

TO CITY CLERK FOR PLACEMENT ON NEXT  
REGULAR COUNCIL AGENDA TO BE POSTED

#57

## MOTION

for Tuesday, 1/17/23

At its meeting on December 6, 2022, the South Los Angeles Area Planning Commission denied an appeal relative to a Conditional Use Permit and a Site Plan Review, for the construction 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 Vermont Avenue, Los Angeles, CA 90007 (Case No. ZA-2020-55-CU-SPR-1A).

The South Los Angeles Area Planning Commission action sustained the March 25, 2022 Zoning Administrator determination which denied the Conditional Use Permit and Site Plan Review.

Action is needed to assert jurisdiction over the above-described South Los Angeles Area Planning Commission action, to conduct further review, inasmuch as the proposed project will propel further economic development by redeveloping an approximately 34,000 square foot, City-owned parcel that has been vacant since 2010.

In addition, the Appellant who is the project applicant, was selected pursuant to a highly competitive Request for Proposal process initiated by the City in 2019 to develop the property with a hotel use. The proposed project is anticipated to generate local jobs, and the hotel will generate significant tax revenue for the City; along with a community benefits package.

The Council must assert jurisdiction over this matter to ensure that further community input is obtained, and concerns are thoroughly addressed, given the significant economic development impact of the proposed project, and the potential redevelopment of an underutilized empty lot.

**I THEREFORE MOVE** that pursuant to Section 245 of the Los Angeles City Charter, the City Council assert jurisdiction over the December 6, 2022 South Los Angeles Area Planning Commission action to deny the appeal and sustain the Zoning Administrator's determination which denied the Conditional Use Permit and Site Plan Review, for the proposed construction of a 168-room hotel building; a community education facility; and open space; for the property located at 3685 Vermont Avenue, Los Angeles, CA 90007 (Case No. ZA-2020-55-CU-SPR-1A).

**I FURTHER MOVE** that upon assertion of jurisdiction, the City Council **VETO** the above-described action of the South Los Angeles Area Planning Commission and **REMAND** the matter to this Commission for reconsideration.

PRESENTED BY:

MARQUEECE HARRIS-DAWSON  
Councilmember, 8<sup>th</sup> District

SECONDED BY:

Deather Hall

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JAN 10 2023

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