

# PLANNING DEPARTMENT TRANSMITTAL TO THE MAYOR'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR	ENV-2020-6951-MND	2 – Krekorian
PROJECT ADDRESS:		
5041 – 5047 North Lankershim Boulevard; 11121 West Hesby Street		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Brooks Fain, Napa Industries LLC  <input type="checkbox"/> New/Changed	(818) 699-6025	<a href="mailto:BROOK@NAPAINDUSTRIES.COM">BROOK@NAPAINDUSTRIES.COM</a>
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Katherine Casey, PSOMAS	(213) 223-1472	<a href="mailto:KATHERINE.CASEY@PSOMAS.COM">KATHERINE.CASEY@PSOMAS.COM</a>
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Eric Claros	(213) 202-5448	<a href="mailto:eric.claros@lacity.org">eric.claros@lacity.org</a>
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
GENERAL PLAN AMENDMENT (GPA); VESTING ZONE CHANGE (VZC); HEIGHT DISTRICT CHANGE (HD)		

**FINAL ENTITLEMENTS NOT ADVANCING:**

TBD

**ITEMS APPEALED:**

TBD

**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☒ Conditions of Approval
- ☒ Ordinance
- ☒ Zone Change Map
- ☒ GPA Resolution
- ☒ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☒ Other

- ☐
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- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☒ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

**NOTES / INSTRUCTION(S):**

RELATED CASE: VTT-83142-1A

**FISCAL IMPACT STATEMENT:**☒ Yes☐ No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- ☒ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
April 14, 2022	7 – 0
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
June 27, 2022	TBD
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive Assistant	June 7, 2022



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

DATE: **JUN 07 2022**

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

Council District: 2 – Krekorian

CEQA: ENV-2020-6951-MND

Plan Area: North Hollywood – Valley Village

Related Case: VTT-83142-1A

**Project Site:** 5041 – 5057 North Lankershim Boulevard; 11121 West Hesby Street

**Applicant:** Brook Fain, Napa Industries LLC  
Representative: Katherine Casey, PSOMAS

At its meeting of **April 14, 2022**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

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.

1. **Found**, 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; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the Project; and **Adopted** the Mitigated Negative Declaration;
2. **Approved** and **Recommended** that the Mayor and City Council **adopt**, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the North Hollywood – Valley Village Community Plan to amend the land use designation for the lot with Assessor's Parcel No. 2353010017, located at 11121 West Hesby Street (Lot FR 6 of Tract 7153) from High Medium Residential to Community Commercial land use;
3. **Approved** and **Recommended** that the City Council **adopt**, pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change as follows:
  - a. Vesting Zone Change from the R4 Zone to the (T)(Q)C4 Zone for the lot with Assessor's Parcel No. 2353010017 located at 11121 West Hesby Street (Lot FR 6 of Tract 7153); and
  - b. Height District Change from Height District 1 to Height District 2D across the entire project site. The proposed D limitation will allow a total floor area of approximately 108,391

square-feet (4:35:1 FAR) for the project site, in lieu of 6:1 FAR otherwise permitted in Height District 2;

4. **Denied**, pursuant to LAMC Section 12.28, 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);
5. **Approved**, pursuant to LAMC Section 12.24 W.24(a), a Conditional Use Permit to allow a hotel use in a C4 Zone located within 500 feet of an R Zone;
6. **Approved**, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a hotel with two restaurants;
7. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms;
8. **Adopted** the attached Modified Conditions of Approval; and
9. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Dake Wilson  
 Second: Perlman  
 Ayes: Campbell, Choe, López-Ledesma, Mack, Millman  
 Absent: Hornstock, Leung

**Vote: 7 – 0**



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 Cecilia Lamas, Commission Executive Assistant  
 Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission as it relates to the General Plan Amendment is final. The Height District is appealable by the Applicant only, if disapproved in whole or in part by the Commission. The decision of the Los Angeles City Planning Commission, regarding the remaining approvals, is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

**FINAL APPEAL DATE: JUN 27 2022**

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Zone Change Ordinance, Maps, Modified Conditions of Approval, Amended Findings, Resolution, Interim Appeal Filing Procedures

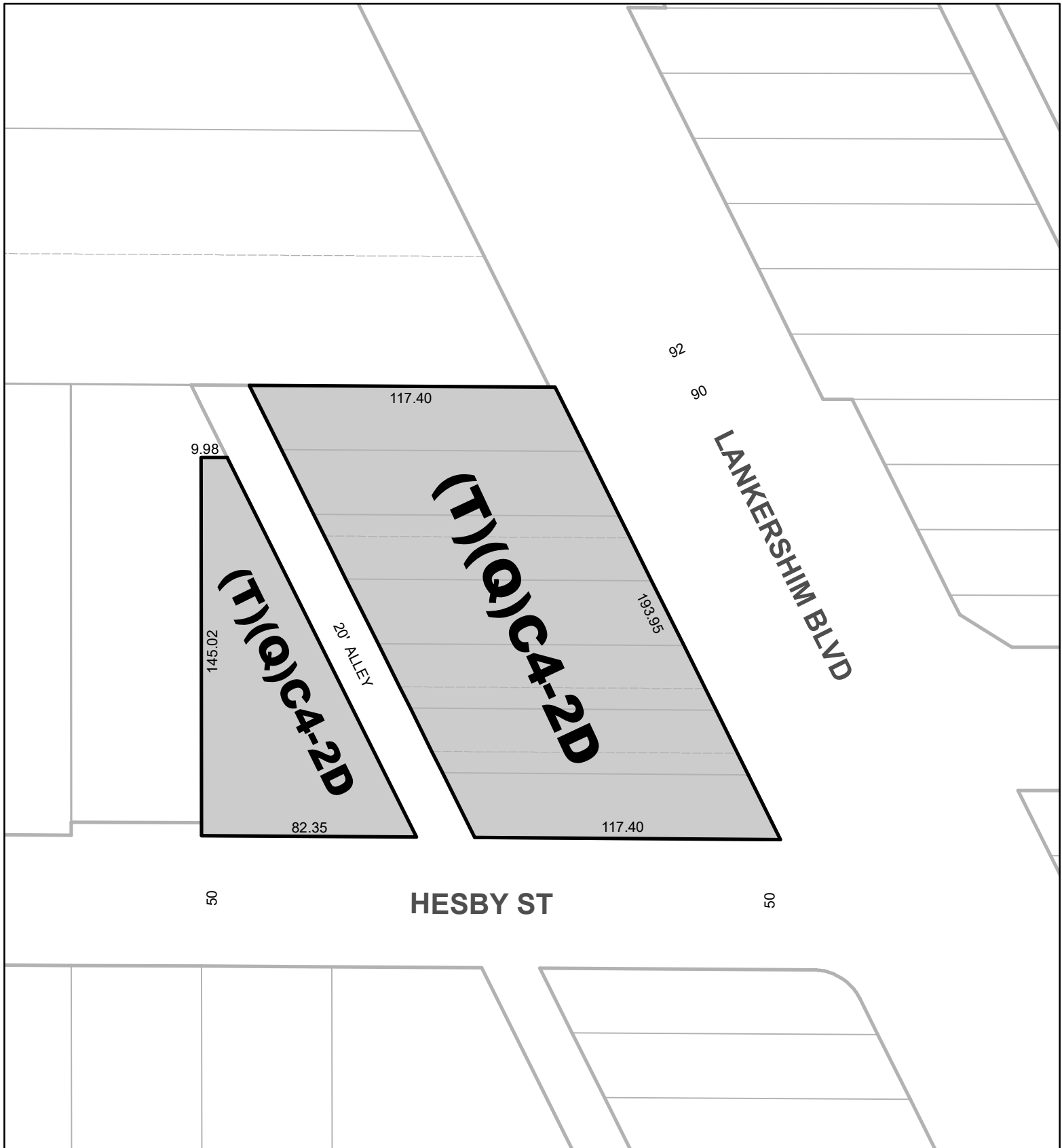
c: Heather Bleemers, Senior City Planner  
Eric Claros, City Planner

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

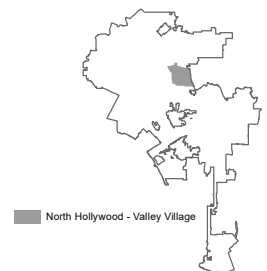


CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR

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City of Los Angeles





## QUALIFIED (Q) CONDITIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the project site, subject to the "Q" Qualified Classification:

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated August 5, 2021, except as may be revised as a result of this action.
  - a. The applicant shall submit a revised Exhibit A which includes a maximum of 125 guest rooms for the proposed Hotel, to the satisfaction of Los Angeles City Planning (LACP), Expedited Processing Section. Revised Plans shall be stamped upon approval by LACP staff.
2. **Use.** The use and area regulations for the new development on-site shall be developed for the uses as permitted in the C4 Zone as defined in LAMC Section 12.16, except as modified by the conditions in CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR or any subsequent action. The site may be developed with residential uses allowed and in accordance with the density and all other development standards of the C4 and R4 zones.

## DEVELOPMENT “D” LIMITATIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the project site, as shown on the attached Zoning Map, subject to the “D” Development Limitations:

1. **Floor Area.** The total floor area permitted on the project site shall not exceed a floor area ratio (FAR) of 4:35:1.

## CONDITIONS FOR EFFECTUATING TENTATIVE (T) CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedications and Improvements. Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the project site shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

### A. Dedications Required

- (1). That a 5-foot wide strip of land be dedicated along Lankershim Boulevard adjoining the tract to complete a 55-foot wide half right-of-way in accordance with Boulevard II of LA Mobility Plan and a 20-foot radius property line return or 15-foot by 15-foot cut corner be dedicated at the intersection with Hesby Street.
- (2). That a 5-foot wide strip of land be dedicated along Hesby Street adjoining the tract to complete a 30-foot wide half right-of-way in accordance with Local Street Standards of LA Mobility Plan.
- (3). That a **minimum** 20-foot replacement alley including a turning area adjoining the tract be dedicated based on an alignment satisfactory to the Valley Engineering Office. The replacement alley shall be recorded by a separate instrument and fully improved prior to the removal of existing alley.

### B. Improvements Required

- (1) Alley (north of Hesby Street): That the replacement alley be fully improved with suitable surfacing, 2-foot longitudinal concrete gutter including the construction of the alley intersection at Hesby Street to the latest BOE Standards and turning area be fully improved prior to the removal of existing alley, all satisfactory to the Valley Engineering Office.
- (2) The replacement alley shall be kept open for public use and shall remain free and clear of obstructions at all times.
- (3) Hesby Street: A concrete curb, and 12-foot full-width concrete sidewalk with tree wells. Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements.
- (4) Lankershim Boulevard: A concrete curb, integral concrete gutter, and a 15-foot concrete sidewalk with tree wells. Suitable surfacing to join the existing pavements

and to complete a 40-foot-wide half roadway. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements.

Note: Street trees exist along Lankershim Boulevard and denial of their removal could impact the ability to widen Lankershim Boulevard. Should the Board of Public Works deny the removal of street trees, then improve Lankershim Boulevard being dedicated and adjoining the subdivision with the following:

- a. Removal and replacement of existing concrete curb, gutter at existing location and full-width concrete sidewalk up to the new property line including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
  - b. Close the alley being merged at the intersection of Hesby Street with the construction of a new full height curb, and 12-foot full-width concrete sidewalk with tree wells together with any necessary removal and construction of existing improvements satisfactory to the City Engineer.
  - c. Construct any necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
  - d. That Board of Public Works approval be obtained, prior to the recordation of the final map, the removal of any tree in the existing or proposed right-of-way area associated with improvements requirements outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.
2. **Street Lighting.** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: two (2) on Lankershim Boulevard, one (1) on Hesby Street, and remove and reinstall 50' of conduit in alley west of Lankershim Boulevard.

## CONDITIONS OF APPROVAL

(As modified by the City Planning Commission at its meeting on April 14, 2022)

Pursuant to Sections 16.05, 12.28, and 12.24 of the LAMC, the following conditions are hereby imposed upon the use of the project site:

### A. Development Conditions

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated August 5, 2021, except as may be revised as a result of this action.
  - a. The applicant shall submit a revised Exhibit A which includes a maximum of 125 guest rooms for the proposed Hotel, to the satisfaction of Los Angeles City Planning (LACP), Expedited Processing Section. Revised Plans shall be stamped upon approval by LACP staff.
2. **Use.** The Project shall be limited to a seven story, 88-foot-high mixed-use hotel building with 125 hotel guest rooms and 8,900 square feet of restaurant and retail uses.
3. **Height.** The height of the proposed project shall not exceed 88 feet and seven (7) stories. Any structures on the roof, such as air condition units and other equipment, shall be
4. **Floor Area Ratio (FAR).** The proposed D limitation will allow a maximum total floor area of approximately 108,391 square-feet (4:35:1 FAR) for the project site, in lieu of 6:1 FAR otherwise permitted in Height District 2.
5. **Parking.** Parking must meet requirements pursuant to LAMC Section 12.21 A.4.
6. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC. Bicycle Parking. On-site bicycle parking shall be provided in accordance with LAMC Sections 12.21 A.16(a)(1)(i) and 12.21 A.16(a)(2).

### B. Site Plan Review Conditions

7. **Pedestrian access.** Pedestrian access shall be provided along Lankershim Boulevard
8. **Sustainability.**
  - a. The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
  - b. Prior to the issuance of the Certificate of Occupancy, the applicant shall install solar panels on fifteen percent of the rooftop space and comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
9. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape development plan and an automatic irrigation plan, prepared

by a licensed Landscape Architect and to the satisfaction of the decision maker.

10. **Trees.** Except as additionally conditioned herein, a submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A." Proposed trees shall have a minimum trunk diameter of two inches and a height of eight feet at the time of planting.
11. **Western and Northern Façade (Adjoining Residential Uses).** On any interior property line which separates the proposed mixed-use building from an abutting residential zone or use, a minimum 6-foot decorative masonry wall shall be provided.
12. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.
13. **Signage.** On-site signs shall be limited to the maximum allowable under the Los Angeles Municipal Code and shall be in substantial conformance with those shown in Exhibit A, which shall be of an identifying nature only, shall not be of a flashing or animated type, and shall be arranged and located so as not to be a distraction to adjacent residential zones or uses.
14. **Exterior or Roof Structures.** Any structures on the roof, such as air conditioning units and other mechanical equipment, shall be fully screened (with such screening material incorporated in the design of the project) from view from any abutting properties and set back as far as possible from residential property lines and sound proofed.
15. **Construction.**
  - a. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered to the extent feasible.
  - b. Notwithstanding the provisions of LAMC Section 14.4.17, no signs shall be permitted on construction fencing except for those signs required by the Department of Building and Safety or other Department, Bureau, or Agency.
16. **Lighting**
  - a. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
17. **Trash Collection and Deliveries (Vehicle Loading and Unloading).** Trash pick-up, compacting, loading and unloading and receiving deliveries shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday. No trash collection or deliveries shall occur on Sunday. All deliveries shall occur so as not to be visible from adjacent residential properties.

**C. Administrative Conditions**

18. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

19. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
20. **Notations on Plans.** Plans submitted to the Department of Building and Safety for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
21. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
22. **Code Compliance.** All area, height and use regulations of the zone classification of the project site shall be complied with, except wherein these conditions explicitly allow otherwise.
23. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
24. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
25. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
26. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
27. **Community Meeting Room.** Prior to the issuance of the Certificate of Occupancy, the owner shall provide proof that the Neighborhood Council has received notice of the availability of the meeting room and the process by which the community organization can request use of the space. The meeting room shall be a flexible area located on the second level of the project, as depicted in Exhibit A, and shall be made available to local community organizations within the North Hollywood – Valley Village Community Plan Area when not required for use by the owner or hotel guests. The owner shall make good faith and reasonable efforts to make the community meeting room available for use and

shall not profit from the use of the space by non-profit community organizations. The owner shall provide semi-annual notice to the local Neighborhood Council as to the potential availability of the community meeting room. The owner shall establish a goal of a minimum of 12 community events, annually.

28. **Transportation Demand Management Program.** The applicant shall comply with the Los Angeles Municipal Code Section 12.26 subsection J, also known as the Transportation Demand Management (TDM) Program, once adopted. In addition, the following shall be implemented:
  - a. The project shall join the Metro Bike Friendly Business Program.
  - b. The project shall include an operating transit service for the hotel such as a shuttle, micro-transit service, or other similar transit service.
  - c. Employees and guests of the hotel shall be provided with transit subsidies including Metro TAP cards and/or other transit vouchers.

29. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

**A. Conditional Use Permit Conditions for Alcohol**

30. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
31. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
32. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
33. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
34. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
35. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.



36. Authorized herein is the sale of a full line of alcoholic beverages for on-site consumption in conjunction with an 108,391 square-foot hotel: inclusive of 1) a ground floor restaurant extending to the second floor and with an outdoor dining area in the first floor for a total of 5,200 square feet with a 350 square-foot uncovered outdoor patio in the public right-of-way, and a 2) a 2,200 square foot restaurant on the seventh floor. The grant shall be subject to the following limitations:
- a. The hours of operation shall be limited to 6:00 a.m. to 2:00 a.m., daily.
  - b. Indoor seating for the ground floor restaurant shall be limited to a maximum of 202 seats (1<sup>st</sup> floor up to 110 seats and 2<sup>nd</sup> floor up to 92 seats). The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
  - c. Indoor seating for the 7<sup>th</sup> floor restaurant shall be limited to a maximum of - 98 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
  - d. (Public Right-of-Way) Outdoor seating in the public right-of-way shall be limited to a maximum of 24 seats. A Revocable Permit from the Bureau of Engineering, Department of Public Works is required for the outdoor dining located in the public right-of-way. The final number of seats and their location may be modified by said agency in order to provide accessibility and required clearances from existing structures. A copy of the approved Revocable Permit, including a plot plan and any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right of way as permitted by this grant.
37. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
38. **Surveillance.** A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
39. **Safety Illumination.** All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
40. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
- a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

41. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
42. **Loitering.** Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
43. **Dancing.** There shall be no dancing permitted in the premises at any time unless an application pursuant to Section 12.24 W,18(a) is filed, and a public hearing is held.
44. **Amplified Music.** Amplified recorded music shall not be audible beyond the area under the control of the individual venue shall not exceed decibel levels that are stated in the City's Noise Ordinance.
45. **Electronic Age Verification Device.** An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
46. **Smoking.** Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
  - a. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

**B. Administrative Conditions**

47. **Approvals, Verification and Submittals.** Copies of any approvals guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
48. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
49. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

50. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
51. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
52. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
53. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
54. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
55. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E, 3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
- a. Within 12 to 18 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess the compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
  - b. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed may result in additional corrective conditions imposed by the Zoning Administrator.
56. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

(As amended by the City Planning Commission at its meeting on April 14, 2022)

### **General Plan/Charter Findings (Charter Sections 555, 556, and 558)**

- 1. Charter Section 555: The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.**

The project site is located at 5041-5057 North Lankershim Boulevard and 11121 West Hesby Street along/near multiple major arterial commercial corridors, including Lankershim Boulevard, Magnolia Boulevard, and Vineland Avenue. The project proposes the redevelopment and replacement of parking lots and long-standing commercial buildings with a new mixed use hotel project. The Project is within the highly urbanized area characterized by a mix of uses within a range of building types and modern low- to high-rise buildings with commercial/retail uses, office buildings, hotels, and multi-family residences. Land uses surrounding the project site specifically include retail uses, residential mixed-use developments, multi-family residences, and other commercial uses. Immediately north, abutting the project site, are the Ava apartments, an approximately five story high, 156-unit residential-mixed use project with ground floor retail. The project site is centrally located within a long-developed and heavily urbanized neighborhood with a variety of other comparable and compatible developments in the vicinity. The project will situate a commercial operation on a major arterial roadway near the intersection of several arterial roadways. Lankershim Boulevard holds a significant concentration of commercial uses and taller buildings relative to other neighborhoods off of the arterial roadways; the proposed hotel, with 9,500 sq feet of restaurant and retail, will further contribute to the character and identity of this neighborhood hub and commercial corridors. The proposed mixed-use hotel project will permit an increase in floor area to allow a diverse mix of hotel rooms, high-quality restaurant and retail uses on a designated Community Commercial corridor, frequently visited by tourists and business travelers. Therefore, the project site and immediate vicinity represent a significant social, economic, and physical identity, and the request to amend the General Plan is appropriate and will further that identity.

- 2. Charter Section 556: The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.**

#### **General Plan Land Use Designation**

The project site is located within the North Hollywood – Valley Village Community Plan, one of 35 Community Plans which form the land use element of the General Plan. The project site is located within the North Hollywood – Valley Village Community Plan Area. The project site is split-zoned with the C4-1-CA and R4-1 Zones. The lots along Lankershim Boulevard – with addresses from 5041 to 5057 North Lankershim Boulevard - are zoned C4-1-CA with a Community Commercial land use designation with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, RAS4, P and PB. The unimproved vacant parking lot along Hesby Street – with an address of 11121 West Hesby Street - is zoned R4-1 with a High Medium Residential land use designation with corresponding zones of R4. Consistent with the C4 Zone, the proposed amendment to the land use designation and zone change will allow for retail uses and reduced setbacks across the entire project site. Additionally, the North Hollywood – Valley Village Community Plan's Community Commercial land use designation Footnote 3 indicates the designation: "Corresponds to an average Height District No. 1 with a maximum of Height District No. 2". The project site is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

The project proposes to amend the land use designation from High Medium Residential to Community Commercial for the lot with Assessor's Parcel No. 2353010017 located at 11121 West Hesby Street (Lot FR 6 of Tract 7153), a Vesting Zone Change from the R4 Zone to the C4 Zone for the Parcel No. 2353010017 located at 11121 West Hesby Street (Lot FR 6 of Tract 7153), and a Height District Change from Height District 1 to Height District 2D across the entire project site. The proposed D limitation will allow a total floor area of approximately 108,391 square-feet (4:35:1 FAR) for the project site, in lieu of 6:1 FAR otherwise permitted in Height District 2. As mentioned, the project proposes to change the land use designation, zoning, and height of the project site from the R4 Zone to C4 Zone, the land use designation from High Medium Residential to Community Commercial, the height from Height District 1 to Height District 2 for the Hesby Lot and a D limitation across the entire subject site. Therefore, the requested zone, height district, and land use designation are all permissible and within the parameters of the North Hollywood – Valley Village Plan, the project is in substantial conformance with the general plan land use designation.

As mentioned, the project is located within the North Hollywood- Valley Village Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The project site is split-zoned with the C4-1-CA and R4-1 Zones. The lots along Lankershim Boulevard – with addresses from 5041 to 5057 North Lankershim Boulevard - are zoned C4-1-CA with a Community Commercial land use designation with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, RAS4, P and PB. The unimproved vacant parking lot along Hesby Street – with an address of 11121 West Hesby Street - is zoned R4-1 with a High Medium Residential land use designation with corresponding zones of R4. Once granted the General Plan Amendment, vesting zone change, and height district change, the proposed mixed-use hotel is permissible through a Conditional Use entitlement. The site is located within the North Hollywood – Valley Village Community Plan area, and within the southern portion of the NoHo Commercial and Art District Overlay (NoHo Arts District) which focuses on the intersection of North Lankershim Boulevard, Vineland Avenue, and Magnolia Boulevard. As such, the NoHo Arts District is a highly walkable community with many existing restaurants, retail, office, entertainment establishments, and surrounding residential uses. The hotel, restaurants, and retail store will function similarly to the existing commercial uses within proximity of the site.

Therefore, the requested zone, height district, and land use designation are all permissible and within the parameters of the North Hollywood – Valley Village Plan, the project is in substantial conformance with the general plan land use designation.

#### Framework Element

The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001 and provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The project supports the following goals (and accompanying policies) of the Framework Element:

*Goal 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.*

*Goal 3I: A network of boulevards that balance community needs and economic objectives with transportation functions and complement adjacent residential neighborhoods.*

*Goal 7A: A vibrant and economically revitalized city.*

*Goal 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.*

*Goal 7C: A City with thriving and expanding businesses.*

*Goal 7D: A City able to attract and maintain new land uses and businesses.*

*Goal 7H: A distribution of economic opportunity throughout the City.*

The project proposes the redevelopment and replacement of parking lots and long-standing commercial buildings with a new mixed use hotel project. The project will maintain some retail use on the project site and will enable a new hotel to provide hospitality services to the North Hollywood – Valley Village community. The project site is centrally located within a long-developed and heavily urbanized neighborhood with a variety of other comparable and compatible developments in the vicinity. The project will situate a commercial operation on a major arterial roadway near the intersection of several arterial roadways; accordingly, the project is compatible with the surrounding community and will not detrimentally impact the integrity of residential neighborhoods adjoining the project site. The project is a desirable use in this area and on a property designated for such uses. Therefore, the project substantially conforms with the Framework Element of the General Plan.

#### Land Use Element

The primary and most relevant element of the General Plan is the Land Use Element, which imposes zoning designations and development regulations for the entire City. The project is located within the North Hollywood- Valley Village Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The lots along Lankershim Boulevard – with addresses from 5041 to 5057 North Lankershim Boulevard - are zoned C4-1-CA with a Community Commercial land use designation with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, RAS4, P and PB. The unimproved vacant parking lot along Hesby Street – with an address of 11121 West Hesby Street - is zoned R4-1 with a High Medium Residential land use designation with corresponding zones of R4. Once granted the General Plan Amendment, vesting zone change, and height district change, the proposed mixed-use hotel project is permissible and consistent the land use element. As mentioned, the site is located within the North Hollywood – Valley Village Community Plan area, and within the southern portion of the NoHo Commercial and Art District Overlay (NoHo Arts District) which focuses on the intersection of North Lankershim Boulevard, Vineland Avenue, and Magnolia Boulevard. As such, the NoHo Arts District is a highly walkable community with many existing restaurants, retail, office, entertainment establishments, and surrounding residential uses. The hotel, restaurants, and retail store will function similarly to the existing commercial uses within proximity of the site.

The project proposes to amend the land use designation from High Medium Residential to Community Commercial for Parcel No. 2353010017 located at 11121 West Hesby Street (Lot FR 6 of Tract 7153), a Vesting Zone Change from the R4 Zone to the C4 Zone for the lot with Assessor's Parcel No. 2353010017 located at 11121 West Hesby Street (Lot FR 6 of Tract 7153), and a Height District Change from Height District 1 to Height District 2D across the entire project site. The proposed D limitation will allow a total floor area of approximately 108,391 square-feet (4:35:1 FAR) for the project site, in lieu of 6:1 FAR otherwise permitted in Height District 2. As mentioned, the project proposes to change the land use designation, zoning, and height of the project site from the R4 Zone to C4 Zone, the land use designation from High Medium Residential to Community Commercial, the height from Height District 1 to Height District 2 for the existing R4 zoned lot on Hesby Street and a D limitation across the

entire subject site. The project site is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

With the exception of the requests herein, the proposed project is entirely consistent with the underlying zoning and land use designation; the project will comply with all other provisions of the zoning code. Although the project is seeking a zone change and height district change, the request is appropriate and is substantially consistent with the zoning regulations in the Community Plan. The request is entirely to enable the increase of building floor area; whereas the existing zoning regulations on the project site would permit a maximum building maximum FAR of 1.5:1 (in the C4-1 Zone) and FAR of 3.0:1 (in the R4-1 Zone), the requested entitlements would permit a maximum Floor Area Ratio of 4.35:1 as proposed. The requested "D" limitation, which will apply to the entire Project Site, will limit the FAR across the site to 4.35:1 (approximately 108,391 square feet of floor area) in lieu of the 6:1 FAR otherwise permitted in Height District 2. The request is in conformance with good zoning practice because the proposed project would be substantially similar in size to numerous other properties and developments in the immediate vicinity.

The adjacent AVA Apartments to the north of the Project Site consists of a five story, 78-foot mixed-use building with 156 residential apartment units and ground floor retail and restaurant uses. North of the AVA Apartments, across Otsego Street, is a newly constructed seven story, 87-foot apartment complex with 297 residential apartment units and 26,000 square feet of ground-floor retail. Located within a half mile of the subject site are two hotels, the Lexen Hotel and the Colony Inn. There are several developments near the project site that are comparable in scale and compatible in use, and thus the project would be an appropriate development in this location. The project will maintain some retail use on the project site and will enable a new hotel with restaurant and retail use to provide hospitality services to the North Hollywood – Valley Village community. The requested entitlements would alter the existing High Medium Residential land use designation on the Hesby Lot to Community Commercial for the lot with Assessor's Parcel No. 2353010017 located at 11121 West Hesby Street. The proposed hotel with restaurant and retail use is consistent with the Community Commercial land use designation. Therefore, because the project request substantially complies with the proposed zoning and land use designations governing the project site.

The project is further consistent with the following goals and objectives of the North Hollywood – Valley Village Community Plan:

*Objective 1: To coordinate the development of North Hollywood with other communities of the City of Los Angeles and the metropolitan area.*

*Objective 4: To promote economic wellbeing and public convenience through: a) Allocating and distributing commercial lands for retail, service and office facilities, with adequate off-street parking in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesigning underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries.*

*Objective 6: To make provisions for a circulation system coordinated with land uses and densities adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.*

Consistent with Objective 1 of the North Hollywood Community Plan; the proposed mixed-use Hotel project will further the development objectives of the North Hollywood – Valley Village area and surrounding communities as a major center of employment, tourism and lodging opportunities, dining, and retail services by providing a hotel and food service jobs in close



proximity to major transit and other employment centers, including nearby office buildings and retail centers. Additionally, the proposed mixed-use hotel project is located in the NoHo Arts District within walking distance to dozens of entertainment and Community Commercial uses, including shopping and dining options.

Consistent with Objective 4 of the North Hollywood -Valley Village Community Plan, the proposed mixed-use hotel project, with the support of the General Plan Amendment, Vesting Zone and Height District Change, will promote the economic well-being and public convenience through allocating commercial land and converting underutilized residential land for hotel, restaurant, and retail uses in quantities based on accepted planning principles and standards. The proposed project will include a hotel, retail use, a restaurant with outdoor dining on the ground floor extending up to Level two, a restaurant on Level seven, and ground floor retail space fronting onto North Lankershim Boulevard. Expansive floor-to-ceiling windows on all commercial uses as well as an outdoor dining area will help to activate the Lankershim street frontage. In addition, the proposed mixed-use hotel project will promote the economic well-being and public convenience by providing prospective hotel and restaurant guests the opportunity to walk to nearby shopping, dining and entertainment destinations. Nearby destinations including the Television Academy and Saban Media Center campus, Laemmle NoHo 7 Theater, Lankershim Arts Center, Storytellers Theater and a variety of small and independent theaters, galleries and restaurants that line Lankershim and Magnolia Boulevard. Thus, the proposed mixed-use hotel project creates a public convenience and amenity as it provides much needed hotel rooms, retail, and restaurant uses within an established community close to public transit, helping to alleviate traffic congestion.

The proposed mixed-use Hotel Development, with the support of the General Plan Amendment, Vesting Zone and Height District Change, substantially conform with Objective 6 of the North Hollywood- Valley Village Community Plan, by providing hotel, restaurant, and retail uses in a designated Transit Priority Area along a major transportation corridor (Lankershim Boulevard) in close proximity to retail, dining, and arts and entertainment destinations and in an area well-served by public transportation, including the Metro Red Line, Orange Line, and several MTA Bus Lines. Therefore, the proposed mixed-use hotel project is designed to coordinate with the existing circulation system and will encourage hotel and restaurant guests to walk, bike or use public transportation.

#### Other Elements of the General Plan

Although the Land Use Element is the most relevant element relating to the proposed project, the project is nonetheless in substantial compliance with the relevant portions of the other elements of the City's General Plan, including the Mobility Element. The new mixed-use hotel will provide hospitality services and retail services to the North Hollywood – Valley Village community and valuable services for the region. The project will implement all required improvements along the project's street frontages and will relocate and maintain the public alley, which will improve access and mobility for the community. The project will not significantly alter or impede mobility and will enhance mobility by providing enhanced and landscaped sidewalks and encouraging alternative modes of transportation by providing bicycle parking and services within an area well-served by transit. The project will also implement all required infrastructure improvements, such as utility improvements and connections, and will comply with all requirements of the applicable City agencies, including the Department of Water and Power and the Bureau of Sanitation. Therefore, the project is substantially compliant with the various elements of the General Plan.

- 3. Charter Section 558: The proposed Amendment to the North Hollywood – Valley Village Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.**

The project proposes to change the land use designation, zoning, and height of the project site from the R4 Zone to C4 Zone, the land use designation from High Medium Residential to Community Commercial, the height from Height District 1 to Height District 2 for the Hesby Lot and a D limitation across the entire subject site. This request will enable the development of the project and is in conformance with public necessity, convenience, general welfare, and good zoning practice.

#### Public Necessity

The proposed mixed-use hotel substantially conforms with the General Plan and public necessity as it will provide sufficient floor area to provide for a high-quality mix of hotel rooms, commercial restaurant and retail spaces that will benefit the public and be consistent with public necessity. The proposed mixed-use hotel project will be a well-designed hotel offering 125 guest rooms (including double queen, king and suites) and approximately 8,900 square feet of restaurant and retail uses that will be complementary to the existing commercial corridors along Vineland Avenue to the east, Magnolia Boulevard to the north, and by providing pedestrian-oriented project frontages along Lankershim Boulevard and Hesby Street. With the continued improvements and development of the North Hollywood – Valley Village Community Plan area as a major commercial hub for the arts and entertainment industry, and as the City of Los Angeles prepares to host the 2028 Olympic Games, the demand for hotels is expected to significantly increase.

The proposed mixed-use Hotel Development's conformance with public necessity is also demonstrated through its consistency with the North Hollywood – Valley Village Community Plan, which encourages new commercial and residential uses in proximity to existing goods, services and facilities. The project site is an ideal location for the proposed mixed-use hotel project as it is located on an existing commercial corridor, within 0.5 miles of multiple public transportation opportunities, within two miles of the Hollywood-Burbank Airport, and within walking distance of a variety of existing entertainment, dining, shopping, and employment centers including the Television Academy and Saban Media Center campus, Laemmle NoHo 7 Theater, Lankershim Arts Center, Storytellers Theater and a variety of small and independent theaters, galleries and restaurants that line Lankershim and Magnolia Boulevards. Beyond the immediate walkable neighborhood, the project site is centered between several cities with major arts and entertainment employment centers such as Walt Disney Studios, Sony Pictures, CBS, ABC, Universal and Warner Bros. Studios in neighboring Hollywood, Burbank, Glendale and Studio City.

By locating the proposed mixed-use hotel close to major transit, job centers, and shopping areas, the proposed project will facilitate new opportunities for business travel and tourism, increased interaction with the community, bringing more people onto the street and providing more customers for existing and future local businesses in the area. Construction of the proposed mixed-use hotel project will create temporary construction jobs, and permanent jobs will be created during operation of the proposed hotel, restaurants and retail space.

The proposed mixed-use hotel project promotes community revitalization by helping to ensure that the North Hollywood – Valley Village area continues to attract new businesses, tourism and economic development in the area in accordance with the goals and requirements the zoning and land use designation on the site. The implementation of best management practices such as a construction management plan and compliance with all regulatory measures and requirements of other City agencies will ensure that the project will minimize any potential impacts while providing for the public necessity.

#### Convenience

The request will enable a new mixed-use hotel project that conforms with the provision of public convenience according to the General Plan. The proposed mixed-use hotel project will permit an increase in floor area to allow a diverse mix of hotel rooms, high-quality restaurant and retail uses on a designated Community Commercial corridor, frequently visited by tourists and business travelers. Furthermore, the proposed mixed-use hotel project will concentrate and active pedestrian-oriented frontages and uses with proximity to high-capacity transportation facilities and entertainment and employment centers. The location is centrally located in a heavily urbanized area and is well-served by transit, including multiple bus and rapid bus lines and a future subway station within walking distance.

In the vicinity of the project site are a variety of uses including office buildings, retail uses, multi-family structures, restaurants, retail, and entertainment uses. The proposed mixed-use hotel project with ground floor community-serving restaurant and retail establishments will create new opportunities for dining, shopping and employment within walking distance to surrounding neighborhoods. Similarly, the proposed mixed-use hotel project will provide prospective hotel guests the opportunity to walk to shopping, dining and entertainment destinations throughout the North Hollywood – Valley Village Community Plan area.

In addition, the proposed mixed-use hotel project is located within in within a Transit Priority Area (ZI No. 2452) which is defined as, “an area within one-half mile of a major transit stop that is existing or planned.” Section 21064.3 of the Public Resources Code defines a “major transit stop” as a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Meeting this requirement, the project site is within 2,570 ft (0.48 miles), of the North Hollywood Station with connections to both the Metro Red rail line and the Orange Bus Rapid Transit (BRT) line. The North Hollywood Station also provides connections to several bus lines including Metro Routes 183, 224, 237, 501 and 656, all of which have stops within 800 to 1,000 feet of the Project Site.

The project location is in a transit rich corridor and in proximity to employment, retail, restaurants, and arts and entertainment uses will promote the use of transit and pedestrian trips in lieu of vehicular trips. Prospective hotel and restaurant patrons will have increased opportunities to access alternate modes of transportation, which will contribute to the goal of alleviating traffic congestion, greenhouse gas emissions and noise.

For instance, the Metro Red Line North Hollywood Station is located less than one-half mile (2,570 ft or 0.48 miles) away from the Project Site. From the station, the Metro Red Line is the 17-mile subway that runs from North Hollywood to Union Station in downtown Los Angeles, where it connects to the Blue Line rail and the Expo Line rail at the 7th/Metro Center Station and the Gold Line rail and Purple Line rail at Union Station. The North Hollywood Station also serves the Orange Line, an 18-mile Bus Rapid Transit (BRT) line that traverses the San Fernando Valley with connections to Warner Center and Chatsworth from the North Hollywood Station. These Metro lines further connect to points throughout the City, including Downtown Los Angeles and the greater Los Angeles area.

Vehicular access to the proposed mixed-use hotel project will be provided by a 20-foot public alley with an entrance from Hesby Street leading to a porte-cochere drop-off area at the hotel lobby and reception area. The porte-cochere will provide safe and convenient off-street loading and waiting area for valet and various rideshare services such as Uber and Lyft, as well as the entrance to the Development’s subterranean parking garage, providing 80 of the Project’s 85 automobile parking spaces.

In addition, the proposed mixed-use hotel project will provide a total of 48 bicycle parking spaces, thus encouraging less reliance on the automobile and resulting in a corresponding reduction in air pollution. All bicycle parking spaces will be provided on the ground-floor, with short-term spaces lining the Lankershim and Hesby Street frontages, and long-term spaces located around the Hotel's rear entrance and drop-off area. Therefore, the project will support and enhance public convenience.

#### General Welfare

The mixed-use hotel project represents an urban infill development which will result in a moderate increase in intensity of use and scale. Such developments are desirable and encouraged in centrally located and heavily urbanized neighborhoods such as that surrounding the project site and promote sustainable development and good planning practice. The project has also fully analyzed all potential environmental impacts and the implementation of best management practices such as a construction management plan and compliance with all regulatory measures and requirements of other City agencies will ensure that the project will minimize any potential impacts. The project is a desirable use in an area designated for such uses and will provide a valuable service, and conditions have been imposed to minimize potential impacts on the community; therefore, the project supports the general welfare of the community.

#### Good Zoning Practice

Except for the requests herein, the proposed project is entirely consistent with the underlying zoning and land use designation; the project will comply with all other provisions of the zoning code. Although the project is seeking a zone change and height district change, the request is appropriate and is substantially consistent with the zoning regulations in the Community Plan. The request is entirely to enable the increase of building floor area; whereas the existing zoning regulations on the project site would permit a maximum building maximum FAR of 1.5:1 (in the C4-1 Zone) and FAR of 3.0:1 (in the R4-1 Zone), the requested entitlements would permit a maximum Floor Area Ratio of 4.35:1 as proposed. The requested "D" limitation, which will apply to the entire Project Site, will limit the FAR across the site to 4.35:1 (approximately 108,391 square feet of floor area) in lieu of the 6:1 FAR otherwise permitted in Height District 2. The requested "D" limitation, which will apply to the entire Project Site, will limit the FAR across the site to 4.35:1 (approximately 108,391 square feet of floor area) in lieu of the 6:1 FAR otherwise permitted in Height District 2. The request is in conformance with good zoning practice because the proposed project would be substantially similar in size to numerous other properties and developments in the immediate vicinity. The adjacent AVA Apartments to the north of the Project Site consists of a five story, 78-foot mixed-use building with 156 residential apartment units and ground floor retail and restaurant uses. North of the AVA Apartments, across Otsego Street, is a newly constructed seven story, 87-foot apartment complex with 297 residential apartment units and 26,000 square feet of ground-floor retail. Located within a half mile of the subject site are two hotels, the Lexen Hotel and the Colony Inn. There are several developments near the project site that are comparable in scale and compatible in use, and thus the project would not be an inappropriate development in this location. The project will maintain some retail use on the project site and will enable a new mixed-use hotel to provide hospitality services to the North Hollywood – Valley Village community. The requested entitlements would alter the existing High Medium Residential land use designation to Community Commercial for the lot with Assessor's Parcel No. 2353010017 located at 11121 West Hesby Street. The proposed hotel land use is consistent with the Community Commercial land use designation. Therefore, the request substantially complies with good zoning practice.

#### **Zone Change, Height District Change, and "T" and "Q" Classification Findings**

**4. Pursuant to Section 12.32 C of the LAMC, the zone change and height district change is in conformance with the public necessity, convenience, general welfare, and good zoning practice.**

The project proposes to change the land use designation, zoning, and height of the project site from the R4 Zone to C4 Zone, the land use designation from High Medium Residential to Community Commercial, the height from Height District 1 to Height District 2 for the Hesby Lot and a D limitation across the entire subject site. This request will enable the development of the project and is in conformance with public necessity, convenience, general welfare, and good zoning practice.

Public Necessity

The project proposes the redevelopment and replacement of long-standing commercial buildings and parking lots with a new mixed use project consisting of a hotel and retail space. The proposed mixed-use hotel substantially conforms with the General Plan and public necessity as it will provide sufficient floor area to provide for a high-quality mix of hotel rooms, restaurant and commercial retail spaces that will benefit the public and be consistent with public necessity. The proposed mixed-use hotel project will be a well-designed hotel offering 125 guest rooms (including double queen rooms, king rooms and suites) and approximately 8,900 square feet of restaurant space that will be complementary to the existing commercial corridors along Vineland Avenue to the east, Magnolia Boulevard to the north, and by providing pedestrian-oriented project frontages along Lankershim Boulevard and Hesby Street. With the continued improvements and development of the North Hollywood – Valley Village Community Plan area as a major commercial hub for the arts and entertainment industry, and as the City of Los Angeles prepares to host the 2028 Olympic Games, the demand for hotels is expected to significantly increase.

The proposed mixed-use Hotel Development's conformance with public necessity is also demonstrated through its consistency with the North Hollywood – Valley Village Community Plan, which encourages new commercial and residential uses in proximity to existing goods, services and facilities. The project site is an ideal location for the proposed mixed-use hotel project as it is located on an existing commercial corridor, within 0.5 miles of multiple public transportation opportunities, within two miles of the Hollywood-Burbank Airport, and within walking distance of a variety of existing entertainment, dining, shopping, and employment centers including the Television Academy and Saban Media Center campus, Laemmle NoHo 7 Theater, Lankershim Arts Center, Storytellers Theater and a variety of small and independent theaters, galleries and restaurants that line Lankershim and Magnolia Boulevards. Beyond the immediate walkable neighborhood, the project site is centered between several cities with major arts and entertainment employment centers such as Walt Disney Studios, Sony Pictures, CBS, ABC, Universal and Warner Bros. Studios in neighboring Hollywood, Burbank, Glendale and Studio City.

By locating the proposed mixed-use hotel close to major transit, job centers, and shopping areas, the proposed project will facilitate new opportunities for business travel and tourism, increased interaction with the community, bringing more people onto the street and providing more customers for existing and future local businesses in the area. Construction of the proposed mixed-use hotel project will create temporary construction jobs, and permanent jobs will be created during operation of the proposed hotel, restaurants and retail space.

The proposed mixed-use hotel project promotes community revitalization by helping to ensure that the North Hollywood – Valley Village area continues to attract new businesses, tourism and economic development in the area in accordance with the goals and requirements the

zoning and land use designation on the site. The implementation of best management practices such as a construction management plan and compliance with all regulatory measures and requirements of other City agencies will ensure that the project will minimize any potential impacts while providing for the public necessity.

### Convenience

The request will enable a new mixed-use hotel project that conforms with the provision of public convenience according to the General Plan. The proposed mixed-use hotel project will permit an increase in floor area to allow a diverse mix of hotel rooms, high-quality restaurant and retail uses on a designated Community Commercial corridor, frequently visited by tourists and business travelers. Furthermore, the proposed mixed-use hotel project will concentrate and active pedestrian-oriented frontages and uses with close proximity to high-capacity transportation facilities and entertainment and employment centers. The location is centrally located in a heavily urbanized area and is well-served by transit, including multiple bus and rapid bus lines and a future subway station within walking distance.

In the vicinity of the project site are a variety of uses including office buildings, retail uses, multi-family structures, restaurants, retail, and entertainment uses. The proposed mixed-use hotel project with ground floor community-serving restaurant and retail establishments will create new opportunities for dining, shopping and employment within walking distance to surrounding neighborhoods. Similarly, the proposed mixed-use hotel project will provide prospective hotel guests the opportunity to walk to shopping, dining and entertainment destinations throughout the North Hollywood – Valley Village Community Plan area.

In addition, the proposed mixed-use hotel project is located within in within a Transit Priority Area (ZI No. 2452) which is defined as, “an area within one-half mile of a major transit stop that is existing or planned.” Section 21064.3 of the Public Resources Code defines a “major transit stop” as a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Meeting this requirement, the project site is within 2,570 ft (0.48 miles), of the North Hollywood Station with connections to both the Metro Red rail line and the Orange Bus Rapid Transit (BRT) line. The North Hollywood Station also provides connections to several bus lines including Metro Routes 183, 224, 237, 501 and 656, all of which have stops within 800 to 1,000 feet of the Project Site.

The project location is in a transit rich corridor and in close proximity to employment, retail, restaurants, and arts and entertainment uses will promote the use of transit and pedestrian trips in lieu of vehicular trips. Prospective hotel and restaurant patrons will have increased opportunities to access alternate modes of transportation, which will contribute to the goal of alleviating traffic congestion, greenhouse gas emissions and noise.

For instance, the Metro Red Line North Hollywood Station is located less than one-half mile (2,570 ft or 0.48 miles) away from the Project Site. From the station, the Metro Red Line is the 17-mile subway that runs from North Hollywood to Union Station in downtown Los Angeles, where it connects to the Blue Line rail and the Expo Line rail at the 7th/Metro Center Station and the Gold Line rail and Purple Line rail at Union Station. The North Hollywood Station also serves the Orange Line, an 18-mile Bus Rapid Transit (BRT) line that traverses the San Fernando Valley with connections to Warner Center and Chatsworth from the North Hollywood Station. These Metro lines further connect to points throughout the City, including Downtown Los Angeles and the greater Los Angeles area.

Vehicular access to the proposed mixed-use hotel project will be provided by a 20-foot public alley with an entrance from Hesby Street leading to a porte-cochere drop-off area at the hotel

lobby and reception area. The porte-cochere will provide safe and convenient off-street loading and waiting area for valet and various rideshare services such as Uber and Lyft, as well as the entrance to the Development's subterranean parking garage, providing 80 of the Project's 85 automobile parking spaces.

In addition, the proposed mixed-use hotel project will provide a total of 48 bicycle parking spaces, thus encouraging less reliance on the automobile and resulting in a corresponding reduction in air pollution. All bicycle parking spaces will be provided on the ground-floor, with short-term spaces lining the Lankershim and Hesby Street frontages, and long-term spaces located around the Hotel's rear entrance and drop-off area. Therefore, the project will support and enhance public convenience.

### General Welfare

The mixed-use hotel project represents an urban infill development which will result in a moderate increase in intensity of use and scale. Such developments are desirable and encouraged in centrally located and heavily urbanized neighborhoods such as that surrounding the project site and promote sustainable development and good planning practice. The project has also fully analyzed all potential environmental impacts and the implementation of best management practices such as a construction management plan and compliance with all regulatory measures and requirements of other City agencies will ensure that the project will minimize any potential impacts. The project is a desirable use in an area designated for such uses and will provide a valuable service, and conditions have been imposed to minimize potential impacts on the community; therefore, the project supports the general welfare of the community.

### Good Zoning Practice

Except for the requests herein, the proposed project is entirely consistent with the underlying zoning and land use designation; the project will comply with all other provisions of the zoning code. Although the project is seeking a zone change and height district change, the request is appropriate and is substantially consistent with the zoning regulations in the Community Plan. The request is entirely to enable the increase of building floor area; whereas the existing zoning regulations on the project site would permit a maximum building maximum FAR of 1.5:1 (in the C4-1 Zone) and FAR of 3.0:1 (in the R4-1 Zone), the requested entitlements would permit a maximum Floor Area Ratio of 4.35:1 as proposed. The requested "D" limitation, which will apply to the entire Project Site, will limit the FAR across the site to 4.35:1 (approximately 108,391 square feet of floor area) in lieu of the 6:1 FAR otherwise permitted in Height District 2. The requested "D" limitation, which will apply to the entire Project Site, will limit the FAR across the site to 4.35:1 (approximately 108,391 square feet of floor area) in lieu of the 6:1 FAR otherwise permitted in Height District 2. The request is in conformance with good zoning practice because the proposed project would be substantially similar in size to numerous other properties and developments in the immediate vicinity. The adjacent AVA Apartments to the north of the Project Site consists of a five story, 78-foot mixed-use building with 156 residential apartment units and ground floor retail and restaurant uses. North of the AVA Apartments, across Otsego Street, is a newly constructed seven story, 87-foot apartment complex with 297 residential apartment units and 26,000 square feet of ground-floor retail. Located within a half mile of the subject site are two hotels, the Lexen Hotel and the Colony Inn. There are several developments near the project site that are comparable in scale and compatible in use, and thus the project would not be an inappropriate development in this location. The project will maintain some retail use on the project site and will enable a new mixed-use hotel to provide hospitality services to the North Hollywood – Valley Village community. The requested entitlements would alter the existing High Medium Residential land use designation to Community Commercial for the lot with Assessor's Parcel No. 2353010017

located at 11121 West Hesby Street. The proposed hotel land use is consistent with the Community Commercial land use designation. Therefore, the request substantially complies with good zoning practice.

#### Tentative “T” and Qualified “Q” Classifications

The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary “T” and “Q” Classifications to ensure consistency with the amendment to the General Plan and the height district change to 2D. The “T” Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

The “Q” Conditions limit the scale and scope of future development on the site and require that the applicant adhere to various development, design, and operational considerations; these are all necessary to protect the best interests of the community and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action. Therefore, the imposition of the included “T” and “Q” Conditions herein are in conformance with the public necessity, convenience, general welfare, and good zoning practice.

#### Development “D” Limitations

The project site is located within the North Hollywood – Valley Village Community Plan Area. The project site is split-zoned with the C4-1-CA and R4-1 Zones. The lots along Lankershim Boulevard – with addresses from 5041 to 5057 North Lankershim Boulevard - are zoned C4-1-CA with a Community Commercial land use designation with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, RAS4, P and PB. The unimproved vacant parking lot along Hesby Street – with an address of 11121 West Hesby Street - is zoned R4-1 with a High Medium Residential land use designation with corresponding zones of R4.

The requested “D” limitation, which will apply to the entire Project Site, will limit the FAR across the site to 4.35:1 (approximately 108,391 square feet of floor area) in lieu of the 6:1 FAR otherwise permitted in Height District 2. As limited by the North- Hollywood Valley Village Community Plan, Community Commercial may only be zoned for Height District 1, except as otherwise permitted by Footnote 3, which specifies that the Community Commercial land use designation “Corresponds to an average Height District No. 1 with a maximum of Height District No. 2”. The proposed change from Height District 1 to 2 would be consistent with Footnote 3 and would enable the development of the mixed-use hotel project. The adoption of the “D” Development Limitation would further limit the maximum FAR on the project site to 4.35:1 (approximately 108,391 square feet of floor area), as proposed. Additionally, the proposed 4.35:1 FAR would be consistent with (less than) the maximum 6:1 FAR otherwise permitted in Height District 2.

The project is further similar in scale and in size to numerous other properties and developments in the immediate vicinity. The adjacent AVA Apartments to the north of the Project Site consists of a five story, 78-foot mixed-use building with 156 residential apartment units and ground floor retail and restaurant uses. North of the AVA Apartments, across Otsego Street, is a newly constructed seven story, 87-foot apartment complex with 297 residential apartment units and 26,000 square feet of ground-floor retail.



Accordingly, the project is consistent with the heights of multiple existing and recently approved buildings in the immediate vicinity, and the proposed FAR is well within the range of that permitted in the surrounding area. The recommended FAR would provide for public benefit and would be consistent with the overarching goals of the General Plan. As recommended, the “D” Development Limitations on the project site would limit the project to a maximum FAR of 4.35:1, ensuring that the project would maintain compatibility with the surrounding area and any future development. Therefore, the “D” Development Limitation would secure an appropriate development in harmony with the goals of the General Plan.

### **Zoning Administrator Adjustment Findings**

For an adjustment from the zoning regulations to be granted, all three of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application on the relevant facts of the case to same:

**5. The site characteristics or existing improvements do not make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The project site is located on the corner that fronts westerly side of Lankershim Boulevard and the northerly side of Hesby Street. The project site is located within the North Valley – Valley Village Community Plan and consists of eleven lots measuring approximately 25,021 square feet (0.574-acres). There is a 20-foot public alley that separates the ten rectangular- shaped lots from the irregular-shaped lot. On January 12, 2022, the Advisory Agency approved Vesting Tentative Tract Map No. 83142 for the merger of the public alley and the re-subdivision all 11 lots into one (1) master ground lot of approximately 25,021 square feet and the dedication of a replacement alley. The Community Plan designates the ten rectangular-shaped lots for Community Commercial uses, which accommodates the C4-1- CA zone. The Community Plan designates the irregular-shaped lot for High Medium Residential uses, which accommodates the R4-1 zone. The applicant has requested a General Plan Amendment to amend the land use designation of the R4 zoned lot for Community Commercial uses. The applicant has also requested a Zone Change to change the zoning of the R4 zoned lot to the C4 Zone.

The project proposes the demolition of existing one-story commercial buildings and surface parking 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-acres) 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 ear 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.

The project site is approximately 25,021 square feet and the proposed C4 zoning for the entire site allows a density of one guest room for every 200 square feet of lot area. This means that the maximum density allowed is 125 guest rooms. The applicant is proposing 158 guest rooms which is 33 more guest rooms than they are allowed based on the zoning of the site. The applicant has requested a Zoning Administrator’s Adjustment to decrease the lot area requirement per guest room from 200 square feet to 169.3 square feet to accommodate the 158 guest rooms proposed for the project. The project site does not feature any characteristics

or improvements that make strict adherence to the zoning regulations impractical or infeasible. The project site is flat and irregular-shaped, but the approval of the Vesting Tentative Tract Map has consolidated all the previously existing lots into one large lot. This also means that the project site is no longer divided by alley that would make it more difficult to develop a single structure that maximizes the density allowed by the zoning of the site. The existing improvements on the project site will be demolished for the construction of the project. In addition, the characteristics of the site allow for a project of this size to be constructed without any deviations from the LAMC regulations, including density.

The applicant has also erroneously utilized half of the lot area of the public alley adjacent to their site to increase the number of guest rooms to 133 guest rooms. Section 12.22 C.16 of the code allows applicants to utilize half of the area of any abutting alleys towards density calculations for dwelling units, but this allowance does not extend to guest rooms. The Zoning Administrator's Adjustment does not allow for a modification of the lot area requirement for the zone as the applicants have requested but does allow for one additional dwelling unit or guest room if the modification is less than a 20 percent adjustment to the lot area requirement for the additional guest room. For example, if the project site was 25,180 square feet in size, the Zoning Administrator could approve a 126th unit because the density allowed would be 125.9 guest rooms which means that the size of the site is within less than 20 percent of the lot area requirements for the 126th unit. However, the project site is only 25,021 square feet in size which means that the maximum density allowed is 125.1 units, so only 125 guest rooms are permitted.

A project that is limited to 125 guest rooms would conform to the zoning regulations of the project site. The project, as proposed, does not conform with the zoning regulations nor with the intent of the zoning regulations because it proposes 33 guest rooms more than the number allowed. There are no site characteristics or existing improvements that make strict adherence to the zoning regulations impractical or infeasible. Therefore, this Finding must be denied.

- 6. In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The project proposes the demolition of existing one-story commercial buildings and surface parking 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-acres) 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.

The proposed mixed-use hotel project is compatible with surrounding developments in terms of design, scale and uses, and it will provide a gradual transition and buffer between the surrounding residential neighborhoods, zones, and the Lankershim corridor. As mentioned, the proposed mixed-use hotel building proposes to have 7- stories, totaling 88 feet in height. The adjacent AVA Apartments to the north of the Project Site consists of a five story, 78-foot mixed-use building with 156 residential apartment units and ground floor retail and restaurant uses. North of the AVA Apartments, across Otsego Street, is a newly constructed seven story, 87-foot apartment complex with 297 residential apartment units and 25,000 square feet of ground-floor retail. Immediately west of the Project Site is a two story, eight unit residential

condominium. To the south, is a two story Bank of America building and associated surface parking lot. Across Lankershim Boulevard to the east, one- and two story commercial buildings line the Lankershim corridor, transitioning to two - and three- story multifamily buildings (zoned R4) on the same block.

To enhance the proposed mixed-use hotel project compatibility with adjacent properties, there will be a 23-foot rear yard setback along the westerly property line which includes half the width of the adjacent alley (10 feet) towards the rear yard setback, as per LAMC Section 12.22.C.10. To the north, the ground floor will feature a 10-foot side yard setback in lieu of a zero-foot minimum for commercial uses – the residential floors above will also incorporate the 10-foot setback as required by Code. Together, the setbacks will support landscaped buffers and shade trees enhancing the areas aesthetic appeal. The setbacks will also concentrate the hotels density, massing, and most intense uses on the corner of Lankershim and Hesby, creating a prominent and active urban corner away from the adjacent residential uses.

Daily operations of the proposed mixed-use hotel project combined with its proximity to public transit will support the General Plan's goal to increase the quality of life and safety for residents, visitors, and the larger community. The proposed mixed-use hotel project will have 24/7 operations, and the retail and restaurant spaces will operate throughout daytime and nighttime. Together, these uses will increase safety and comfort in the area by having more "eyes on the street" at all times of the day. The project's frontages will feature an upscale design with floor-to-ceiling glazing providing transparency into the hotel, restaurant, and retail uses that create a pleasant and inviting streetscape on North Lankershim Boulevard and West Hesby Street. The frontages will also provide increased lighting, visibility, and pedestrian activity along the commercial corridor and Community Center. Therefore, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

Although this Finding is made in the affirmative, both the previous Finding and the following Finding must be made in the affirmative to approve the Zoning Administrator's Adjustment. However, both of those Findings have been denied.

**7. The project is not in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

The project site is located on the corner that fronts westerly side of Lankershim Boulevard and the northerly side of Hesby Street. The project site is located within the North Valley – Valley Village Community Plan and measures approximately 25,021 square feet (0.574-acres). There is a 20-foot public alley that separates the ten rectangular- shaped lots from the irregular-shaped lot. The project site is not located within the boundaries of any Specific Plan. On January 12, 2022, the Advisory Agency approved Vesting Tentative Tract Map No. 83142 for the merger of the public alley and the re- subdivision all 11 lots into one (1) master ground lot of approximately 25,021 square feet and the dedication of a replacement alley. The Community Plan designates the ten rectangular-shaped lots for Community Commercial uses, which accommodates the C4-1- CA zone. The Community Plan designates the irregular-shaped lot for High Medium Residential uses, which accommodates the R4-1 zone. The applicant has requested a General Plan Amendment to amend the land use designation of the R4 zoned lot for Community Commercial uses. The applicant has also requested a Zone Change to change the zoning of the R4 zoned lot to the C4 zone.

The project proposes the demolition of existing one-story commercial buildings and surface parking 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-acres) 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.

As mentioned previously, the applicant has requested a General Plan Amendment to change the land use designation of the R4 zoned lot to Community Commercial uses and a Zone Change to change the zoning of the same lot to C4. This ensures that the entire site will allow the same land uses and have the same zoning. The project site is in the North Hollywood – Valley Village Community Plan, which includes Community Commercial land uses that correspond to the CR, C1, C1.5, C2, C4, RAS3, RAS4, P, and PB Zones. The zones that allow the highest density are the CR, C1.5, C2, C4, and RAS4 zones, all of which allow one guest room per every 200 square feet of lot area. The project, as proposed, includes 158 guest rooms which is inconsistent with the density allowed by the land use designation and the zoning of the project site.

The project site is approximately 25,021 square feet and the proposed C4 zoning for the entire site allows a density of one guest room for every 200 square feet of lot area. This means that the maximum density allowed is 125 guest rooms. The applicant is proposing 158 guest rooms which is 33 more guest rooms than they are allowed based on the zoning of the site. The applicant has also erroneously utilized half of the lot area of the public alley adjacent to their site to increase the number of guest rooms to 133 guest rooms. Section 12.22 C.16 of the code allows applicants to utilize half of the area of any abutting alleys towards density calculations for dwelling units, but this allowance does not extend to guest rooms. In addition, the applicant has erroneously requested a Zoning Administrator's Adjustment to decrease the lot area requirement per guest room from 200 square feet to 169.3 square feet in order to accommodate the 158 guest rooms proposed for the project. The Zoning Administrator's Adjustment does not allow for a modification of the lot area requirement for the zone as the applicants have requested, but rather the lot area requirement of an additional dwelling unit or guest room as long as the modification is less than 20%. For example, if the project site was 25,180 square feet in size, the Zoning Administrator could approve a 126th unit because the density allowed would be 125.9 guest rooms which means that the size of the site is within less than 20% of the lot area requirements for the 126th unit. However, the project site is only 25,021 square feet in size which means that the maximum density allowed is 125.1 units so only 125 guest rooms are permitted.

A project that is limited to 125 guest rooms would be in substantial conformance with the purpose, intent, and provisions of the General Plan and Community Plan. The project, as proposed, does not conform with the purpose, intent, and provisions of the General Plan and Community Plan because it proposes 33 guest rooms more than the number allowed. Therefore, this Finding must be denied.

#### **Conditional Use Permit for Hotel Findings**

- 8. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or service that is essential or beneficial to the community, city, or region.**

The project proposes the demolition of existing one-story commercial buildings and surface parking 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-acres) site. The mixed-use hotel project frontages will feature a modern design with floor-to-ceiling glazing providing transparency into the hotel, restaurant, and retail uses. The frontages will provide increased lighting, visibility, and pedestrian activity along the commercial corridor. The pedestrian-oriented design of the proposed mixed-use hotel project combined with its proximity to existing public transit will support increased pedestrian activity, as well as shopping and dining in the surrounding area.

The proposed mixed-use hotel project is compatible with surrounding developments in terms of design, scale and uses, and it will provide a gradual transition and buffer between the surrounding residential neighborhoods, zones, and the Lankershim corridor. However, it is within 500 feet of the proposed mixed-use hotel project. As mentioned, the proposed mixed-use hotel building proposes to have seven stories, totaling 88 feet in height. The adjacent AVA Apartments to the north of the Project Site consists of a five story, 78-foot mixed-use building with 156 residential apartment units and ground floor retail and restaurant uses. North of the AVA Apartments, across Otsego Street, is a newly constructed seven story, 87-foot apartment complex with 297 residential apartment units and 25,000 square feet of ground-floor retail. Immediately west of the Project Site is a 2-story, 8-unit residential condominium. To the south, is a two-story Bank of America building and associated surface parking lot. Across Lankershim Boulevard to the east, one- and two-story commercial buildings line the Lankershim corridor, transitioning to two- and three-story multifamily buildings (zoned R4) on the same block.

The project proposes the redevelopment and replacement of parking lots and long-standing commercial buildings with a new mixed use hotel project. The proposed mixed-use hotel project will have 24/7 operations, and the retail and restaurant spaces will operate throughout daytime and nighttime. Together, these uses will increase safety and comfort in the area by having more “eyes on the street” at all times of the day. As a result, the proposed hotel enhances the built environment with the addition of a use that provides an additional layer of security to surrounding properties.

In addition to enhancing the built environment, the proposed hotel also performs a function and provides a service that is beneficial to the community, city and region. The proposed mixed-use hotel project will further the development objectives of the North Hollywood – Valley Village area and surrounding communities as a major center of employment, tourism and lodging opportunities, dining, and retail services by providing a hotel and food service jobs near major transit and other employment centers, including nearby office buildings and retail centers. Additionally, the proposed mixed-use hotel project is in the NoHo Arts District within walking distance to dozens of entertainment and Community Commercial uses, including shopping and dining options.

Together, the nearby residential neighborhoods, commercial, retail and the many nearby attractions in the Los Angeles area that attract tourists nationwide and from around the world generate a high lodging demand from out of-town friends, relatives, tourists, and business clients to the area. The demand for additional guest rooms is projected to continue, with an ever-increasing demand for hotels. In addition to the high demand for guest rooms to serve those visiting local businesses, family friends/relatives of those who live in the local area, and tourists to Los Angeles, the entire City of Los Angeles is experiencing an ever-increasing demand and a general shortage of hotel rooms.

The project includes approximately thirteen new street trees (pink Trumpets Trees) along Lankershim Boulevard and Hesby Street and approximately nine trees on site. Other proposed plants along the perimeter of the building and interior of the property include the following: Desert Willow, Strawberry Trees, Forest Pansy Redbud, California Laurel,

Burgundy Cordyline, Snake Plant, Boston Ivy, Mirror brush groundcover, Natal Plum, Agave, Foxtail Agave, and Velvet Leaf Kalanchoe.

The project is strategically designed to maintain privacy between the Hesby Condominiums by not placing windows and direct lines-of-sight closest to the Hesby Condominiums. All windows in this southwest portion of the building are obscured to face north and south, away from the Hesby Condominiums. Additional landscaping, including proposed Strawberry trees (capable of reaching 24-40 feet tall and 20-25 feet wide), will be added along the southwest portion of the building to further buffer light and noise, and improve the aesthetics between the proposed project and the Hesby Condominiums.

In addition, as the City of Los Angeles prepares to host the 2028 Olympic Games, the demand for hotels is expected to significantly increase. Therefore, the proposed project performs a function and provides a service that is essential and beneficial to the local community, city and region by partially fulfilling an identified and compelling need citywide for more hotel guest rooms.

**9. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The project proposes the demolition of existing one-story commercial buildings and surface parking 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-acres) site. The mixed-use hotel project frontages will feature a modern design with floor-to-ceiling glazing providing transparency into the hotel, restaurant, and retail uses. The frontages will provide increased lighting, visibility, and pedestrian activity along the commercial corridor. The pedestrian-oriented design of the proposed mixed-use hotel project combined with its proximity to existing public transit will support increased pedestrian activity, as well as shopping and dining in the surrounding area. The proposed mixed-use hotel project will provide amenities to visitors and serve the North Hollywood community. In addition, the proposed project will also be substantially similar in size to numerous other properties and developments in the immediate vicinity. The adjacent AVA Apartments to the north of the Project Site consists of a five story, 78-foot mixed-use building with 156 residential apartment units and ground floor retail and restaurant uses. North of the AVA Apartments, across Otsego Street, a newly constructed seven story, 87-foot apartment complex with 297 residential apartment units and 26,000 square feet of ground-floor retail. Located within a half mile of the subject site are two hotels, the Lexen Hotel and the Colony Inn.

The project is strategically designed to maintain privacy between the Hesby Condominiums by not placing windows and direct lines-of-sight closest to the Hesby Condominiums. All windows in this southwest portion of the building are obscured to face north and south, away from the Hesby Condominiums. Additional landscaping, including proposed Strawberry trees (capable of reaching 24-40 feet tall and 20-25 feet wide), will be added along the southwest portion of the building to further buffer light and noise, and improve the aesthetics between the proposed project and the Hesby Condominiums. There will be a 23-foot rear yard setback along the westerly property line which includes half the width of the adjacent alley (10 feet) towards the rear yard setback, as per LAMC Section 12.22.C.10. To the north, the ground floor will feature a 10-foot side yard setback in lieu of a zero-foot minimum for commercial uses – the residential floors above will also incorporate the 10-foot setback as required by Code. Together, the setbacks will include landscaped buffers and shade trees enhancing the

areas aesthetic appeal. The setbacks will also concentrate the Hotel Development's density, massing, and most intense uses on the corner of Lankershim and Hesby, creating a prominent and active urban corner away from the adjacent residential uses. Therefore, the proposed project performs a function and provides a service that is essential and beneficial to the local community, city and region by partially fulfilling an identified and compelling need citywide for more hotel guest rooms.

**10. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

The primary and most relevant element of the General Plan is the Land Use Element, which imposes zoning designations and development regulations for the entire City. The project is located within the North Hollywood- Valley Village Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The lots along Lankershim Boulevard – with addresses from 5041 to 5057 North Lankershim Boulevard - are zoned C4-1-CA with a Community Commercial land use designation with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, RAS4, P and PB. The unimproved vacant parking lot along Hesby Street – with an address of 11121 West Hesby Street - is zoned R4-1 with a High Medium Residential land use designation with corresponding zones of R4. The project site is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

The project is consistent with the following goals and objectives of the North Hollywood – Valley Village Community Plan:

*Objective 1: To coordinate the development of North Hollywood with other communities of the City of Los Angeles and the metropolitan area.*

*Objective 4: To promote economic wellbeing and public convenience through: a) Allocating and distributing commercial lands for retail, service and office facilities, with adequate off-street parking in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesigning underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries.*

*Objective 6: To make provisions for a circulation system coordinated with land uses and densities adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.*

Consistent with Objective 1 of the North Hollywood Community Plan; the proposed mixed-use hotel project will further the development objectives of the North Hollywood – Valley Village area and surrounding communities as a major center of employment, tourism and lodging opportunities, dining, and retail services by providing a hotel and food service jobs near major transit and other employment centers, including nearby office buildings and retail centers. Additionally, the proposed mixed-use hotel project is in the NoHo Arts District within walking distance to dozens of entertainment and Community Commercial uses, including shopping and dining options.

Consistent with Objective 4 of the North Hollywood- Valley Village Community Plan, the proposed mixed-use hotel project, with the requested entitlement, will promote the economic well-being through allocating commercial land and converting underutilized residential land for hotel, restaurant, and retail uses. The proposed project will include a hotel commercial use, a restaurant with outdoor dining on the ground floor extending up to Level two, a

restaurant on Level seven, and ground floor retail space fronting onto North Lankershim Boulevard. Expansive floor-to-ceiling windows on all commercial uses as well as an outdoor dining area will help to activate the Lankershim street frontage. In addition, the proposed mixed-use hotel project will promote the economic well-being and public convenience by providing prospective hotel and restaurant guests the opportunity to walk to nearby shopping, dining and entertainment destinations. Nearby destinations including the Television Academy and Saban Media Center campus, Laemmle NoHo 7 Theater, Lankershim Arts Center, Storytellers Theater and a variety of small and independent theaters, galleries, and restaurants that line Lankershim and Magnolia Boulevard. Thus, the proposed mixed-use hotel project creates an amenity as it provides much needed hotel rooms, retail, and restaurant uses within an established community close to public transit, helping to alleviate traffic congestion.

The new mixed-use hotel will provide hospitality services and retail services to the North Hollywood – Valley Village community and valuable services for the region. The project will implement all required improvements along the project's street frontages and will relocate and maintain the public alley, which will improve access and mobility for the community. The project will not significantly alter or impede mobility and will enhance mobility by providing enhanced and landscaped sidewalks and encouraging alternative modes of transportation by providing bicycle parking and services within an area well-served by transit. The project will also implement all required infrastructure improvements, such as utility improvements and connections, and will comply with all requirements of the applicable City agencies, including the Department of Water and Power and the Bureau of Sanitation. Therefore, the project is substantially compliant with the various elements of the General Plan

#### **Conditional Use Permit for Alcohol**

#### **11. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The site is located approximately 0.4-miles east of the 170-Hollywood Freeway, 1-block east of Vineland Avenue, and 2 blocks south of Magnolia Boulevard. The site is located within the North Hollywood – Valley Village Community Plan area, and within the southern portion of the NoHo Commercial and Art District Overlay (NoHo Arts District) which focuses on the intersection of North Lankershim Boulevard, Vineland Avenue, and Magnolia Boulevard. As such, the NoHo Arts District is a highly walkable community with many existing restaurants, retail, office, entertainment establishments, and surrounding residential uses. The hotel, restaurants, and retail store will function similarly to the existing commercial uses within proximity of the site.

The mixed-use hotel project is in an area that is developed with similar uses, including restaurants and stores serving/selling alcoholic beverages, will be a compatible use that provides new lodging, dining, and retail amenities to residents, workers, and visitors to the North Hollywood – Valley Village area. The provision of a new quality establishment that is well-maintained and operated, with ample lighting and trained staff, will enhance the neighborhood's aesthetics, convenience, livability, and security. With the hotel's 24/7 operating hours, the project will improve the security, lighting, and attractiveness of the location into the nighttime hours. As proposed and conditioned herein, the project would enhance the built environment in the surrounding neighborhood and would provide a service that would be beneficial to the community.

The proposed mixed-use hotel project, including the request for on-site sales and dispensing of a full line of alcohol in conjunction with the operation of a new hotel and restaurants, will



enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community. The proposed mixed-use hotel project will include 125 guest rooms and 8,900 square feet of commercial uses, consisting of a 5,200 square foot ground floor restaurant with outdoor dining on the ground floor and extending up to Level 2, a 1,500 square foot ground floor retail space, a 2,200 square foot restaurant, and a swimming pool and associated deck area on Level seven. Expansive floor to ceiling glazing on all commercial uses as well as outdoor dining areas will help to activate both the Lankershim and Hesby street frontages.

This CUB request includes the following areas for the on-site sale and dispensing of a full-line of alcohol within the hotel:

LOCATION	DESCRIPTION	FLOOR AREA
Hotel Uses All 7 levels	<ul style="list-style-type: none"> <li>• Within all individual guest rooms containing mini-bars and room service</li> <li>• Ground floor lobby area</li> <li>• Level 2 conference room</li> <li>• Level 7 deck area surrounding the swimming pool</li> </ul>	99,491 sf
Restaurant and Retail Uses Levels 1-2 and 7	<ul style="list-style-type: none"> <li>• Ground floor restaurant extending to Level 2 – 5,200 sf (Consisting of Ground floor – 3,200 sf extending up to Level 2 – 2,000 sf for a total of 5,200 sf)</li> <li>• Ground floor retail – 1,500 sf</li> <li>• Level 7 restaurant 2,200 sf</li> </ul>	8,900 sf
	<b>TOTAL</b>	<b>108,391 sf</b>

The request to sell alcoholic beverages within the following areas is intended to serve as an amenity for hotel guests, accessory to the operation of the hotel:

- All individual guest rooms containing mini-bars and room service;
- Ground floor lobby area;
- Level two conference room; and,
- Level seven deck area surrounding the swimming pool

The proposed restaurants and retail uses will serve hotel guests as well as the public. The sale of alcoholic beverages will be an incidental amenity beneficial to the patrons of the operations including surrounding community members and tourists visiting the North Hollywood – Valley Village area and the NoHo Arts District. Furthermore, the restaurant will increase the dining options in and serve residents, workers, and visitors of the area.

In addition, the area along Lankershim Boulevard offers pedestrian friendly and neighborhood serving uses that will allow the restaurant to enhance the existing neighborhood. The restaurant enhances the character of this portion of Lankershim Boulevard and the North Hollywood area by bringing in a use that complements surrounding uses.

**12. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject site is located at the northwest corner of Lankershim Boulevard and Hesby Street. The existing one-story building is constructed to the front property line facing Lankershim Boulevard. Properties along Lankershim Boulevard are zoned C4-1D-CA and are

characterized by a mix of commercial, retail, and residential uses. Properties along Hesby Street are zoned R4-1-CA and are mostly characterized by multi-family residential buildings. Immediately north, abutting the project site, are the Ava apartments, an approximately five-story high, 156-unit residential-mixed use project with ground floor retail. To the south of the site, across Hesby Street, is stand-alone two-story Bank of America building and a surface parking lot. Immediately to the west, abutting the project site, is a two-story over one level of parking eight-unit condominium development. To the east, across Lankershim Boulevard, is a one-story multi-tenant mini-shopping center and a dental office.

The proposed mixed-use hotel project is compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. The project site is located within the North Hollywood – Valley Village Community Plan area and is in the southern portion of the NoHo Arts District. The Community Plan encourages new commercial and residential uses in proximity to existing public transit that encourage uses and developments that improve the economic and physical condition of the Community Plan area and the NoHo Arts District. The project site is an ideal location for the proposed mixed-use hotel project as it is located on an existing commercial corridor near a variety of local and regional transportation opportunities and a variety of existing arts and entertainment related employment centers. The project site is located close to many existing retail and restaurant establishments, providing hotel guests the opportunity to walk to their shopping and dining destinations. By locating a mixed-use hotel close to major transit including rail and airport, job centers, and shopping areas, the proposed mixed-use hotel project will facilitate increased interaction with the community, bringing more people onto the street and providing more customers for existing and future local businesses.

In addition, restaurants and hotels offering alcoholic beverages are consistent with the pattern of hotels in Los Angeles. The project provides nearby residents, hotel guests, and visitors the option of enjoying food and drink without having to drive elsewhere and adds appropriately to the mix of planned uses in the building and immediate vicinity. Therefore, the proposed location is well suited for the restaurant, in that it promotes livability and convenience for hotel patrons and furthers community and economic development both in the immediate neighborhood.

Several conditions addressing operational issues are imposed to safeguard public welfare and enhance public convenience. This will ensure a use which will be desirable to the public convenience and the general welfare of residents, visitors, and workers in the North Hollywood area. The hotel and restaurants are expected to sell and service alcohol responsibly and will be required to adhere to all applicable governmental regulations. The applicant's request is consistent and harmonious with the adjacent and surrounding uses. Therefore, as conditioned, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety of the immediate neighborhood.

**13. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. Most of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements.

The Land Use Element of the City's General Plan divides the City into 35 Community Plan areas. The subject site is located within the North Hollywood - Valley Village Plan Area and after the requested entitlements, designates the use of the entire property for Community Commercial land uses. The entire subject site will be zoned C4-2D-CA and will be consistent with the land use designation. Restaurants and hotels are permitted within the C4 Zone. The Community Plan text is silent with regards to alcohol. In such cases, the City Planning Commission must interpret the intent of the Plan.

Approval of the conditional use permit request is consistent with the following purposes, objectives, and policies of the Community Plan: Purpose of the Community Plan:

- Improving the function, design, and economic vitality of the commercial corridors.
- Objective 4: To promote economic wellbeing and public convenience through allocating and distributing commercial lands for retail, service and office facilities, with adequate off-street parking in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesigning underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries.

The project will allow the proposed restaurant to add a desirable dine-in service and the sale of a full line of alcoholic beverages for on-site consumption. The project furthers the function and identity of Lankershim Boulevard, a boulevard occupied mainly commercial and residential uses and contributes to the preservation of the area as there are no sustainable changes to the existing building. Thus, the project furthers the function and identity of Lankershim Boulevard and the North Hollywood – Valley Village area that blends in with the surrounding and existing community. The project proposes a desirable commercial service. The project enables a desirable commercial pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding neighborhood. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and Community Plan

**14. The proposed use will not adversely affect the welfare of the pertinent community.**

As conditioned, the sale and dispensing of a full line of alcoholic beverages for on-site consumption will not adversely affect the welfare of the pertinent community. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of beer and wine including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention will safeguard the residential community.

The grant incorporates several conditions which have been imposed upon the restaurant use to maintain its compatibility with the character of the immediate neighborhood. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval. Or, if at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any conditions of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. Therefore, with the imposition of such conditions, the sale of a full line of alcoholic beverages

for on-site consumption and off-site consumption at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

- 15. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, four on-site and two off-site consumption licenses are allocated to the subject Census Tract (Census Tract 1254.04). Currently there are 18 on-site licenses and 2 off-site licenses in this census tract. The applicant's request will result in an additional on-site license being added to the census tract for a total of 19 on-site licenses.

According to statistics provided by the Los Angeles Police Department's North Hollywood Vice Unit, within Crime Reporting District No. 1555, which has jurisdiction over the project site, a total of 514 crimes were reported in 2021 (425 Part I and 89 Part II crimes), compared to the citywide average of 149 offenses for the same reporting period. Furthermore, the requested entitlement for a full line of alcoholic beverage sales that are incidental to the proposed hotel use is not anticipated to adversely affect crime rates.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The subject site is located within a Census Tract where the number of active ABC licenses exceeds ABC guidelines and is located within a crime reporting district where the crime rate exceeds the area average. However, no evidence was submitted for the record establishing any link between the subject site and the area's crime rate. The project proposes the redevelopment and replacement of parking lots and long-standing commercial buildings with a new mixed use hotel project. Surrounding uses include restaurants, retail shops, and multi-family residential buildings. The applicant is proposing a new mixed-use hotel that will activate currently vacant buildings along a busy commercial corridor in the North Hollywood area. The sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with the proposed restaurant will be an amenity incidental to the service of food.

No live entertainment or dancing is proposed or permitted in conjunction with the hotel. The absence of these activities will ensure that the restaurant remains compatible with surrounding uses. The conditions of the grant address loitering, public drinking, noise, safety, and security. As conditioned, allowing the sale of beer and wine for both on-site is not anticipated to create a law enforcement issue. The grant will be an accessory use to a restaurant that will be an asset to the community and will not adversely affect the community welfare. As a result, the instant grant will not result in an undue concentration of such licenses.

- 16. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The proposed restaurant on Level one will have up to 110 seats in the indoor dining area, up to 24 seats in the outdoor dining area and up to 92 seats on the second floor. The proposed restaurant on Level seven will provide up to 98 seats in the indoor dining area. No live entertainment of dancing is proposed or permitted on the premises. An electronic device will be required to verify patron age, the restaurant will be required installation of surveillance cameras. As conditioned and based on the mode and character of the business, the proposed use will not detrimentally affect adjacent residential uses.

### **Sensitive Uses**

First Baptist Church	11210 Ostego St.
United Mission Evangelical Church	11145 Morrison St.
New Thought Spiritual Center	5112 Lankershim Blvd.
Islamic Center of North Hollywood	5114 Vineland Ave.
The Gathering Church	11020 W. Magnolia Blvd.
Hands for Hope School	11210 Ostego St.
Residential	Hesby St., Huston St, Morrison St, Ostego St., Virginia Ave., Bakman Ave., Klump Ave., Fair Ave., Bellflower Ave., Morrison Ct., Hartsook St., Magonlia Blvd., Lankershim Blvd.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which would protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

### **Site Plan Review Findings**

- 17. The is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

The proposed mixed-use hotel project is in substantial conformance with the applicable purposes, intent and provisions of the General Plan and the North Hollywood – Valley Village Community Plan and the as follows:

**LAND USE ELEMENT** *(from General Plan Framework, Chapter 3, Land Use Goals, Objectives and Policies – Distribution of Land Use)*

#### **GOAL 3A**

*A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of*

*environmental justice and a healthful living environment, and achievement of the vision for a more livable city.*

- Objective 3.1** *Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*
- Objective 3.2** *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.*
- Objective 3.4** *Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.*

The proposed mixed-use hotel project will be a well-designed upscale hotel offering 125? guest rooms (including double queen rooms, king rooms and suites) and approximately 8,900 square feet of restaurant and retail space that will be complementary to the existing commercial corridors along Vineland Avenue to the east, Magnolia Boulevard to the north, and by providing a pedestrian-oriented project frontage along North Lankershim Boulevard. With the continued revitalization of the North Hollywood – Valley Village Community Plan area as a major commercial hub for the arts and entertainment industry, and as the City of Los Angeles prepares to host the 2028 Olympic Games, the demand for hotels is expected to significantly increase.

The project site is an ideal location for the proposed mixed-use hotel project as it is located on an existing commercial corridor, within 0.5 miles of multiple public transportation opportunities, within two miles of the Hollywood-Burbank Airport. The Project Site is also within walking distance of a variety of existing entertainment dining, shopping, and employment centers including the Television Academy and Saban Media Center campus, Laemmle NoHo 7 Theater, Lankershim Arts Center, Storytellers Theater and a variety of small and independent theaters, galleries, and restaurants that line Lankershim and Magnolia Boulevards. The project site is also located within the southern portion of the NoHo Arts District and near many existing retail and restaurant establishments, providing hotel guests the opportunity to walk to their shopping and dining destinations. Beyond the immediate walkable neighborhood and corridors, the site is centered between several cities with major arts and entertainment employment centers such as the Television Academy and Saban Media Center Campus, Walt Disney Studios, Sony Pictures, CBS, ABC, Universal and Warner Bros. Studios in neighboring Hollywood, Burbank, Glendale, and Studio City.

By locating a mixed-use hotel project close to major transit, job centers, and shopping areas, the proposed mixed-use hotel project will facilitate new opportunities for business travel and tourism, increased interaction with the community, and bringing more people onto the street and providing more customers for existing and future local businesses in the area.

The proposed mixed-use hotel project is located within in within a Transit Priority Area (ZI No. 2452) which is defined as, “an area within one-half mile of a major transit stop that is existing or planned.” Section 21064.3 of the Public Resources Code defines a “major transit stop” as a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Meeting this requirement, the Project Site is within 2,570 ft (0.48 miles), of the North Hollywood Station with connections to both the Metro Red rail line and the Orange Bus Rapid Transit (BRT) line. The North Hollywood Station also provides

connections to several bus lines including Metro Routes 183, 224, 237, 501 and 656, all of which have stops within 800 to 1,000 feet of the Project Site.

- Route 510 runs east to west along Magnolia Boulevard, connecting North Hollywood to Pasadena (with service intervals of 12 to 20 minutes during peak hours).
- Route 224 runs north/south along Lankershim and connects the area northward to San Fernando and Sylmar. The closest bus stop for Route 224 is within 110 feet of the Project Site (with service intervals of 19 minutes average during peak hours).
- Route 237 runs north/south along Lankershim, connecting Hollywood to North Hollywood to Granada Hills/Mission Hills (with service intervals of ~30 minutes during peak hours).
- Route 183 runs east/west along Magnolia Boulevard, connecting Sherman Oaks to Glendale (with service intervals of ~50 minutes during peak hours).
- Route 656 also runs north/south along Lankershim from West Hollywood northward to Panorama City. The closest bus stop for Route 656 is within 110 feet of the Project Site (with service intervals of 45 to 60 minutes during peak hours).

The proposed mixed-use hotel project 's location in a transit rich corridor and near employment, retail, restaurants, and arts and entertainment uses will promote the use of transit and pedestrian trips in lieu of vehicular trips. Prospective hotel and restaurant patrons will have increased opportunities to access alternate modes of transportation, which will contribute to the goal of reducing traffic congestion and improving air quality.

For instance, the Metro Red Line North Hollywood Station is located less than one-half mile (2,570 ft or 0.48 miles) away from the Project Site. From the station, the Metro Red Line is the 17-mile subway that runs from North Hollywood to Union Station in downtown Los Angeles, where it connects to the Blue Line rail and the Expo Line rail at the 7<sup>th</sup>/Metro Center Station and the Gold Line rail and Purple Line rail at Union Station. The North Hollywood Station also serves the Orange Line, an 18-mile Bus Rapid Transit (BRT) line that traverses the San Fernando Valley with connections to Warner Center and Chatsworth from the North Hollywood Station. These Metro lines further connect to other points throughout the City, including Downtown Los Angeles and the greater Los Angeles area.

Vehicular access to the proposed mixed-use hotel project will be provided by a 20-foot public alley with an entrance from Hesby Street leading to a porte-cochere drop-off area at the hotel lobby and reception area. The porte-cochere will provide safe and convenient off-street loading and waiting area for valet and various rideshare services such as Uber and Lyft.

Consistent with the Objective 3.2 above, the proposed mixed-use hotel project will provide a total of 48 bicycle parking spaces, thus encouraging less reliance on the automobile, and resulting in a corresponding reduction in air pollution. All bicycle parking spaces will be provided on the ground-floor, with short-term spaces lining the Lankershim and Hesby Street frontages, and long-term spaces located around the Hotel's rear entrance and drop-off area.

The proposed mixed-use hotel project will provide ground floor frontages on North Lankershim Boulevard and West Hesby Street, creating an active urban corner and a pedestrian-friendly environment for hotel guests and the surrounding community. The nearby retail, office, entertainment establishments, and surrounding residential uses will also facilitate pedestrian activity along the Lankershim corridor, creating a more vibrant and livable community.

**COMMUNITY COMMERCIAL CENTERS** *(from General Plan Framework, Chapter 3, Land Use Goals, Objectives and Policies – Uses, Density, and Character)*

**GOAL 3** *Pedestrian-oriented, high activity, multi- and mixed-use centers that support and provide identity for Los Angeles' communities.*

**Objective 3.9** *Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.*

**Policy 3.9.1** *Accommodate the development of community-serving commercial uses and services and residential dwelling units in areas designated as "Community Center" in accordance with Tables 3-1 and 3-5. The ranges and densities/intensities of uses permitted in any area shall be identified in the community plans..*

**Policy 3.9.5** *Promote pedestrian activity by the design and siting of structures in accordance with Pedestrian-Oriented District Policies 3.16.1 through 3.16.3*

The proposed mixed-use hotel project will provide a mixed-use property combining 125 guest rooms with approximately 8,900 square feet of pedestrian-oriented restaurant and retail spaces with frontages directly on North Lankershim Boulevard. In accordance with the "Community Center" land use designation and General Plan Table 3.1 – Land Use Standards and Typical Development Characteristics, the proposed mixed-use hotel project will provide commercial overnight accommodation, retail commercial, eating and drinking establishments, near existing public transit (including bus and rail). In addition to tourism and business-related travel, the proposed land uses and location of the mixed-use hotel project within the North Hollywood – Valley Village Community Plan will serve the surrounding residential neighborhood with a diversity of land uses that provide employment opportunities, shopping and dining amenities, and encourage walking to and from adjacent neighborhoods.

**Objective 3.10** *Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.*

The proposed mixed-use hotel project will provide hotel rooms, restaurant and retail uses which meet the objective regarding reinforcing existing and encouraging the development of new regional centers. The mixed-use hotel project proposes 125 new hotel guest rooms to a property that is well-equipped for such a use because the site is located in close proximity to employment, retail, restaurants, and arts and entertainment uses. The proposed mixed-use hotel project will help to ensure that North Hollywood has the hotel space necessary to attract business travelers and tourists to the area.



Construction of the proposed mixed-use hotel project will create temporary construction jobs and permanent jobs will be created during operation of the hotel and restaurants. The proposed mixed-use hotel project is compatible with surrounding developments in terms of scale, design, and uses, and it will provide a gradual transition and buffer between the surrounding residential neighborhoods, zones, and the Lankershim corridor. The proposed mixed-use hotel project will have seven stories, totaling 88 feet in height. The adjacent AVA Apartments to the north of the Project Site consists of a five story, 78-foot mixed-use building with 156 residential apartment units and ground floor retail and restaurant uses. North of the AVA Apartments, across Otsego Street, is a newly constructed seven story, 87-foot apartment complex with 297 residential apartment units and 26,000 square feet of ground-floor retail. Immediately west of the Project Site is a two story, eight-unit residential condominium. To the south, is a two-story Bank of America building and associated surface parking lot. Across Lankershim Boulevard to the east, one- and two-story commercial buildings line the Lankershim corridor, transitioning to two- and three-story multifamily buildings (zoned R4) on the same block.

By its nature, the proposed mixed-use hotel project will facilitate an urban lifestyle which includes travel by foot, bicycle and public transit to and from nearby commercial, retail, restaurant and entertainment venues. Further, the proposed mixed-use Hotel Development's restaurant and retail uses will reinforce the existing urban lifestyle in the North Hollywood – Valley Village area by providing new pedestrian-accessible destinations for existing residents, employees and visitors in the community.

**URBAN FORM** (from *General Plan Framework, Chapter 5, Urban Form and Neighborhood Design, Objectives and Policies – Citywide Form, Liveable Neighborhoods, Neighborhood Transitions, Pedestrian Orientation and Safety*)

- |                      |   |
|----------------------|---|
| <b>Objective 5.2</b> | <i>Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.</i>   |
| .                    |   |
| <b>Policy 5.2.1</b>  | <i>Designate centers and districts in locations where activity is already concentrated and/or where good transit service is, or will be provided.</i>   |
| <b>Policy 5.2.2</b>  | <i>Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime.</i> |
| <b>Objective 5.5</b> | <i>Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.</i>   |
| <b>Objective 5.7</b> | <i>Provide a transition between conservation neighborhoods and their centers.</i>   |
| <b>Objective 5.8</b> | <i>Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers,</i>   |

*so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.*

**Objective 5.9**      *Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.*

**Policy 5.9.2**      *Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours through the development of ground floor retail uses and sidewalk cafes.*

Chapter 5 of the General Plan states, “Los Angeles is a city of culturally and physically diverse neighborhoods – the fundamental building blocks that comprise the physical City and define its form and character. Since residents spend a great deal of time in their individual neighborhoods and often identify more strongly with those areas than with the City as a whole, the physical design of these individual communities determines, to a rather considerable extent, residents’ quality of life.”

The proposed mixed-use hotel project will support the General Plan’s goal to enhance urban form and quality of life for residents, visitors, and the larger community through its attractive architectural design, pedestrian-oriented frontages and uses. The hotel’s frontages will feature an upscale design with floor-to-ceiling glazing providing transparency into the hotel, restaurant, and retail uses that create a pleasant and inviting streetscape on North Lankershim Boulevard and Hesby Street. The frontages will provide increased lighting, visibility, and pedestrian activity along the commercial corridor. The pedestrian-oriented design of the mixed-use hotel project combined with its proximity to existing public transit will support increased pedestrian activity, as well as shopping and dining in the surrounding area.

### **MOBILITY ELEMENT (Mobility Plan 2035)**

The proposed mixed-use hotel project is consistent and harmonious with the purposes and intent of the Mobility Plan 2035. The proposed Development is in proximity to mass transit options and bicycle routes and will provide convenient access to these multi-modal transportation opportunities for pedestrians and bicyclists. Various modes of travel are encouraged by the Mobility Plan 2035, including walking, biking and using public transit. The following policies of the Mobility Plan apply to the proposed mixed-use Hotel Development:

**Policy 3.3**      *Land Use Access and Mix – Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

The proposed mixed-use hotel project will promote equitable land use decisions that result in fewer vehicular trips by providing a mixed-use development that contains residential hotel rooms, commercial restaurants, and retail uses in a Transit Priority Area along major transportation corridors (Lankershim Boulevard, Vineland Avenue and Magnolia Boulevard) served by several modes of public transportation, including the Metro Red Line, Orange Line, and several MTA Bus lines. On a regional level, the Hotel Development’s location and access to a transit rich corridor will provide convenient access to a variety of major employment and entertainment centers and destinations such as the Television Academy and Saban Media Center Campus, Walt Disney Studios, Sony Pictures, CBS, ABC, Universal and Warner Bros. Studios in neighboring Hollywood, Burbank, Glendale and Studio City.

The proposed mixed-use hotel project encourages a variety of alternative and active transit options by capitalizing on its proximity to public transit and the inclusion of on-site bicycle and electric vehicle spaces. The proposed mixed-use hotel project will provide a total of 48 bicycle parking spaces accessible from the ground floor, with short-term spaces lining the Lankershim and Hesby Street frontages, and long-term spaces located around the Hotel's rear entrance and drop-off area. Additionally, the proposed mixed-use hotel project will provide 10%, or nine spaces, of the required 85 automobile parking spaces with electric vehicle-charging stations (EVCS), and a total of 26 parking spaces that will be EV Ready (EVR). Altogether, these provisions are intended to drive down greenhouse gas emissions, vehicle miles traveled, and contribute to an environmentally friendly and pedestrian-oriented project and neighborhood.

### **CONFORMANCE WITH THE NORTH HOLLYWOOD – VALLEY VILLAGE COMMUNITY PLAN**

The proposed mixed-use hotel projects also in conformance with goals, policies, and objectives of the North Hollywood – Valley Village Community Plan (Adopted May 14, 1996), as described below:

**Objective 1**                      *To coordinate the development of North Hollywood with other communities of the City of Los Angeles and the metropolitan area.*

Consistent with Objective 1; the proposed mixed-use hotel project will further the development of the North Hollywood – Valley Village area and surrounding communities as a major center of employment, tourism and lodging opportunities, dining, and retail services by providing permanent hotel and restaurant jobs close to major transit and other employment centers, including nearby office buildings and retail centers. Additionally, the proposed mixed-use hotel project is located in the NoHo Arts District within walking distance to dozens of entertainment and Community Commercial uses, including shopping and dining options.

**Objective 4**                      *To promote economic wellbeing and public convenience through:*  
*a) Allocating and distributing commercial lands for retail, service and office facilities, with adequate off-street parking in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesigning underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries.*

Consistent with Objective 4 the proposed mixed-use hotel project will promote economic well-being and public convenience through allocating commercial land and converting underutilized residential land for hotel, restaurant, and retail uses in quantities based on accepted planning principals and standards.

The proposed mixed-use hotel project will include approximately 99,491 square feet of hotel uses and 8,900 square feet of commercial uses, consisting of a 5,200 square foot restaurant with outdoor dining on the ground floor and extending up to Level two, a 2,200 square foot restaurant on Level seven, and a 1,500 square foot ground floor retail space fronting onto North Lankershim Boulevard. Expansive floor-to-ceiling windows on all commercial uses as well as outdoor dining areas will help to activate the Lankershim Boulevard street frontage.

In addition, the proposed mixed-use hotel project will promote the economic well-being and public convenience by providing prospective hotel and restaurant guests the opportunity to

walk to nearby shopping, dining and entertainment destinations. Nearby destinations including the Television Academy and Saban Media Center campus, Laemmle NoHo 7 Theater, Lankershim Arts Center, Storytellers Theater and a variety of small and independent theaters, galleries and restaurants that line Lankershim and Magnolia Boulevard. Thus, the proposed mixed-use hotel project creates a public convenience and amenity as it provides much needed hotel rooms, retail, and restaurant uses within an established community close to public transit, helping to alleviate traffic congestion.

**Objective 6** *To make provisions for a circulation system coordinated with land uses and densities adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.*

The proposed mixed-use hotel project is consistent with Objective 6 because it proposes to provide Hotel, restaurant, and retail uses in a designated Transit Priority Area along a major transportation corridor (Lankershim Boulevard) near retail, dining, and arts and entertainment destinations and in an area well-served by public transportation, including the Metro Red Line, Orange Line, and several MTA Bus Lines. Therefore, the proposed mixed-use hotel project is designed to coordinate with the existing circulation system and will encourage hotel and restaurant guests to walk, bike or use public transportation.

Footnote 3 of the North Hollywood – Valley Village Community Plan General Plan Land Use Map, which corresponds with the Community Commercial land use designation, provides:

“Corresponds to an average Height District No. 1 with a maximum of Height District No. 2”

The Project Site is located in Height District 1 which does not limit the height of a building; however the Floor Area is limited to 3:1 FAR for the R4 zoned lot and 1.5:1 for the C4 zoned lot. The proposed Vesting Zone Change and Height District Change from the R4-1 zone and C4-1-CA zone to the C4-2D-CA will be designated across the entire Project Site. The proposed "D" Limitation will allow a of 108,391 square feet (4.35:1 FAR) for the project site, in lieu of the 6:1 FAR otherwise permitted in Height District 2.

**Objective 8** *To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity. To discourage the distasteful array of signs and billboards located along the major arteries of the community.*

The proposed mixed-use hotel project will comply with Objective 8 with appropriately designed and scaled signage to enhance and not detract from the character of the North Hollywood – Valley Village Community Plan and the commercial corridor. Signage will generally consist of business identification signs for the hotel, restaurant, and retail spaces.

- 18. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.**

The proposed mixed-use hotel project will consist of a single structure, configured on site and designed in a manner that is compatible with the surrounding uses, structures, and the North Hollywood – Valley Village community as a whole.

In terms of its size, height, massing and design, the proposed mixed-use hotel project will be compatible and complementary with adjacent properties to provide a gradual transition and buffer between the surrounding residential neighborhoods and zones, and the Lankershim commercial corridor. The proposed mixed-use project will have seven stories, totaling 88 feet in height. The adjacent AVA Apartments to the north of the Project Site consists of a five story, 78-foot mixed-use building with 156 residential apartment units and ground floor retail and restaurant uses. North of the AVA Apartments, across Otsego Street, is a newly constructed seven story, 87-foot apartment complex with 297 residential apartment units and 26,000 square feet of ground-floor retail. Immediately west of the Project Site is a two story, eight-unit residential condominium. To the south, is a two-story Bank of America building and associated surface parking lot. Across Lankershim Boulevard to the east, one- and two-story commercial buildings line the Lankershim corridor, transitioning to two- and three-story multifamily buildings (zoned R4) on the same block.

To enhance the proposed mixed-use Hotel Development's compatibility with adjacent properties, there will be a 23-foot rear yard setback along the westerly property line which includes half the width of the adjacent alley (10 feet) towards the rear yard setback, as per LAMC Section 12.22.C.10. To the north, the ground floor will feature a 10-foot side yard setback in lieu of a zero-foot minimum for commercial uses – the residential floors above will also incorporate the 10-foot setback as required by Code. Together, the setbacks will include landscaped buffers and shade trees enhancing the areas aesthetic appeal. The setbacks will also concentrate the Hotel Development's density, massing, and most intense uses on the corner of Lankershim and Hesby, creating a prominent and active urban corner away from the adjacent residential uses.

The proposed mixed-used project's frontages will feature an upscale design with floor-to-ceiling glazing providing transparency into the hotel, restaurant, and retail uses that create a pleasant and inviting streetscape on North Lankershim Boulevard and Hesby Street. The frontages will also provide increased lighting, visibility, and pedestrian activity along the commercial corridor. The proposed hotel, restaurant and retail spaces will also serve as neighborhood amenities accessible to residents for dining, shopping and special events. All night lighting is designed to be contained on-site, with no spillover to adjacent properties.

The proposed mixed-use Hotel Development's location in a transit rich corridor and near employment, retail, restaurants, and arts and entertainment uses will promote the use of transit and pedestrian trips in lieu of vehicular trips.

Vehicular access to the proposed mixed-use hotel project will be provided by a 20-foot public alley with an entrance from Hesby Street leading to a porte-cochere drop-off area at the hotel lobby and reception area. The porte-cochere will provide safe and convenient off-street loading and waiting area for valet and various rideshare services such as Uber and Lyft, as well as the entrance to the Development's subterranean parking garage, providing 80 of the Project's 85 automobile parking spaces.

In addition, the applicant proposes to vacate, merge, and dedicate the lower portion of this alley along the western portion of the Hesby lot in order to create one Master Lot for the Project Site. The new alignment of the public alley will continue to provide access for all adjacent properties as well as access to the entrance of the new mixed-use Hotel development.

The proposed mixed-use Hotel Development will also provide a total of 48 bicycle parking spaces, thus encouraging less reliance on the automobile, and resulting in a corresponding reduction in air pollution, noise, and traffic. All bicycle parking spaces will be provided on the ground-floor, with short-term spaces lining the Lankershim and Hesby Street frontages, and

long-term spaces accessed from the Hotel's rear entrance and drop-off area. Therefore, the project is or will be compatible with existing and future development on neighboring properties

**19. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The proposed mixed-use hotel project will consist of 125 hotel rooms and approximately 8,900 square feet of restaurant and retail space, consisting of a 5,200 square foot restaurant with outdoor dining on the ground floor and extending up to Level two, a 2,200 square foot restaurant on Level seven, and a 1,500 square foot ground floor retail space fronting onto North Lankershim Boulevard. Additionally, hotel guests will have access to a 745 square-foot conference room on Level two, and a 749 square-foot fitness center on Level seven, and a 1,445 square-foot deck area and pool on Level seven.

The project proposes the redevelopment and replacement of parking lots and long-standing commercial buildings with a new mixed use hotel project. The proposed mixed-use hotel project will have 24/7 operations, and the retail and restaurant spaces will operate throughout daytime and nighttime. Together, these uses will increase safety and comfort in the area by having more "eyes on the street" at all times of the day. As a result, the proposed hotel enhances the built environment with the addition of a use that provides an additional layer of security to surrounding properties.

In addition to enhancing the built environment, the proposed hotel also performs a function and provides a service that is beneficial to the community, city and region. The proposed mixed-use hotel project will further the development objectives of the North Hollywood – Valley Village area and surrounding communities as a major center of employment, tourism and lodging opportunities, dining, and retail services by providing a hotel and food service jobs near major transit and other employment centers, including nearby office buildings and retail centers. Additionally, the proposed mixed-use hotel project is in the NoHo Arts District within walking distance to dozens of entertainment and Community Commercial uses, including shopping and dining options.

Together, the nearby residential neighborhoods, commercial, retail and the many nearby attractions in the Los Angeles area that attract tourists nationwide and from around the world generate a high lodging demand from out of-town friends, relatives, tourists, and business clients to the area. The demand for additional guest rooms is projected to continue, with an ever-increasing demand for hotels. In addition to the high demand for guest rooms to serve those visiting local businesses, family friends/relatives of those who live in the local area, and tourists to Los Angeles, the entire City of Los Angeles is experiencing an ever-increasing demand and a general shortage of hotel rooms.

The project includes approximately thirteen new street trees (pink Trumpets Trees) along Lankershim Boulevard and Hesby Street and approximately nine trees on site. Other proposed plants along the perimeter of the building and interior of the property include the following: Desert Willow, Strawberry Trees, Forest Pansy Redbud, California Laurel, Burgundy Cordyline, Snake Plant, Boston Ivy, Mirror brush groundcover, Natal Plum, Agave, Foxtail Agave, and Velvet Leaf Kalanchoe.

The project is strategically designed to maintain privacy between the Hesby Condominiums by not placing windows and direct lines-of-sight closest to the Hesby Condominiums. All windows in this southwest portion of the building are obscured to face north and south, away from the Hesby Condominiums. Additional landscaping, including

proposed Strawberry trees (capable of reaching 24-40 feet tall and 20-25 feet wide), will be added along the southwest portion of the building to further buffer light and noise, and improve the aesthetics between the proposed project and the Hesby Condominiums.

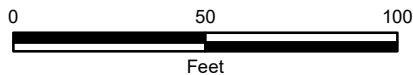
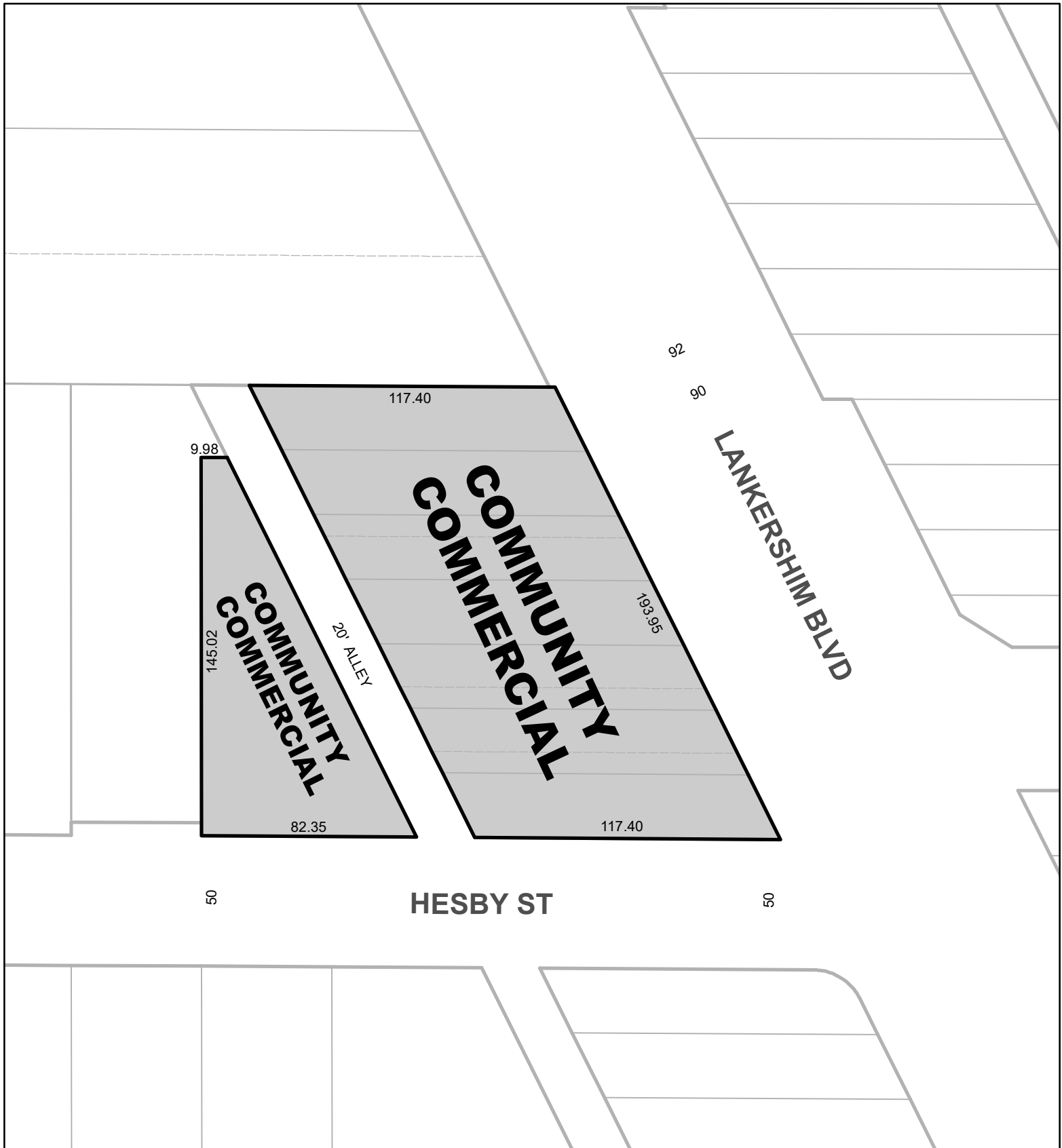
Therefore, the proposed project provides recreational and service amenities to improve habitability for the residents and minimize impacts on neighboring properties.

### **Environmental Findings**

**20. Environmental Finding.** On August 19, 2021, a Mitigated Negative Declaration (ENV-2021-6951-MND) was prepared and published for the proposed project. Based on the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning in Room 763, 200 North Spring Street.

On January 12, 2022, the Deputy Advisory Agency approved Vesting Tentative Tract Map No. 83142 (map date-stamped October 28, 2021) and Mitigated Negative Declaration (ENV-2021-6951-MND). The case was subsequently appealed and is scheduled for a City Planning Commission hearing on April 14, 2022.

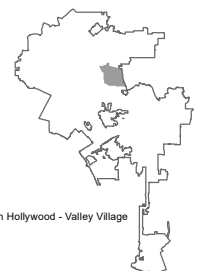
**21. Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a flood zone.



CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR

AAI *cf* NORTH HOLLYWOOD - VALLEY VILLAGE 051922

City of Los Angeles





## RESOLUTION

**WHEREAS**, the subject project is located within the area covered by the North Hollywood – Valley Village Community Plan (“Community Plan”), adopted by the City Council on May 14, 1996; and

**WHEREAS**, the City Planning Commission, at its meeting on April 14, 2022, recommended approval of an amendment to re-designate the Project Site located at **5041–5057 North Lankershim Boulevard and 11121 West Hesby Street**, from High Medium Residential to Community Commercial; and recommended approval of a Vesting Zone and Height District Change from R4-1 and C4-1-CA to (T)(Q)C4-2D; and

**WHEREAS**, the approved Project involves the demolition of two (2) 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; and

**WHEREAS**, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

**WHEREAS**, the requested General Plan Amendment is consistent with the intent and purpose of the adopted North Hollywood – Valley Village Community Plan to designate land use in an orderly and unified manner; and

**WHEREAS**, the Community Commercial land use designation and the (T)(Q)C4-2D Zone will allow the Project as described above, which is consistent with the Plan and Zone; and

**WHEREAS**, the subject proposal has been assessed in 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; and the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; and the mitigation measures have been made enforceable conditions on the Project; and

**NOW, THEREFORE, BE IT RESOLVED** that the North Hollywood – Valley Village Community Plan be amended as shown on the attached General Plan Amendment Map.

# COVID-19 UPDATE

## Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

### OPTION 1: Online Appeal Portal

([planning.lacity.org/development-services/appeal-application-online](https://planning.lacity.org/development-services/appeal-application-online))

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

### OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

#### **Metro DSC**

(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012

#### **Van Nuys DSC**

(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

#### **West Los Angeles DSC**

(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment