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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE HOLLYWOOD REDEVELOPMENT PROJECT

WHEREAS, The Community Redevelopment Agency of the City of Los Angeles (hereinafter referred to as the "Agency") formulated and prepared the proposed Redevelopment Plan for the Hollywood Redevelopment Project; and

WHEREAS, the Planning Commission of the City of Los Angeles submitted its report and recommendations on said proposed Redevelopment Plan, finding that the proposed Redevelopment Plan is in conformity with the General Plan, and recommending that said proposed Plan be approved and adopted; and

WHEREAS, the Agency submitted to the City Council of the City of Los Angeles said proposed Redevelopment Plan, accompanied by the Report of the Agency on said proposed Plan, which report contains, among other things, the Planning Commission's report and recommendations, and the Final Environmental Impact Report on said proposed Plan; and

WHEREAS, the Agency adopted rules governing participation and preferences to owners and tenants in the Project area; and

WHEREAS, the Agency consulted with the taxing agencies which levy taxes, or for which taxes are levied, on property in the Project area with respect to the proposed Redevelopment Plan and to allocation of taxes pursuant to California Health and Safety Code Section 33670; and

WHEREAS, the Agency certified that the Final Environmental Impact Report for the proposed Hollywood Redevelopment Project was prepared and completed in compliance with the California Environmental Quality Act of 1970, and State and local regulations and guidelines adopted pursuant thereto and that the information contained in the Final Environmental Impact Report was reviewed and considered by the Agency members; and

WHEREAS, the City Council certified that the information contained in the Final Environmental Impact Report for the proposed Hollywood Redevelopment Plan was reviewed and considered by the members of the City Council; and

WHEREAS, after due notice, a joint public hearing was held by this City Council and the Agency to consider the proposed Hollywood Redevelopment Plan; and

WHEREAS, at said joint public hearing, this City Council heard and considered all oral and written objections; and

WHEREAS, all actions required by law have been taken by all appropriate public agencies;

NOW, THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO  
ORDAIN AS FOLLOWS:

Section 1. The purposes and intent of the City Council with respect to the  
Project area are to:

- (1) Encourage the involvement and participation of residents, business persons, property owners, and community organizations in the redevelopment of the community and provide a reasonable preference for persons engaged in business in the Project area;
- (2) Preserve and increase employment, and business and investment opportunities through redevelopment programs and, to the greatest extent feasible, promote these opportunities for minorities and women;
- (3) Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors;
- (4) Support and encourage the development of social services with special consideration given to participating in projects involving community based organizations that serve runaways, the homeless, senior citizens and provide child care services and other social services.
- (5) Improve the quality of the environment, promote a positive image for Hollywood, provide a safe environment and insure and encourage economic revitalization and redevelopment in the project area;
- (6) Support and promote Hollywood as the center of the entertainment industry and a tourist destination through the retention, development and expansion of all sectors of the entertainment industry and the preservation of landmarks related to the entertainment industry;
- (7) Promote the development of Hollywood Boulevard within the Hollywood commercial core as a unique place;
- (8) Promote and encourage the retention and expansion of all segments of the arts community and the support facilities necessary to foster the arts and attract the arts through land use and development policies such as the creation of a theatre district;
- (9) Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes; and to provide home ownership opportunities and other housing choices which meet the needs of the resident population;
- (10) Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other support services necessary to enable residents to live and work in Hollywood;

- (11) Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria; and
- (12) Support and encourage a circulation system which will improve the quality of life in Hollywood, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving existing facilities and meeting future needs and redevelop, build, and rebuild the public facilities in the project area to provide safer and more efficient service for the people in the project area and the general public as a whole;
- (13) Promote and encourage the development of health, education, child and youth care, and senior citizen facilities and programs to enable the development of a community with a variety of lifestyles;
- (14) Promote and encourage development of recreational and cultural facilities and open spaces necessary to support attractive residential neighborhoods and commercial centers;
- (15) Promote the development of the varied ethnic communities in Hollywood;
- (16) Eliminate the conditions of blight existing in the project area;
- (17) Insure as far as possible, that the causes of blighting conditions will be either eliminated or protected against.

Section 2. All written and oral objections to the Hollywood Redevelopment Plan are hereby overruled.

Section 3. The proposed Redevelopment Plan for the Hollywood Redevelopment Project, including all changes approved by the City Council in its Resolution approving changes adopted at the close of the public hearing, is hereby approved and adopted and designated the official redevelopment plan for the Hollywood Redevelopment Project.

Section 4. The Redevelopment Plan for the Hollywood Redevelopment Project (hereinafter called the "Redevelopment Plan") is hereby incorporated herein by reference and made a part hereof as if fully set out at length herein.

Section 5. The City Council hereby finds and determines that:

- (1) The Project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;
- (2) The Redevelopment Plan for the Hollywood Redevelopment Project would redevelop the Project area in conformity with the Community Redevelopment Law of the State of California and in the interests of the public peace, health, safety and welfare;

- (3) The adoption and carrying out of the Redevelopment Plan for the Hollywood Redevelopment Project is economically sound and feasible;
- (4) The Redevelopment Plan for the Hollywood Redevelopment Project conforms to the General Plan of the City of Los Angeles, including but not limited to the Hollywood Community Plan;
- (5) The carrying out of the Redevelopment Plan for the Hollywood Redevelopment Project would promote the public peace, health, safety and welfare of the City of Los Angeles and would effectuate the purposes and policies of the Community Redevelopment Law of the State of California;
- (6) The condemnation of real property, as provided for in the Redevelopment Plan for the Hollywood Redevelopment Project, is necessary to the execution of the Redevelopment Plan for the Hollywood Redevelopment Project and adequate provisions have been made for payment for property to be acquired as provided by law;
- (7) The Agency has a feasible method and plan for the relocation of families and persons displaced from the Project area if the Redevelopment Plan for the Hollywood Redevelopment Project may result in the temporary or permanent displacement of any occupants of housing facilities in the Project area;
- (8) There are, or are being provided, in the Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;
- (9) Inclusion of any lands, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part; any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion;
- (10) The effect of tax increment financing, as provided for in the Redevelopment Plan for the Hollywood Redevelopment Project, will not cause a significant financial burden or detriment on any taxing agency deriving revenues from the Project area; and
- (11) The elimination of blight and the redevelopment of the Project area cannot be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

Section 6. In order to implement and facilitate the effectuation of the Hollywood Redevelopment Plan hereby approved and adopted, it is found and determined that certain official actions may be taken by the City Council with reference, among other things, to changes in zoning, subdivision and parcel map approvals, the vacating and removal of streets, alleys and other public ways, the

establishment of new street patterns, and location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly, the City Council hereby:

- (1) Declares its intention to undertake and complete any proceedings necessary to be carried out by the City of Los Angeles under the provisions of the Hollywood Redevelopment Plan, and pledges its cooperation in helping to carry out such Redevelopment Plan; and
- (2) Requests the various officials, departments, boards, commissions and agencies of the City of Los Angeles having administrative responsibilities in the premises likewise to cooperate to such and to exercise their respective functions and powers in a manner consistent with said Hollywood Redevelopment Plan.

Section 7. The City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and that pending the development of the facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City of Los Angeles at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

Section 8. Prior to the execution by the Agency of any contract for sale or other disposition of land in the Project area, other than a contract arrived at as the result of open competitive bidding, or an owner-participation agreement, the Agency shall submit such contract to the City Council for its approval. Within 30 days after such contract is submitted to it, the Council shall approve or disapprove such contract. If the Council fails to approve or disapprove within the time above-mentioned, such contract shall be deemed approved and the Agency may execute the same and proceed in accordance with the terms thereof.

Section 9. The City Clerk is hereby directed to send a certified copy of this ordinance to the Agency, and the Agency is hereby vested with the responsibility for carrying out the Hollywood Redevelopment Plan, subject to the provisions of the Hollywood Redevelopment Plan.

Section 10. The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project area and a statement that the proceedings for the redevelopment of the Project area have been instituted under the California Redevelopment Law. The Agency is hereby directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

Section 11. The Building Department of the City of Los Angeles is hereby directed for a period of two (2) years after the effective date of this ordinance to advise all applicants for building permits within the Project area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 12. After the effective date of this ordinance, the Planning Department of the City shall prepare proposed amendments to the Hollywood Community Plan, and necessary changes in zoning, and the City Planning Department staff and Planning Commission and the Community Redevelopment Agency of the City of Los Angeles shall utilize the following procedures in order to assure the continued conformity of the Redevelopment Plan for the Hollywood Redevelopment Project with the Hollywood Community Plan, as it exists now and as it may be amended from time to time in the future:

- (1) The City Planning Staff shall prepare and formulate the proposed Community Plan amendments, in consultation with the Agency;
- (2) The City Planning Staff shall also prepare and formulate in consultation with the Agency, any proposed zone changes as may be necessary and appropriate to assure the continued conformity of the City's zoning ordinances with the Community Plan as it may be proposed to be amended;
- (3) The Agency shall participate in the preparation of the proposed Community Plan amendments and proposed zone changes, and shall concurrently therewith also prepare and formulate any proposed amendments to the Redevelopment Plan as may be necessary to assure the continued conformity of the Redevelopment Plan with the Community Plan and zoning as it may be proposed to be amended;
- (4) The Agency shall consider such proposed Redevelopment Plan amendments and shall transmit them for consideration to the Planning Commission and the City Council, together with the report and recommendation of the Agency thereon;
- (5) The Planning Commission and City Council shall consider the proposed Community Plan amendments, the proposed Redevelopment Plan amendments, and the proposed zone changes concurrently.

Section 13. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City pursuant to Section 10 of this ordinance, a copy of this ordinance, and a map or plat showing the boundaries of the Project area to the Auditor and Tax Assessor of Los Angeles county, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

Section 14. Whenever, in the accomplishment of the Redevelopment Plan it becomes necessary to institute any proceeding for change of zone, change of grade, street opening or widening or other similar proceedings, the City will institute the proceedings, where applicable law permits, without cost to the Agency. In no event shall any charge be made to the Agency, or any deposit be required of the Agency, where a charge or deposit would not be required of any other government agency.

Section 15. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles of **APR 30 1986** and was passed at its meeting of **MAY 7 1986**

Approved           MAY 9 1986          

ELIAS MARTINEZ, City Clerk

By           Edward W. Acheson            
deputy

File No.           85-1576          

          Tom Bradley            
Mayor

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