

ITEM NO. 6

File No. [23-0026](#)

ENVIRONMENTAL IMPACT REPORT (EIR) AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an Appeal filed for a Conditional Use Permit and a Site Plan Review for the property located at 3685 South Vermont Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the South Los Angeles Community Plan Program EIR No. ENV-2008-1781-EIR (“Program EIR”), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.
2. ADOPT the revised FINDINGS and CONDITIONS, as amended by the PLUM Committee on January 31, 2023, attached to the Council file, as the Findings of Council.
3. RESOLVE TO GRANT THE APPEAL filed by Henry Fan, Bethune Hotel Ventures, LLC and THEREBY OVERTURN the determination of the South Los Angeles Area Planning Commission (SLAAPC), in sustaining the Zoning Administrator’s determination dated March 25, 2022; denying pursuant to Section 12.24 W.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a 168-room Hotel located within 500 feet of a Residential Zone and denying, pursuant to Section 16.05 C of the LAMC, a Site Plan Review for a development project which creates, or results in an increase of 50 or more guest rooms, in the C2-2D-CPIO zone, for the construction, use, and maintenance of a new seven-story, 75 feet height, 168-room hotel building, totaling 101,928 square-feet including 3,896 square-feet of ground floor retail, 1,500 square-feet dedicated to Community Child Education Services, and 5,032 square-feet of open space, with an additional 1,284 square-feet of open space intended for the Community Education facility, within 500 feet of a residential zone for the property located at 3685 South Vermont Avenue, subject to revised Findings and Conditions adopted by the PLUM Committee on January 31, 2023, attached to the Council file.

Applicant: Henry Fan, Bethune Hotel Ventures, LLC
Case No. ZA-2020-55-CU-SPR-1A
Environmental No. ENV-2020-56-EAF; ENV-2008-1781-EIR

Fiscal Impact Statement: The South Los Angeles Area Planning Commission reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes
Against: Empowerment Congress North Area Neighborhood Development Council

Summary:

At a special meeting held on January 31, 2023, the PLUM Committee considered a report from the SLAAPC and an appeal for the property located at 3685 South Vermont Avenue. DCP staff provided an overview of the matter. The Economic and Workforce Development Department provided a presentation relative to the project’s community and economic benefits, and uploaded to the Council file. Councilmember Harris-Dawson provided comments in support of granting the appeal. After an opportunity for public comment, and presentation from the Applicant and Appellant, the Committee recommended to grant the appeal and thereby overturn the SLAAPC’s determination in sustaining the Zoning

Administrator's determination and adopt the revised Findings and Conditions to approve the Conditional Use Permit and Site Plan Review. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	ABSENT
YAROSLAVSKY:	YES
LEE:	ABSENT
HUTT:	YES

CR
23-0026_rpt_PLUM_01-31-23

-NOT OFFICIAL UNTIL COUNCIL ACTS-