org

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SHARON COLEMAN

Shaytoy2@gmail.com

5029 11th Ave

[Los Angeles, California 90043](#)

John Reese <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 3:55 PM

Reply-To: reese212002@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

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John Reese

reese212002@gmail.com

7414 Dalton Ave

[Los Angeles, California 90047](#)

Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Sharday Jackson <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:53 PM

Reply-To: shardayjackson04@gmail.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Sharday Jackson

shardayjackson04@gmail.com

5000 S Main St

[Los Angeles, California 90037-4550](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Donnice Smith <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:00 PM

Reply-To: coldbluegg2@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Donnice Smith

coldbluegg2@gmail.com

10800 S Main St Apt 307

[Los Angeles, California 90061](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Ryan Coelho <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 10:16 PM

Reply-To: mylort@hotmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Ryan Coelho

mylort@hotmail.com

1843, W 41st St

[Los Angeles, California 90062](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR)

1 message

Macaria Lepe <mlepe@live.com>

Tue, Oct 4, 2022 at 6:22 PM

Reply-To: mlepe@live.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Macaria Lepe

mlepe@live.com

428 1/2 w 79th St

[Los Angeles, California 90003](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Taheria Stratton <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:23 PM

Reply-To: tcstratton67@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Taheria Stratton

tcstratton67@gmail.com

1260 West 85th Street

[Los Angeles , California 90044](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Tempy Dixon <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:18 PM

Reply-To: love2sng2him@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Tempy Dixon

love2sng2him@yahoo.com

5712 4th Ave

Los Angeles , California 90043

Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Curdeline Jackson <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 9:28 AM

Reply-To: Curdelinejoseph@gmail.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Curdeline Jackson

Curdelinejoseph@gmail.com

754 w 105th Street

[Los Angeles, California 90044](#)



Helen Jadali <helen.jadali@lacity.org>

Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

1 message

Juan Duenas <info@email.actionnetwork.org>

Wed, Oct 5, 2022 at 5:47 PM

Reply-To: duenasjuanfe@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Juan Duenas

duenasjuanfe@gmail.com

951 S Oxford Ave, Apt. 115

[Los Angeles, California 90006](#)

Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Scott Brand <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:27 PM

Reply-To: sbrand777@gmail.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizaal.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

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Sincerely,
Scott Brand

Scott Brand
sbrand777@gmail.com
1824 Middleton Place
[Los Angeles, California 90062](#)



Helen Jadali <helen.jadali@lacity.org>

Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

Laquita Antwon <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:13 PM

Reply-To: laquitaantwon@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Laquita Antwon

laquitaantwon@gmail.com

641 W 40th Pl apt 115B

[Los Angeles, California 90037](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR)

1 message

Margaret Coleman <msmlc109@att.net>

Thu, Oct 6, 2022 at 3:57 PM

Reply-To: msmlc109@att.net

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Margaret Coleman

msmlc109@att.net

1452 W 83rd Street

[Los Angeles, California 90047](#)



Helen Jadali <helen.jadali@lacity.org>

Deny the Appeal, Bethune is inconsistent with the Housing Element and Common Sense (ZA-2020-55-CU-SPR)

10 messages

Krisshaun Ford <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:15 PM

Reply-To: krisshaunrenay@icloud.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Krisshaun Ford

krisshaunrenay@icloud.com

4535 w 63rd St

[Los Angeles, California 90043](#)

Myrna Jefferson <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:15 PM

Reply-To: Myrnalarue@aol.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the

development of Affordable Housing on public land.” And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Myrna Jefferson

Myrnalarue@aol.com

2016 W. 83rd Street

[Los Angeles, California 90047](#)

Emily Sage <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:39 PM

Reply-To: emeliz.sage@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

I live in the area of this proposal — we do NOT need more hotels and USC housing — we need affordable housing to BUY not RENT. Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should “Prioritize the development of Affordable Housing on public land.” And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Emily Sage

emeliz.sage@gmail.com

1323 W 22nd St

[LA, California 90007](#)

Alvin Askew <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:52 PM

Reply-To: prepareets4@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Alvin Askew

prepareets4@yahoo.com

5153 11th Ave

[Los Angeles, California 90043](#)

Kelly Flores <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 1:55 PM

Reply-To: kcambia@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000

affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Kelly Flores

kcambia@gmail.com

5843 Madden Ave

[Los Angeles , California 90043](#)

Bradley Jankes <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 2:10 PM

Reply-To: bjankes@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Bradley Jankes

bjankes@gmail.com

1824 W 85th St

[Los Angeles, California 90047](#)

Jarda Howard <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 2:13 PM

Reply-To: butterflykitten25jh@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Jarda Howard

butterflykitten25jh@gmail.com

1134 w. 84th pl.

[Los Angeles, California 90047](#)

Marcellus Maxey <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 3:26 PM

Reply-To: marcellusmaxey87@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within

Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Marcellus Maxey
marcellusmaxey87@gmail.com
761 w 108th st
[Los Angeles, California 90044](#)

Pamela Jones <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 4:04 PM

Reply-To: pgailjones2003@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Pamela Jones
pgailjones2003@yahoo.com
4308 3rd Avenue
[Los Angeles, California 90008](#)

Esther Gonzalez <info@email.actionnetwork.org>

Thu, Oct 6, 2022 at 6:38 PM

Reply-To: gonzalez.esther52@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the hotel developer's appeal. The Bethune Project is inconsistent with the recently adopted and certified Housing Element. Policy 1.2.10 says that the City should "Prioritize the development of Affordable Housing on public land." And it creates a plan program to increase the utilization of public land for affordable housing, aiming at developing at least 10,000 affordable housing units on public land during the term of the Housing Element. The hotel project site is listed as a candidate site for this public land program. The use of this property for housing is desperately needed in the community around the former Bethune Library, which sits within Council District 8. 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 of their income on housing.

Please reject the hotel developer's appeal.

Esther Gonzalez

gonzalez.esther52@gmail.com

1138 Browning Blvd

[Los Angeles, 90037](#)

Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Derwin Aikens <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 2:04 PM

Reply-To: derwinaikens@gmail.comTo: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizaal.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack 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 creates neither homes, nor parks. Honor the Community Plan.

Derwin Aikens

derwinaikens@gmail.com

1546 Hi Point St. Apt 102

[Los Angeles, California 90035](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR)

Tiffany Quarles <info@email.actionnetwork.org>

Wed, Oct 12, 2022 at 5:12 PM

Reply-To: tiffany.quarles@yahoo.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Tiffany Quarles

tiffany.quarles@yahoo.com

1577 west Jefferson Blvd

[Los Angeles , California 90018](#)

Helen Jadali <helen.jadali@lacity.org>

Bring on the new Hotel

1 message

Luke Lizalde <luke@lukelizalde.com>

Wed, Oct 12, 2022 at 9:17 PM

Reply-To: luke@lukelizalde.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please allow the construction of the new hotel to take place. This plot of land has sat vacant for far too long. Time to break ground and get this hotel built. The benefits for this community are too great. I think it will happen because money talks and bs walks.

Luke Lizalde

luke@lukelizalde.com

6710 Haas Ave

[Los Angeles, California 90047](#)



Helen Jadali <helen.jadali@lacity.org>

Honor the Community Plan, Deny the Appeal (ZA-2020-55-CU-SPR, Item 6)

Laura Carias <info@email.actionnetwork.org>

Thu, Oct 13, 2022 at 3:00 PM

Reply-To: lauracarias617@gmail.com

To: helen.jadali@lacity.org, councilmember.harris-dawson@lacity.org, apcsouthla@lacity.org, kidada.malloy@lacity.org, albizael.delvalle@lacity.org

Hon Members of the South LA Area Planning Commission,

Please deny the Bethune Hotel developer appeal. 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 housing. The proposed hotel will serve USC students and tourists who already have several options in the area, while community residents are lack sufficient housing. This is plainly wrong.

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Laura Carias

lauracarias617@gmail.com

1707 W 24th St

[Los Angeles, California 90018](#)



Helen Jadali <helen.jadali@lacity.org>

Fwd: Bethune Hotel Project (ZA-2020-0055 -CU-SPR-1A)

1 message

Anna Orellana <anna.orellana@lacity.org>

Fri, Oct 14, 2022 at 2:27 PM

To: Sergio Ibarra <sergio.ibarra@lacity.org>

Cc: Helen Jadali <helen.jadali@lacity.org>, Michelle Singh <michelle.singh@lacity.org>, Faisal Roble <faisal.roble@lacity.org>, Lisa Webber <lisa.webber@lacity.org>, Flora Melendez <flora.melendez@lacity.org>

Hi Sergio

Please see the email Vince received today.

Thanks

----- Forwarded message -----

From: **Vince Bertoni** <vince.bertoni@lacity.org>

Date: Fri, Oct 14, 2022 at 2:19 PM

Subject: Fwd: Bethune Hotel Project (ZA-2020-0055 -CU-SPR-1A)

To: Anna Orellana <anna.orellana@lacity.org>

**Vincent P. Bertoni, AICP**

Pronouns: He, His, Him

Director of Planning

Los Angeles City Planning

200 N. Spring St., Room 525-C

Los Angeles, CA 90012

T: (213) 978-1271

Planning4LA.org



----- Forwarded message -----

From: **Moises Rosales, President Southeast Council** <moises.rosales@southeastnc.org>

Date: Fri, Oct 14, 2022 at 2:17 PM

Subject: Bethune Hotel Project (ZA-2020-0055 -CU-SPR-1A)

To: <apcsouthla@lacity.org>

Cc: <helenjadali@lacity.org>, <planning.figcounter@lacity.org>, <ernesto.velazquez@lacity.org>, <vince.bertoni@lacity.org>, <lisa.webber@lacity.org>, <estineh.mallian@lacity.org>, <theodore.iring@lacity.org>, <micaela.torres-gil@lacity.org>, <Melissa.Alofaituli@lacity.org>, <joe.luckey@lacity.org>, Sandra Olmedo <sandra.olmedo@lacity.org>, Albizael Del Valle <albizael.delvalle@lacity.org>, Laura Garcia <laura.garcia@lacity.org>

Dear Commissioners,

My name is Moises Rosales and I am the President of the Southeast Neighborhood Council. I am not writing to you in my official capacity, but rather as an individual stakeholder in the community as I own property one block away from this planned development.

Let me be very clear – I FULLY SUPPORT THIS PROJECT. It is exactly what we need and have been waiting for in this community.

It will serve as a catalyst to activate my community. We need a hotel in this area. In fact, we don't have a single name brand hotel anywhere in the entire Council District!

If anyone wants to come visit family or to see the museums or go to an event at the Coliseum, and cannot stay with family or friends their only choices are crummy, run-down motels, expensive hotels in downtown or they must stay miles away in the neighboring city's.

My community needs and welcomes nice amenities like all the other council districts in the greater Los Angeles.

It is an outrage for anyone to use affordable housing or the State's housing current crisis as an excuse to deprive our community of commercial uses and industries that will help drive economic growth and prosperity for our community and residents. We already have roughly 400 affordable housing units coming online within the next year all within a quarter mile of this project.

Our community needs other types of housing and commercial uses in order to thrive. Also, I can tell you that so many of these people who called into the hearing or sent letters voicing support only for affordable housing – they are the ones that don't live here. The people with SAGE don't live here and only care about lining their pockets with affordable housing deals.

They didn't participate in any of the community plan updates that Theodore Irving spoke about. But I did, friends of mine did, constituents did and we believe this area needs a nice hotel and more restaurants.

We need businesses and commercial services. Our community has already weighed in on the Community Plan update and the CPIO.

We designated this property to be commercial because that is what the community wanted to have on this site.

And recently, the CPIO is being amended and we pushed to have even taller buildings with higher intensity of uses than is currently planned.

For Theodore Irving to make his determination based on what is simply in existence at this time – relying on old, dilapidated buildings as a guide to what the current height of a new building should be – is silly, irrational and indicates he has no comprehension of the role of Planning and Zoning laws and policies. He should NEVER have been elevated to the role of a decision maker if he thinks he has the right to be an activist and make decisions based on his feelings and personal biases. It is outrageous and insulting for someone in his capacity to act like that.

And to make it even more concerning, I have recently found out that on several other occasions, Theodore Irving actually APPROVED hotel uses in Community Commercial zones!

One was also seven stories tall surrounded by low buildings and also allowed for liquor license! It is clear to me that Theodore Irving is ok for communities that are predominantly

white and higher social class have economic developments while my community of color and low income only deserve affordable housing. This is outrageous and the City should take steps to rescind this determination, approve the project and ELIMINATE Theodore Irving's ability to ever decide another case anywhere in the City, certainly not in my beloved South Los Angeles. Please listen to our Councilman and approve this project.

Sincerely,

-Moises Rosales, President
Southeast Neighborhood Council
323-629-3969
8475 S. Vermont Ave. Los Angeles, CA. 90044
www.southeastnc.org



EMPOWERMENT CONGRESS SOUTHEAST AREA NEIGHBORHOOD DEVELOPMENT COUNCIL



Anna Orellana
Pronouns: She, Her, Hers
Secretary
Los Angeles City Planning
200 N. Spring St., Room 525
Los Angeles, CA 90012
T: (213) 978-1271 | Planning4LA.org



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:	LOVEAIA BROWN
Email/Correo Electronico:	NONE
Phone Number/Numero de Telefono:	323-732-1078
Address/Direccion:	1115 W 37th Pl #110 LA 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,

Please think about the crowdedness that is already here, and most of all parking.

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: <i>We don't have a hotel around our medical area</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>Ferdows</i>	
Email/Correo Electronico: <i>ferdowsa</i>	
Phone Number/Numero de Telefono:	
Address/Dirección: <i>115W 57th Pl</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.

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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:	Rahwa Getaneh
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	115 W 37th PC Apt #107

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:	Synzie Kim
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	(323) 303-7407
Address/Direccion:	1115W 34th Pl Mt B208 L.A. 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:	Jonathan Kamayatsu
Email/Correo Electronico:	jkamabu40@gmail.com
Phone Number/Numero de Telefono:	
Address/Direccion:	1158 W 37th Pl LA, 90007

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:	Mehul Krishna
Email/Correo Electronico:	mehulkri@usc.edu
Phone Number/Numero de Telefono:	253-397-9132
Address/Direccion:	1158 W 37th Pl Los Angeles Los Angeles, CA 90007

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

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Thank you for your time,

Sincerely,

Mehul Krishna

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Name/Nombre:	Anna DeBella
Email/Correo Electronico:	
Phone Number/Numero de Telefono:	
Address/Direccion:	1115 W- 37th 90007

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

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Name/Nombre:	Yusra Kamal
Email/Correo Electronico:	yusra.kamal89@gmail.com
Phone Number/Numero de Telefono:	323 523 6791
Address/Direccion:	

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

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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.