



NANDC
North Area Neighborhood Development Council
www.NANDC.org



Thryeris Mason
President

Julianne Burg
Vice President

Samantha Burg
Secretary

Julie Burg
Treasurer

Marco Flores
Area 1
Representative

Joel Vaca
Area 1
Representative

David Greenman
Area 2
Representative

Kevin McPherson
Area 2
Representative

Jean Frost
Area 3
Representative

Nicholas Creighton
Area 3
Representative

Jon Tieucl
At Large
Representative

Nina Womack
At Large
Representative

Cindy Gaete
At Large
Representative

Christopher Perez
JSC Interest
Representative

Jim Childs
Business
Representative

February 9, 2021

Department of City Planning
200 N. Spring Street
LA, CA 90012
ATT: Helen Jadali (Helen.jadali@lacity.org)

Via email

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

Dear Ms. Jadali:

The Empowerment Congress North Area Neighborhood Development Council (NANDC) Board discussed the hotel development proposal on December 3, 2020 and on February 4, 2021 at its duly noticed General Board Meetings, and at the Policy/Joint Board Committee meeting on November 24, 2020. By motion, the Board voted to oppose the hotel project on formerly CRA public land and asked that an RFP be issued to include an affordable housing objective.

The Policy Committee had extensive discussion with the developer at its regular monthly meeting on November 24 and recommended that the Board oppose the hote project by a vote of 8-0-0. The project proponent met with the full Board at its December 3 meeting and gave a presentation on the project and its economic benefits. He stated he had commissioned studies showing this project would have less impact on traffic and circulation than a housing alternative. Others in the audience questioned this assessment of impacts, the actual economic benefits, the nonunion status of the hotel and failure of a hotel project to build community. After extensive discussion, the item was postponed to the Board's February meeting.

The Board took up this item again on February 4, 2021. Board and community members again questioned the economic benefits of a hotel project, cited the need for housing and stated a preference for a project that provided affordable housing.

The NANDC Board voted to adopt the recommendation of the Policy Committee by a vote of 13 ayes, 1 nay and 0 abstentions opposing the hotel project.



NANDC is a self-governed, self-directed and independent organization empowered by the Los Angeles City Charter. This charter offers neighborhood councils a role in the City's decision-making process. NANDC was certified by the City of Los Angeles on April 27, 2002 and was the 24th neighborhood council formed under the guidelines of the City Charter.

Sincerely,

Thryeris Mason, President

cc: Councilmember Marqueece Harris-Dawson
Albizael Del Valle, CD8
Kristen Gordon, CD8
NANDC Board
Henry Fan, Bethune Properties LC