

MITIGATED NEGATIVE DECLARATION AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, relative to an appeal for the properties located at 5041-5057 North Lankershim Boulevard and 11121 West Hesby Street.

Recommendations for Council action:

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-6951-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment, FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the Project; and ADOPT the Mitigated Negative Declaration.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as modified by the PLUM Committee on December 6, 2022, as the Findings of Council.
3. RESOLVE TO GRANT THE APPEAL filed by Brooks Fain, Napa Industries LLC (Representative: Sheri Bonstelle, Jeffer Mangels Butler Mitchell LLP) and THEREBY OVERTURN the LACPC's determination in denying a Zoning Administrator's Adjustment and allow a 19 percent increase in density for a total of 148 guest rooms (169.3 square feet of lot area per guest room) in lieu of 125 guest rooms (200 square feet of lot area per guest room), for the demolition of two existing one-story commercial buildings and surface parking lots (a total of eleven lots) and the construction, use, and maintenance of a seven-story, 88-foot-high mixed-use building with 125 hotel guest rooms and 8,900 square feet of restaurant and retail uses, encompassing approximately 108,391 square-feet of total floor area on an approximately 25,021 square foot (0.574-acre) site, the Project will provide a total of 48 bicycle parking spaces, with short term spaces along Lankershim Boulevard and Hesby Street, and long-term spaces located along the hotel's rear entrance and subterranean parking level, automobile parking will be provided on the ground floor and within one subterranean level of parking, for a total of 85 automobile spaces, including 9 spaces with electric vehicle (EV) charging stations, and 17 spaces that will be EV-ready, for the properties located at 5041-5057 North Lankershim Boulevard and 11121 West Hesby Street, subject to Modified Conditions of Approval, as approved by the PLUM Committee on December 6, 2022.

Applicant: Brooks Fain, Napa Industries LLC

Representative: Katherine Casey, PSOMAS

Case No. CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR-1A

Environmental No. ENV-2020-6951-MND

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on December 6, 2022, the PLUM Committee considered a report from the LACPC and an appeal for the properties located at 5041-5057 North Lankershim Boulevard and 11121 West Hesby Street. DCP staff provided an overview of the matter. A Representative of Council District 2 provided

comments in support of granting the appeal. After an opportunity for public comment, and presentations by the Appellant and Applicant representatives, the Committee recommended to grant the appeal and thereby overturn the LACPC's determination in denying a Zoning Administrator's Adjustment and approving the modified findings and conditions of approval. 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
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ;	ABSENT

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-