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# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
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OFFICE OF THE  
CITY CLERK

**Council and Public Services Division**

200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information: (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

September 23, 2022

CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR-1A  
ENV-2020-6951-MND  
Council District 2

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND  
INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, October 18, 2022** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Mitigated Negative Declaration, from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15074 (b), and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC), and 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 158 guest rooms (169.3 square feet of lot area per guest room) in lieu of 133 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.

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

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.  
The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-

CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **22-0813-S1** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>		
Oliver Netburn	(213) 978-1382	<a href="mailto:oliver.netburn@lacity.org">oliver.netburn@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Candy Rosales	(213) 978-1078	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Candy Rosales  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.