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OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 22-0813-S1

Council Meeting Date: December 9, 2022

Agenda Item No.: 37

Agenda Description: CONSIDERATION OF and ACTIONS RELATED TO A MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS PURSUANT TO CEQA GUIDELINES, SECTION 15074 (B); COMMUNICATIONS FROM THE LOS ANGELES CITY PLANNING COMMISSION (LACPC) and DEPARTMENT OF CITY PLANNING relative to an APPEAL filed by Brooks Fain, Napa Industries LLC (Representative: Sheri Bonstelle, Jeffer Mangels Butler Mitchell LLP), from part of the determination of the LACPC in denying a Zoning Administrator's Adjustment to 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 (0.574acre) 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 50415057 North Lankershim Boulevard and 11121 West Hesby Street, subject to Modified Conditions of Approval. 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

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT ADOPTED FORTHWITH

Council Vote:

YES	Blumenfield	YES	Bonin	YES	Buscaino
ABSENT	Cedillo	ABSENT	de León	YES	Harris-Dawson
ABSENT	Hutt	YES	Koretz	YES	Krekorian
YES	Lee	YES	O'Farrell	YES	Price Jr.
YES	Raman	YES	Rodriguez		

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Adopted Report(s) Title

