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OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.:	22-0813
Council Meeting Date:	December 9, 2022
Agenda Item No.:	36
Agenda Description:	CONSIDERATION OF and ACTIONS RELATED TO A MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS; COMMUNICATIONS FROM THE LOS ANGELES CITY PLANNING COMMISSION, MAYOR, and DEPARTMENT OF CITY PLANNING; RESOLUTION relative to 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; and ORDINANCE FIRST CONSIDERATION effectuating 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 Floor Area Ratio (FAR)] for the project site, in lieu of 6:1 FAR otherwise permitted in Height District 2; for the demolition of two existing one-story commercial buildings and surface parking lots (a total of eleven lots) and the construction, use, and maintenance of a seven-story, 88-foot-high mixed-use building with 125 hotel guest rooms and 8,900 square feet of restaurant and retail uses, encompassing approximately 108,391 square-feet of total floor area on an approximately 25,021 square foot (0.574acre) site; the Project will provide a total of 48 bicycle parking spaces, with short-term spaces along Lankershim Boulevard and Hesby Street, and long-term spaces located along the hotel's rear entrance and subterranean parking level. Automobile parking will be provided on the ground floor and within one subterranean level of parking, for a total of 85 automobile spaces, including 9 spaces with electric vehicle (EV) charging stations, and 17 spaces that will be EVready for the properties located at 5041-5057 North Lankershim Boulevard and 11121 West Hesby Street, subject to Modified Conditions of Approval.Applicant: Brooks Fain, Napa Industries LLCRepresentative: Katherine Casey, PSOMASCase No. CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR-1AEnvironmental No. ENV-2020-6951-MND
Council Action:	PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED FORTHWITH; ORDINANCE HELD OVER JANUARY 10, 2023

Council Vote:

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

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Adopted Report(s)Title
Report from Planning and Land Use Management Committee_12-06-22
Attachment to Transmittal dated 9-16-22 - Draft Ordinance