

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCES FIRST CONSIDERATION relative to a General Plan Amendment (GPA), Zone Change (ZC) and Building Line (BL) Removal for the property located at 711-723 North Lillian Way.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to California Environmental Quality Act Guidelines (CEQA) Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2021-4281-ND and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; and the Negative Declaration reflects the independent judgment and analysis of the City.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC APPROVING the proposed General Plan Amendment to amend the Hollywood Community Plan to re-designate the subject parcels from Medium Residential to Commercial Manufacturing land uses.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning to effectuate a Zone Change from R3-1 to (T)(Q)CM-1, for the for a project involving the removal of an existing surface parking lot, and the construction, use, and maintenance of a new, three-story, 56 feet in height commercial office building with a floor area of 30,385 square feet, equating to a Floor Area Ratio of approximately 1.5:1; the proposed development will have two subterranean parking levels and ground level parking that will contain a total of 83 vehicular parking stalls, the project will provide a total of nine bicycle parking stalls, including three short-term, and six long-term parking stalls, and will provide approximately 3,658 square feet of open space, including a 2,346 square-foot roof deck; for the property located at 711-723 North Lillian Way, subject to Modified Conditions approved by the Planning and Land Use Management Committee on May 31, 2022, attached to the Council file.
5. INSTRUCT the Department of City Planning to prepare and present an Ordinance to remove a 15-foot Building Line along the westerly side of Lillian Way, established under Ordinance No. 109119.
6. ADOPT the Modified T-Conditions, as approved by the Planning and Land Use Management Committee on May 31, 2022, attached to the Council file.
7. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
8. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Robert Herscu, 711 Lillian LLC, Herscu 711 LLC, 717 Lillian LLC, Herscu Lillian LLC, 720 Cahuenga LLC, & Cahuenga Herscu LLC

Representative: Gary Benjamin, Alchemy Planning + Land Use

Case No. CPC-2021-4280-GPA-ZC-BL

Environmental No. ENV- 2021-4281-ND

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

Community Impact Statement: None submitted

Summary:

At a Special Meeting held on May 31, 2022, the PLUM Committee considered a report from the LACPC, Resolution, and draft Ordinance relative to a GPA, and ZC for the property located at 711-723 North Lillian Way. After an opportunity for public comment, the Committee recommended to approve the Resolution, draft Ordinance, and Modified Conditions of Approval. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	ABSENT
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ;	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-