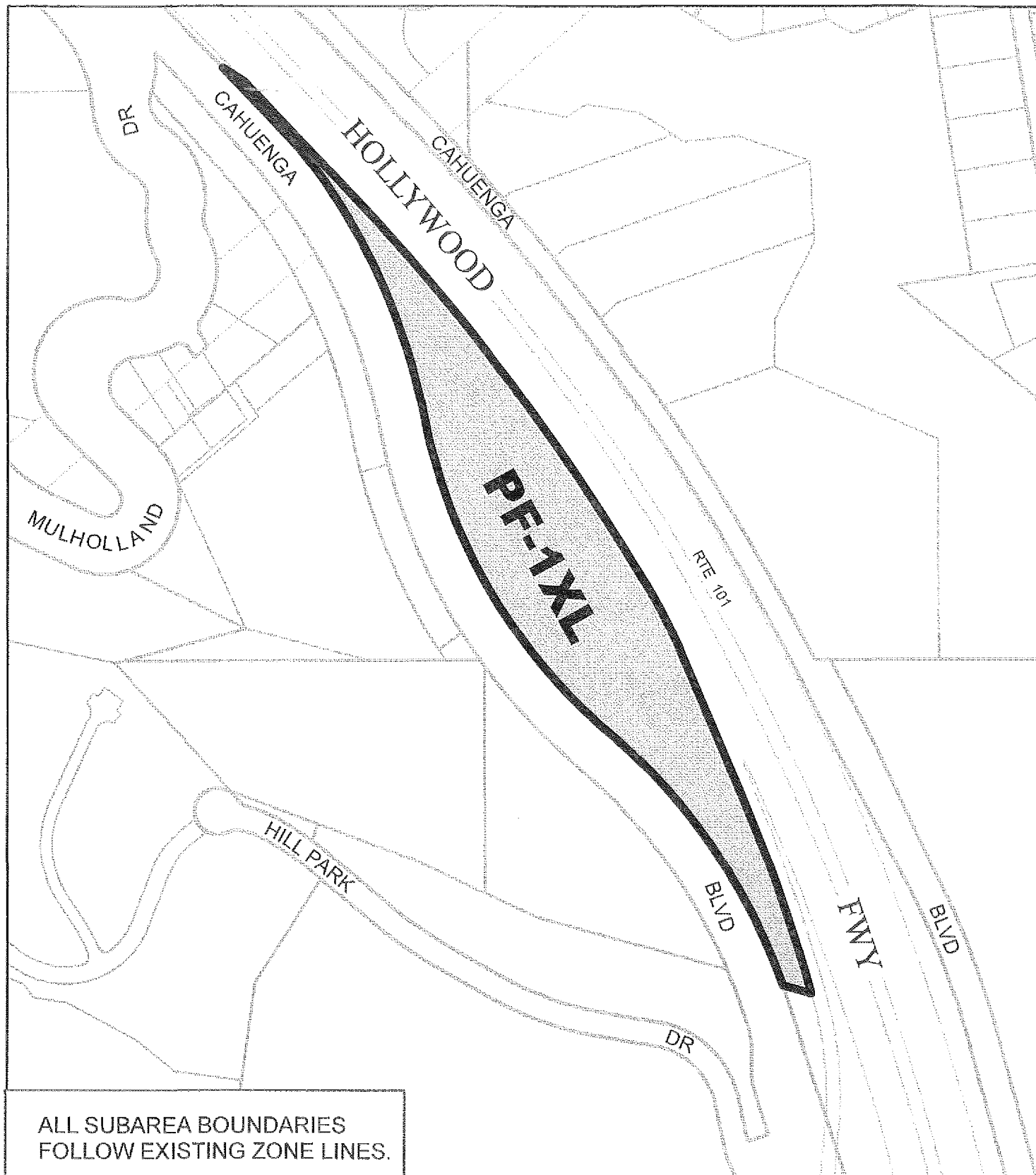


ORDINANCE NO. 182173

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 zones and zone boundaries shown upon a portion of the zoning 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 set forth the zones and height districts as shown on the attached Hollywood Community Plan update Ordinance Maps and the Table for Section 2 attached hereto and incorporated herein by this reference.



NOT TO SCALE

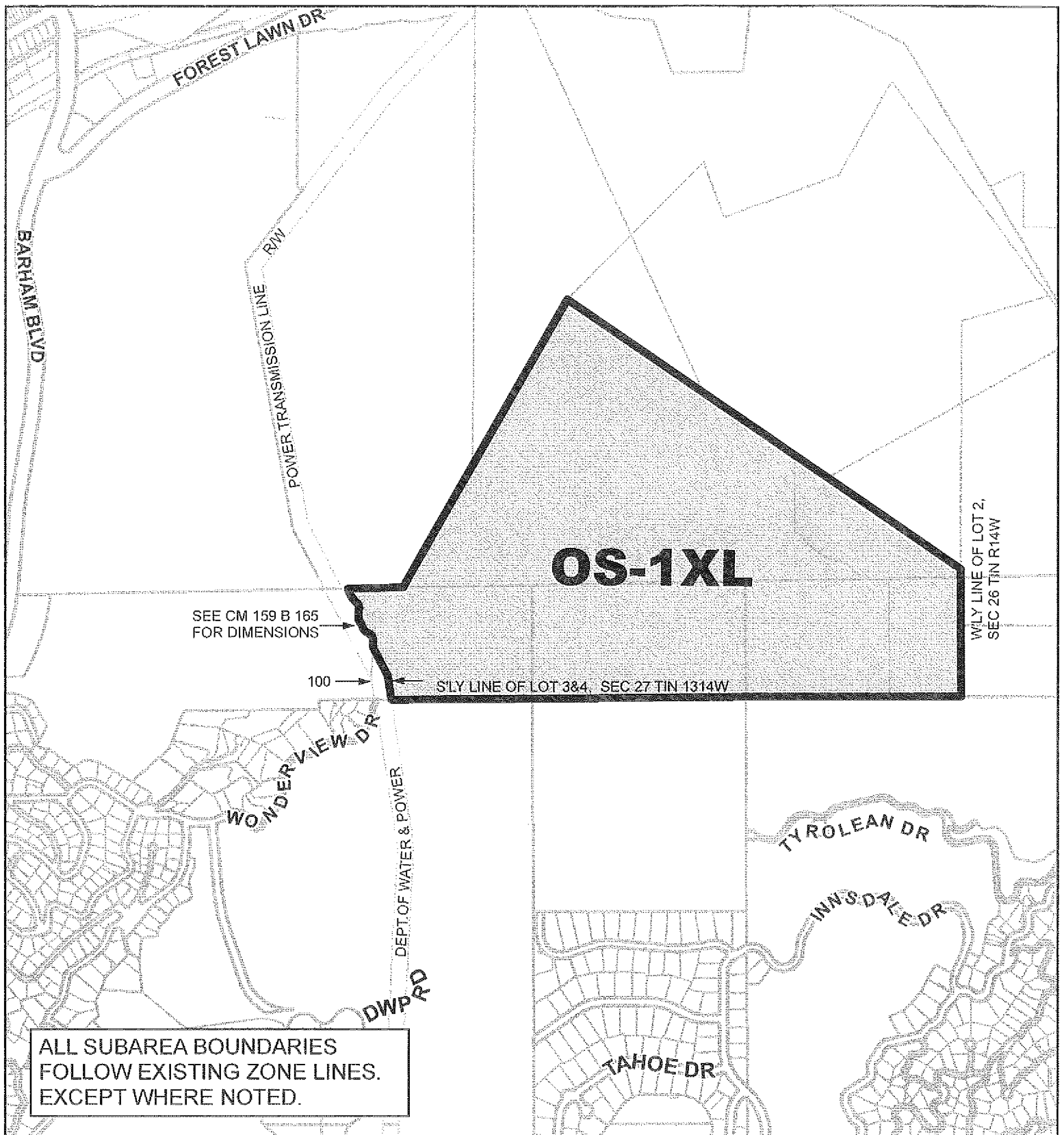
C.M. 156 A 183, 156 B 185, 154.5 A 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 1:4

010412





NOT TO SCALE

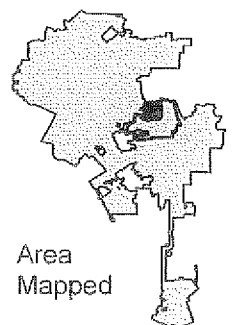
C.M. 159 B 185, 159 B 189
162 B 185, 162 B 189

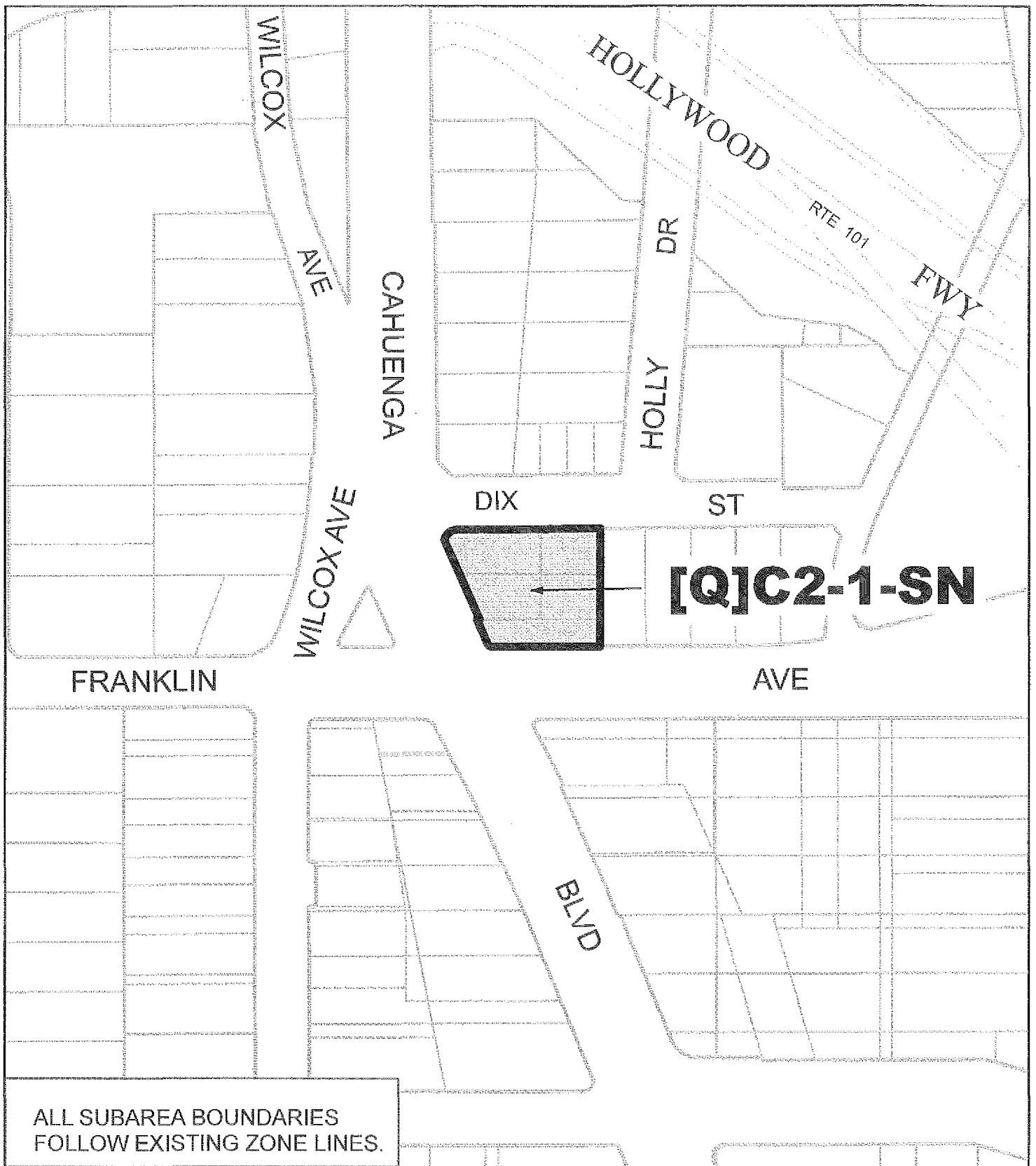
CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/

HOLLYWOOD CPU, SA 1:5

012512





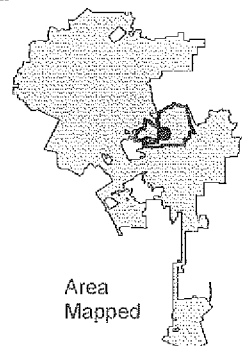
NOT TO SCALE

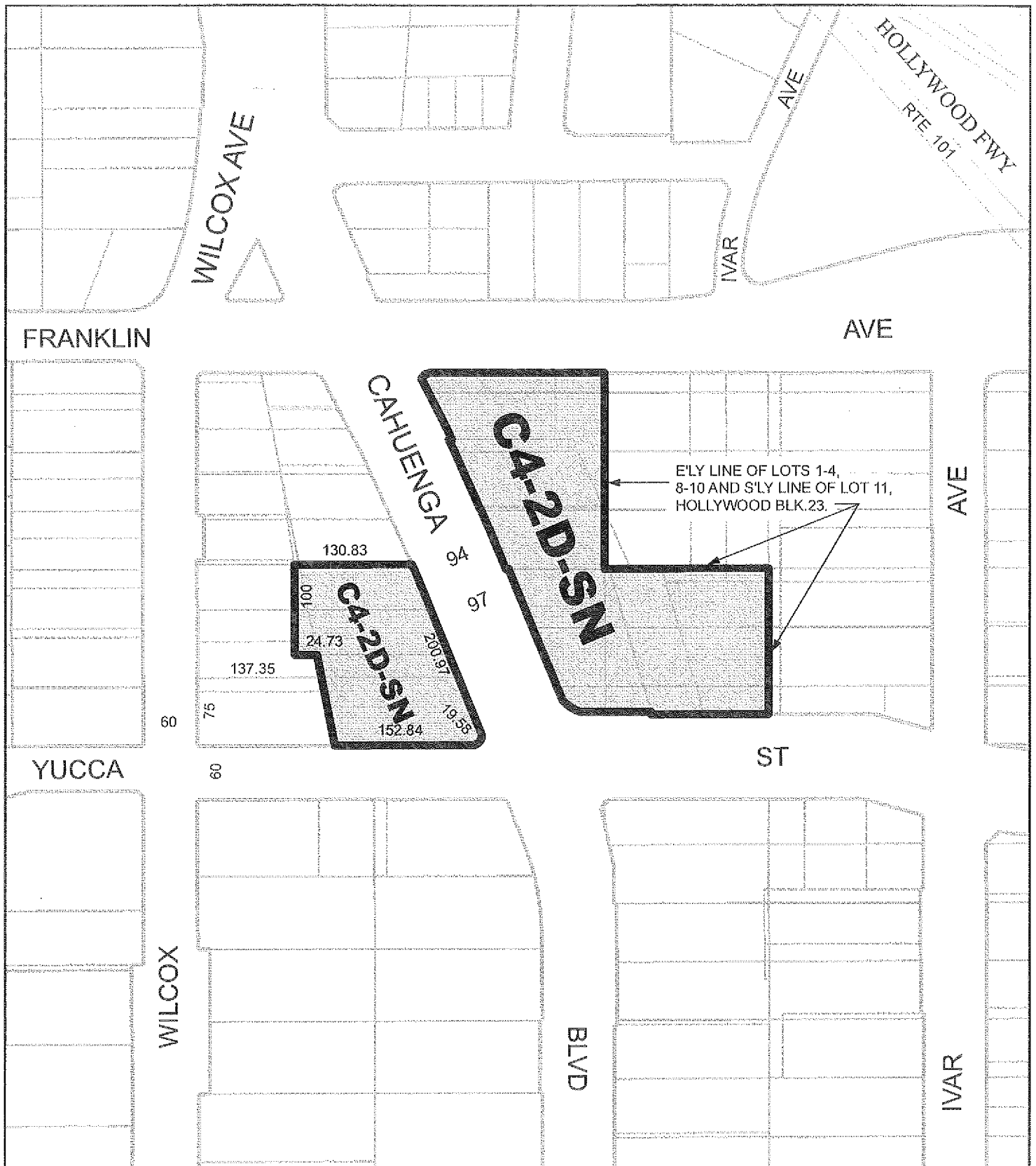
C.M. 150 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 2:1

010412





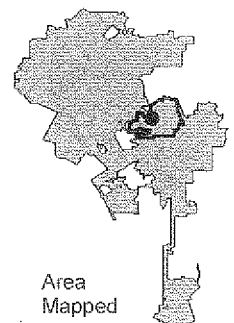
NOT TO SCALE

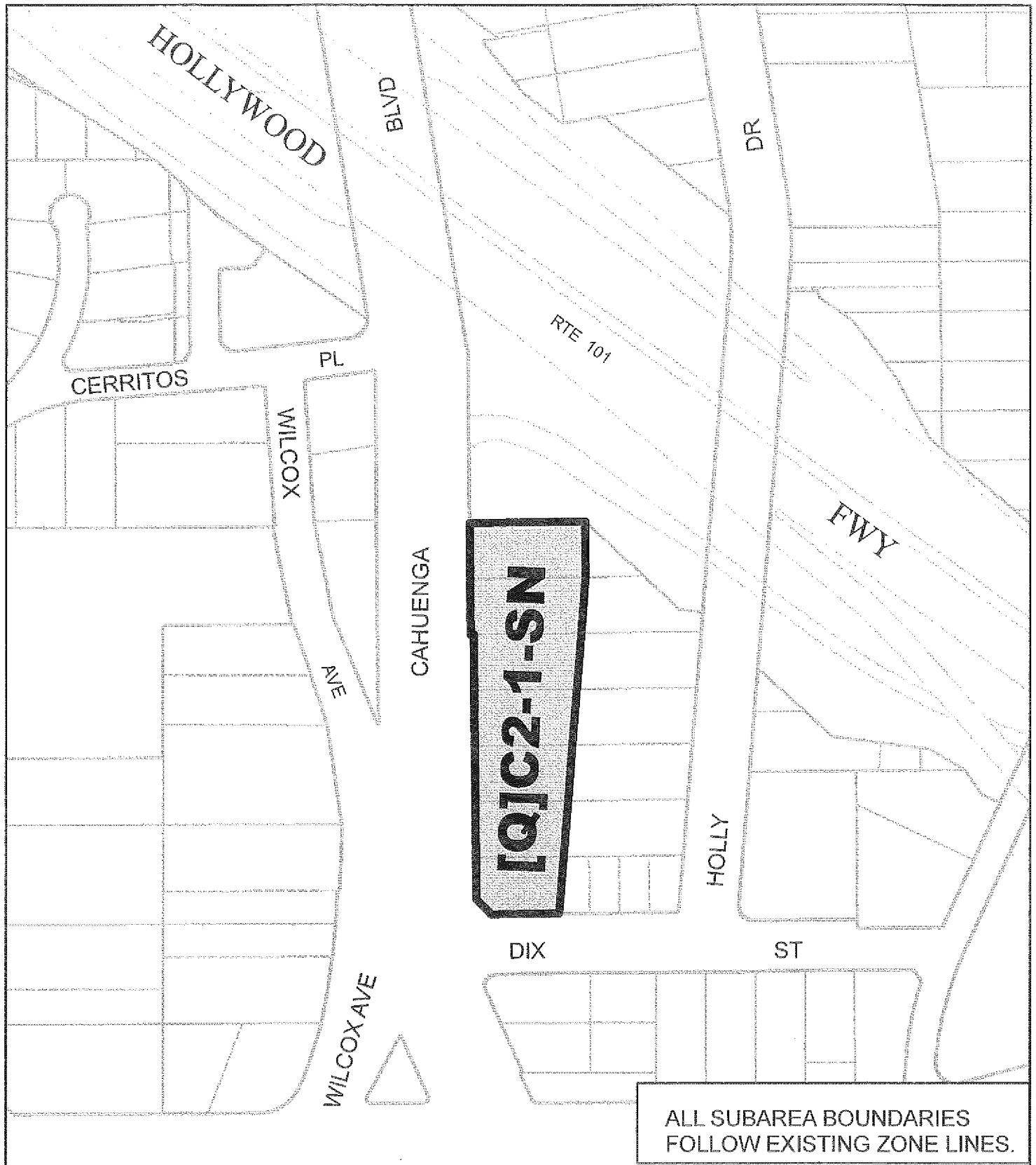
C.M. 150 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 2:1A

020112





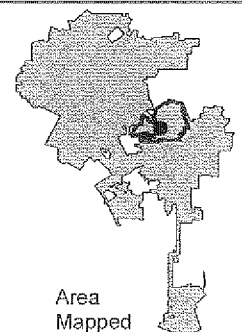
NOT TO SCALE

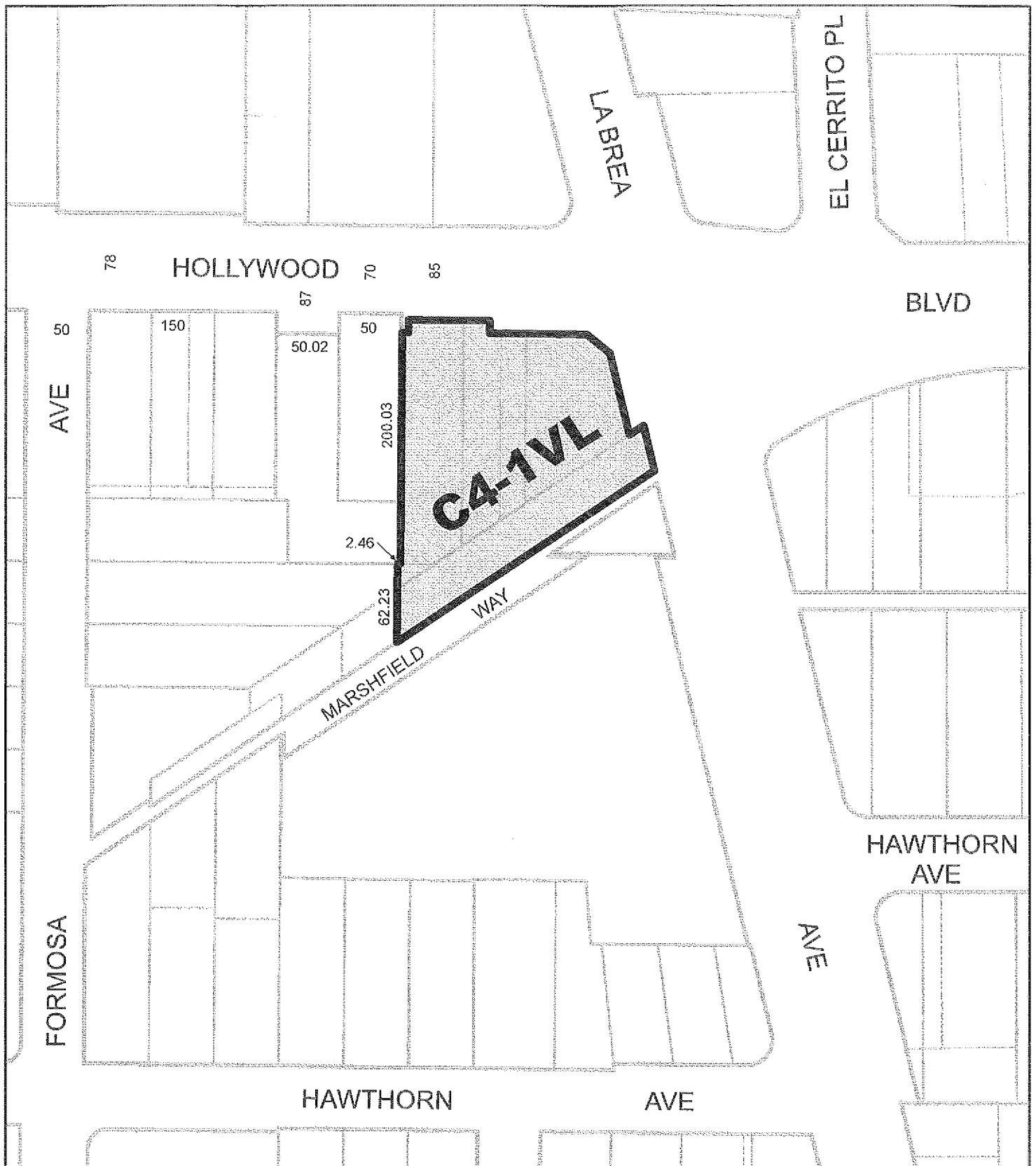
C.M. 150 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 2

020112





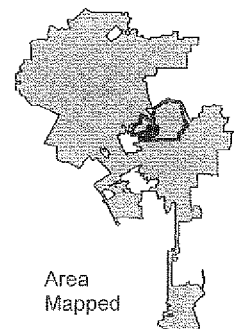
NOT TO SCALE

C.M. 147 B 181	CPC 1997-0043 CPU CPC 2005-6082 CPU
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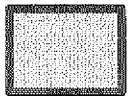
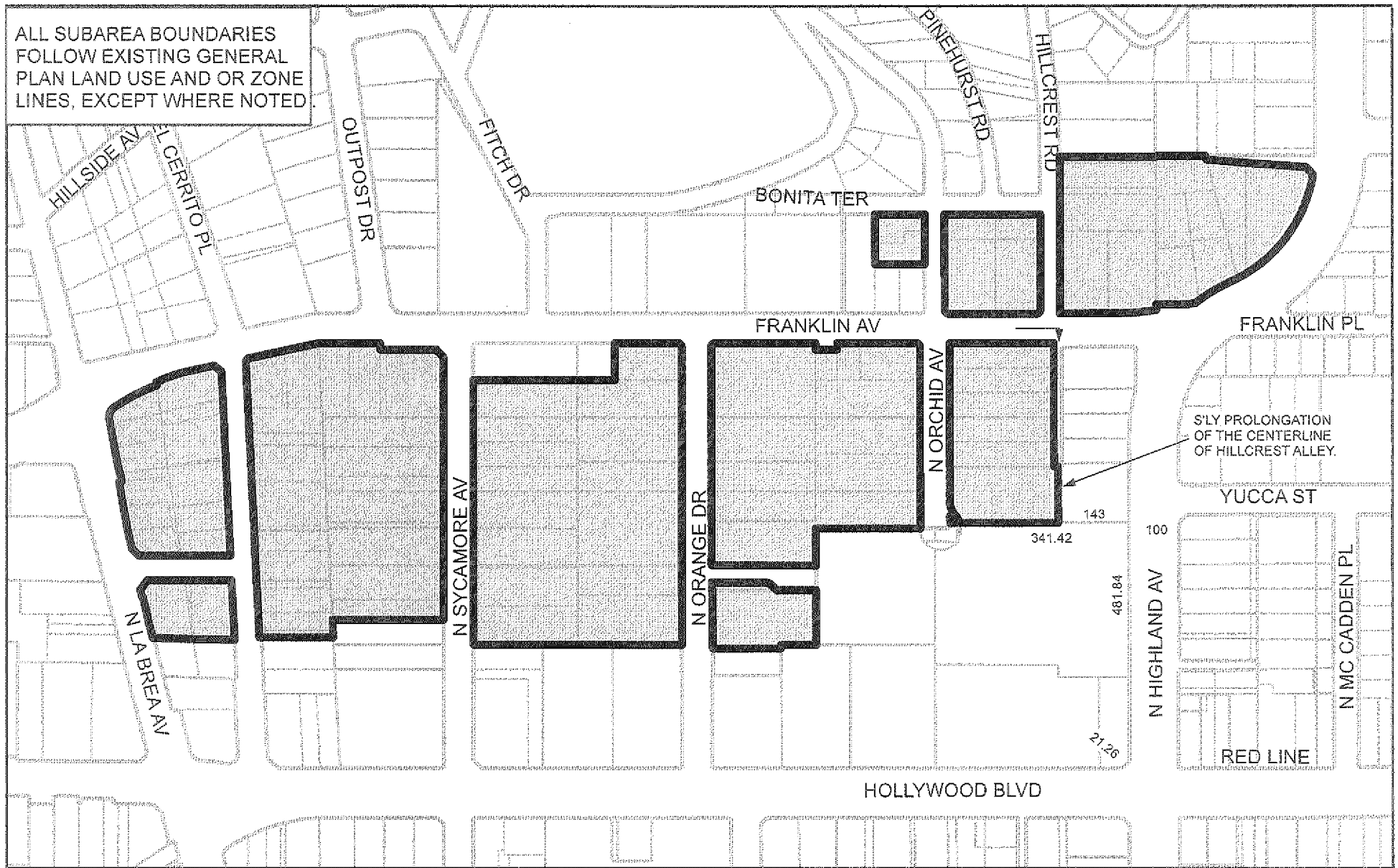
LH/

HOLLYWOOD CPU, SA 3:1

010412



ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE AND OR ZONE LINES, EXCEPT WHERE NOTED.



[Q]R4-1VL



NOT TO SCALE

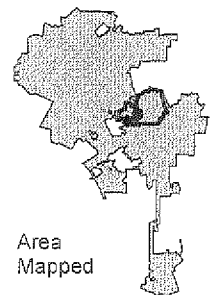
C.M. 147 B 181, 148.5 A 185, 150 B 181,
150 A 185, 151.5 A 185

CPC 1997-0043 CPU
CPC 2005-6082 CPU

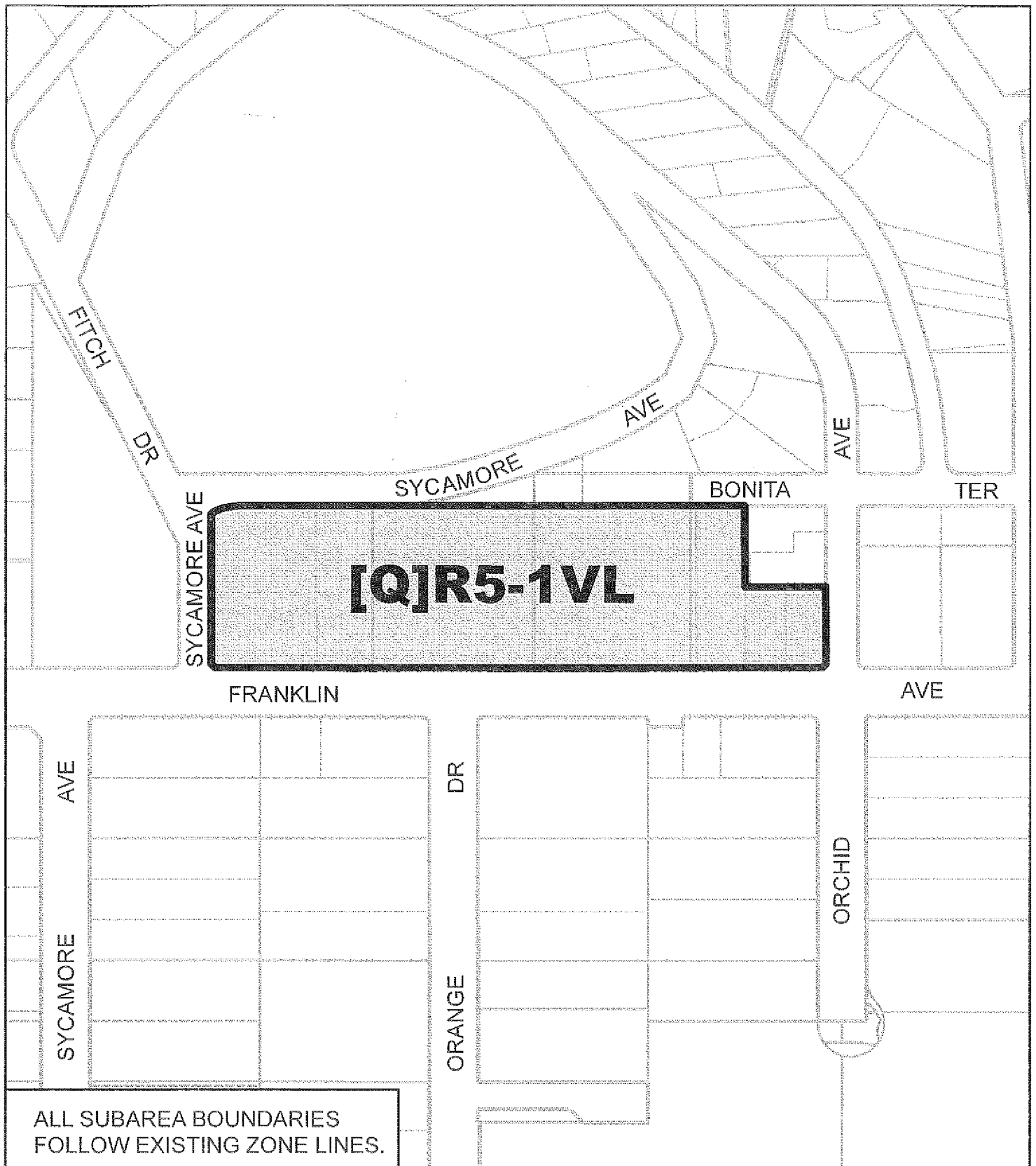
LH/

HOLLYWOOD CPU, SA 3:1A

010412



Area
Mapped



NOT TO SCALE

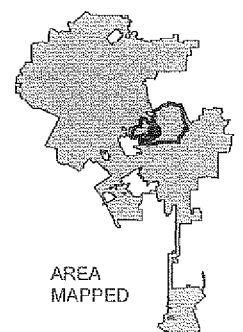
C.M. 150 B 181

CPC 1997-0043 CPU
CPC 2005-6082 CPU

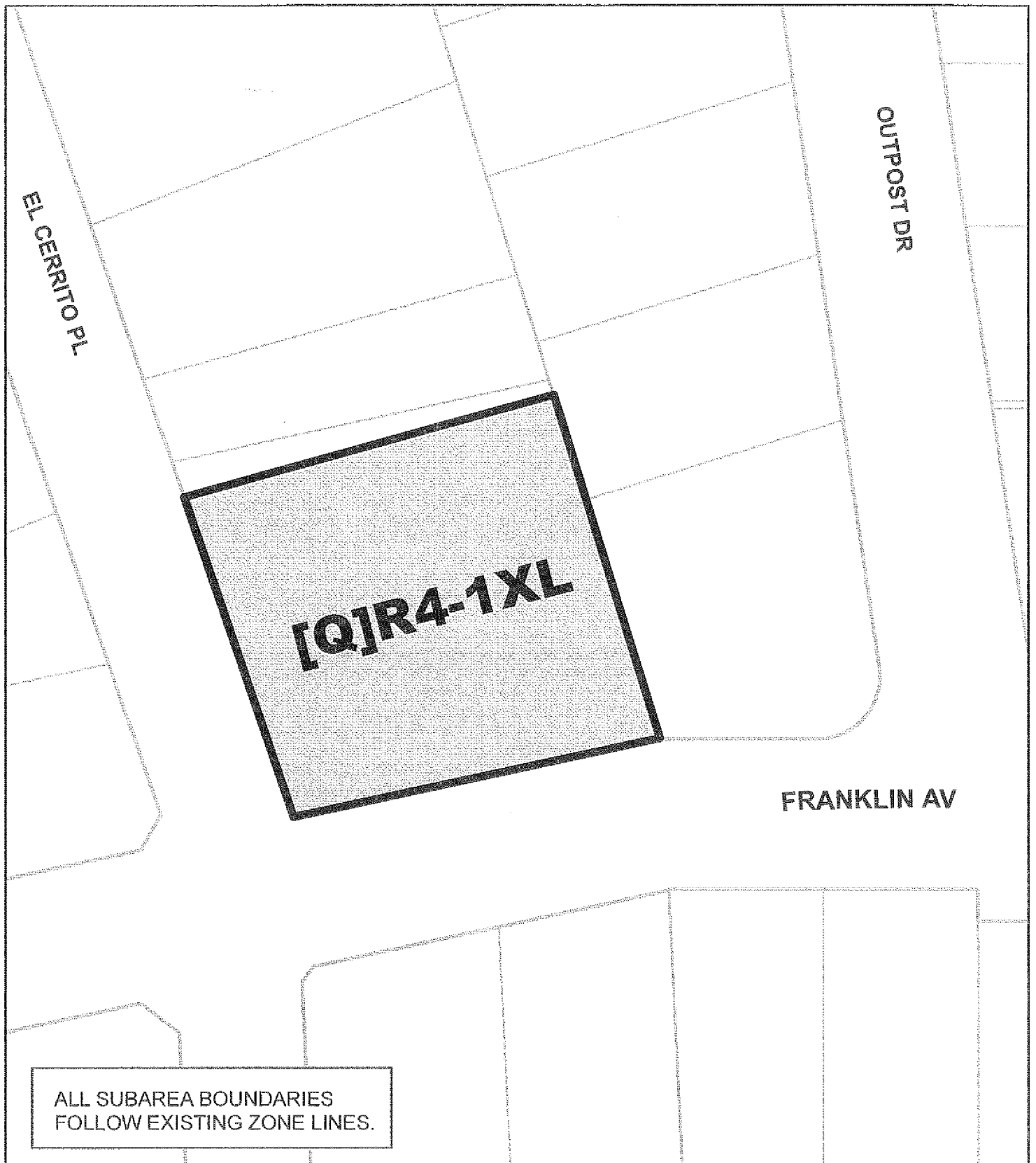
LH/

HOLLYWOOD CPU, SA 3:1B

010412



AREA
MAPPED



NOT TO SCALE

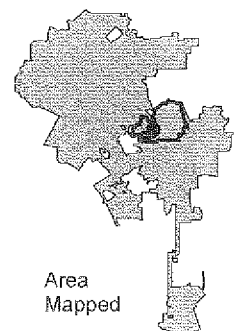
C.M. 147 B 181

CPC 2005-6082 CPU
CPC 1997-0043 CPU

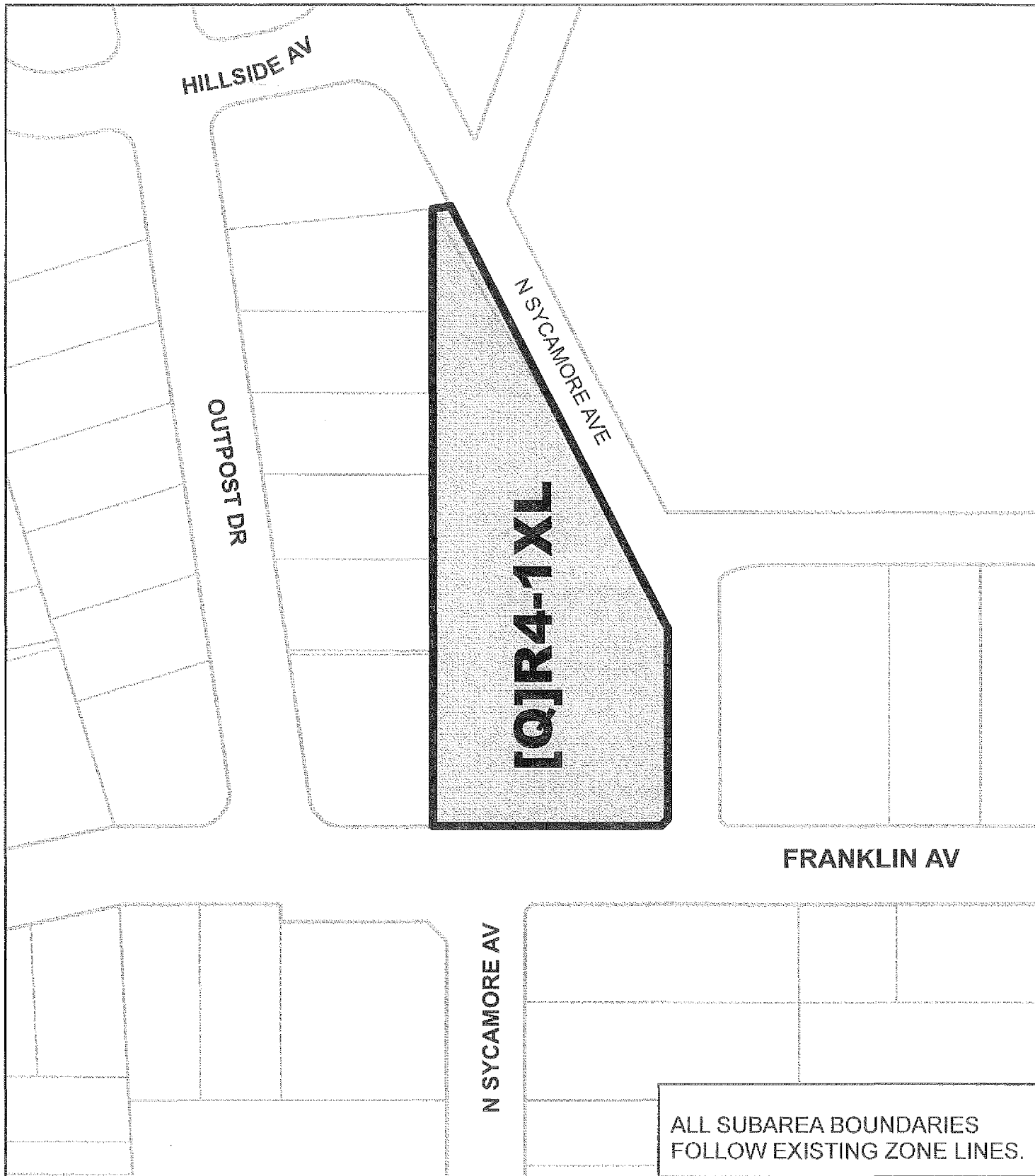
LH/

HOLLYWOOD CPU, SA 3:1D

023012



Area
Mapped



NOT TO SCALE

C.M. 150 B 181	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 3:1E

010412





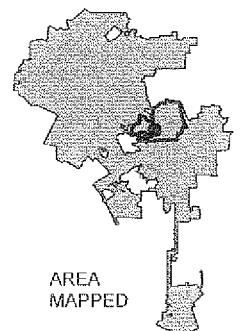
NOT TO SCALE

C.M. 148.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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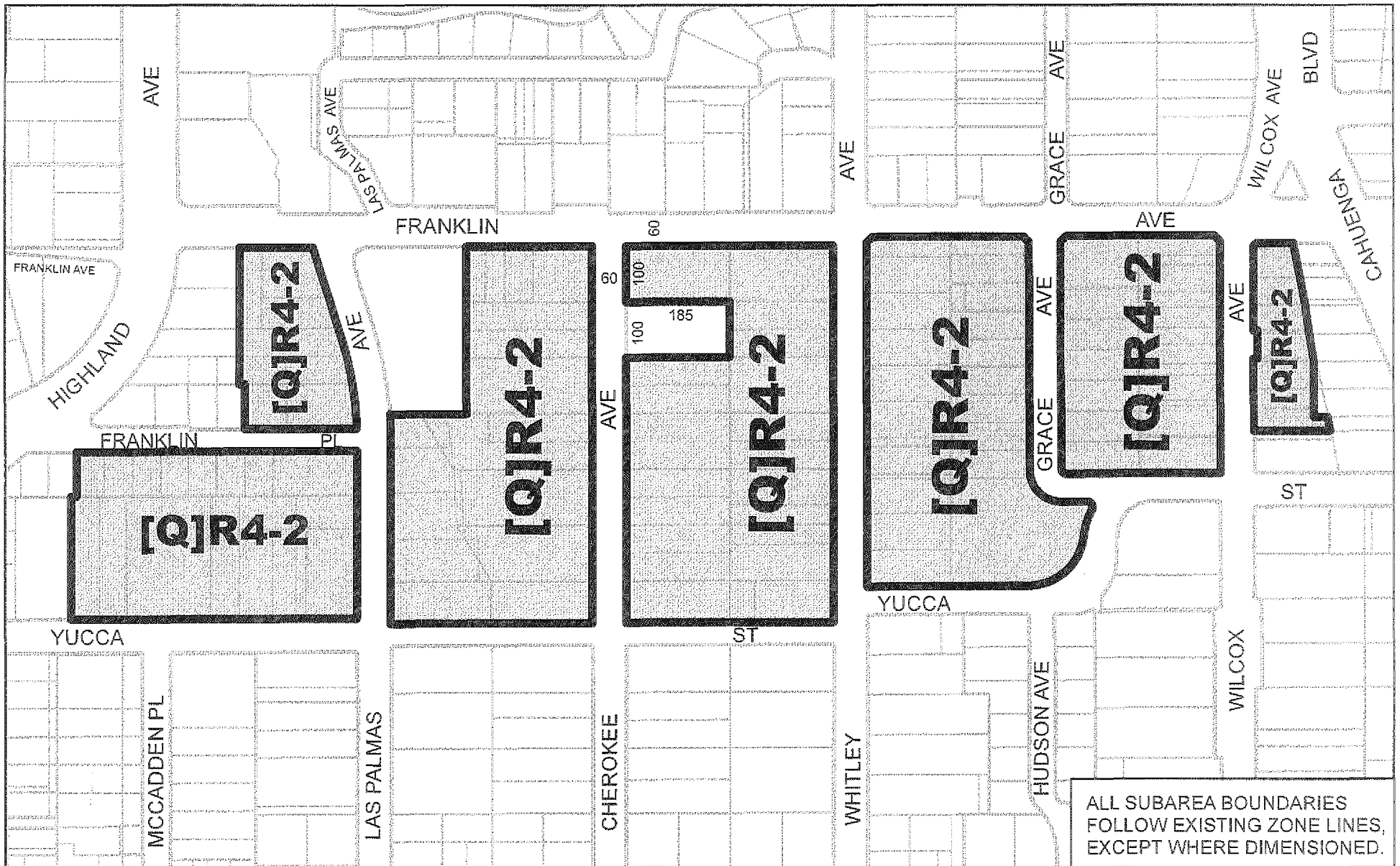
LH/

HOLLYWOOD CPU, SA 3:2

010412



AREA
MAPPED



NOT TO SCALE

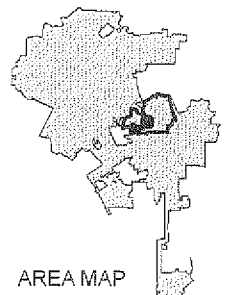
C.M. 150 A 185, 150 A 187,
148.5 A 185.

CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/

HOLLYWOOD CPU, SA 3:2B

013012



AREA MAP



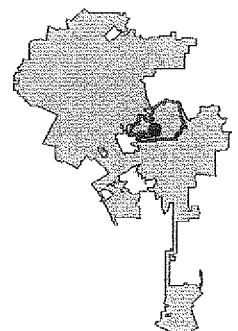
NOT TO SCALE

C.M. 148.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 3:2C

010412





NOT TO SCALE

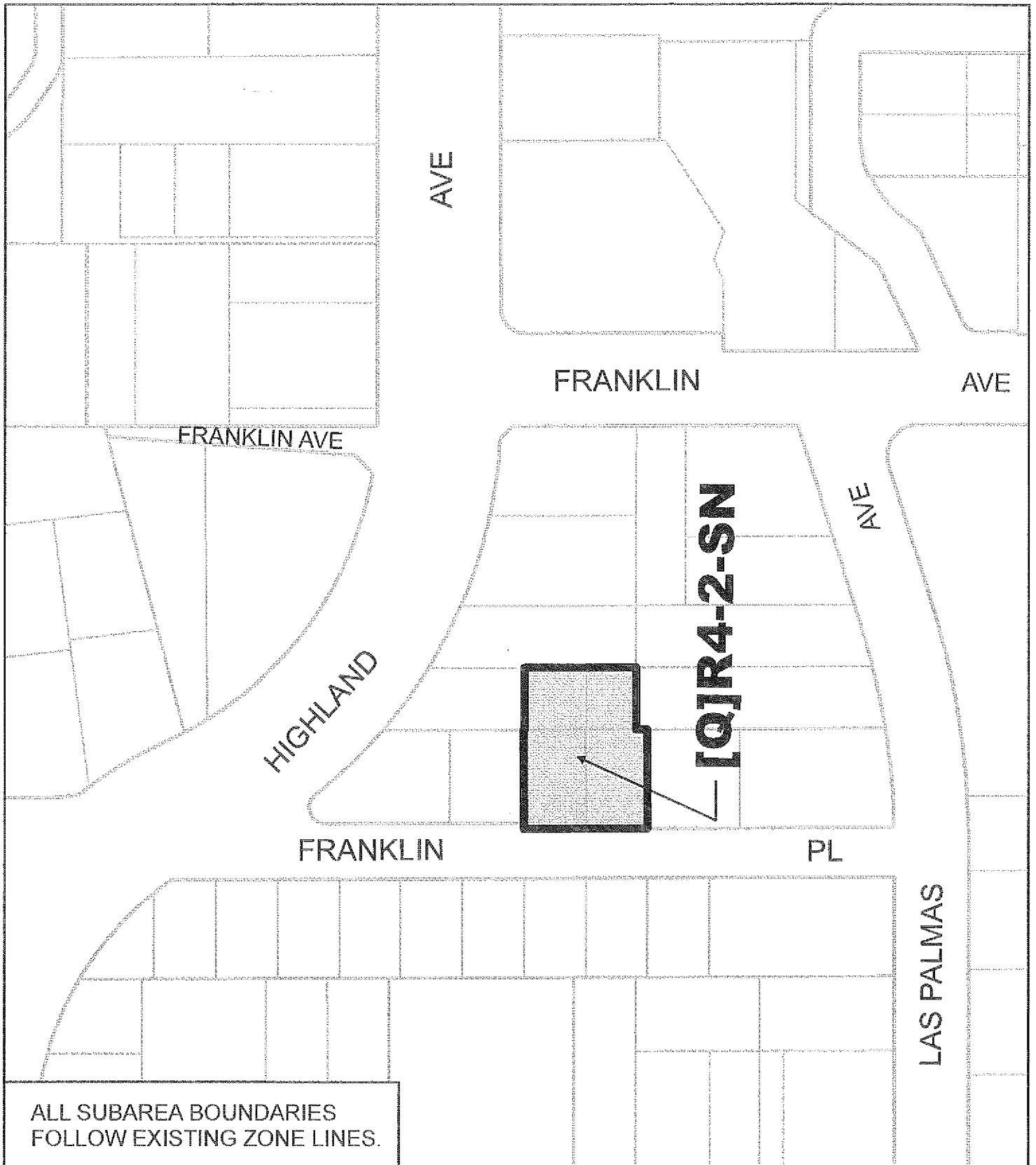
C.M. 148.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 3:2D

010412





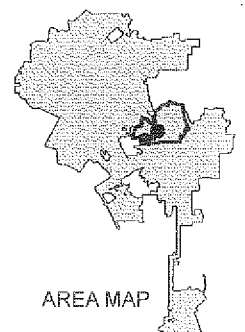
NOT TO SCALE

C.M. 150 A 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
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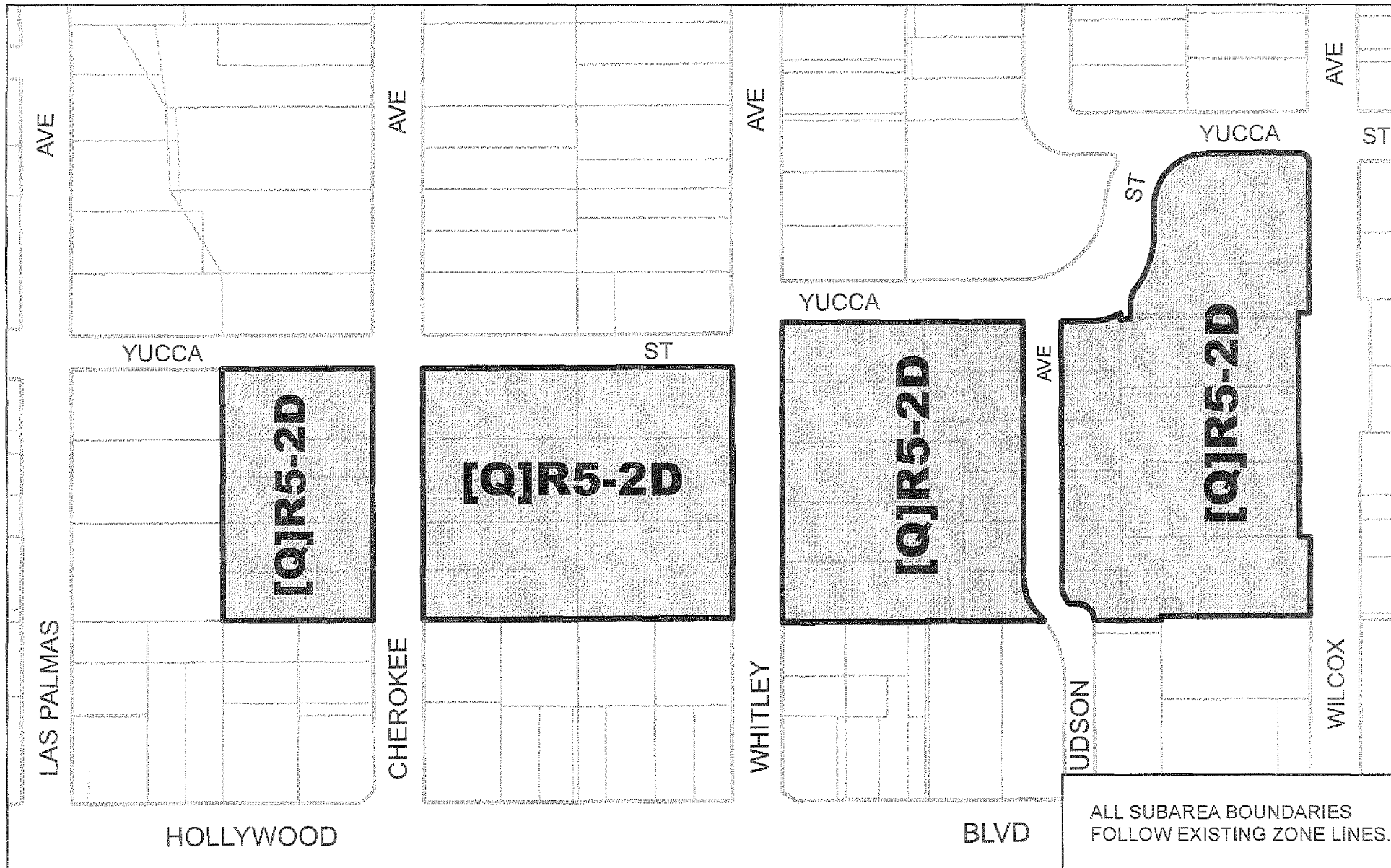
LH/

HOLLYWOOD CPU, SA 3:2G

012512



AREA MAP



NOT TO SCALE

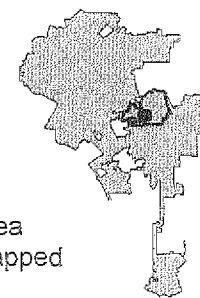
C.M. 148.5 A 185, 148.5 A 187,
150 A 187

CPC 1997-0043 CPU
CPC 2005-6082 CPU

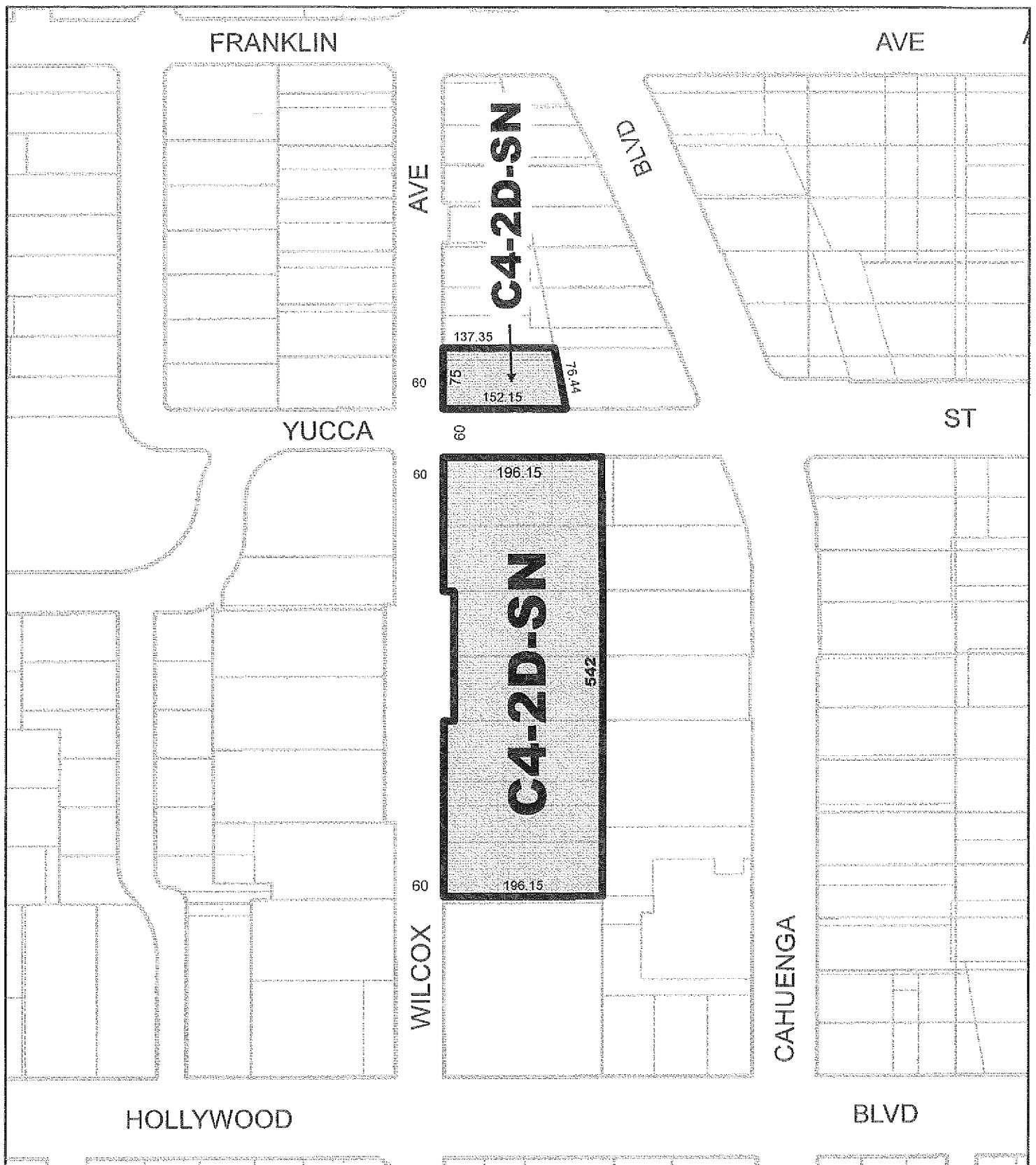
LH/

HOLLYWOOD CPU, SA 3:3

010412



Area
Mapped



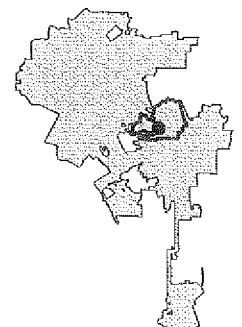
NOT TO SCALE

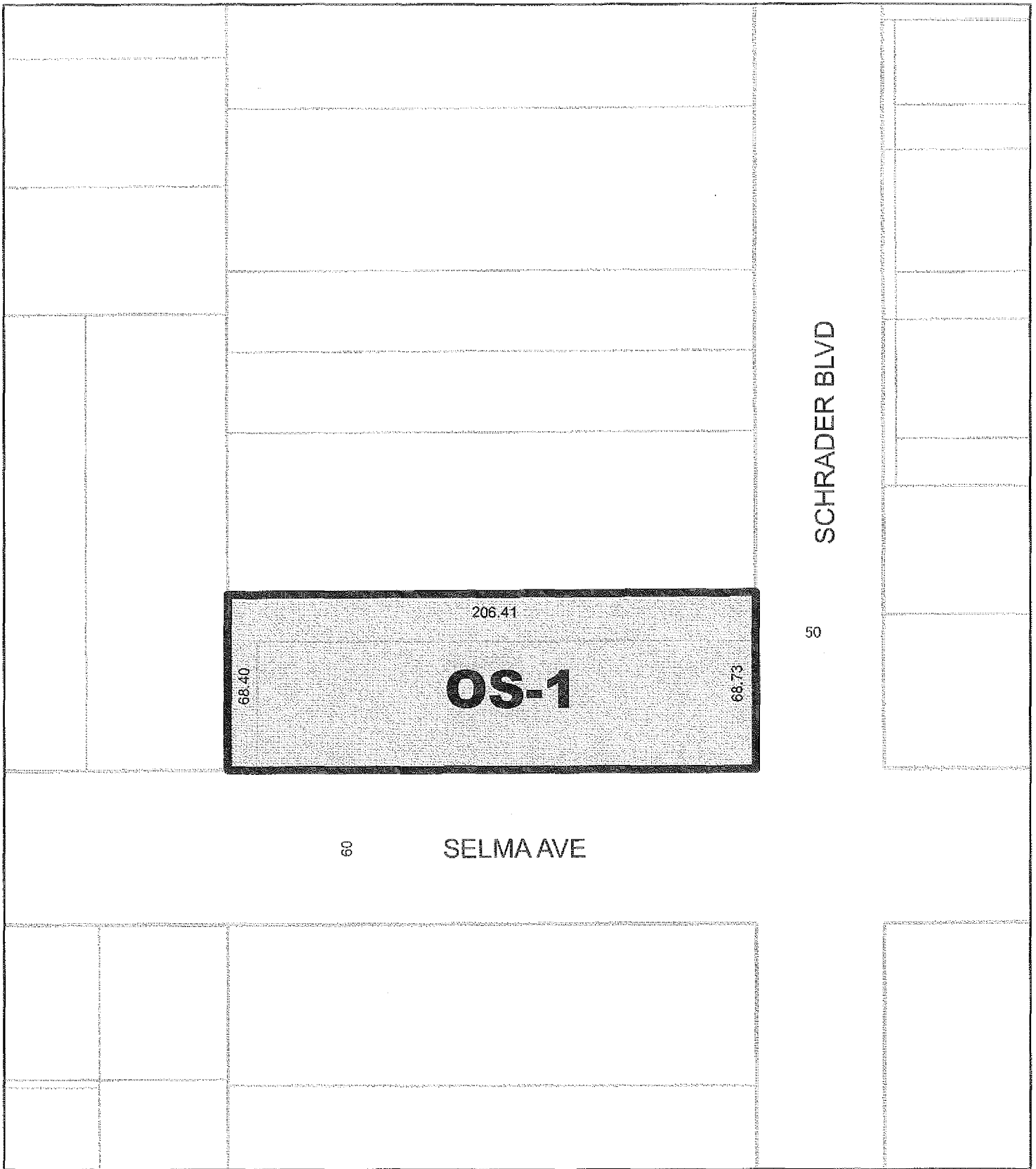
C.M. 150 A 187, 148.5 A 187	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 3:4

010412





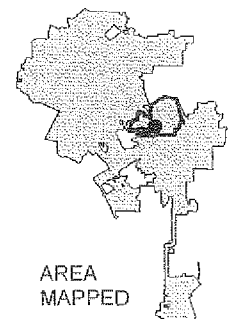
NOT TO SCALE

C.M. 148.5 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
------------------	--

LH/

HOLLYWOOD CPU, SA 4:1

012512



HOLLYWOOD BLVD 100

LAS PALMAS AVE

138

60.18

50

C4-2D-SN

42



NOT TO SCALE

C.M. 148.5 A 185

CPC 1997-0043 CPU
CPC 2005-6082 CPU

LH/

HOLLYWOOD CPU, SA 4:1A

010412



AREA
MAPPED



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES,
EXCEPT WHERE DIMENSIONED.



NOT TO SCALE

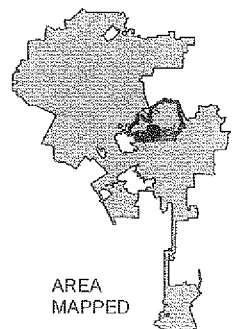
C.M. 147 A 185, 148.5 A 185

CPC 1997-0043 CPU
CPC 2005-6082 CPU

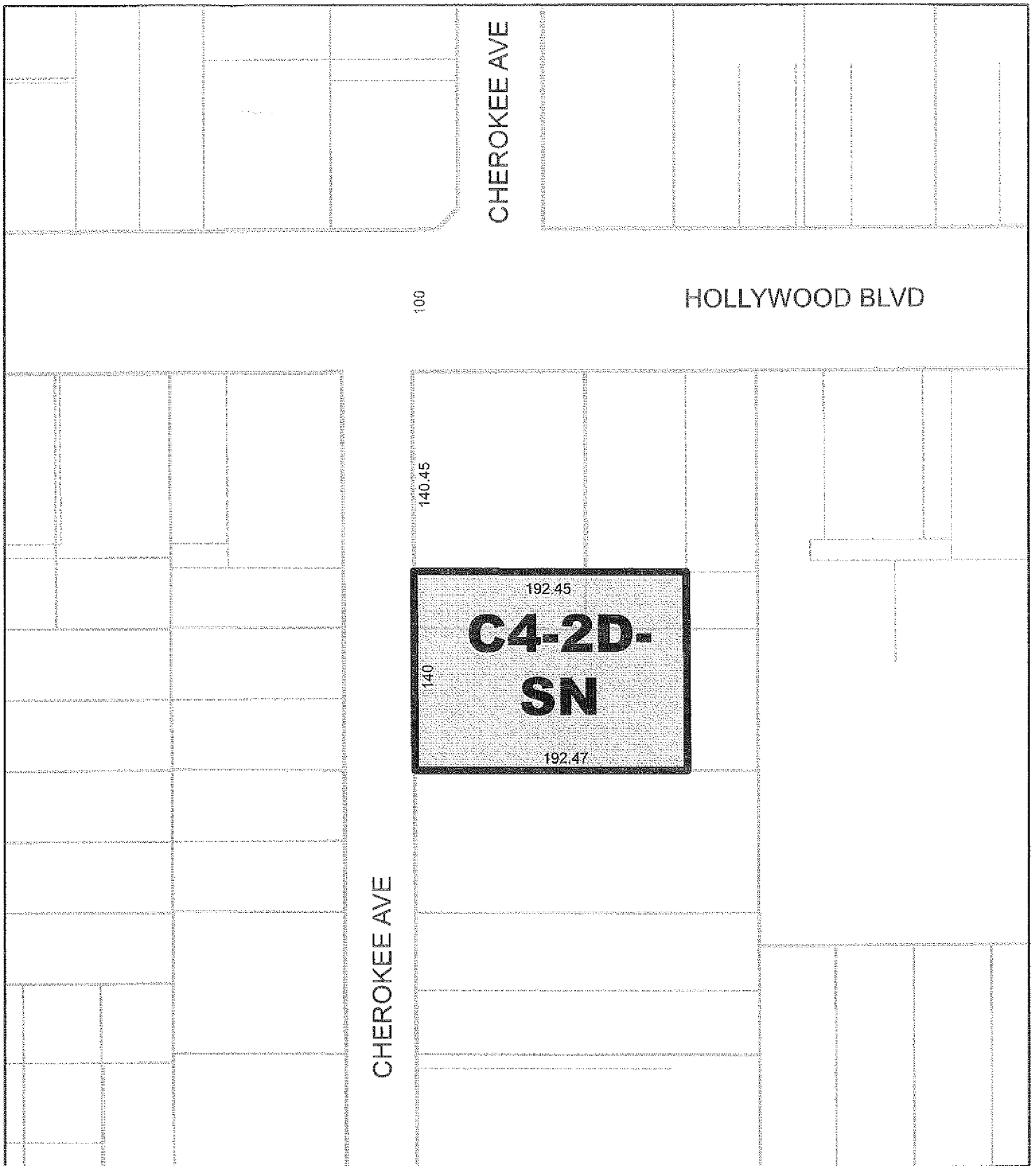
LH/

HOLLYWOOD CPU, SA 4:1B

010412



AREA
MAPPED



NOT TO SCALE

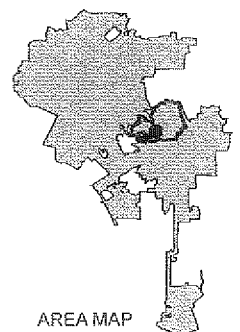
C.M. 148.5 A 185

CPC 1997-0043 CPU
CPC 2005-6082 CPU

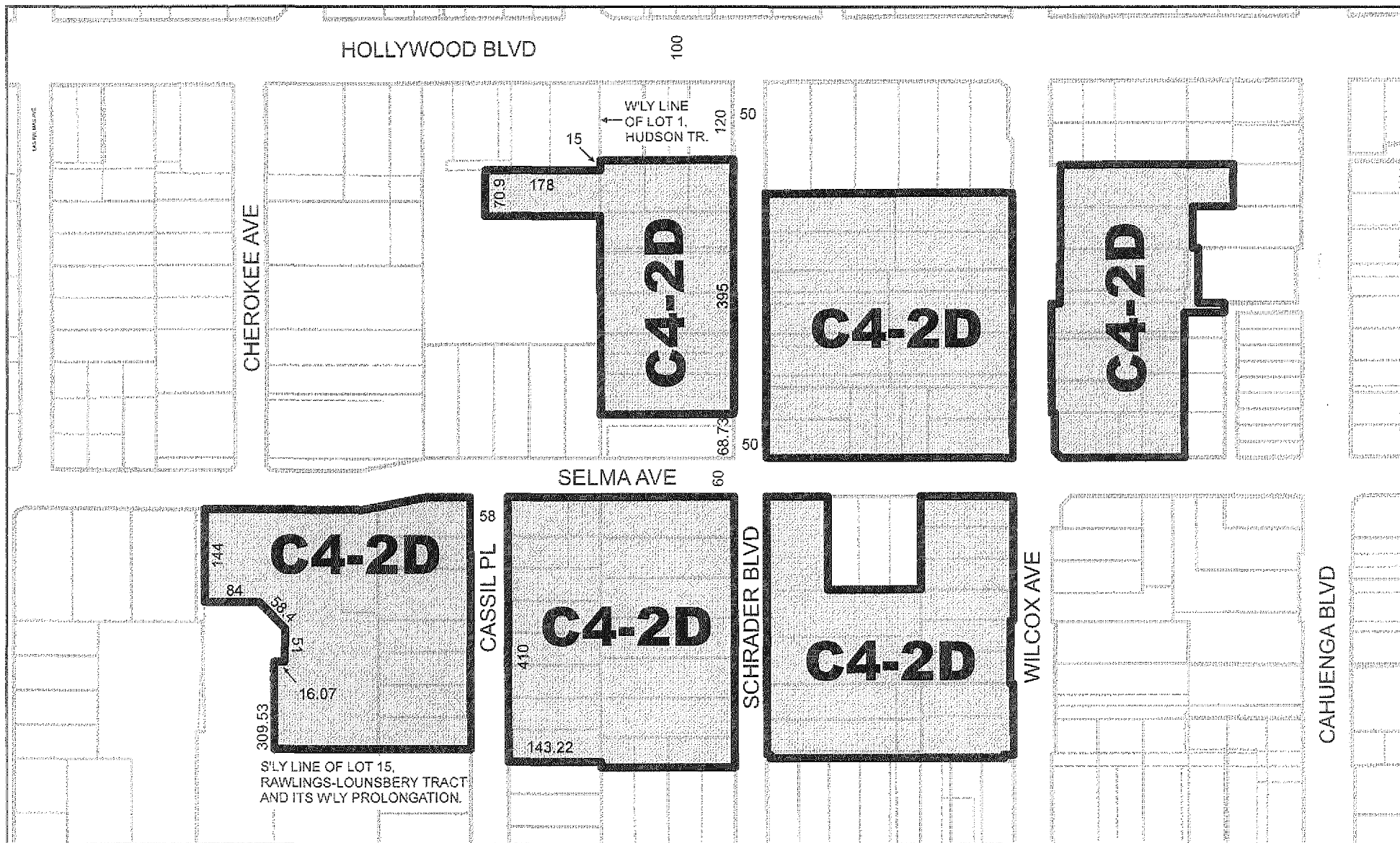
LH/

HOLLYWOOD CPU, SA 4:1C

010412



AREA MAP



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES,
EXCEPT WHERE NOTED.



NOT TO SCALE

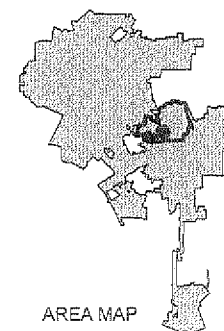
C.M. 147 A 185, 147 4 187
148.5 A 185, 148.5 A 187

CPC 1997-0043 CPU
CPC 2005-6082 CPU

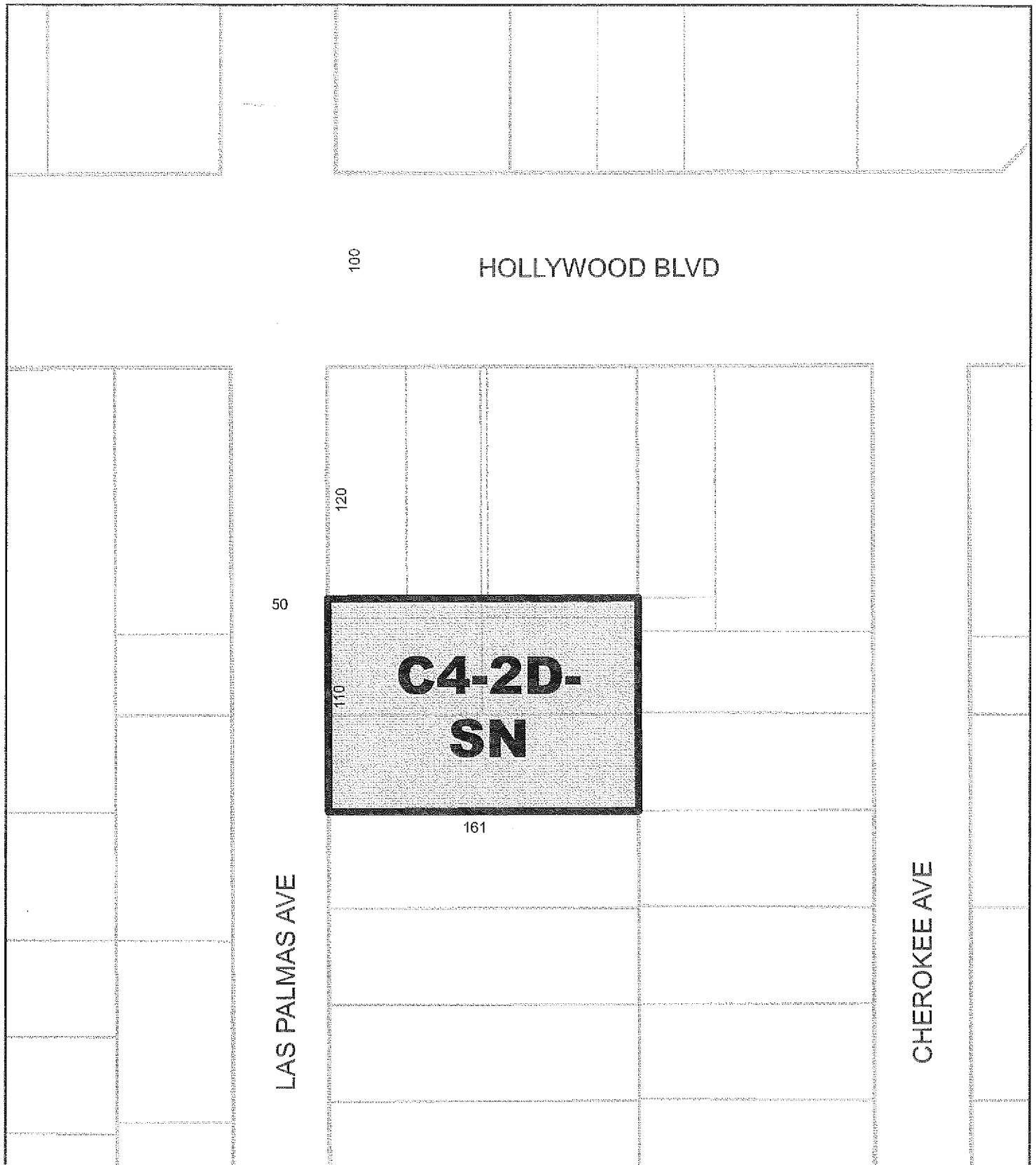
LH/

HOLLYWOOD CPU, SA 4:1D

010412



AREA MAP



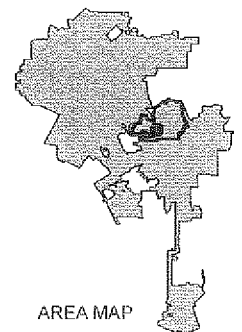
NOT TO SCALE

C.M. 148.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:1E

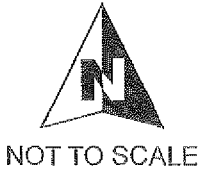
010412



AREA MAP



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES,
EXCEPT WHERE DIMENSIONED.



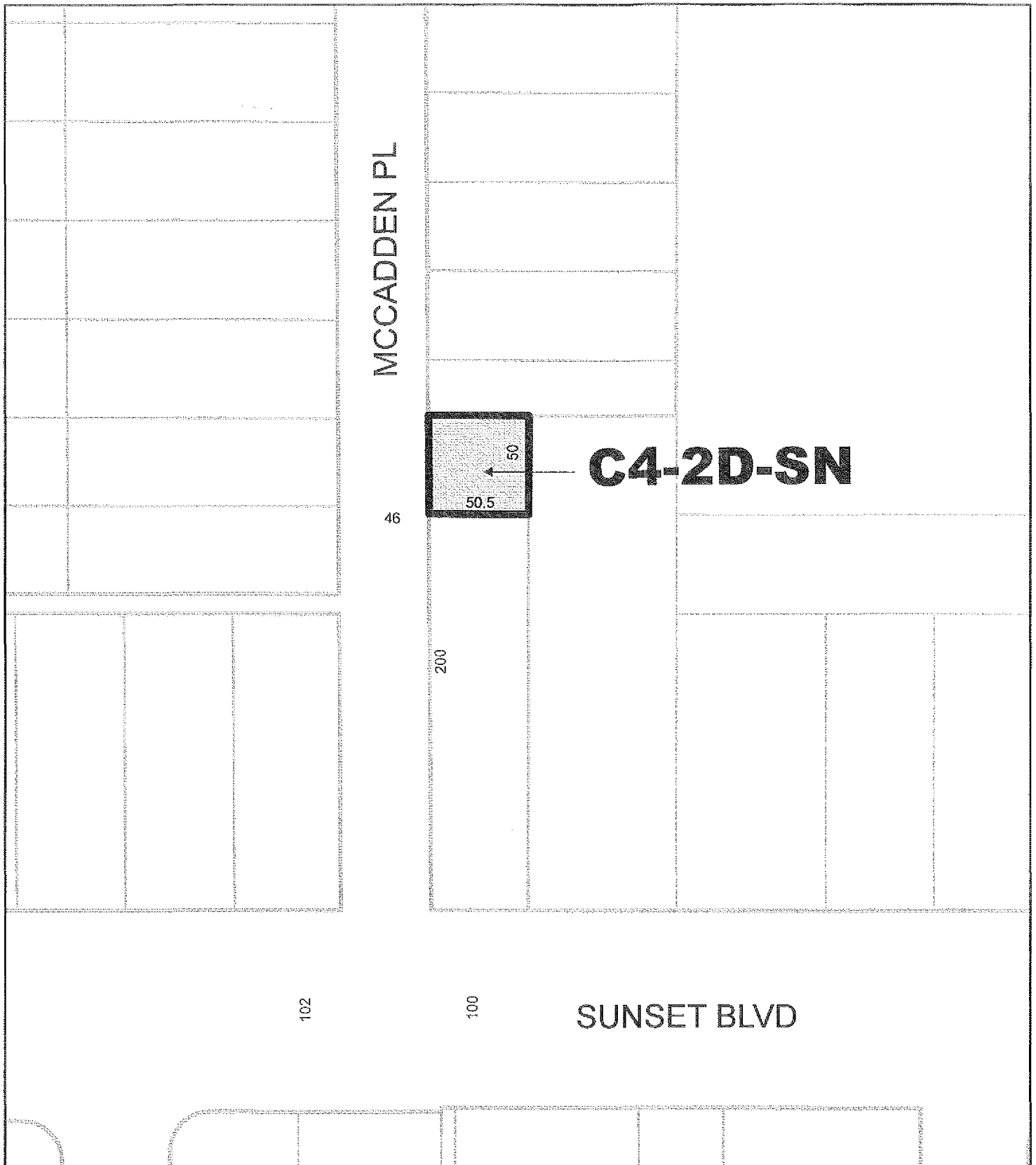
C.M. 148.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:1F

010412





NOT TO SCALE

C.M. 147 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:1G

010412



AREA MAP

MCCADDEN PL

LAS PALMAS AVE

205.31

C4-2D-SN

50

205.25

50

150

SUNSET BLVD

100

LAS PALMAS AVE



NOT TO SCALE

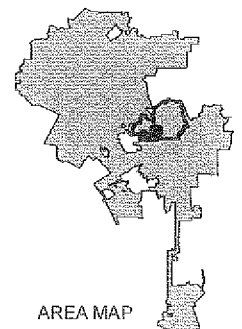
C.M. 147 A 185

CPC 1997-0043 CPU
CPC 2005-6082 CPU

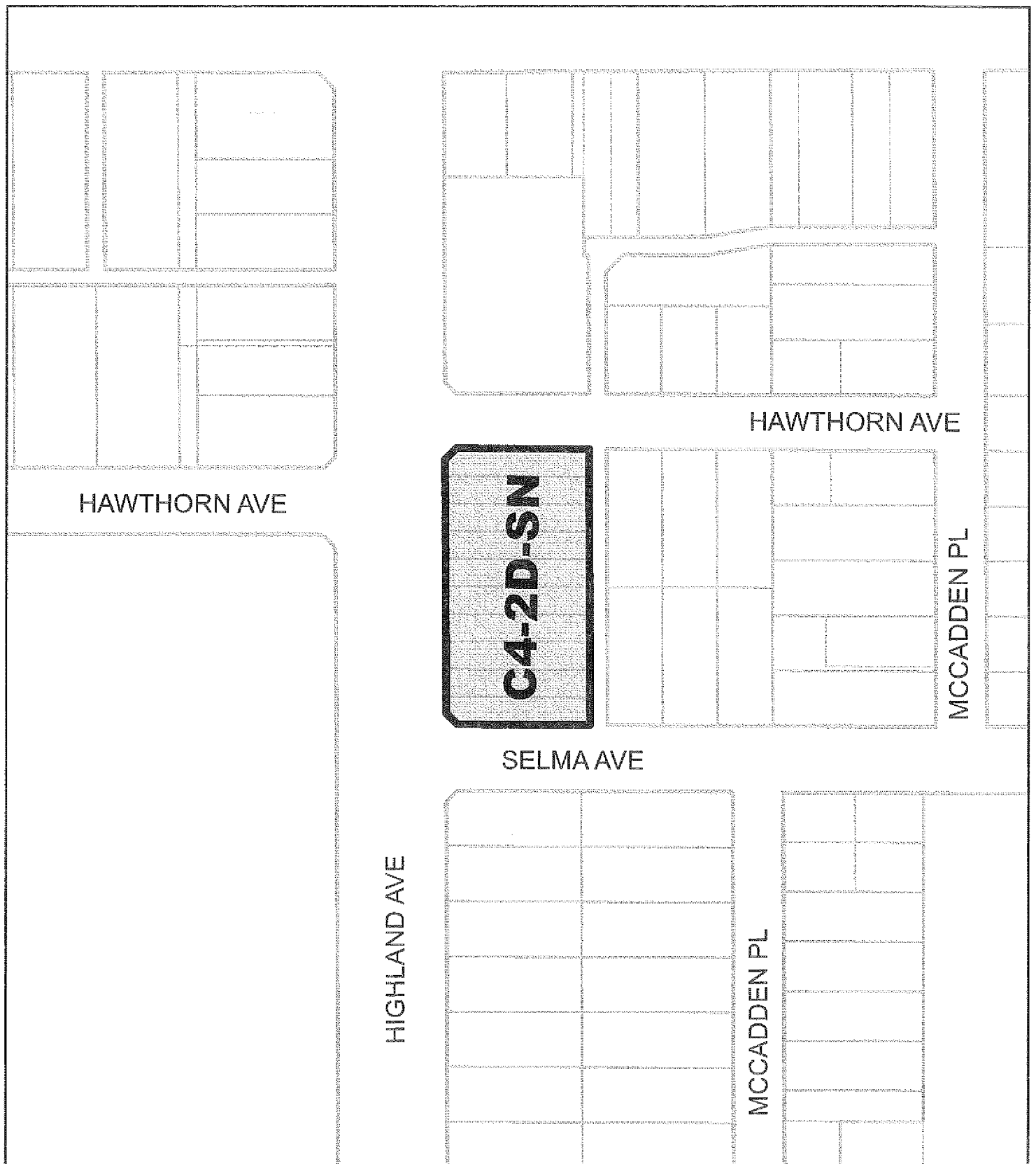
LH/

HOLLYWOOD CPU, SA 4:1H

010412



AREA MAP



NOT TO SCALE

C.M. 148.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
------------------	--

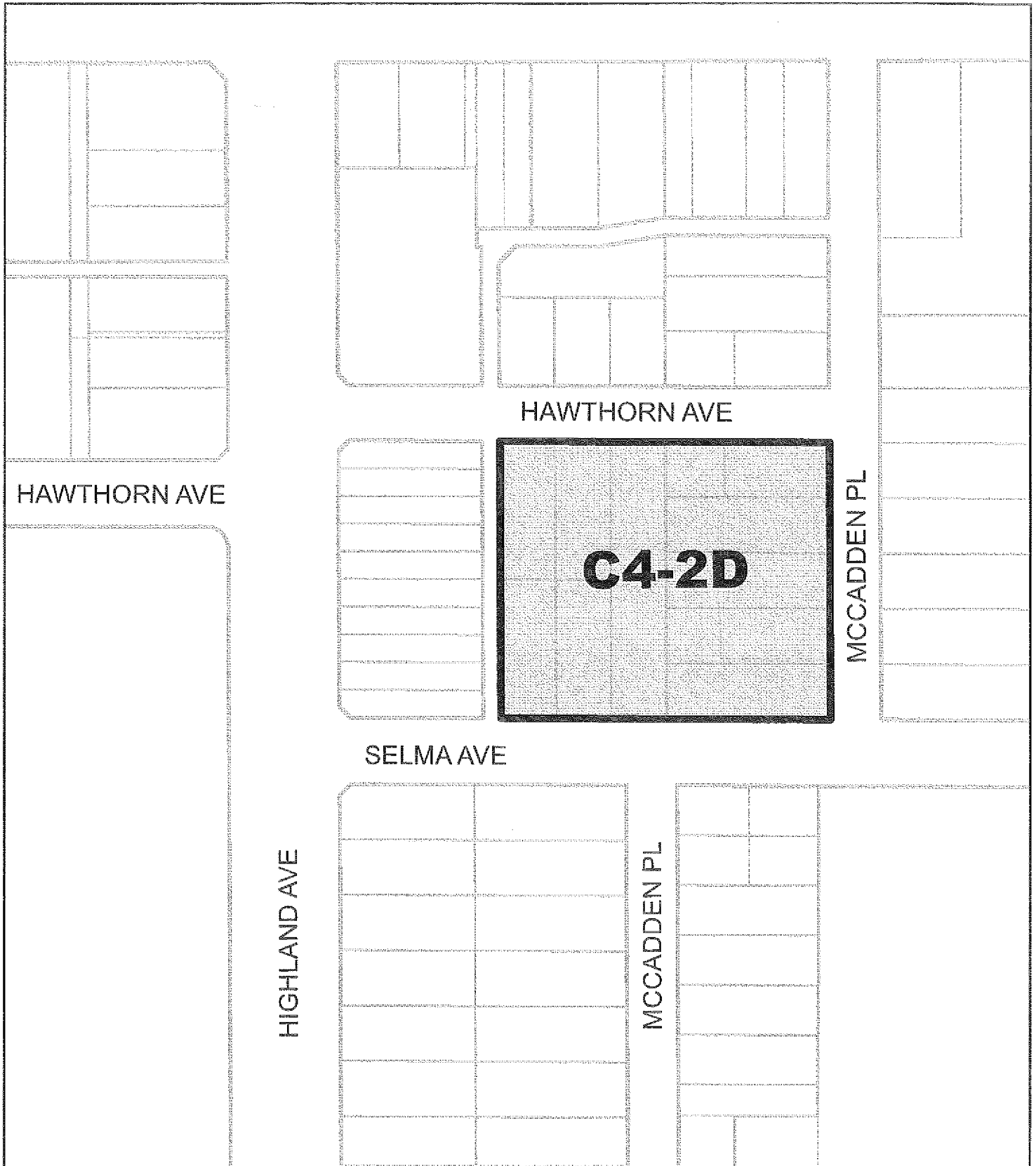
LH/

HOLLYWOOD CPU, SA 4:11

010412



AREA MAP



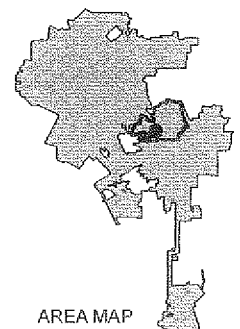
NOT TO SCALE

C.M. 148.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:1J

010412



AREA MAP



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



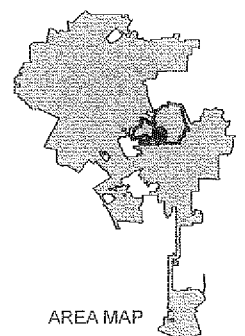
NOT TO SCALE

C.M. 147 A 187, 148.5 A 187	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:2

010412



AREA MAP



NOT TO SCALE

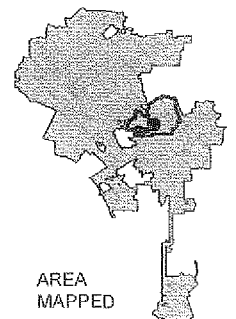
C.M. 148.5 A 187, 150 A 187

CPC 1997-0043 CPU
CPC 2005-6082 CPU

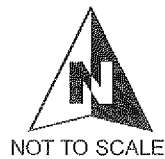
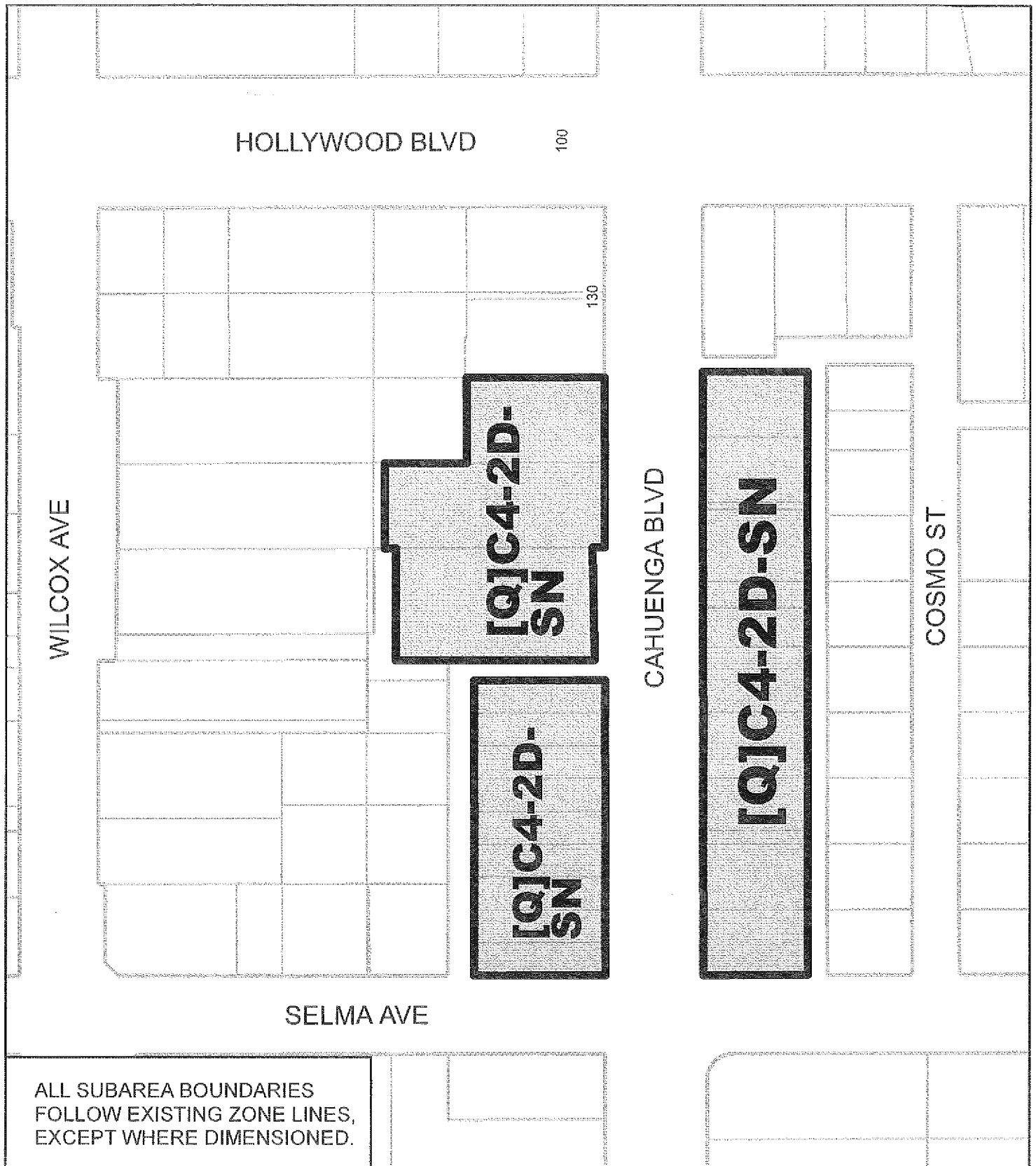
LH/

010412

HOLLYWOOD CPU, SA 4:2A



AREA
MAPPED

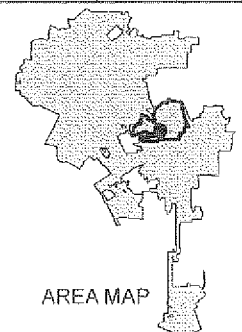


C.M. 148.5 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
------------------	--

LH/

HOLLYWOOD CPU, SA 4:2B

010412



HOLLYWOOD BLVD

CAHUENGA BLVD

[Q] C4-2D

COSMO ST

IVAR AVE

SELMA AVE



NOT TO SCALE

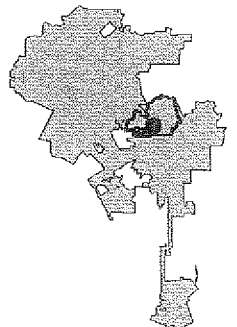
C.M. 148.5 A 187

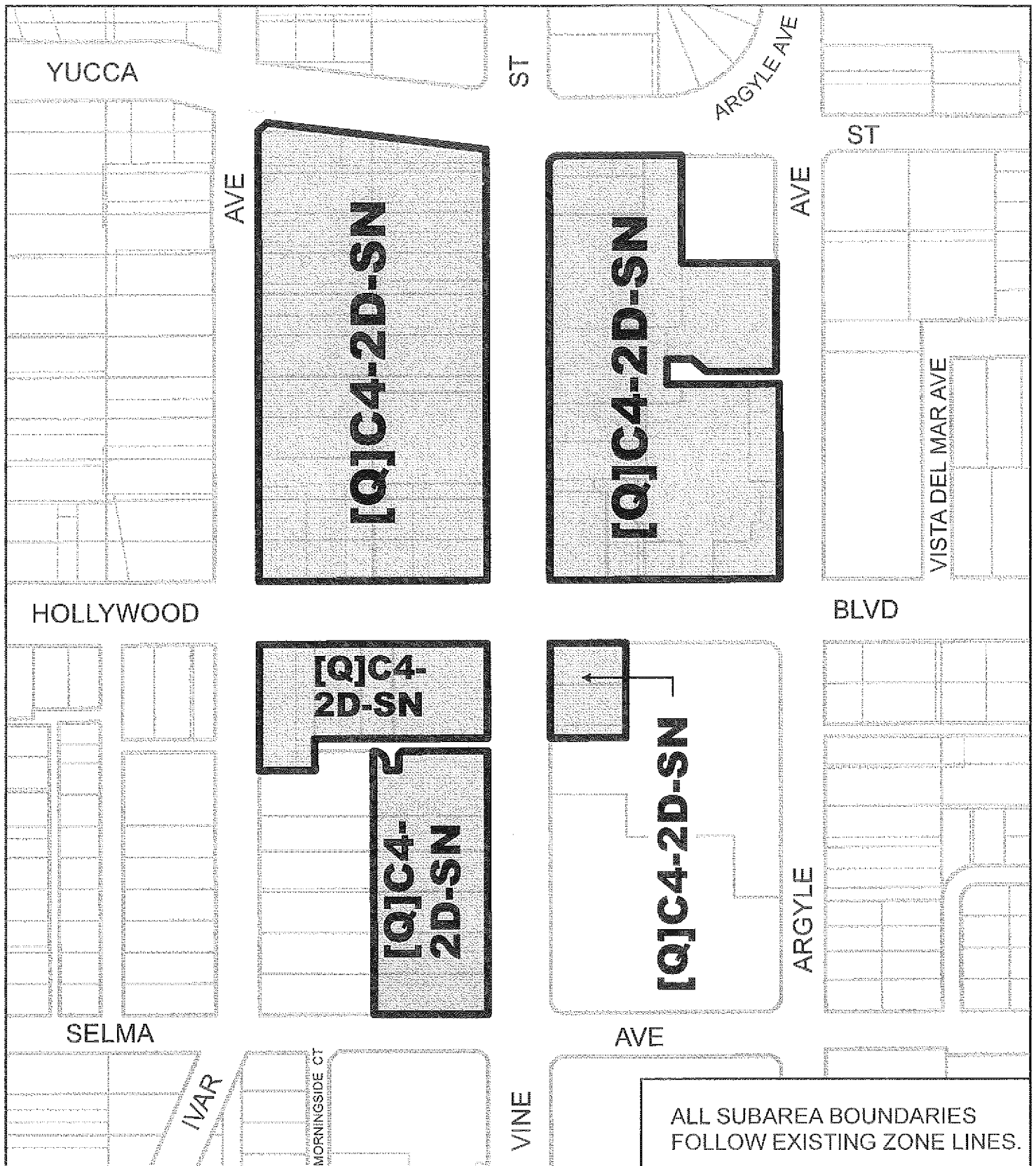
CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/

HOLLYWOOD CPU, SA 4:2C

010412





NOT TO SCALE

C.M. 148.5 A 187, 148.5 A 189, 150 A 187, 150 A 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:3

010412





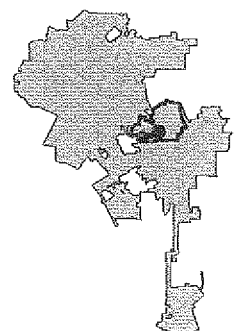
NOT TO SCALE

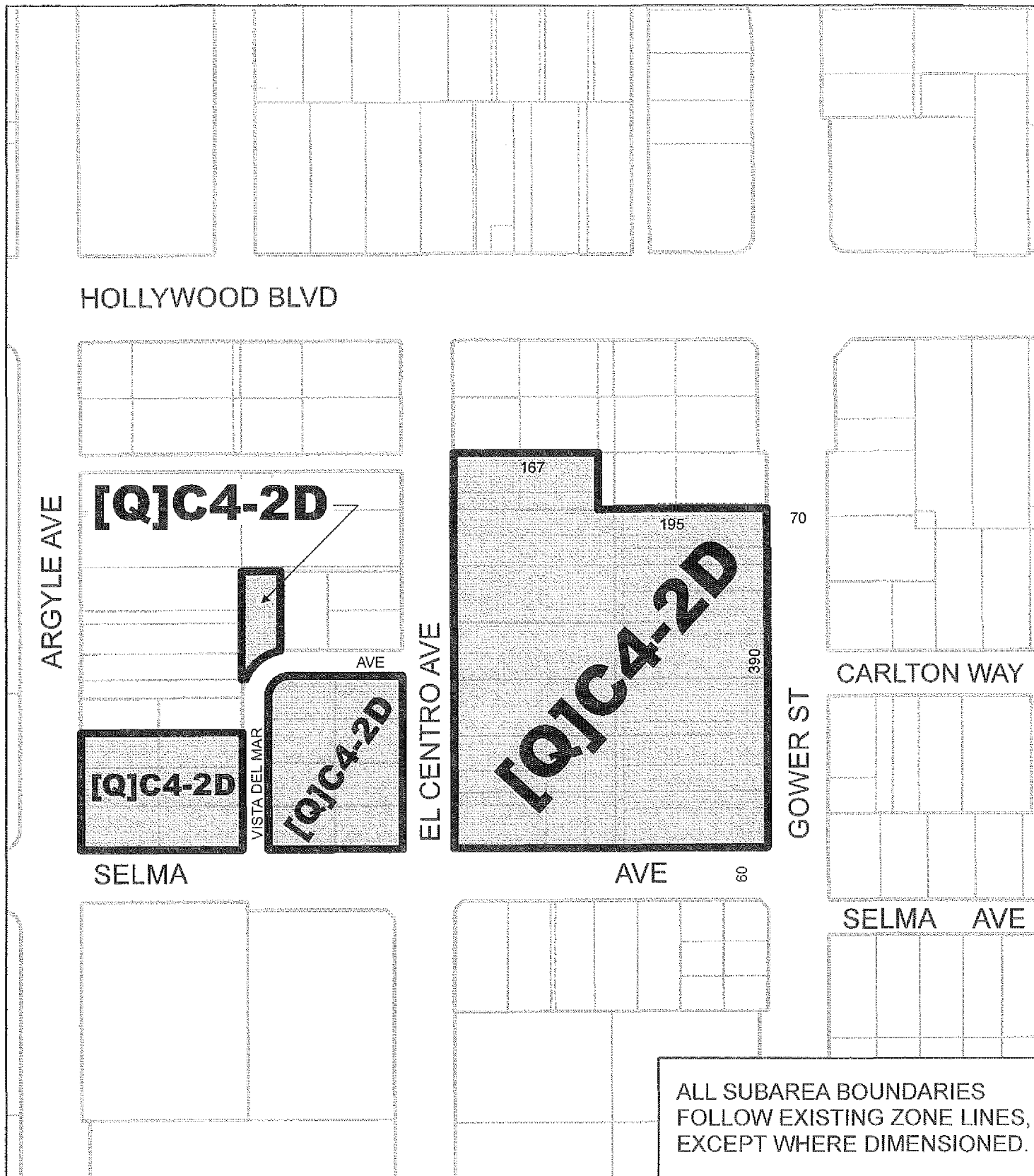
C.M. 148.5 A 187	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:3A

010412





NOT TO SCALE

C.M. 148.5 A 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
------------------	--

LH/

HOLLYWOOD CPU, SA 4:4

010412



CARLOS AVE

**[Q]C4-
2D-SN**

**[Q]C4-
2D-SN**

GOWER ST

HOLLYWOOD BLVD

**[Q]C4-
2D-SN**

EL CENTRO AVE

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

C.M. 148.5 A 189

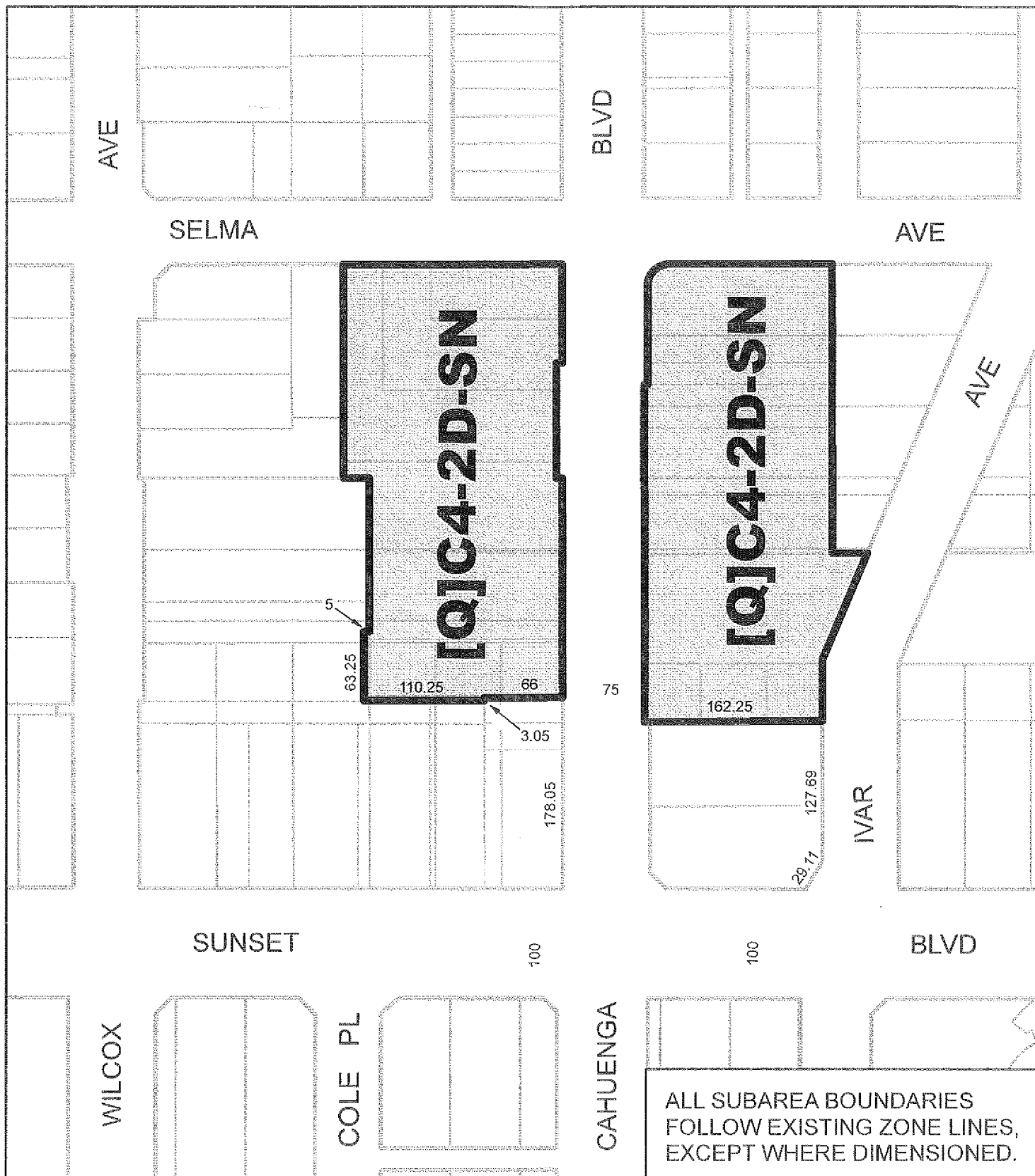
CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/

HOLLYWOOD CPU, SA 4:4A

010412





NOT TO SCALE

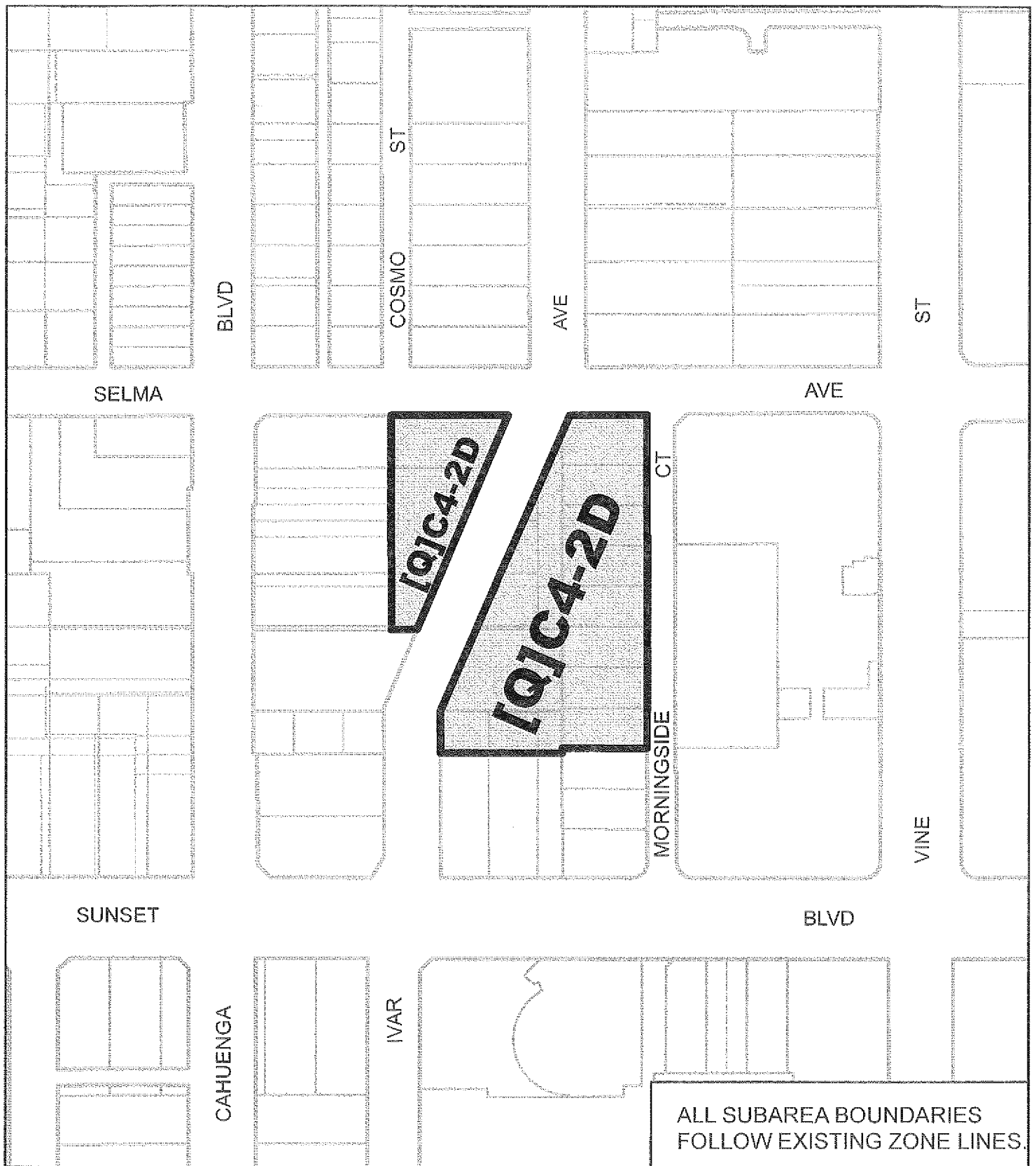
C.M. 147 A 187, 148.5 A 187	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:5

010412





NOT TO SCALE

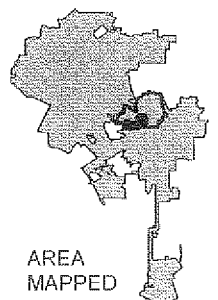
C.M. 147 A 187, 148.5 A 187

CPC 1997-0043 CPU
CPC 2005-6082 CPU

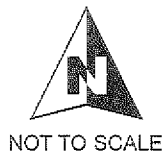
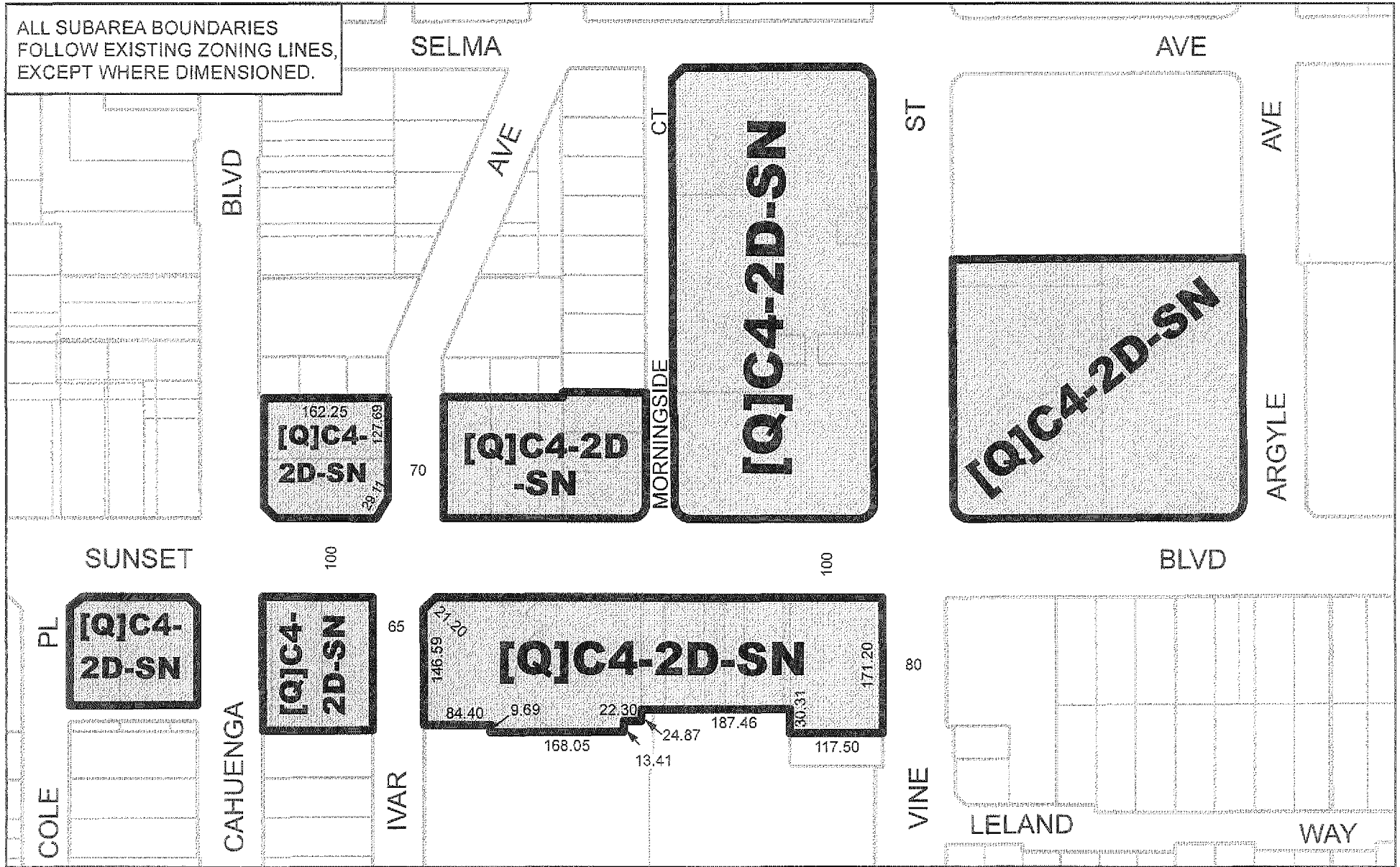
LH/

HOLLYWOOD CPU, SA 4:5A

010412



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONING LINES,
EXCEPT WHERE DIMENSIONED.



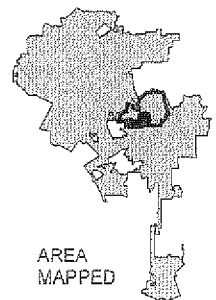
NOT TO SCALE

C.M. 147 A 187, 147 A 190, 148.5 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
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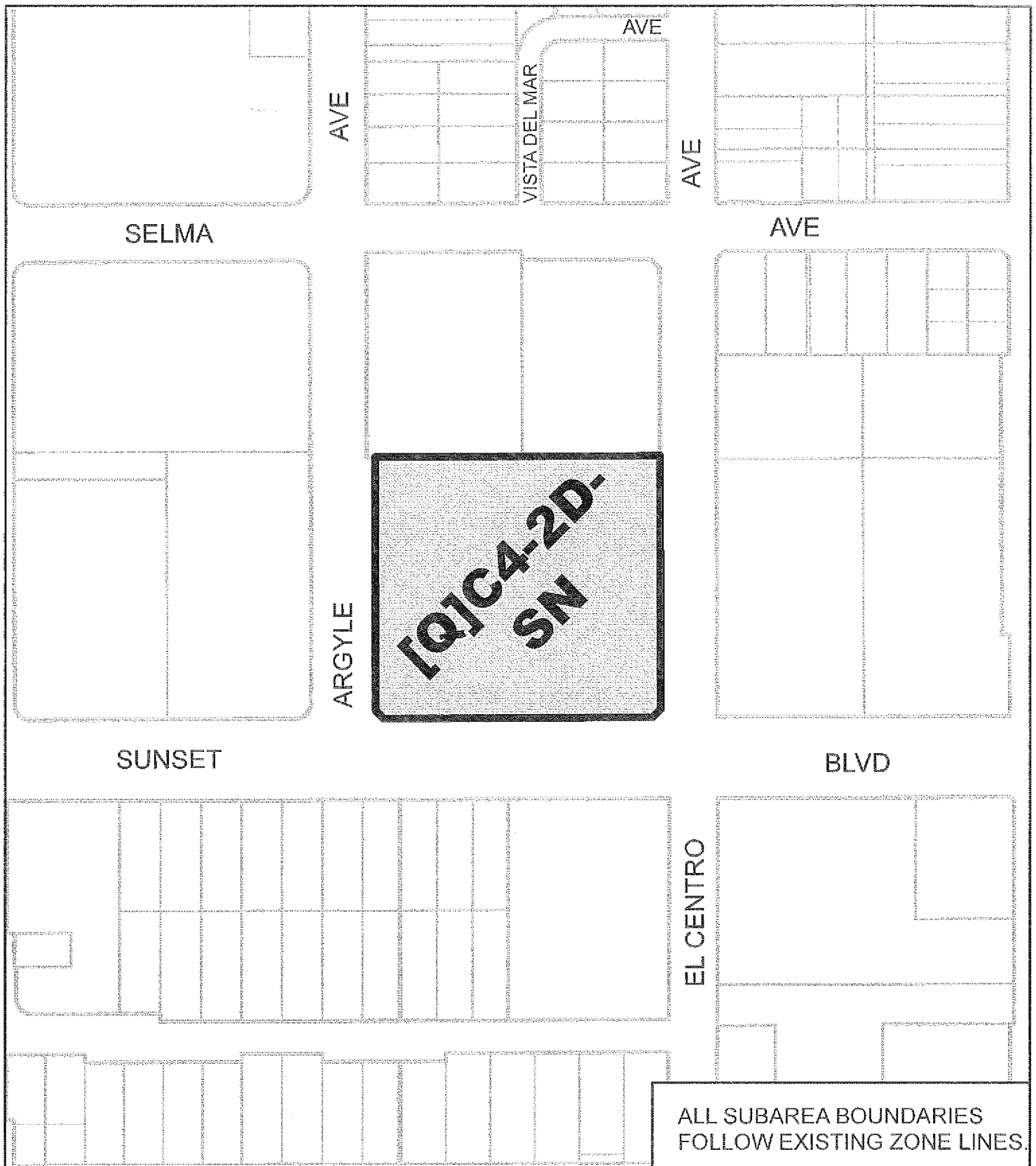
LH/

HOLLYWOOD CPU, SA 4:5B

020112



AREA
MAPPED



NOT TO SCALE

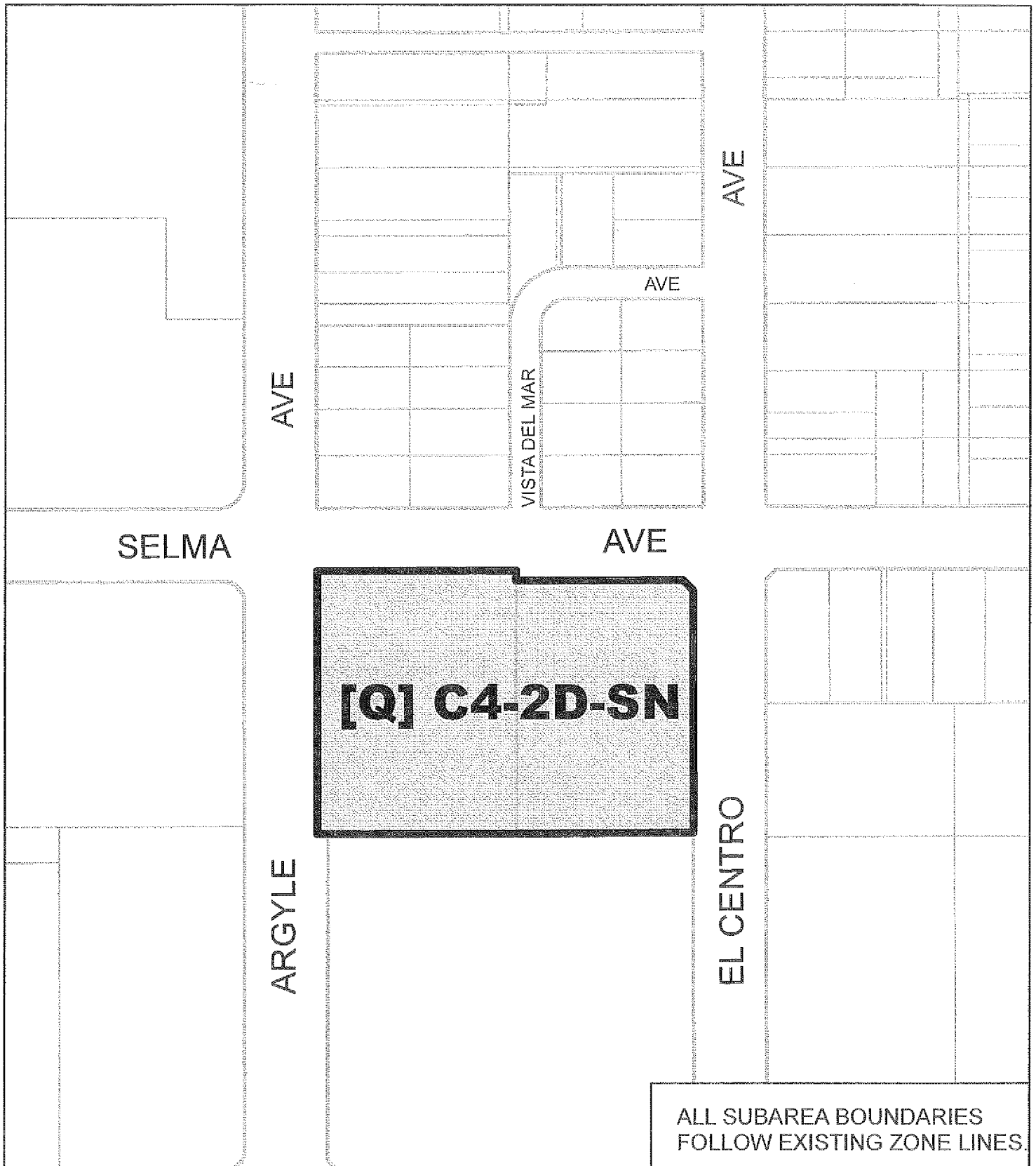
C.M. 147 A 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:5C

010412





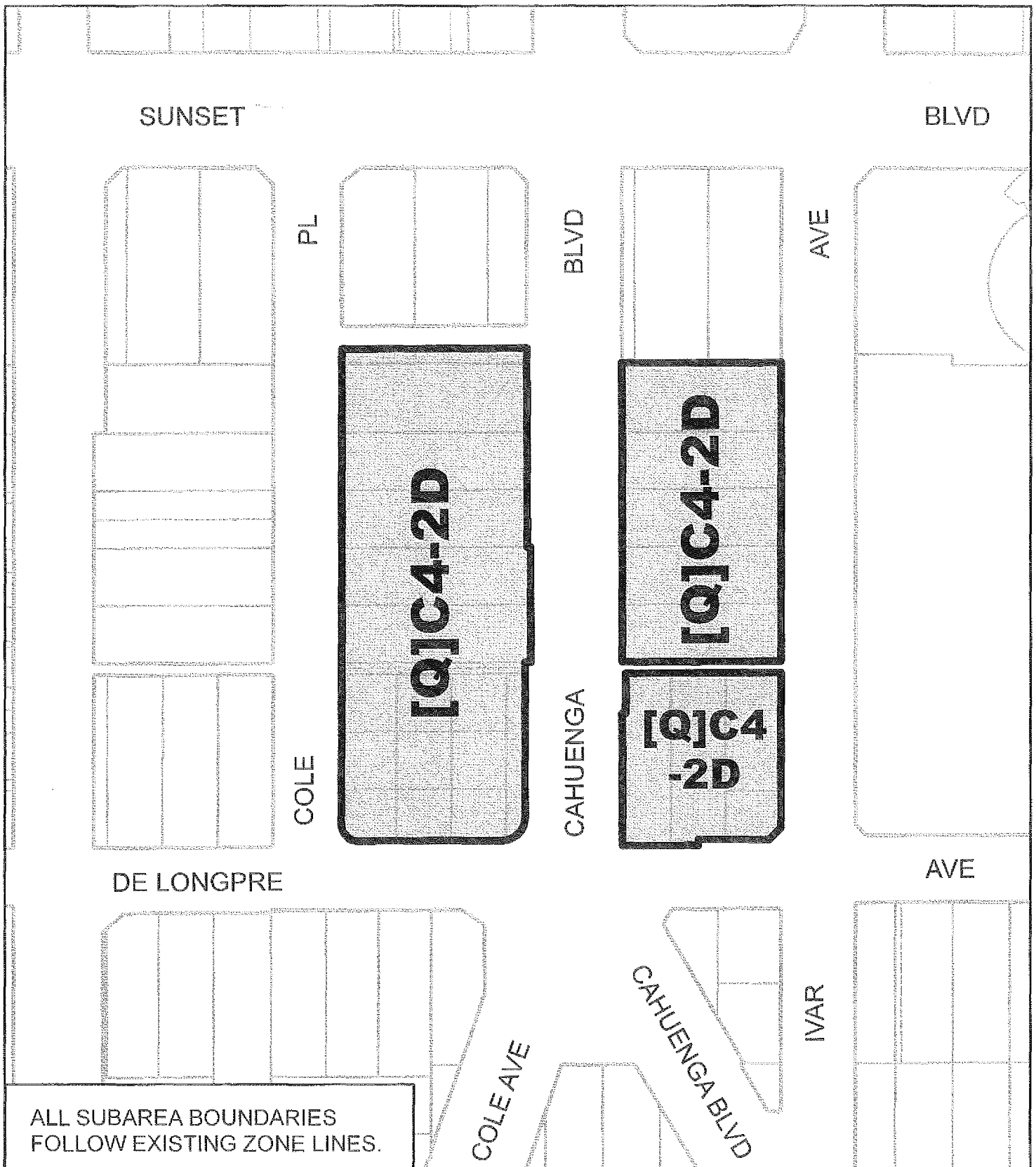
NOT TO SCALE

C.M. 147 A 189, 148.5 A 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ HOLLYWOOD CPU, SA 4:5D 010412



AREA MAP



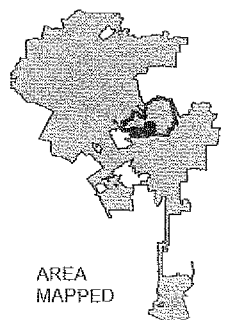
NOT TO SCALE

C.M. 147 A 187	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

010412

HOLLYWOOD CPU, SA 4:5E



SUNSET

BLVD

BLVD

AVE

AVE

[Q]C4-2D-SN

CAHUENGA

IVAR

VINE

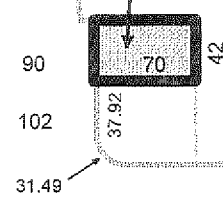
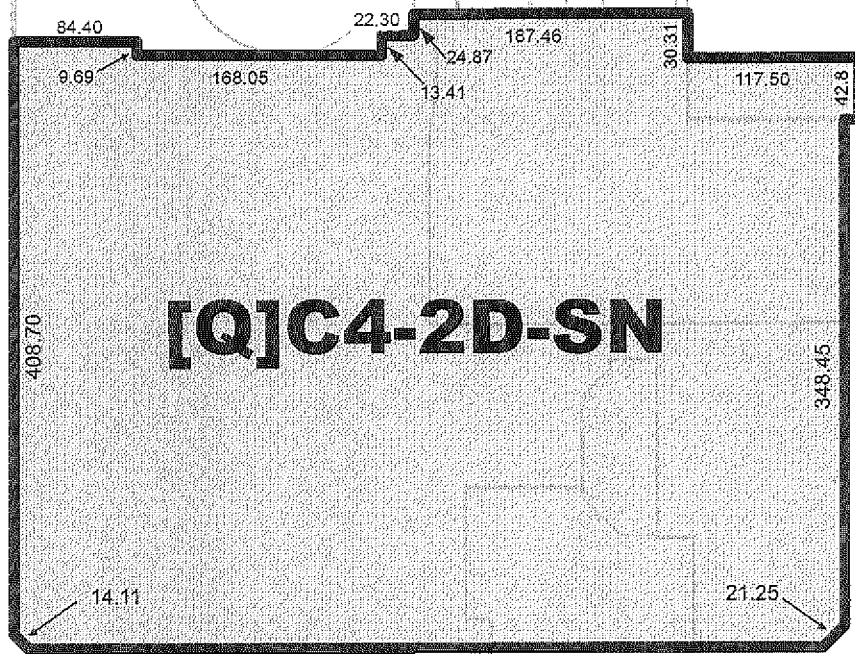
LELAND WAY

DE LONGPRE

58

AVE

[Q]C4-2D-SN



NOT TO SCALE

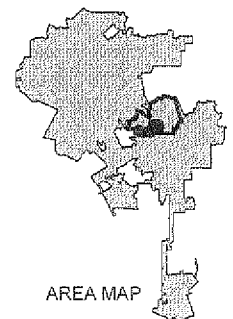
C.M. 147 A 187, 147 A 189

CPC 1997-0043 CPU
CPC 2005-6082 CPU

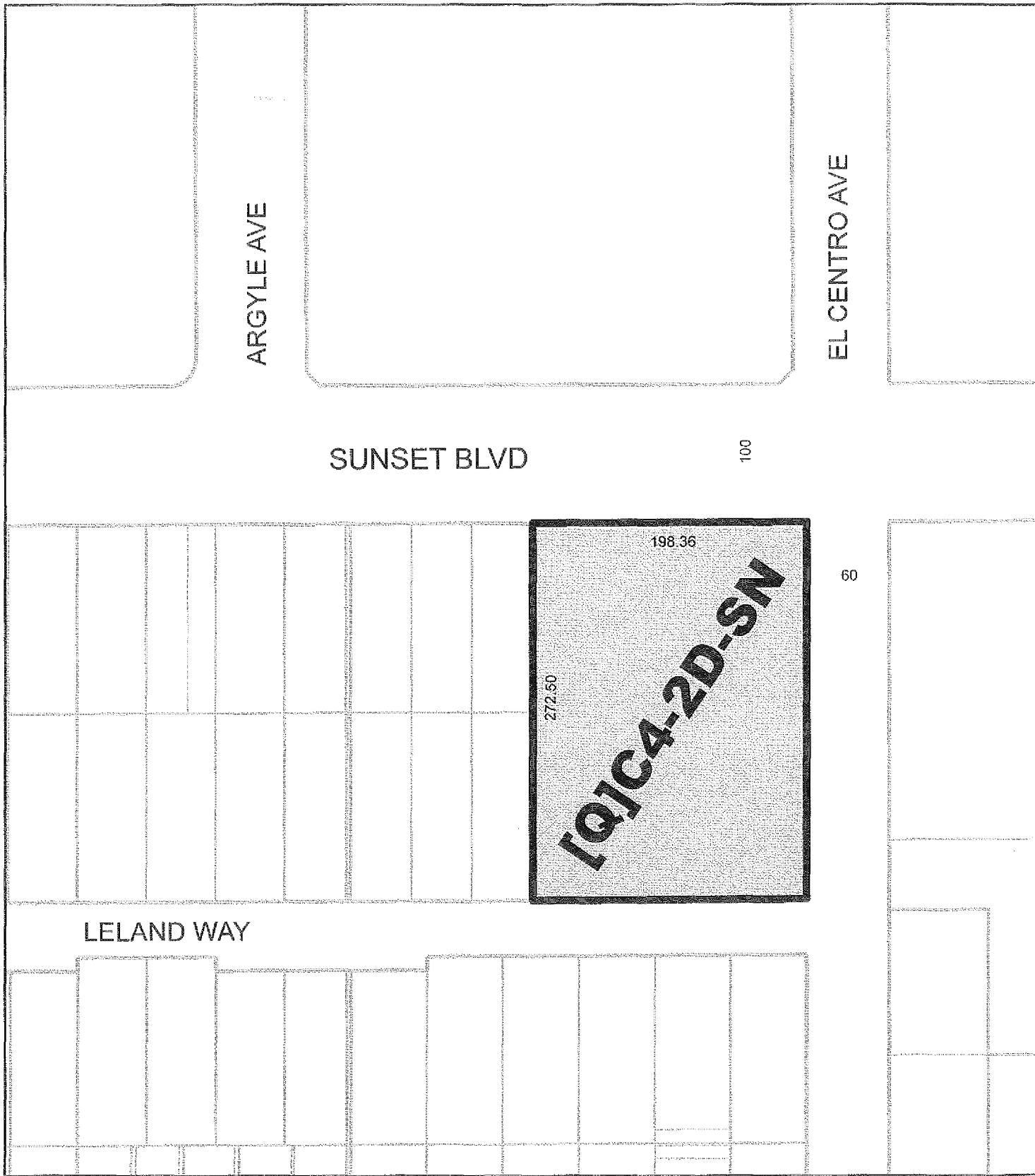
LH/

HOLLYWOOD CPU, SA 4:5F

010412



AREA MAP



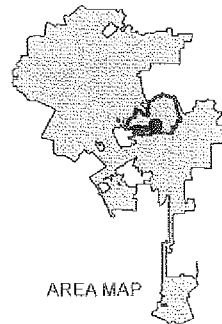
NOT TO SCALE

C.M. 147 A 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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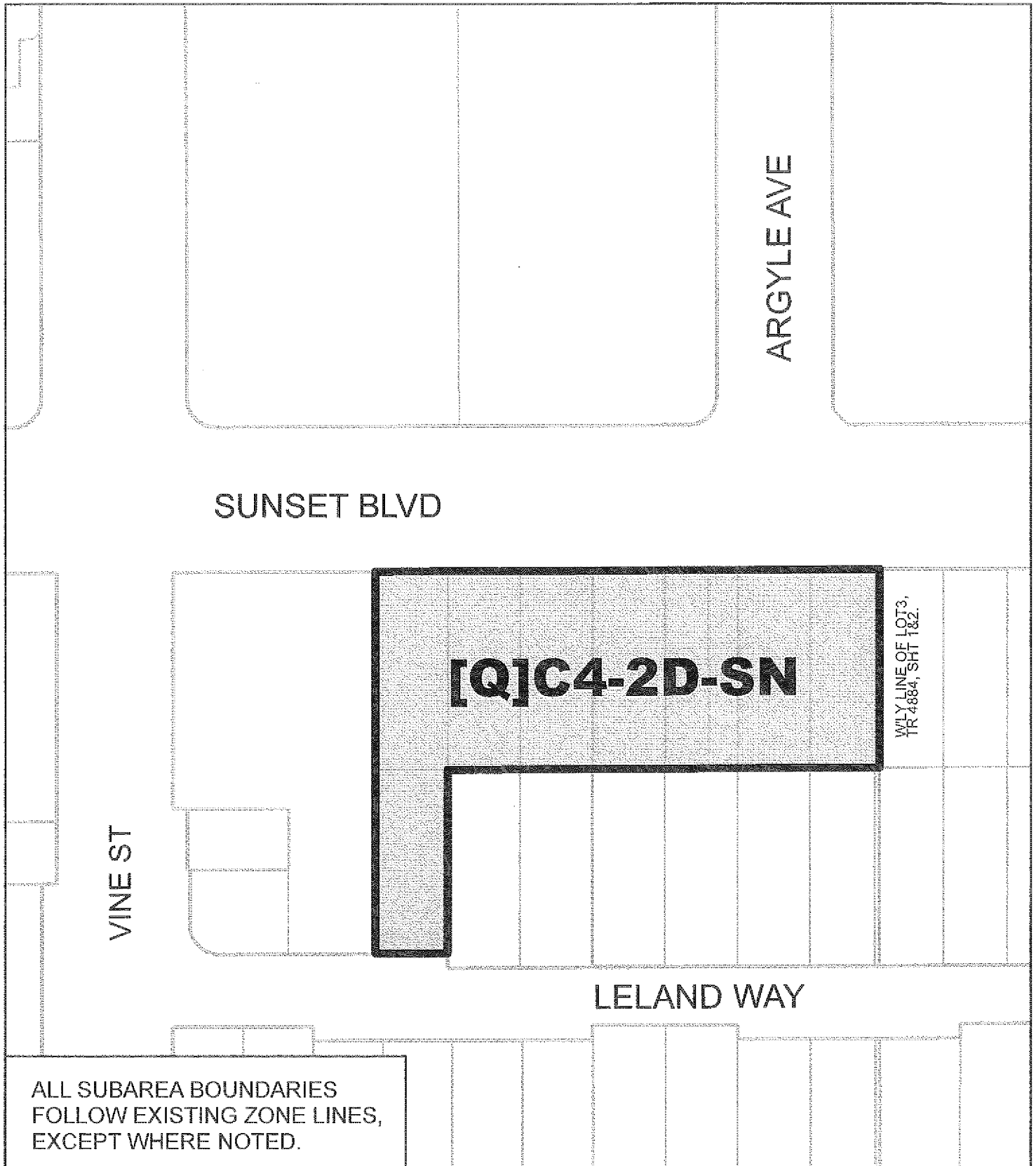
LH/

HOLLYWOOD CPU, SA 4:5G

010412



AREA MAP



NOT TO SCALE

C.M. 147 A 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 4:5H

020112





NOT TO SCALE

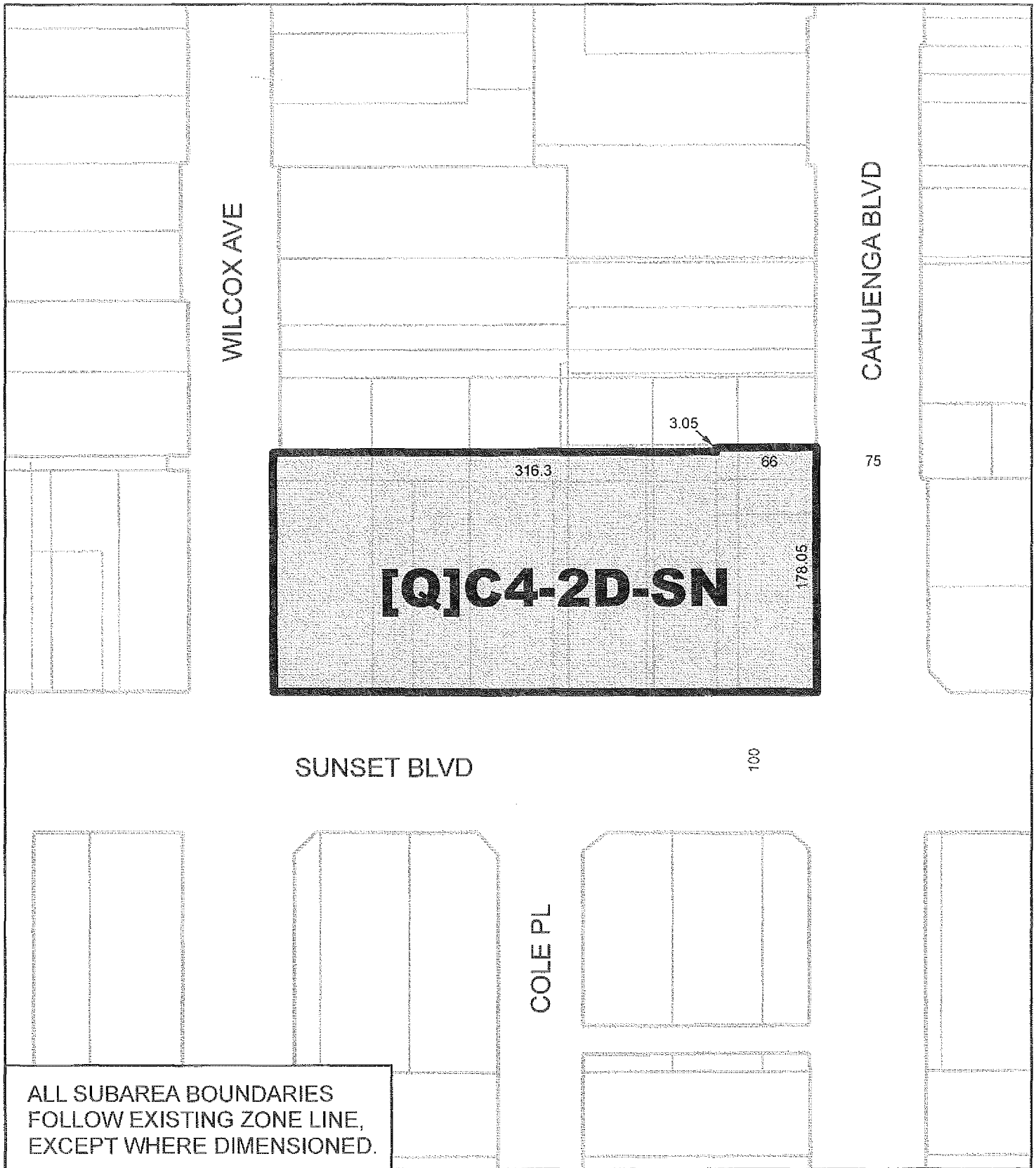
C.M. 147 A 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 4:5I

020112





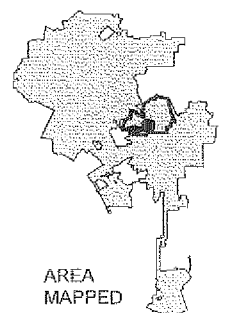
NOT TO SCALE

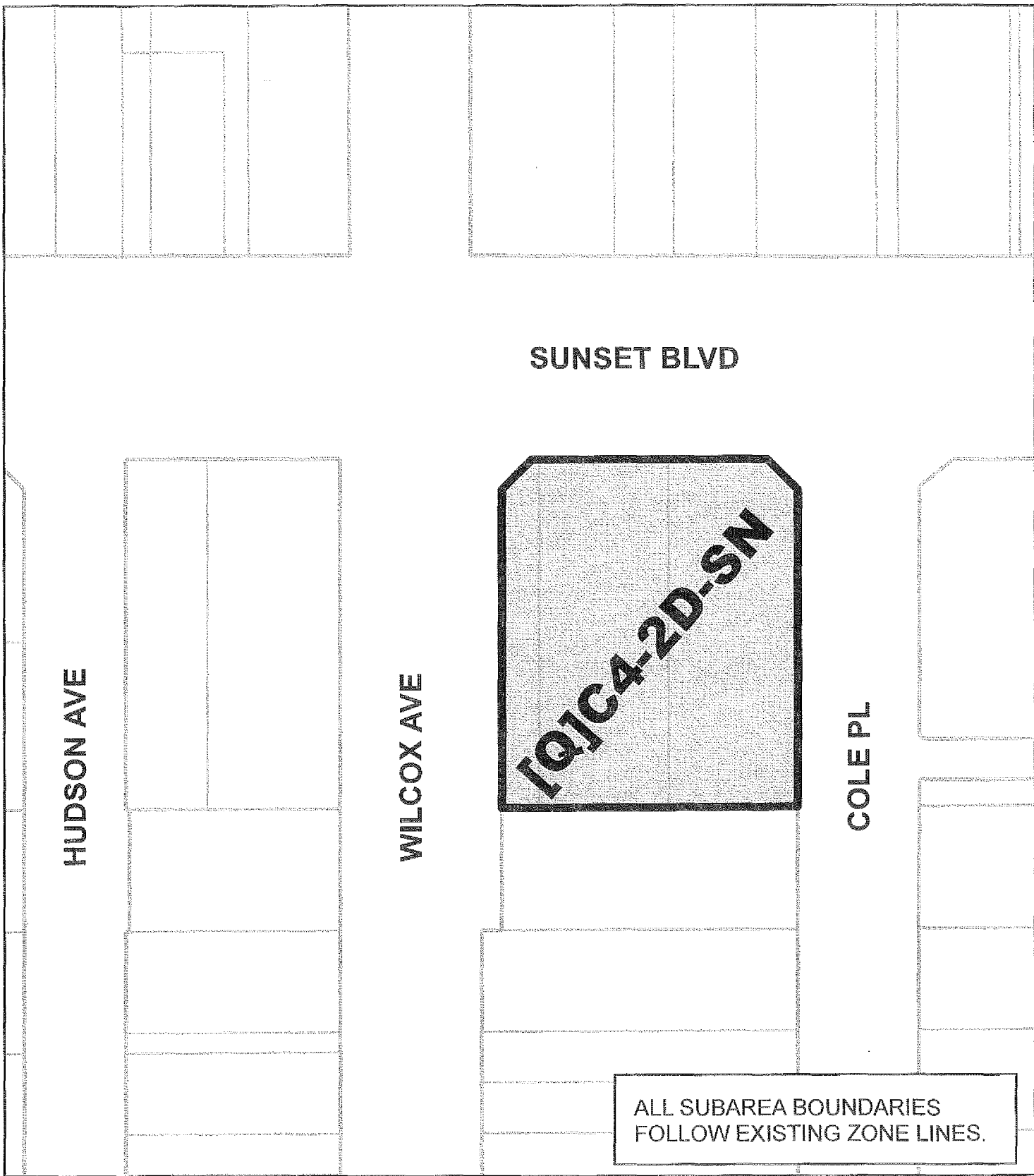
C.M. 147 A 191	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 4:5J

020112

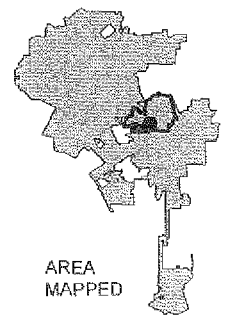




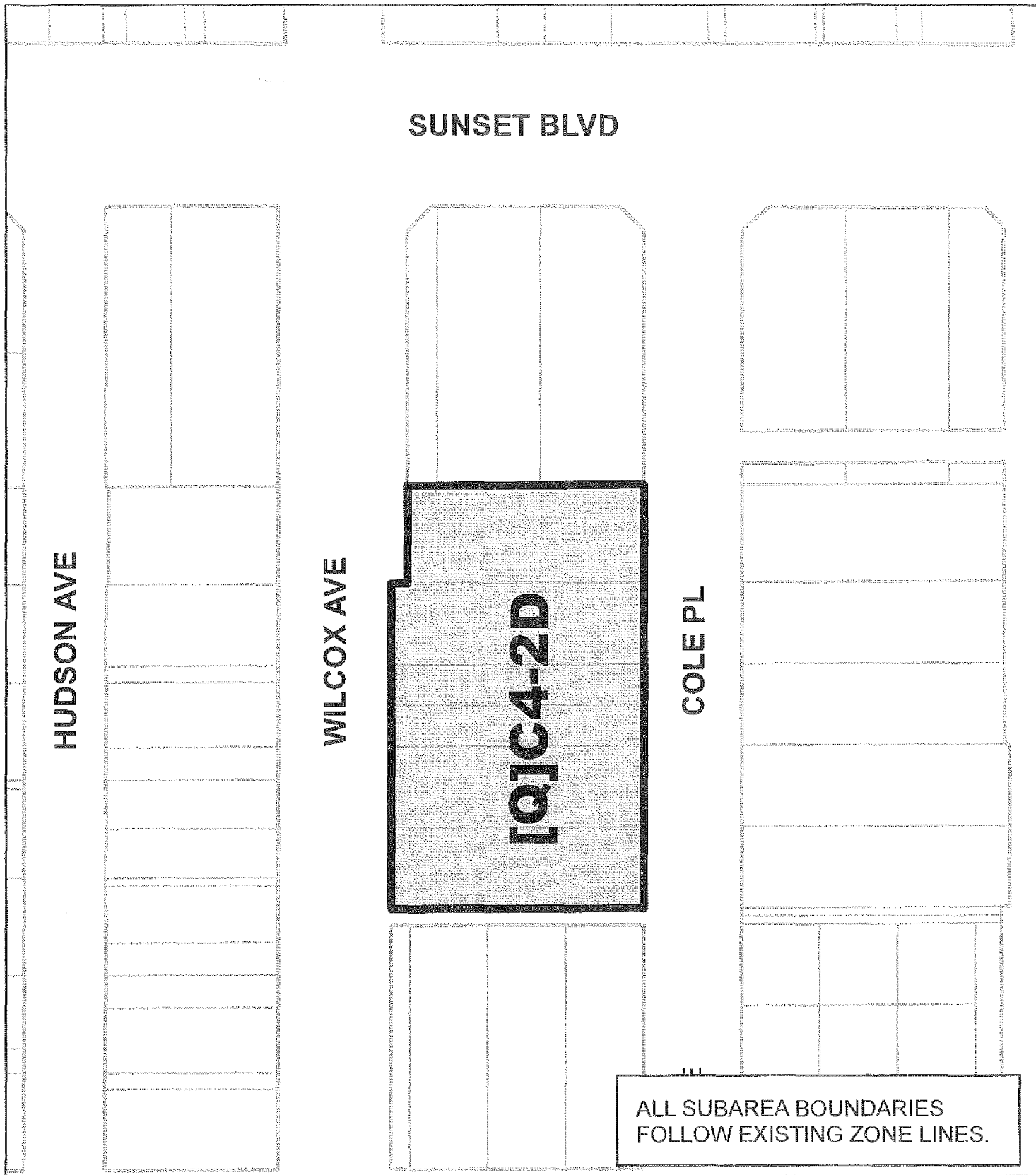
NOT TO SCALE

C.M. 147 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ HOLLYWOOD CPU, SA 4:5K 041112



AREA
MAPPED



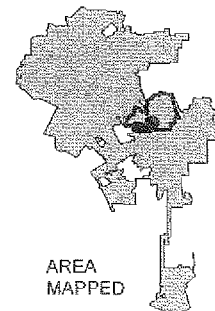
NOT TO SCALE

C.M. 147 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
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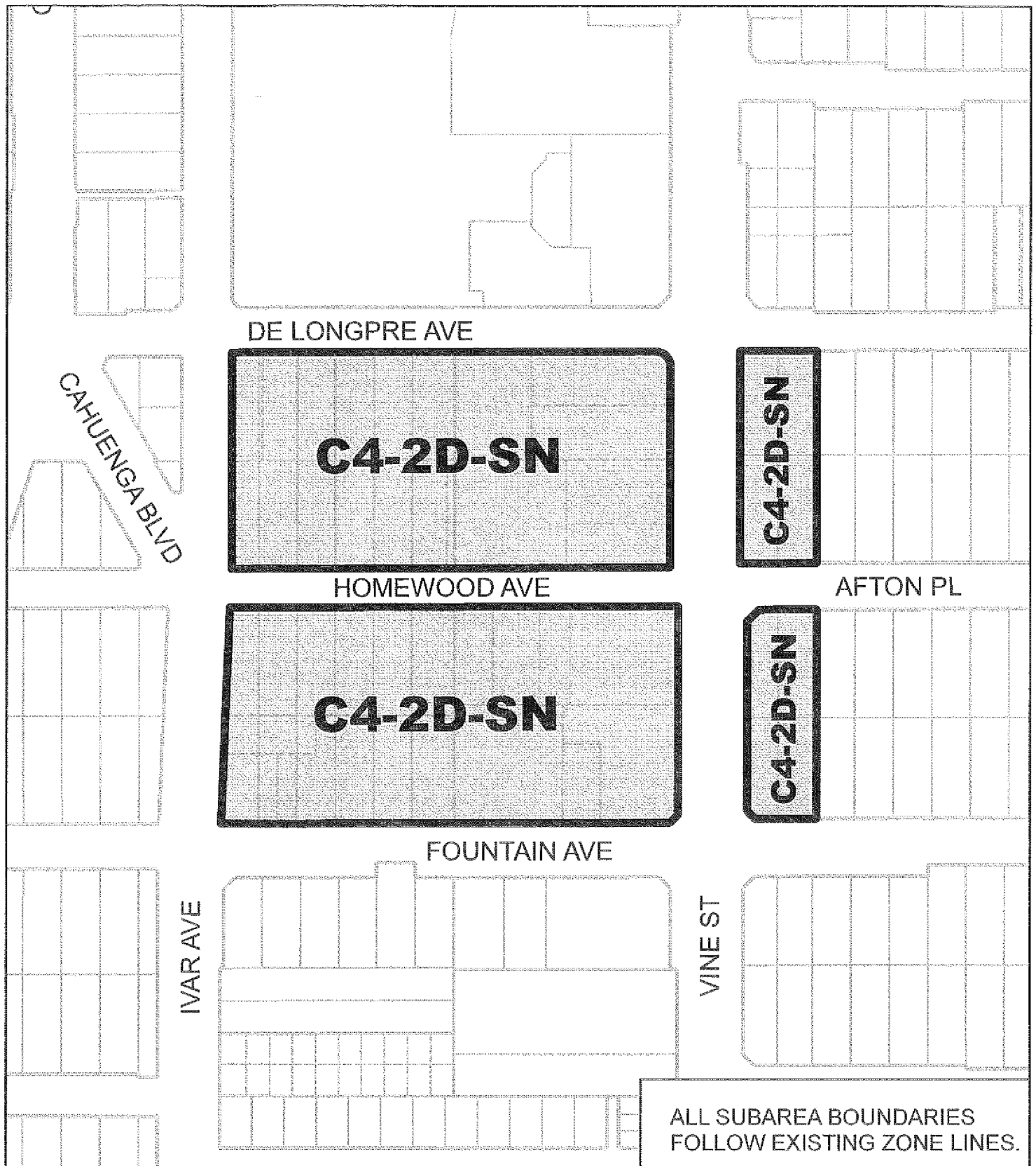
LH/

HOLLYWOOD CPU, SA 4:5L

041112



AREA
MAPPED



NOT TO SCALE

C.M. 144 B 187, 144 B 189, 147 A 187, 147 A 189	CPC 1997-0043 CPU CPC 1997-0043 CPU
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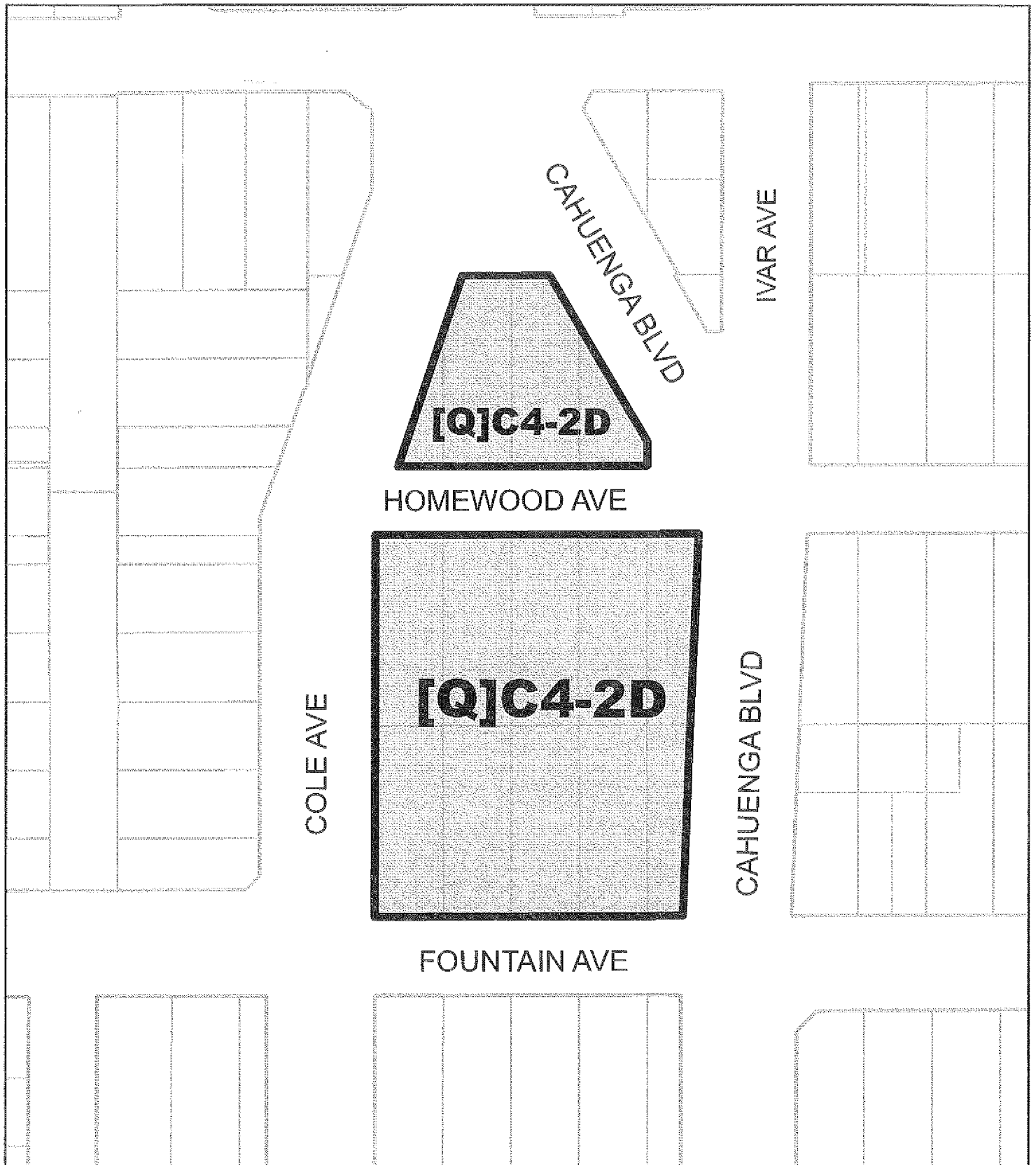
LH/

HOLLYWOOD CPU, SA 4:6

023112



AREA
MAPPED



NOT TO SCALE

C.M. 147 A 187, 144 B 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ HOLLYWOOD CPU, SA 4:6A 050109



AREA
MAPPED

HOMEWOOD AVE

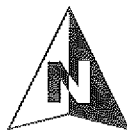
AFTON PL

VINE ST

C4-2D

FOUNTAIN AVE

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

C.M. 144 B 189

CPC 1997-0043 CPU
CPC 2005-6082 CPU

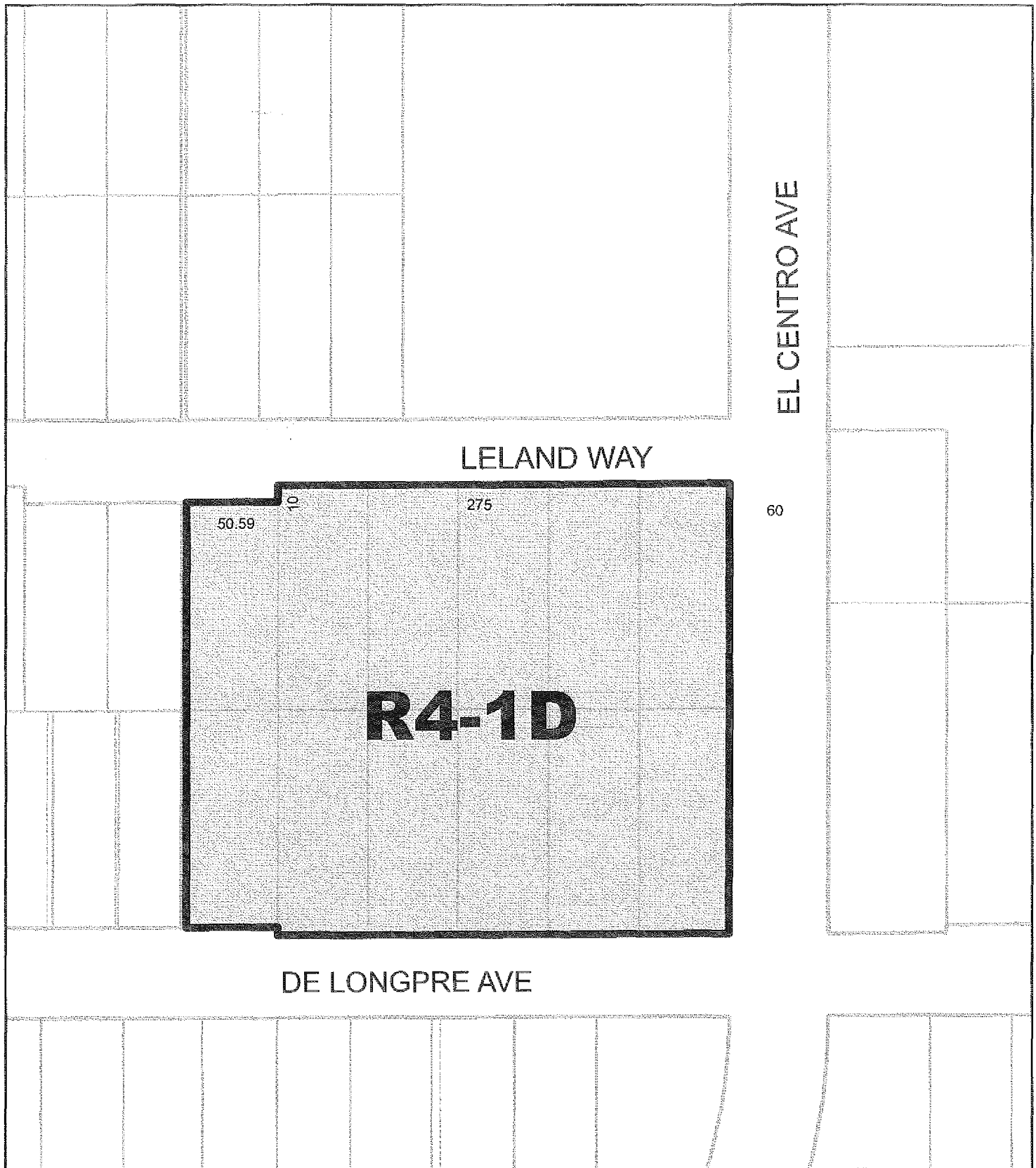
LH/

HOLLYWOOD CPU, SA 4:6B

010412



AREA
MAPPED



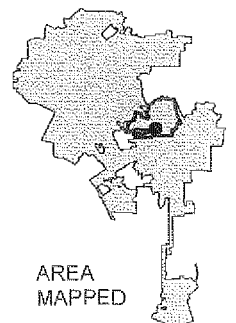
NOT TO SCALE

C.M. 147 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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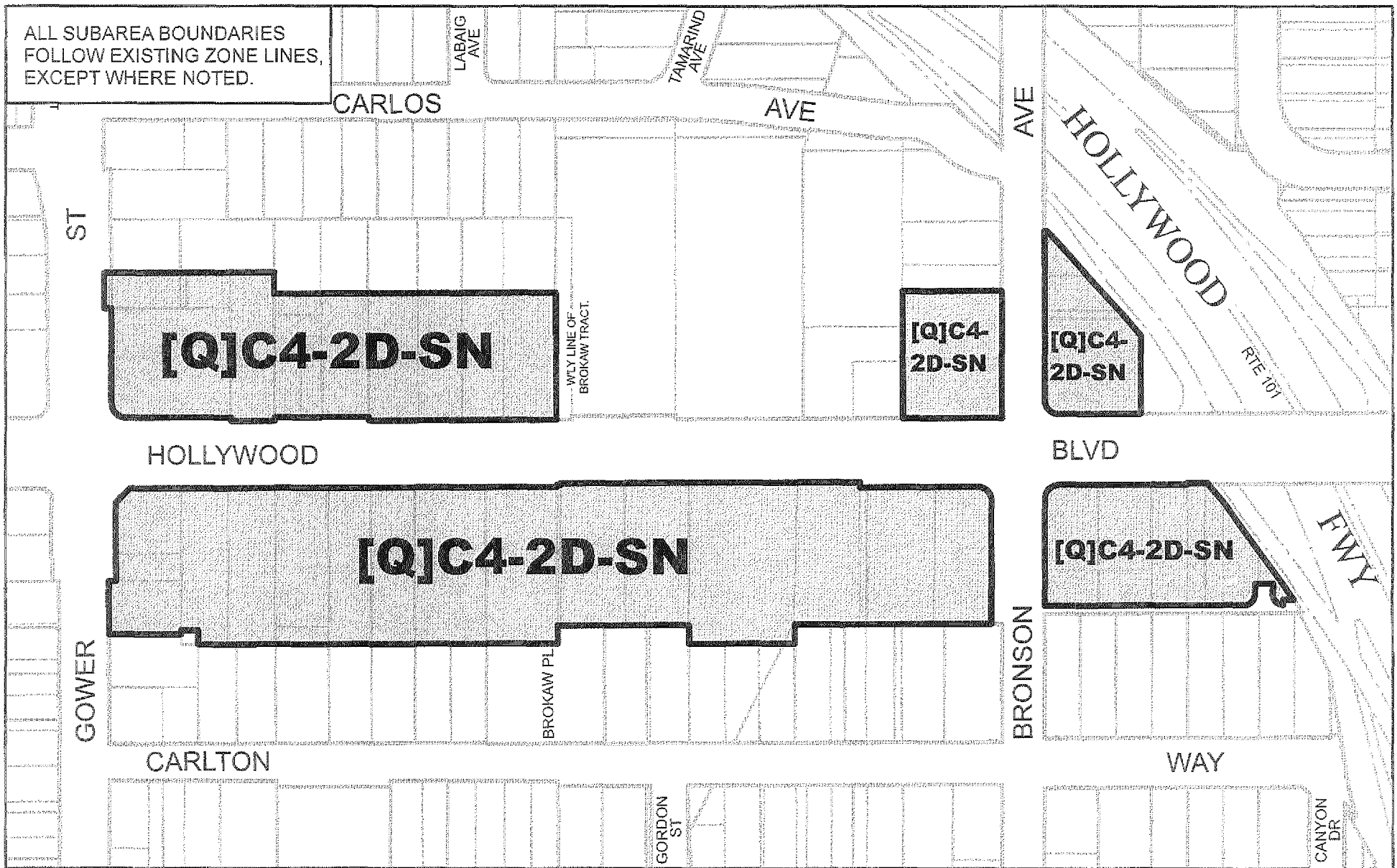
LH/

HOLLYWOOD CPU, SA 4:7

010412



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES,
EXCEPT WHERE NOTED.



NOT TO SCALE

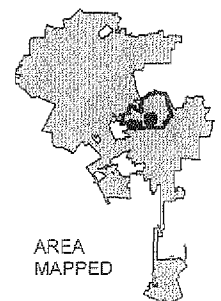
C.M. 148.5 A 189, 148.5 A 191

CPC 1997-0043 CPU
CPC 2005-6082 CPU

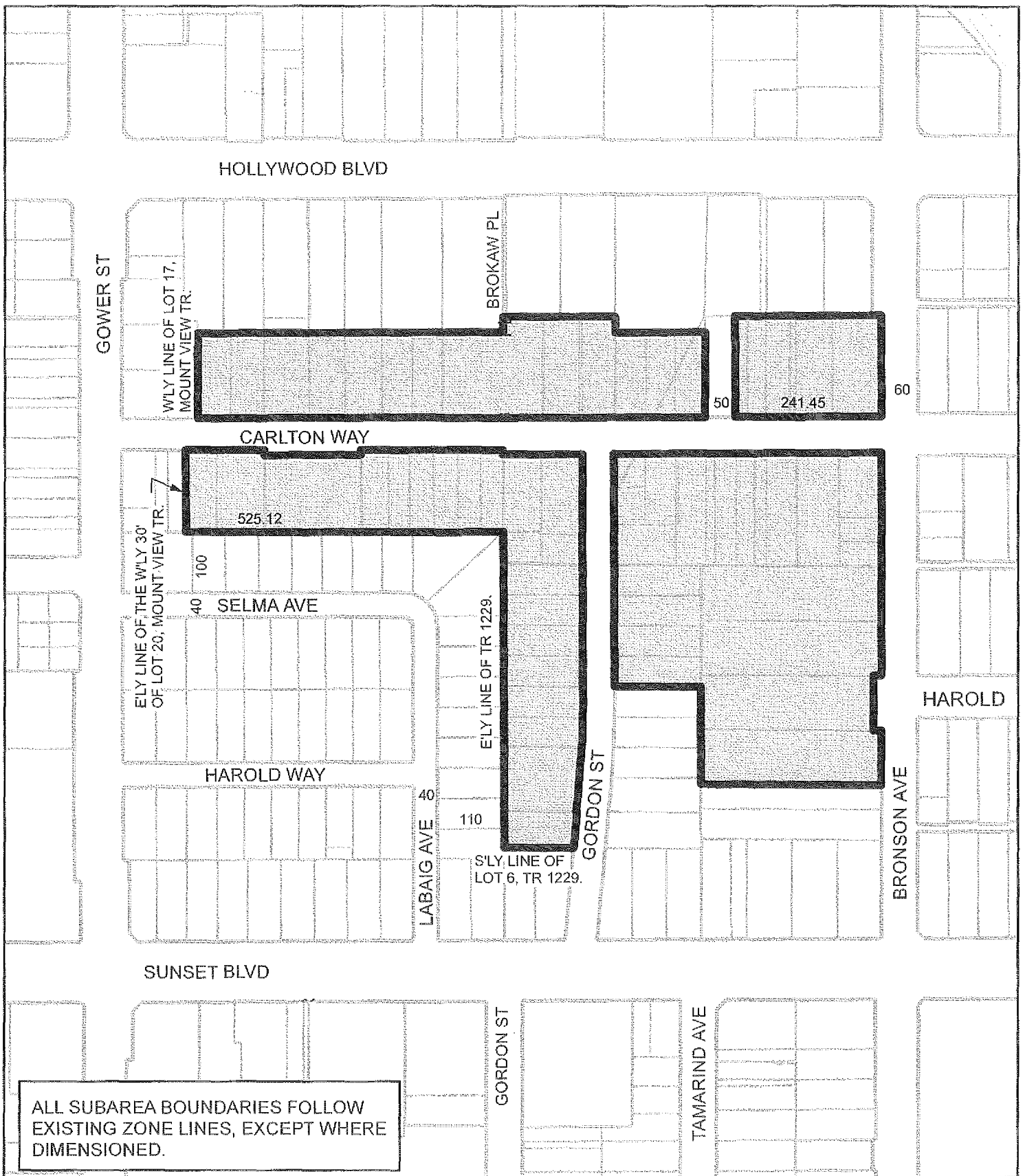
LH/

HOLLYWOOD CPU, SA 5

010412



AREA
MAPPED



[Q]R4-1VL



NOT TO SCALE

C.M. 147 A 189, 147 A 191,
148.5 A 189, 148.5 A 191

CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/

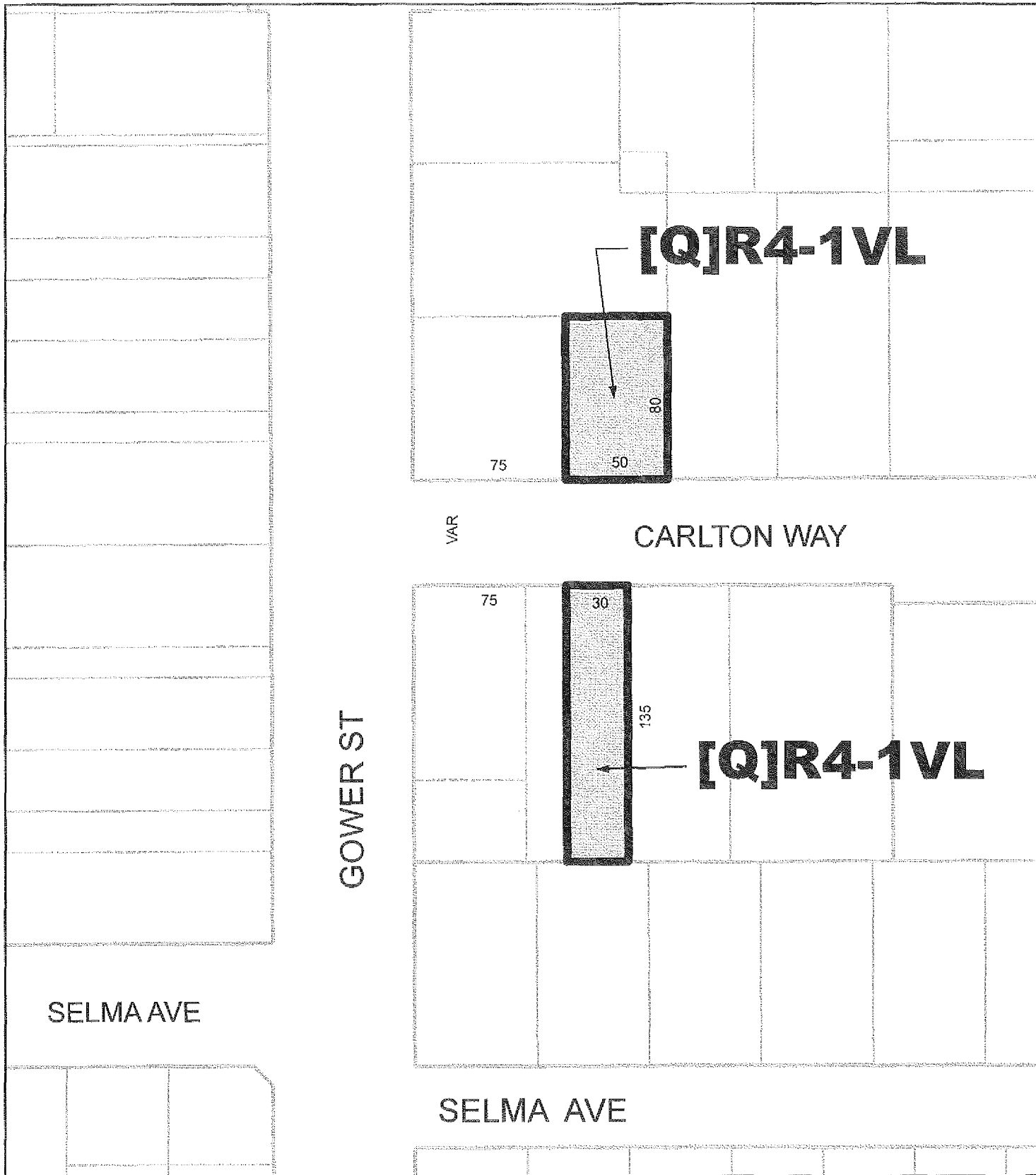
HOLLYWOOD CPU, SA 5:1

010412

DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING



AREA
MAPPED



NOT TO SCALE

C.M. 148.5 A 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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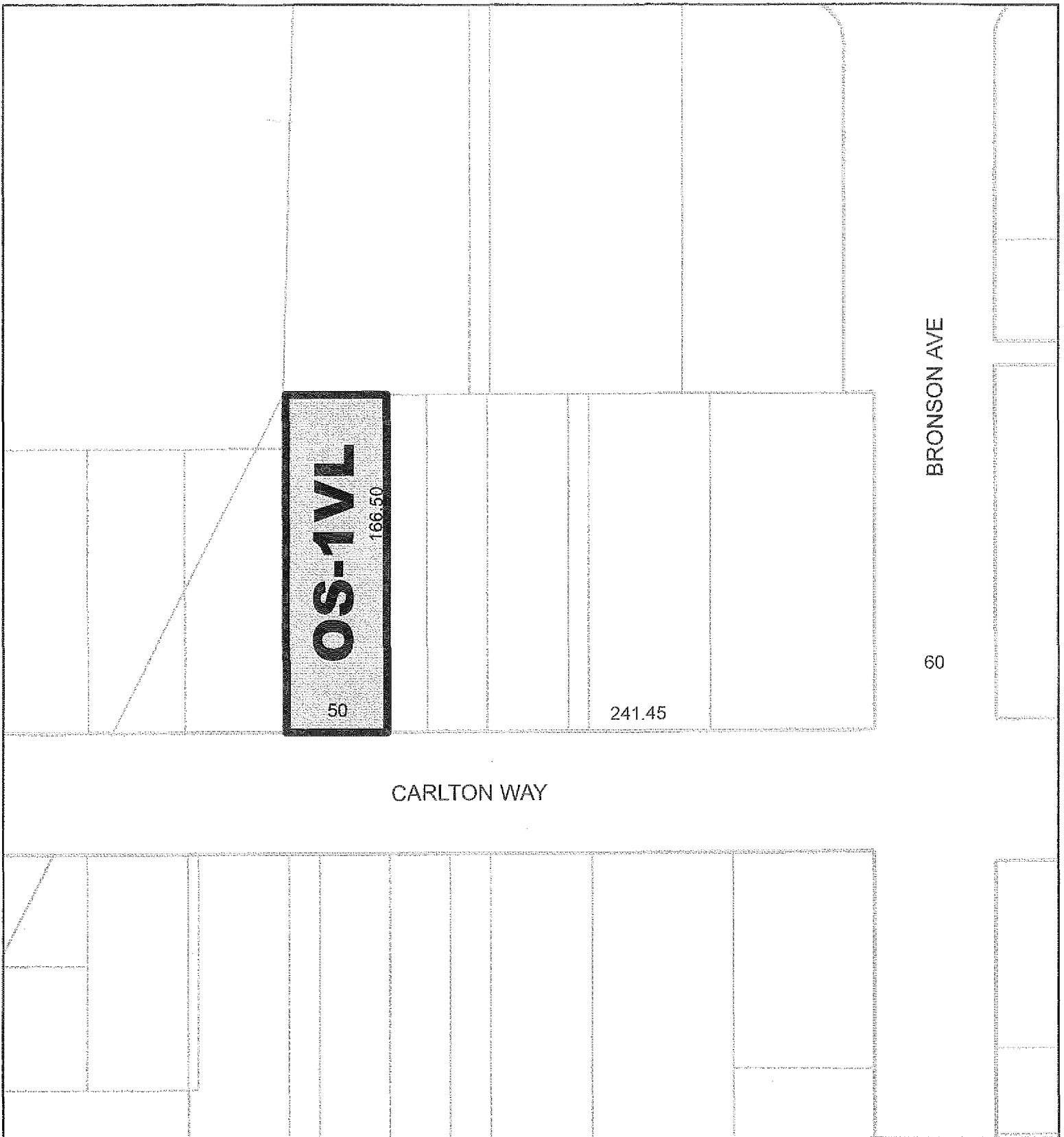
LH/

HOLLYWOOD CPU, SA 5:1A

012512



AREA
MAPPED



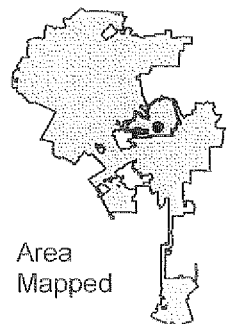
NOT TO SCALE

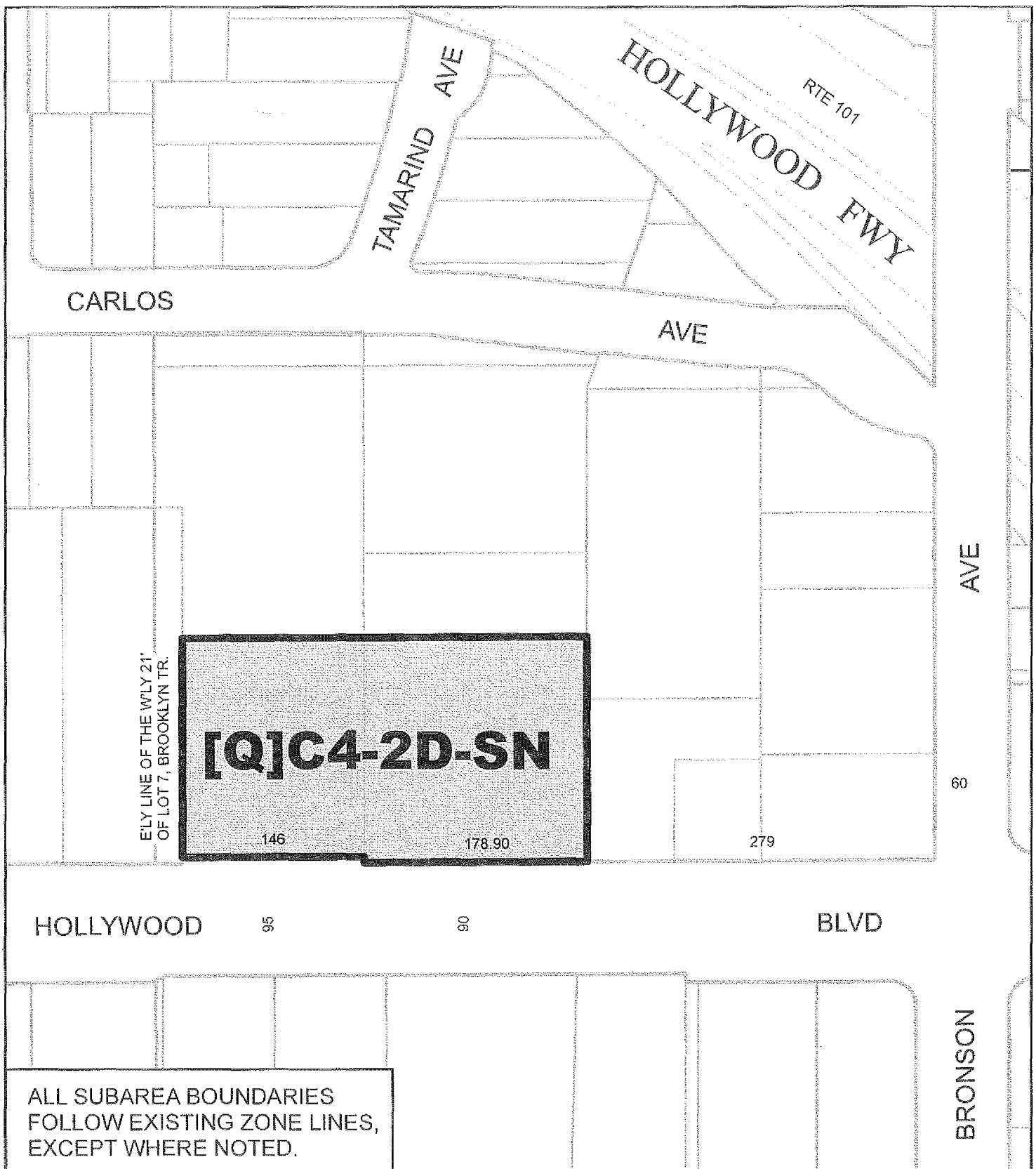
C.M. 148-5 A 191	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 5:1B

012512





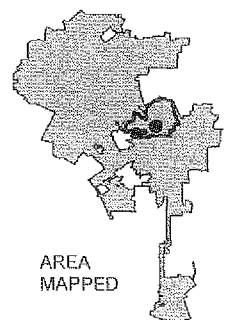
NOT TO SCALE

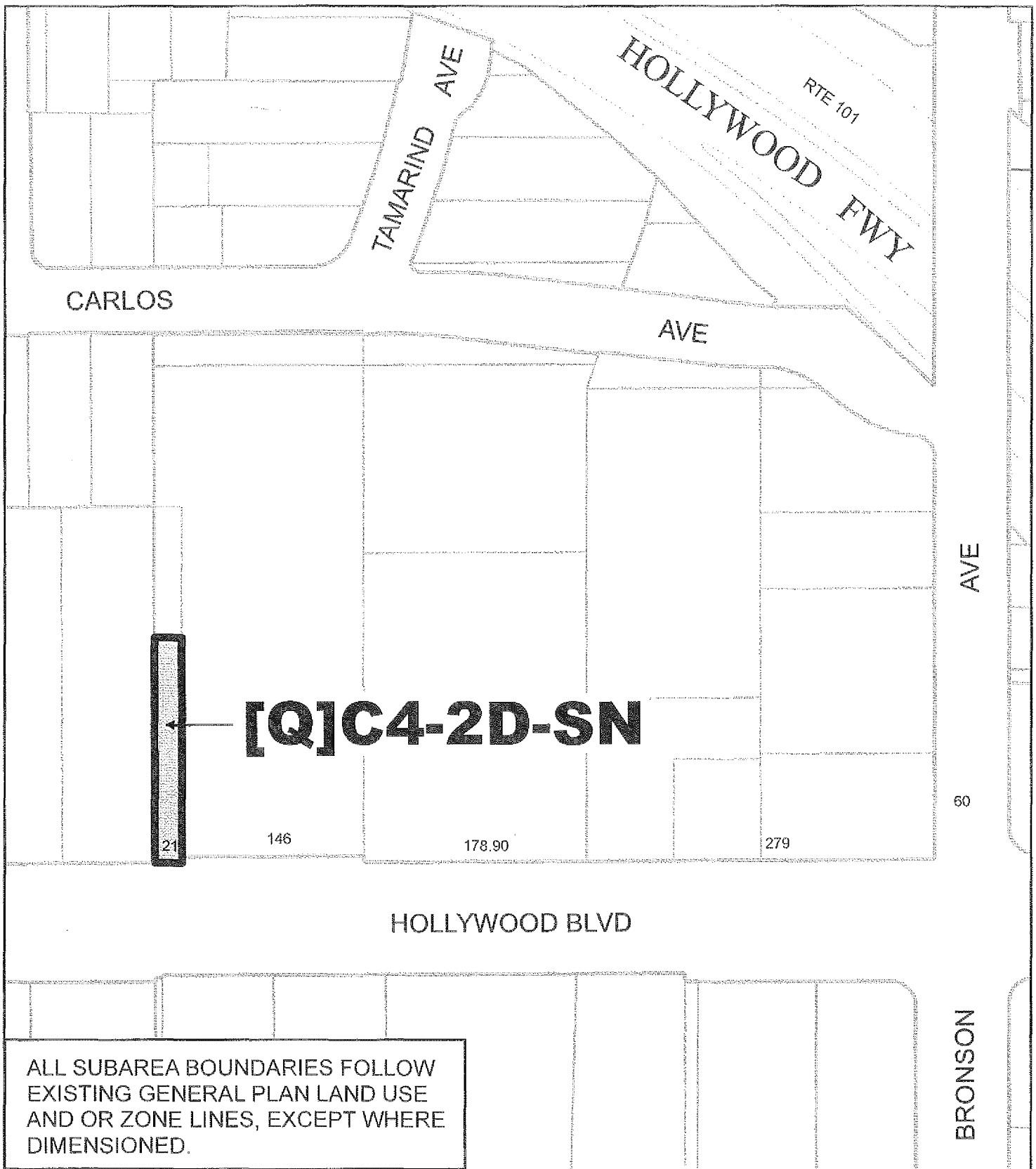
C.M. 148.5 A 189, 148.5 A 191	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 5:3

010412





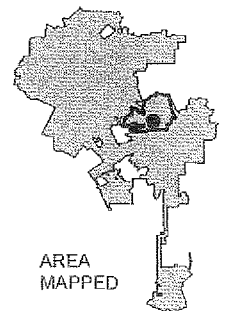
NOT TO SCALE

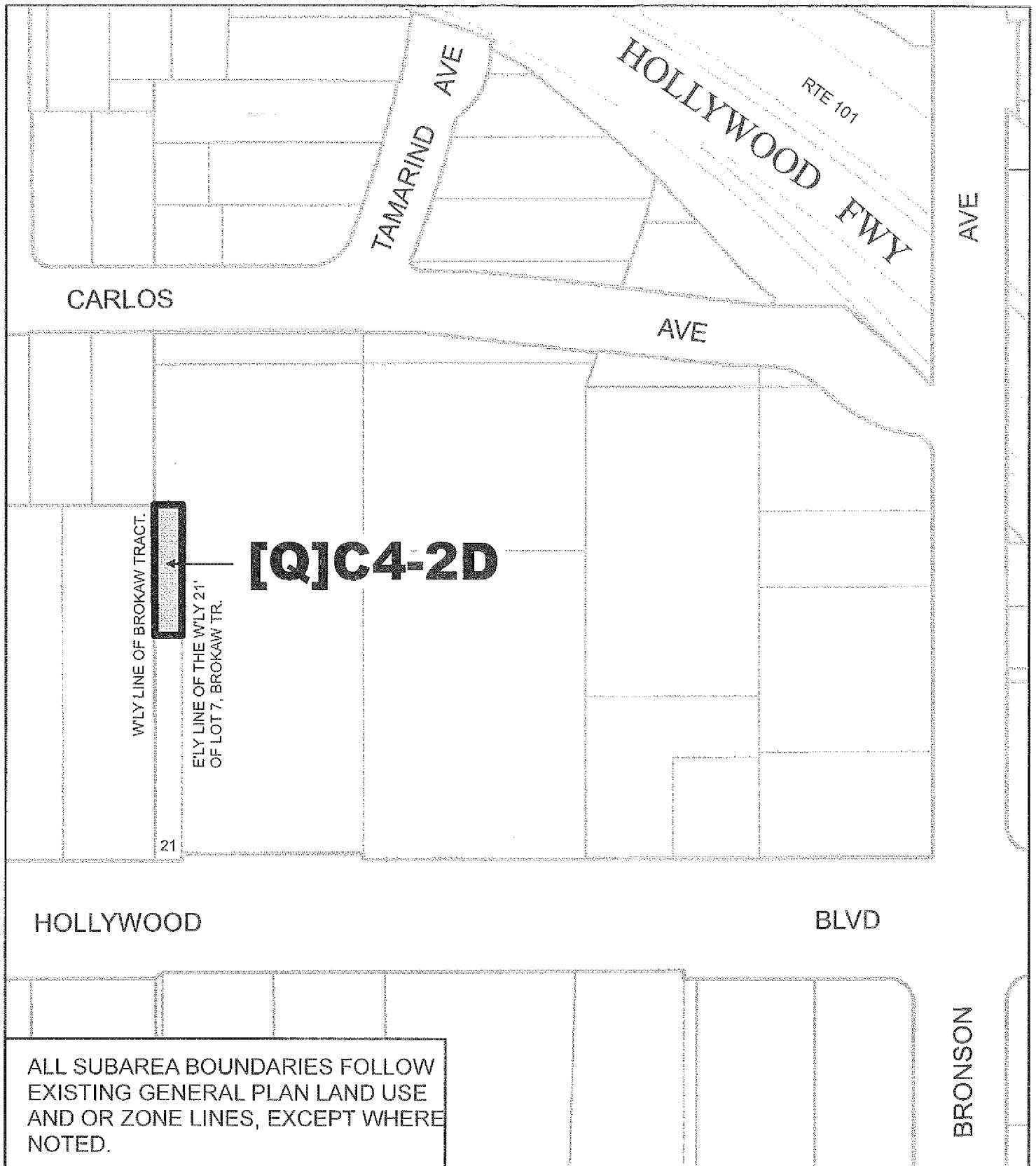
C.M. 148.5 A 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 5:3A

010412





NOT TO SCALE

C.M. 148.5 A 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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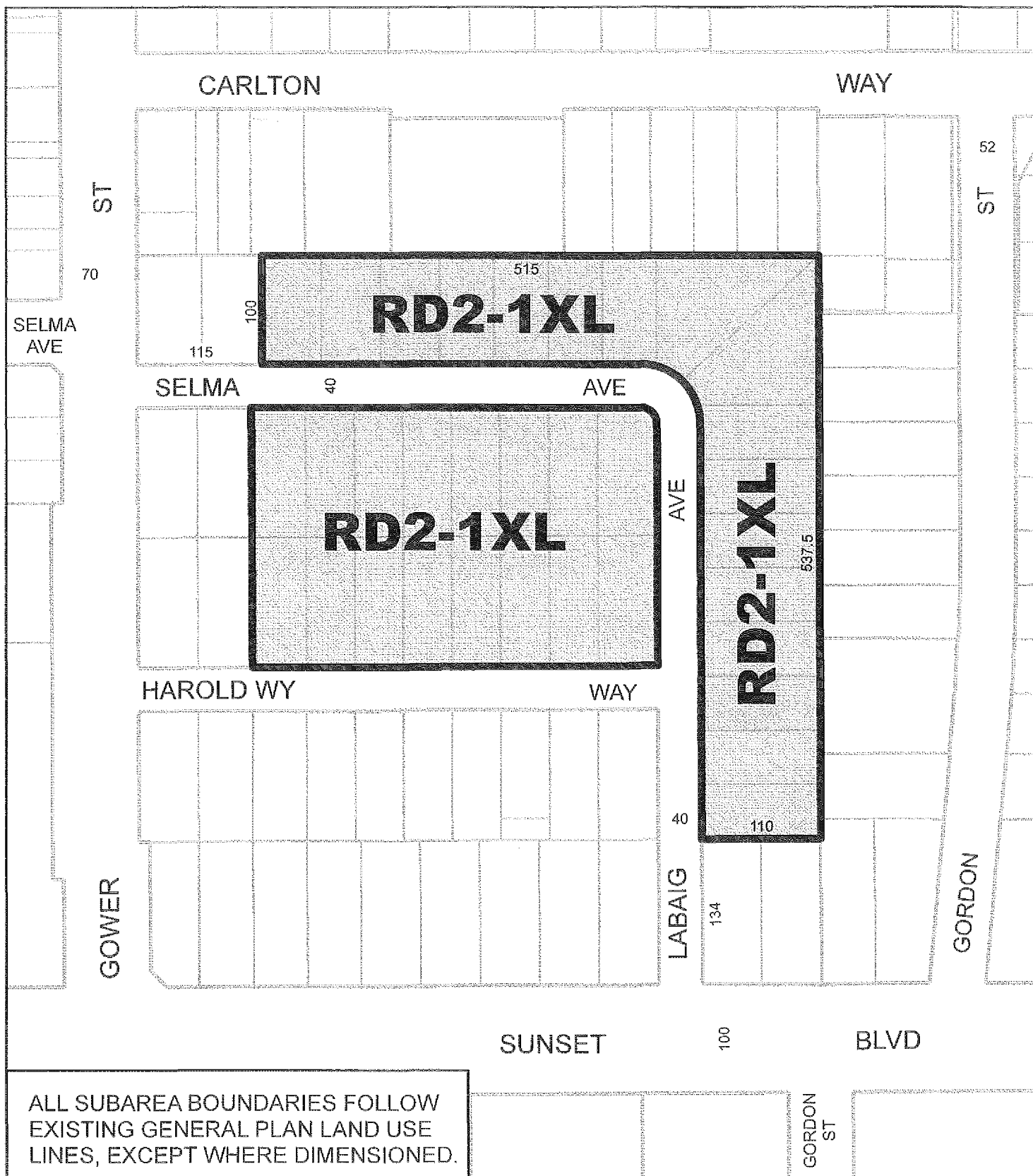
LH/

HOLLYWOOD CPU, SA 5:3B

010412



AREA MAP



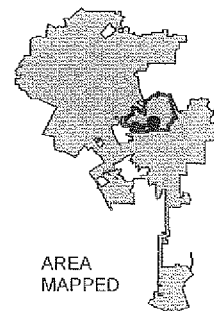
NOT TO SCALE

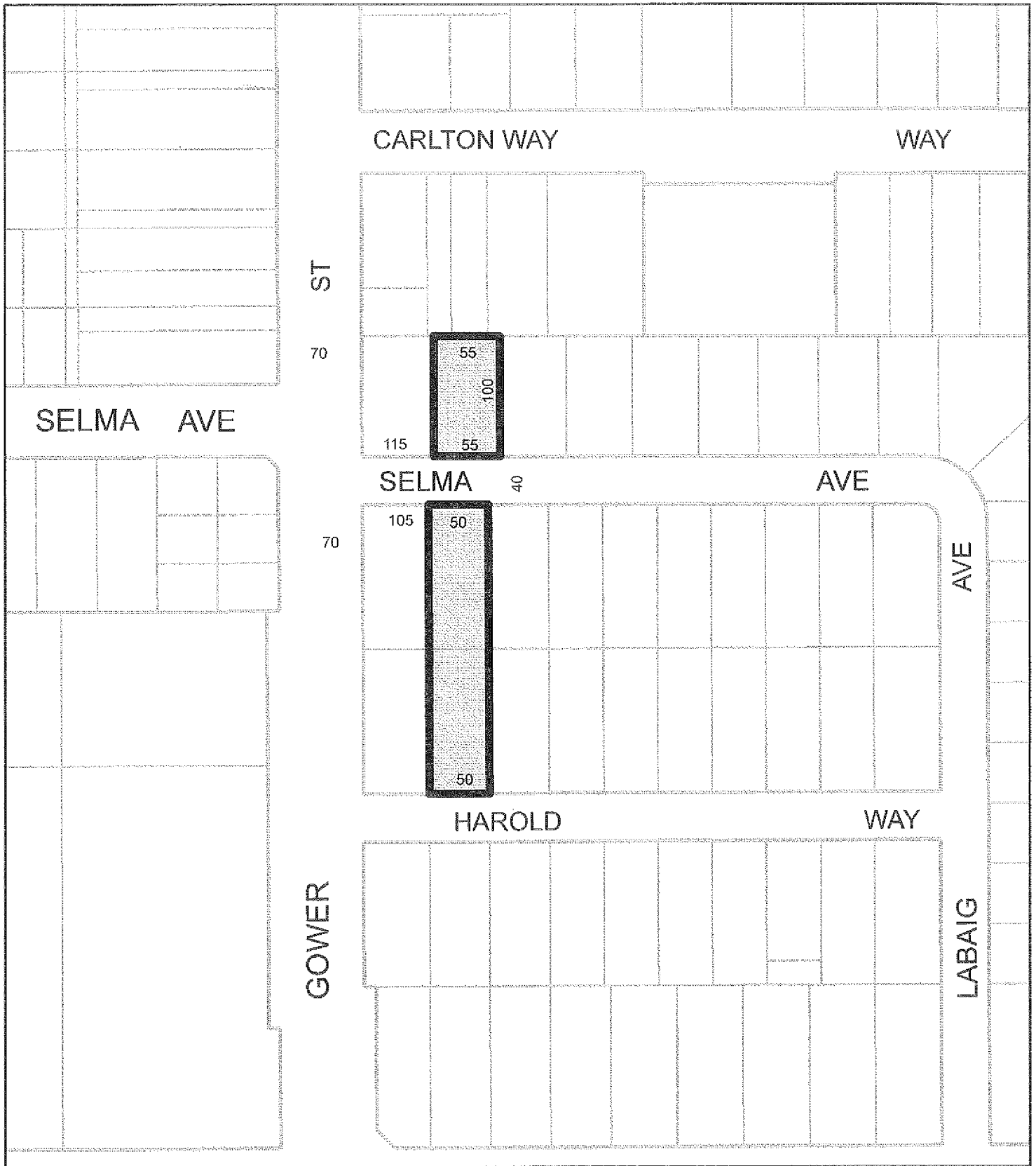
C.M. 148.5 A 189, 147 A 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 6

010412





RD2-1XL



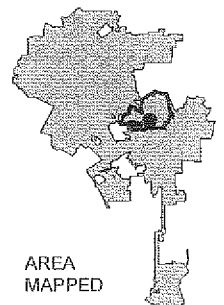
NOT TO SCALE

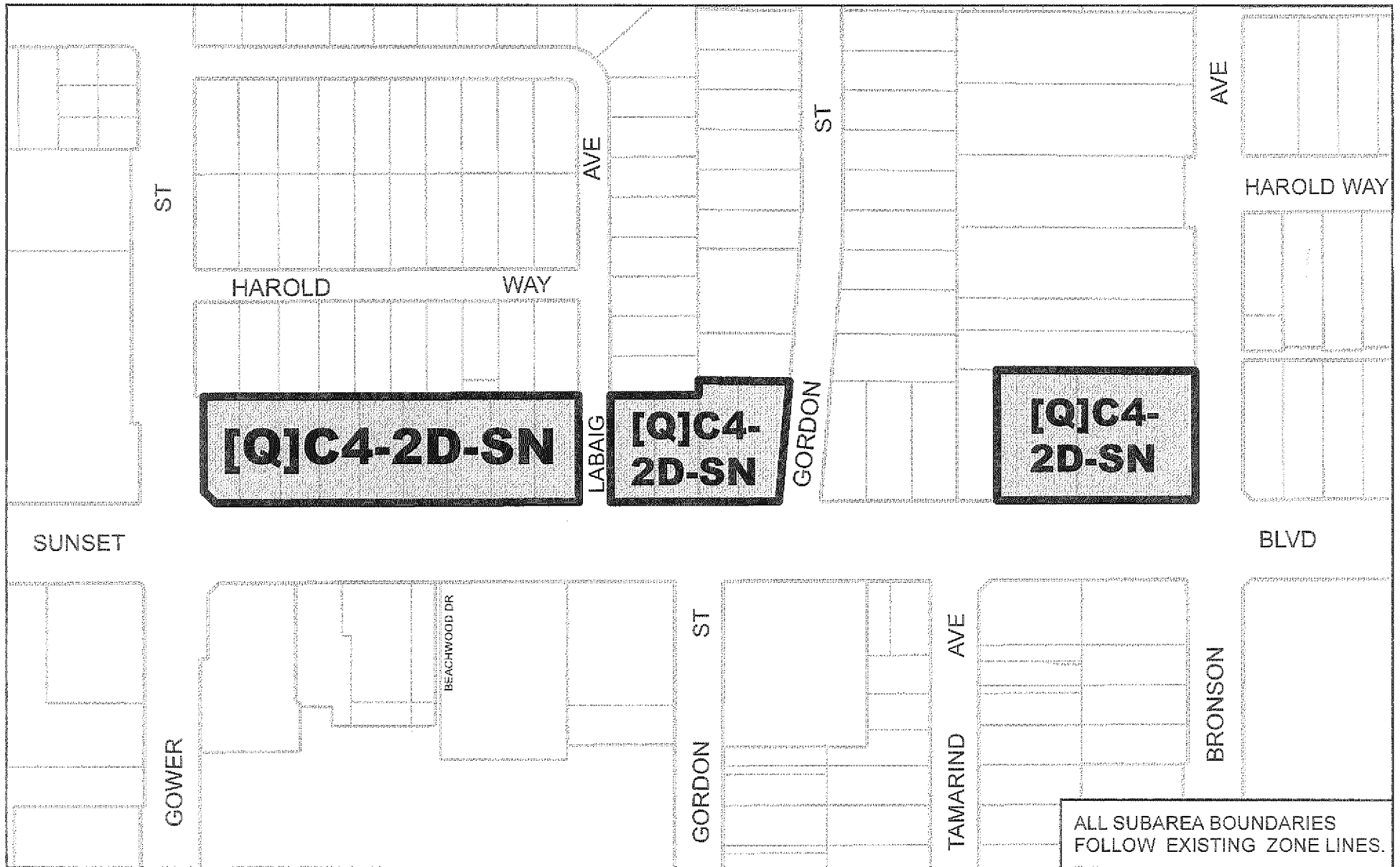
C.M. 147 A 189, 148.5 A 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 6:A

010412





NOT TO SCALE

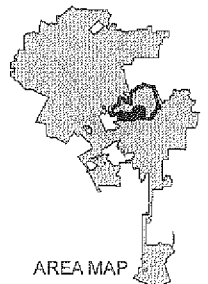
C.M. 147 A 189, 147 A 191

CPC 2005-6082 CPU
CPC 1997-0043 CPU

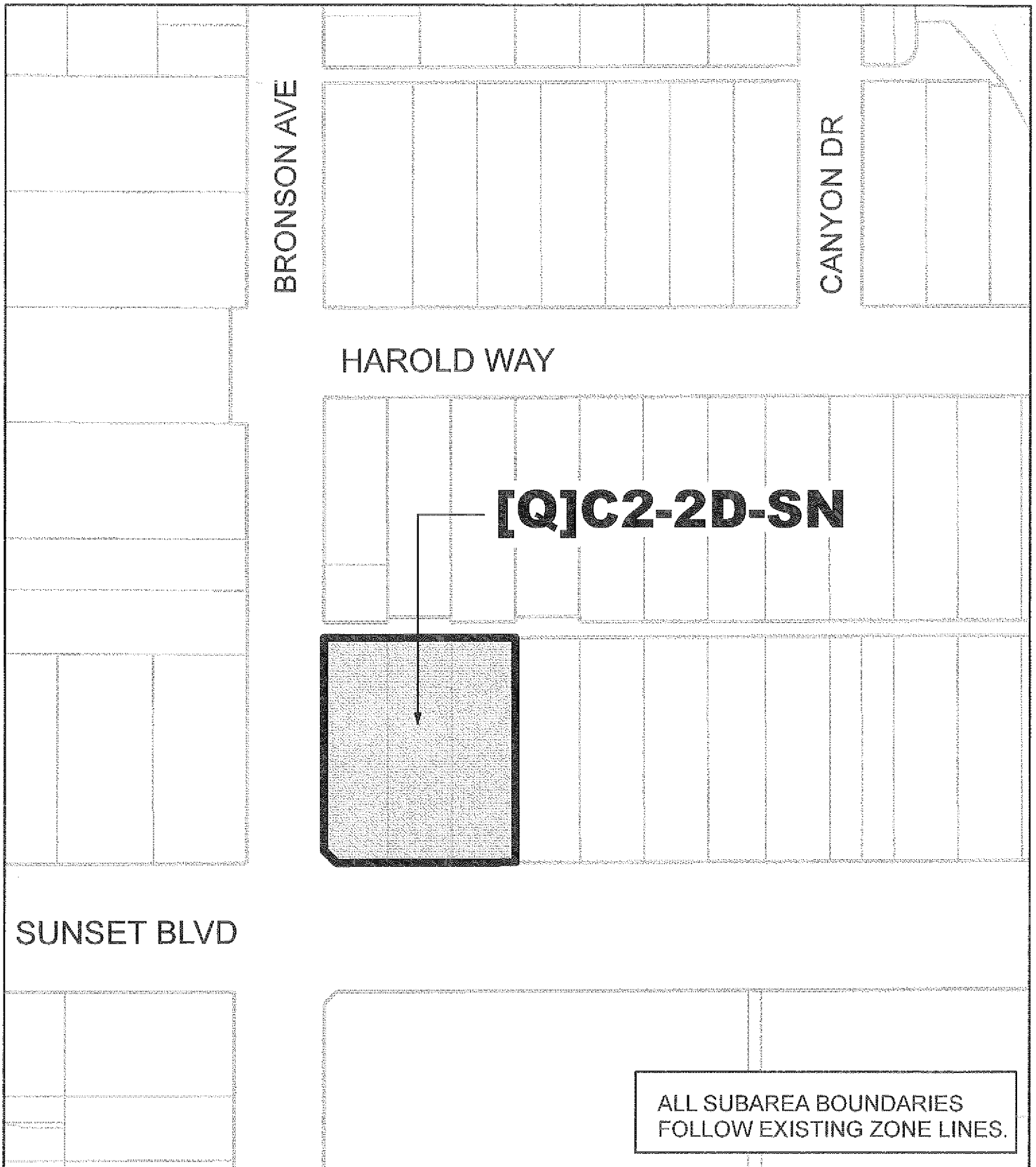
LH/

HOLLYWOOD CPU, SA 6:1

020112



AREA MAP



NOT TO SCALE

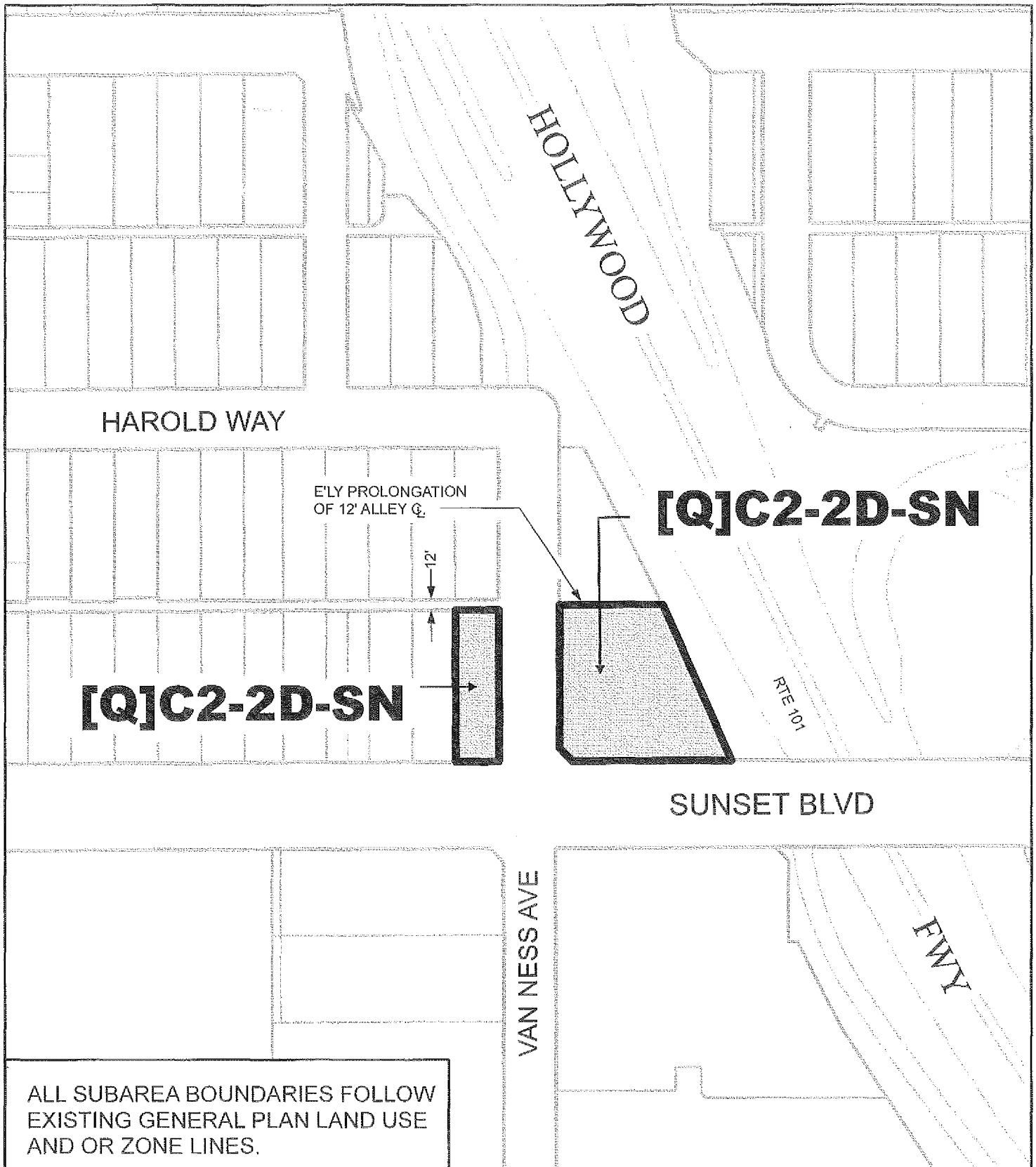
C.M. 147 A 191	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 6:2

010412





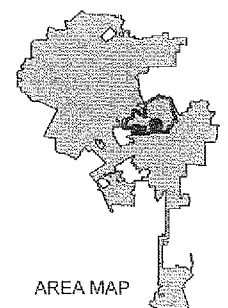
NOT TO SCALE

C.M. 147 A 191	CPC 1997-0043 CPU CPC 2005-6082 CPU
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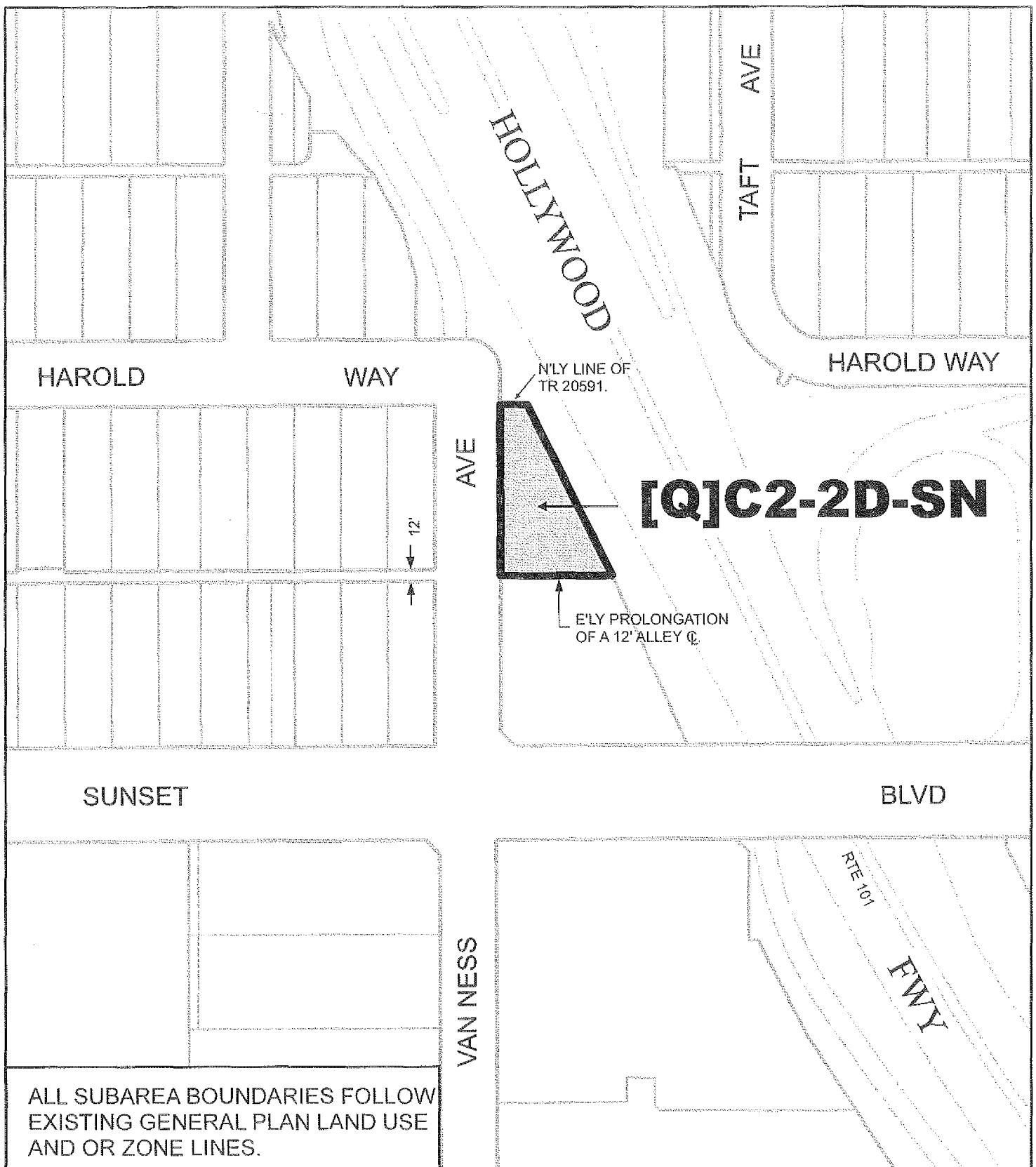
LH/

HOLLYWOOD CPU, SA 6:3

010412



AREA MAP



C.M. 147 A 191, 148.5 A 191	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 6:3A

010412



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.

GORDON ST

[Q] C4-2D

BRONSON AVE

HAROLD WAY

SUNSET BLVD

TAMARIND AVE



NOT TO SCALE

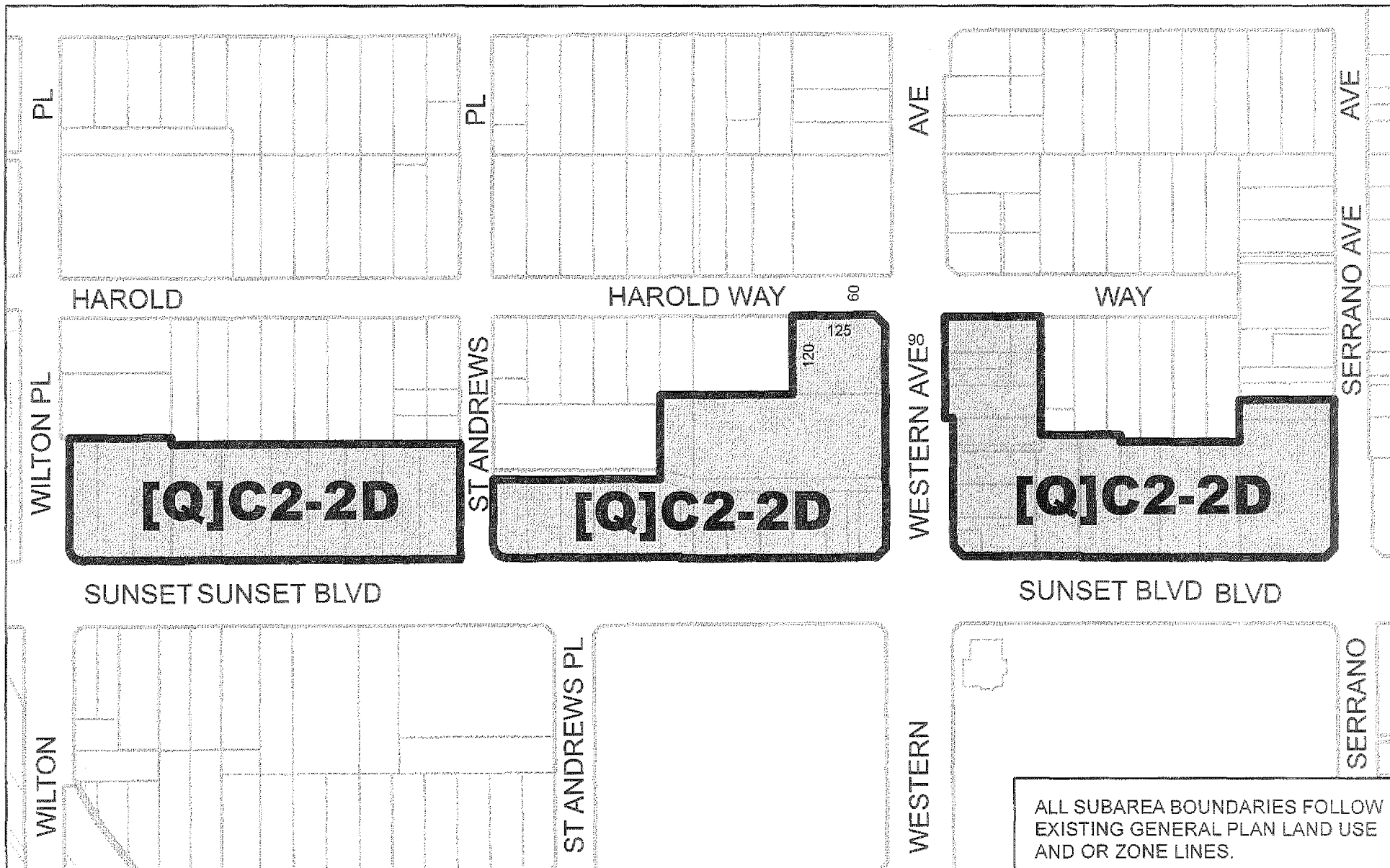
C.M. 147 A 191

CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/

HOLLYWOOD CPU, SA 6:4 010412





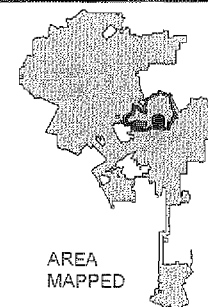
NOT TO SCALE

C.M. 147 A 191, 147 A 193 148.5 A 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
--	--

LH/

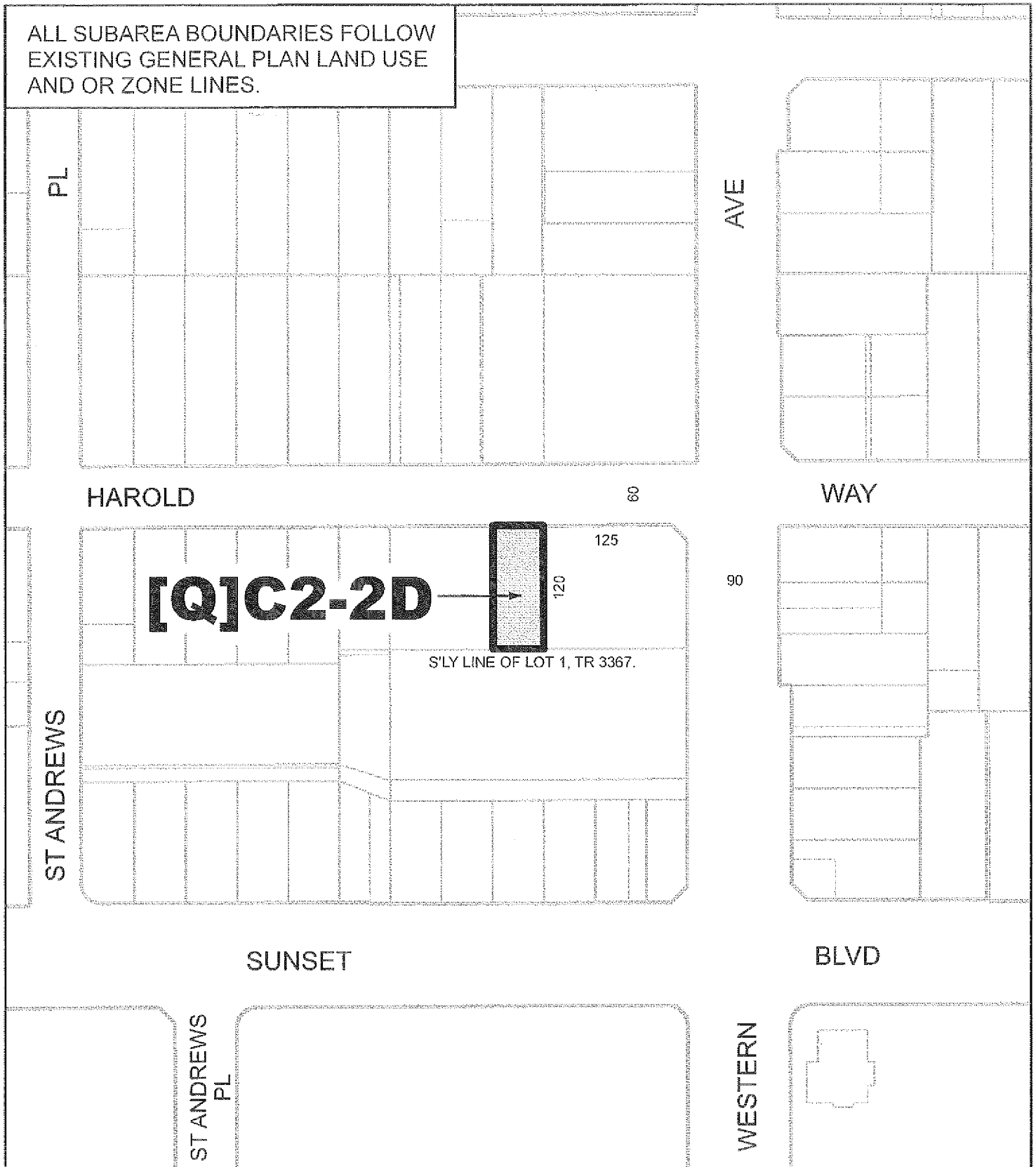
HOLLYWOOD CPU, SA 7

010412



AREA
MAPPED

ALL SUBAREA BOUNDARIES FOLLOW
EXISTING GENERAL PLAN LAND USE
AND OR ZONE LINES.



NOT TO SCALE

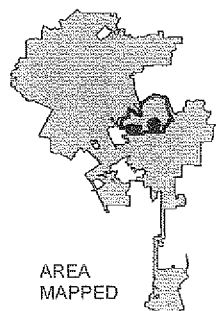
C.M. 147 A 193, 148.5 A 193

CPC 1997-0043 CPU
CPC 2005-6082 CPU

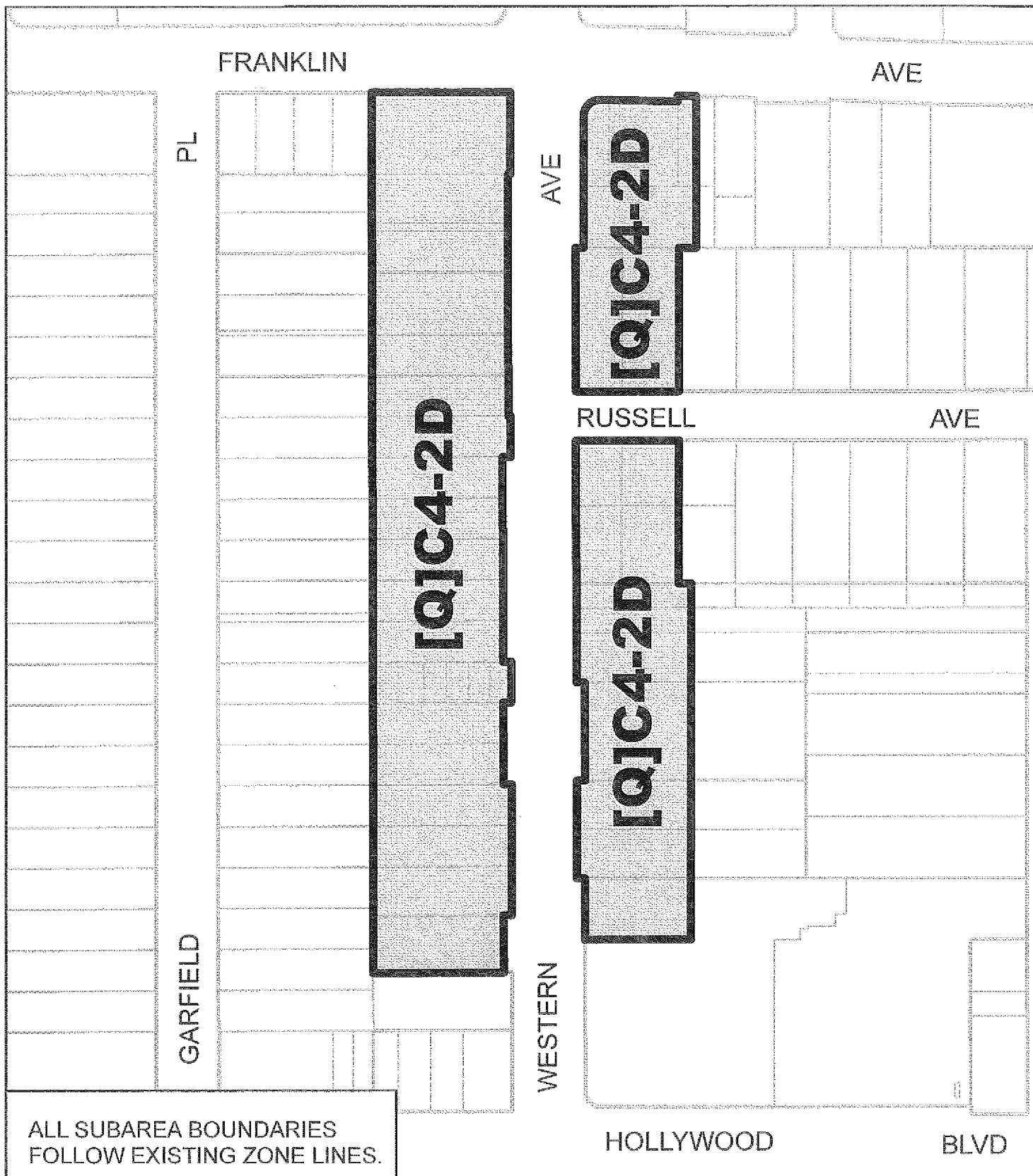
LH/

HOLLYWOOD CPU, SA 7:A

010412



AREA
MAPPED



NOT TO SCALE

C.M.	148.5 A 193, 150 A 193,	CPC 2005-6082 CPU CPC 1997-0043 CPU
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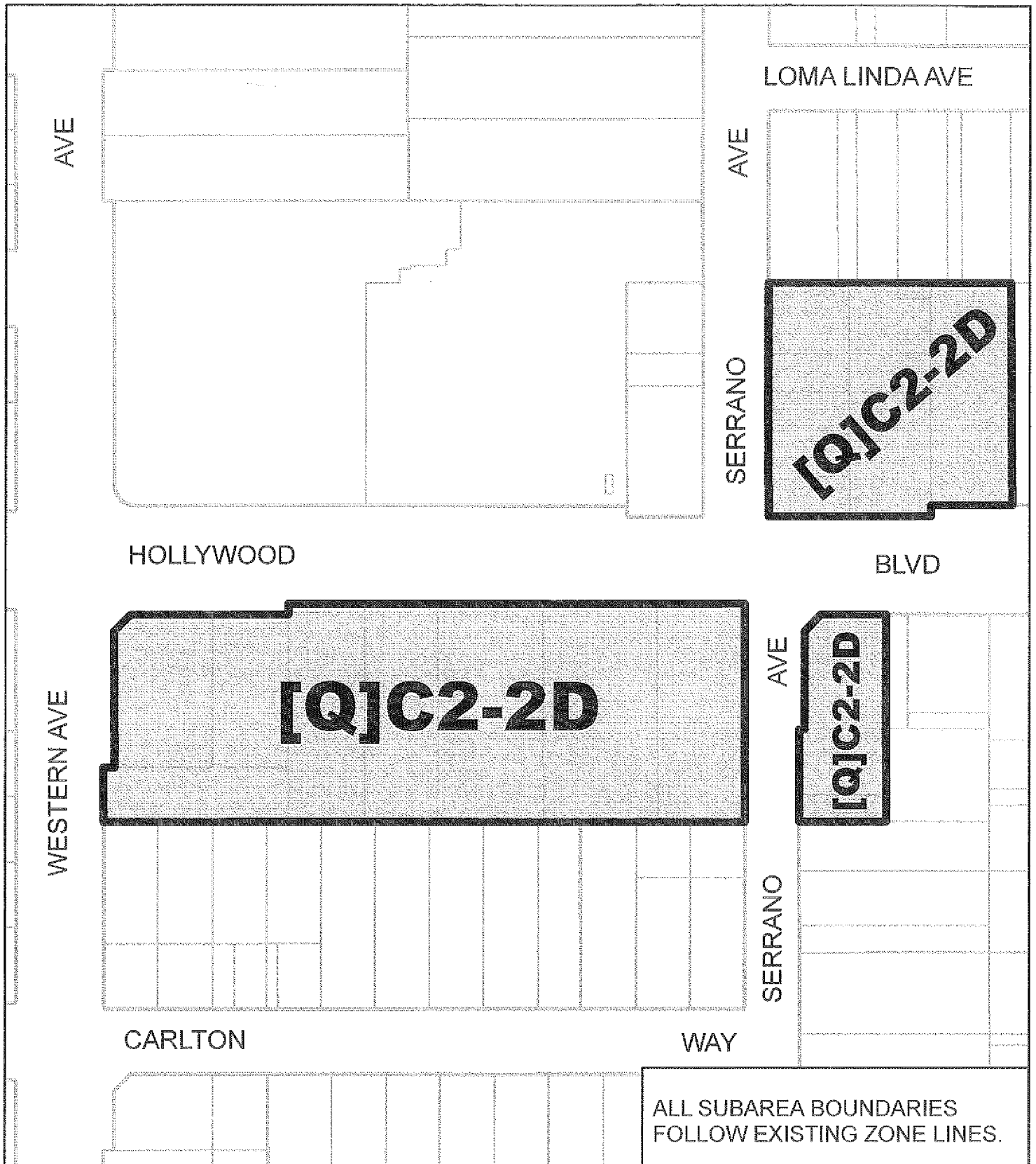
LH/

HOLLYWOOD CPU, SA 8

012512



AREA
MAPPED



NOT TO SCALE

C.M. 148.5 A 193, 148.5 A 195	CPC 2005-6082 CPU CPC 1997-0043 CPU
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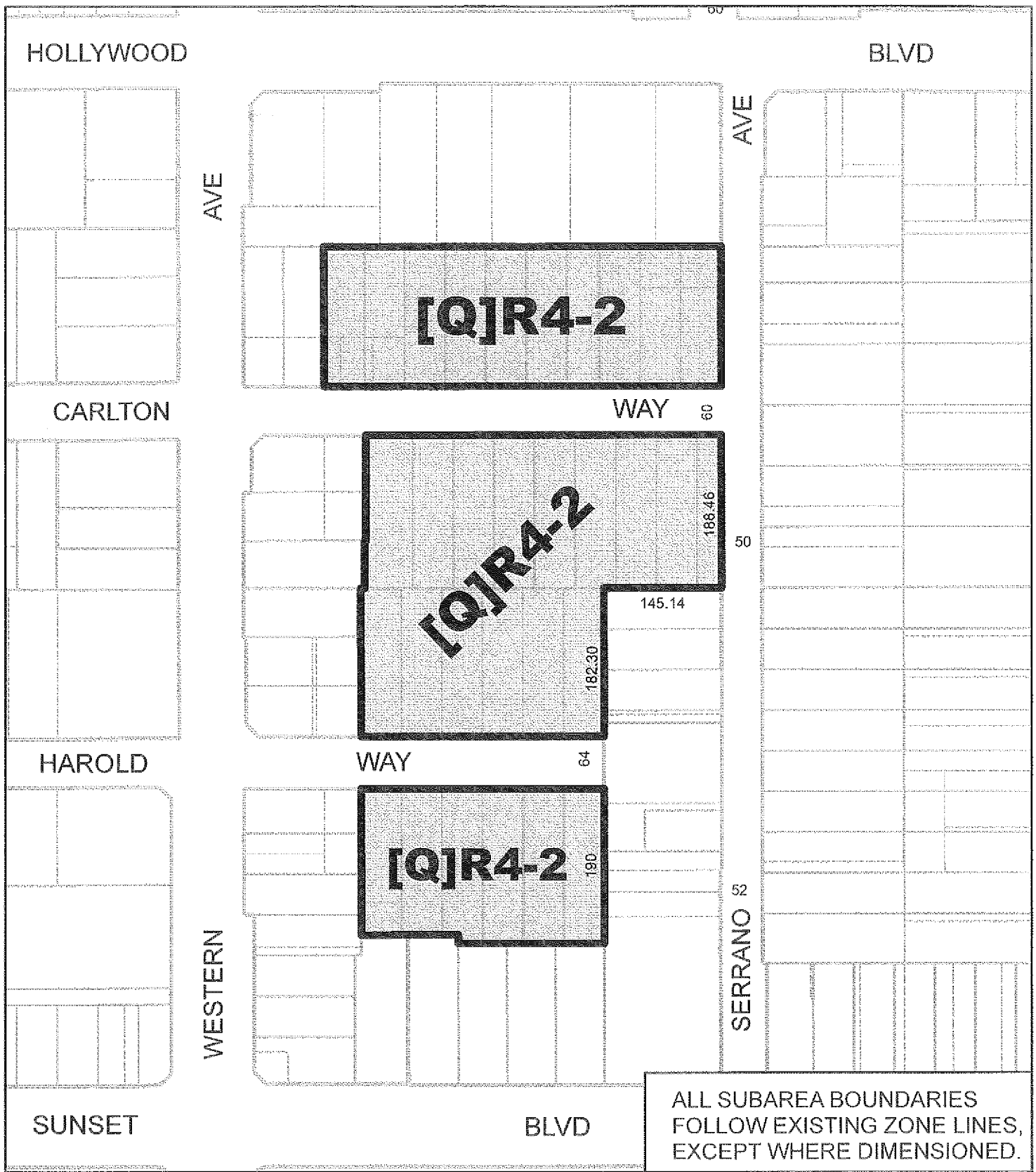
LH/

HOLLYWOOD CPU, SA 9

010412



AREA
MAPPED



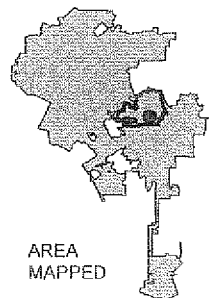
NOT TO SCALE

C.M. 147 A 193, 148.5 A 193	CPC 1997-0043 CPU CPC 2005-6082 CPU
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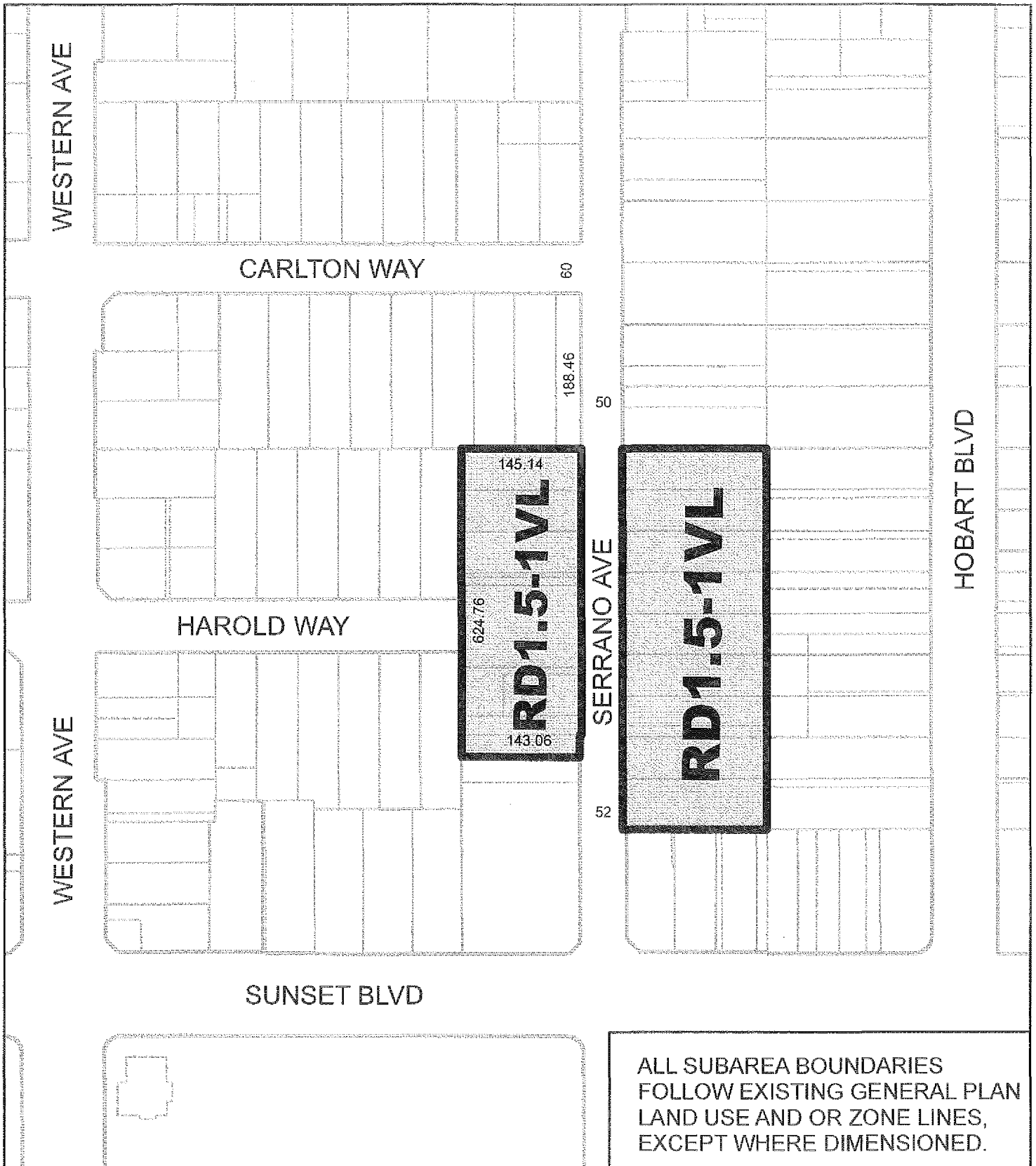
LH/

HOLLYWOOD CPU, SA 9:1

010412



AREA
MAPPED



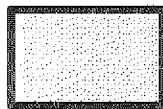
NOT TO SCALE

C.M.	147 A 193, 147 A 195, 148.5 A 193, 148.5 A 195	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ **HOLLYWOOD CPU, SA 9:2** 010412



AREA MAP



[Q]C2-2D

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES
EXCEPT WHERE DIMENSIONED



NOT TO SCALE

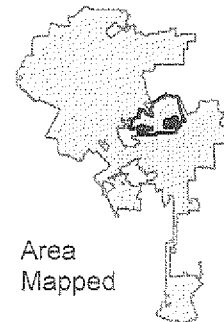
C.M. 148.5 A 195, 147 B 197

CPC 2005-6082 CPU
CPC 1997-0043 CPU

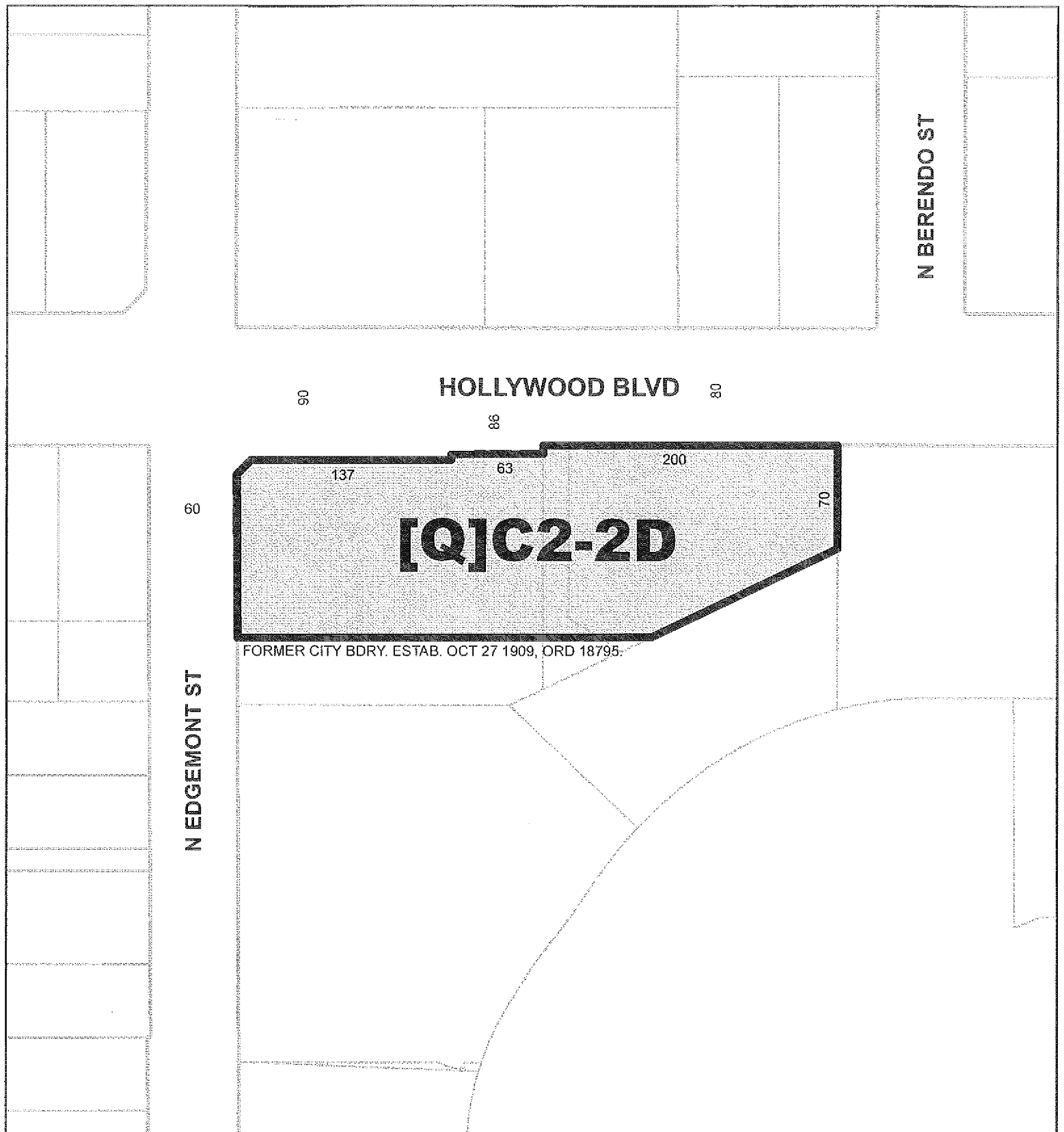
AE/LH

HOLLYWOOD CPU, SA 10

020112



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL PLAN
LAND USE AND OR ZONE LINES.



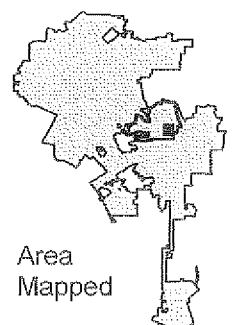
NOT TO SCALE

C.M. 147 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
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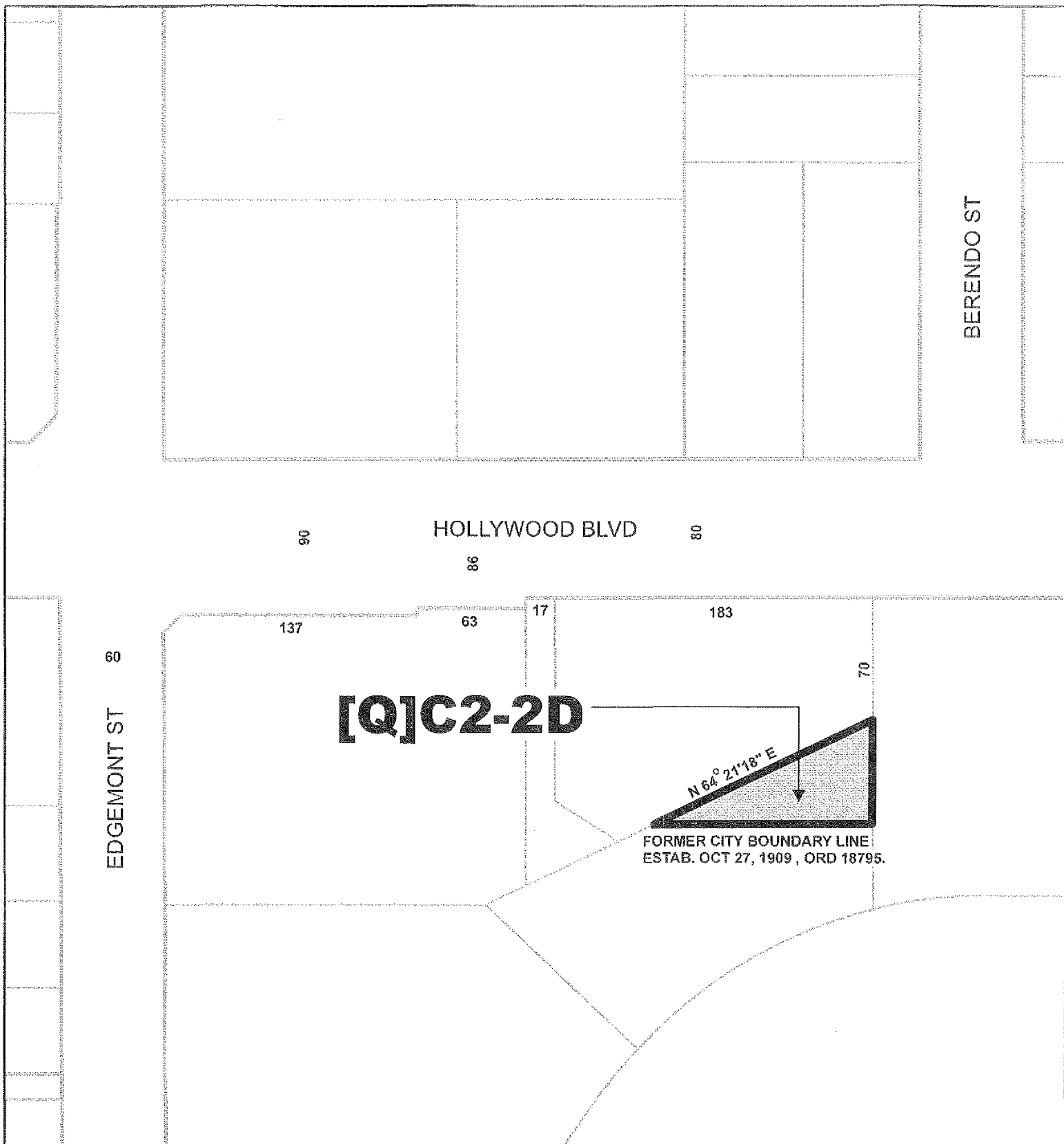
AE/LH

HOLLYWOOD CPU, SA 10:1

010412



Area
Mapped



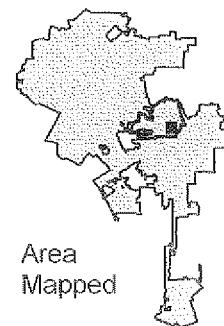
ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL PLAN
LAND USE AND OR ZONE LINES.

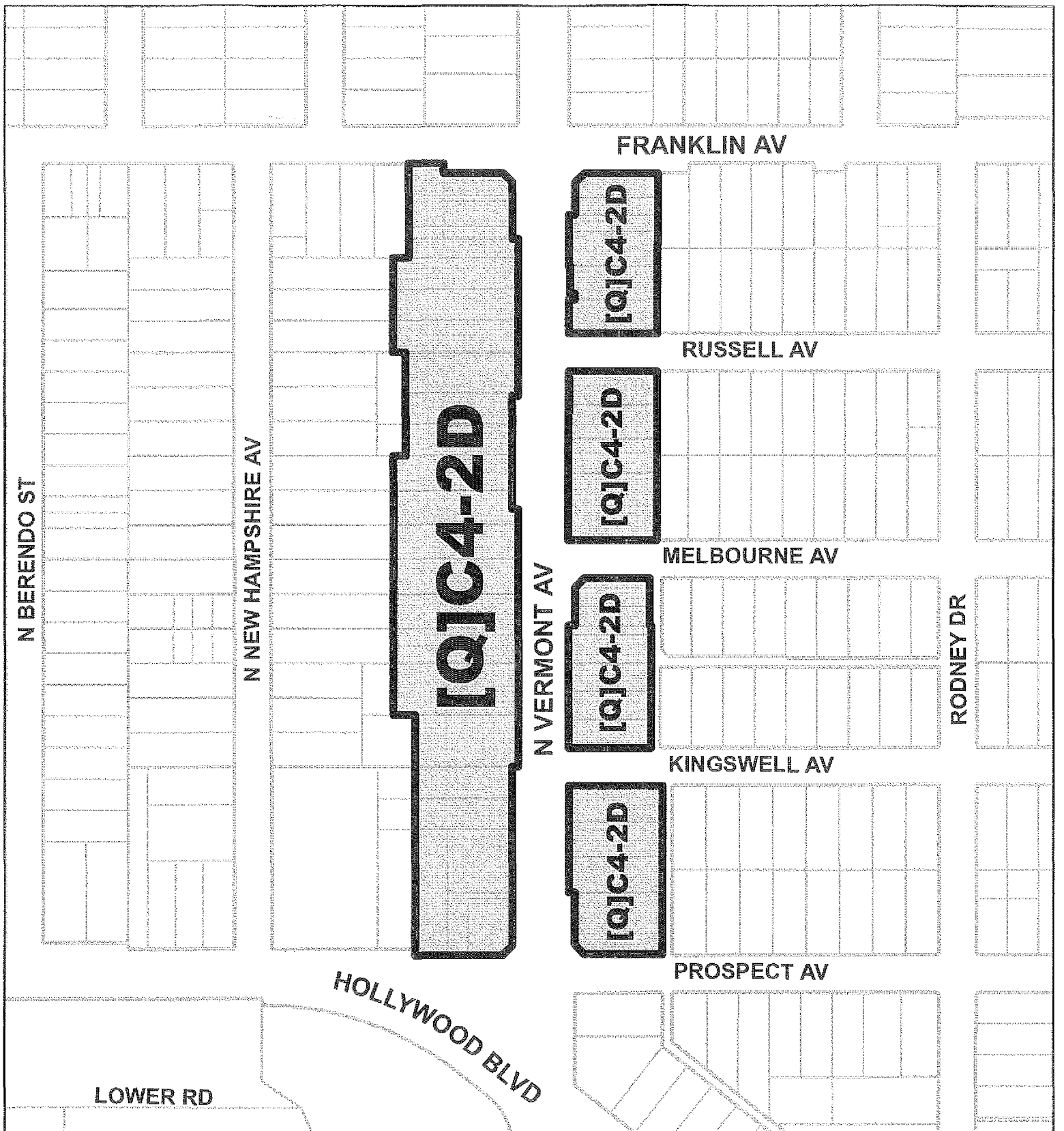


NOT TO SCALE

C.M. 147 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ HOLLYWOOD CPU, SA 10:1D 010412





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL
PLAN LAND USE LINES.



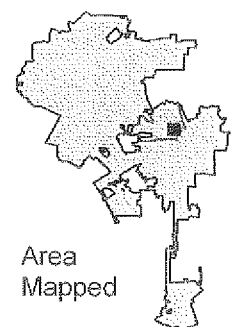
NOT TO SCALE

C.M. 147 B 197, 150 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 11

010412



Area
Mapped



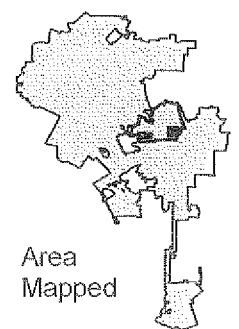
ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

C.M. 147 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
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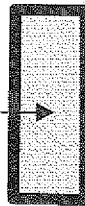
LH/ HOLLYWOOD CPU, SA 12:1 010412



PROSPECT AVE

HOLLYWOOD BLVD

[Q]C2-2D



VERMONT AVE

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



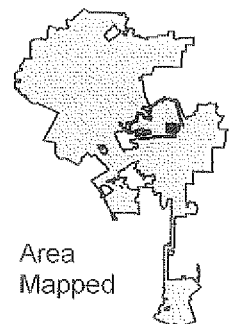
NOT TO SCALE

C.M. 147 B 197

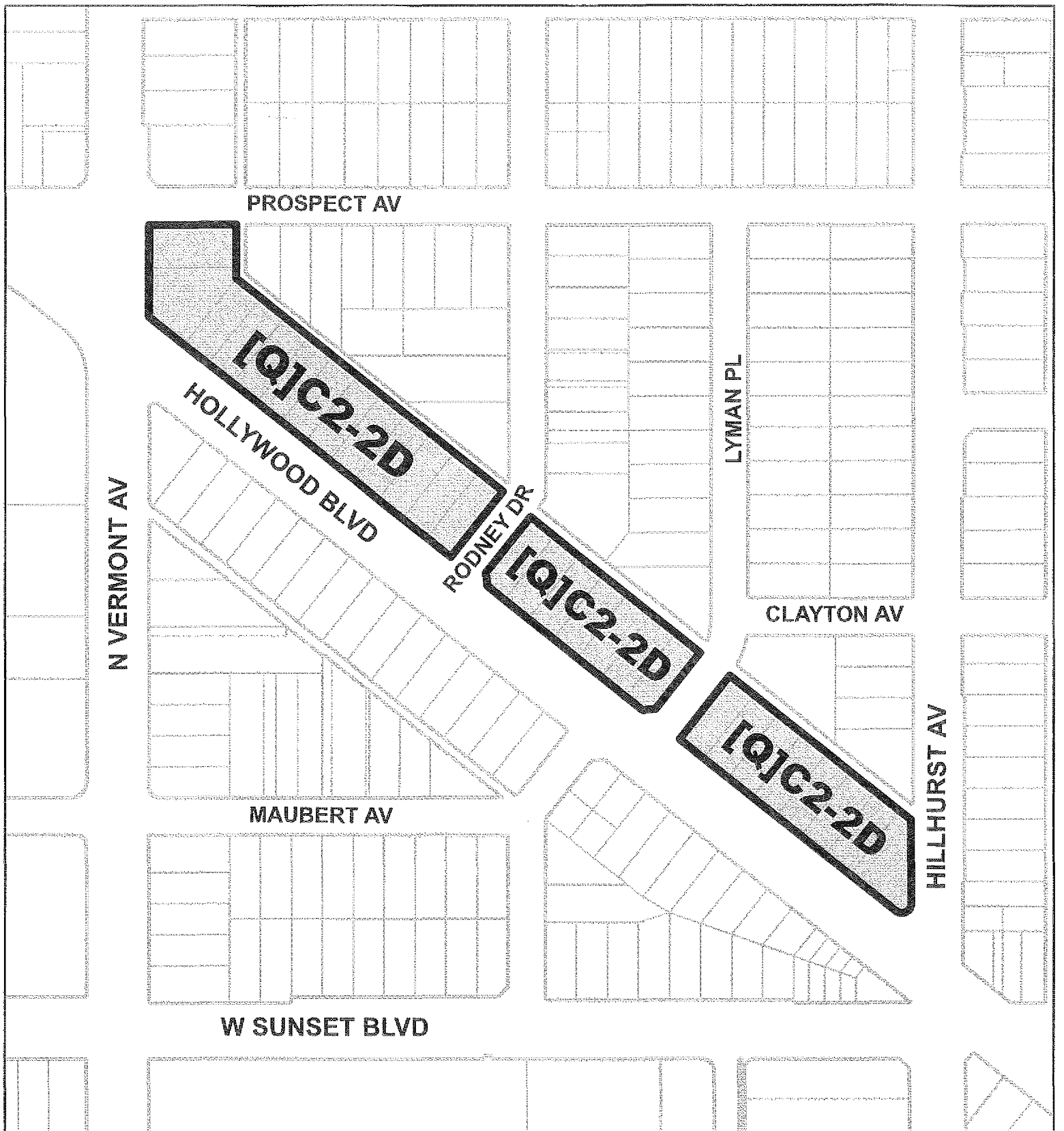
CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/ HOLLYWOOD CPU, SA 12:2

010412



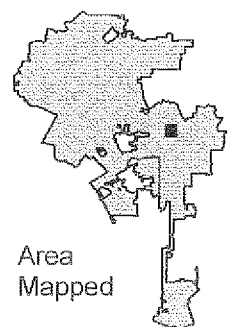
Area
Mapped



NOT TO SCALE

C.M. 147 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ HOLLYWOOD CPU, SA 12:3 010412





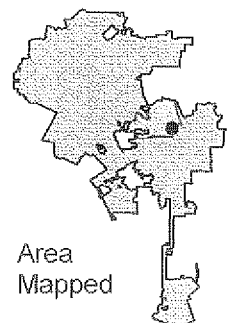
NOT TO SCALE

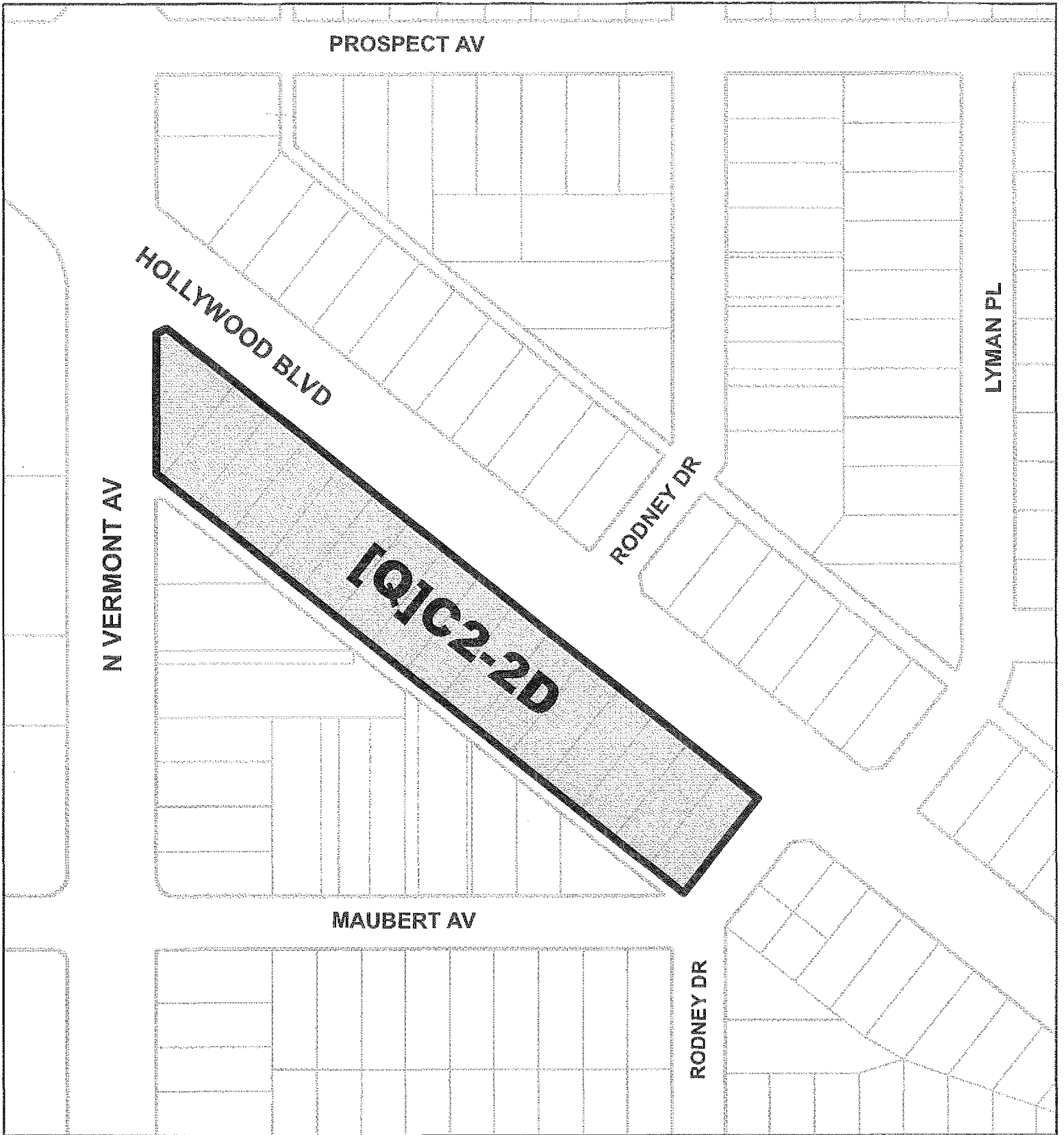
C.M. 147 B 197, 147 A 201 148-5 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 12:3A

010412

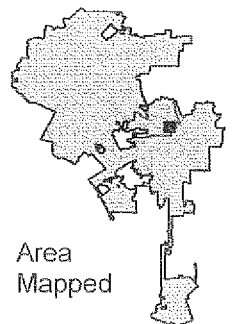




NOT TO SCALE

C.M. 147 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ HOLLYWOOD CPU, SA 12:4 010412



Area
Mapped



[Q]C4-2D



NOT TO SCALE

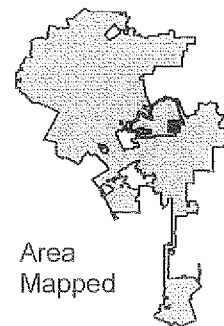
C.M. 147 B 197, 148.5 A 201,
150 B 197, 150 B 201

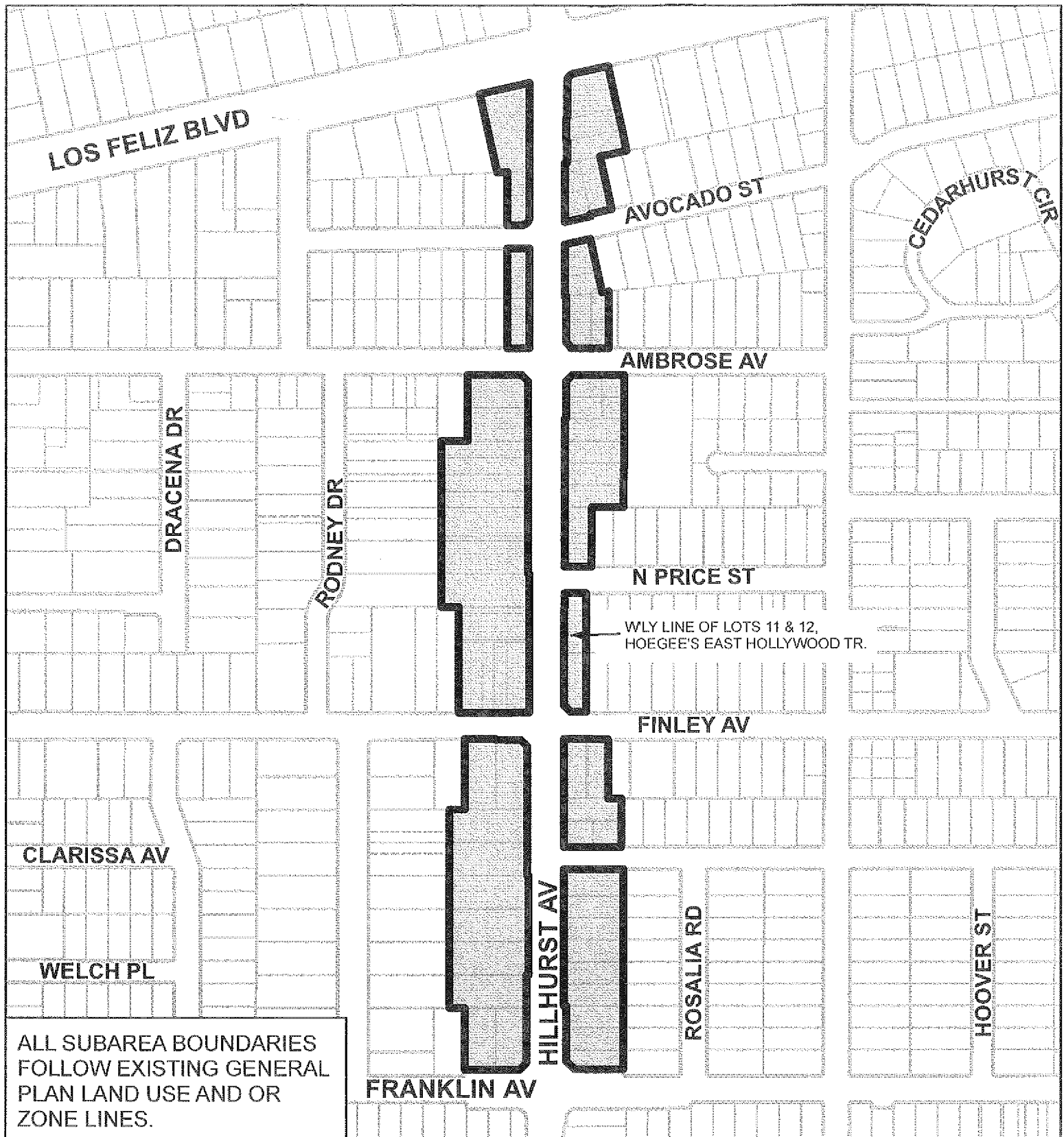
CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/

HOLLYWOOD CPU, SA 13

020112





[Q]C4-1



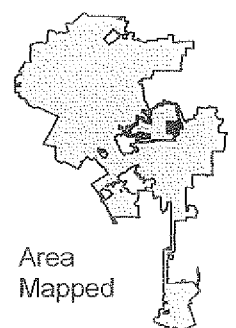
NOT TO SCALE

C.M. 150 B 197, 150 B 201, 153 B 197, 153 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
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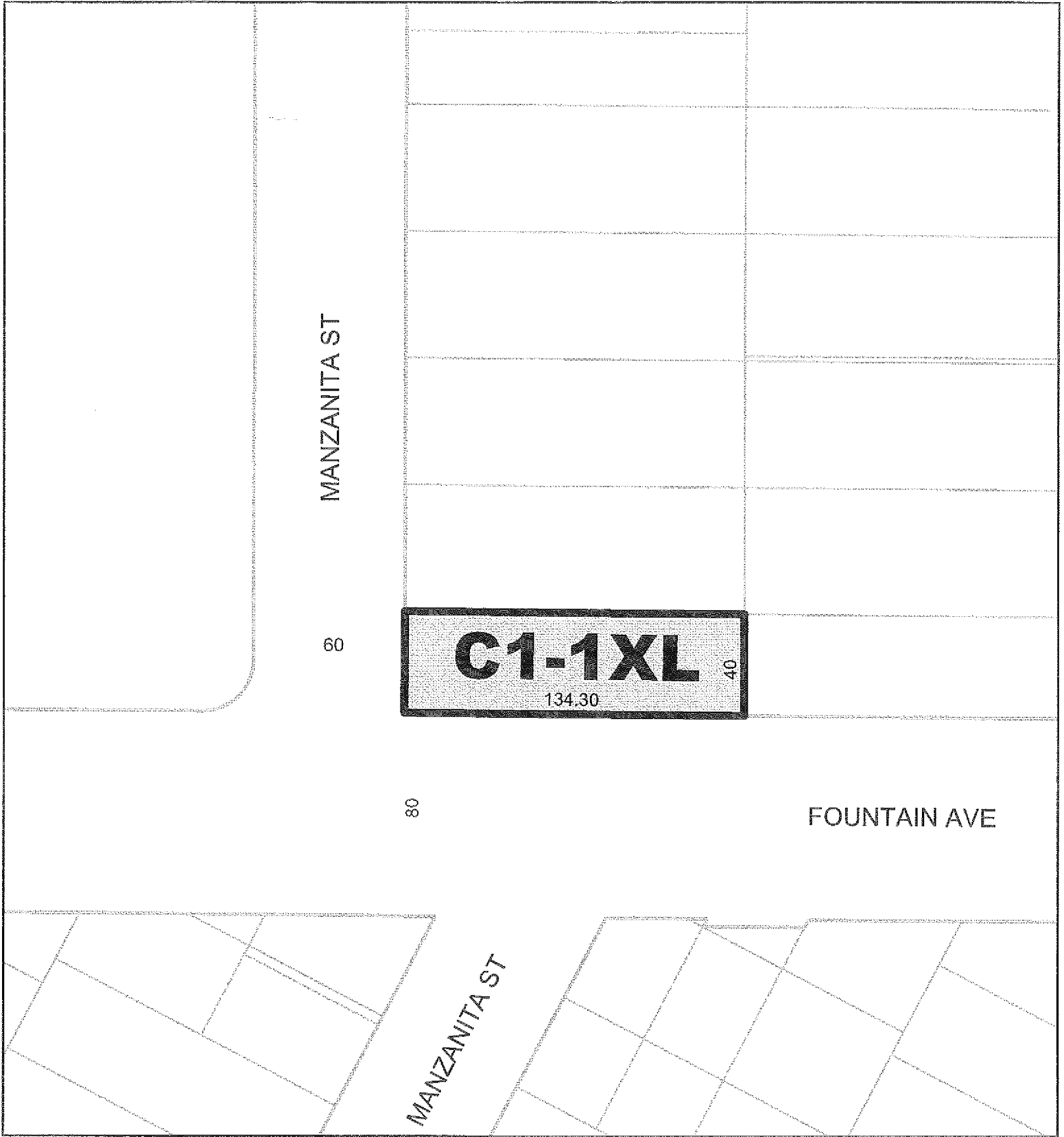
AE/

HOLLYWOOD CPU, SA 13:1

020112



Area
Mapped



MANZANITA ST

60

80

MANZANITA ST

C1-1XL

134.30

40

FOUNTAIN AVE

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES,
EXCEPT WHERE DIMENSIONED.



NOT TO SCALE

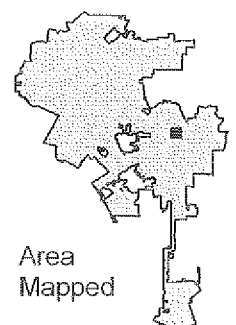
C.M. 147 A 203

CPC 2005-6082 CPU
CPC 1997-0043 CPU

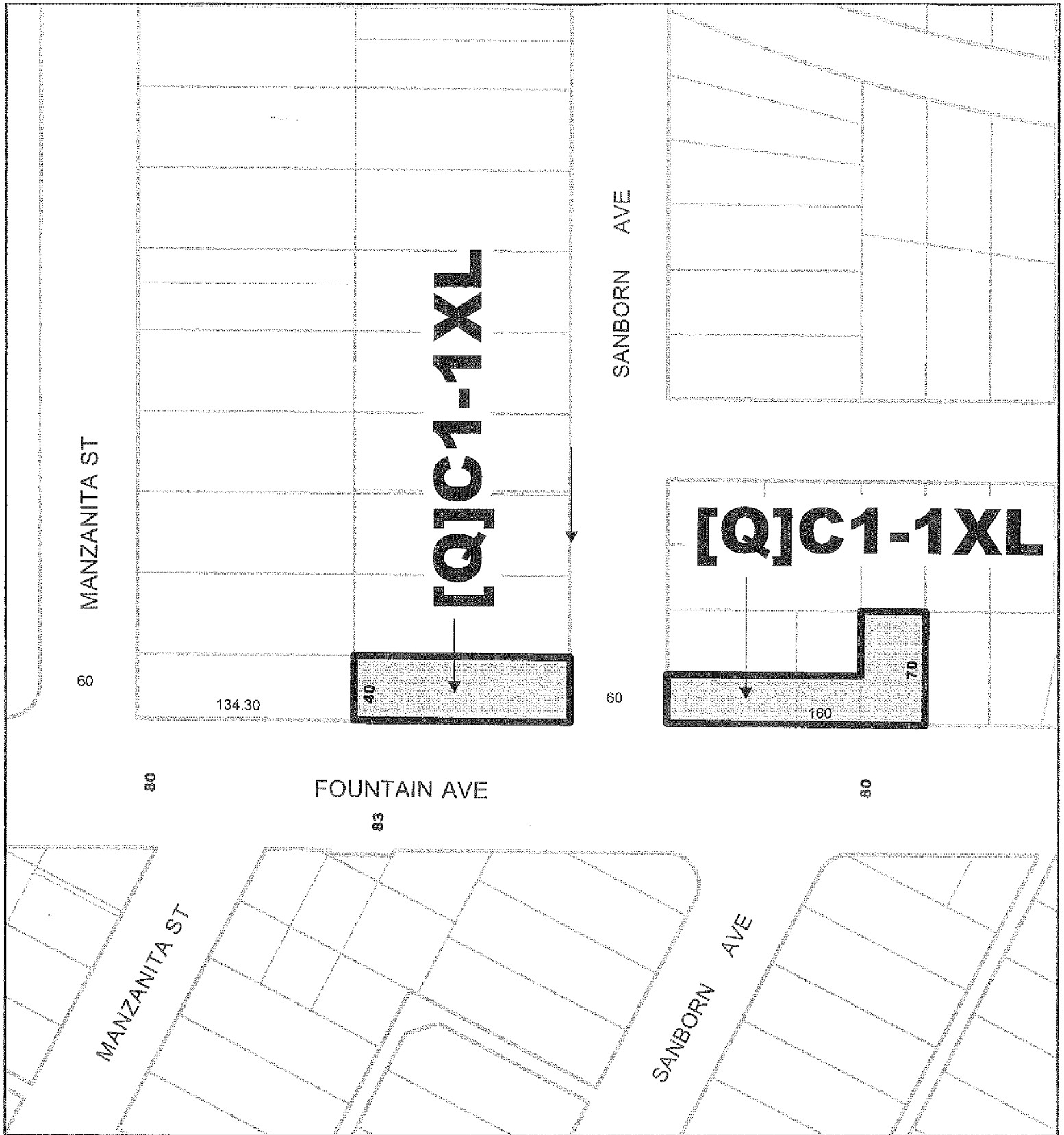
LH/

HOLLYWOOD CPU, SA 13:1A

020112



Area
Mapped



AVE

FERNWOOD

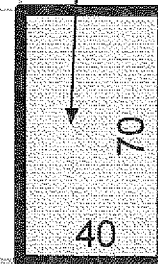
AVE

SANBORN

C1-1XL

60

160



FOUNTAIN

80

AVE

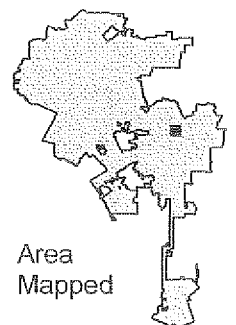


NOT TO SCALE

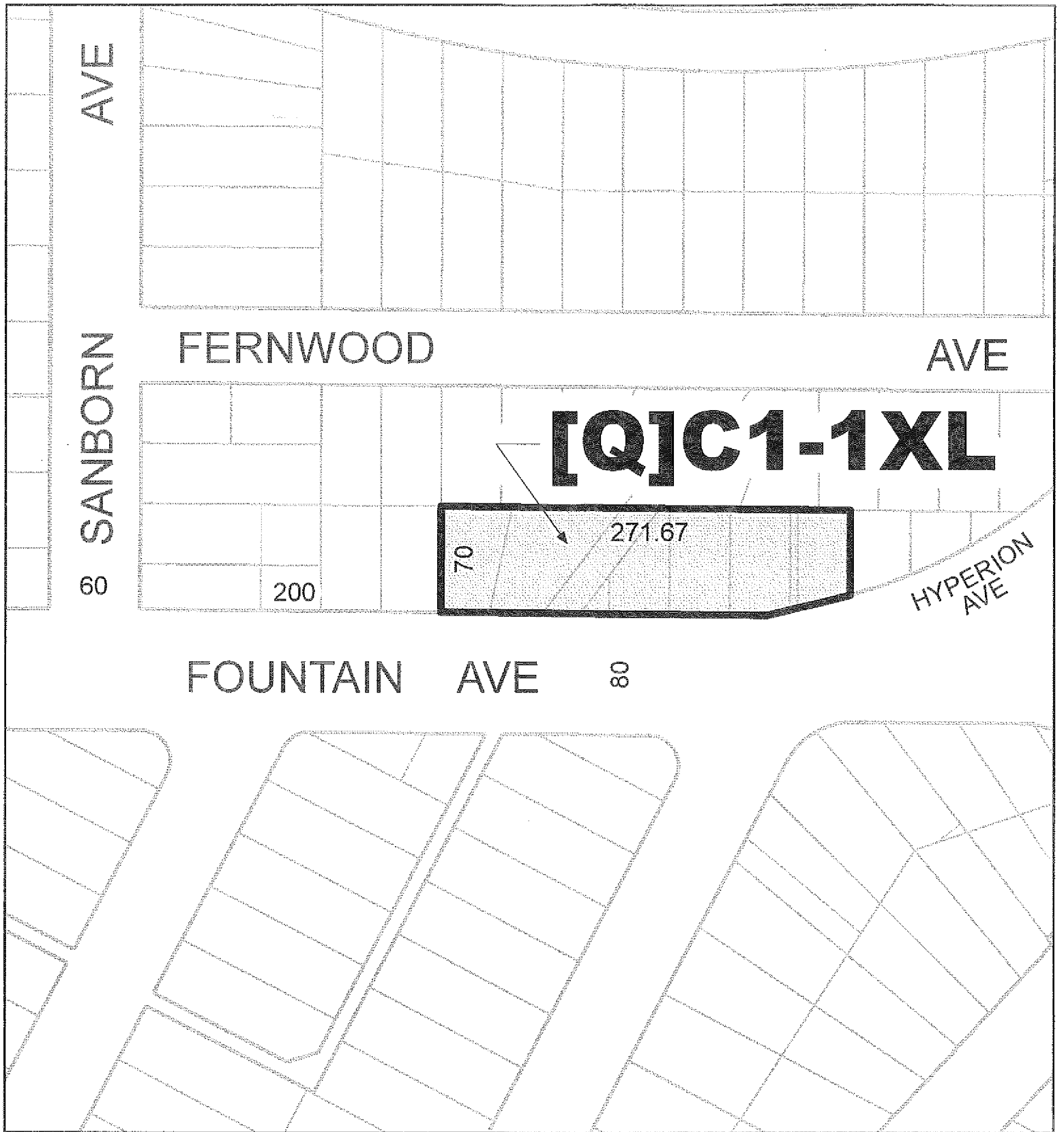
D.M. 147 A 203

CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/ HOLLYWOOD CPU, SA 13:1C 010412



Area
Mapped



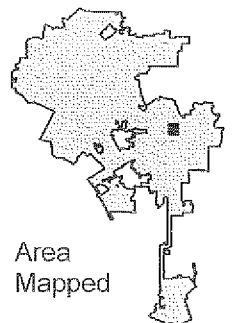
NOT TO SCALE

C.M. 147 A 203	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AE/

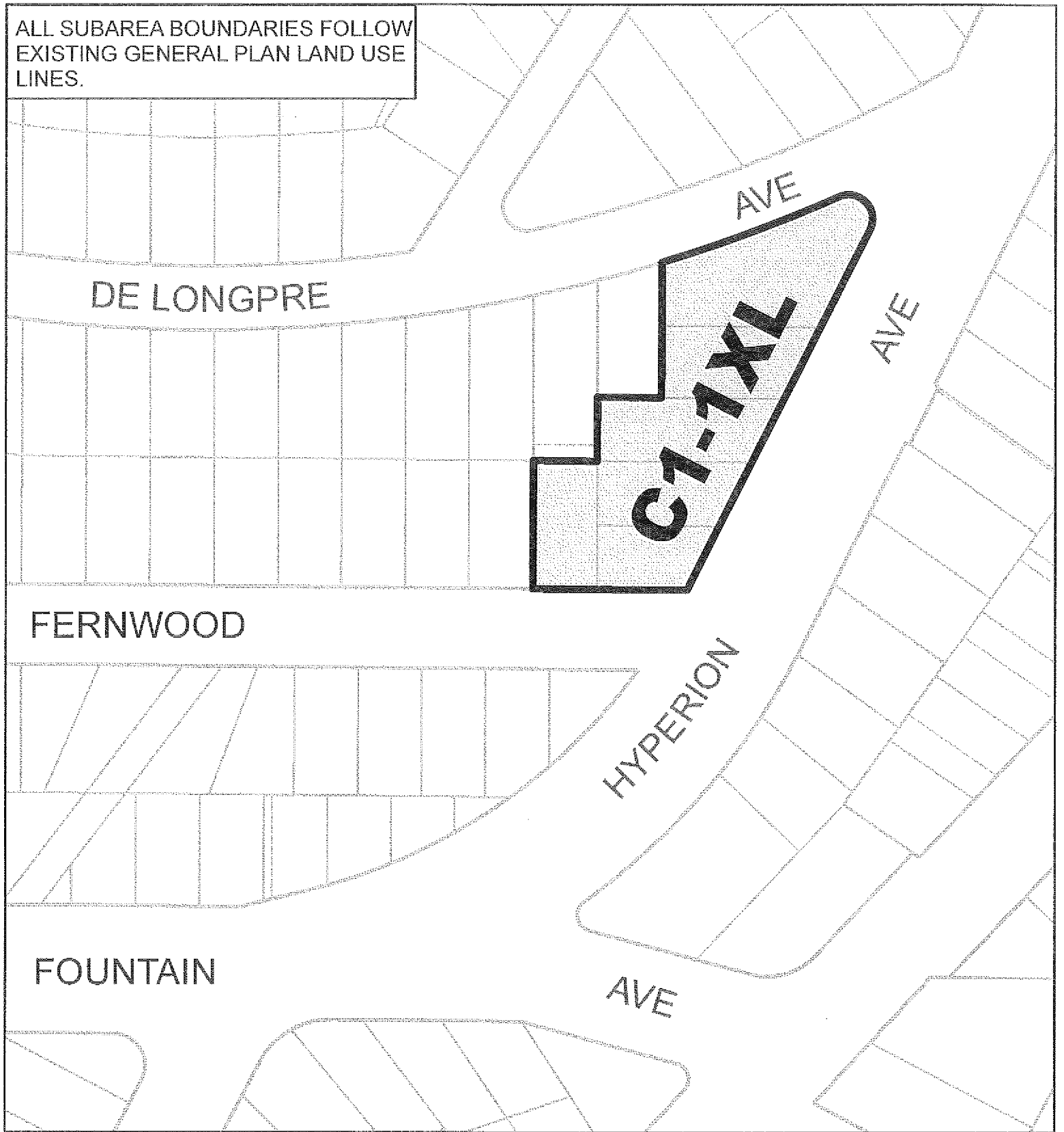
HOLLYWOOD CPU, SA 13:1D

010412



Area
Mapped

ALL SUBAREA BOUNDARIES FOLLOW
EXISTING GENERAL PLAN LAND USE
LINES.



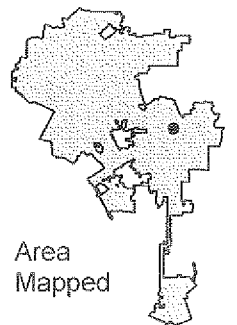
NOT TO SCALE

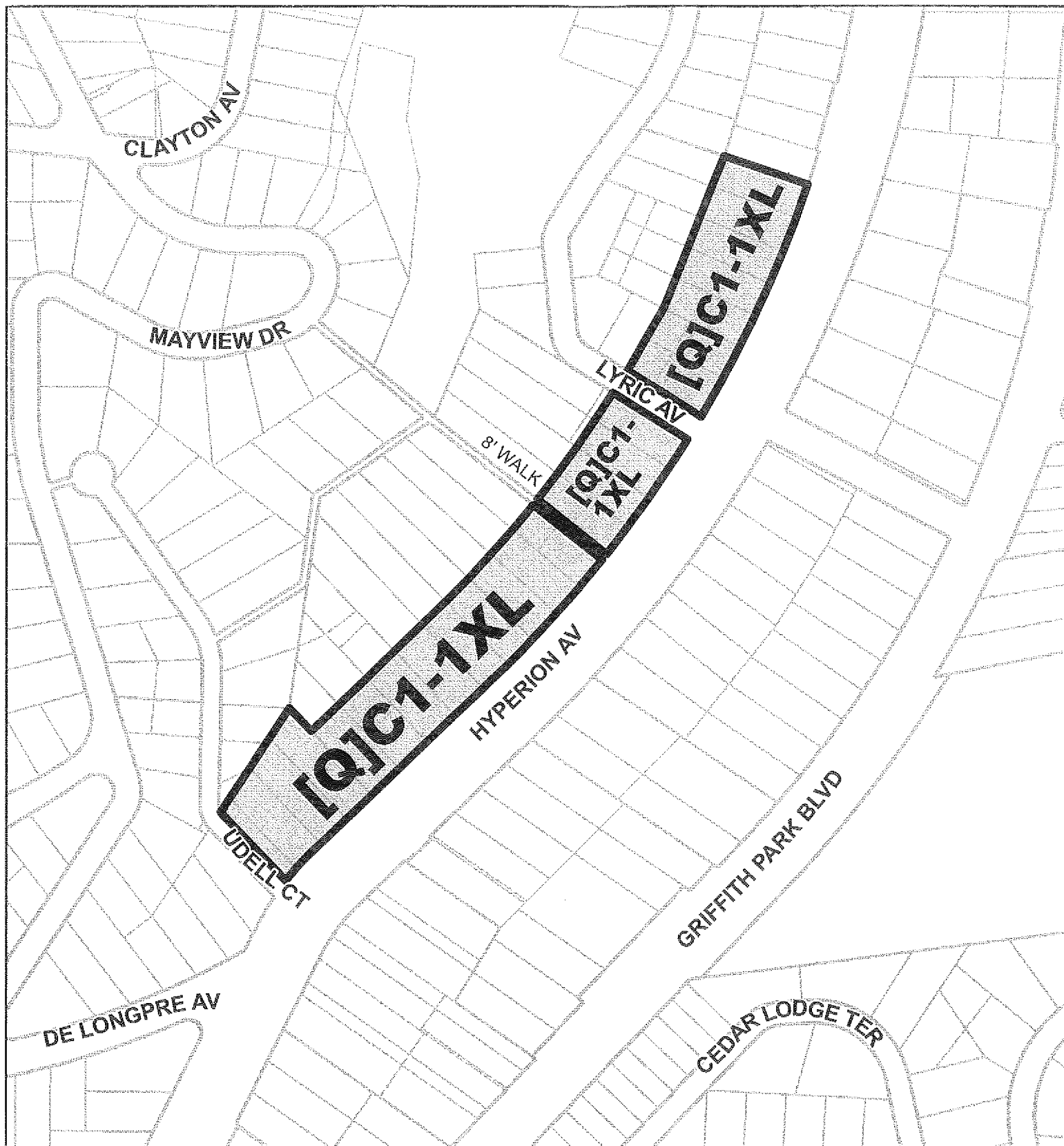
C.M. 147 A 203	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AE/

HOLLYWOOD CPU, SA 13:1E

010412





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

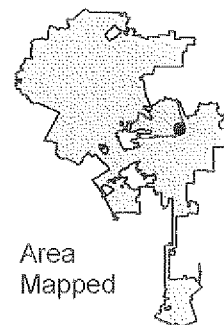
C.M. 147 A 203

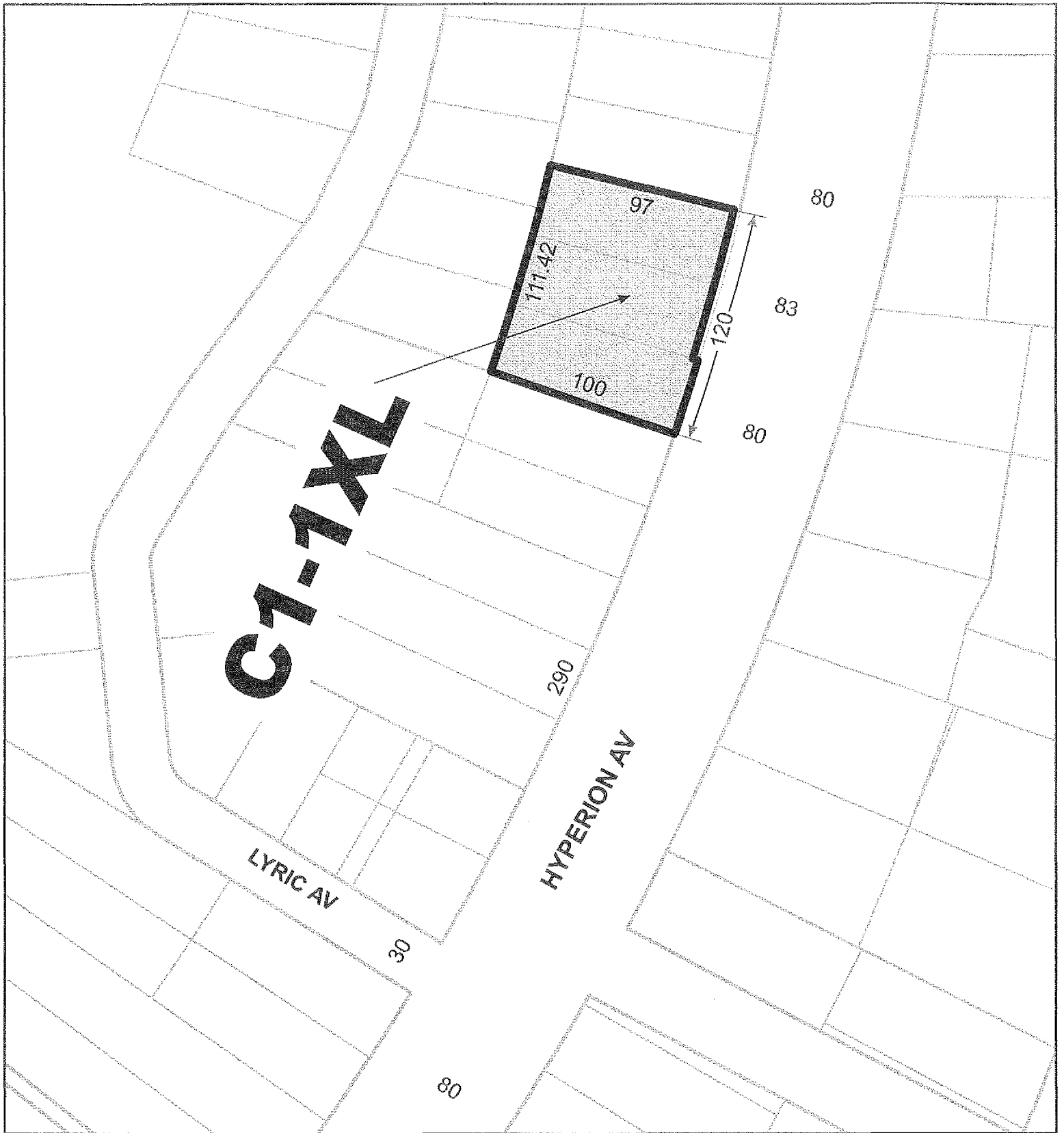
CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/LH

HOLLYWOOD CPU, SA 13:1F

010412



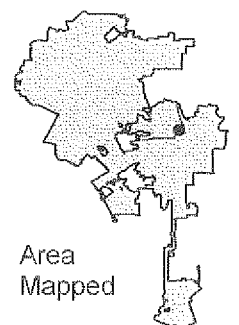


NOT TO SCALE

C.M. 148.5 A 203, 148.5 A 205	CPC 2005-6082 CPU CPC 1997-0043 CPU
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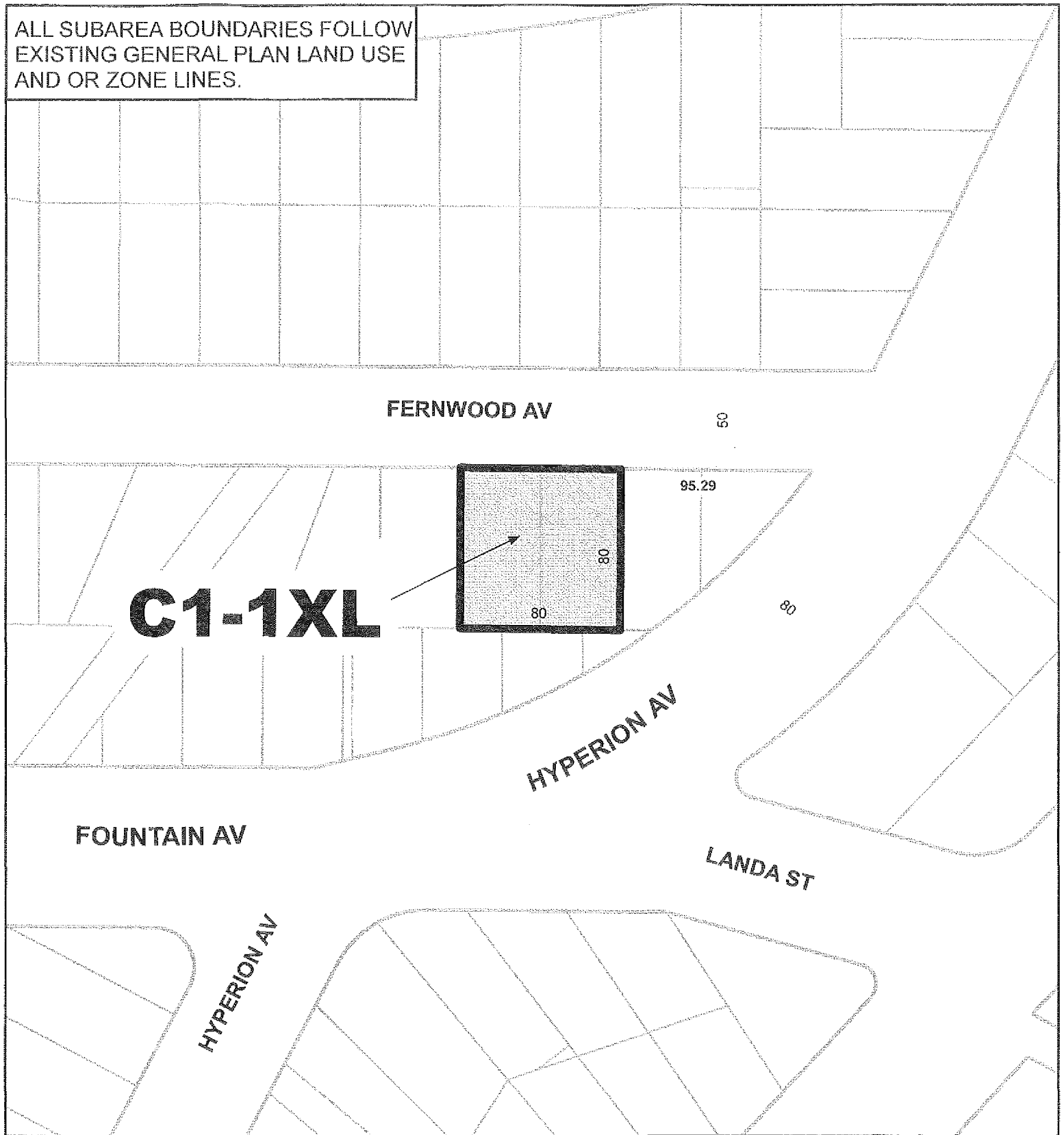
AE/ HOLLYWOOD CPU, SA 13:1G

010412



Area
Mapped

ALL SUBAREA BOUNDARIES FOLLOW
EXISTING GENERAL PLAN LAND USE
AND OR ZONE LINES.



NOT TO SCALE

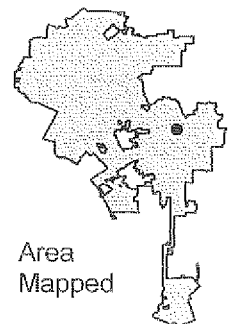
C.M. 147 A 203

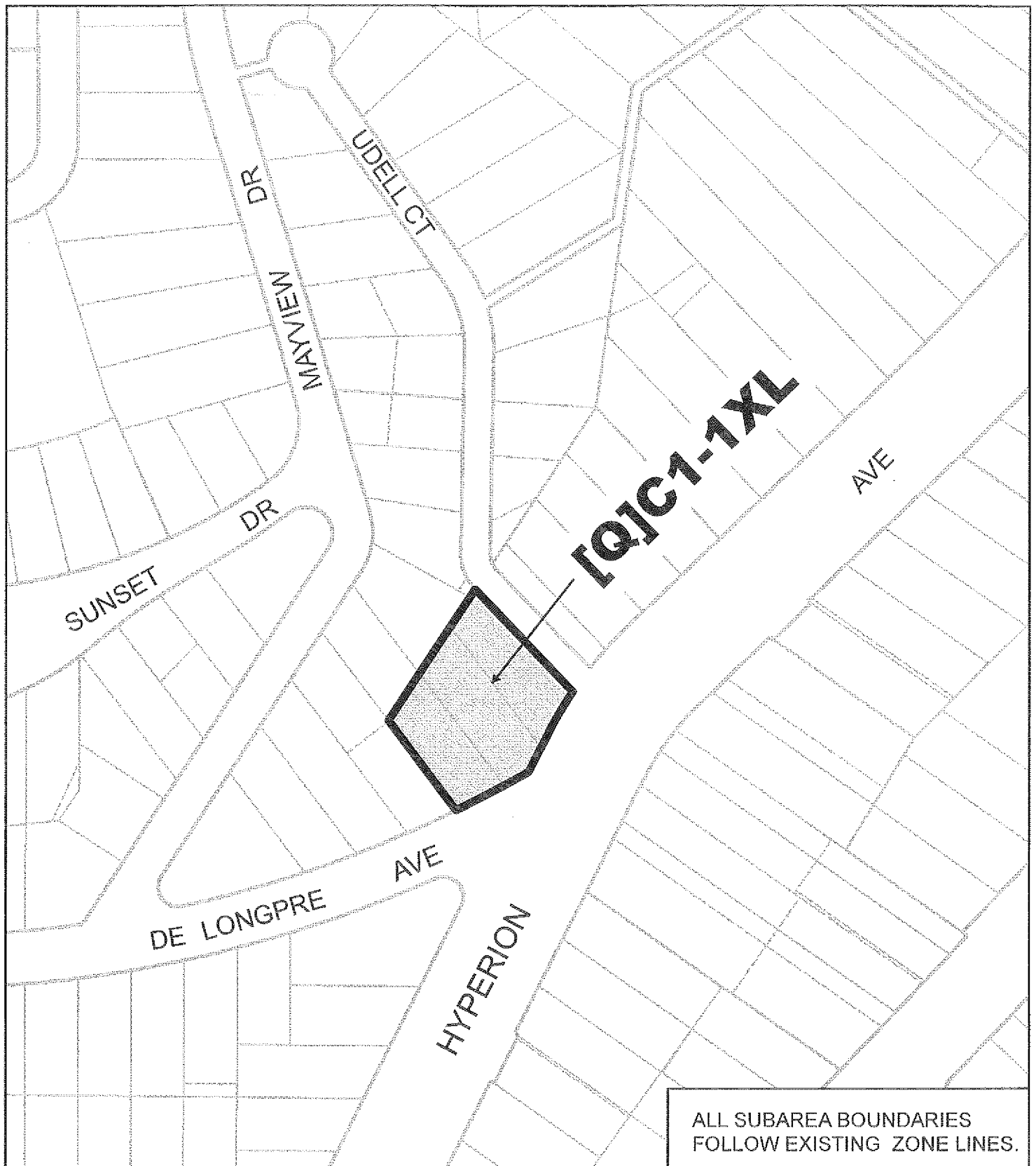
CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/

HOLLYWOOD CPU, SA 13:11

012512



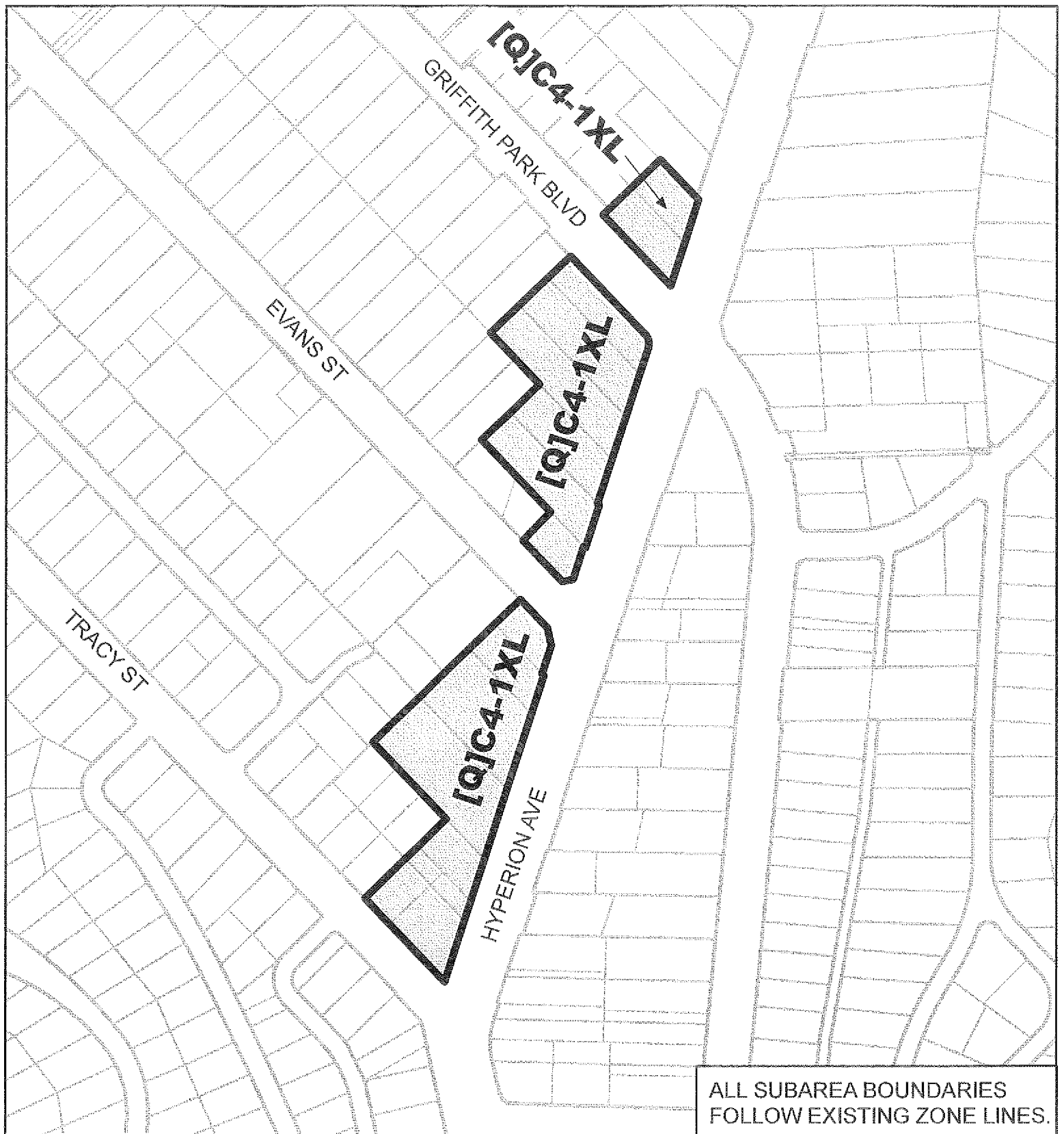


NOT TO SCALE

C.M. 147 A 203	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

LH/ **HOLLYWOOD CPU, SA 13:1K** 010412





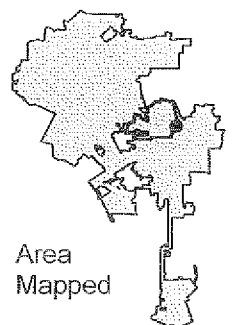
NOT TO SCALE

C.M. 150 A 205, 150 B 201	CPC 1997-0043 CPU CPC 2005-6082 CPU
---------------------------	--

AE/

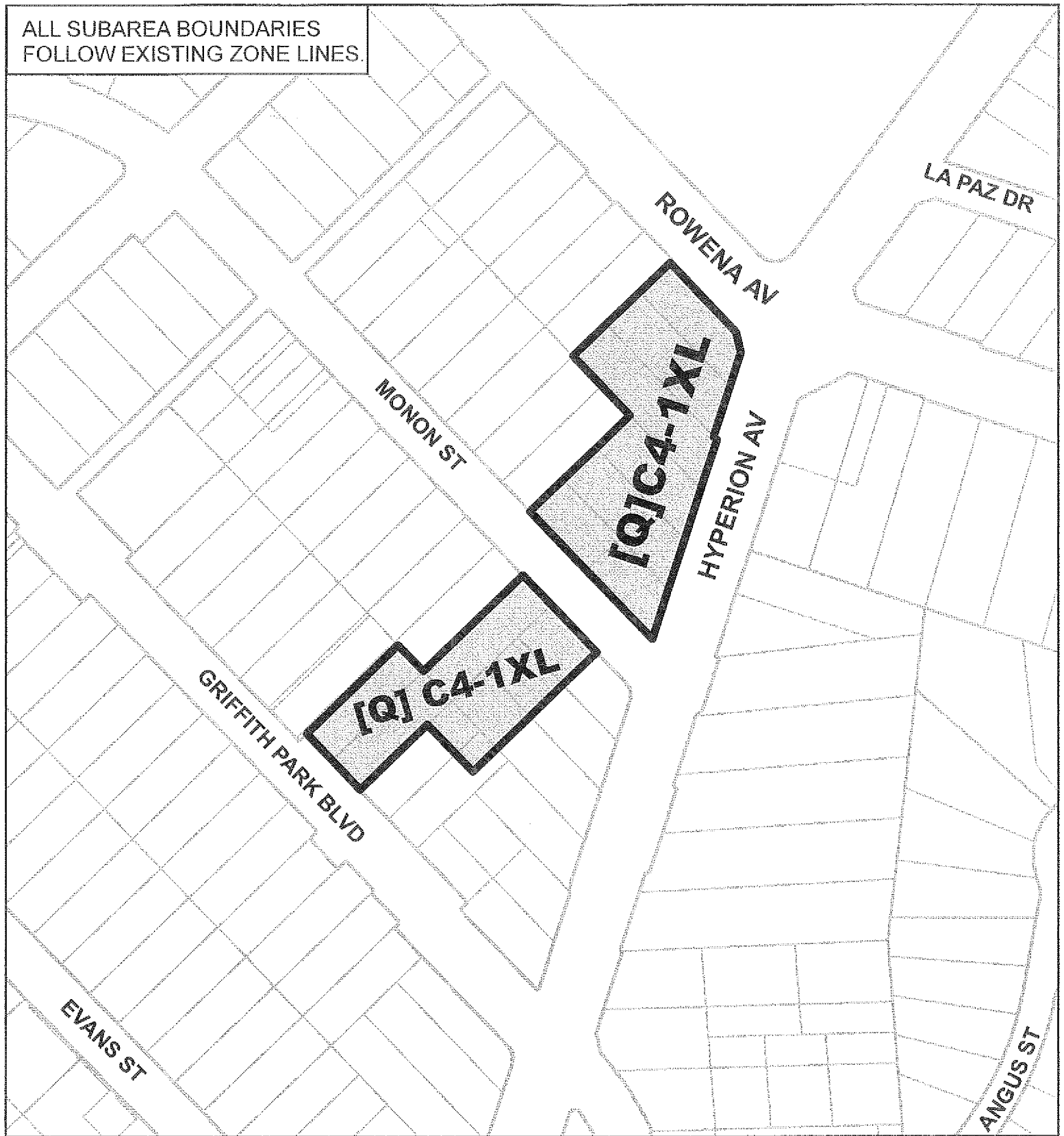
HOLLYWOOD CPU, SA 13:2

010412



Area
Mapped

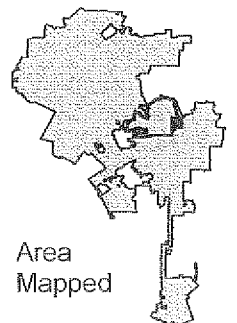
ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.

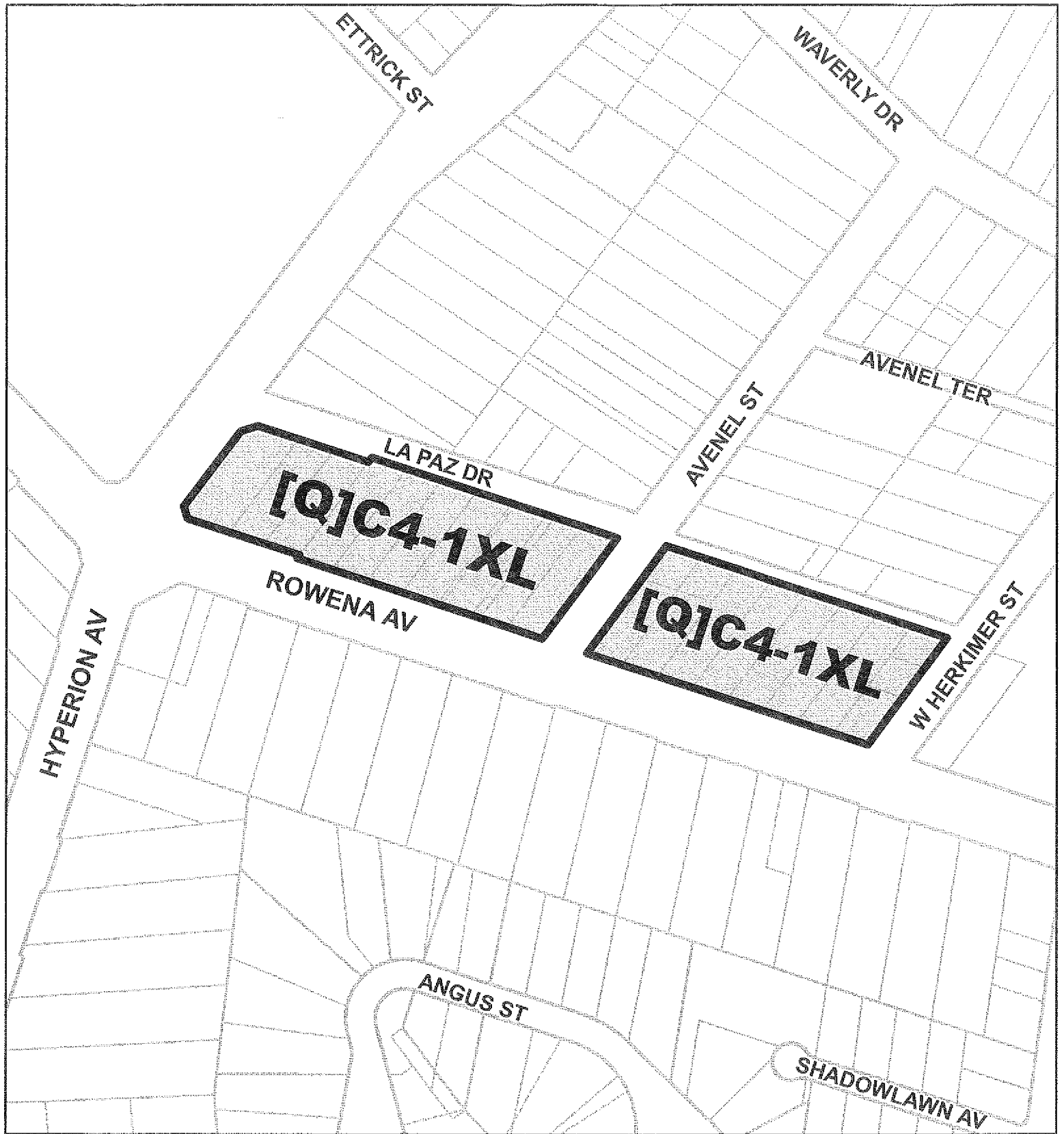


NOT TO SCALE

C.M. 151.5 A 205	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/ HOLLYWOOD CPU, SA 13:3A 010412



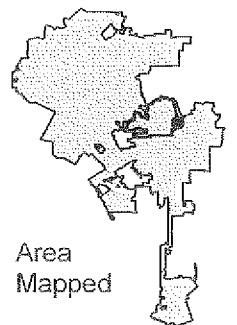


NOT TO SCALE

C.M. 151.5 A 205	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/ HOLLYWOOD CPU, SA 13:3B

010412



Area
Mapped

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES
EXCEPT WHERE DIMENSIONED.

HYPERION AV

RIVERSIDE DR

RD 1.5-1XL

WAVERLY DR

AVENEL ST

AVENEL TER



NOT TO SCALE

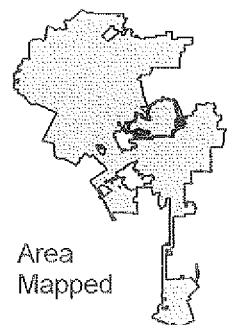
C.M. 151.5 A 207

CPC 1997-0043 CPU
CPC 2005-6082 CPU

AE/

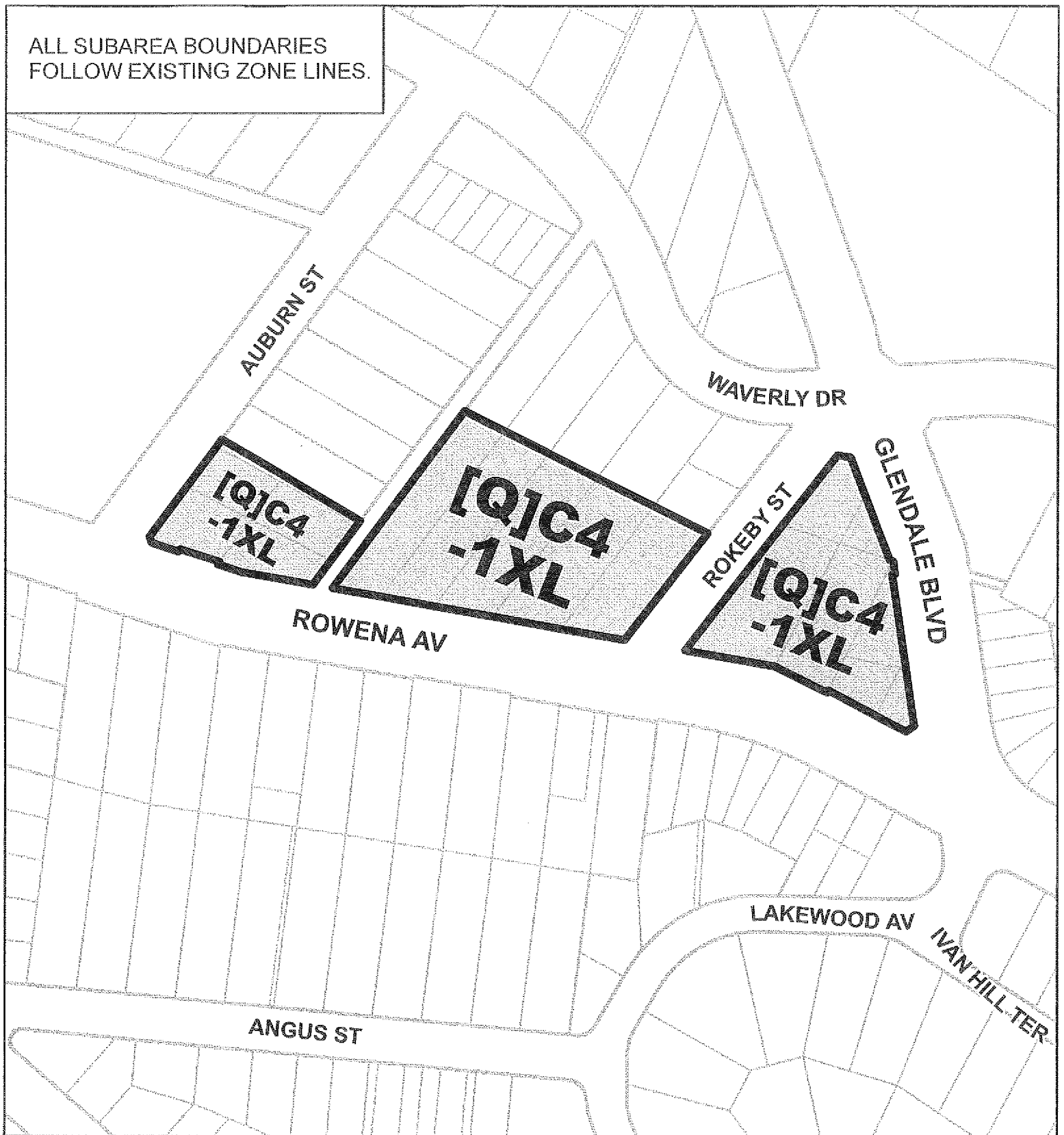
HOLLYWOOD CPU, SA 13:3C

010412



Area
Mapped

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



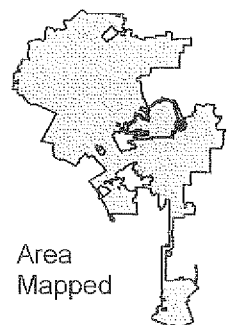
NOT TO SCALE

C.M. 151.5 A 207, 150 A 207	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 13:4

010412



N FAIRFAX AV

N ORANGE GROVE AV

[Q]C4-1XL

W SUNSET BLVD

[Q]C4-1XL

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL PLAN
LAND USE AND OR ZONE LINES.



NOT TO SCALE

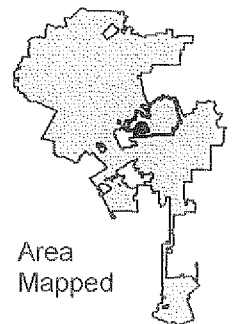
C.M. 147 B 177

CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/

HOLLYWOOD CPU, SA 13:5

010412



S'LY LINE OF LOT 1,
FETTERMAN HOLLYWOOD TR.

[Q]C4-1XL

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL PLAN
LAND USE AND OR ZONE LINES.



NOT TO SCALE

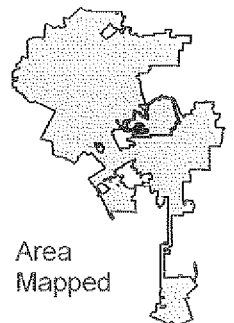
C.M. 147 B 177

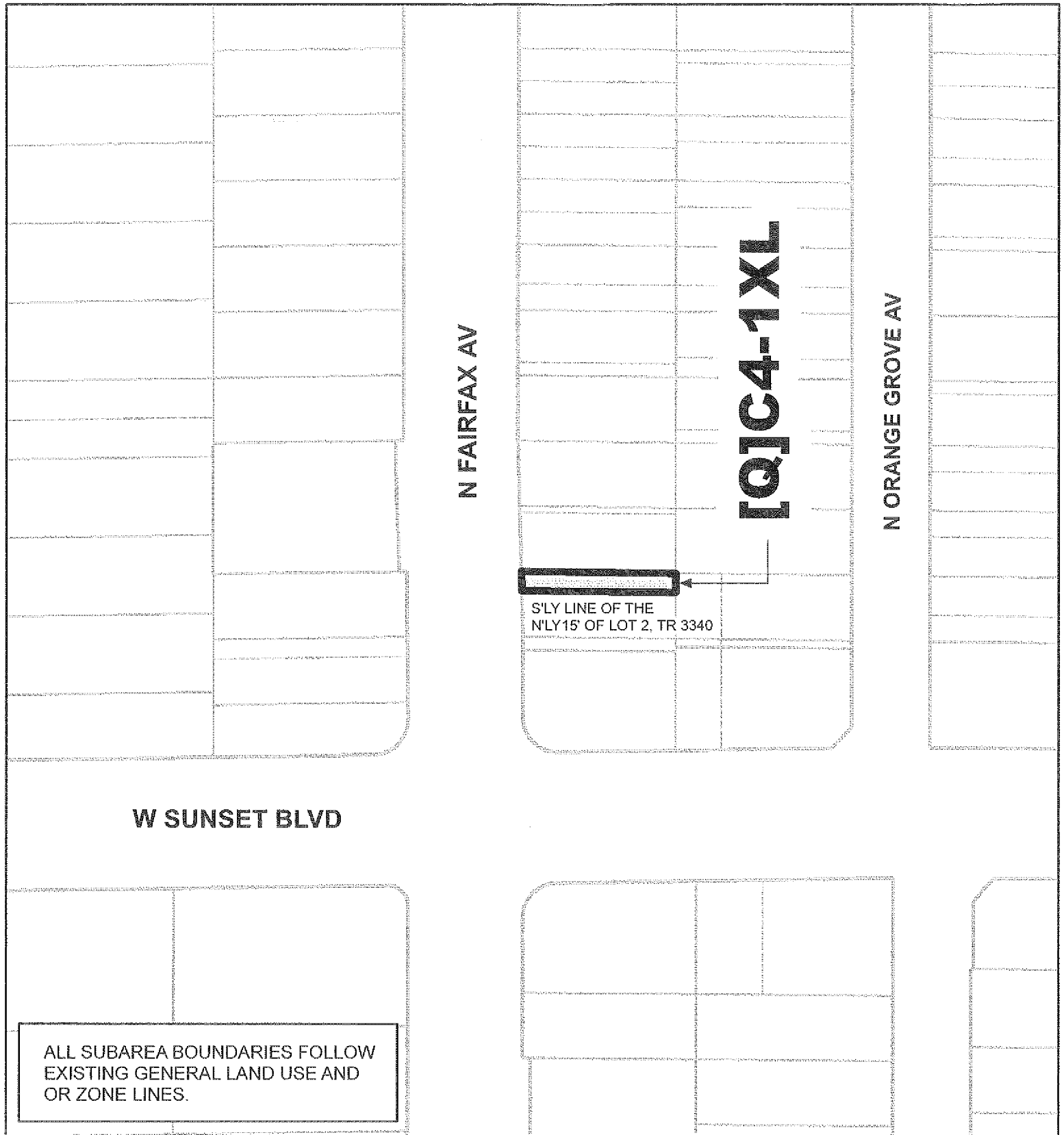
CPC 1997-0043 CPU
CPC 2005-6082 CPU

AE/

HOLLYWOOD CPU, SA 13:5A

010412





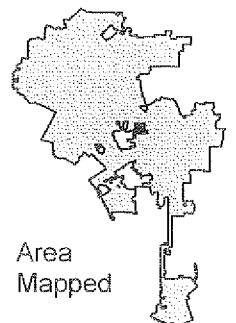
NOT TO SCALE

C.M. 147 B 177	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AE/

HOLLYWOOD CPU, SA 13:5B

010412



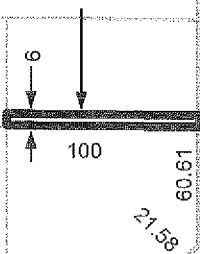
Area
Mapped

SELMA AVE

FAIRFAX AVE

ORANGE GROVE AVE

[Q]C4-1XL



60

SUNSET BLVD

100



NOT TO SCALE

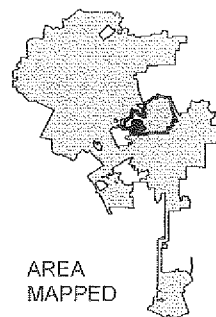
C.M. 147 B 177

CPC 1997-0043 CPU
CPC 2005-6082 CPU

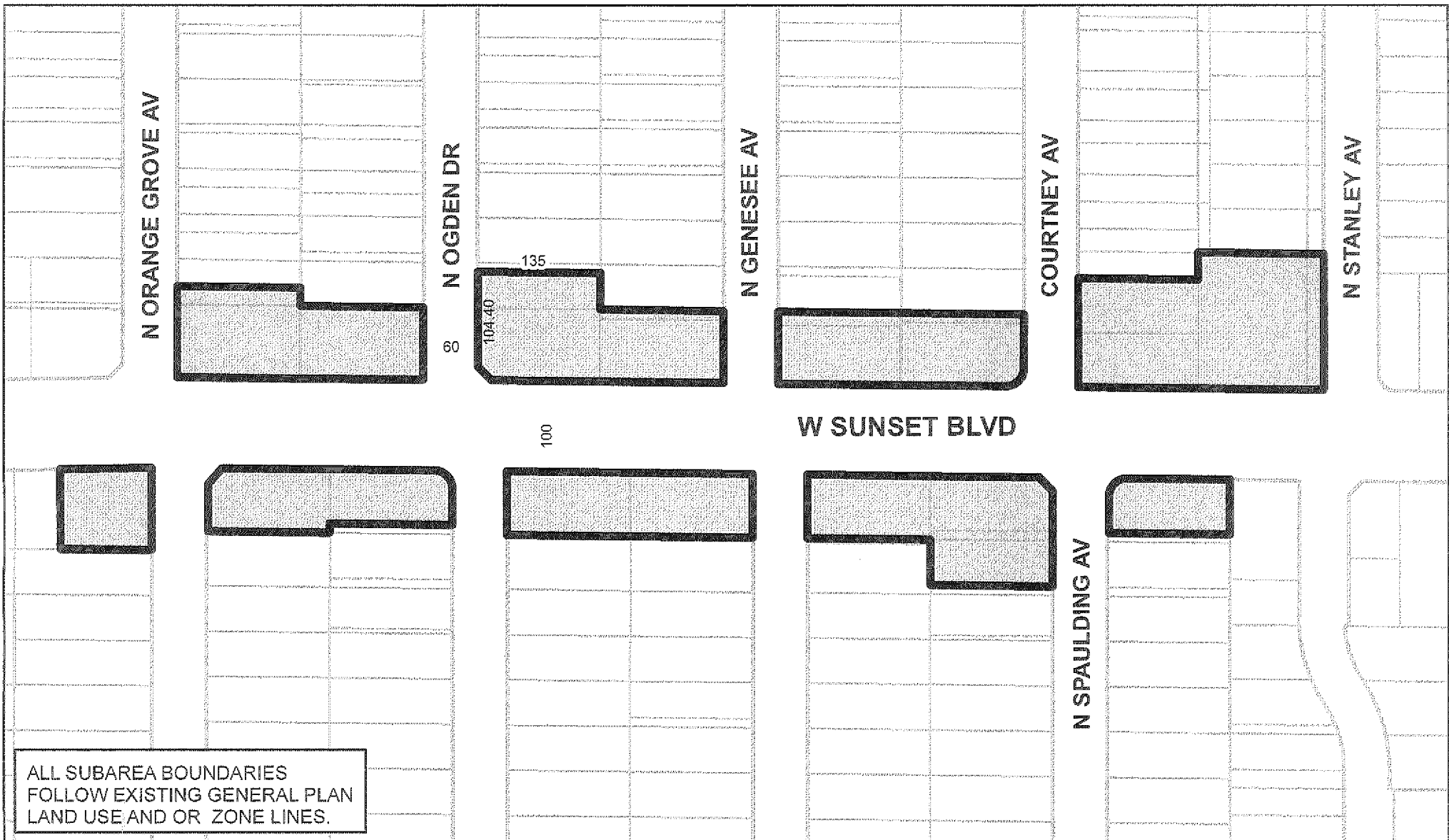
LH/

HOLLYWOOD CPU, SA 13:5C

010412



AREA
MAPPED



 **[Q]C1-1XL**



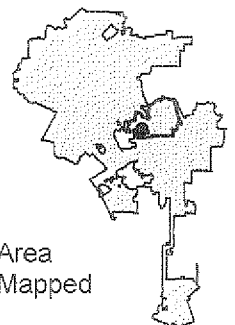
NOT TO SCALE

C.M. 147 B 177	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 13:6

020112



[Q]C1-1XL

60

NOGDEN DR

10

104.40

100

W SUNSET BLVD

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL PLAN
LAND USE AND OR ZONE LINES.



NOT TO SCALE

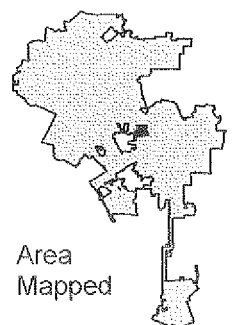
C.M. 147 B 177

CPC 1997-0043 CPU
CPC 2005-6082 CPU

AE/

HOLLYWOOD CPU, SA 13:6A

010412



Area
Mapped

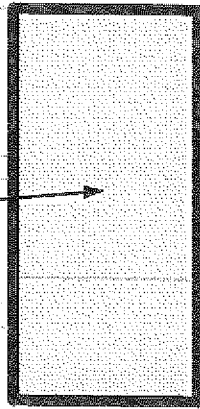
COURTNEY AV

W SUNSET BLVD

N SPAULDING AV

[Q]C4-1XL

N STANLEY AV



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

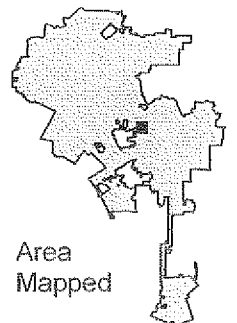
C.M. 147 B 177

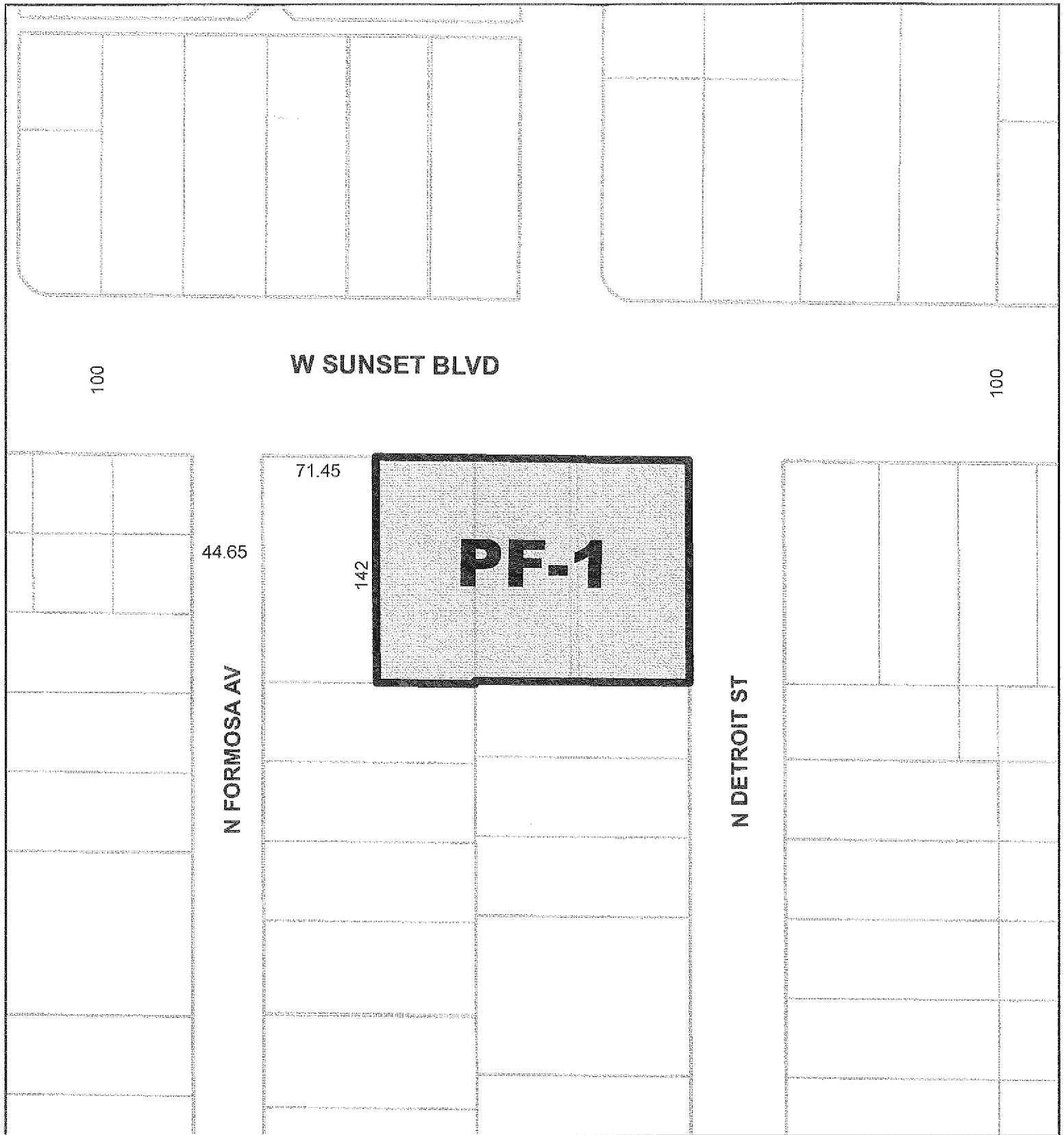
CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/

HOLLYWOOD CPU, SA 13:7

010412





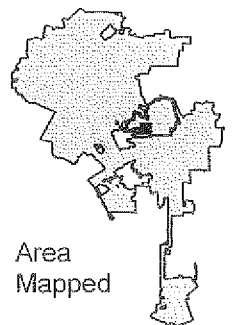
NOT TO SCALE

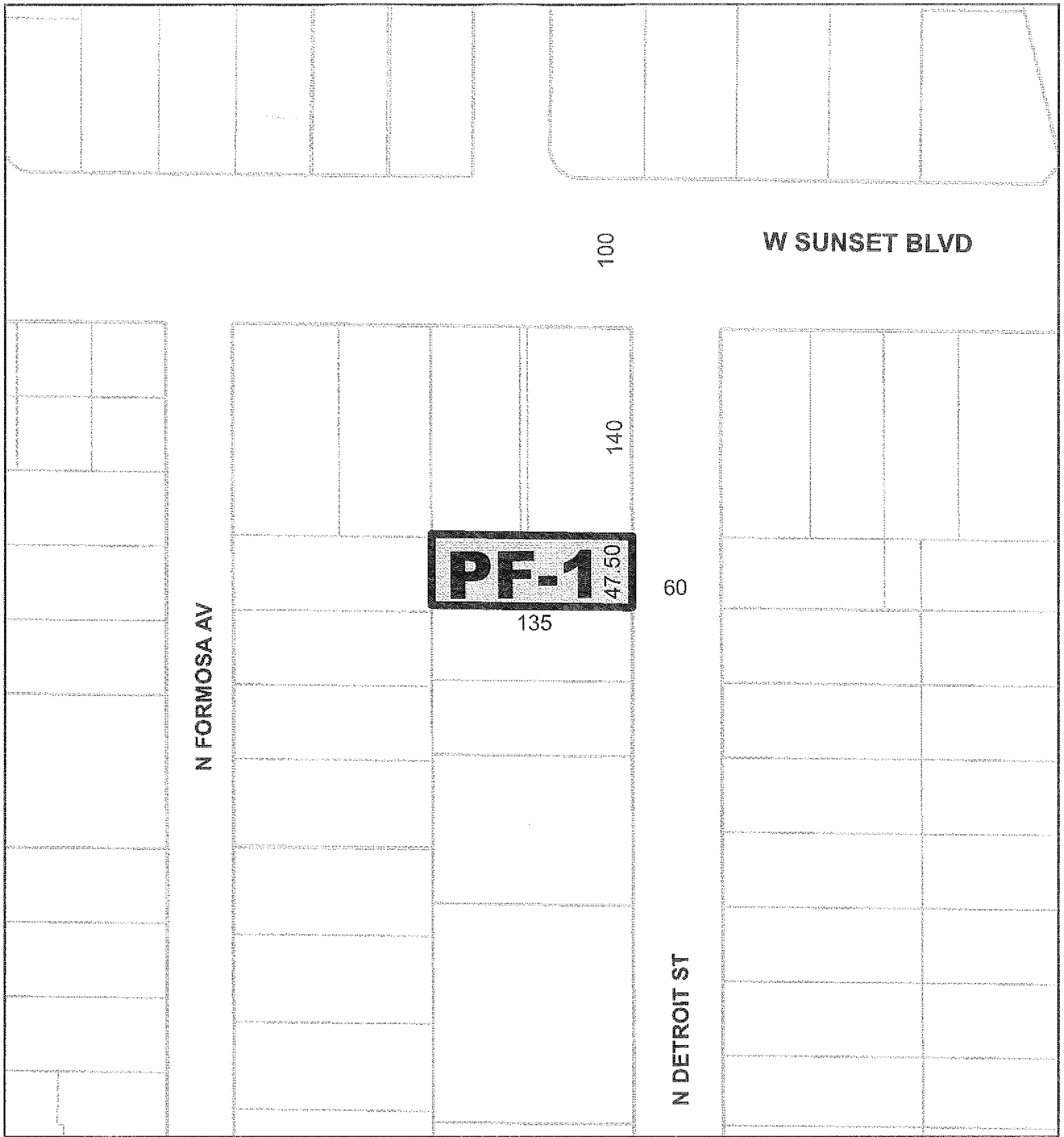
C.M. 147 B 181	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 14:1

020112



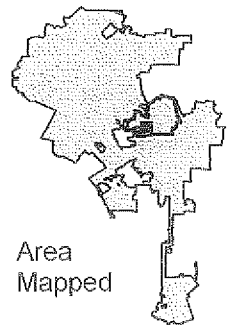


NOT TO SCALE

C.M. 147 B 181	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

AE/ HOLLYWOOD CPU, SA 14:2

010412



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES

C4-2D

N LA BREA AV

HAWTHORN AV

N DETROIT ST

LANEWOOD AV



NOT TO SCALE

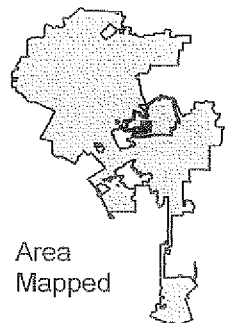
C.M. 147 B 181

CPC 2005-6082 CPU
CPC 1997-0043 CPU

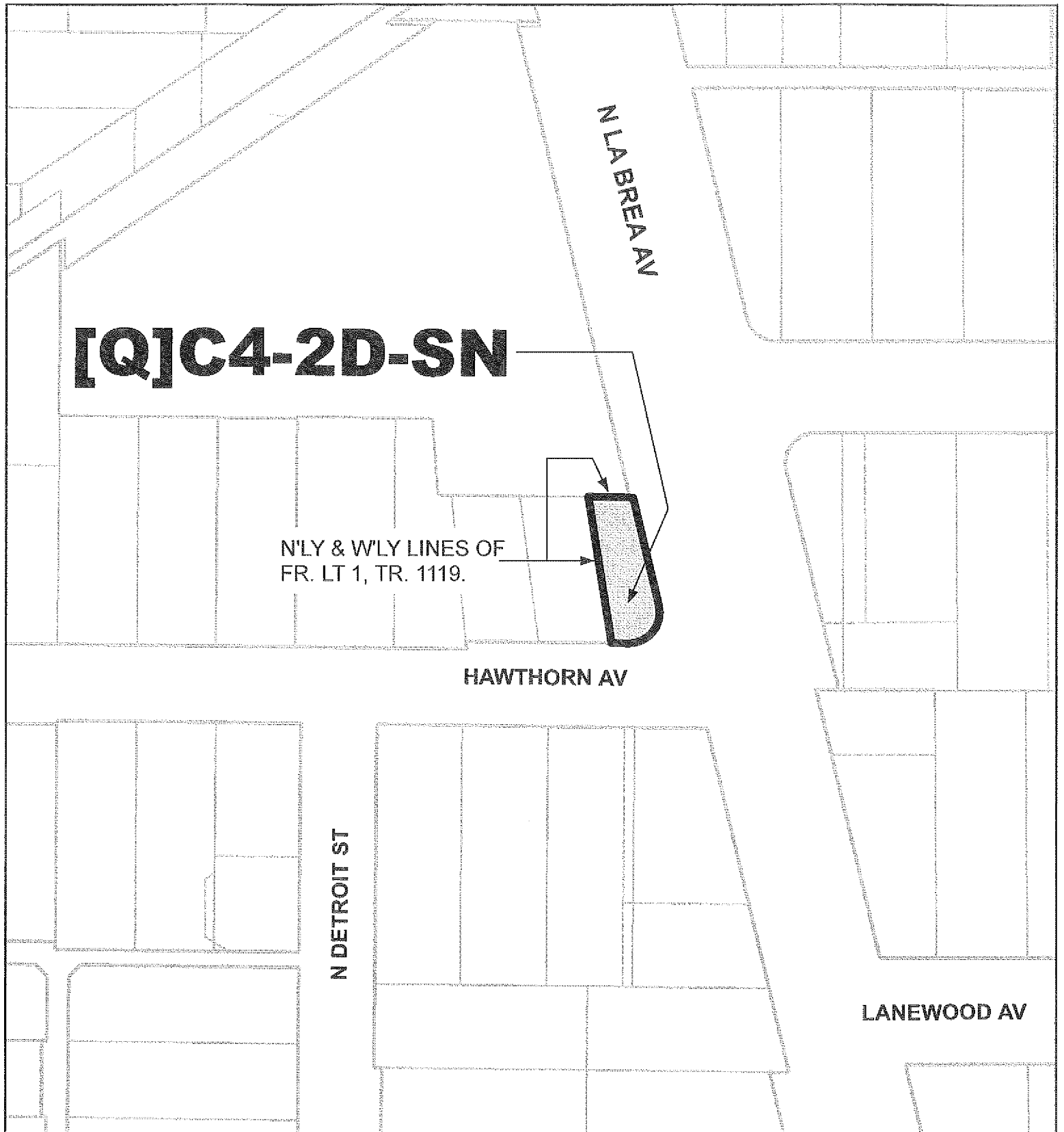
AE/

HOLLYWOOD CPU, SA 14:3

020112

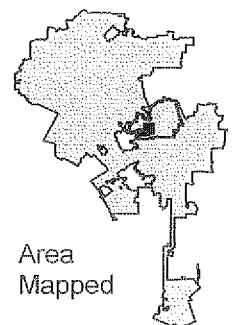


Area
Mapped



NOT TO SCALE

C.M. 147 B 181	CPC 2005-6082 CPU CPC 1997-0043 CPU
AE/ HOLLYWOOD CPU, SA 14:3A 010412	



Area
Mapped

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.

HAWTHORN AV

N FORMOSA AV

N DETROIT ST

LANEWOOD AV

**[Q]C4-
2D-SN**

[Q]C4-2D-SN

W SUNSET BLVD

N ALTA VISTA BLVD

**[Q]C4-
2D-SN**

N LA BREA AV



NOT TO SCALE

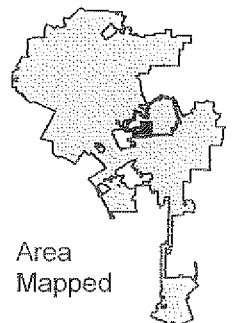
C.M. 147 B 181

CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/

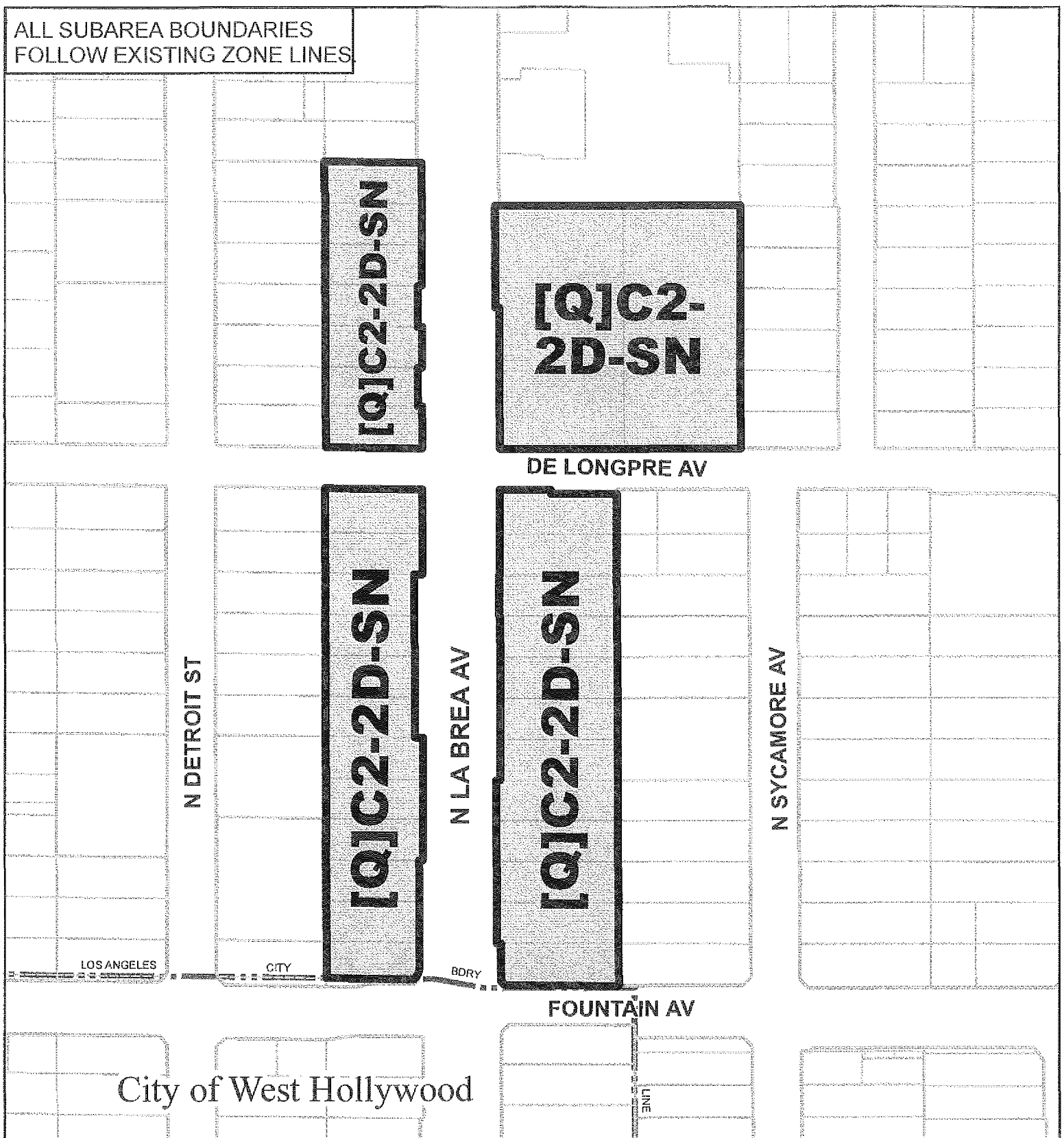
HOLLYWOOD CPU, SA 14:4

020112



Area
Mapped

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



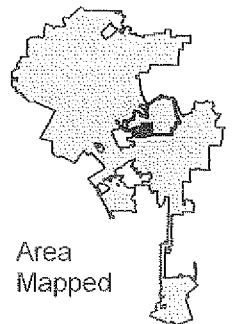
NOT TO SCALE

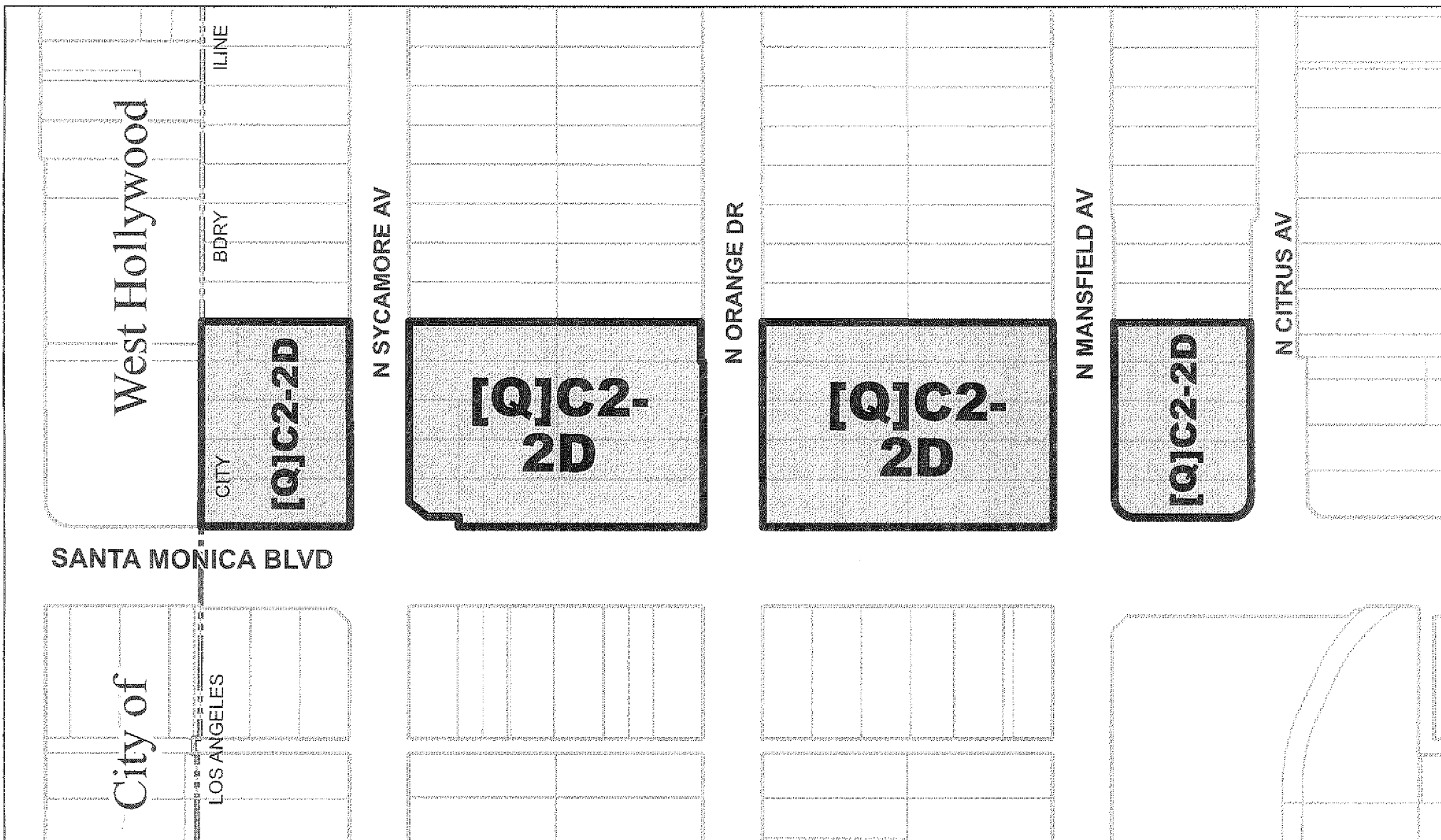
C.M. 147 B 181, 144 B 181	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 15

010412





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



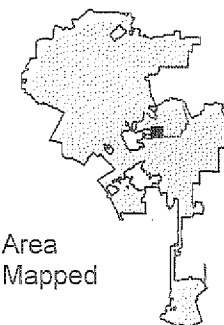
NOT TO SCALE

C.M. 144 B 181	CPC 1997-0043 CPU
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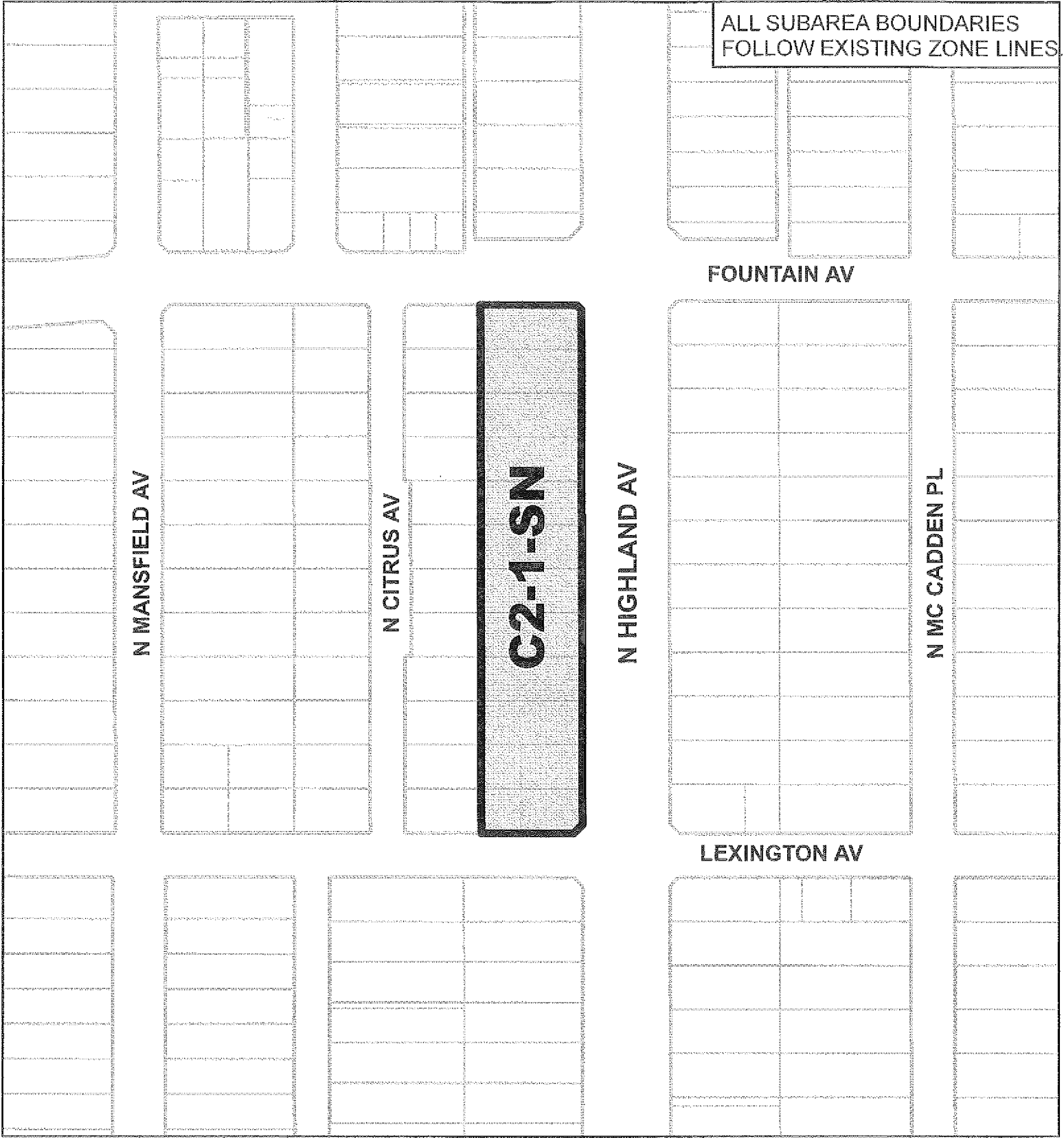
AE/

HOLLYWOOD CPU, SA 16

042809



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES



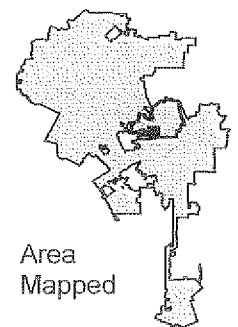
NOT TO SCALE

C.M. 144 B 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
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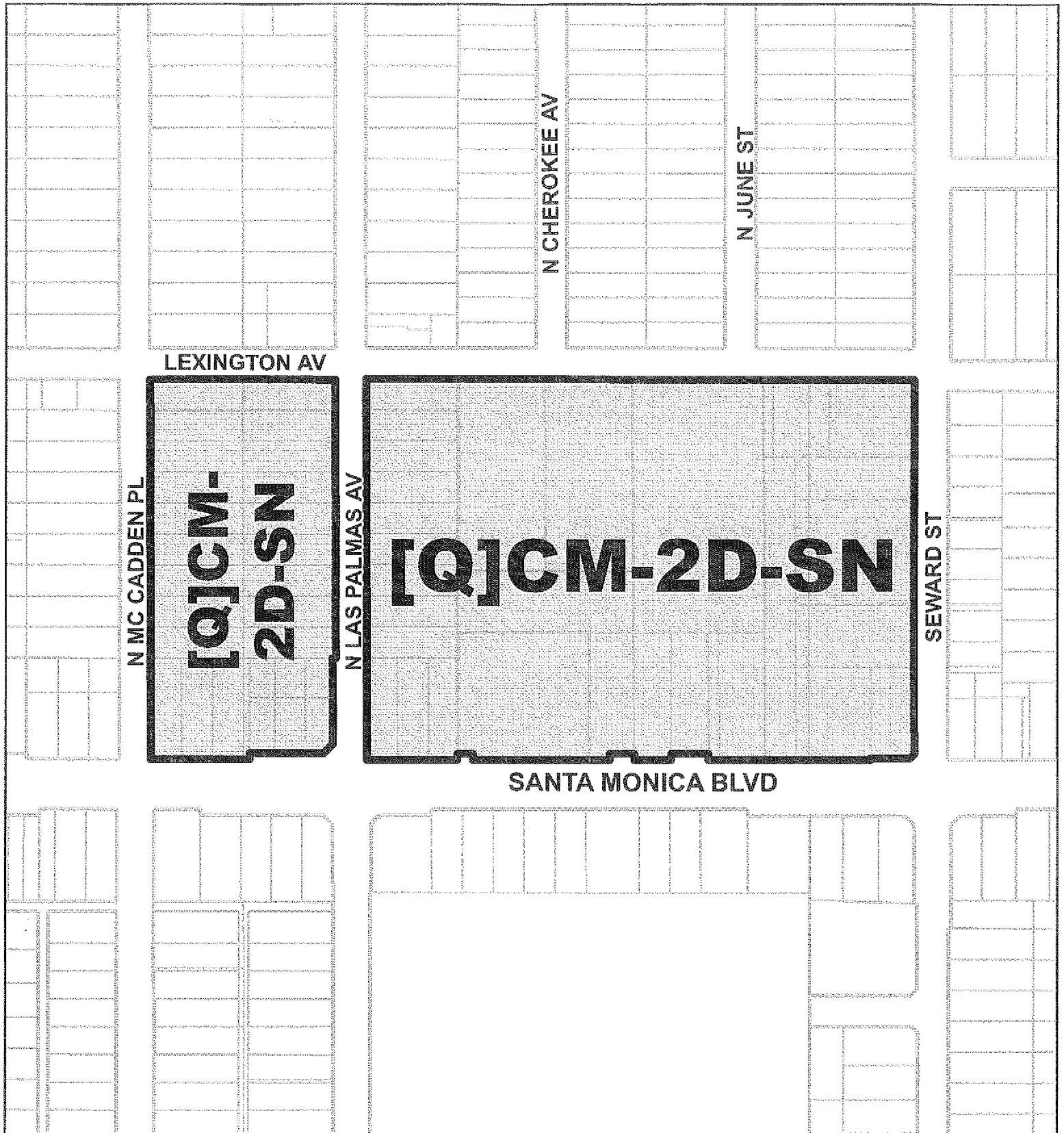
AE/

HOLLYWOOD CPU, SA 17:2

020112



Area
Mapped



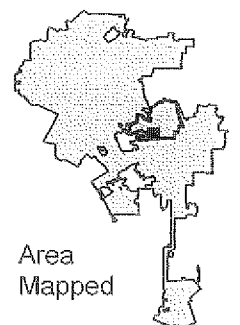
NOT TO SCALE

C.M. 144 B 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 17:3

010412

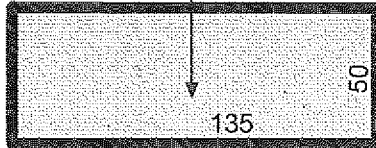


[Q]C2-2D

LILLIAN WY

BANNER AV

VINE ST



140
40

80

SANTA MONICA BLVD

ALL SUBAREA BOUNDARIES FOLLOW EXISTING
GENERAL PLAN LAND USE AND OR ZONE LINES.



NOT TO SCALE

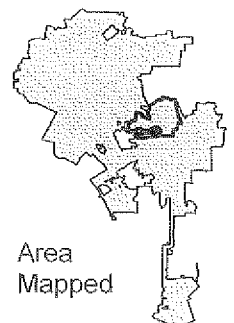
C.M. 144 B 185

CPC 2005-6082 CPU
CPC 1997-0043 CPU

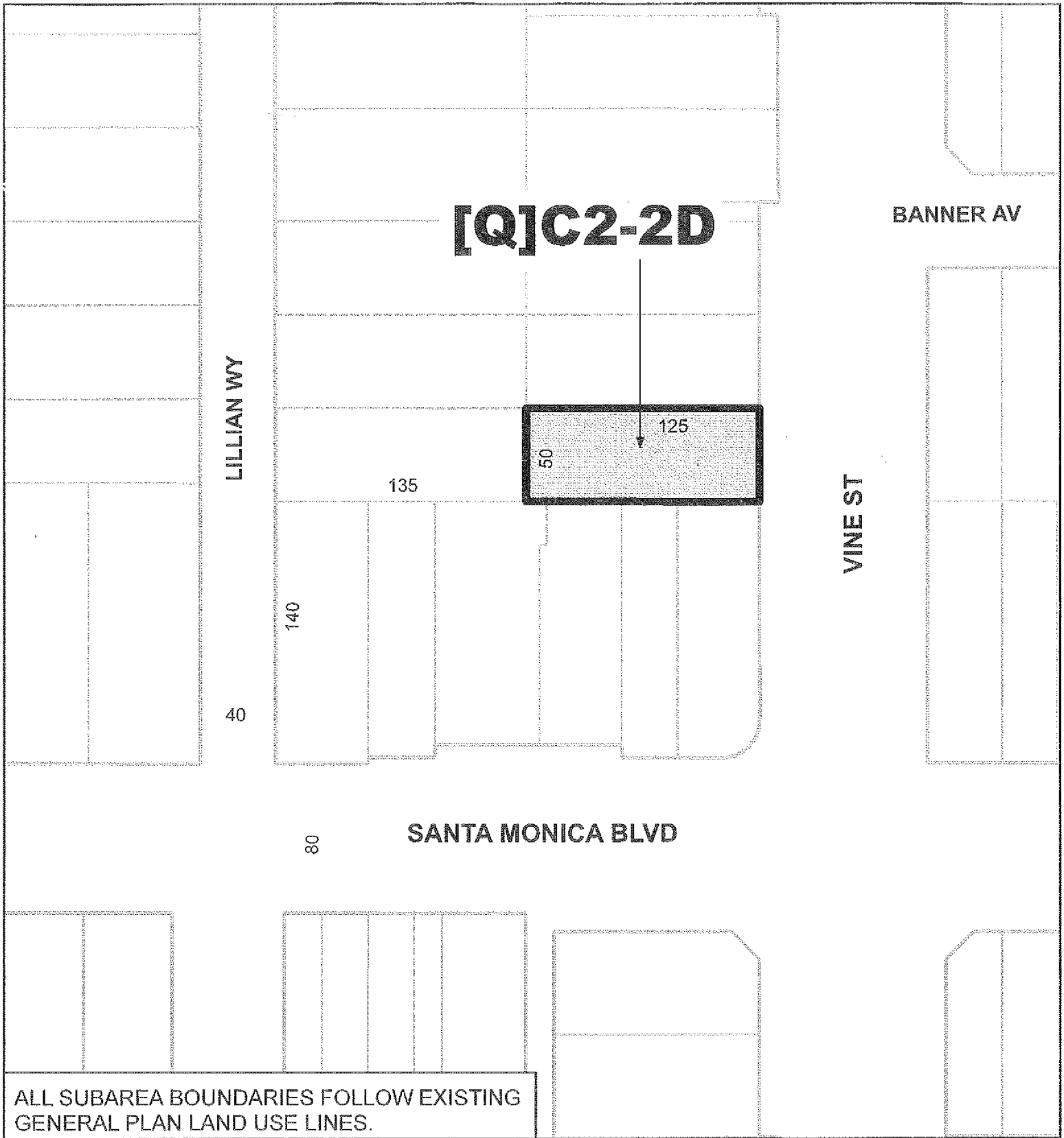
AE/

HOLLYWOOD CPU, SA 18:4

020112



Area
Mapped



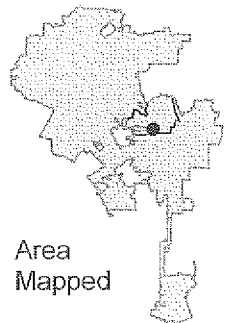
NOT TO SCALE

C.M. 144 B 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
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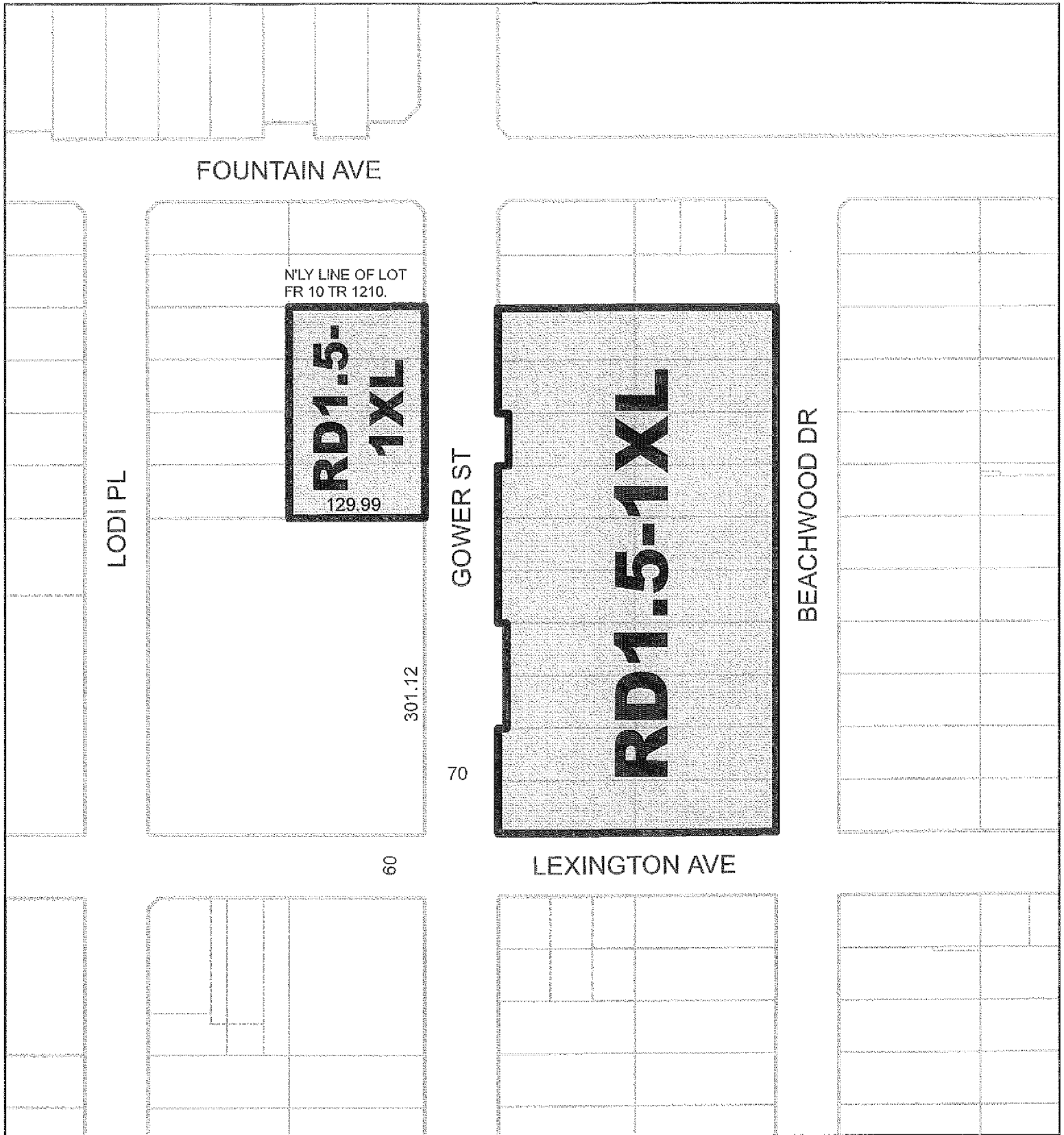
AE/

HOLLYWOOD CPU, SA 18:5

020112



Area
Mapped



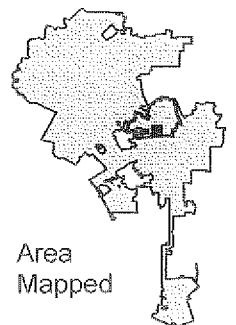
NOT TO SCALE

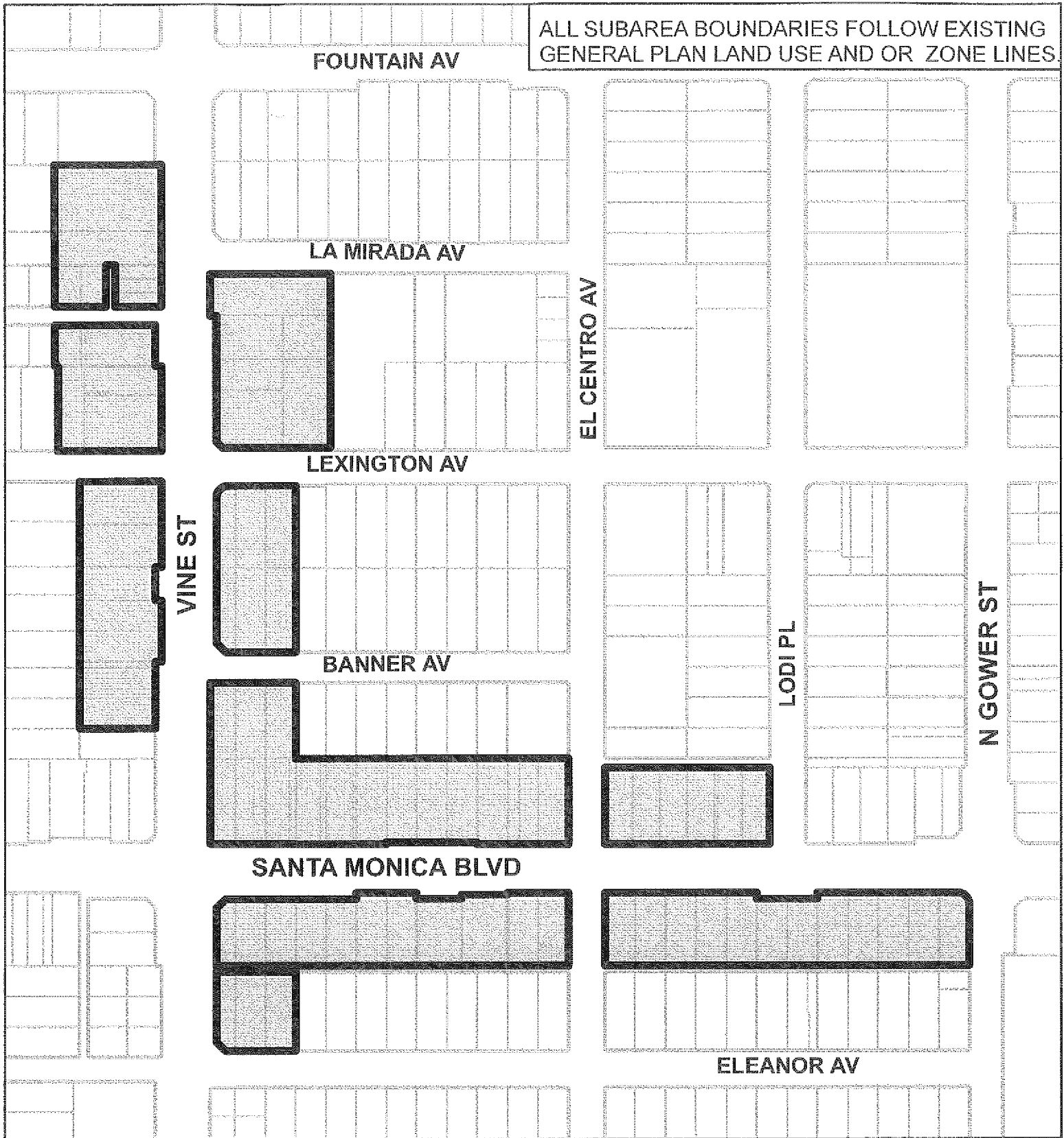
C.M. 144 B 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 18:6

010412





ALL SUBAREA BOUNDARIES FOLLOW EXISTING
GENERAL PLAN LAND USE AND OR ZONE LINES

LA MIRADA AV

VINE ST

90

5.45

140

[Q]C2-2D

170.00

LEXINGTON AV

50

LILLIAN WY



NOT TO SCALE

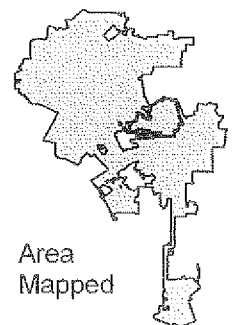
C.M. 144 B 185

CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/LH

HOLLYWOOD CPU, SA 19:A

051209



Area
Mapped



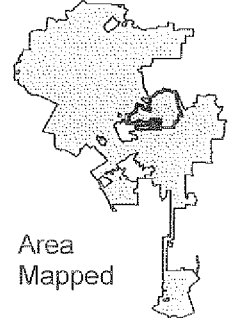
[Q]C2-2D-SN



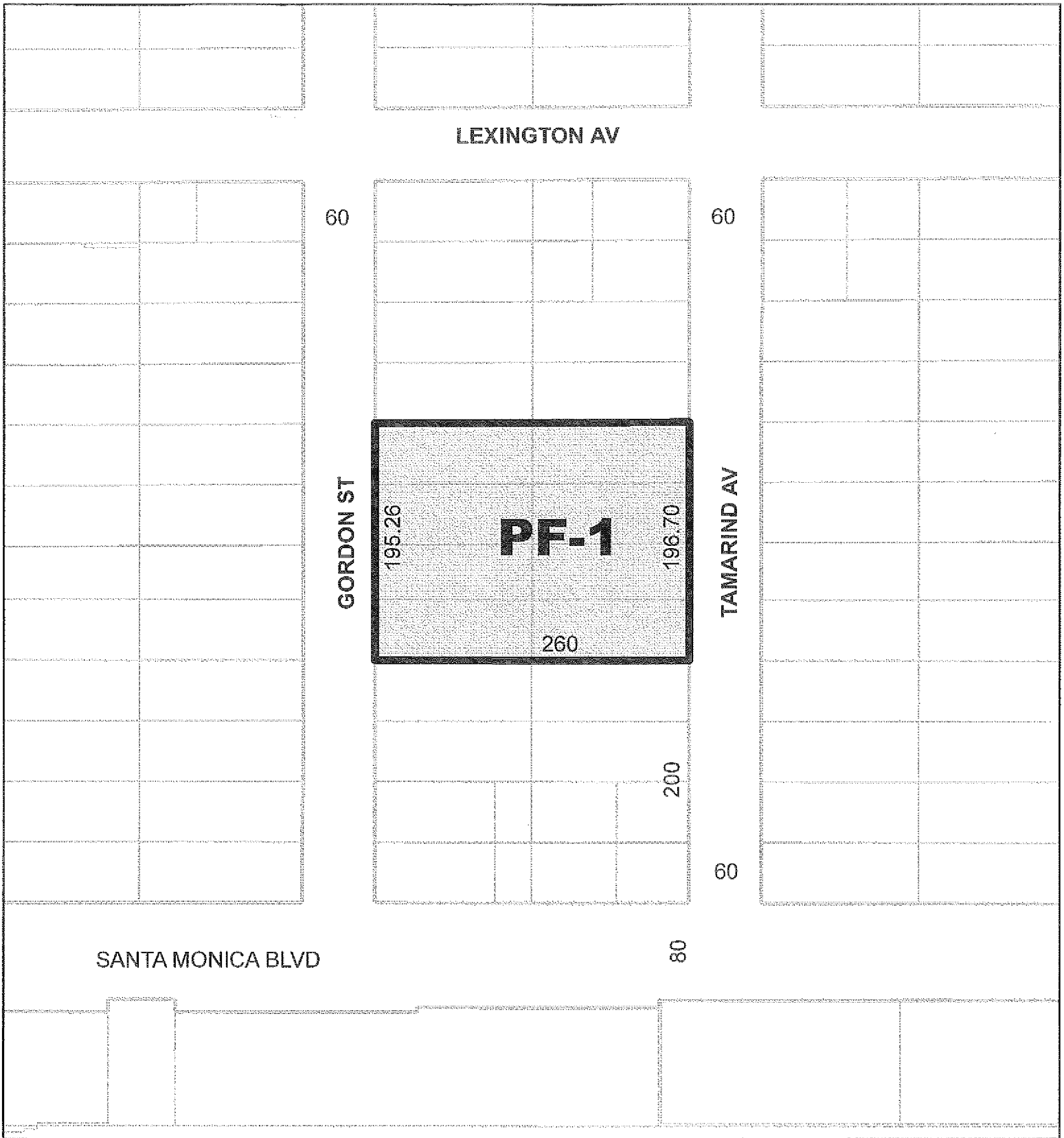
NOT TO SCALE

C.M. 144 B 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

AE/ **HOLLYWOOD CPU, SA 19:1** 010412



Area
Mapped



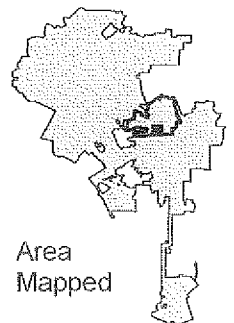
NOT TO SCALE

C.M. 144 B 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

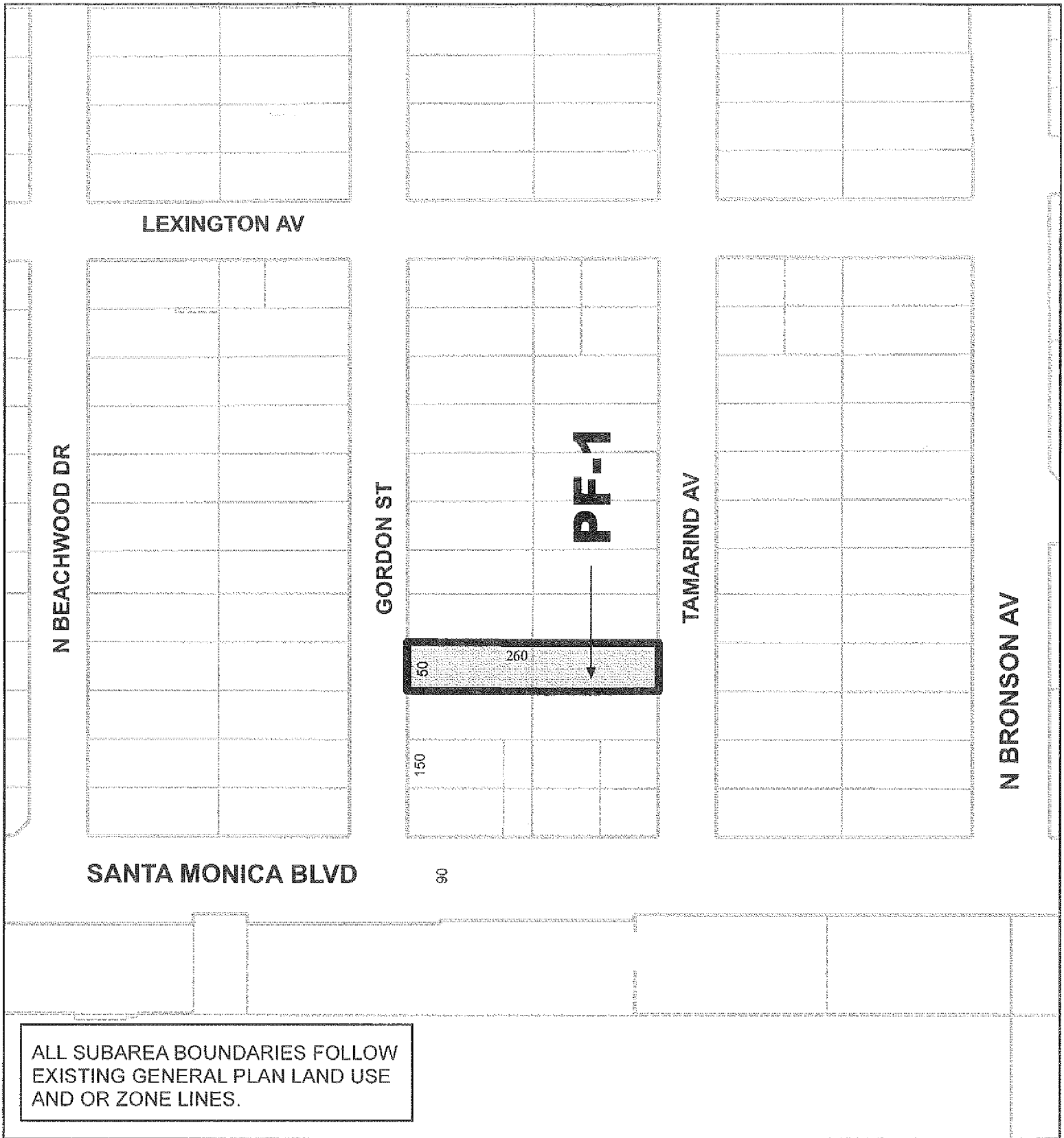
AE/

HOLLYWOOD CPU, SA 20

010412



Area
Mapped



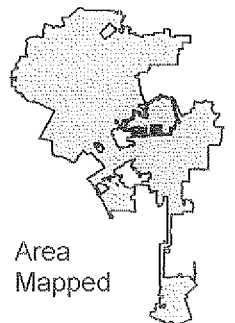
NOT TO SCALE

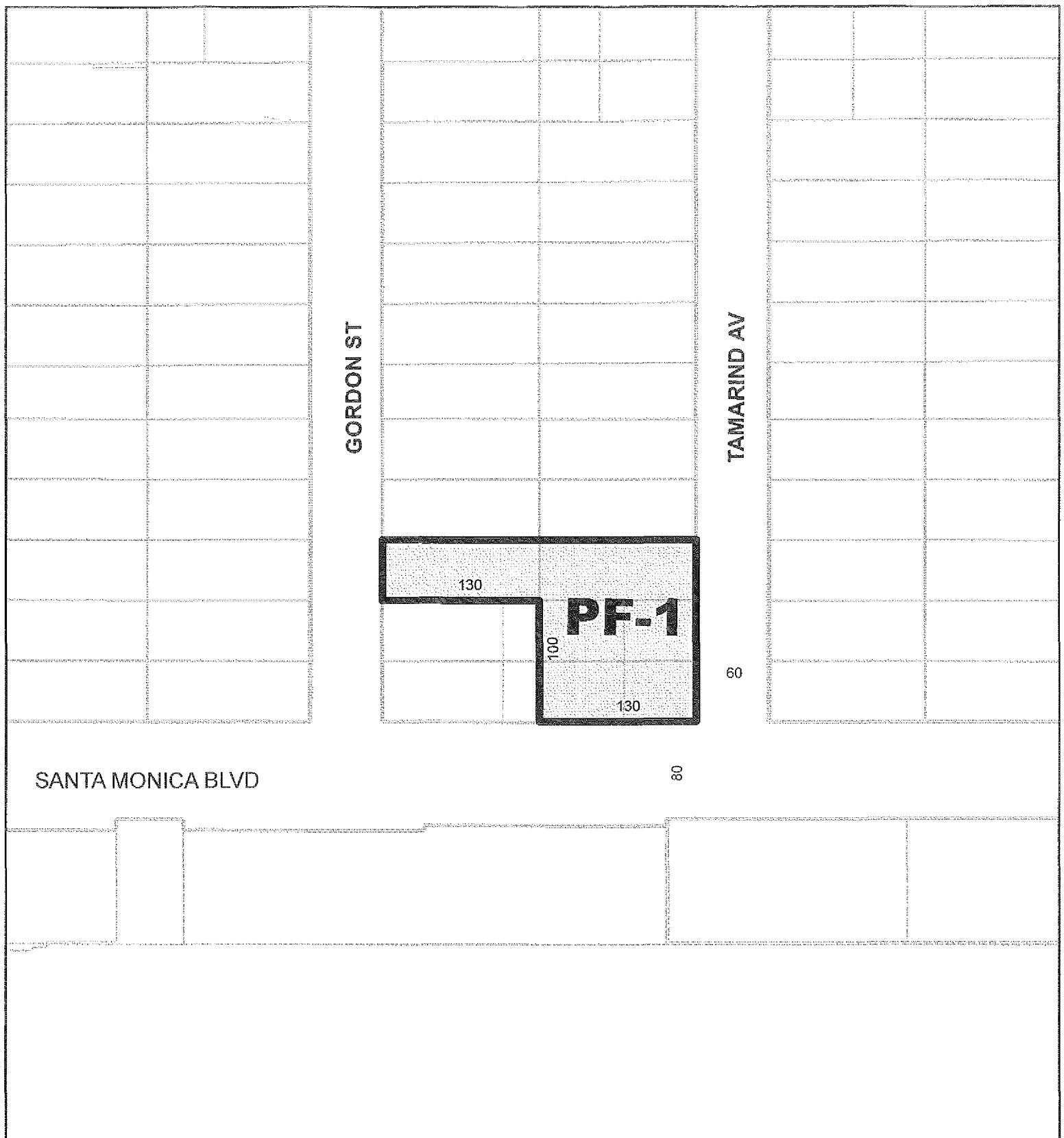
C.M. 144 B 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 20:A

020112





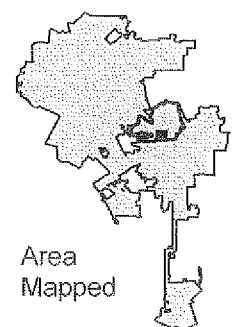
NOT TO SCALE

C.M. 144 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

AE/

HOLLYWOOD CPU, SA 21

010412



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES

SUBAREA
22:A

W SUNSET BLVD

N BEACHWOOD DR

GORDON ST

[Q]R4-2

SUBAREA 22

TAMARIND AV

[Q]R4-2

[Q]R4-2

SUBAREA 22

N BRONSON AV

FERNWOOD AV

FOUNTAIN AV



NOT TO SCALE

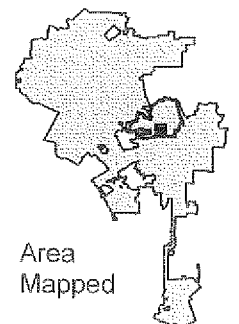
C.M. 144 B 189, 147 A 191

CPC 2005-6082 CPU
CPC 1997-0043 CPU

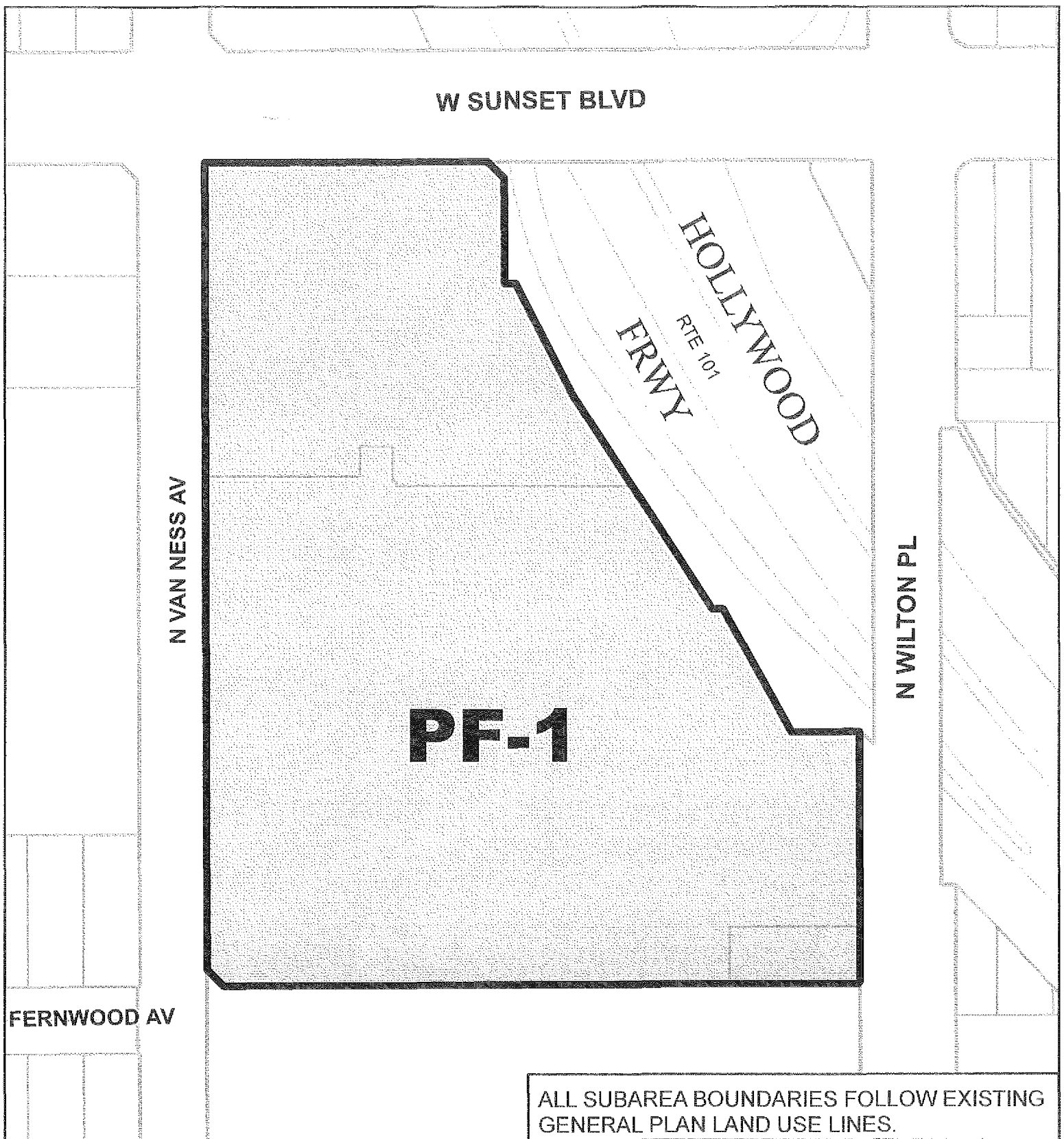
AE/

HOLLYWOOD CPU, SA 22 & 22:A

010412



Area
Mapped



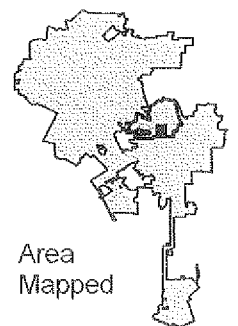
NOT TO SCALE

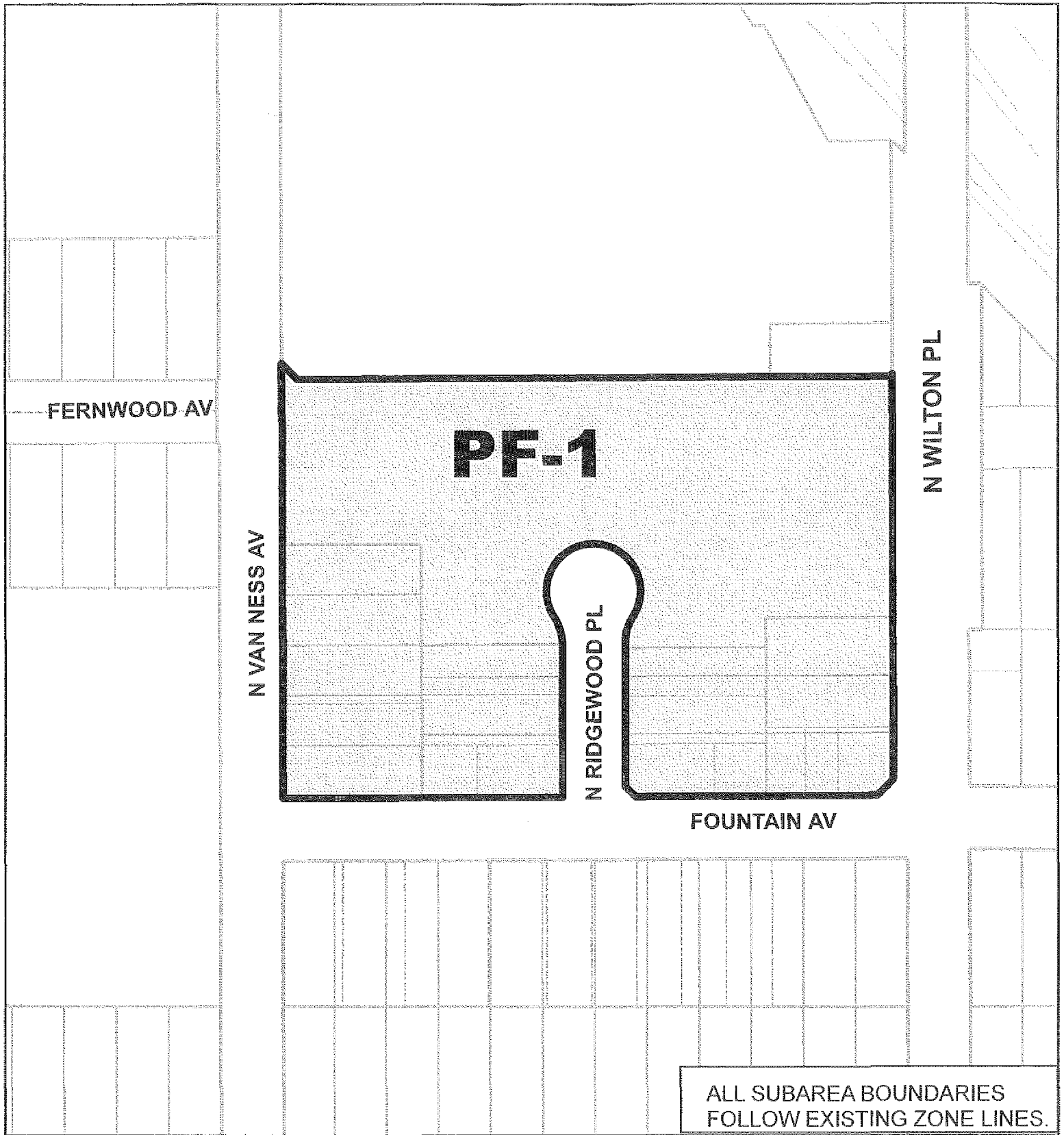
C.M. 147 A 191	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AE/

HOLLYWOOD CPU, SA 22:1

010412





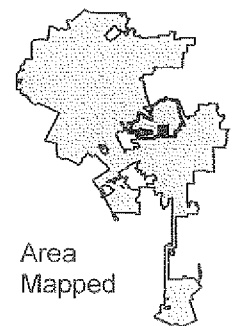
NOT TO SCALE

C.M. 144 B 189, 147 A 191	CPC 1997-0043 CPU CPC 2005-6082 CPU
---------------------------	--

AE/

010412

HOLLYWOOD CPU, SA 22:2



Area
Mapped

LA MIRADA AVE

OS-1

150

50

WILTON PL

50

LEXINGTON AVE

50



NOT TO SCALE

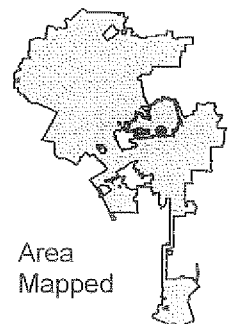
C.M. 144 B 189

CPC 2005-6082 CPU
CPC 1997-0043 CPU

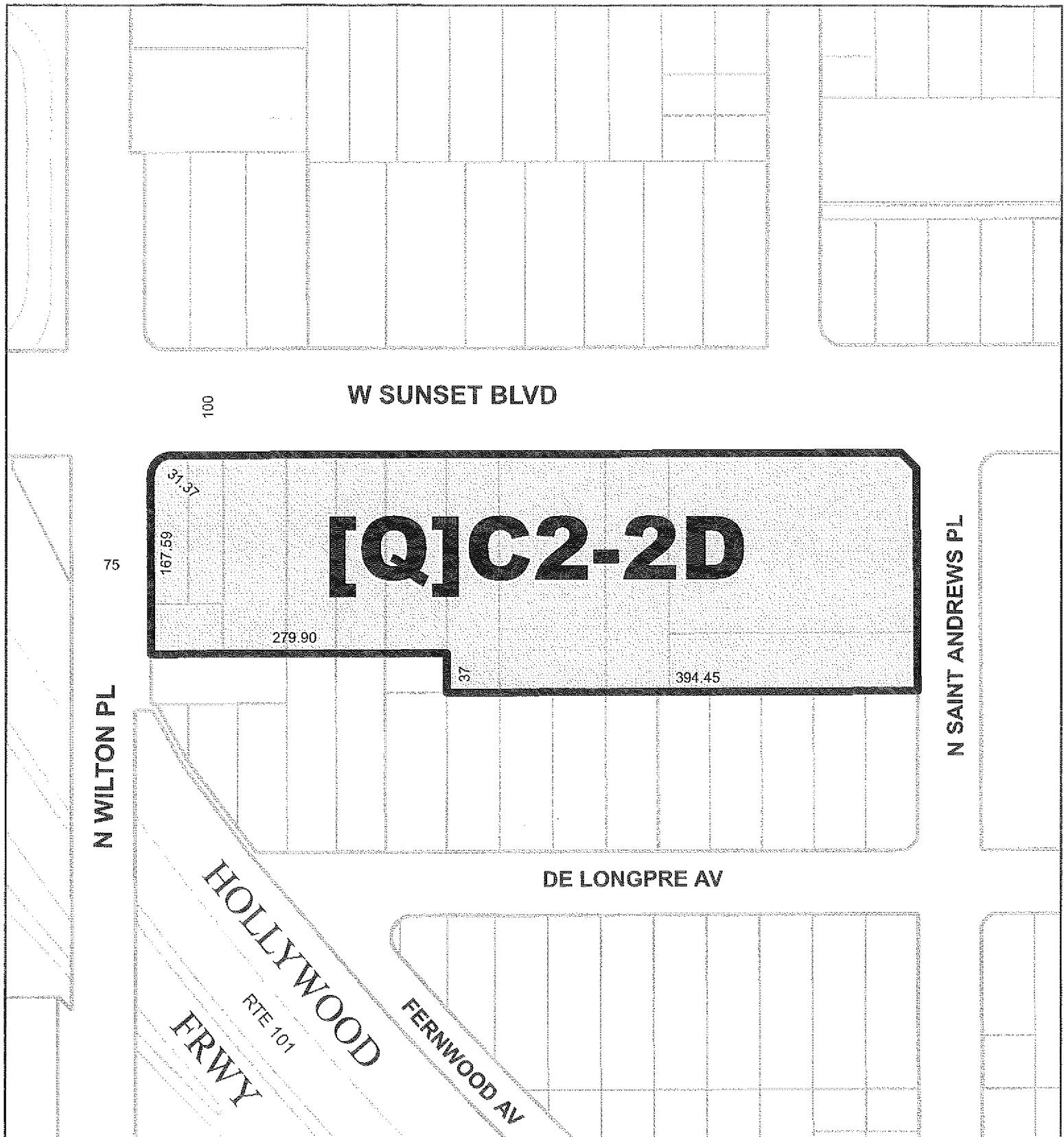
LH/

HOLLYWOOD CPU, SA 22:3

012512



Area
Mapped



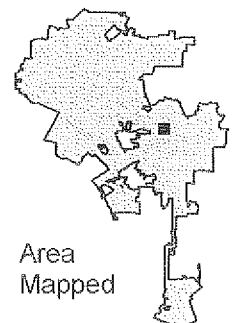
NOT TO SCALE

C.M. 147 A 193, 147 A 191	CPC 2005-6082 CPU CPC 1997-0043 CPU
---------------------------	--

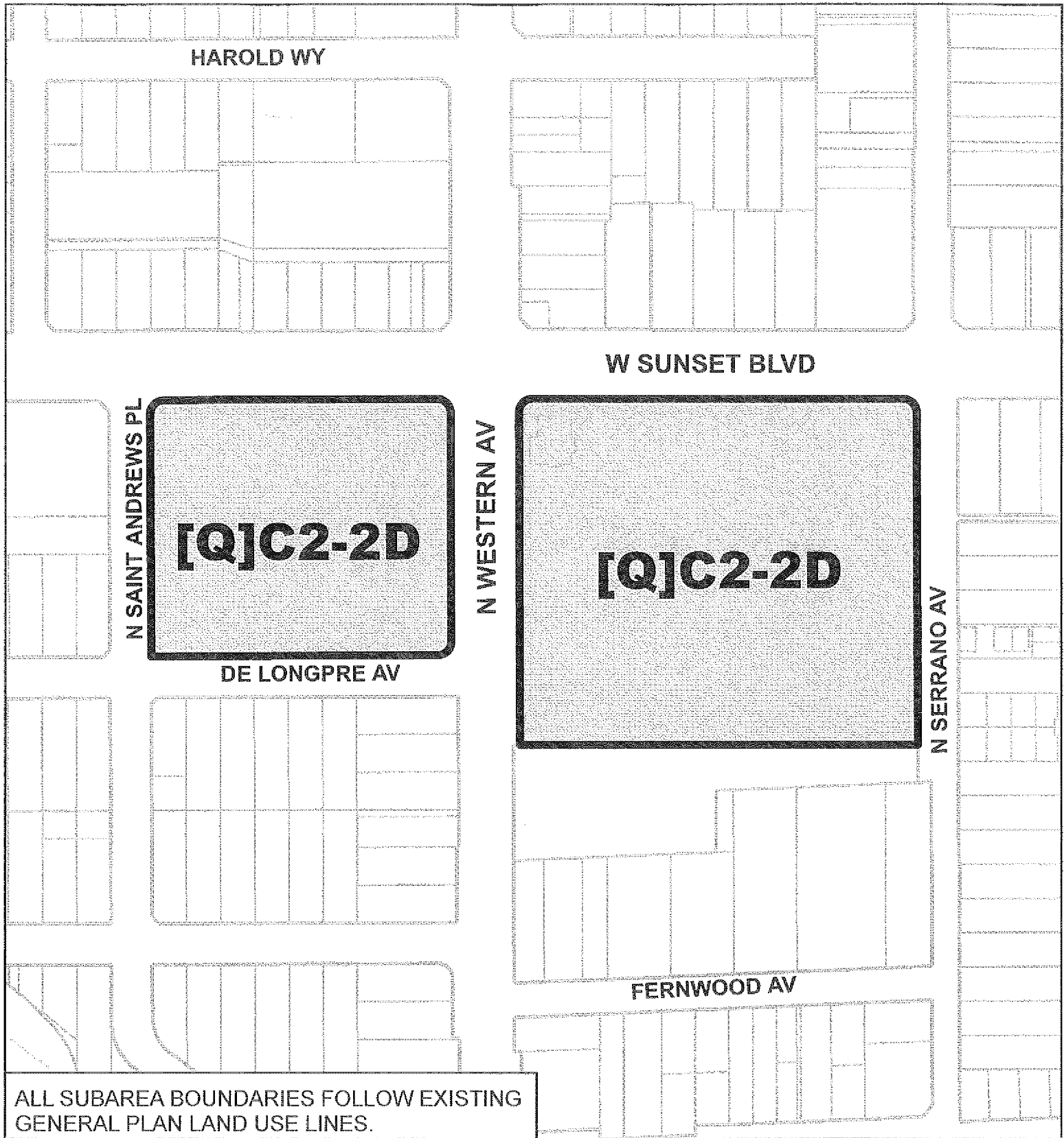
AE/

HOLLYWOOD CPU, SA 23:1A

010412

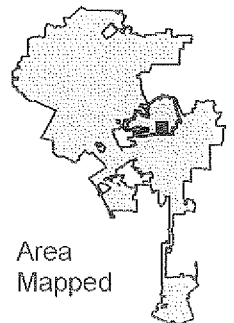


Area
Mapped



NOT TO SCALE

C.M. 147 A 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
AE/ HOLLYWOOD CPU, SA 23:1B	010412



Area
Mapped

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES
EXCEPT WHERE DIMENSIONED.

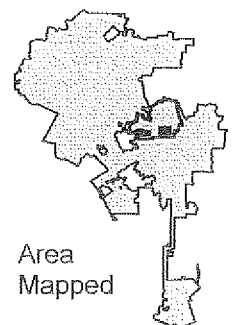


RD1.5-1XL

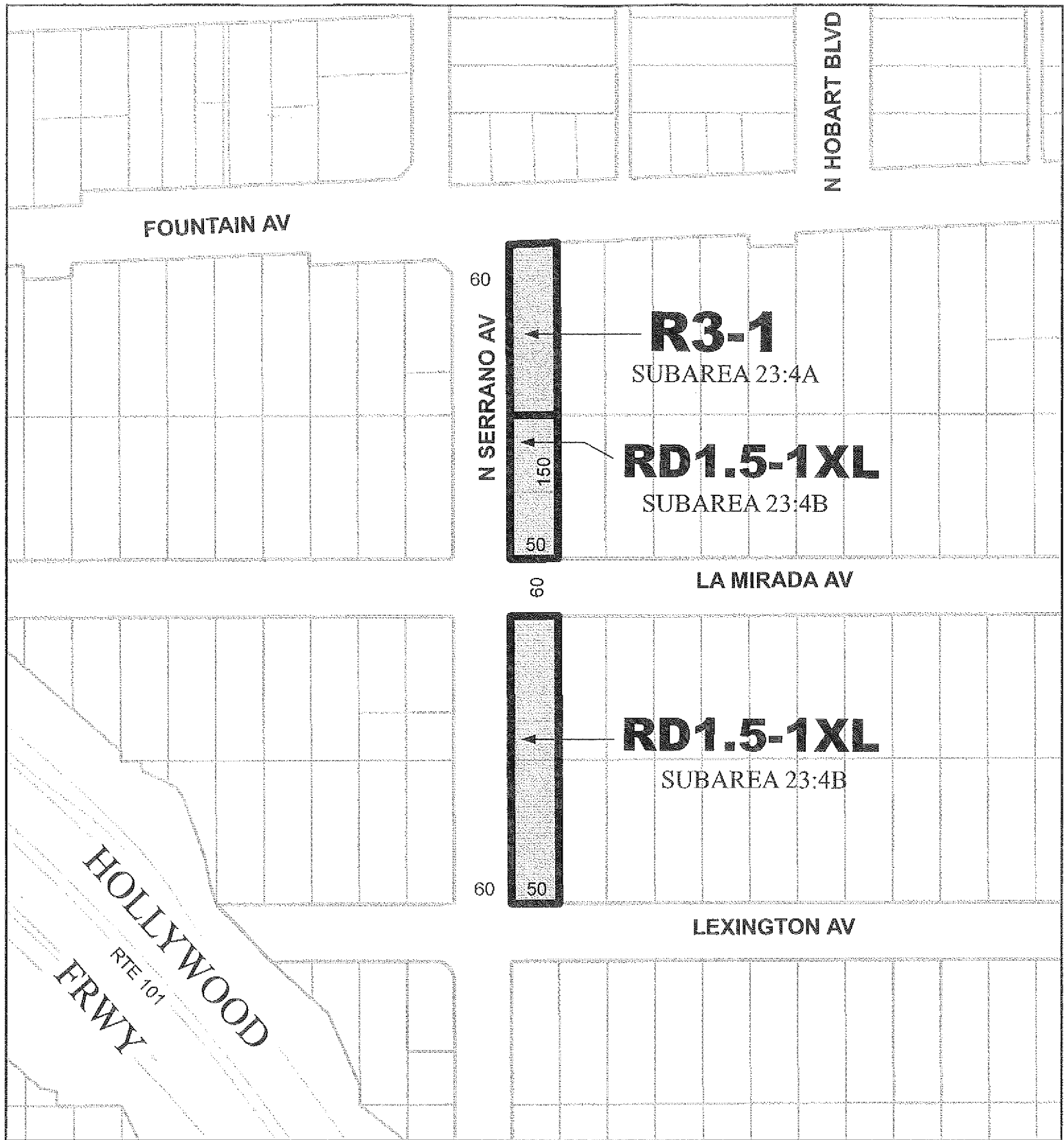


NOT TO SCALE

C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
AE/	HOLLYWOOD CPU, SA 23:4
	010412



Area
Mapped



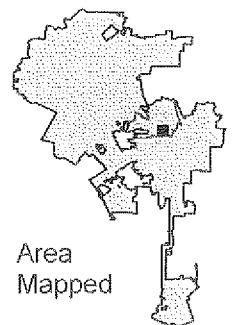
NOT TO SCALE

C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

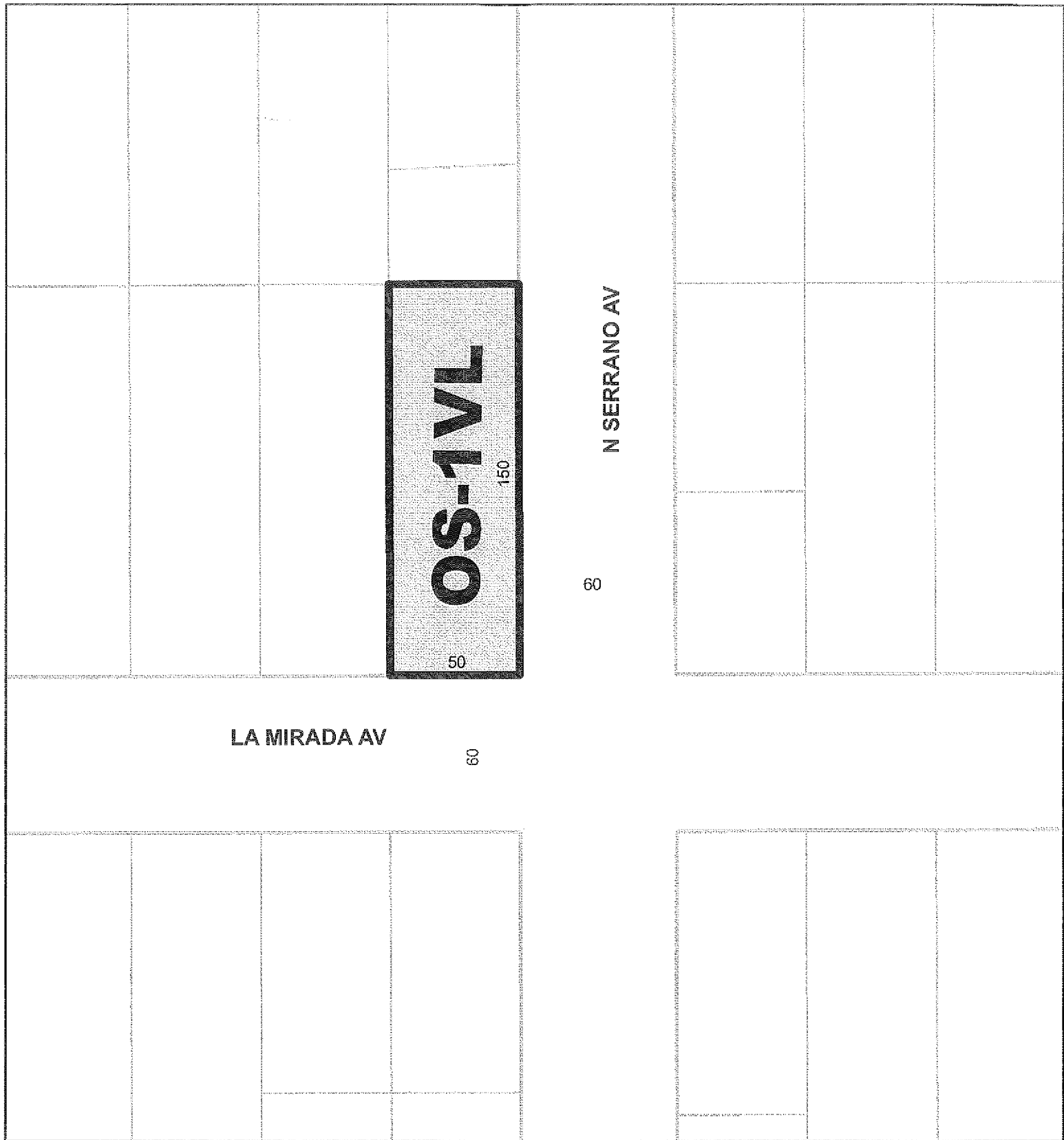
AE/

HOLLYWOOD CPU, SA 23:4A & 23:4B

010412



Area
Mapped



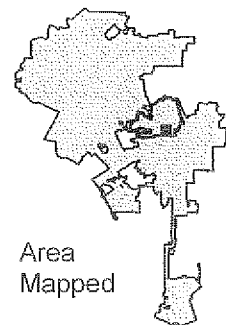
NOT TO SCALE

C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

LH/

HOLLYWOOD CPU, SA 23:4C

010412



HOLLYWOOD

RTE 101

FRWY

LA MIRADA AV

N SAINT ANDREWS PL

60

150

OS-1

50

200

N WESTERN AV

60

LEXINGTON AV



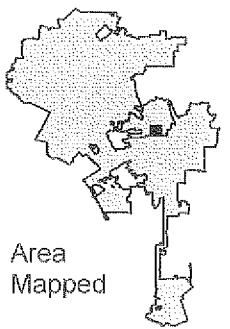
NOT TO SCALE

C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/LH/

HOLLYWOOD CPU, SA 24

010412



Area
Mapped

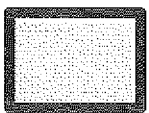
ALL SUBAREA BOUNDARIES FOLLOW
EXISTING ZONE LINES.

W SUNSET BLVD

N SERRANO AV

N HOBART BLVD

10' alley



[Q]C2-2D



NOT TO SCALE

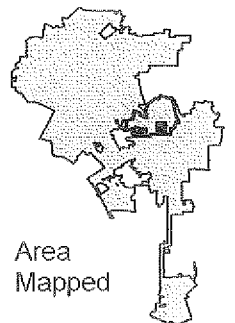
C.M. 147 A 193, 147 A 195

CPC 1997-0043 CPU
CPC 2005-6082 CPU

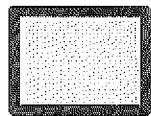
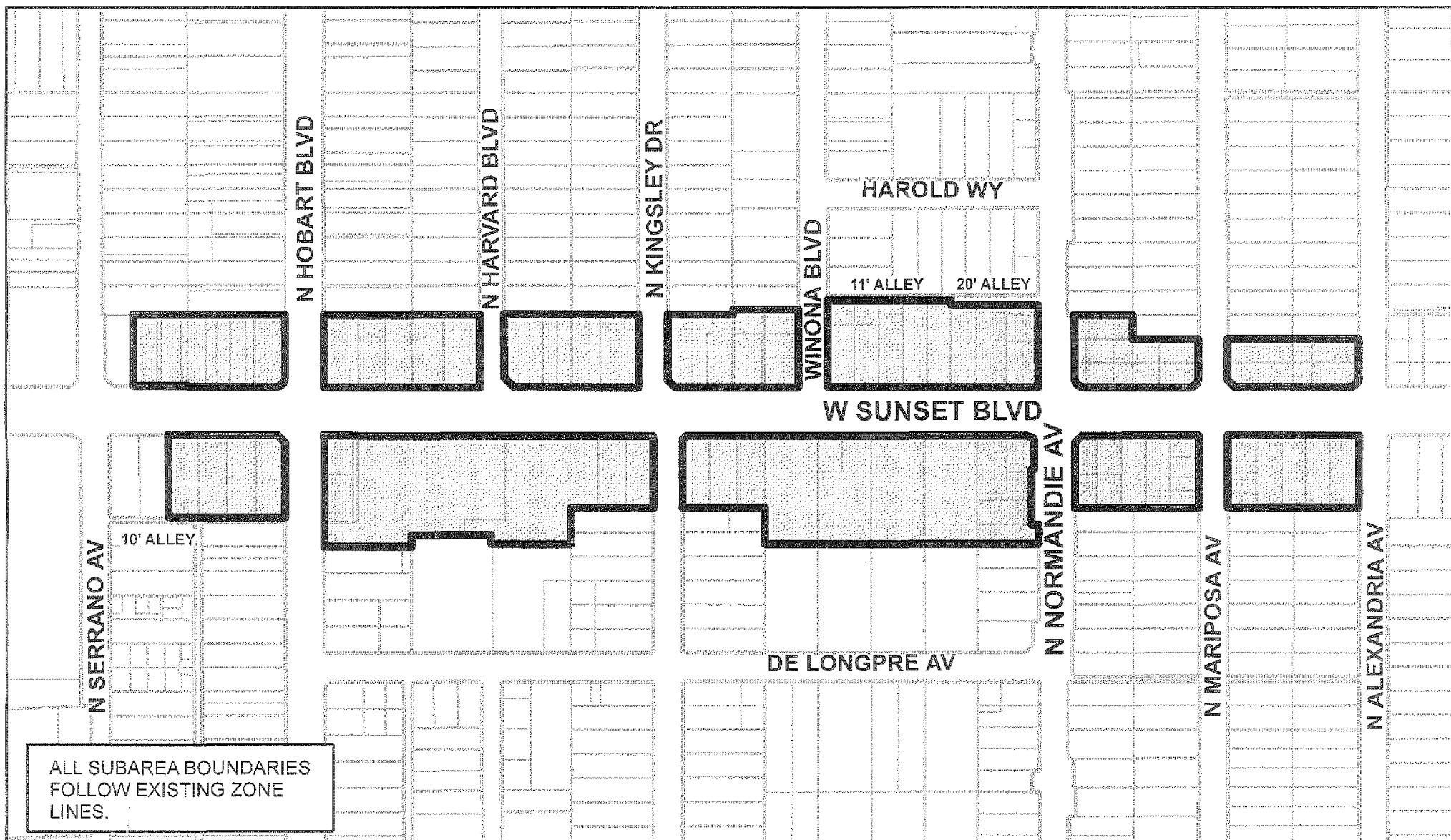
AE/

HOLLYWOOD CPU, SA 25:1

010412



Area
Mapped



[Q]C2-2D



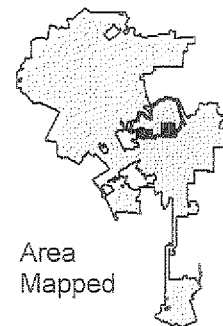
NOT TO SCALE

C.M. 147 A 195, 147 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
---------------------------	--

AE\LH\

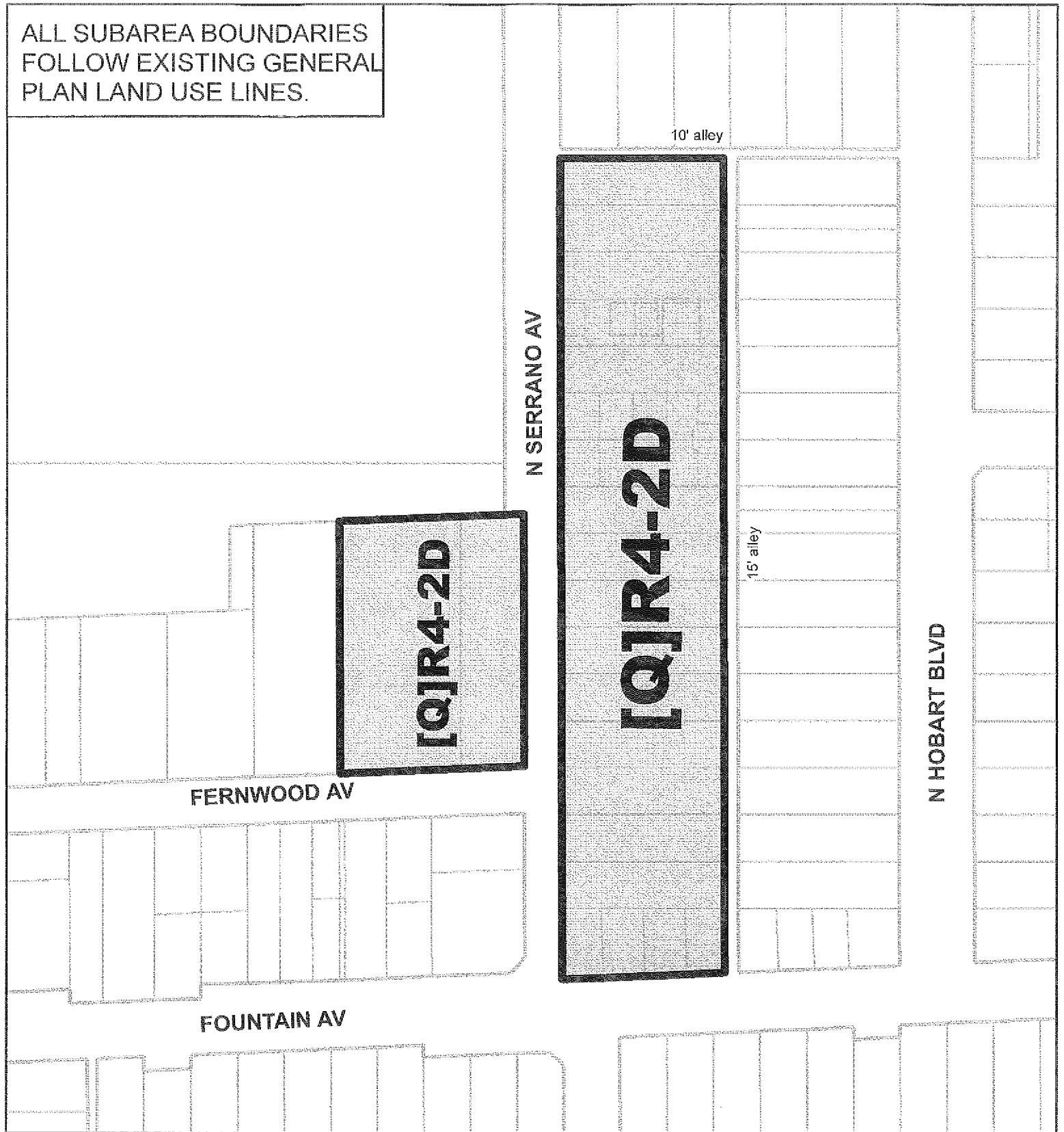
HOLLYWOOD CPU, SA 25:2

010412



Area
Mapped

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL
PLAN LAND USE LINES.



NOT TO SCALE

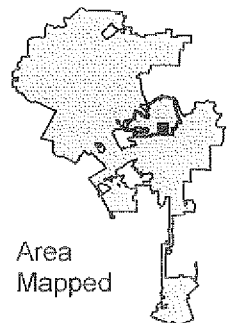
C.M. 147 A 193, 147 A 195

CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/

HOLLYWOOD CPU, SA 25:3

010412



Area
Mapped

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.

VIRGINIA AV

HOLLYWOOD

N SERRANO AV

RTE 101

[Q]C2-2D

SANTA MONICA BLVD

FRWY

N HOBERT BLVD



NOT TO SCALE

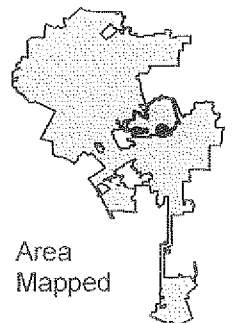
C.M. 144 A 193

CPC 1997-0043 CPU
CPC 2005-6082 CPU

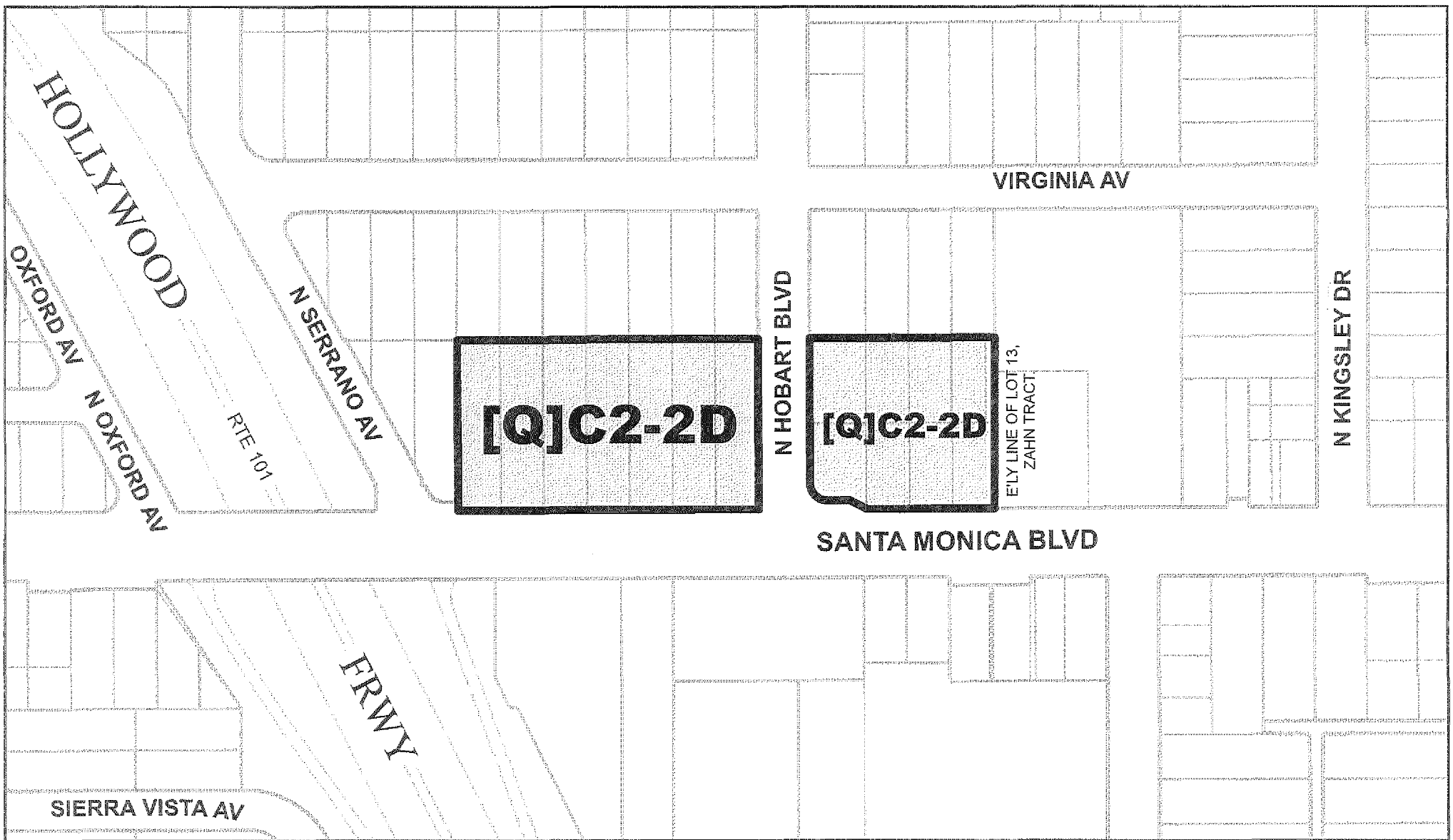
AE/

HOLLYWOOD CPU, SA 26:1

010412



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES, EXCEPT WHERE
NOTED.



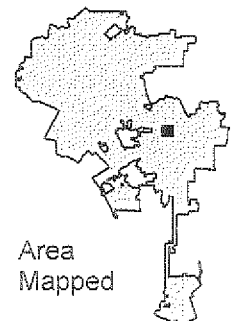
NOT TO SCALE

C.M. 144 B 193	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

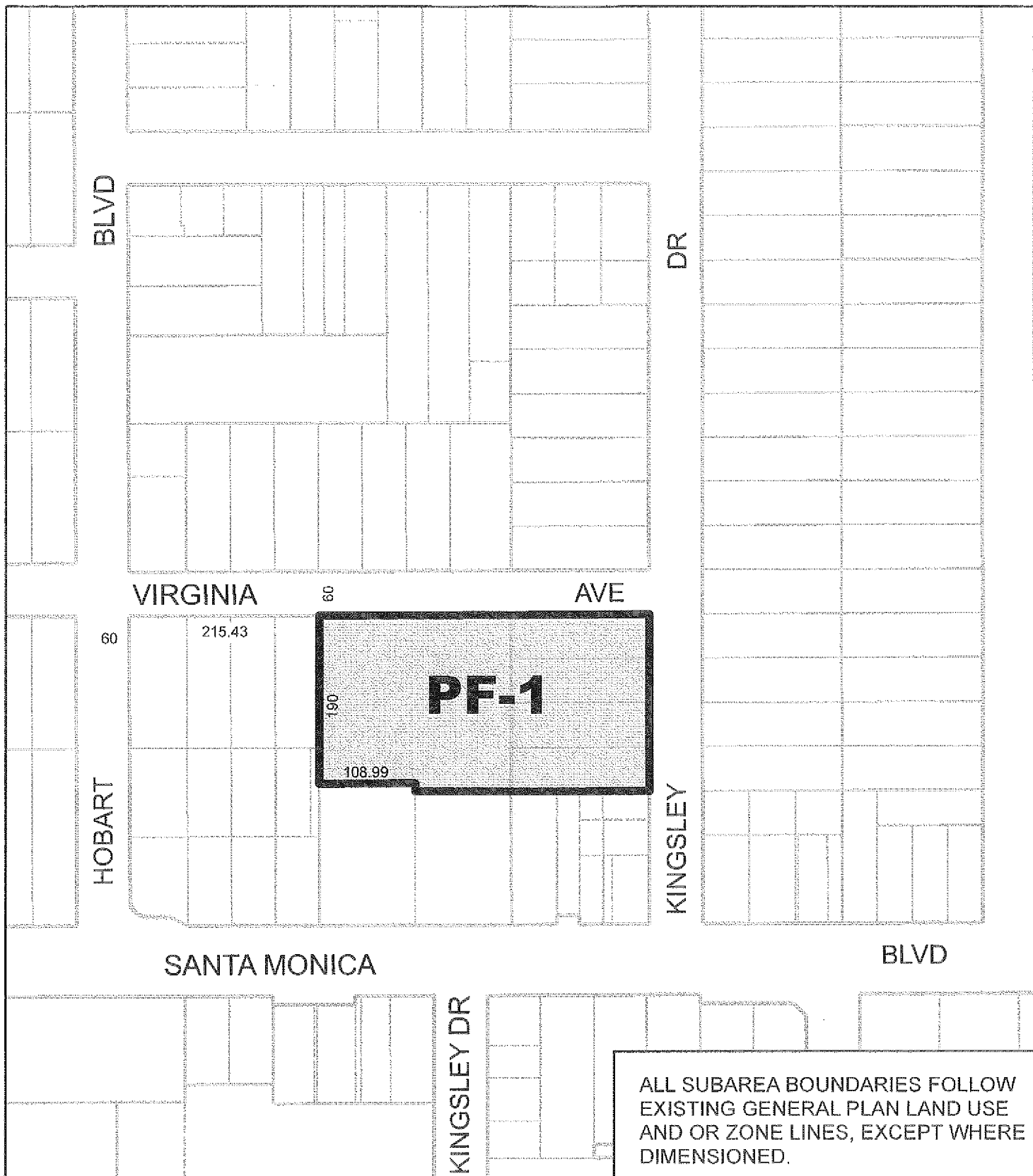
AEI

010412

HOLLYWOOD CPU, SA 26:2



Area
Mapped



NOT TO SCALE

C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

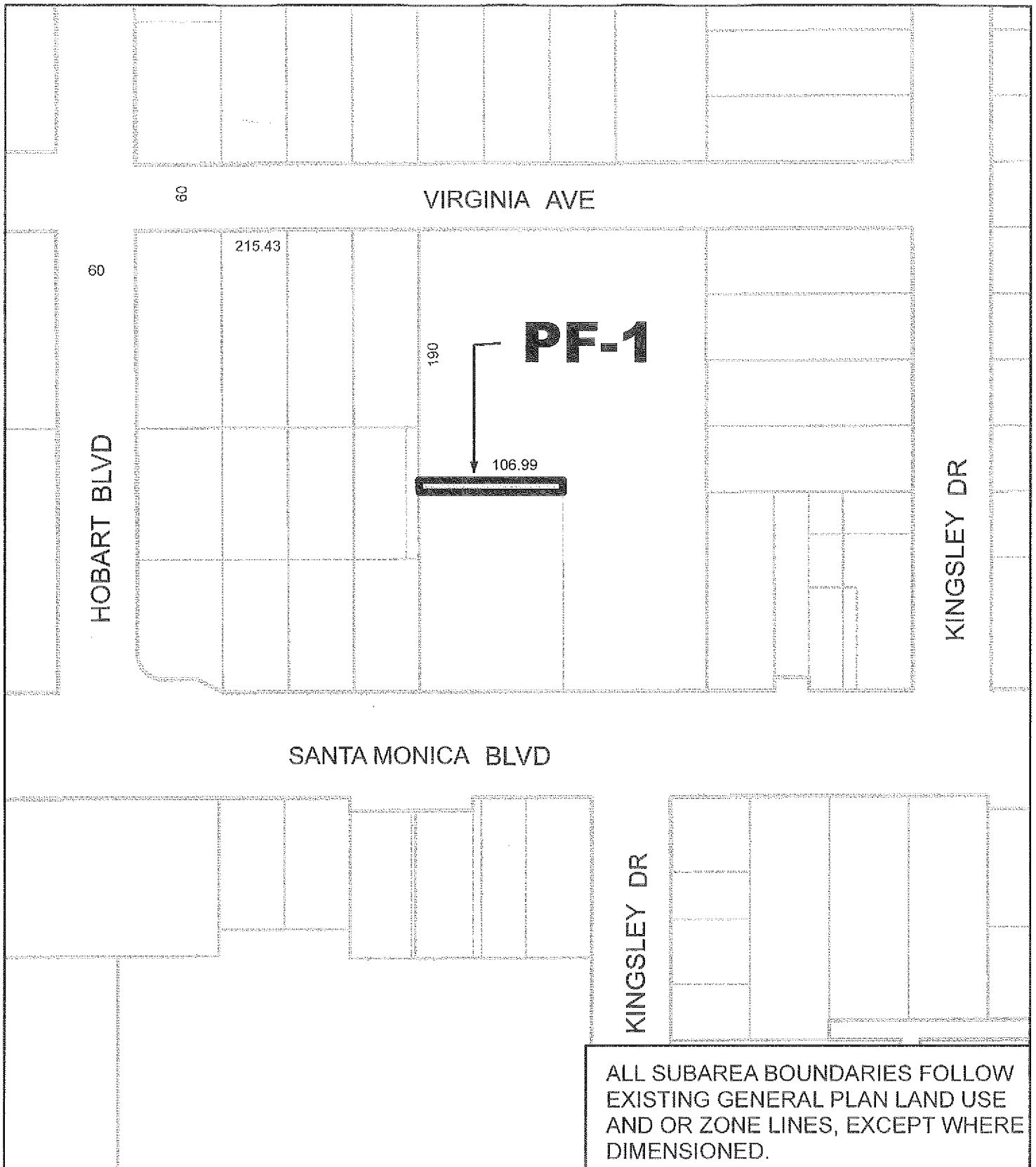
LH/

HOLLYWOOD CPU, SA 27:1

010412



AREA MAP



NOT TO SCALE

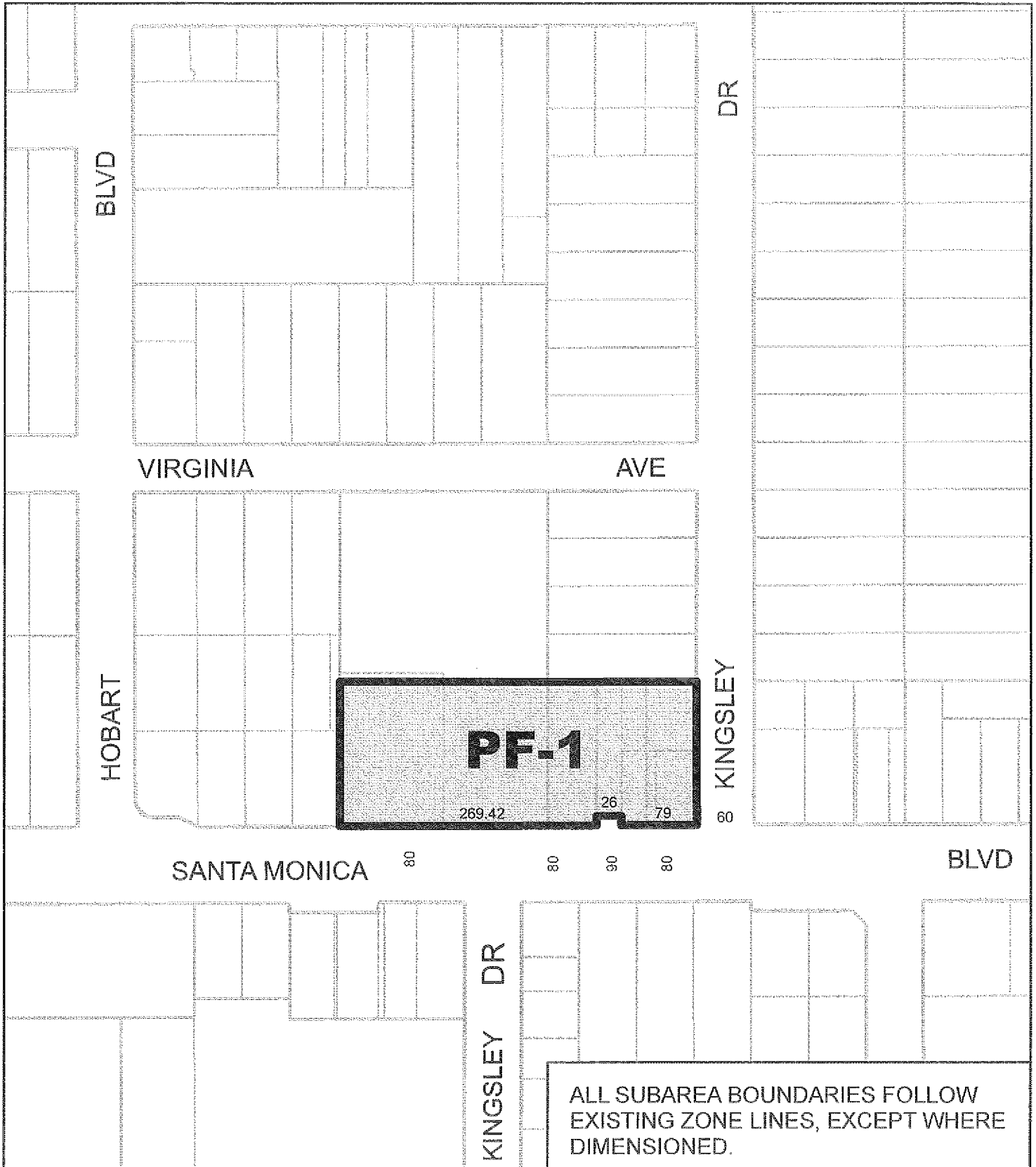
C.M. 144 B 193	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

LH/

HOLLYWOOD CPU, SA 27:1A

010412

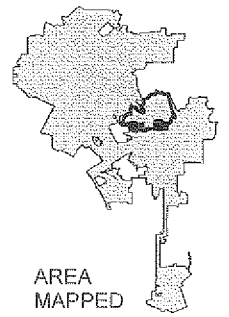




NOT TO SCALE

C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

LH/ **HOLLYWOOD CPU, SA 27:2** 010412



AREA
MAPPED



NOT TO SCALE

C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

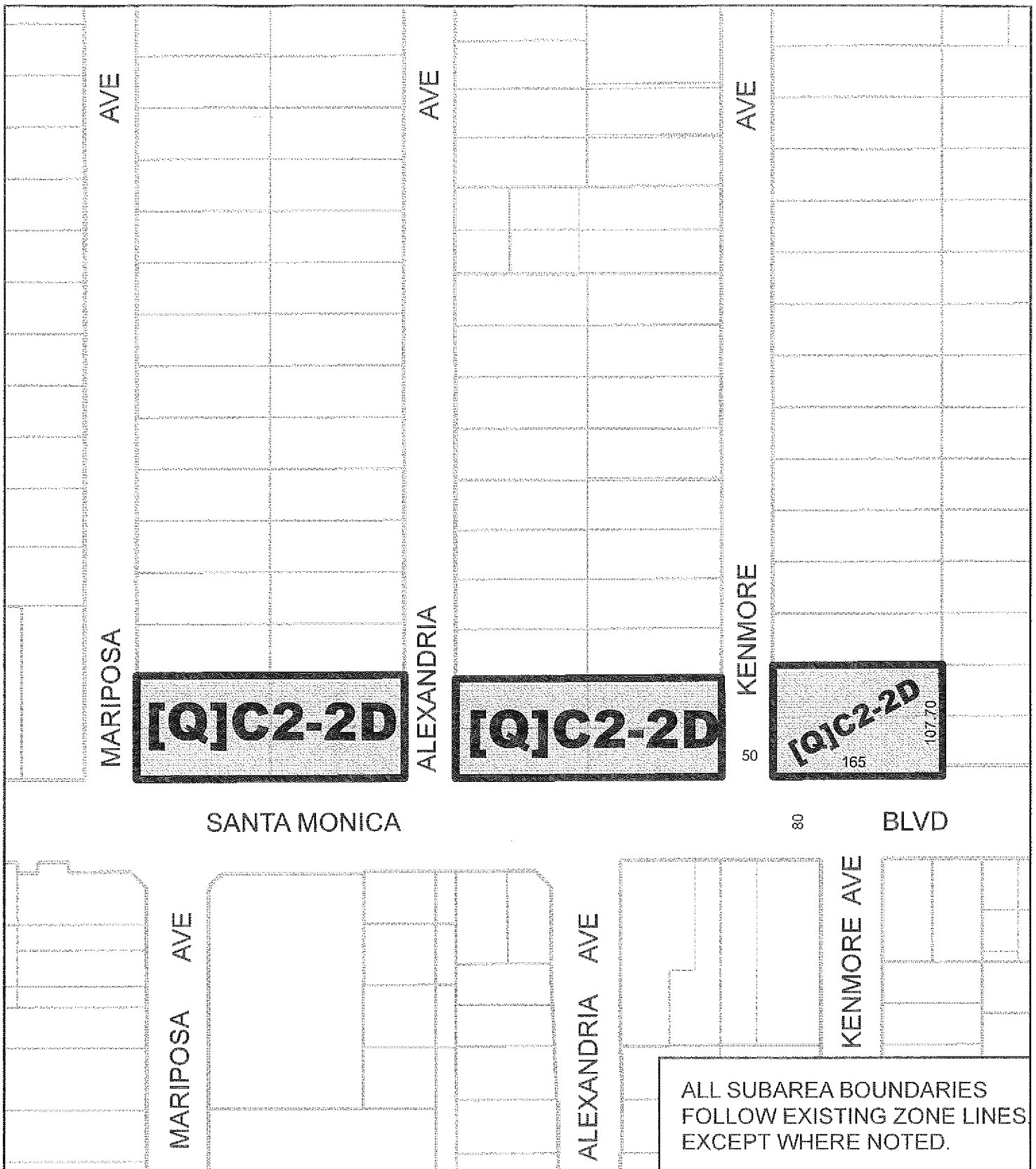
LH/

HOLLYWOOD CPU, SA 28

010412



AREA MAP



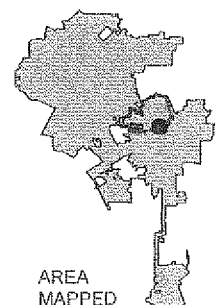
NOT TO SCALE

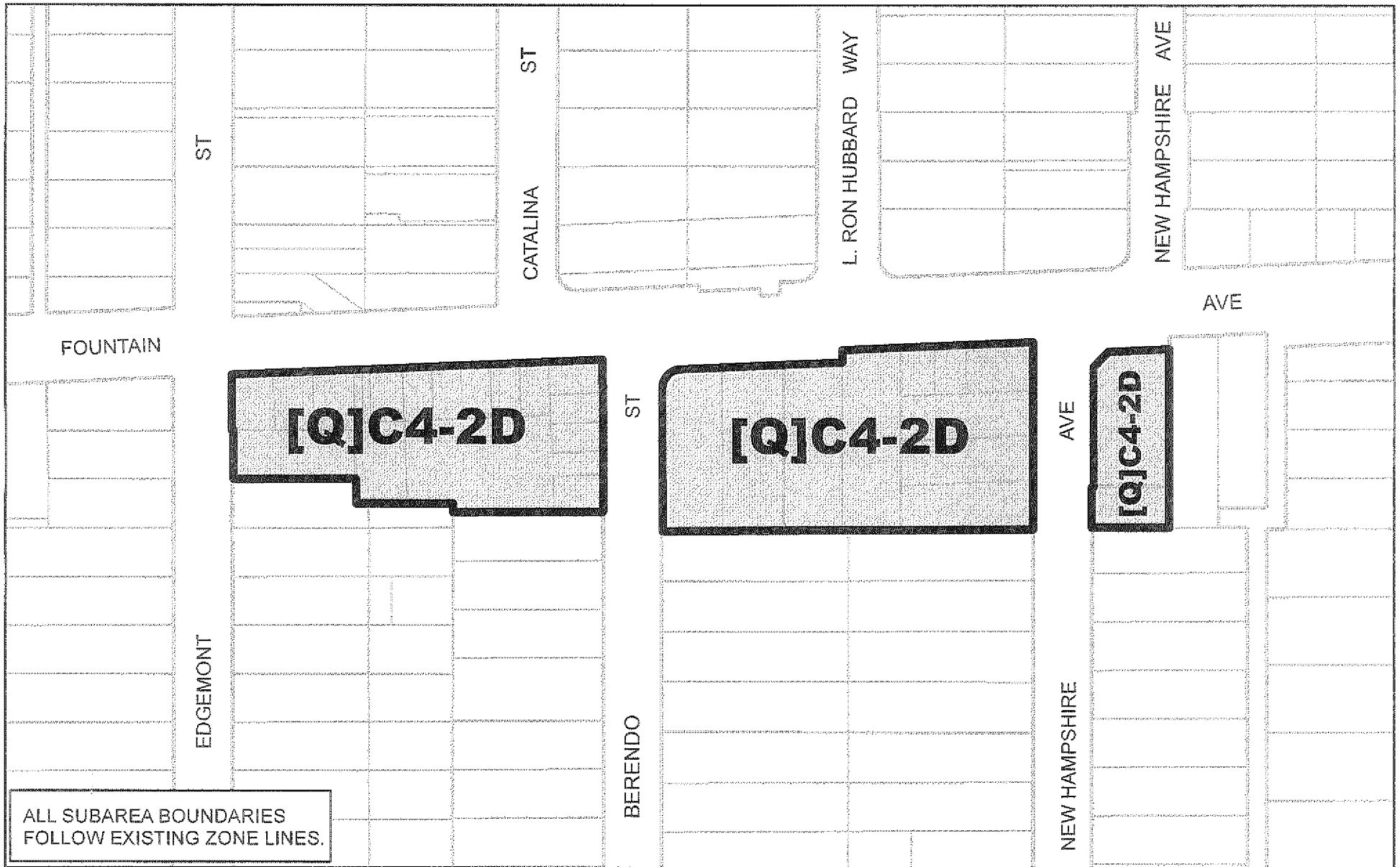
C.M. 144 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

LH/

HOLLYWOOD CPU, SA 29

010412





NOT TO SCALE

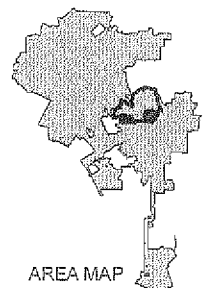
C.M. 144 B 197, 147 B 197

CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/

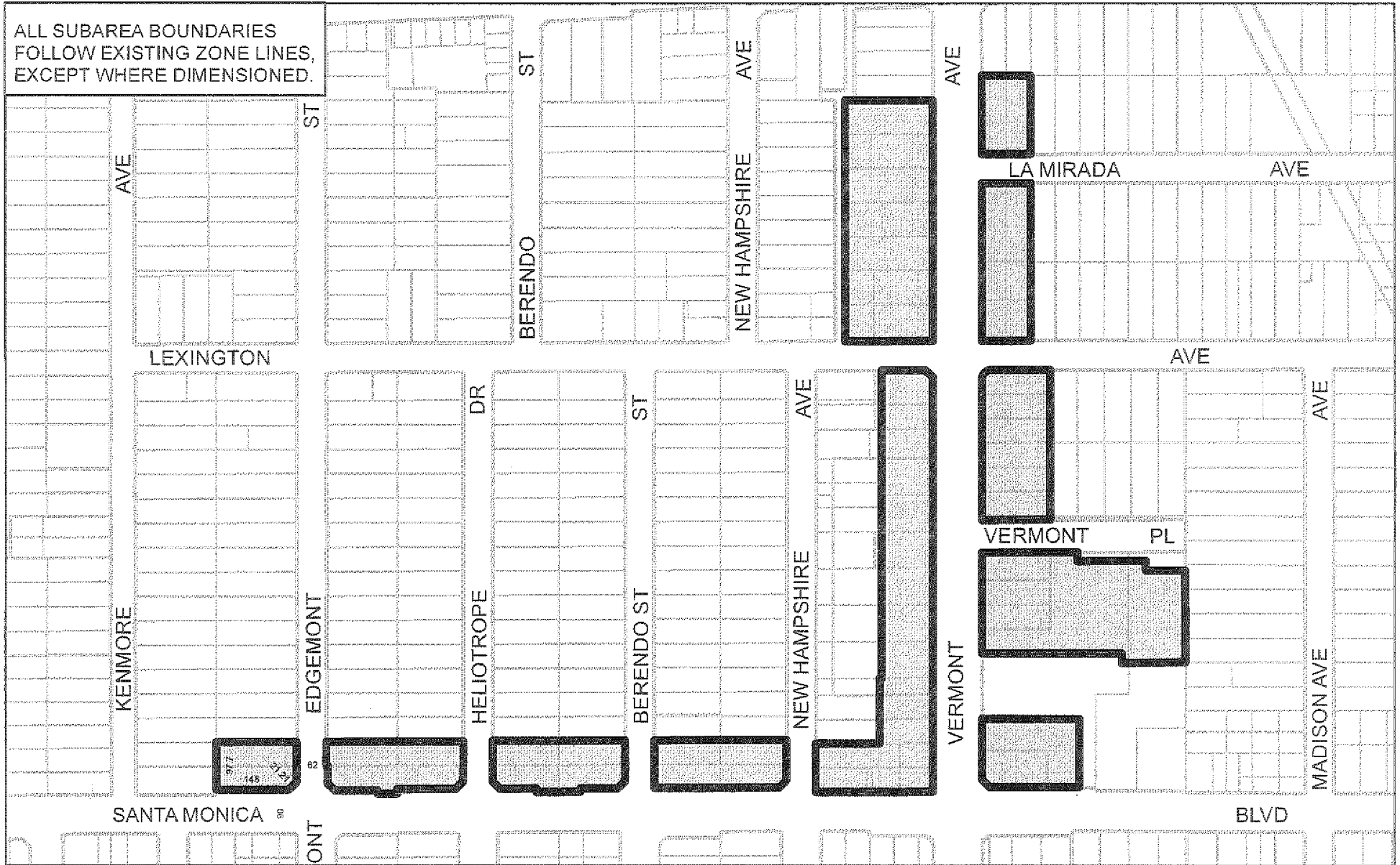
HOLLYWOOD CPU, SA 31

020112



AREA MAP

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES,
EXCEPT WHERE DIMENSIONED.



[Q]C2-2D



NOT TO SCALE

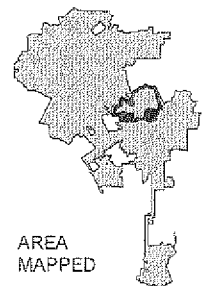
C.M. 144 B 197

CPC 2005-6082 CPU
CPC 1997-0043 CPU

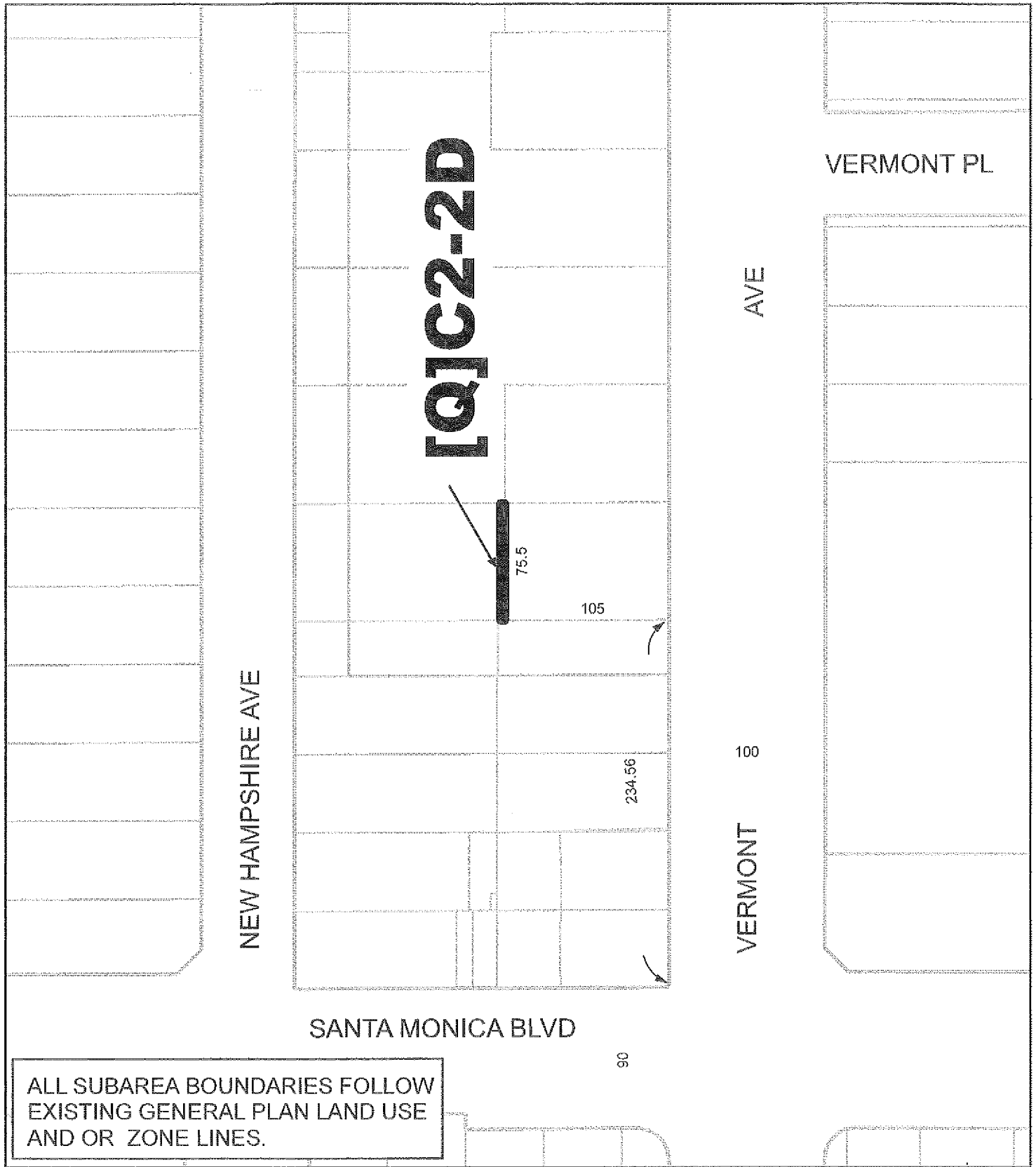
LH/

HOLLYWOOD CPU, SA 31:1

010412



AREA
MAPPED



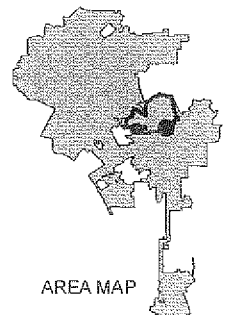
NOT TO SCALE

C.M. 144 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

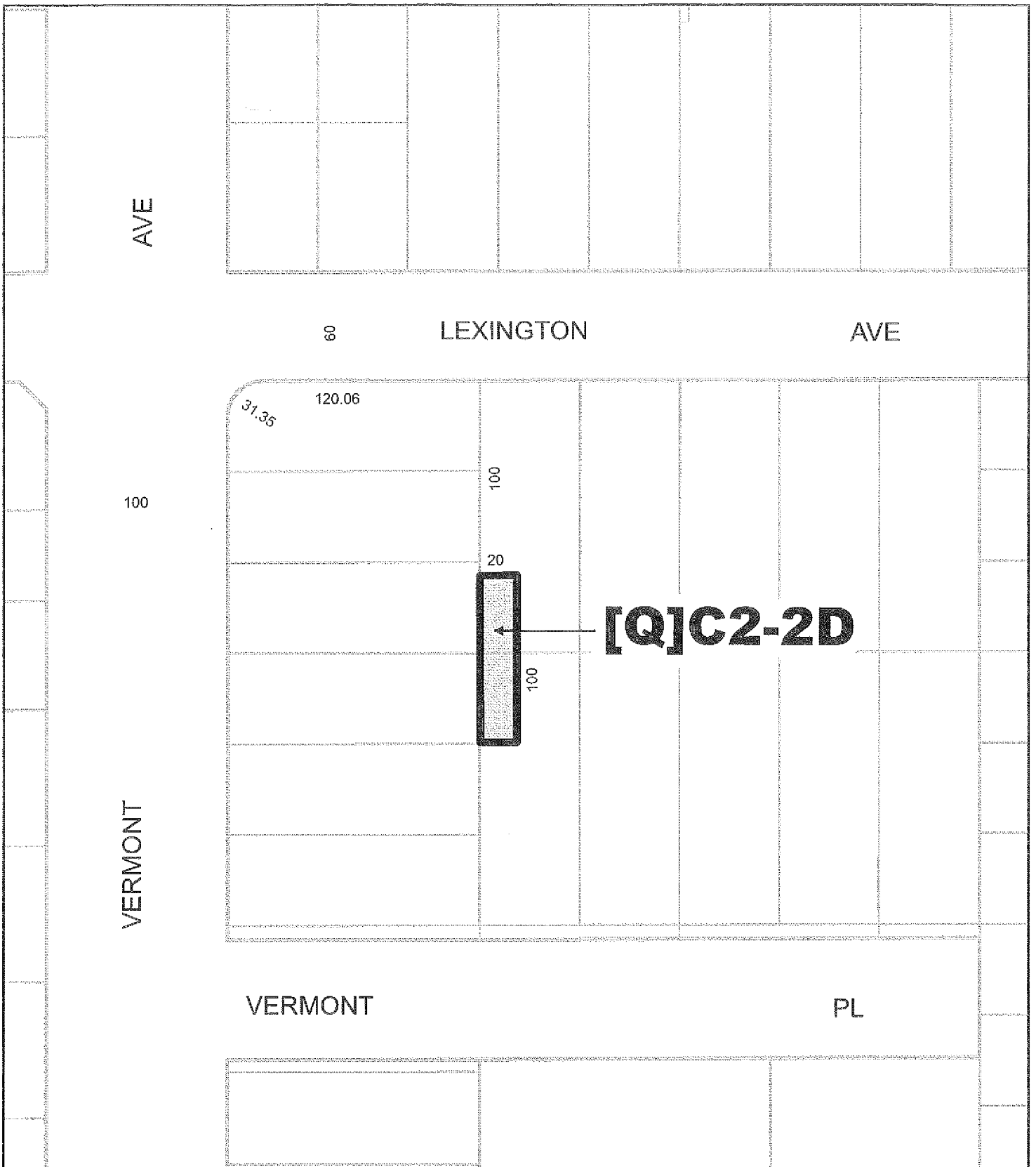
LH/

HOLLYWOOD CPU, SA 31:1A

010412



AREA MAP



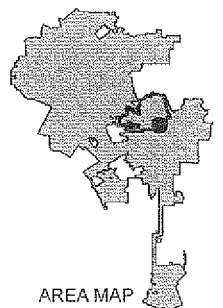
NOT TO SCALE

C.M. 144 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

LH/

HOLLYWOOD CPU, SA 31:4

010412



AREA MAP



NOT TO SCALE

C.M. 144 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

LH/

HOLLYWOOD CPU, SA 32

020112



AREA
MAPPED

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.

SUNSET

BLVD

HOLLYWOOD BLVD

AVE

[Q]C2-2D

PL

[Q]C2-2D

DE LONGPRE AVE

DE LONGPRE

AVE

LYMAN

VIRGIL



NOT TO SCALE

C.M. 147 B 197

CPC 2005-6082 CPU
CPC 1997-0043 CPU

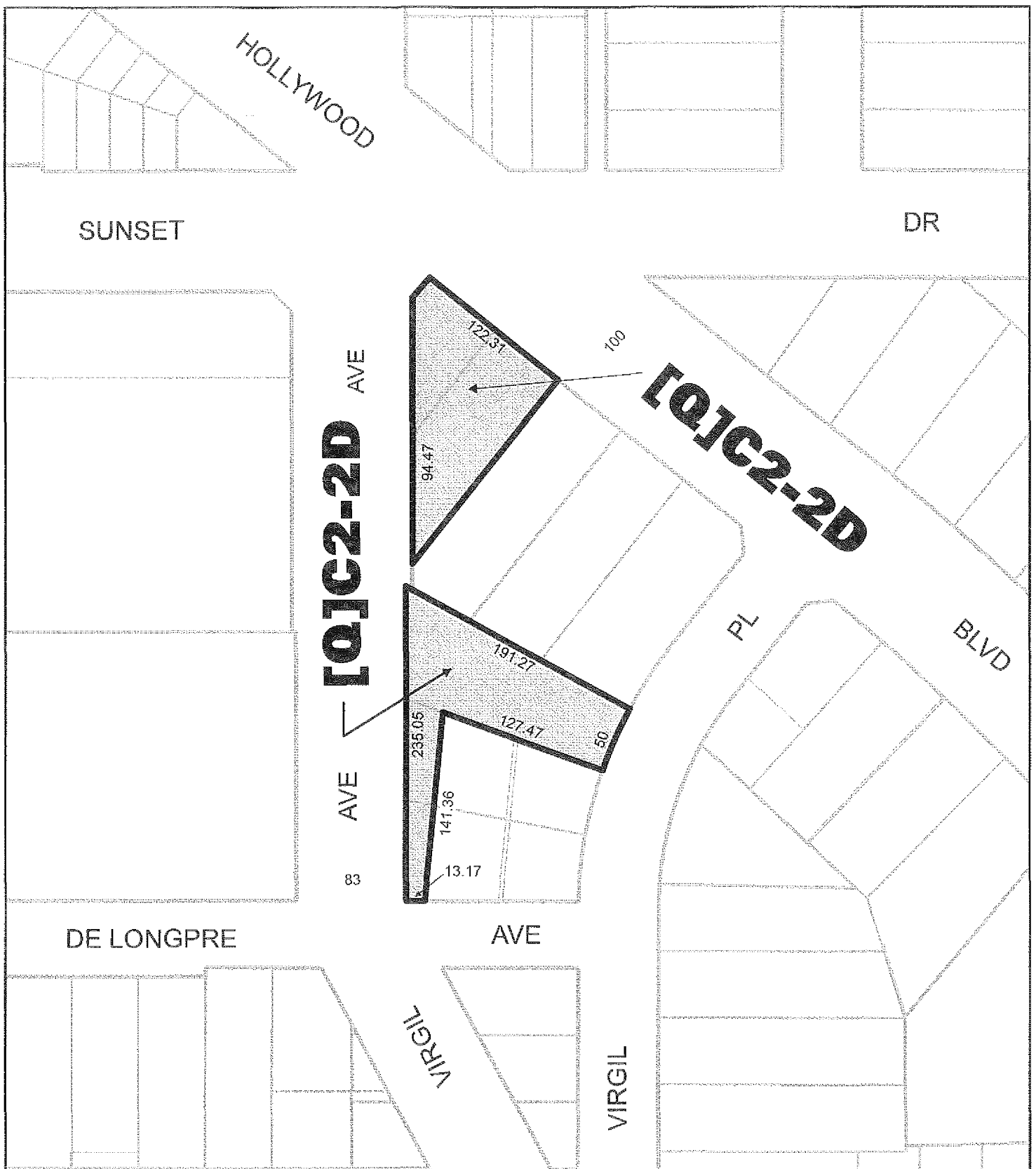
LH/

HOLLYWOOD CPU, SA 33:1

010412



AREA
MAPPED



NOT TO SCALE

C.M. 147 B 197, 147 A 201	CPC 1997-0043 CPU CPC 2005-6082 CPU
---------------------------	--

LH/

HOLLYWOOD CPU, SA 33:1A

010412



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.

AVE

DE LONGPRE

AVE

PL

[Q]C4-2D

VIRGIL

LYMAN

AVE

FOUNTAIN

PL

[Q]C4-2D

AVE

AVE

LYMAN

WESTMORELAND

[Q]C4-2D

VIRGIL



NOT TO SCALE

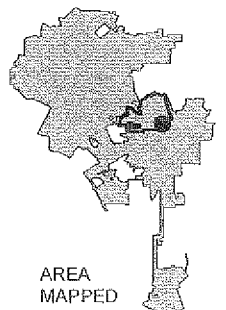
C.M. 147 B 197, 147 A 201

CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/

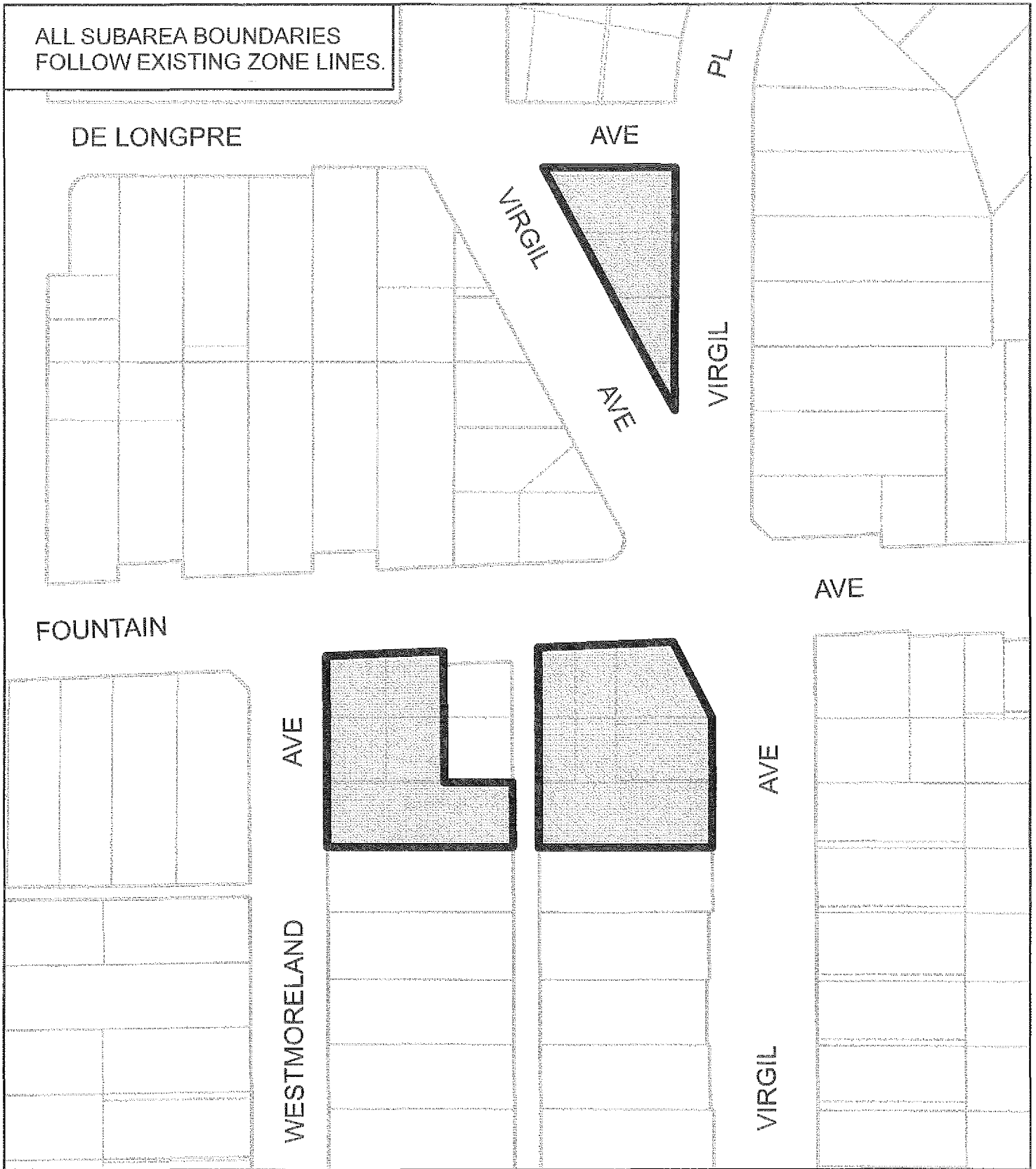
HOLLYWOOD CPU, SA 33:2

010412



AREA
MAPPED

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



[Q]C4-2D



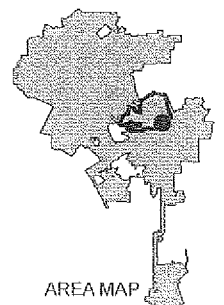
NOT TO SCALE

C.M. 147 B 197, 147 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
---------------------------	--

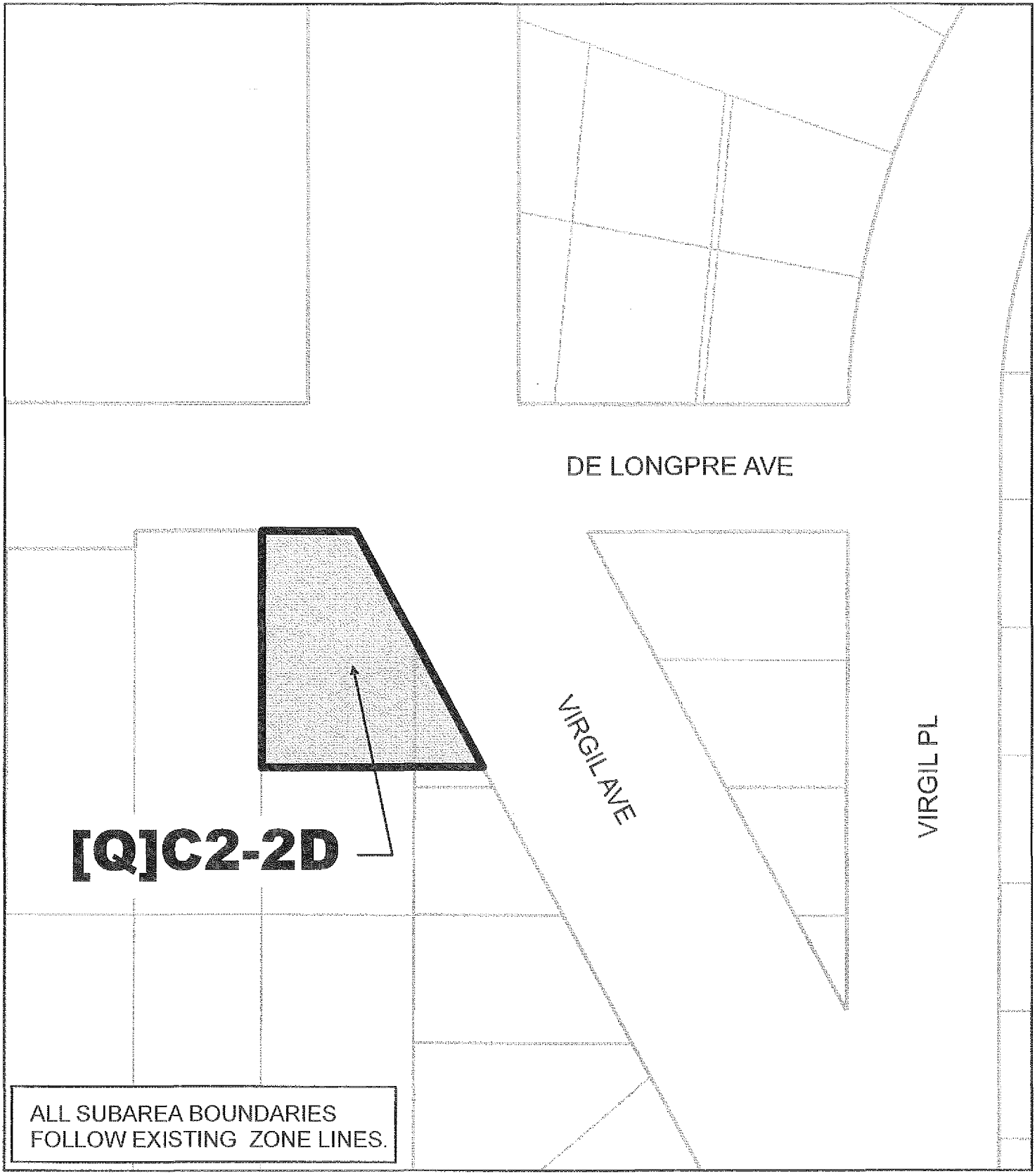
LH/

HOLLYWOOD CPU, SA 33:2A

020112



AREA MAP



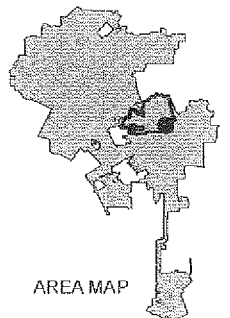
NOT TO SCALE

C.M. 147 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

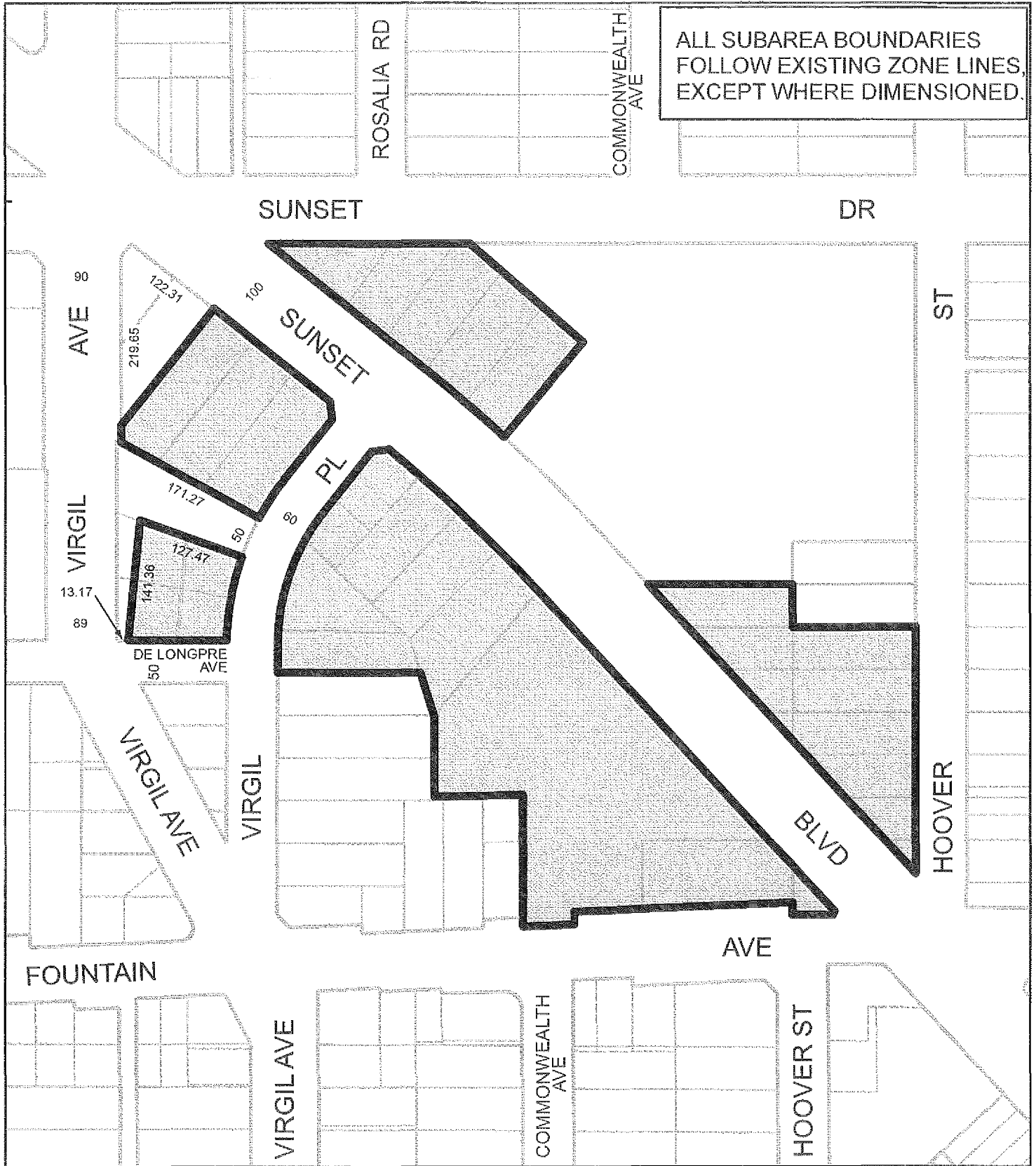
LH/

HOLLYWOOD CPU, SA 33:2B

020112



AREA MAP



C2-1



NOT TO SCALE

C.M. 147 B 197, 147 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
---------------------------	--

LH/

HOLLYWOOD CPU, SA 33:3

010412



AREA MAP

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES,
EXCEPT WHERE DIMENSIONED.

SUNSET BLVD

DE LONGPRE AVE

VIRGIL AVE

VIRGIL PL

C4-1

FOUNTAIN AVE

70.5 65 69

115.08 42

114.72

80

C4-1

COMMONWEALTH AVE



NOT TO SCALE

C.M. 147 A 201

CPC 1997-0043 CPU
CPC 2005-6082 CPU

LH/

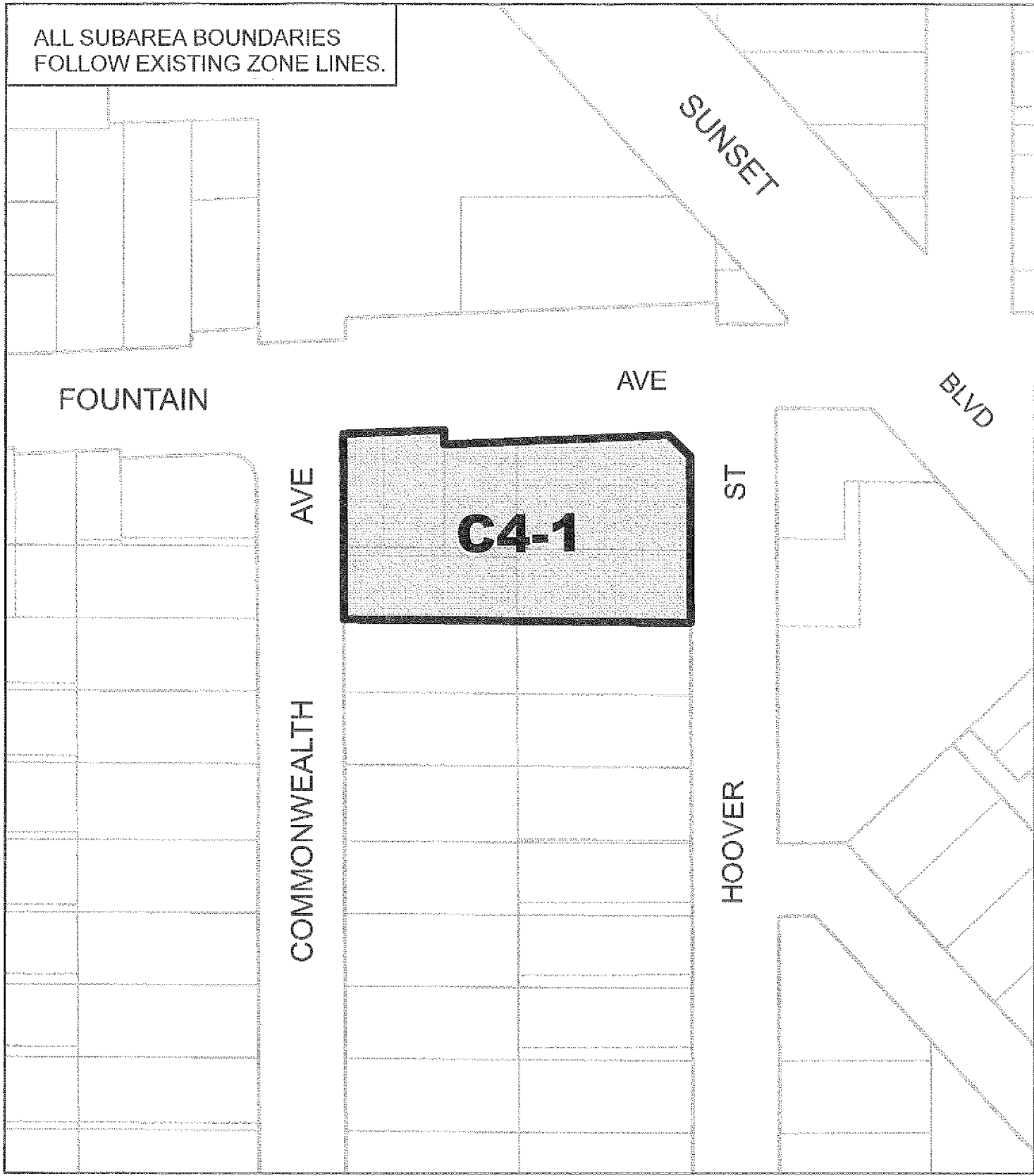
HOLLYWOOD CPU, SA 33:4A

010412



AREA
MAPPED

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



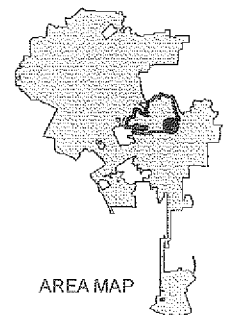
NOT TO SCALE

C.M. 147 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

LH/

HOLLYWOOD CPU, SA 33:4B

010412



AREA MAP



NOT TO SCALE

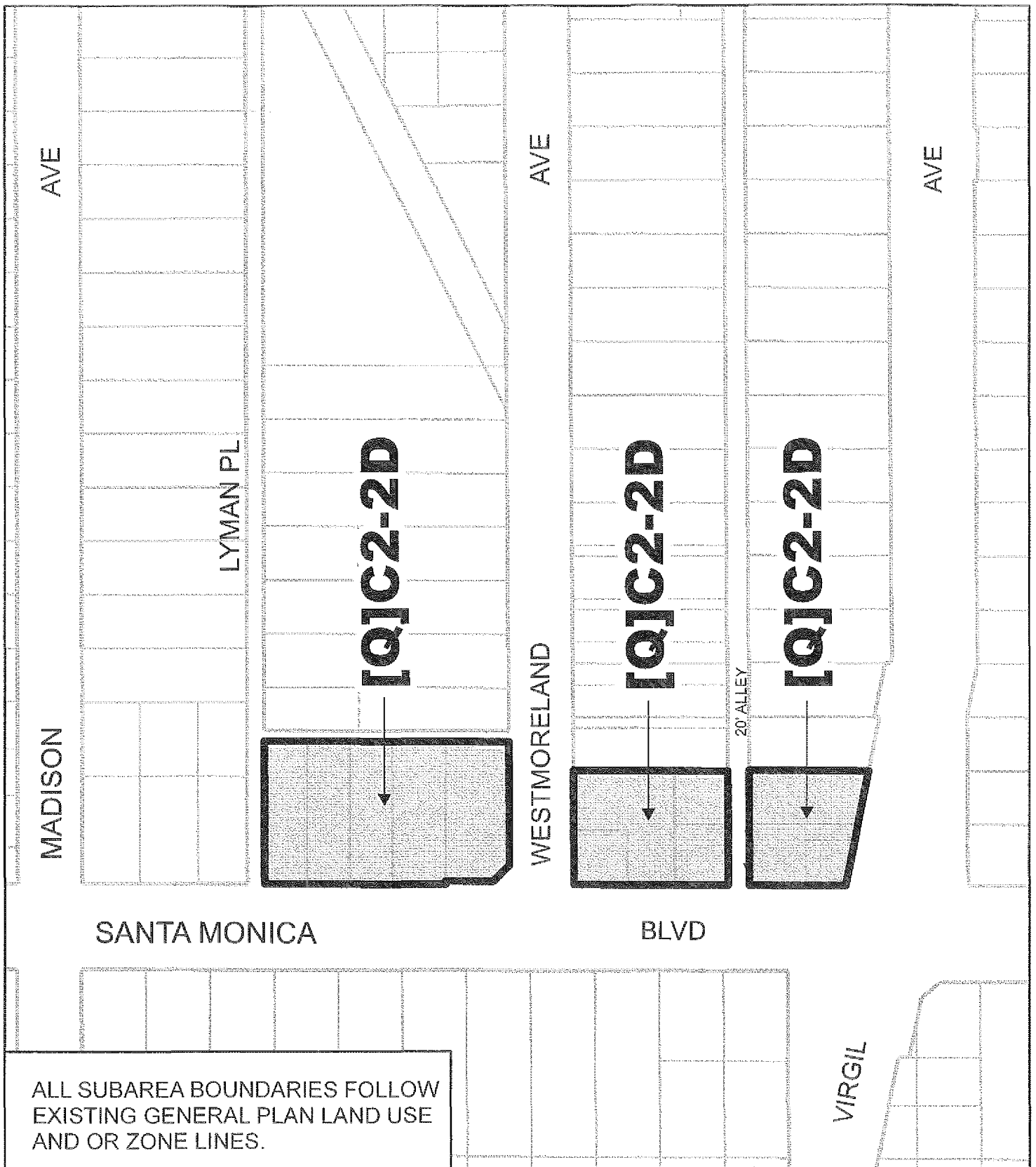
C.M. 144 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

LH/

HOLLYWOOD CPU, SA 34

010412





NOT TO SCALE

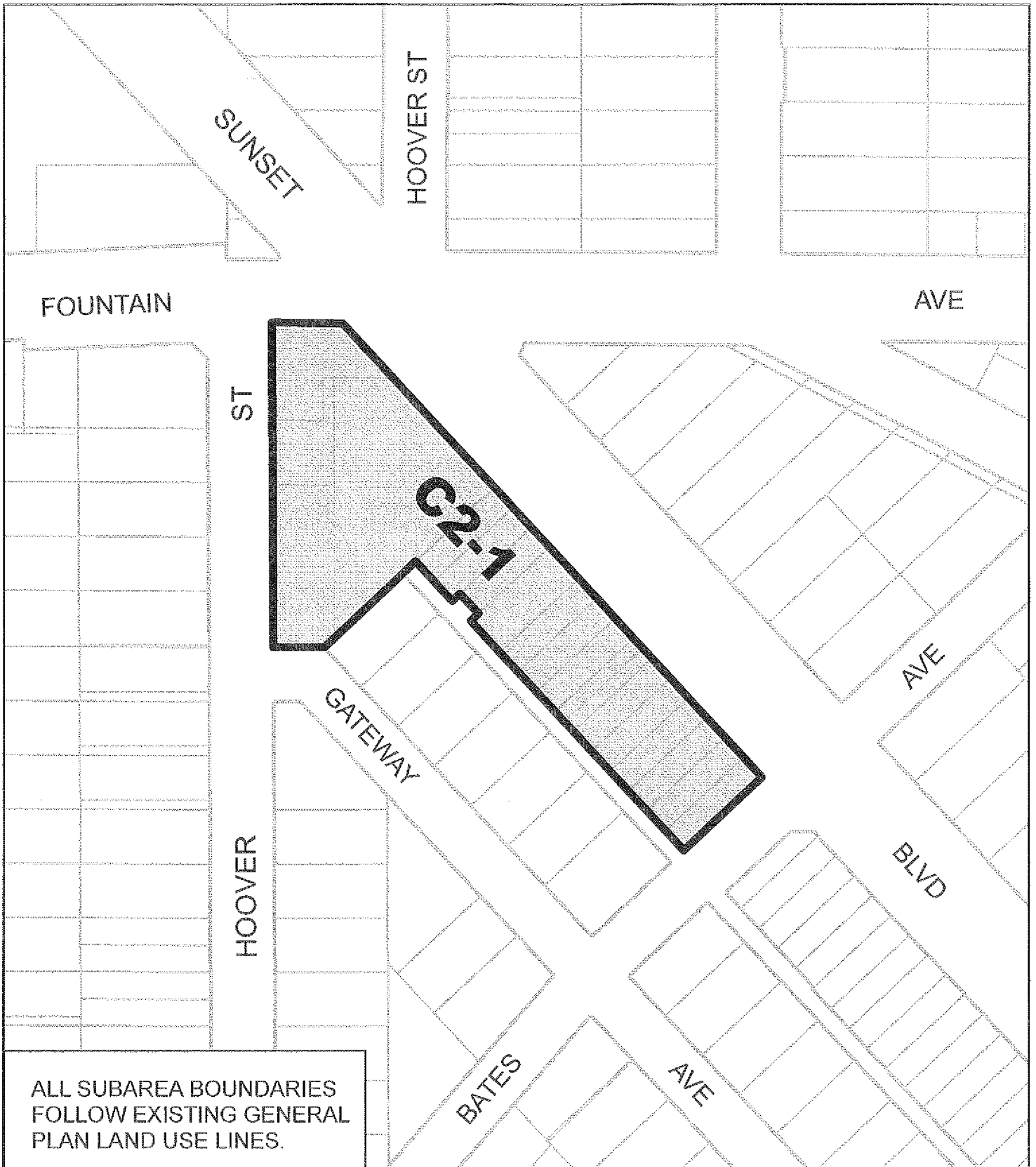
C.M. 144 B 197, 145.5 A 201	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 35

010412





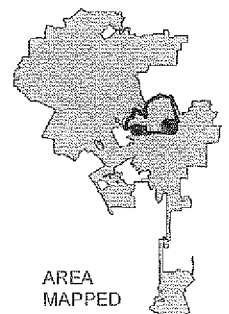
NOT TO SCALE

C.M.	145.5 A 201, 147 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
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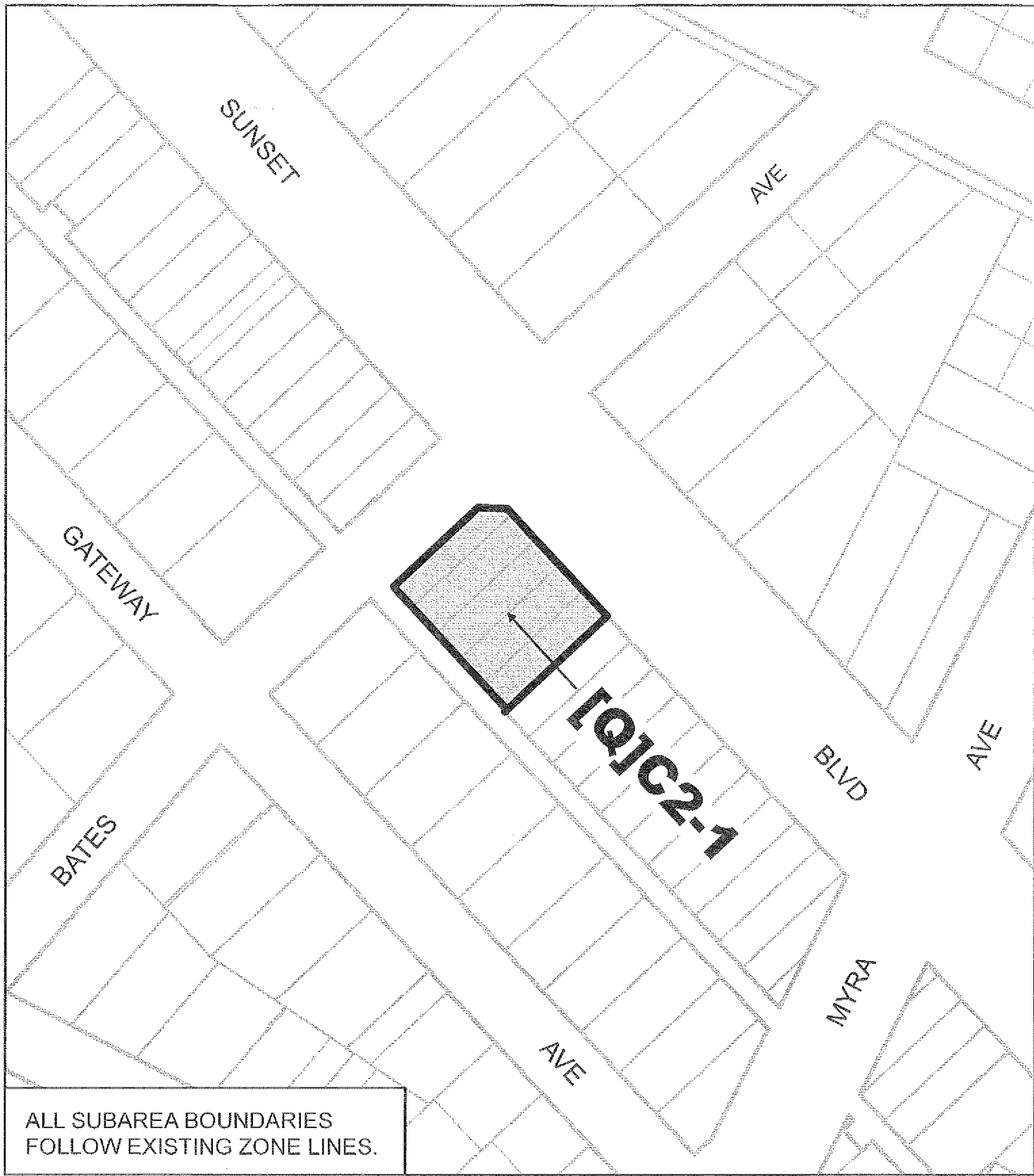
LH/

HOLLYWOOD CPU, SA 36

010412



AREA
MAPPED



NOT TO SCALE

C.M. 145.5 A 201	CPC 1997-0043 CPU CPC 2005-6082 CPU
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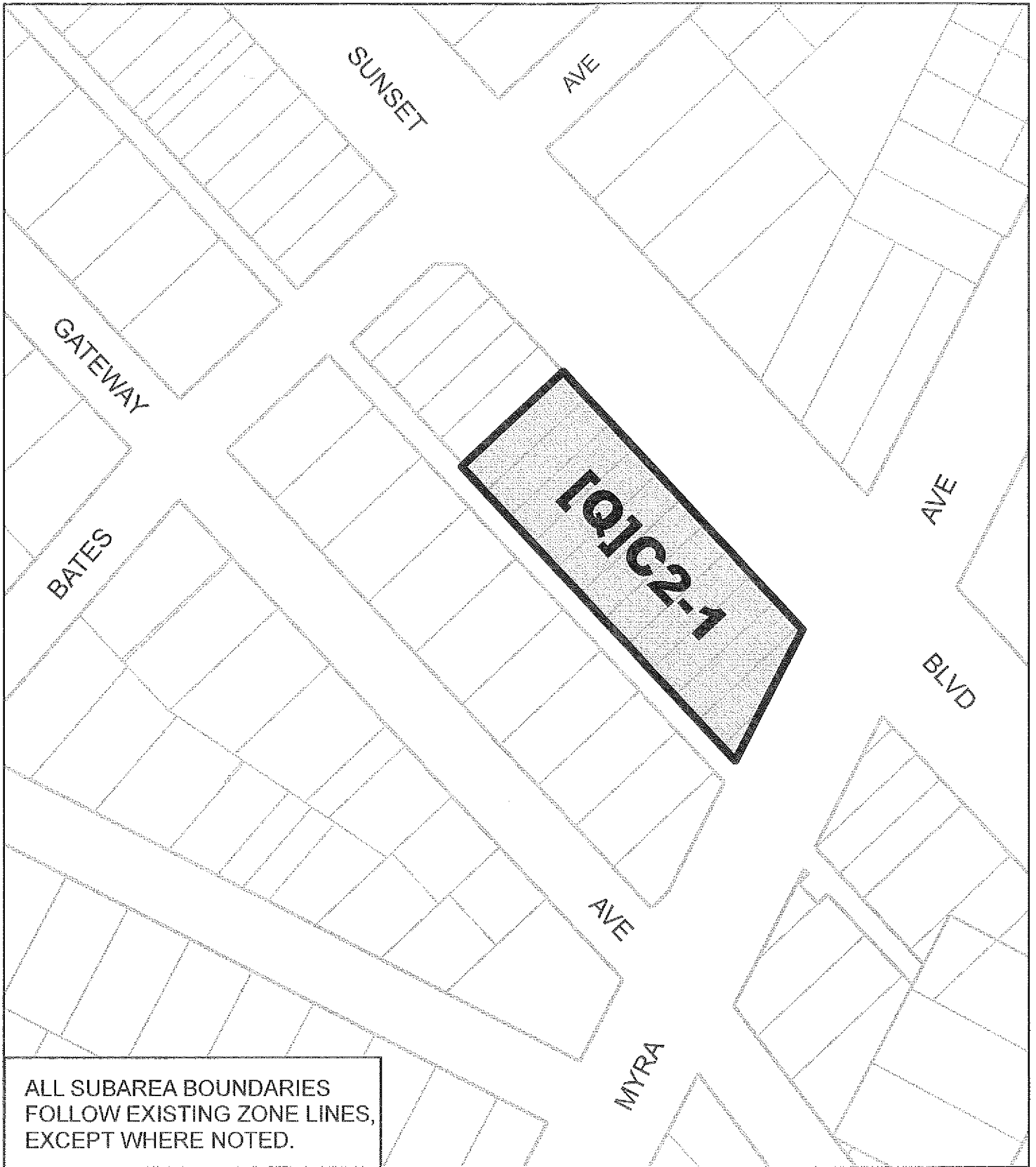
LH/

HOLLYWOOD CPU, SA 36:1

010412



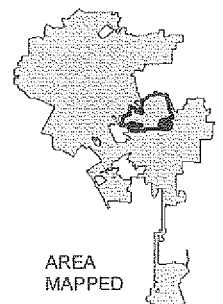
AREA
MAPPED

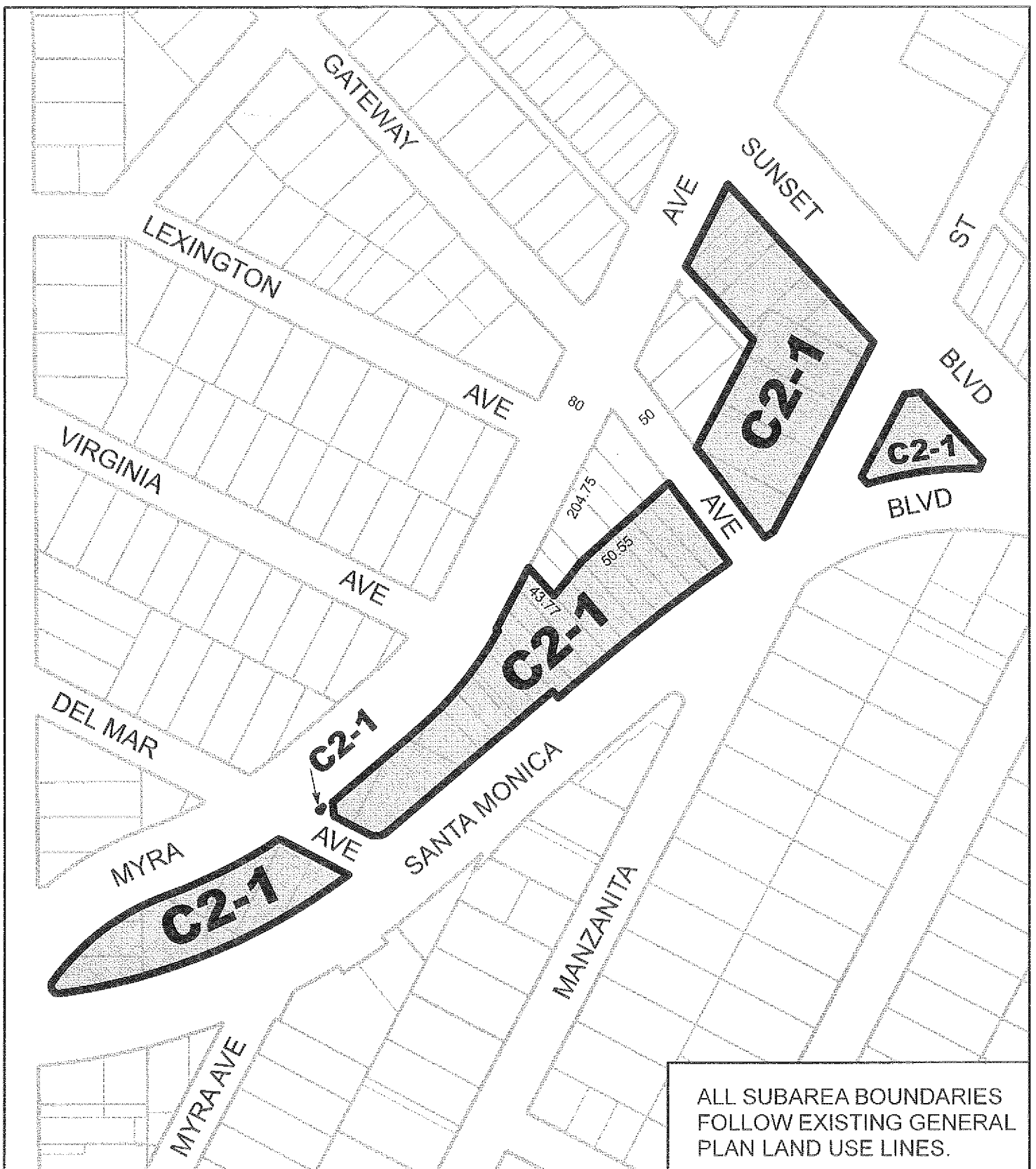


NOT TO SCALE

C.M. 145.5 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
------------------	--

LH/ HOLLYWOOD CPU, SA 36:2 010412





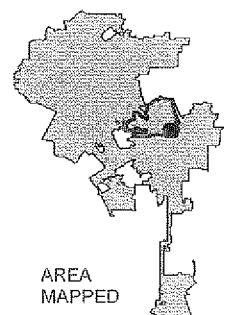
NOT TO SCALE

C.M. 145.5 A 201	CPC 1997-0043 CPU CPC 2005-6082 CPU
------------------	--

LH/

HOLLYWOOD CPU, SA 37

010412





NOT TO SCALE

C.M. 141 B 173, 144 B 173	CPC 2005-6082 CPU CPC 1997-0043 CPU
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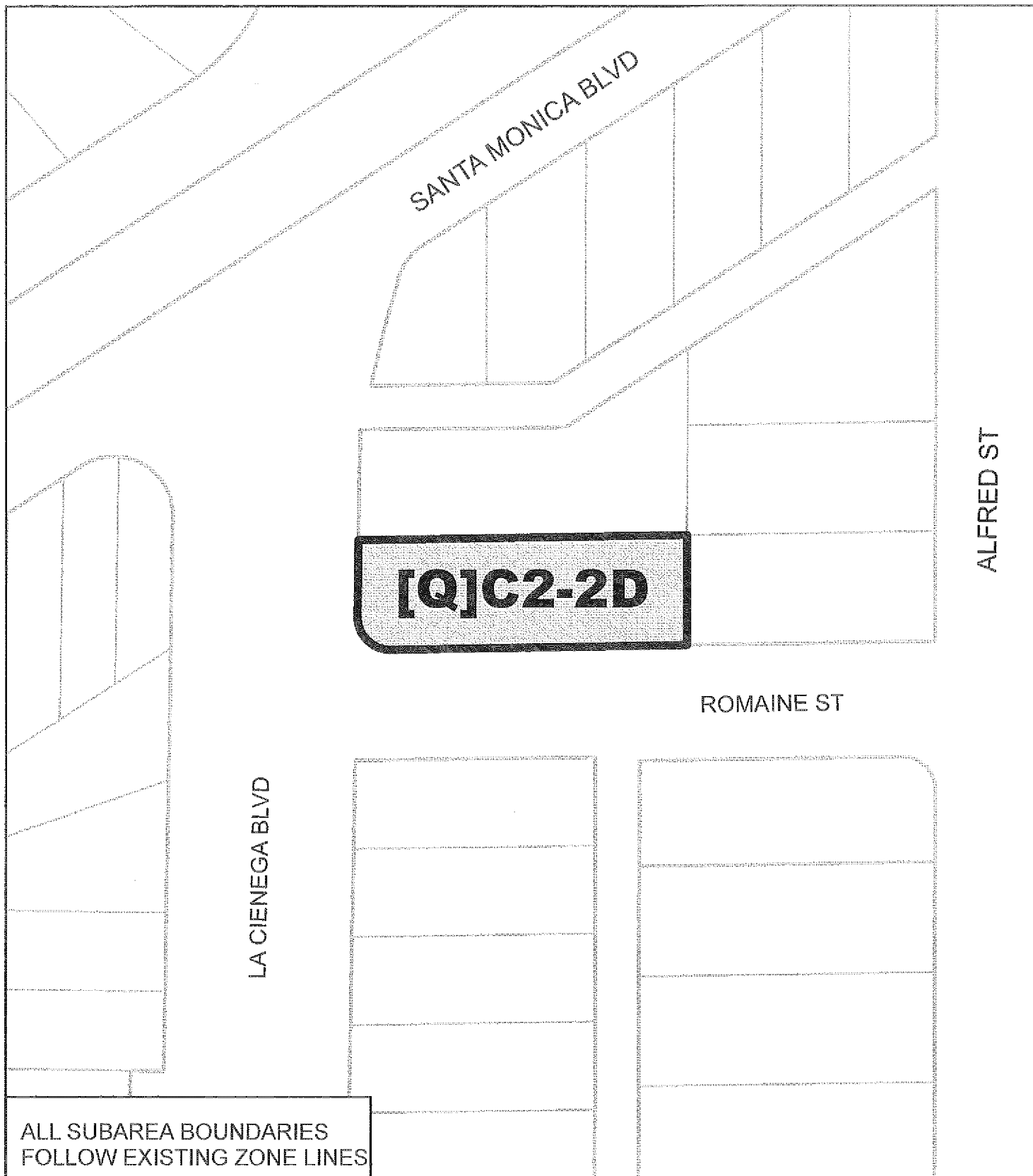
LH/

HOLLYWOOD CPU, SA 38

020112



AREA
MAPPED



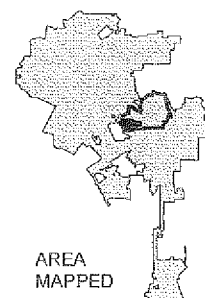
NOT TO SCALE

C.M. 141 B 177, 144 B 177	CPC 2005-6082 CPU CPC 1997-0043 CPU
---------------------------	--

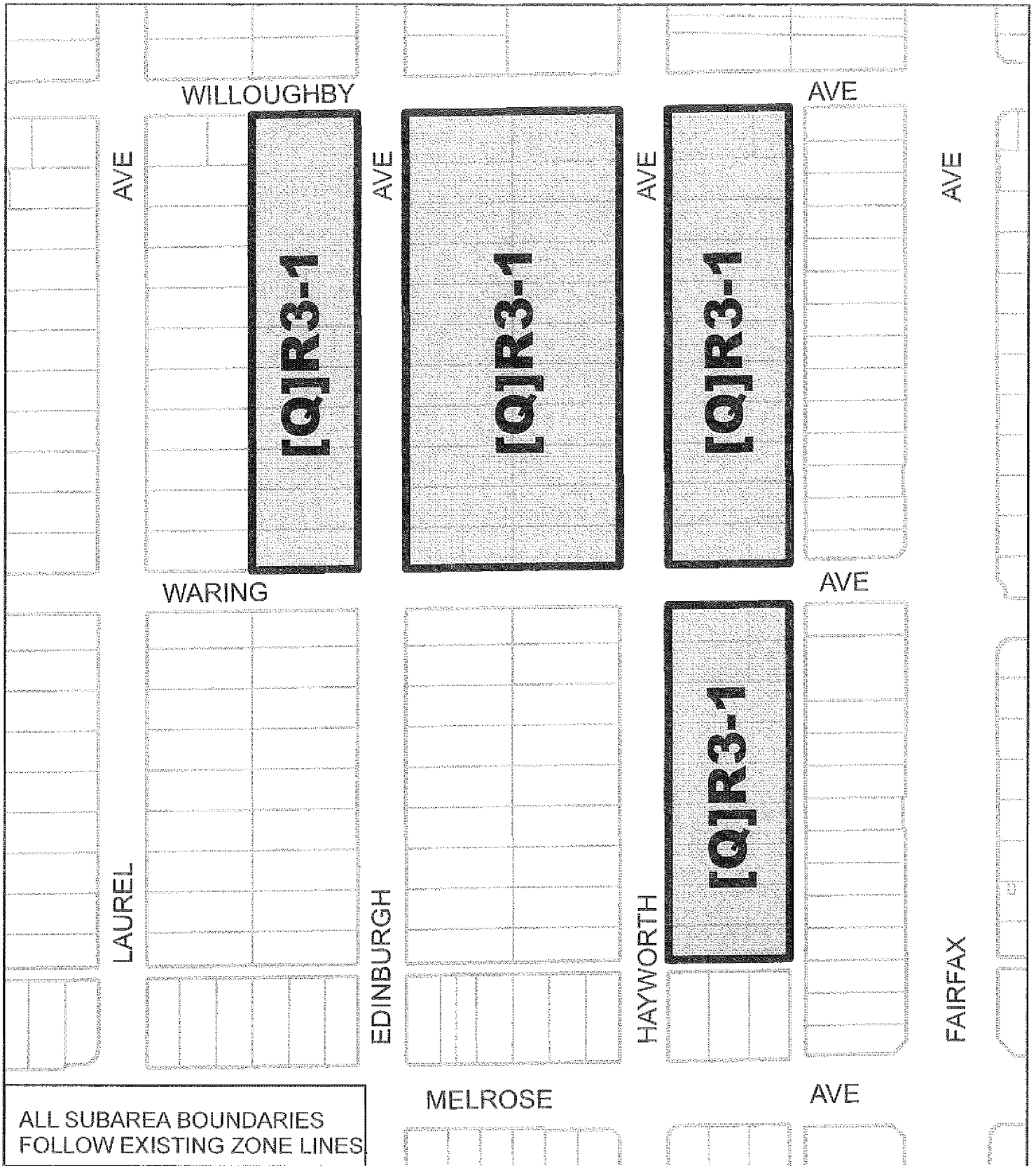
LH/

HOLLYWOOD CPU, SA 38:A

010412



AREA
MAPPED



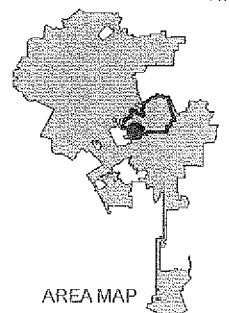
NOT TO SCALE

C.M. 141 B 177, 144 B 177	CPC 2005-6082 CPU CPC 1997-0043 CPU
---------------------------	--

LH/

HOLLYWOOD CPU, SA 38:1

010412



AREA MAP

LOS ANGELES CITY BDRY LINE

WILLOUGHBY AV

LOS ANGELES CITY BDRY LINE

N HAYWORTH AV

[Q]C2-2D

N FAIRFAX AV

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES



NOT TO SCALE

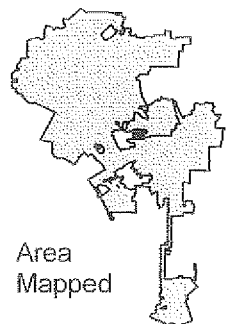
C.M. 141 B 177, 144 B 177

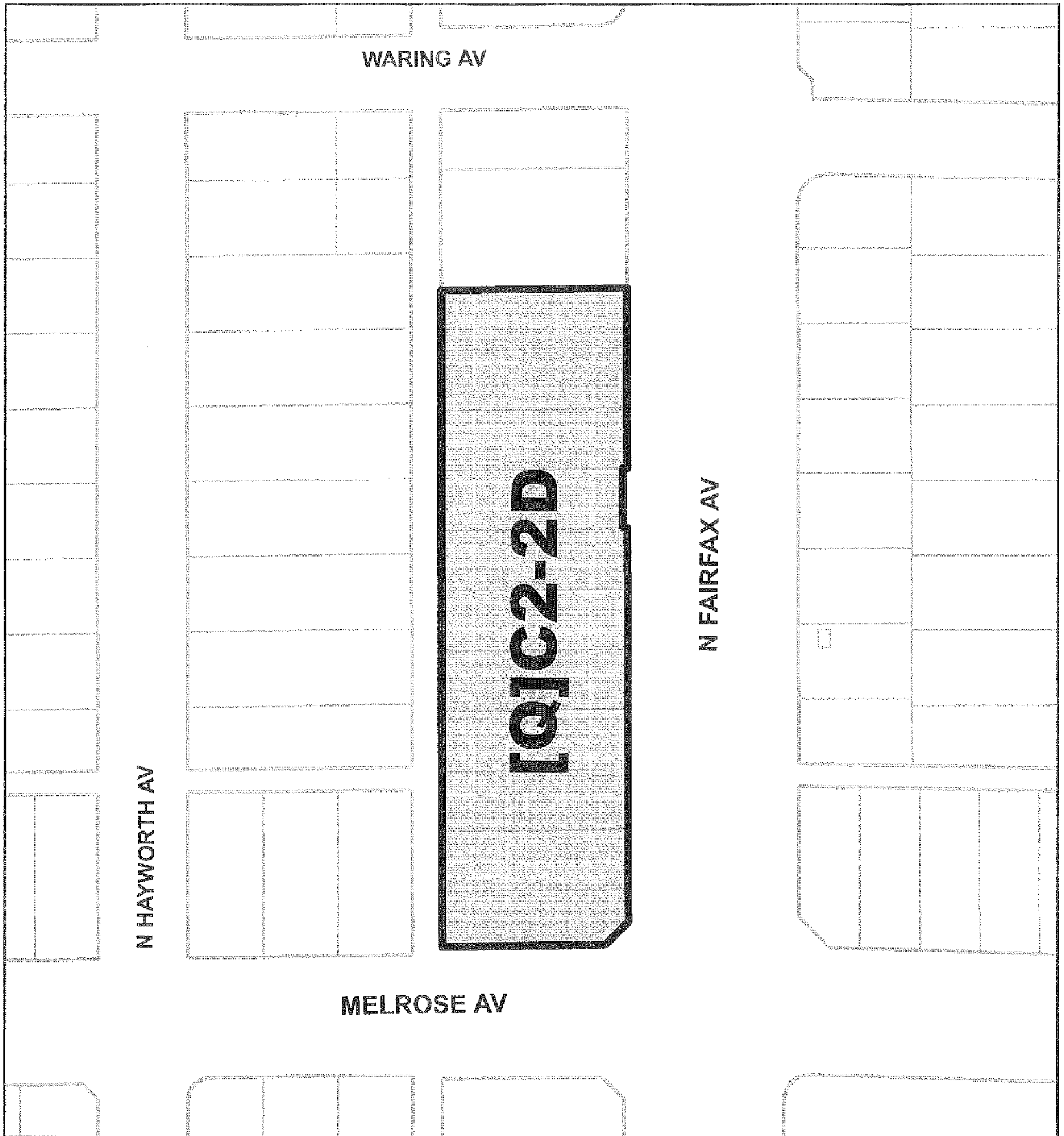
CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/

HOLLYWOOD CPU, SA 39:1

010412





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES



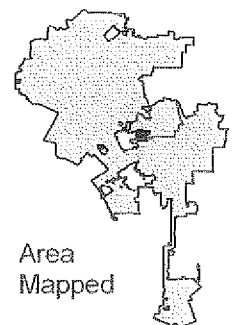
NOT TO SCALE

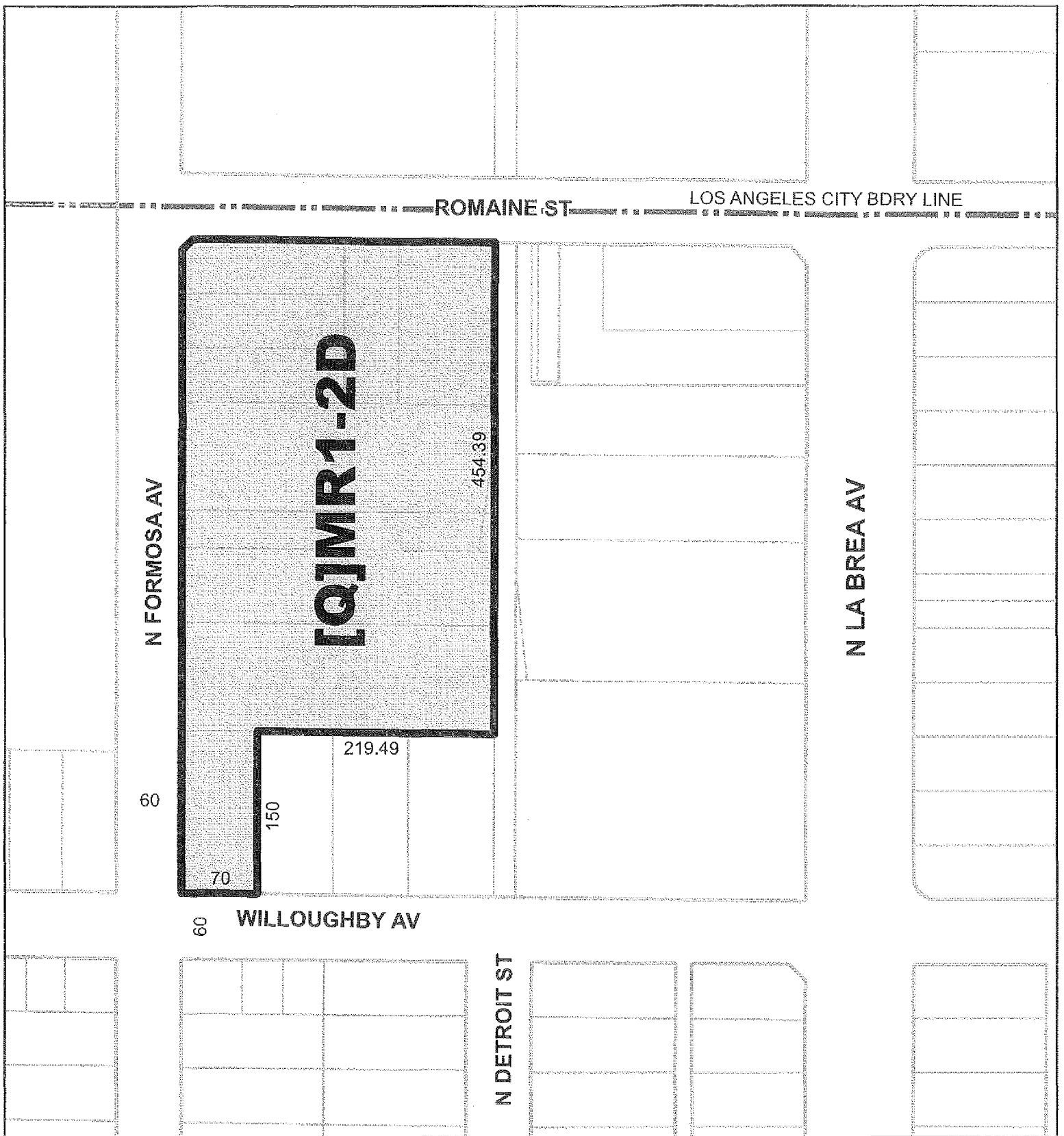
C.M. 141 B 177	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

AE/

HOLLYWOOD CPU, SA 39:2

010412





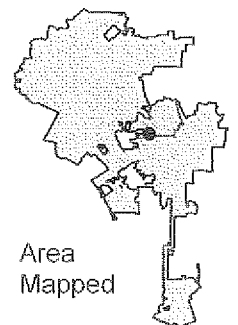
NOT TO SCALE

C.M. 144 B 181	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

AE/

HOLLYWOOD CPU, SA 39:3

010412



ROMAINE ST

LOS ANGELES CITY BDRY LINE

M1-2D

N LA BREA AV

M1-2D

WILLOUGHBY AV

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

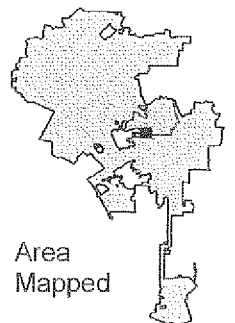
C.M. 144 B 181

CPC 2005-6082 CPU
CPC 1997-0043 CPU

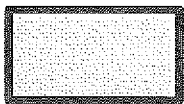
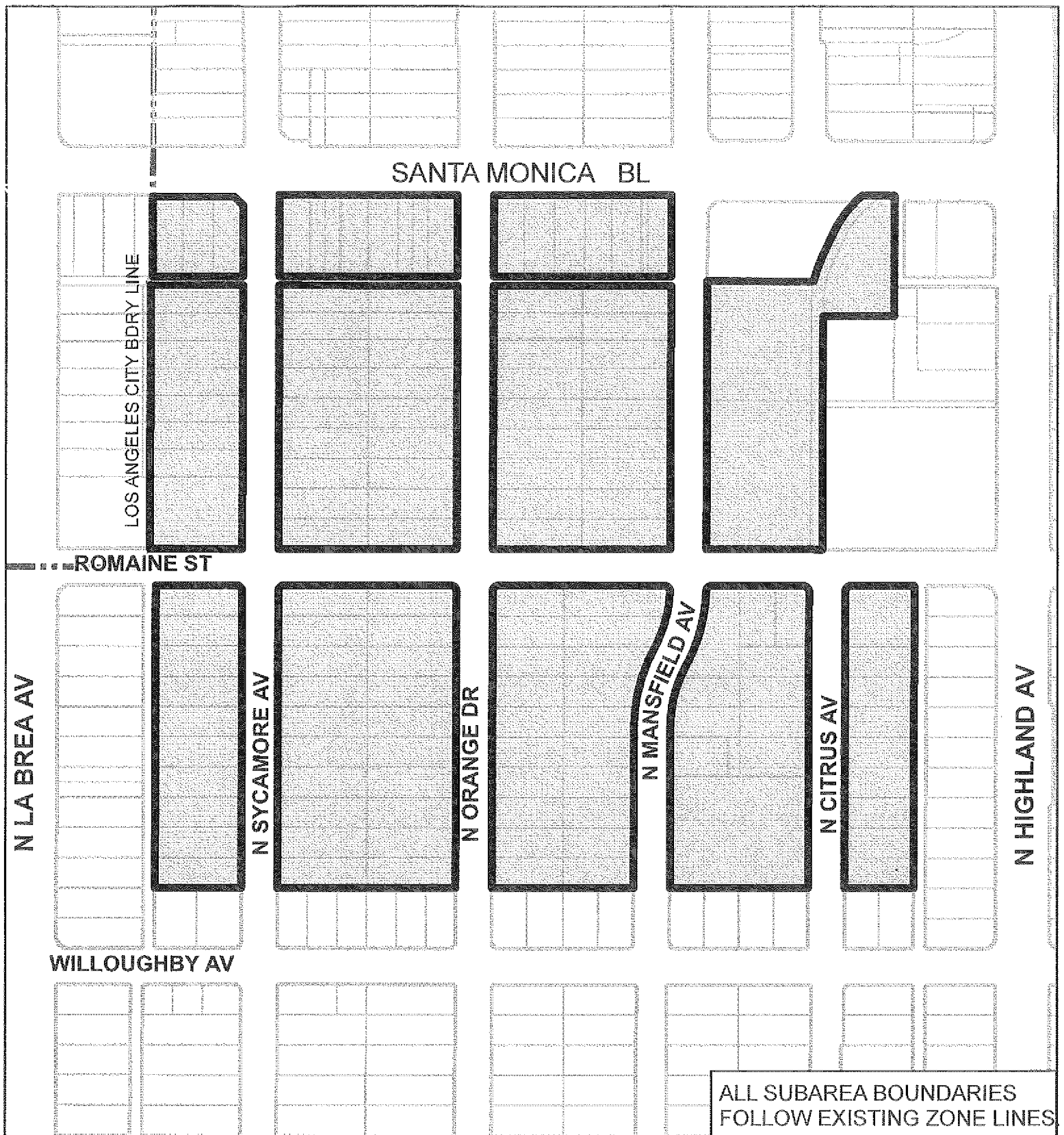
LH

HOLLYWOOD CPU, SA 39:4

010412



Area
Mapped



[Q]MR1-1



NOT TO SCALE

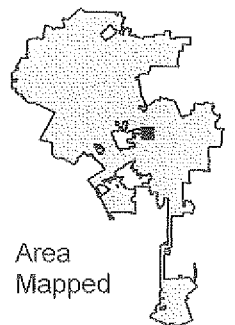
C.M. 144 B 181, 144 B 185

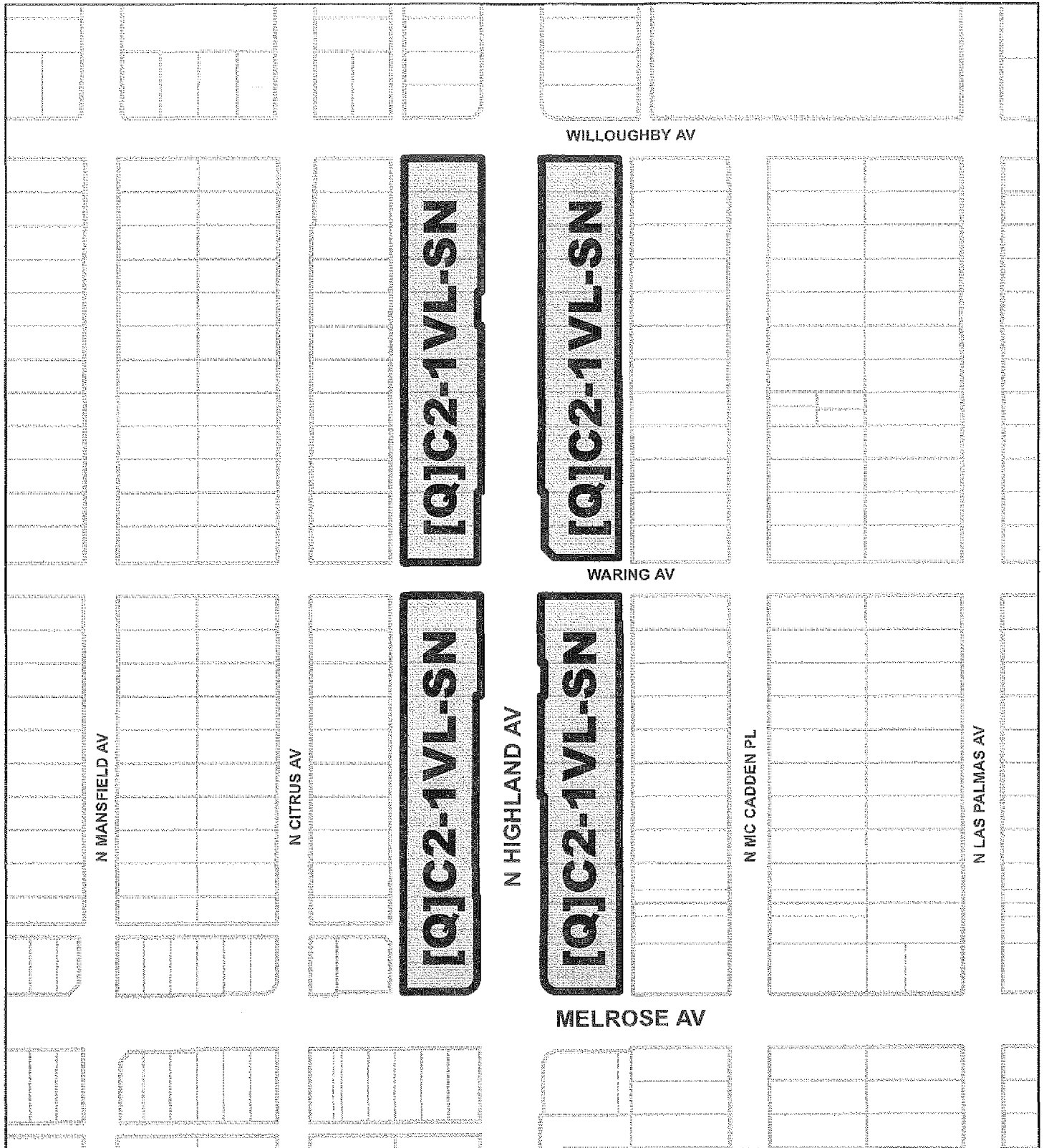
CPC 2005-6082 CPU
CPC 1997-0043 CPU

AE/

HOLLYWOOD CPU, SA 40

020112





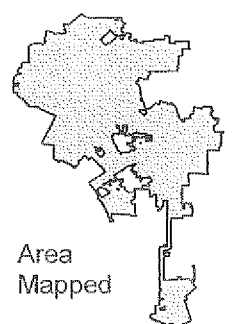
NOT TO SCALE

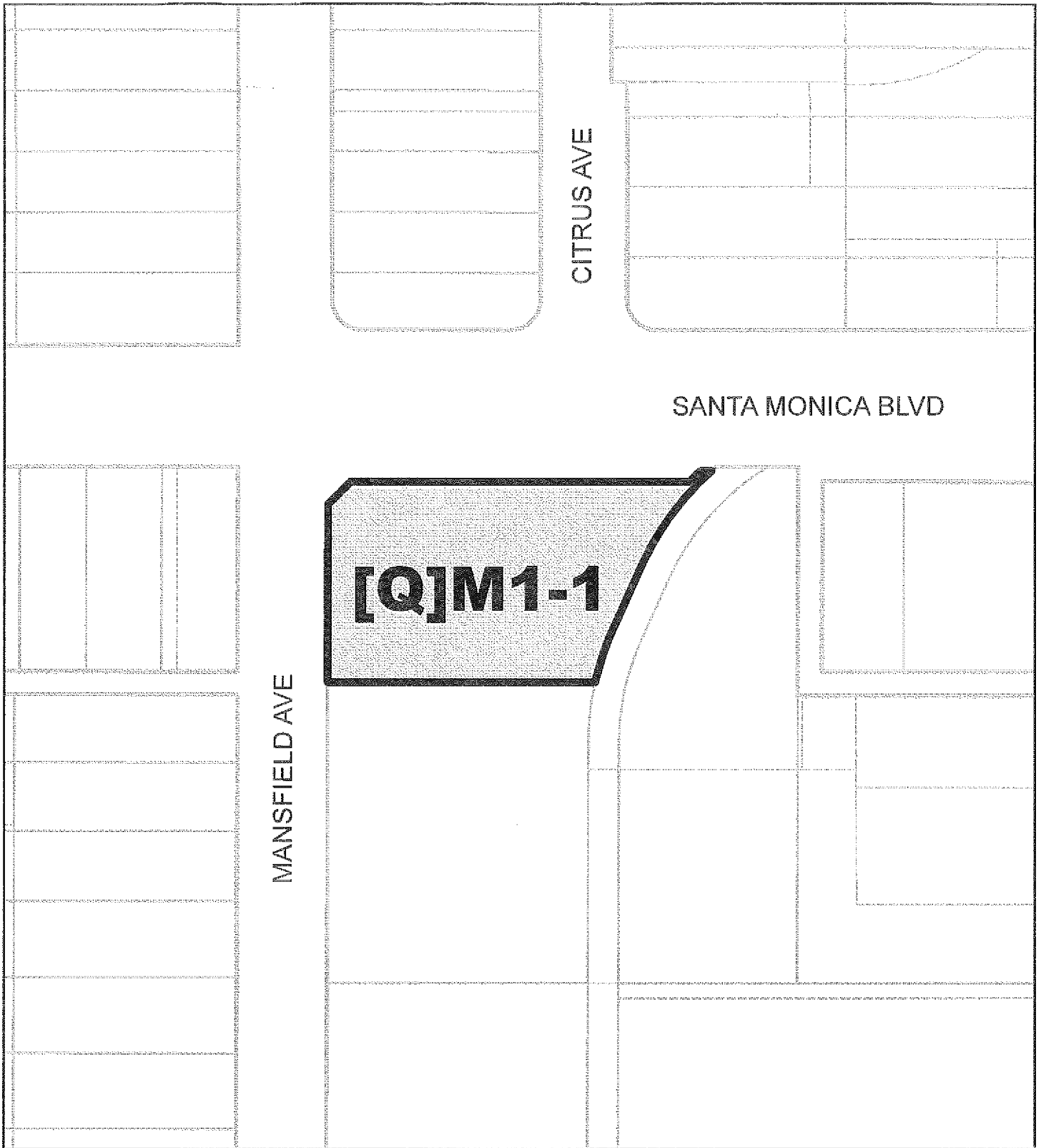
C.M. 141 B 185, 144 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
---------------------------	--

AA/

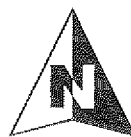
010412

HOLLYWOOD CPU, SA 40:1





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



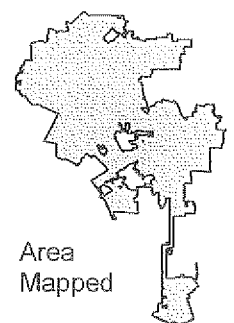
NOT TO SCALE

C.M. 144 B 181, 144 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
---------------------------	--

AA/

HOLLYWOOD CPU, SA 40:1A

010412



Area
Mapped



[Q]MR1-1



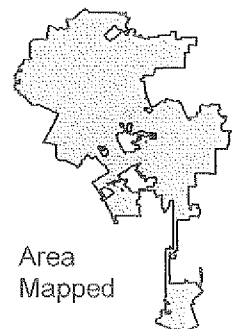
NOT TO SCALE

C.M. 144 B 181, 144 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
---------------------------	--

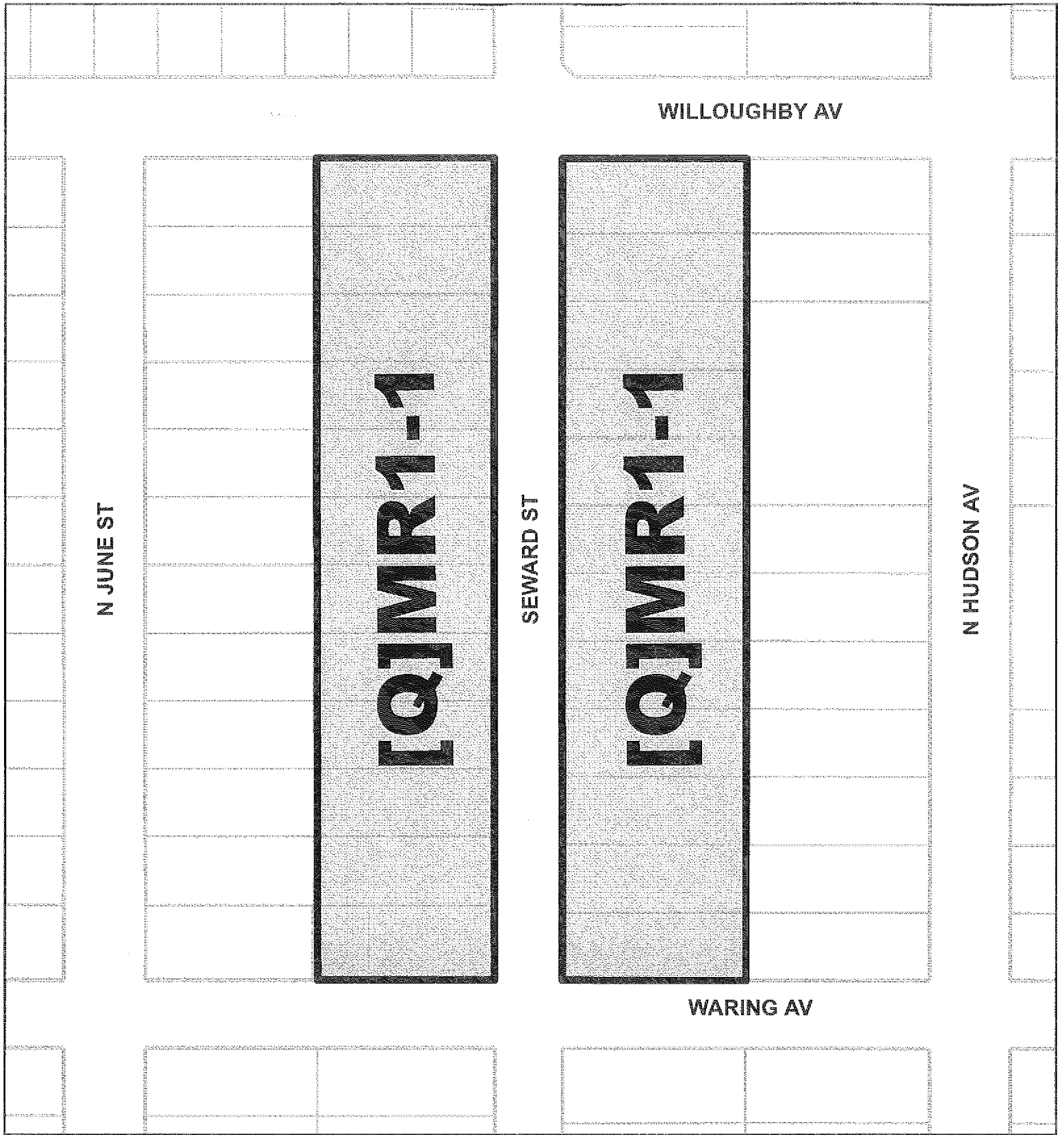
AA/

010412

HOLLYWOOD CPU, SA 40:1C



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

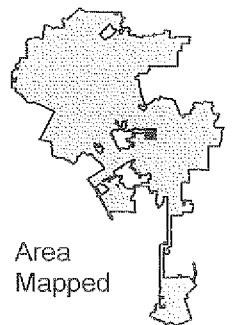
C.M. 147 A 203

CPC 1997-0043 CPU
CPC 2005-6082 CPU

AE/

010412

HOLLYWOOD CPU, SA 40:2





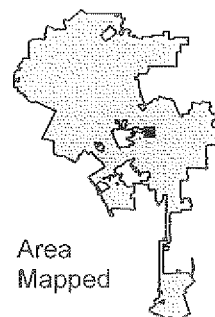
NOT TO SCALE

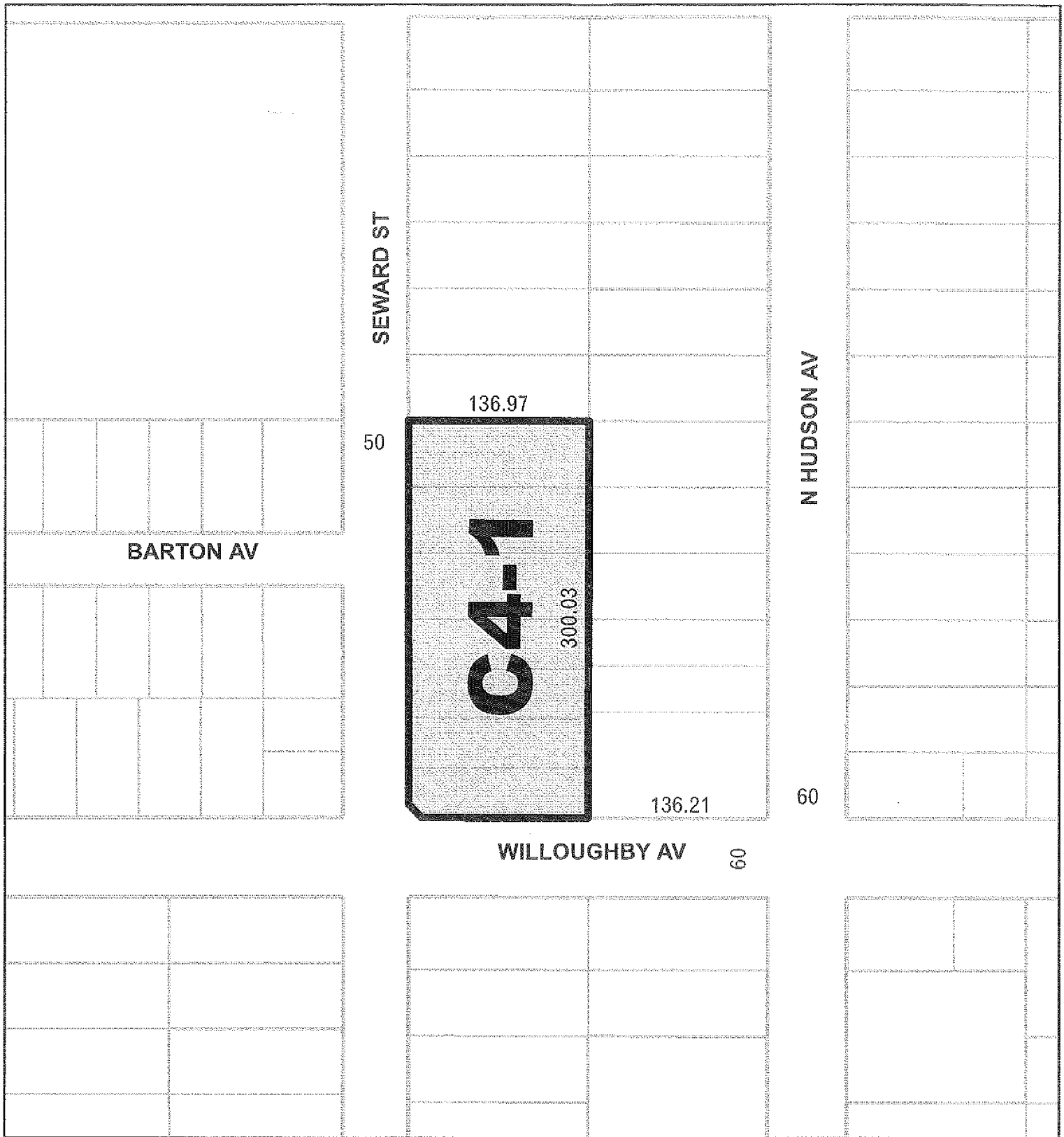
C.M. 144 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

010412

HOLLYWOOD CPU, SA 40:2A





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES
EXCEPT WHERE DIMENSIONED.



NOT TO SCALE

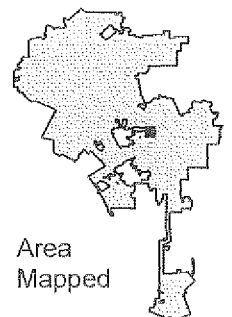
C.M. 144 B 185

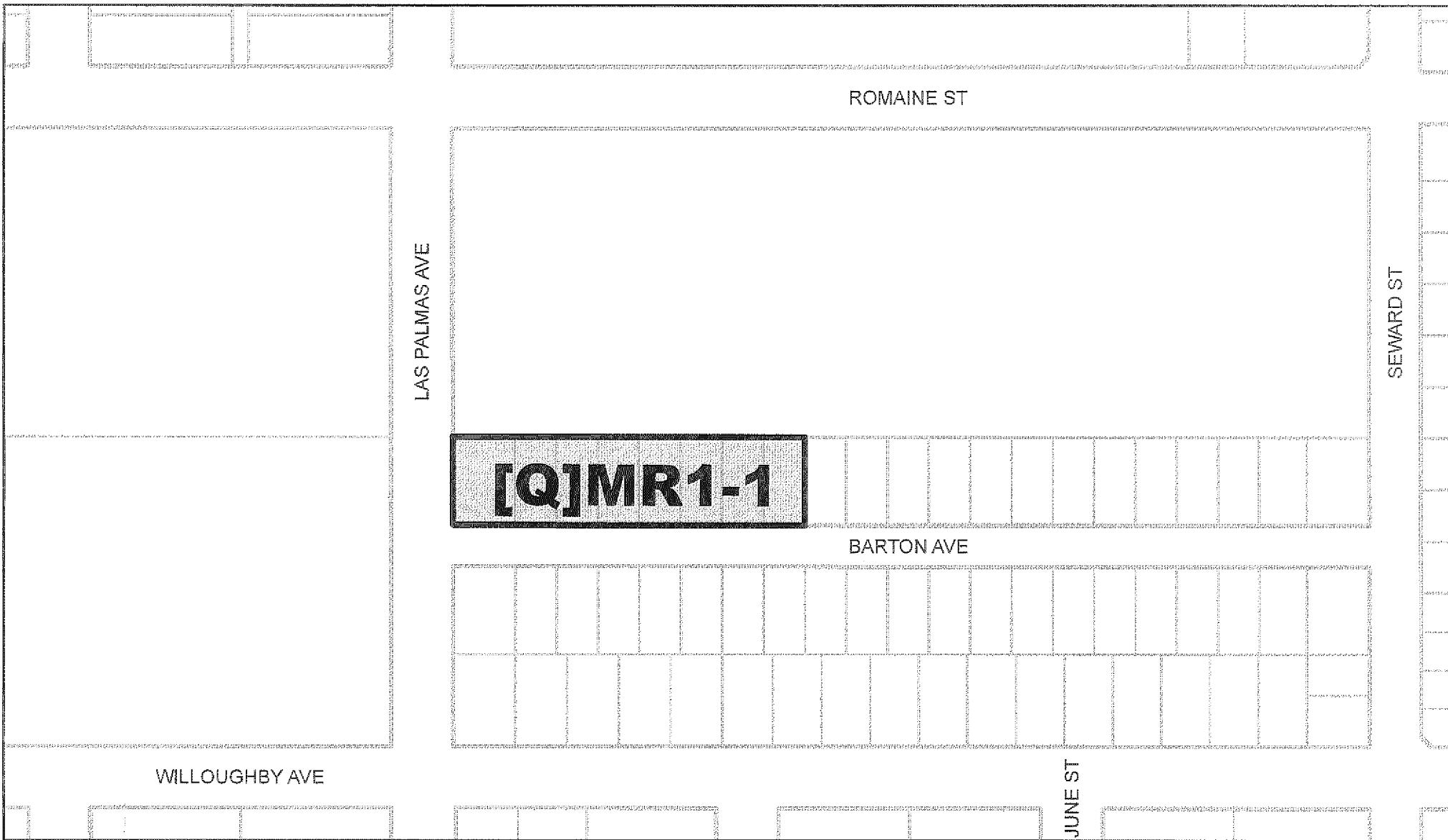
CPC 1997-0043 CPU
CPC 2005-6082 CPU

AE/

010412

HOLLYWOOD CPU, SA 40:2B





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



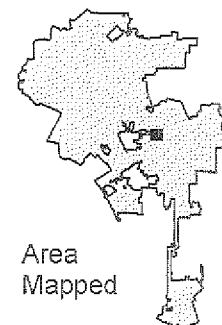
NOT TO SCALE

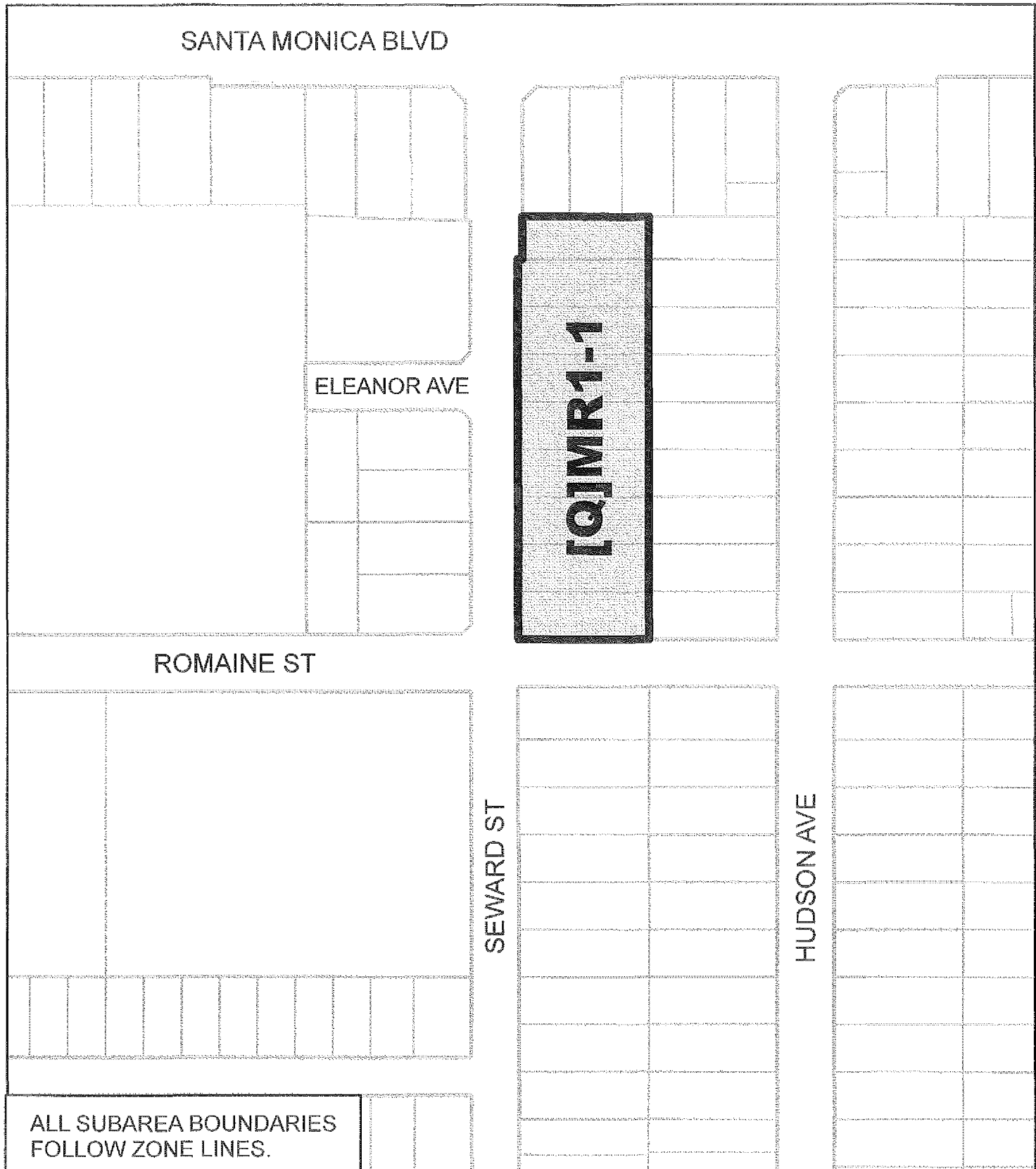
D.M. 144 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AE\

010412

HOLLYWOOD CPU, SA 40:2C





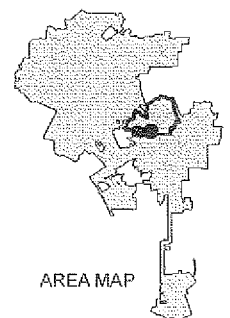
NOT TO SCALE

C.M. 144 B 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

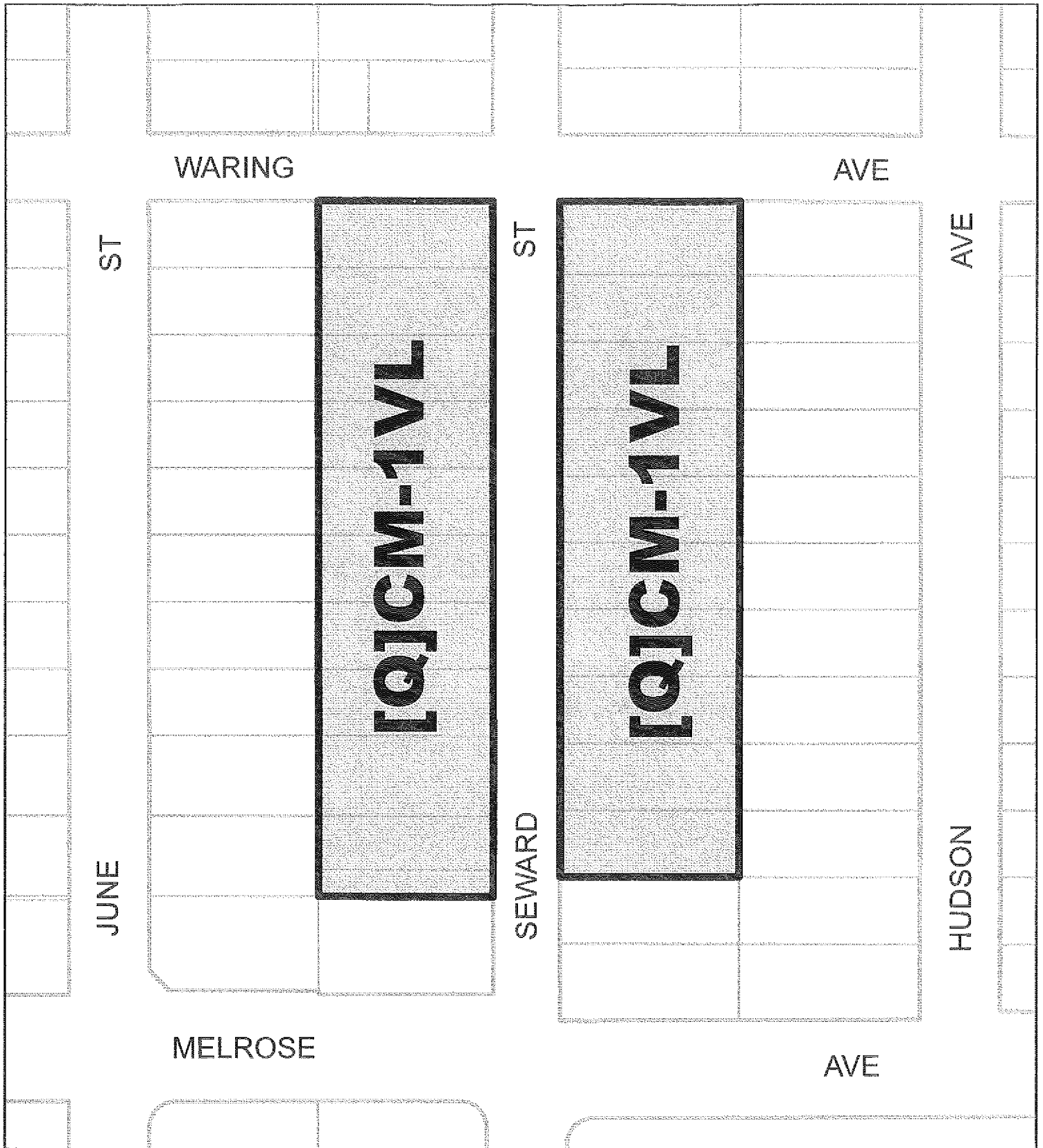
LH/

HOLLYWOOD CPU, SA 40:2D

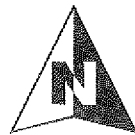
012512



AREA MAP



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.

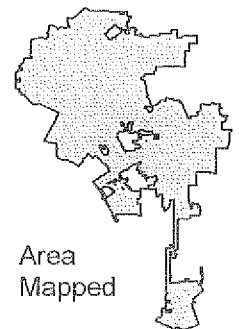


NOT TO SCALE

C.M. 141 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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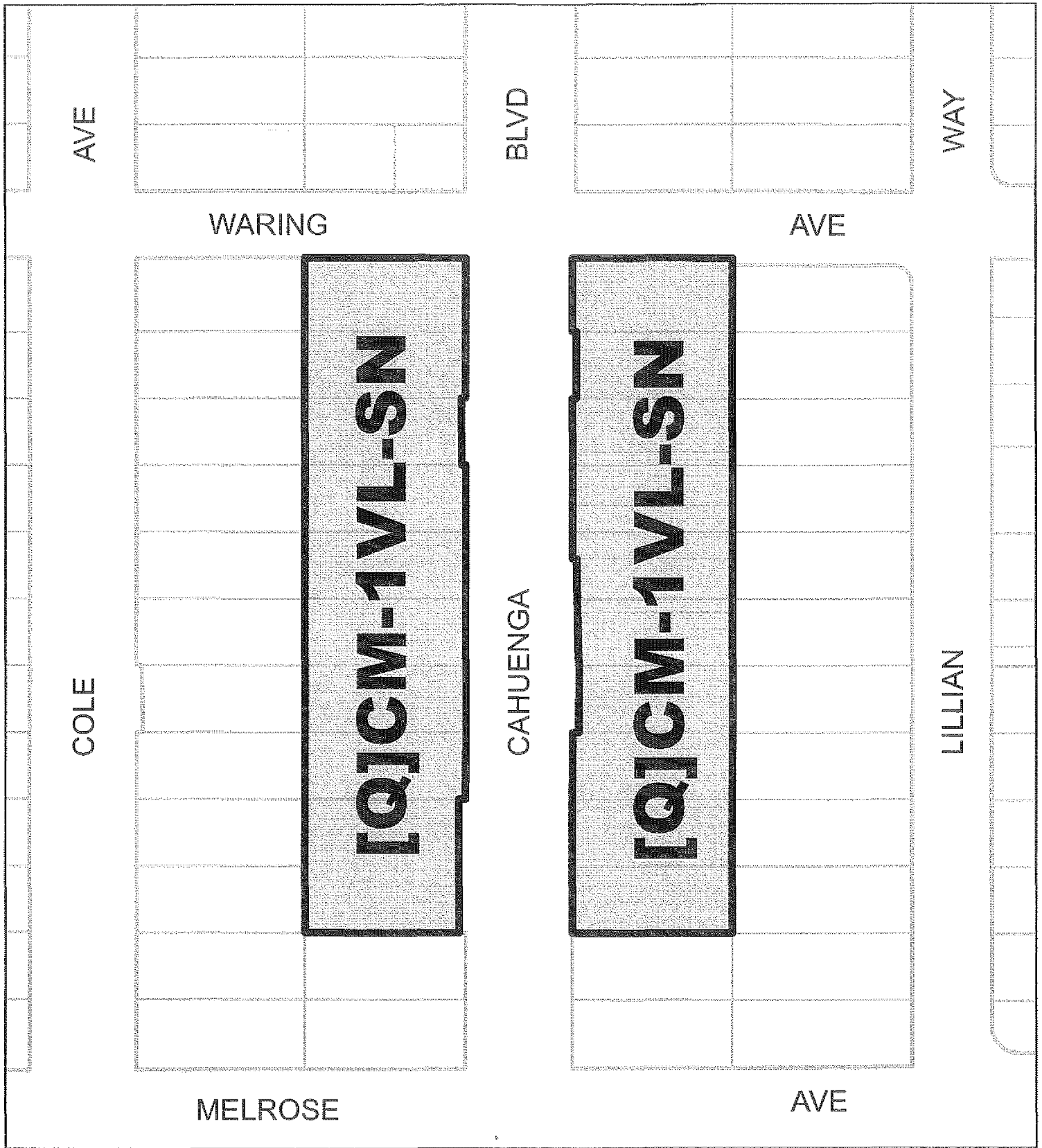
AA/

010412



Area
Mapped

HOLLYWOOD CPU, SA 40:3



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



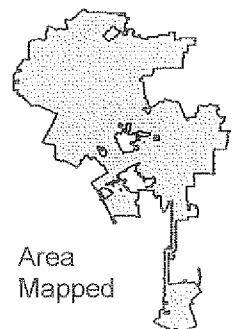
NOT TO SCALE

C.M. 141 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

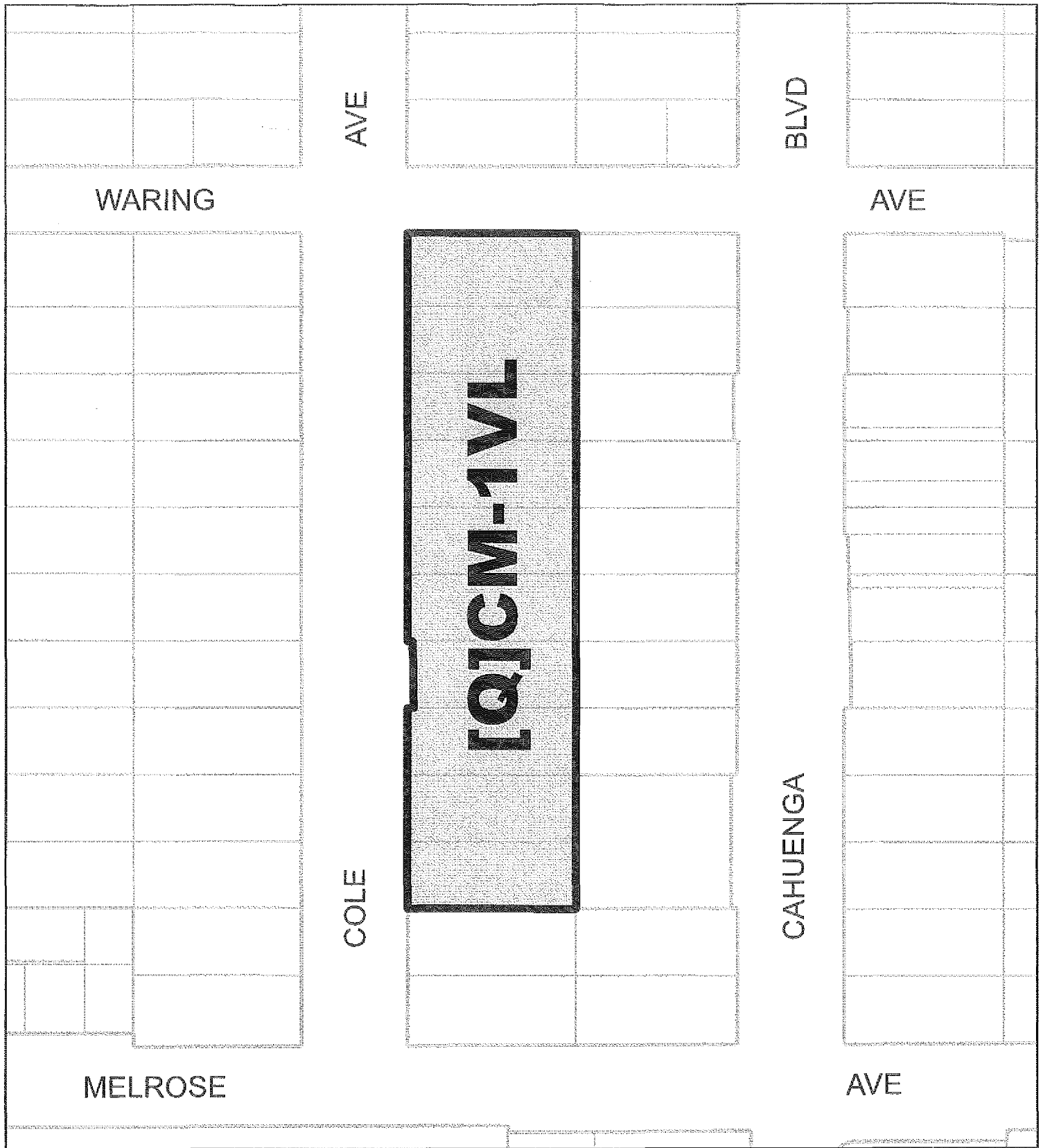
AAV

010412

HOLLYWOOD CPU, SA 40:4



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



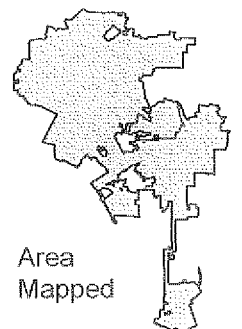
NOT TO SCALE

CM. 141 B 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AA/

HOLLYWOOD CPU, SA 40:4A

010412



WARING AV

[Q]CM-1VL

LILLIAN WY

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



NOT TO SCALE

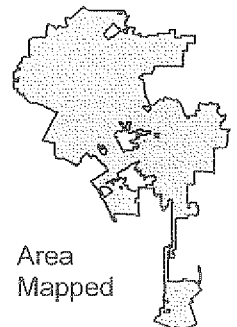
C.M. 141 B 185

CPC 2005-6082 CPU
CPC 1997-0043 CPU

AAV

HOLLYWOOD CPU, SA 40.4B

010412



Area
Mapped



 **[Q]C2-2D**



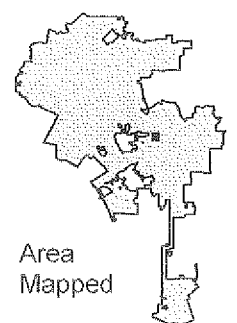
NOT TO SCALE

C.M. 144 B 185, 144 B 189 141 B 185, 141 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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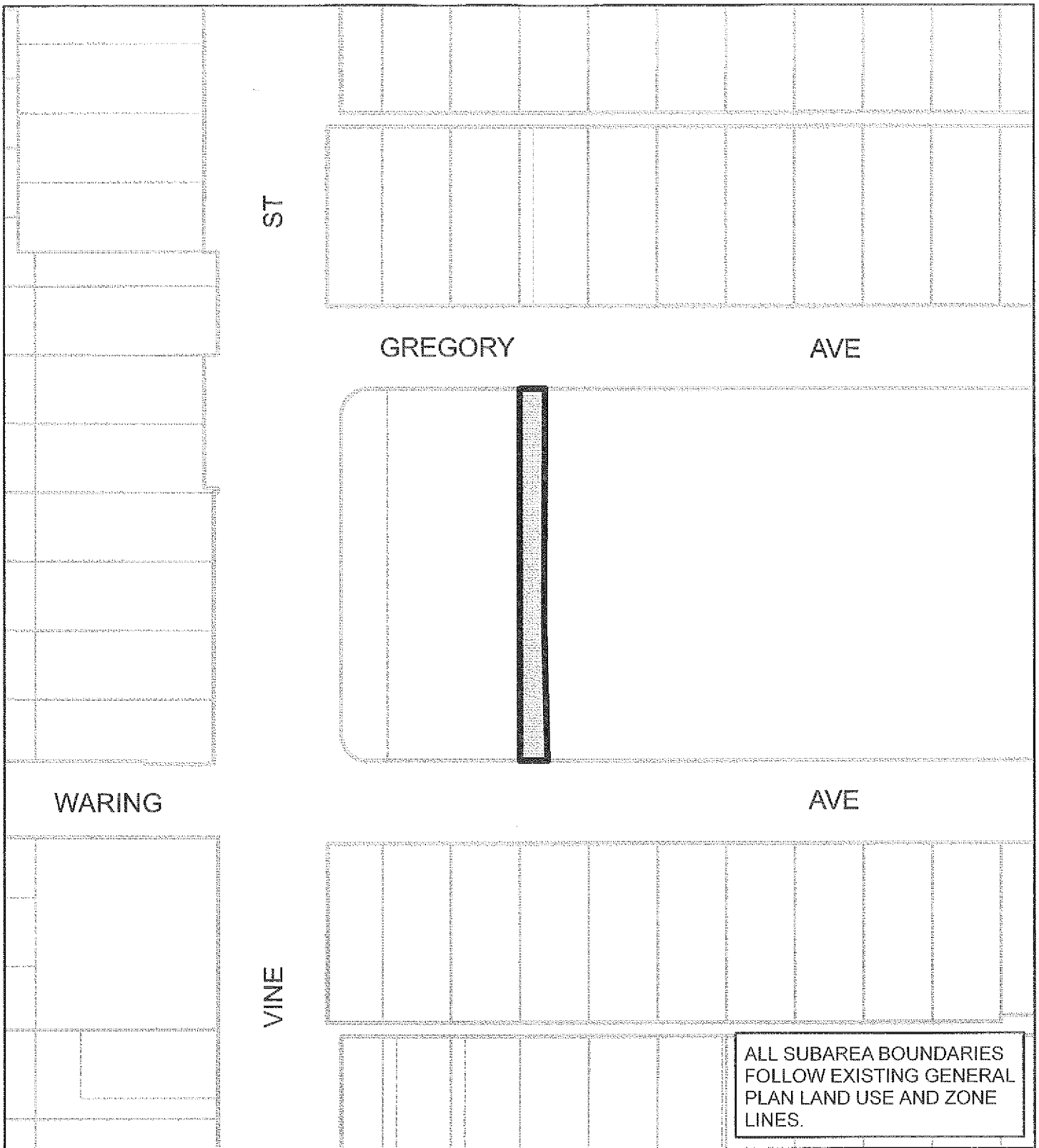
AA/

010412

HOLLYWOOD CPU, SA 40:5



Area
Mapped



 **[Q]R4-1VL**



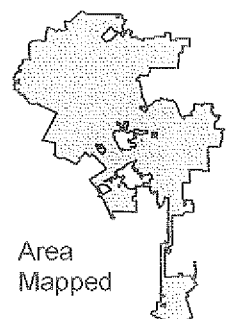
NOT TO SCALE

C.M. 141 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

AA/

010412

HOLLYWOOD CPU, SA 40:5A





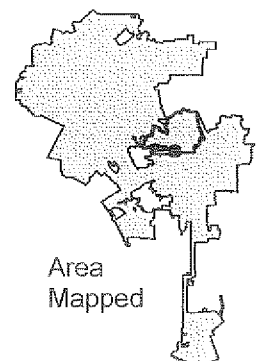
NOT TO SCALE

C.M. 144 B 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

LH/

HOLLYWOOD CPU, SA 40:6

012512

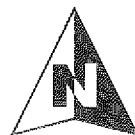


Area
Mapped

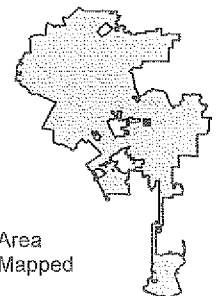


[Q]R4-1VL

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL
PLAN LAND USE LINES.



NOT TO SCALE



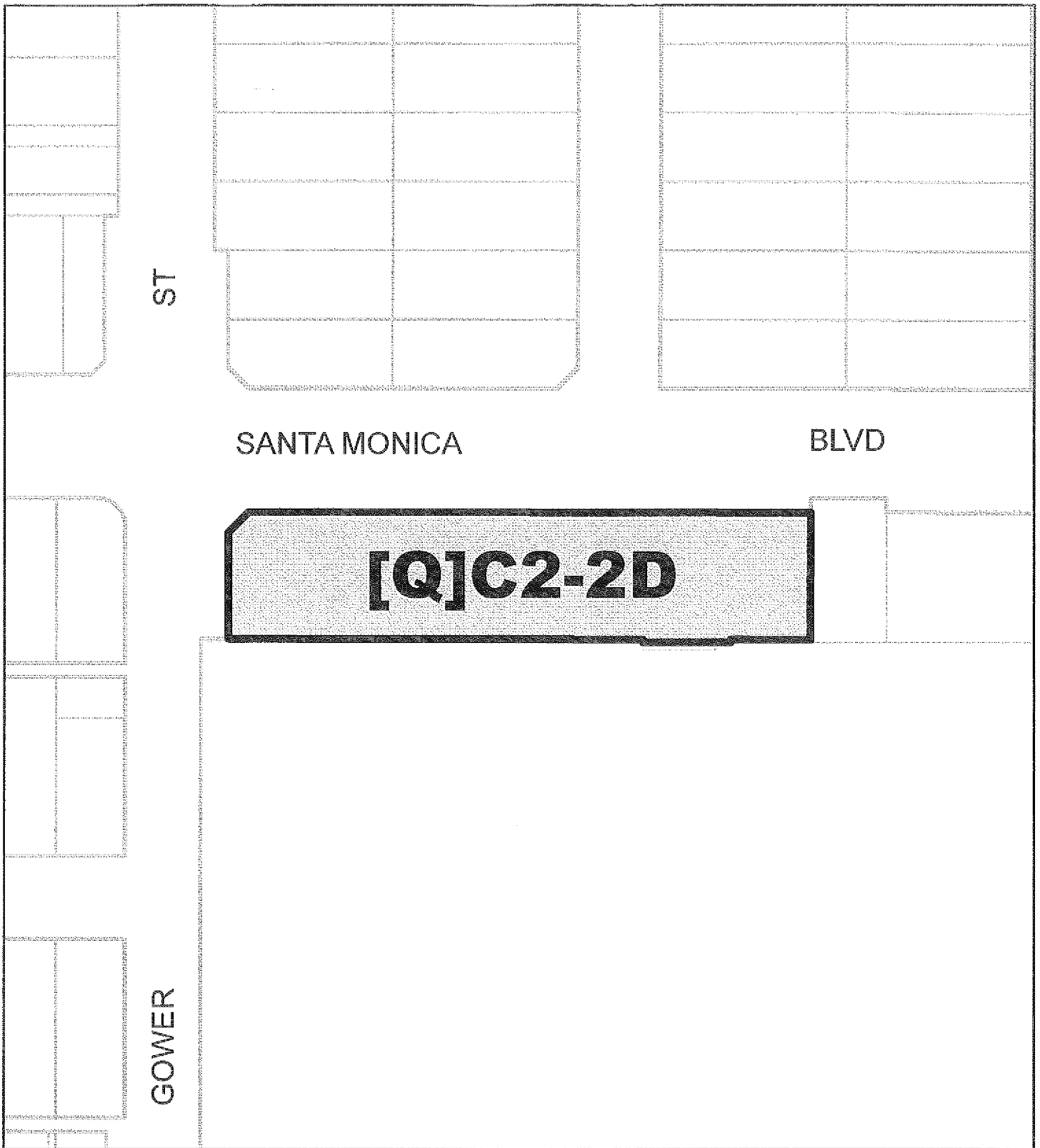
Area
Mapped

C.M. 144 B 189, 141 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AAI

010412

HOLLYWOOD CPU, SA 41



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



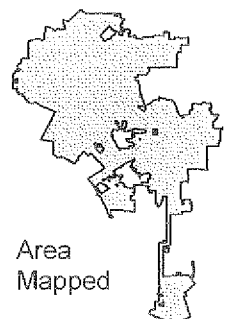
NOT TO SCALE

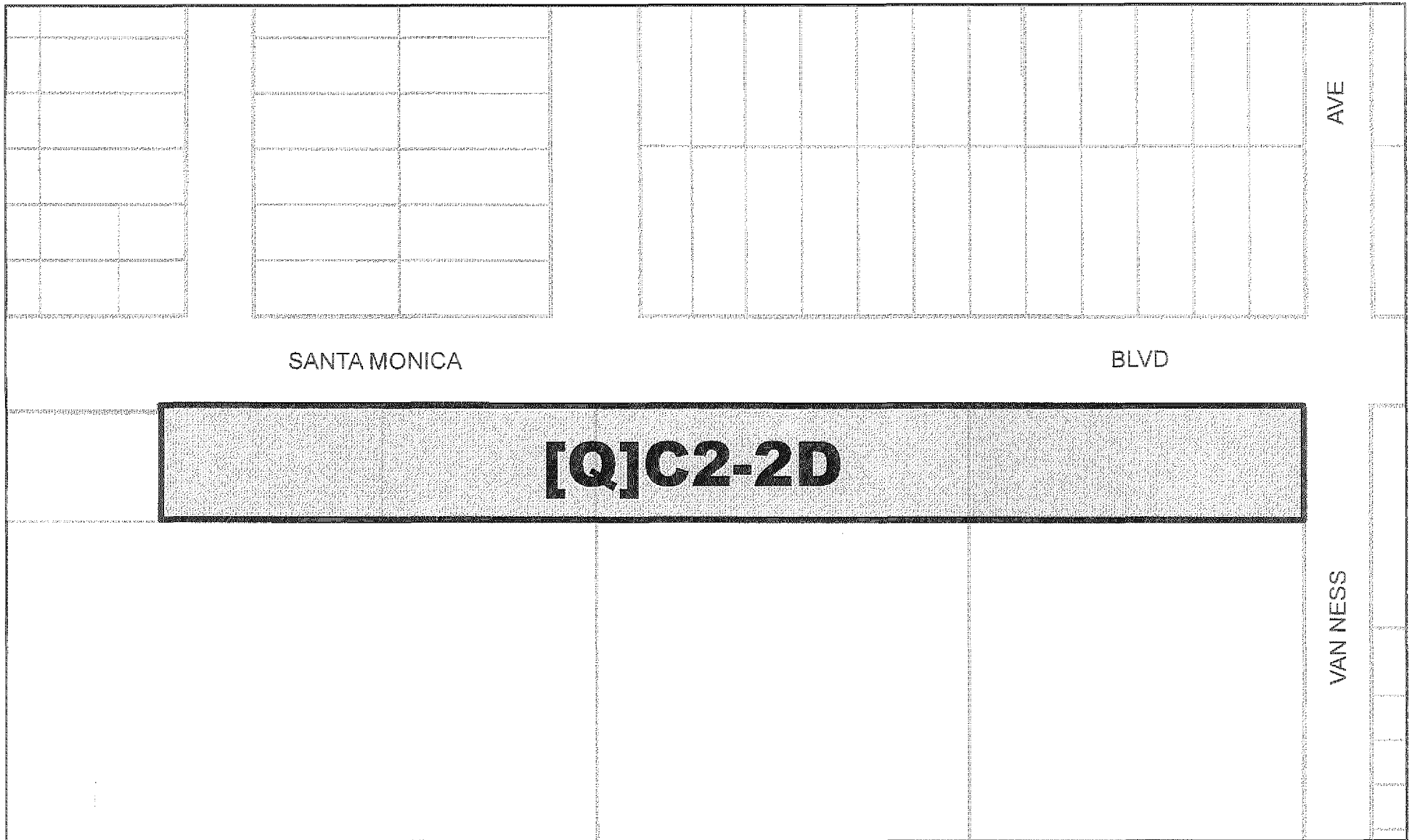
C.M. 144 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AAV

010412

HOLLYWOOD CPU, SA 41:1





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



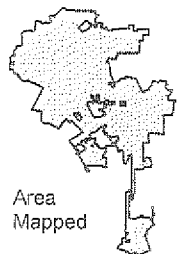
NOT TO SCALE

C.M. 144 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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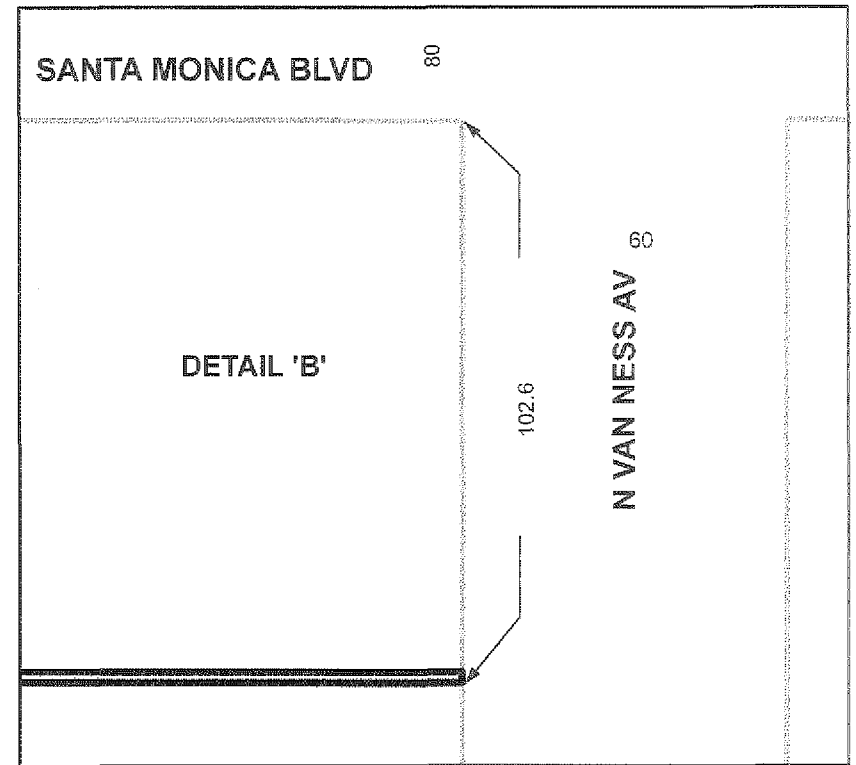
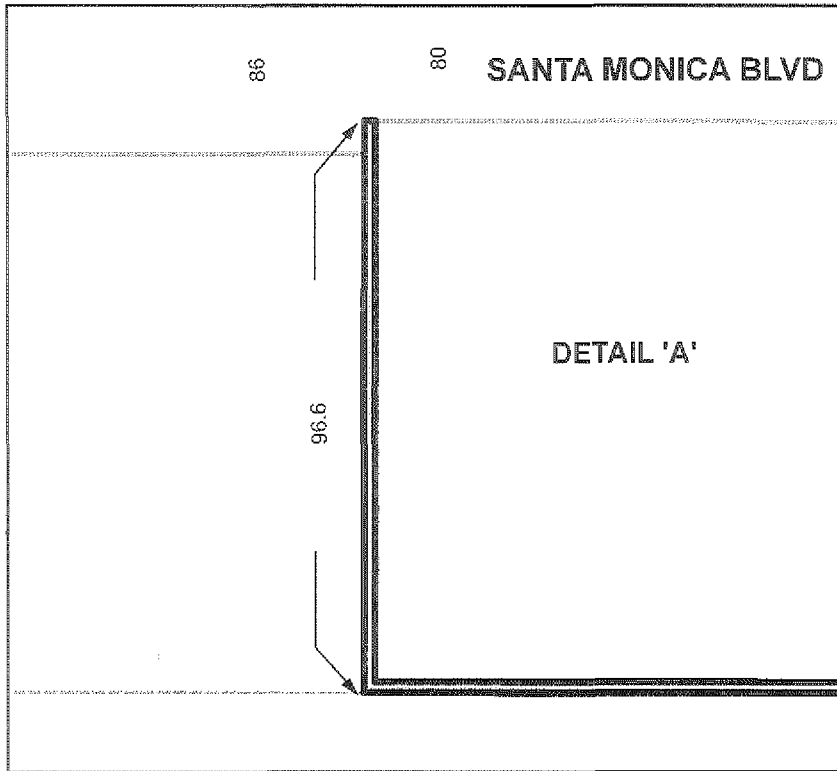
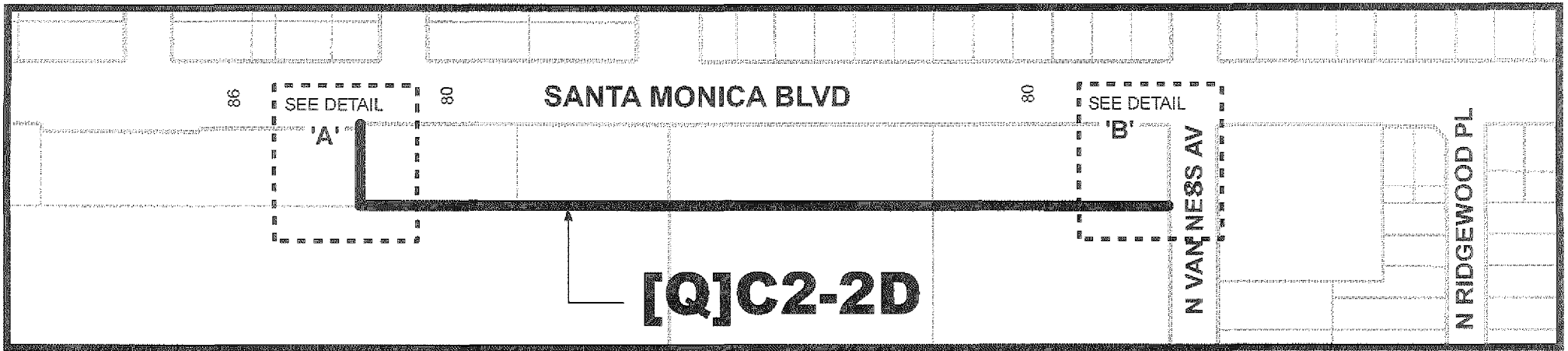
AA/

010412

HOLLYWOOD CPU, SA 41:2



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL
PLAN LAND USE AND ZONE
LINES.

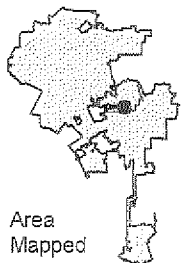


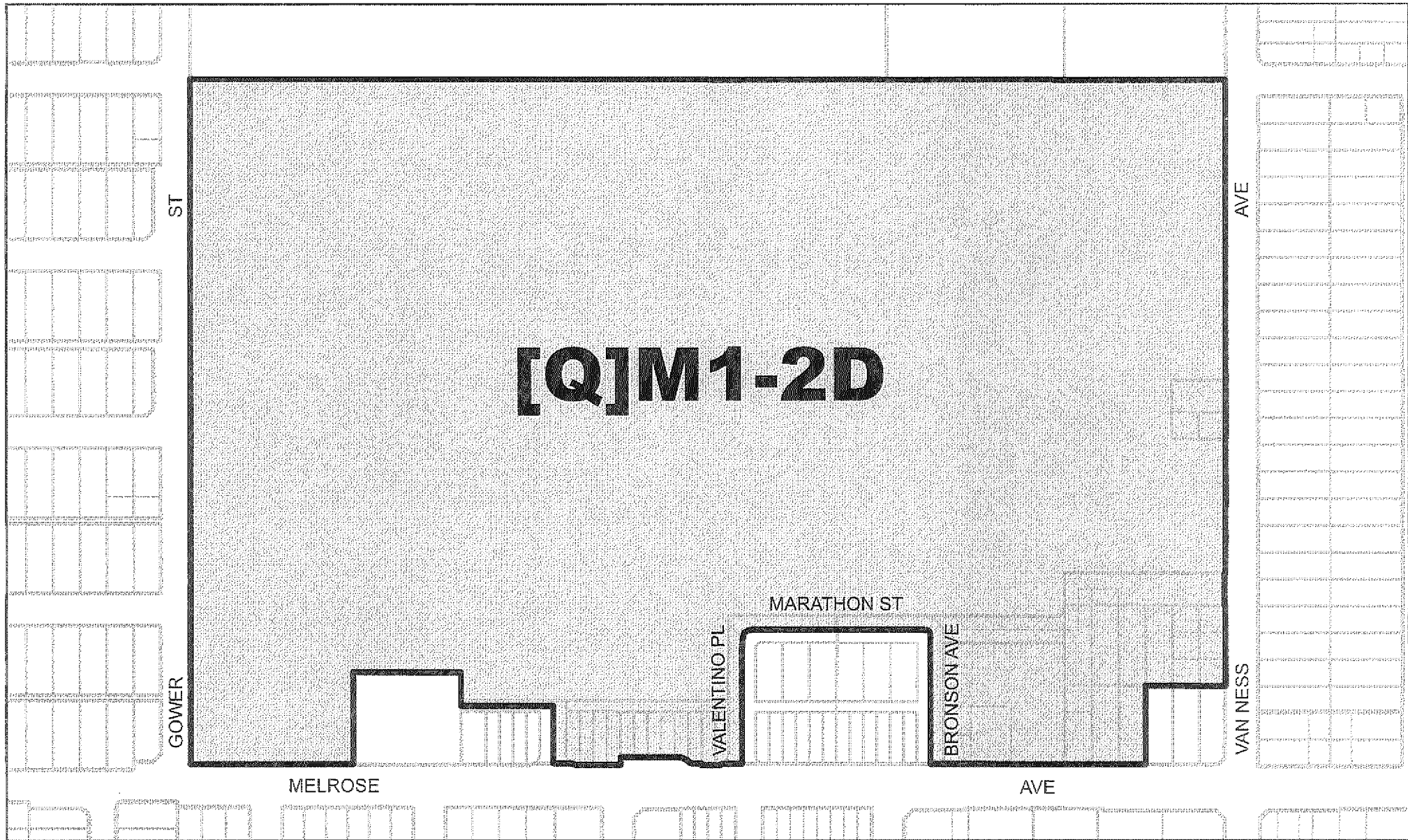
C.M. 144 B 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
----------------	--

LH/

HOLLYWOOD CPU, SA 41:2A

010412





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.

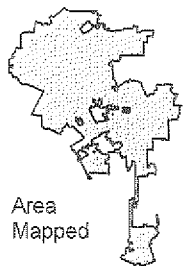


NOT TO SCALE

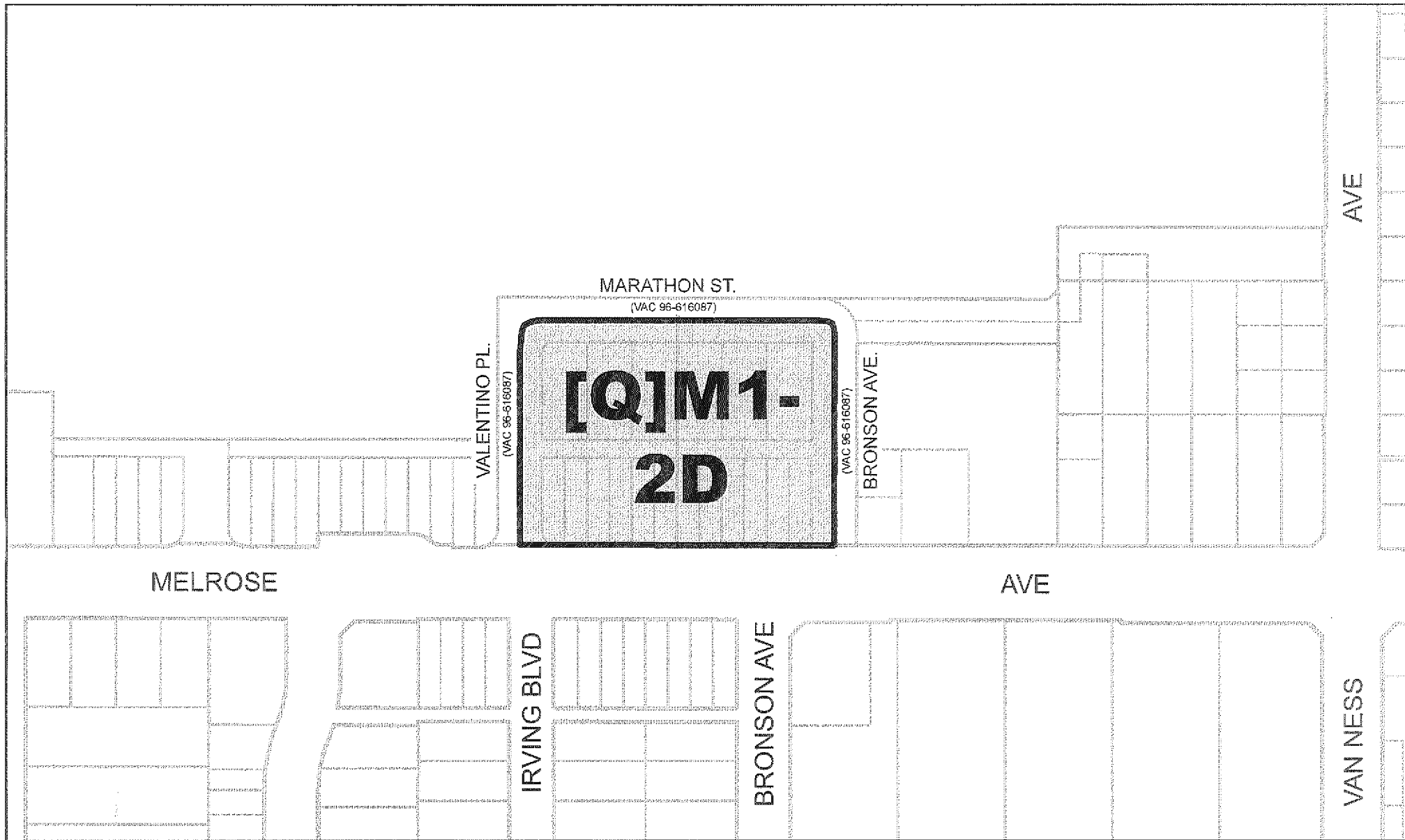
C.M. 141 B 189, 144 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
---------------------------	--

AA/

010412



HOLLYWOOD CPU, SA 41:3



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



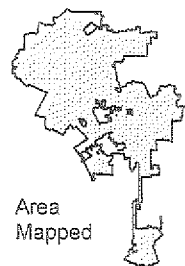
NOT TO SCALE

C.M. 141 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

AA/

010412

HOLLYWOOD CPU, SA 41:5



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.

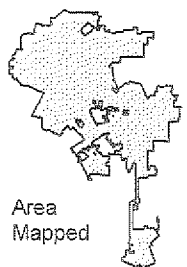


NOT TO SCALE

C.M. 141 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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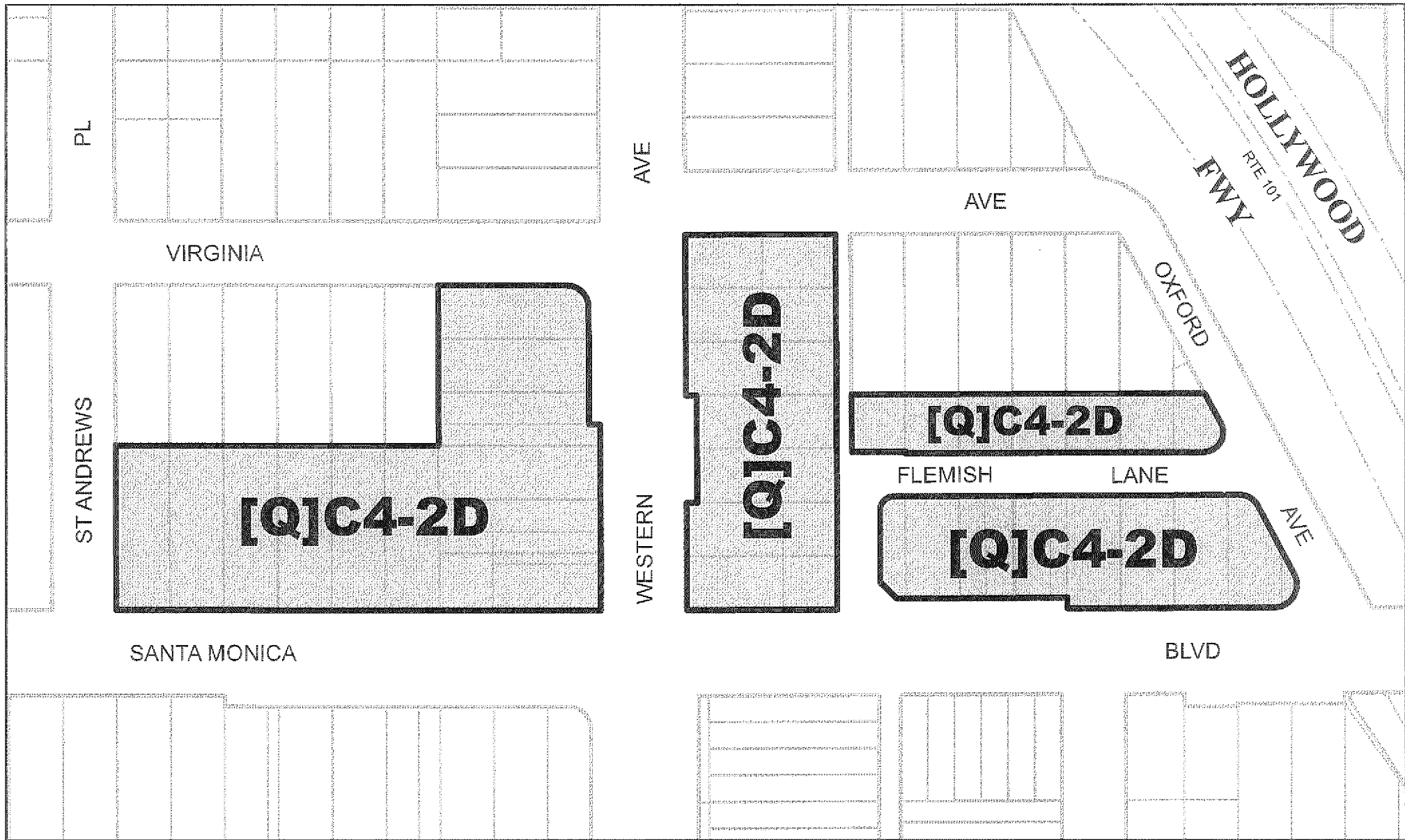
AA/

010412



Area
Mapped

HOLLYWOOD CPU, SA 41:4



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



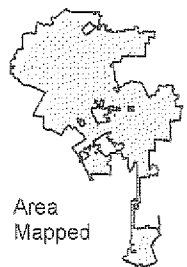
NOT TO SCALE

C.M. 144 B 193

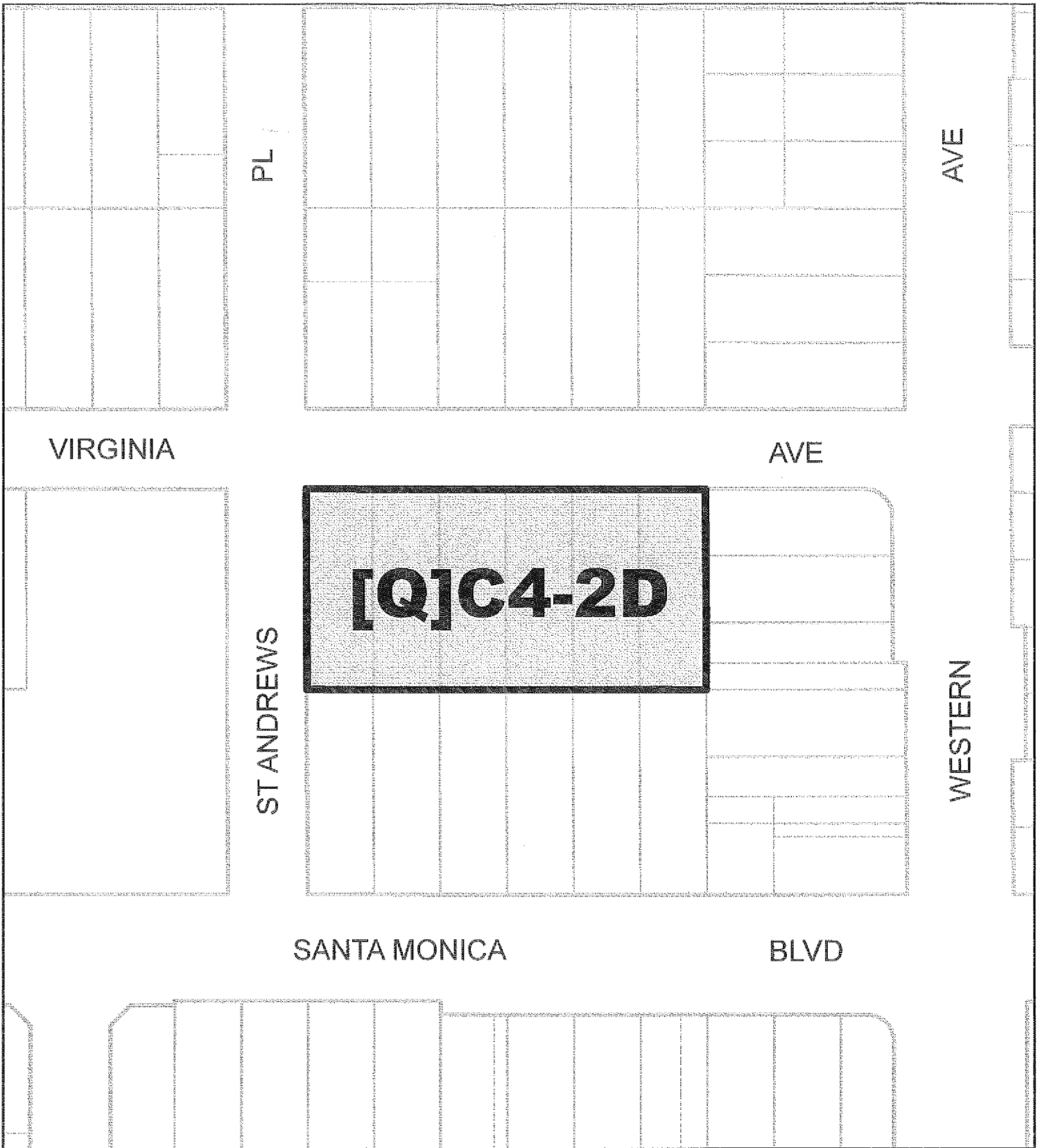
CPC 1997-0043 CPU
CPC 2005-6082 CPU

AA/

010412



HOLLYWOOD CPU, SA 41:6



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



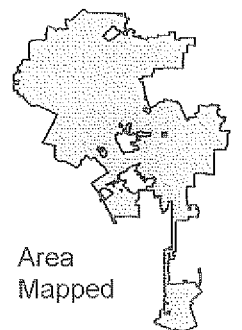
NOT TO SCALE

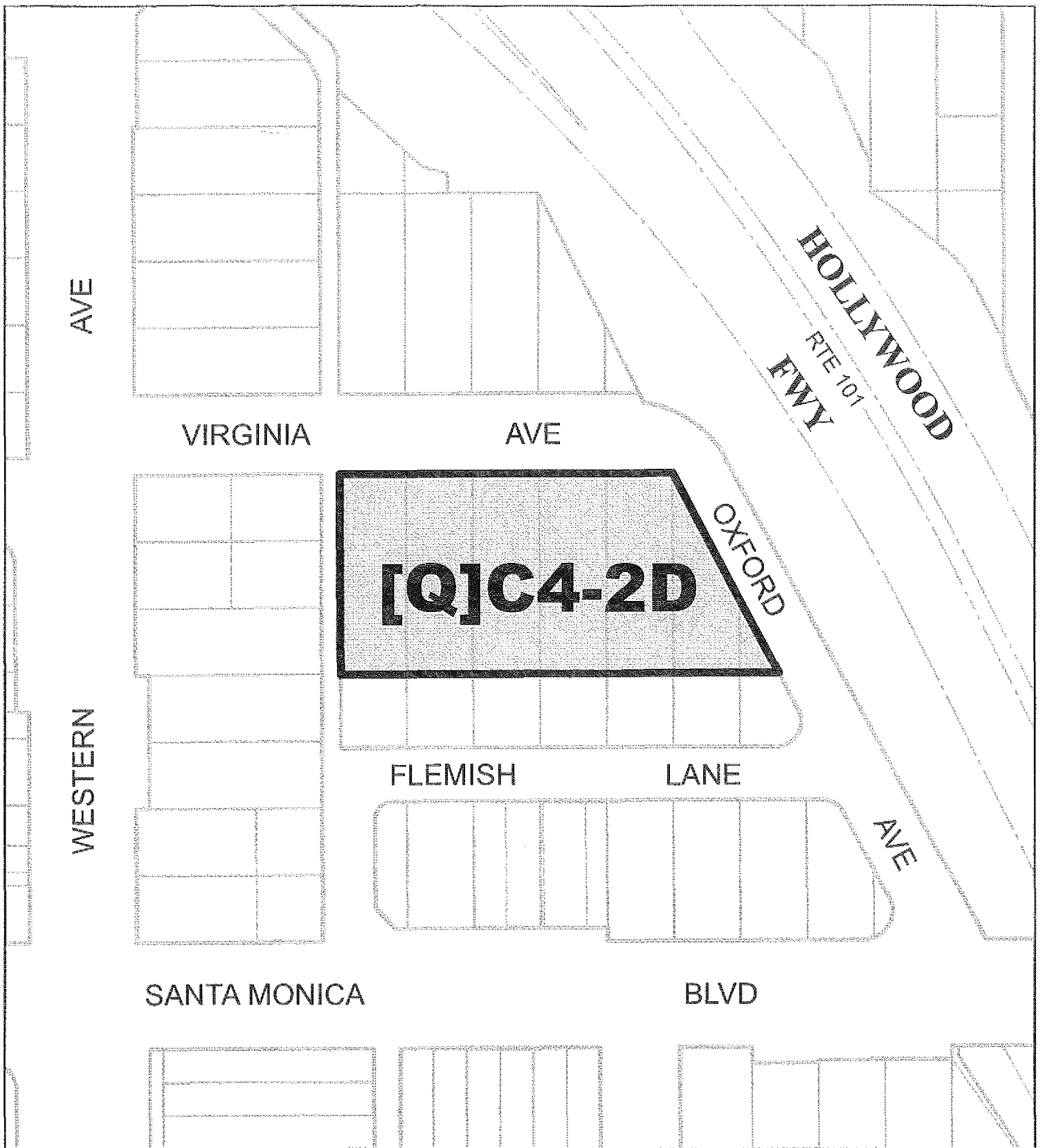
C.M. 144 B 193	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AAV

HOLLYWOOD CPU, SA 41:7

010412





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



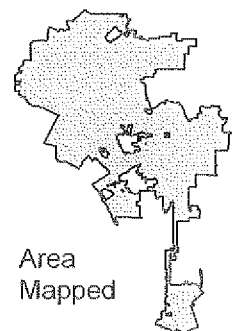
NOT TO SCALE

C.M. 144 B 193	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AAV

HOLLYWOOD CPU, SA 41:8

010412





[Q]C2-2D

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES, EXCEPT WHERE
DIMENSIONED.



NOT TO SCALE

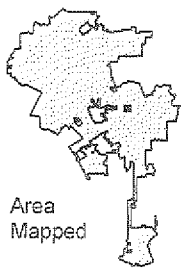
C.M. 144 B 189, 144 B 193

CPC 1997-0043 CPU
CPC 2005-6082 CPU

AA/

HOLLYWOOD CPU, SA 42

010412



Area
Mapped



 **[Q]C4-1**

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



NOT TO SCALE

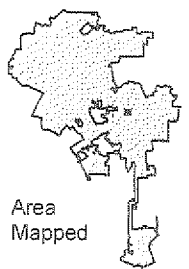
C.M. 141 B 189, 141 B 193

CPC 1997-0043 CPU
CPC 2005-6082 CPU

AA/

HOLLYWOOD CPU, SA 42:1

010412



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL
PLAN LAND USE AND OR
ZONE LINES.



NOT TO SCALE

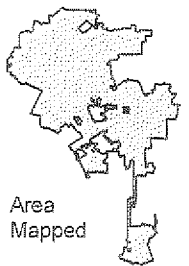
C.M. 141 B 189

CPC 1997-0043 CPU
CPC 2005-6082 CPU

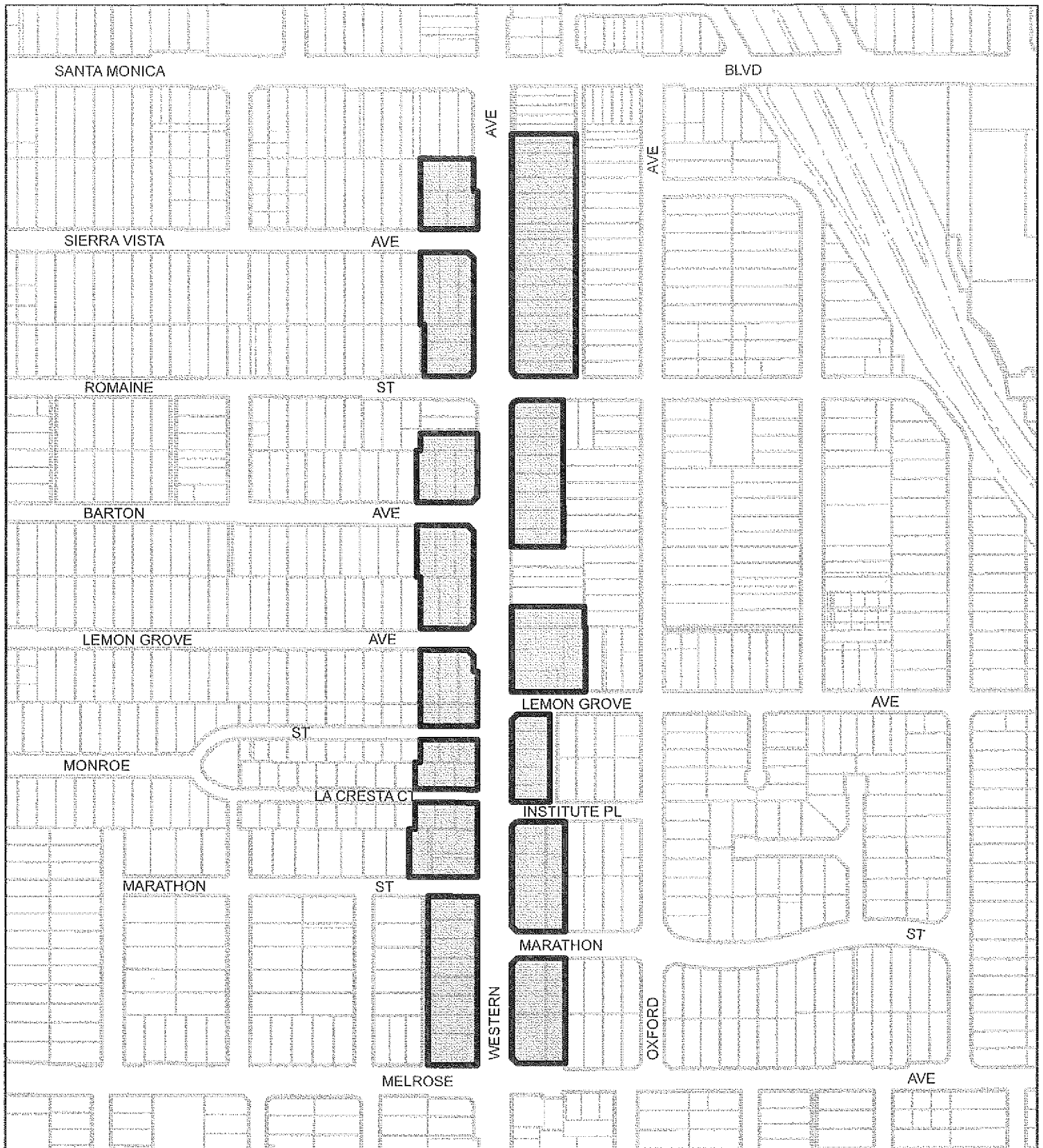
AA/

010412

HOLLYWOOD CPU, SA 42:1A



Area
Mapped

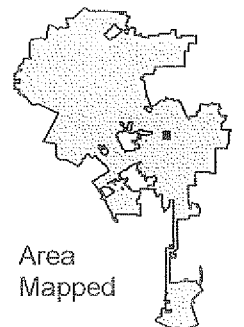


[Q]C4-2D

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



NOT TO SCALE



C.M. 144 B 193, 141 B 193	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AA/

HOLLYWOOD CPU, SA 42:2

010412



ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAND LAND USE AND OR ZONE LINES, EXCEPT WHERE DIMENSIONED.



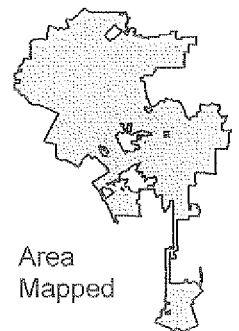
NOT TO SCALE

C.M. 144 B 193	CPC 1997-0043 CPU CPC 2005-6082 CPU
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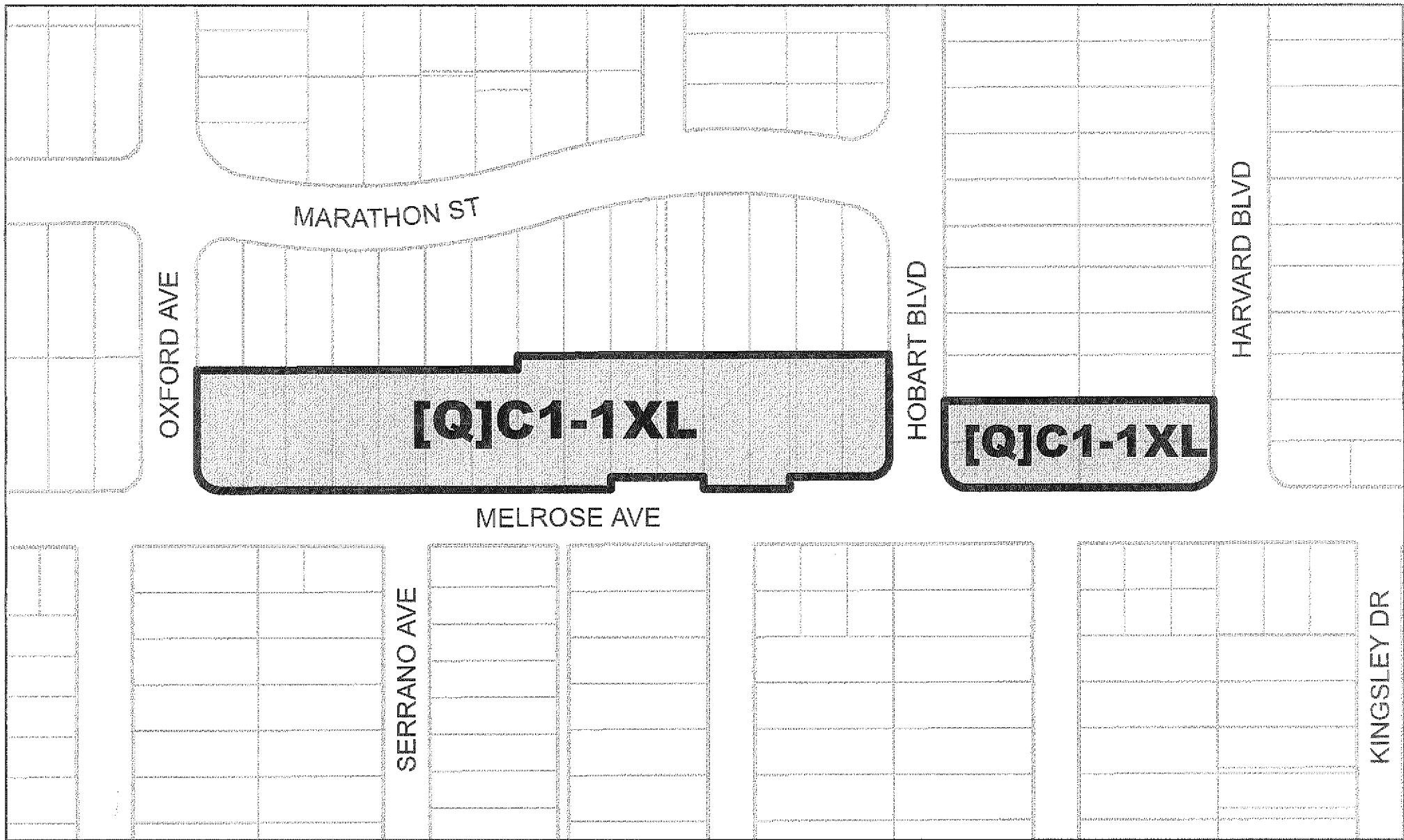
AA/

HOLLYWOOD CPU, SA 42:3

010412



Area
Mapped



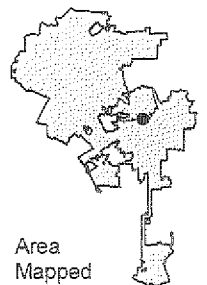
ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.

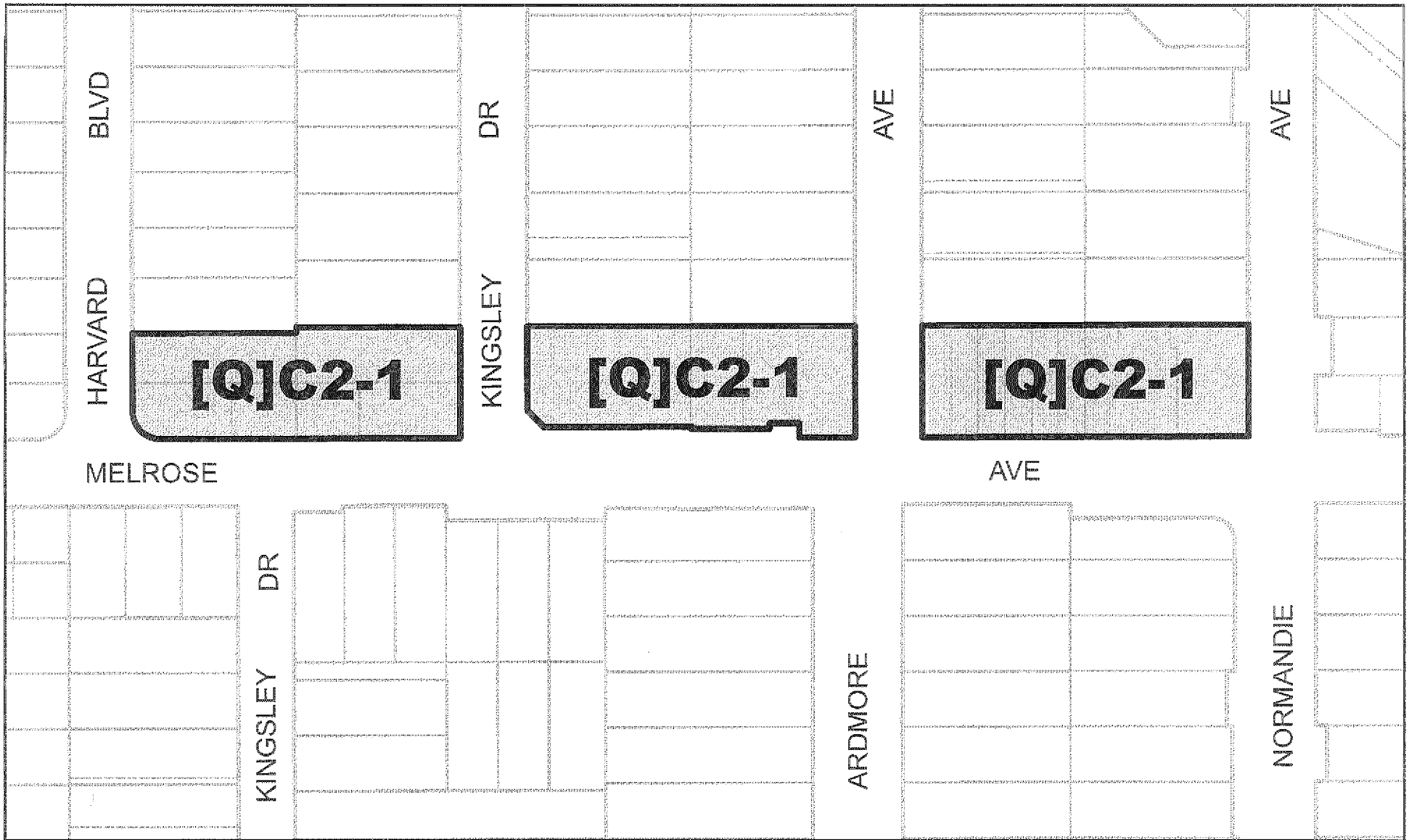


NOT TO SCALE

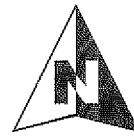
C.M. 141 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
LH/	HOLLYWOOD CPU, SA 43

010412





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



NOT TO SCALE

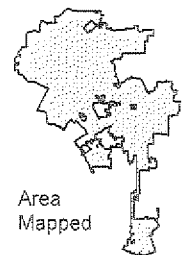
C.M. 141 B 193

CPC 1997-0043 CPU
CPC 2005-6082 CPU

AA/

010412

HOLLYWOOD CPU, SA 43:1





[Q]C2-2D

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL
PLAN LAND USE AND ZONE
LINES, EXCEPT WHERE
DIMENSIONED.



NOT TO SCALE

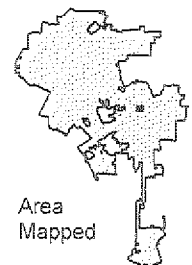
C.M. 144 B 193, 144 B 197

CPC 1997-0043 CPU
CPC 2005-6082 CPU

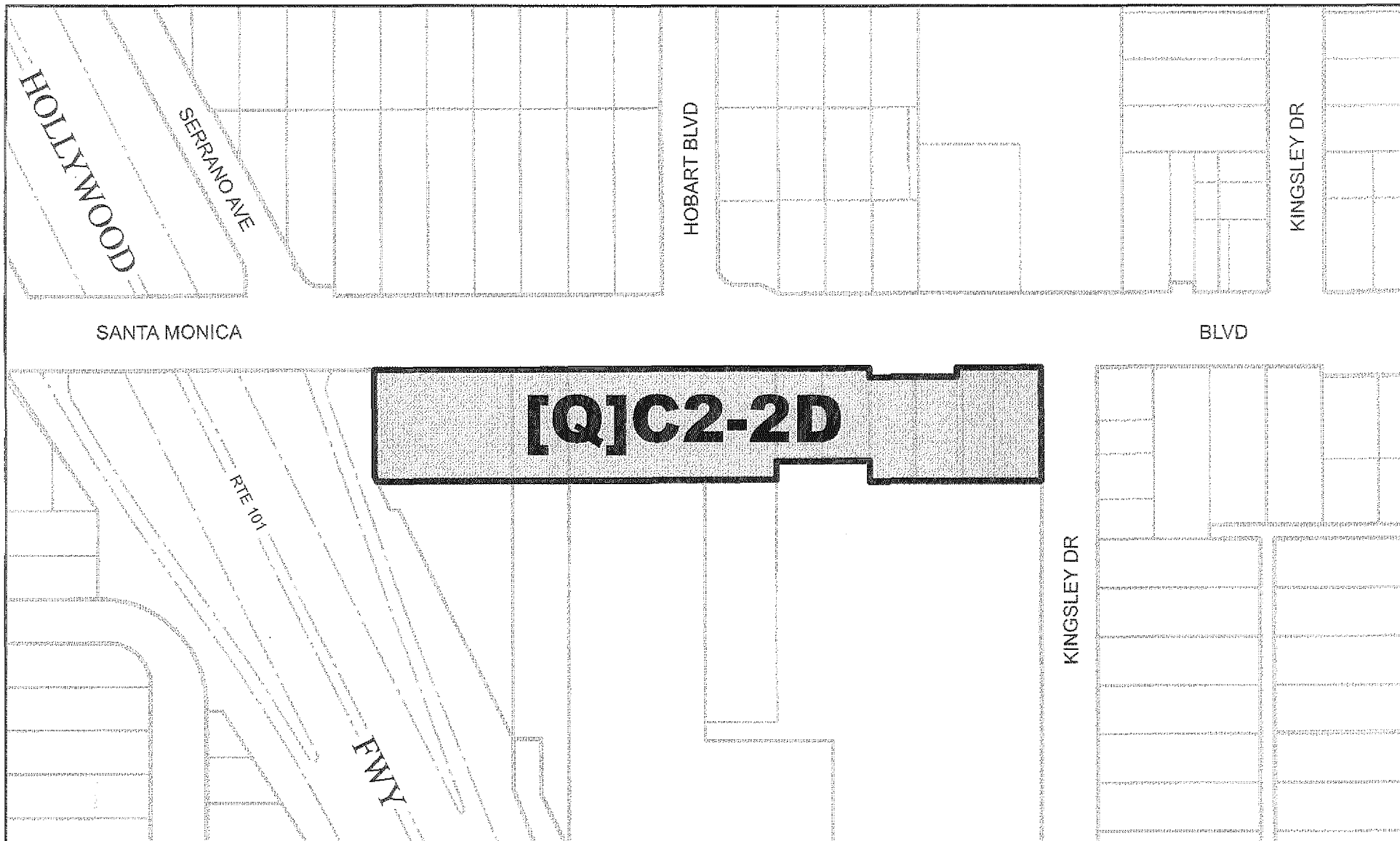
AA/

010412

HOLLYWOOD CPU, SA 44



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL
PLAN LAND USE LINES.



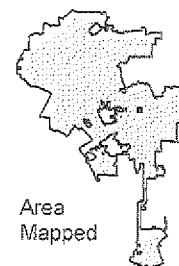
NOT TO SCALE

C.M. 144 B 197

CPC 1997-0043 CPU
CPC 2005-6082 CPU

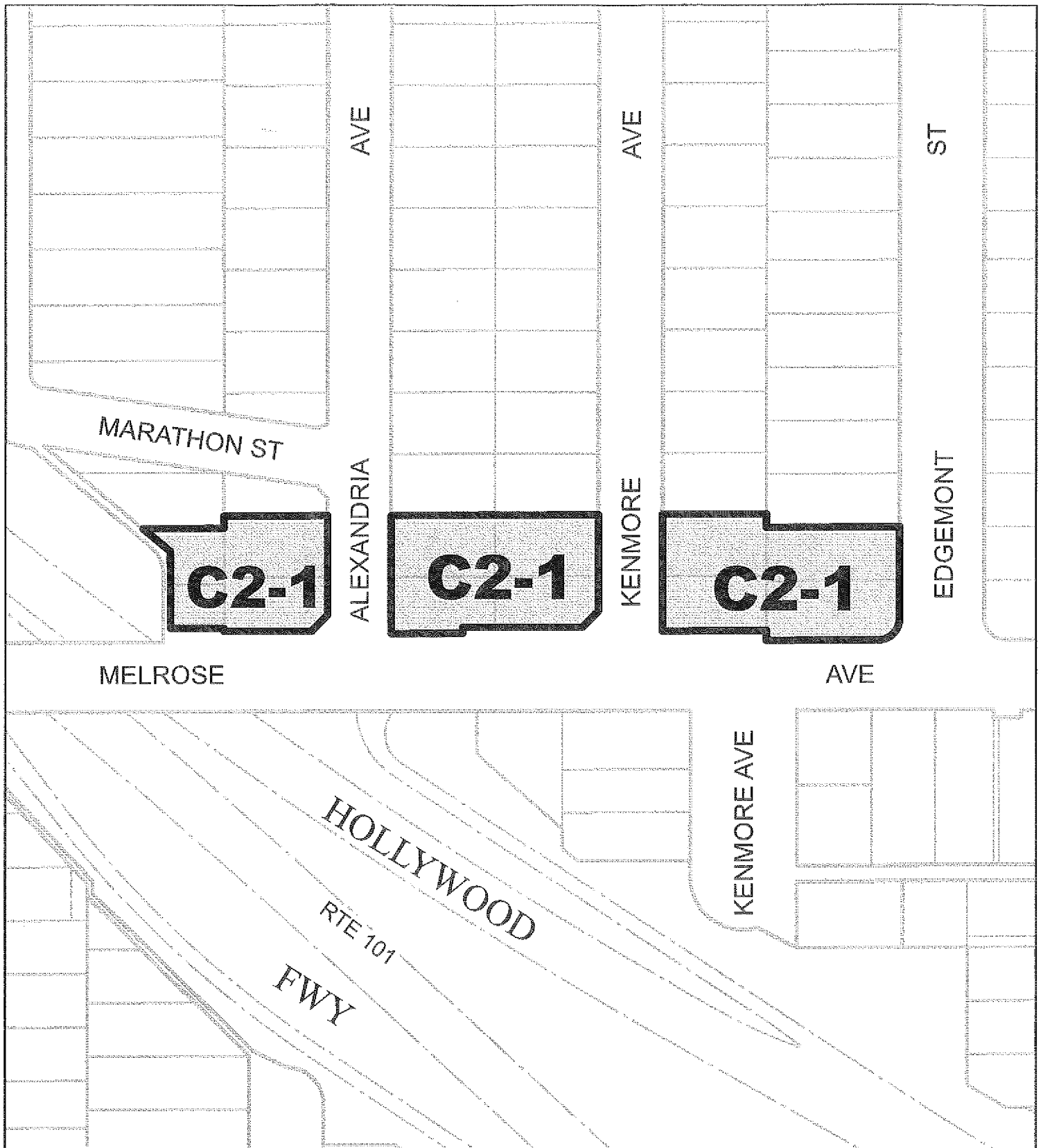
LH/

010412



Area
Mapped

HOLLYWOOD CPU, SA 44:A



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



NOT TO SCALE

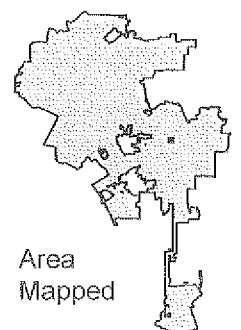
C.M. 141 B 197

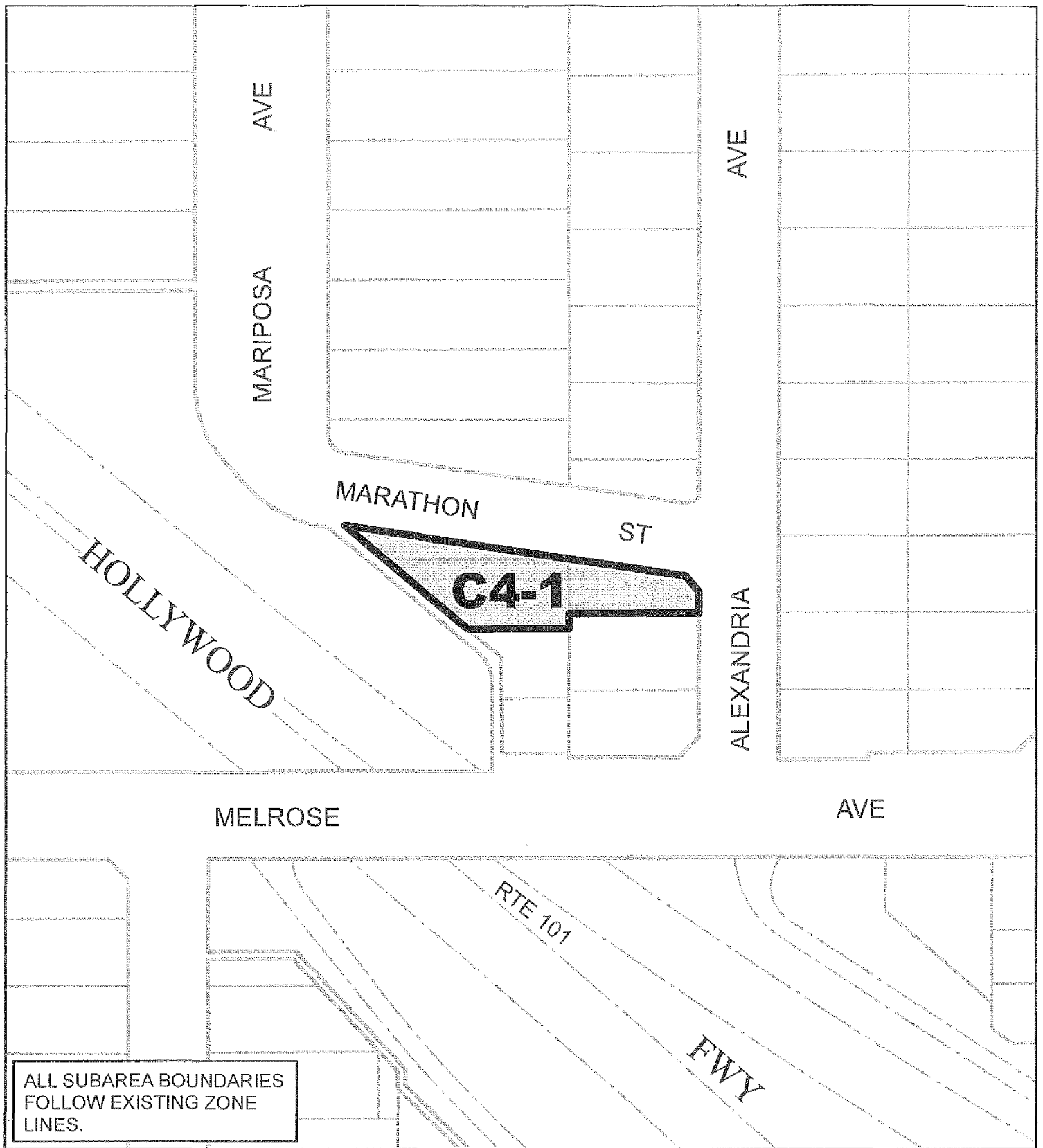
CPC 1997-0043 CPU
CPC 2005-6082 CPU

AA/

010412

HOLLYWOOD CPU, SA 45





NOT TO SCALE

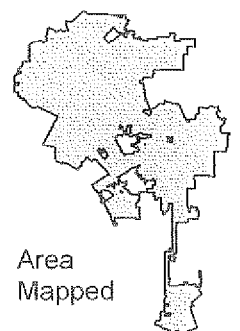
C.M. 141 B 197

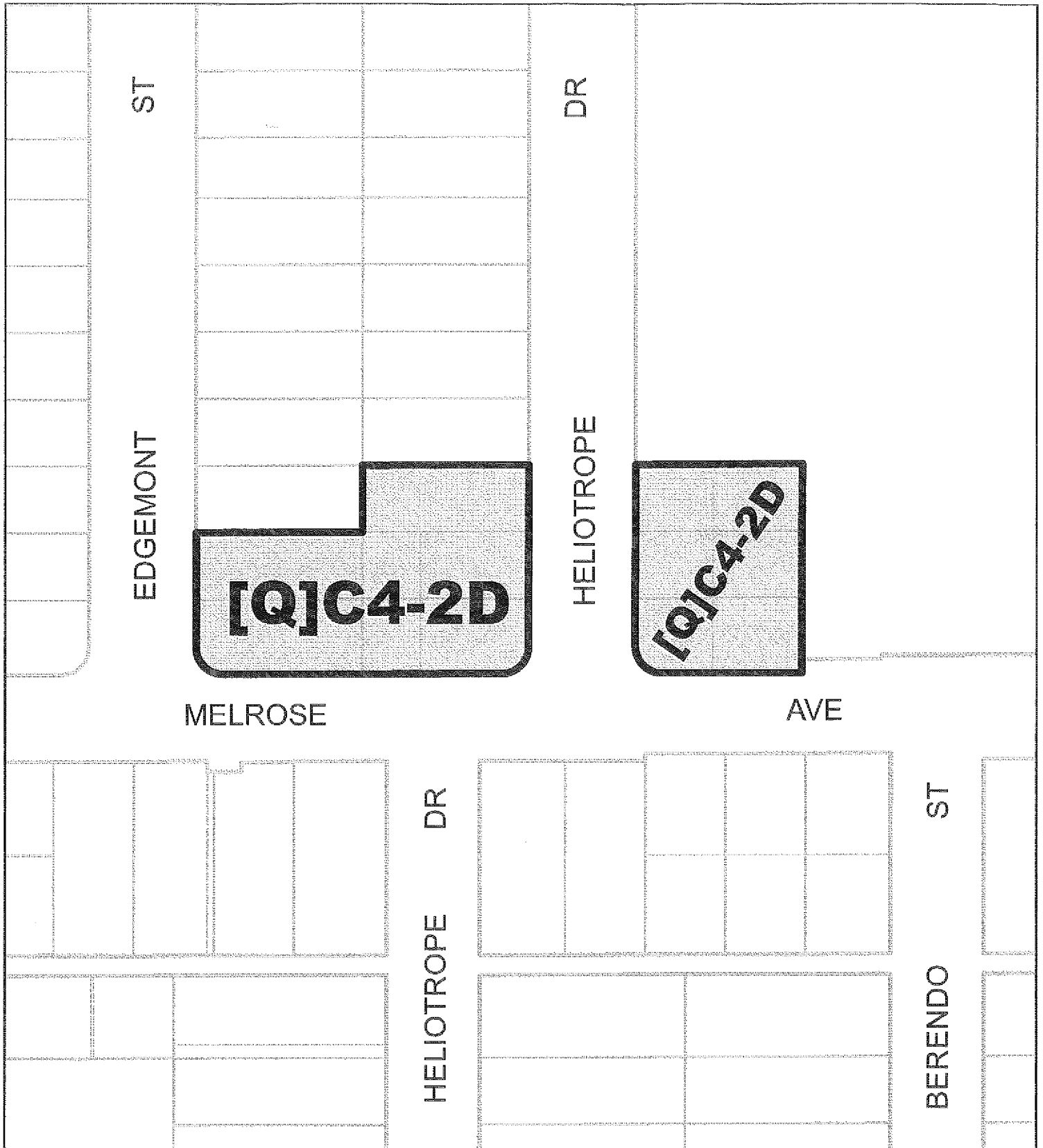
CPC 1997-0043 CPU
CPC 2005-6082 CPU

AA/

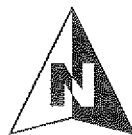
010412

HOLLYWOOD CPU, SA 45:1





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



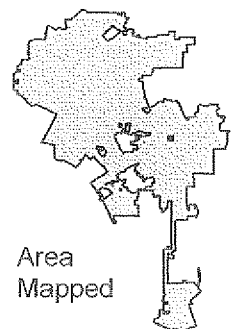
NOT TO SCALE

C.M. 141 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
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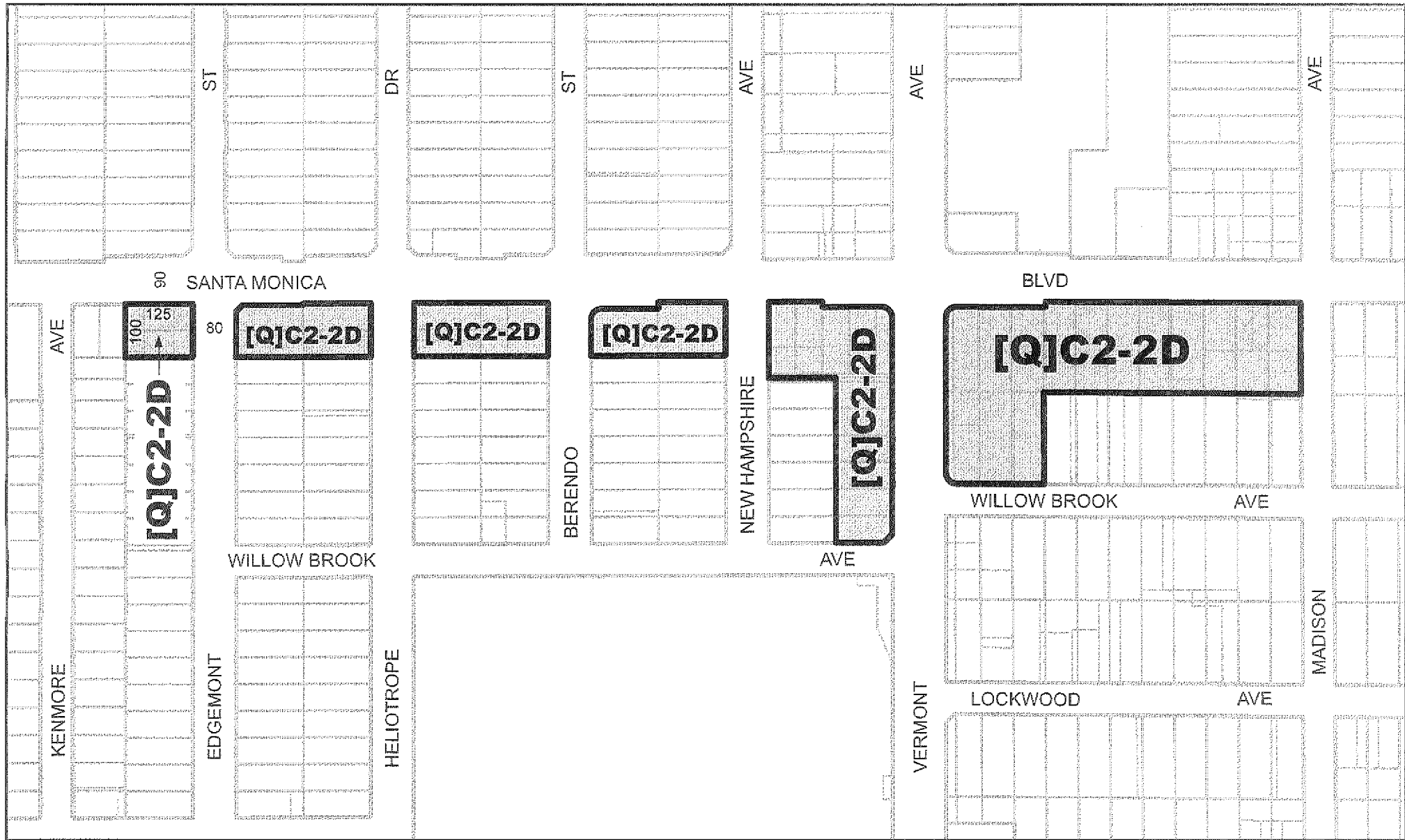
AA/

HOLLYWOOD CPU, SA 46

010412



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES, EXCEPT WHERE
DIMENSIONED.



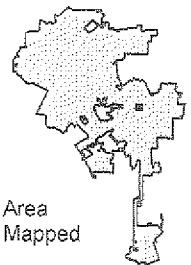
NOT TO SCALE

C.M. 144 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
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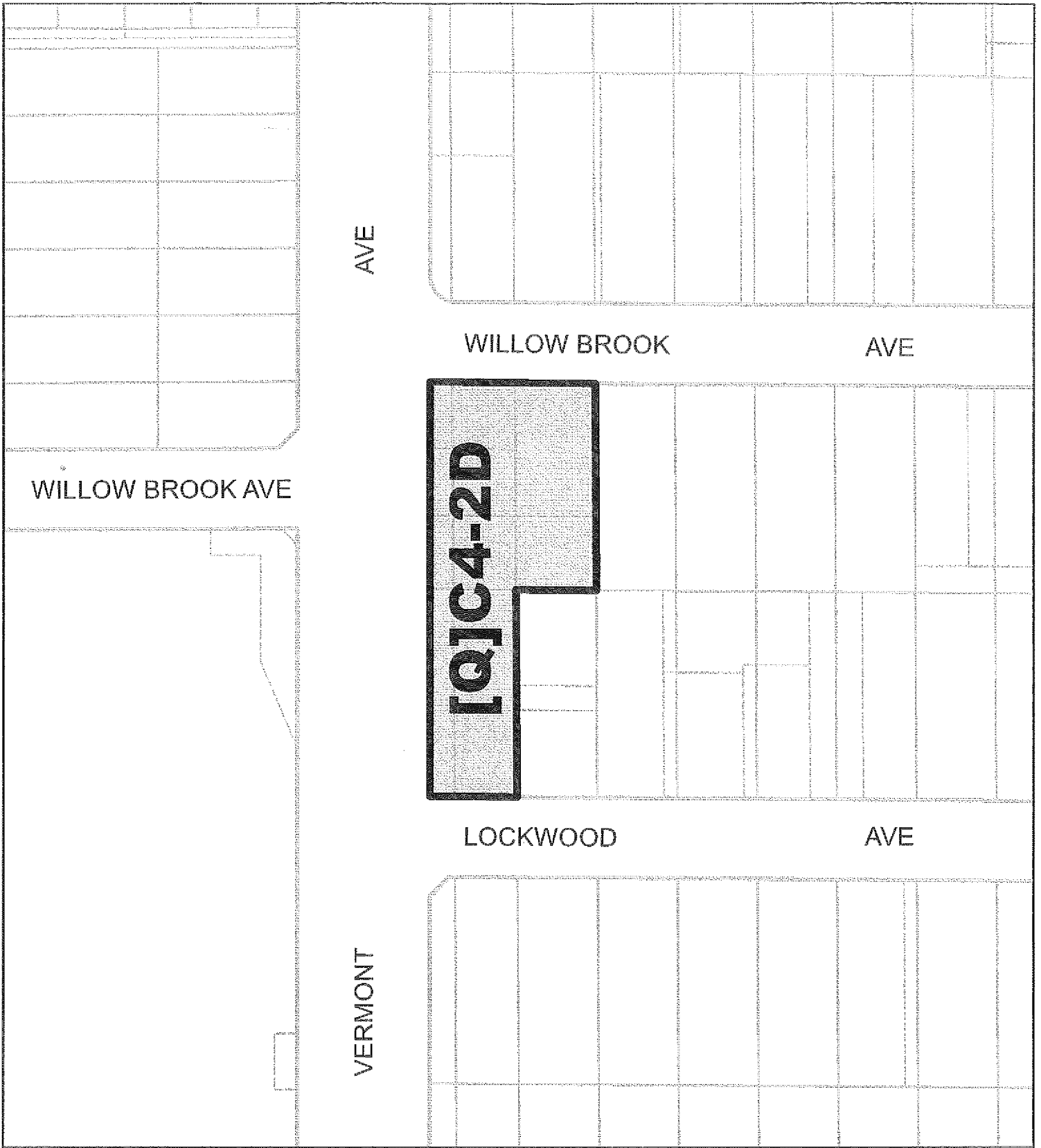
AA/

010412

HOLLYWOOD CPU, SA 47:1



Area
Mapped



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL
PLAN LAND USE LINES.



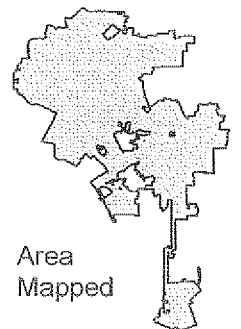
NOT TO SCALE

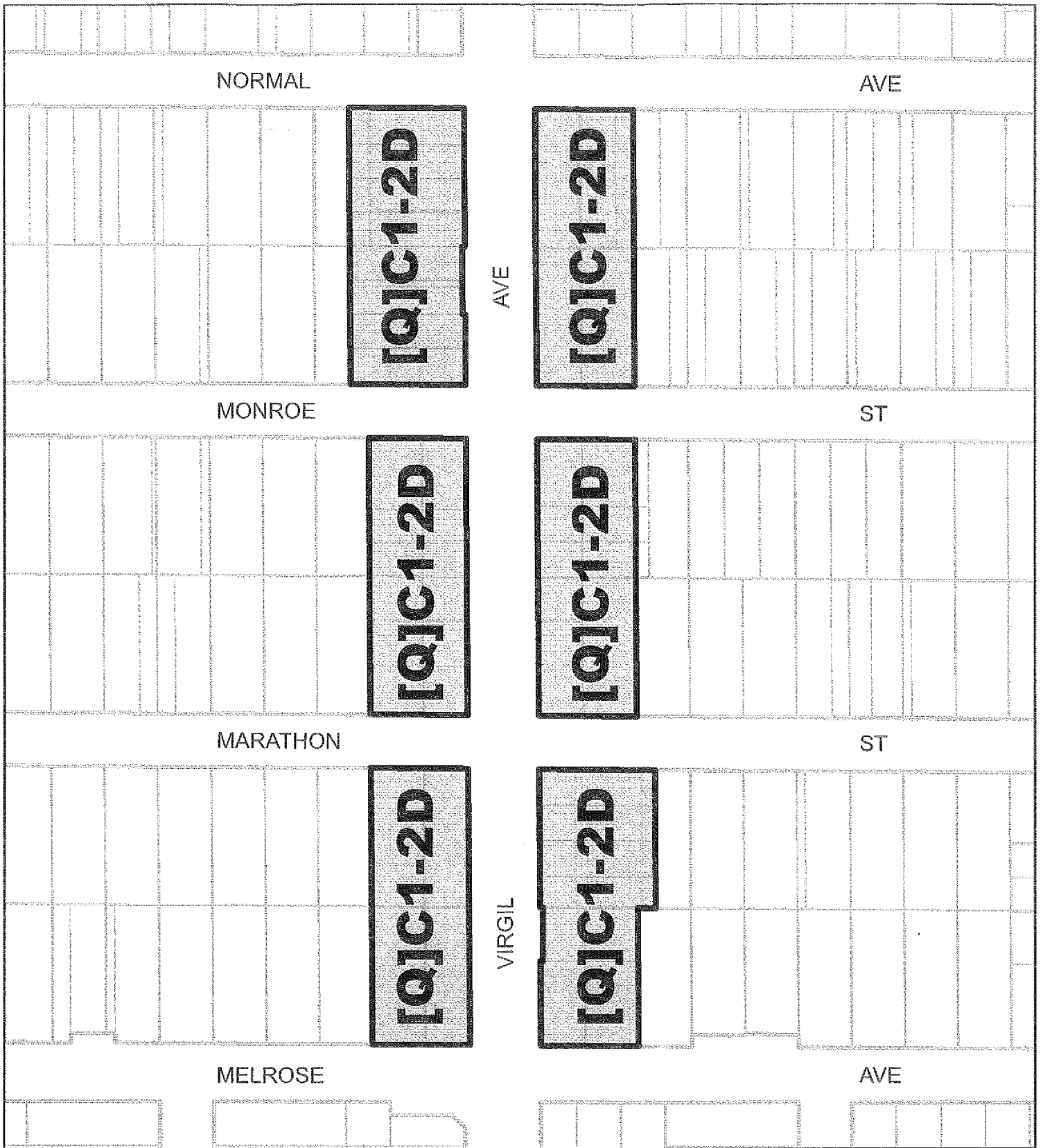
C.M. 144 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AAV

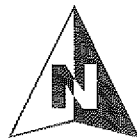
010412

HOLLYWOOD CPU, SA 48





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



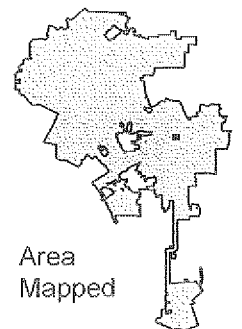
NOT TO SCALE

C.M. 141 B 197, 142.5 A 201	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AA/

HOLLYWOOD CPU, SA 49

010412





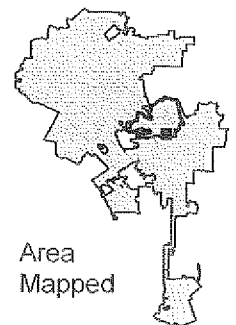
NOT TO SCALE

C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH

HOLLYWOOD CPU, SA 50

010412



SECTION 2. The intent of this Ordinance is to change the zones and height districts of property as part of the City's Community Plan Update Program. Because of the numerous parcels affected by this update in the Hollywood Community Plan area, the City Council has approved this form of ordinance which utilizes subarea designations, tables, and a map to establish the location of the affected properties and to make the necessary changes.

Each subarea listed in the attached Table for Section 2 is shown on the attached maps. References in the Table for Section 2 under the column "Existing Zone and Height District" are to the zoning classification and height district classification prior to the adoption of this ordinance and are for informational purposes only, to assist in the updating of the zone map.

In the Table for Section 2, the column "New Zone and/or Height District" sets forth the change of zone and/or height district effectuated by this ordinance.

If this ordinance effectuates a change of zone, height district, "Q" Qualified Condition, and/or "D" Development Limitation for a subarea, or a portion thereof, and if such a subarea, or portion thereof, is already subject to existing "Q" Qualified Conditions and/or "D" Development Limitations, then this ordinance shall control.

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE I-ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
1:4	RE 15-1-H	PF-1XL
1:5	RE40-1-H	OS-1XL
2	[Q]C2-1D-SN	[Q]C2-1-SN
2:1	[Q]C2-1D-SN	[Q]C2-1-SN
2:1A	C4-2D-SN	C4-2D-SN
2:1B	C4-2D-SN	C4-2D-SN
3:1	R3-1	C4-1VL
3:1A	[Q]R4-1VL	[Q]R4-1VL
3:1B	[Q]R5-1VL	[Q]R5-1VL
3:1D	[Q]R4-1VL	[Q]R4-1XL
3:1E	[Q]R4-1VL	[Q]R4-1XL
3:2	C4-2D-SN	C4-2D-SN
3:2B	[Q]R4-2	[Q]R4-2
3:2C	C4-2D-SN	C4-2D-SN
3:2D	C4-2D-SN	C4-2D-SN
3:2G	[Q]R4-2-SN	[Q]R4-2-SN
3:3	[Q]R5-2	[Q]R5-2D
3:4	C4-2D-SN	C4-2D-SN
4:1	C4-2D	OS-1
4:1A	C4-2D-SN	C4-2D-SN
4:1B	C4-2D	C4-2D
4:1C	C4-2D-SN	C4-2D-SN
4:1D	C4-2D	C4-2D
4:1E	C4-2D-SN	C4-2D-SN
4:1F	C4-2D	C4-2D
4:1G	C4-2D-SN	C4-2D-SN
4:1H	C4-2D-SN	C4-2D-SN
4:1I	C4-2D-SN	C4-2D-SN
4:1J	C4-2D	C4-2D
4:2	C4-2D	C4-2D
4:2A	C4-2D-SN	C4-2D-SN
4:2B	C4-2D-SN	[Q]C4-2D-SN
4:2C	C4-2D	[Q]C4-2D

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE I-ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
4:3	C4-2D-SN	[Q]C4-2D-SN
4:3A	C4-2D	[Q]C4-2D
4:4	C4-2D	[Q]C4-2D
4:4A	C4-2D-SN	[Q]C4-2D-SN
4:5	C4-2D-SN	[Q]C4-2D-SN
4:5A	C4-2D	[Q]C4-2D
4:5B	C4-2D-SN	[Q]C4-2D-SN
4:5C	C4-2D-SN	[Q]C4-2D-SN
4:5D	[Q]C4-1VL-SN	[Q]C4-2D-SN
4:5E	C4-2D	[Q]C4-2D
4:5F	C4-2D-SN	[Q]C4-2D-SN
4:5G	C4-2D-SN	[Q]C4-2D-SN
4:5H	C4-2D-SN	[Q]C4-2D-SN
4:5I	C4-2D-SN	[Q]C4-2D-SN
4:5J	C4-2D-SN	[Q]C4-2D-SN
4:5K	C4-2D-SN	[Q]C4-2D-SN
4:5L	C4-2D	[Q]C4-2D
4:6	C4-2D-SN	C4-2D-SN
4:6A	C4-2D	[Q]C4-2D
4:6B	C4-2D	C4-2D
4:7	R4-2D	R4-1D
5	C4-1-SN	[Q]C4-2D-SN
5:1	[Q]R4-1VL	[Q]R4-1VL
5:1A	[Q]R4-1VL	[Q]R4-1VL
5:1B	[Q]R4-1VL	OS-1VL
5:3	C4-1-SN	[Q]C4-2D-SN
5:3A	C4-1-SN	[Q]C4-2D-SN
5:3B	R4-2	[Q]C4-2D
6	[Q]R4-1VL	RD2-1XL
6:A	[Q]R4-1VL	RD2-1XL
6:1	C4-1-SN	[Q]C4-2D-SN
6:2	C2-1-SN	[Q]C2-2D-SN
6:3	C2-1-SN	[Q]C2-2D-SN

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE I-ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
6:3A	C2-1-SN	[Q]C2-2D-SN
6:4	P-1	[Q]C4-2D
7	C2-1	[Q]C2-2D
7:A	C2-1	[Q]C2-2D
8	C4-1D	[Q]C4-2D
9	C2-1	[Q]C2-2D
9:1	[Q]R4-2	[Q]R4-2
9:2	[Q]R4-2	RD1.5-1VL
10	C2-1D	[Q]C2-2D
10:1	C2-1D	[Q]C2-2D
10:1D	C2-1D	[Q]C2-2D
11	C4-1D	[Q]C4-2D
12:1	C2-1D	[Q]C2-2D
12:2	[Q]C2-1	[Q]C2-2D
12:3	C2-1D	[Q]C2-2D
12:3A	C2-1D	[Q]C2-2D
12:4	C2-1	[Q]C2-2D
13	C4-1D	[Q]C4-2D
13:1	C4-1D	[Q]C4-1
13:1A	C1-1D	C1-1XL
13:1B	C1-1D	[Q]C1-1XL
13:1C	C1-1D	C1-1XL
13:1D	C1-1D	[Q]C1-1XL
13:1E	C1-1D	C1-1XL
13:1F	C1-1D	[Q]C1-1XL
13:1G	C1-1D	C1-1XL
13:1H	C1-1D	[Q]C1-1XL
13:1I	C1-1D	C1-1XL
13:1K	C1-1D	[Q]C1-1XL
13:2	C4:1D	[Q]C4-1XL
13:3A	C4:1D	[Q]C4-1XL
13:3B	C4-1D	[Q]C4-1XL
13:3C	RE9-1	RD1.5-1XL

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE I-ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
13:4	C4-1D	[Q]C4-1XL
13:5	C4-1VL	[Q]C4-1XL
13:5A	C4-1VL	[Q]C4-1XL
13:5B	C4-1VL	[Q]C4-1XL
13:5C	C4-1VL	[Q]C4-1XL
13:6	C1-1VL	[Q]C1-1XL
13:6A	C1-1VL	[Q]C1-1XL
13:7	C4-1VL	[Q]C4-1XL
14:1	C4-1VL	PF-1
14:2	R3-1	PF-1
14:3	C4-4	C4-2D
14:3A	C4-1VL-SN	[Q]C4-2D-SN
14:4	C4-1VL-SN	[Q]C4-2D-SN
15	C2-1-SN	[Q]C2-2D-SN
16	C2-1D	[Q]C2-2D
17:2	C2-1D-SN	C2-1-SN
17:3	[Q]M1-1VL-SN	[Q]CM-2D-SN
18:4	C2-1D	[Q]C2-2D
18:5	C2-1D	[Q]C2-2D
18:6	R3-1XL	RD1.5-1XL
19	C2-1D	[Q]C2-2D
19:A	C2-1D	[Q]C2-2D
19:1	C2-1D-SN	[Q]C2-2D-SN
20	R3-1	PF-1
20:A	R3-1	PF-1
21	CM-1VL	PF-1
22	[Q]R4-2	[Q]R4-2
22:A	R4-2	[Q]R4-2
22:1	[Q]CM-1	PF-1
22:2	R3-1	PF-1
22:3	R3-1	OS-1
23:1A	[Q]C2-1	[Q]C2-2D
23:1B	C2-1	[Q]C2-2D

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE I-ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
23:4	[Q]R4-1VL	RD1.5-1XL
23:4A	[Q]R4-1VL	R3-1
23:4B	[Q]R4-1VL	RD1.5-1XL
23:4C	[Q]R4-1VL	OS-1VL
24	R3-1	OS-1
25:1	C2-1	[Q]C2-2D
25:2	C2-1D	[Q]C2-2D
25:3	[Q]R4-2	[Q]R4-2D
26:1	C2-1	[Q]C2-2D
26:2	C2-1D	[Q]C2-2D
27:1	RD1.5-1XL	PF-1
27:1A	RD1.5-1XL	PF-1
27:2	C2-1D	PF-1
28	C2-1D	[Q]C2-2D
29	C2-1D	[Q]C2-2D
31	C4-1D	[Q]C4-2D
31:1	C2-1D	[Q]C2-2D
31:1A	C2-1D	[Q]C2-2D
31:4	C2-1D	[Q]C2-2D
32	C2-1D	[Q]C2-2D
33:1	C2-1D	[Q]C2-2D
33:1A	C2-1D	[Q]C2-2D
33:2	C4-1D	[Q]C4-2D
33:2A	C4-1D	[Q]C4-2D
33:2B	[T][Q]C2-1	[Q]C2-2D
33:3	C2-1D	C2-1
33:4A	C4-1D	C4-1
33:4B	C4-1D	C4-1
34	RD1.5-1XL	PF-1
35	[Q]C2-1D	[Q]C2-2D
36	C2-1D	C2-1
36:1	[Q]C2-1D	[Q]C2-1
36:2	[T][Q]C2-1D	[Q]C2-1

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE I-ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
37	C2-1D	C2-1
38	C4-1VL	[Q]C4-2D
38:A	C2-1	[Q]C2-2D
38:1	R3-1	[Q]R3-1
39:1	C2-1VL	[Q]C2-2D
39:2	C2-1VL	[Q]C2-2D
39:3	MR1-1	[Q]MR1-2D
39:4	MR1-1	M1-2D
40	MR1-1	[Q]MR1-1
40:1	[Q]C2-1VL-SN	[Q]C2-1VL-SN
40:1A	[Q]M1-1	[Q]M1-1
40:1B	MR1-1-SN	[Q]MR1-1-SN
40:1C	MR1-1	[Q]MR1-1
40:2	MR1-1	[Q]MR1-1
40:2A	R2-1XL	C4-1XL
40:2B	R3-1	C4-1
40:2C	MR1-1	[Q]MR1-1
40:2D	MR1-1	[Q]MR1-1
40:3	CM-1VL	[Q]CM-1VL
40:4	CM-1VL-SN	[Q]CM-1VL-SN
40:4A	CM-1VL	[Q]CM-1VL
40:4B	CM-1VL	[Q]CM-1VL
40:5	C2-1D	[Q]C2-2D
40:5A	R3-1XL	[Q]R4-1VL
40:6	[Q]C2-1VL	[Q]C2-2D
41	R3-1XL	[Q]R4-1VL
41:1	C2-1D	[Q]C2-2D
41:2	C2-1D	[Q]C2-2D
41:2A	A1-1XL	[Q]C2-2D
41:3	[Q]M1-2D	[Q]M1-2D
41:4	[Q]M1-1	[Q]M1-2D
41:5	[Q]M1-1	[Q]M1-2D
41:6	C4-1VL	[Q]C4-2D

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE I-ZONE AND HEIGHT DISTRICT CHANGES**

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
41:7	R4-1VL	[Q]C4-2D
41:8	R4-1VL	[Q]C4-2D
42	C2-1D	[Q]C2-2D
42:1	C4-1D	[Q]C4-1
42:1A	C4-1D	[Q]C4-1
42:2	C4-1D	[Q]C4-2D
42:3	C2-1D	[Q]C2-2D
43	C1-1D	[Q]C1-1XL
43:1	C2-1D	[Q]C2-1
44	C2-1D	[Q]C2-2D
44:A	[T][Q]C2-1D	[Q]C2-2D
45	C2-1D	C2-1
45:1	C4-1D	C4-1
46	C4-1D	[Q]C4-2D
47:1	C2-1D	[Q]C2-2D
48	C4-1D	[Q]C4-2D
49	C1-1D	[Q]C1-2D
50	RD1.5-1XL	OS-1XL

SECTION 3. Pursuant to Section 12.32 G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1, which is subject to the Permanent "Q" Qualified Classification or "D" Development Limitation.

Each affected subarea, or portion thereof, listed in the Table for Section 3, is also described in the attached Ordinance Maps in Section 1 and the Table for Section 2. In the Table for Section 3, the column "New Zone and/or Height District," sets forth the change of zone or height district effectuated by the ordinance. Where the zone symbols of the new zoning designation are preceded by the symbol "Q" in brackets (for example, [Q]C2) or a "D" follows the height district designation (for example, C2-2D), the conditions and limitations imposed by the new "Q" Qualified Classification or "D" Development Limitation are set forth in the Table for Section 3 under the column "Conditions and Limitations."

If this ordinance effectuates a change of zone, height district, "Q" Qualified Condition, and/or "D" Development Limitation for a subarea, or a portion thereof, and if such a subarea, or portion thereof, is already subject to existing "Q" Qualified Conditions and/or "D" Development Limitations, then this ordinance shall control.

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
2	[Q] C2-1-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>Retain existing [Q] Qualified Condition as imposed by Ordinance 161856 for Hollywood Park Place Tract Lots, 24-30.</p>
2:1	[Q] C2-1-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>Retain existing [Q] Qualified Condition as imposed by Ordinance 161856 for Hollywood Park Place Tract, Lots 31-33.</p>
2:1A, 2:1B	C4-2D-SN	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <ol style="list-style-type: none"> 1. No building or structure shall exceed a height of 150 feet above grade. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions: <ol style="list-style-type: none"> a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 2:1; and, b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 2:1; and, c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 2:1. 3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources. 4. Any project may exceed an FAR of 3:1 provided that: <ol style="list-style-type: none"> a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
3:1A	[Q]R4-1VL	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot area per dwelling unit.</p>

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
3:1B	[Q]R5-1VL	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Uses shall be limited to private clubs and all other uses and density permitted in the R4 zone.</p>
3:1D, 3:1E	[Q]R4-1XL	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Residential density is limited to 1 dwelling unit per 600 square feet of lot area.</p>
3:2	C4-2D-SN	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. No building or structure shall exceed a height of 60 feet above grade.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
3:2B	[Q]R4-2	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. No building or structure shall exceed a height of 60 feet above grade.</p> <p>2. Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot area per dwelling unit.</p>
3:2C	C4-2D-SN	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. No building or structure shall exceed a height of 60 feet above grade.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
3:2D	C4-2D-SN	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <ol style="list-style-type: none"> 1. No building or structure shall exceed a height of 60 feet above grade. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. A project may exceed the 3:1 FAR provided that: <ol style="list-style-type: none"> a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
3:2G	[Q]R4-2-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <ol style="list-style-type: none"> 1. No building or structure shall exceed a height of 60 feet above grade. 2. Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot are per dwelling unit.
3:3	[Q]R5-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>The property shall be limited to the following uses:</p> <ol style="list-style-type: none"> 1. Residential uses and density permitted in the R4 Zone, except that hotels are permitted at the R5 Zone density. 3. The following uses, subject to Zoning Administrator approval pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W: <ol style="list-style-type: none"> a. Parking buildings, provided such parking is accessory to the main use of the lot or accessory to the main use of another lot located within the Hollywood Community Plan area. b. Any use permitted in the C1 Zone within buildings which were in existence on the lot upon the effective date of this ordinance. c. Any other use permitted in the C1 Zone provided that the Floor Area Ratio (FAR) of such use does not exceed 1:1; and further provided that such commercial use is combined with multiple unit residential use for which the FAR is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12). <p>The Zoning Administrator may impose such conditions as he or she deems necessary to secure an appropriate development in harmony with the objectives and intent of</p>

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
		the Hollywood Community Plan.
		<u>"D" DEVELOPMENT LIMITATIONS</u> No building or structure shall exceed a height of 60 feet.
3:4	C4-2D-SN	<u>"D" DEVELOPMENT LIMITATIONS</u> 1. No building or structure shall exceed a height of 60 feet above grade. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2:1. A project may exceed the 2:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:1A	C4-2D-SN	<u>"D" DEVELOPMENT LIMITATIONS</u> 1. No building or structure shall exceed a height of 75 feet above grade. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 3. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources. 4. A project may exceed the 3:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:1B	C4-2D	<u>"D" DEVELOPMENT LIMITATIONS</u> 1. Development shall not exceed a height of 75 feet. A project may exceed a height of 75 feet per approval of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources. 4. A project may exceed the 3:1 FAR provided that:

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
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- a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,
- b. the project conforms with Hollywood Community Plan policies.

4:1C	C4-2D-SN	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <ol style="list-style-type: none"> 1. No building or structure shall exceed a height of 75 feet above grade. A project may exceed a height of 75 feet per approval of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources. 4. A project may exceed the 3:1 FAR provided that: <ol style="list-style-type: none"> a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:1D	C4-2D	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <ol style="list-style-type: none"> 1. No building or structure shall exceed a height of 75 feet above grade. A project may exceed a height of 75 feet per approval of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources. 4. A project may exceed the 3:1 FAR provided that: <ol style="list-style-type: none"> a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:1E	C4-2D-SN	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <ol style="list-style-type: none"> 1. No building or structure shall exceed a height of 75 feet above grade. A project may exceed a height of 75 feet per approval of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
		<p>Angeles Municipal Code (LAMC) Section 12.24 W.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.</p> <p>3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p> <p>4. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
4:1F	C4-2D	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p> <p>3. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
4:1G, 4:1H, 4:1I	C4-2D-SN	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p> <p>3. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
4:1J	C4-2D	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.</p> <p>2. Development subject to historic preservation review</p>

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
		<p>which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p> <p>3. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
4:2	C4-2D	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. No building or structure shall exceed a height of 75 feet. A project may exceed a height of 75 feet per approval of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.</p> <p>3. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</p> <p>4. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
4:2A	C4-2D-SN	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. No building or structure shall exceed a height of 150 feet above grade.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 2:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 2:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 2:1.</p> <p>3. Development subject to historic preservation review</p>

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
		<p>which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p> <p>4. Any project may exceed an FAR of 3:1 provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
4:2B	[Q]C4-2D-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>No 100% residential development shall be permitted.</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. No building or structure shall exceed a height of 36 feet above grade.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2:1. A project may exceed the 2:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
4:2C	[Q]C4-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>No 100% residential development shall be permitted.</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. No building or structure shall exceed a height of 36 feet above grade.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2:1. A project may exceed the 2:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
4:3	[Q]C4-2D-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <ol style="list-style-type: none"> 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1. 2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources. 3. A project may exceed the 4.5:1 FAR provided that: <ol style="list-style-type: none"> a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:3A	[Q]C4-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <ol style="list-style-type: none"> 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1. 2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources. 3. A project may exceed the 4.5:1 FAR provided that: <ol style="list-style-type: none"> a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:4	[Q]C4-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of</p>

HOLLYWOOD COMMUNITY PLAN UPDATE **TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
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non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.
2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.
3. A project may exceed the 4.5:1 FAR provided that:
 - a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,
 - b. the project conforms with Hollywood Community Plan policies.

4:4A	[Q]C4-2D-SN
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.
2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.
3. A project may exceed the 4.5:1 FAR provided that:
 - a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,
 - b. the project conforms with Hollywood Community Plan policies.

4:5	[Q]C4-2D-SN
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
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"D" DEVELOPMENT LIMITATIONS

1. No building or structure shall exceed a height of 75 feet above grade.
2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.
3. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.
4. A project may exceed the 4.5:1 FAR provided that:
 - a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,
 - b. the project conforms with Hollywood Community Plan policies.

4:5A

[Q]C4-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.
2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.
3. A project may exceed the 4.5:1 FAR provided that:
 - a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,
 - b. the project conforms with Hollywood Community Plan policies.

4:5B

[Q]C4-2D-SN

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 1:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
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"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.
2. The total floor area of all buildings or structures on a lot shall have a minimum FAR of 1:1, unless otherwise approved by a Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.
3. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.
4. A project may exceed the 4.5:1 FAR provided that:
 - a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,
 - b. the project conforms with Hollywood Community Plan policies.

4:5C

[Q]C4-2D-SN

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.
2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.
3. A project may exceed the 4.5:1 FAR provided that:
 - a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,
 - b. the project conforms with Hollywood Community Plan policies.

4:5D

[Q]C4-2D-SN

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

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"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.
2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.
3. A project may exceed the 4.5:1 FAR provided that:
 - a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D; and,
 - b. the project conforms with Hollywood Community Plan policies.

4:5E	[Q]C4-2D
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.
2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.
3. A project may exceed the 4.5:1 FAR provided that:
 - a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D; and,
 - b. the project conforms with Hollywood Community Plan policies.

4:5F	[Q]C4-2D-SN
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.

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2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.

3. A project may exceed the 4.5:1 FAR provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

4:5G

[Q]C4-2D-SN

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.

3. A project may exceed the 4.5:1 FAR provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

4:5H

[Q]C4-2D-SN

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 1:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.

2. The total floor area of all buildings or structures on a lot shall have a minimum FAR of 1:1, unless otherwise approved by a Zoning Administrator pursuant to Los

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		<p>Angeles Municipal Code (LAMC) Section 12.24 W.</p> <p>3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p> <p>4. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
4:5I	[Q]C4-2D-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p> <p>3. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
4:5J	[Q]C4-2D-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the</p>

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Office of Historic Resources.

3. A project may exceed the 4.5:1 FAR provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

4:5K

[Q]C4-2D-SN

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 1:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.

2. The total floor area of all buildings or structures on a lot shall have a minimum FAR of 1:1, unless otherwise approved by a Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.

3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.

4. A project may exceed the 4.5:1 FAR provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

4:5L

[Q]C4-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.

2. Development subject to historic preservation review

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which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.

3. A project may exceed the 4.5:1 FAR provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

4:6

C4-2D-SN

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 2:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 2:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 2:1.

2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.

3. Any project may exceed an FAR of 3:1 provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

4:6A

[Q]C4-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Curb cuts and driveways shall not be taken from Cole Avenue, unless approved by the Los Angeles Fire Department (LAFD). The Director of Planning, in consultation with LAFD and the Department of Transportation (LADOT), shall have approval authority for any new curb cuts or driveways.

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"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 2:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 2:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 2:1.

2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.

3. Any project may exceed an FAR of 3:1 provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

4:6B

C4-2D

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 2:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 2:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 2:1.

2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.

3. Any project may exceed an FAR of 3:1 provided that:

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		<p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
4:7	R4-1D	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2:1.</p>
5	[Q]C4-2D-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, <u>unless</u> the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the</p>

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Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

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6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.

3. Any project may exceed an FAR of 3:1 provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

5:1, 5:1A	[Q]R4-1VL
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot area per dwelling unit.

5:3, 5:3A	[Q]C4-2D-SN
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition,

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the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

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d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the

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following additional restrictions:

- a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,
 - b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,
 - c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.
4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.
5. Any project may exceed an FAR of 3:1 provided that:
- a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,
 - b. the project conforms with Hollywood Community Plan policies.

5:3B

[Q]C4-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

- a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
- b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.
- c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of

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Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use

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shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

2. Any project may exceed an FAR of 3:1 provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D; and,

b. the project conforms with Hollywood Community Plan policies.

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6:1

[Q]C4-2D-SN

[Q] QUALIFIED PERMANENT CONDITIONS OF
APPROVAL

1. Use. Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

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c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple

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driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.
2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.
3. Any project may exceed an FAR of 4.5:1 provided that:
 - a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,
 - b. the project conforms with Hollywood Community Plan policies.

6.2, 6.3	[Q]C2-2D-SN
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Use. Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.
2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:
 - a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
 - b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.
 - c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

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d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access

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from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.

3. Any project may exceed an FAR of 4.5:1 provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

6:3A

[Q]C2-2D-SN

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Use. Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered

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walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

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4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.

2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.

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3. A project may exceed the 3:1 FAR provided that:
 - a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,
 - b. the project conforms with Hollywood Community Plan policies.

6.4

[Q]C4-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Use. Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.
2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:
 - a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
 - b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.
 - c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.
 - d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.
3. Building Location.
 - a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

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b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy

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the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.

3. A project may exceed the 4.5:1 FAR provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

7,
7:A

[Q]C2-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).

"D" DEVELOPMENT LIMITATIONS

Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.

8

[Q]C4-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).

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		<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
9	[Q]C2-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p>
		<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
9:1	[Q]R4-2	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Residential density shall be limited to a maximum of one dwelling unit for each 800 square feet of lot area.</p> <p>2. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p>
10, 10:1, 10:1D	[Q]C2-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p>
		<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
11	[Q]C4-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p>

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"D" DEVELOPMENT LIMITATIONS

Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.

12:1,	[Q]C2-2D	
12:2,		
12:3,		
12:3A,		
12:4		

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).

"D" DEVELOPMENT LIMITATIONS

Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.

13	[Q]C4-2D	
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).

"D" DEVELOPMENT LIMITATIONS

Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.

13:1	[Q]C4-1	
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Height. No building or structure shall exceed a height of 36 feet above grade.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of,

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including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the

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interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

13:1B, 13:1D, 13:1F, 13:1H, 13:1K	[Q]C1-1XL	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>The following uses shall be prohibited: Automotive Display Room, Automotive Exhaust Test Station, Automotive Painting, Automotive Parts and Accessories Sales (new and used), Automotive Rental, Automotive Repairing, Automotive Sales (new and used), Automotive Service Station, Automotive Storage Area, Automotive Storage Garage, Automotive Upholstering, Car Wash, Compressed Natural Gas Automobile Refueling Station, Gasoline Station, Recyclable Material Deposit and drive-through windows.</p>
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SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
13:2, 13:3A, 13:3B, 13:4	[Q]C4-1XL	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>The following uses shall be prohibited: Automotive Display Room, Automotive Exhaust Test Station, Automotive Painting, Automotive Parts and Accessories Sales (new and used), Automotive Rental, Automotive Repairing, Automotive Sales (new and used), Automotive Service Station, Automotive Storage Area, Automotive Storage Garage, Automotive Upholstering, Car Wash, Compressed Natural Gas Automobile Refueling Station, Gasoline Station, Recyclable Material Deposit and drive-through windows.</p>
13:5, 13:5A, 13:5B, 13:5C	[Q]C4-1XL	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, <u>unless</u> the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in</p>

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L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely

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below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

13:6,
13:6A

[Q]C1-1XL

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

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b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy

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the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

13:7

[Q]C4-1XL

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

- a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
- b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.
- c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.
- d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

- a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.
- b) Structures shall be designed and sited so that the

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Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

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6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

14:3	C4-2D	<p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
14:3A	[Q]C4-2D-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, <u>unless</u> the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel</p>

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to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above

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or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. A project may exceed the 3:1 FAR provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

14:4

[Q]C4-2D-SN

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent

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of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

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c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

2. Development subject to historic preservation review

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which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.

3. Any project may exceed an FAR of 3:1 provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

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[Q]C2-2D-SN

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a

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Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to

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off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.

3. Any project may exceed an FAR of 3:1 provided that:

a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,

b. the project conforms with Hollywood Community Plan policies.

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[Q]C2-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or

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construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to

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allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not

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exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.

17:3	[Q]CM-2D-SN
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. No 100% residential development shall be permitted.
2. Residential uses shall only be permitted if a project incorporates a minimum Floor Area Ratio (FAR) of 0.7:1 for targeted media-related industrial uses, including: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.

"D" DEVELOPMENT LIMITATIONS

The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.

18:4, 18:5, 19, 19:A	[Q]C2-2D
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:
 - a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
 - b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling,

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interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the

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interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 0.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 0.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion

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(excluding any hotel uses or uses incidental to a hotel) shall not exceed 0.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.

19:1	[Q]C2-2D-SN
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

- a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
- b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.
- c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.
- d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

- a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.
- b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet

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of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each

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		<p>driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <ol style="list-style-type: none"> 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions: <ol style="list-style-type: none"> a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 0.5:1; and, b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 0.5:1; and, c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 0.5:1. 2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.
22	[Q]R4-2	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <ol style="list-style-type: none"> 1. No building or structure shall exceed a height of 45 feet above grade. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 3. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from the view of any nearby single family residential properties. 3. Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot area per dwelling unit.
22:A	[Q]R4-2	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <ol style="list-style-type: none"> 1. No building or structure shall exceed a height of 45 feet above grade. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 3. Any structures on the roof, such as air conditioning units

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		and other equipment, shall be fully screened from the view of any nearby single family residential properties.
23:1A, 23:1B, 25:1, 25:2	[Q]C2-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
25:3	[Q]R4-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Residential density shall be limited to a maximum of one dwelling unit for each 800 square feet of lot area.</p> <p>2. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>1. No building or structure shall exceed a height of 75 feet above grade.</p> <p>2. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
26:1	[Q]C2-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or</p>

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construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to

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allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not

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exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.

26:2, 28, 29	[Q]C2-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, <u>unless</u> the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a</p>
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a

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Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to

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off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.

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[Q]C4-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).

"D" DEVELOPMENT LIMITATIONS

Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.

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SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
31:1, 31:1A, 31:4, 32, 33:1, 33:1A	[Q]C2-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
33:2, 33:2A	[Q]C4-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
33:2B, 35	[Q]C2-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
36:1, 36:2	[Q]C2-1	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>Retain existing "Q" Qualified Condition imposed by Ordinance 162793.</p>
38	[Q]C4-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Use. The ground floor of any building or structure,</p>

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excluding area used for pedestrian and vehicular access, shall be restricted to only the commercial uses allowed in the C4 Zone (LAMC Section 12.16 A.2), for a minimum of 75 percent of the length of any exterior building wall facing a public street to a minimum depth of 25 feet, or the total depth of the building, whichever is less. Additionally, the uses specified in 12.14 A.24, 12.14 A.43, and 12.14 A.44 shall not be permitted in the above-referenced building area.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

- a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
- b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.
- c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.
- d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

- a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.
- b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10'

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in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in

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consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. No building or structure shall exceed a height of 50 feet above grade.
2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:
 - a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,
 - b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,
 - c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.
3. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.

38:A

[Q]C2-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Use. The ground floor of any building or structure, excluding area used for pedestrian and vehicular access, shall be restricted to only the commercial uses enumerated in LAMC 12.14 A.1 through 12.14 A.23, LAMC 12.14 A.25 through 12.14 A.42 (incidental parking uses shall be prohibited), and LAMC 12.14 A.45, for a minimum of 75 percent of the length of any exterior building wall facing a public street to a minimum depth of 25 feet, or the total depth of the building, whichever is less.
2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:
 - a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
 - b) Project. The erection, construction, addition to, or

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exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transitional Height. Any portion of a building or structure above 35 feet in height shall be stepped back one foot for each additional foot of height above 35 feet from any

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exterior façade that abuts the R4 Zone.

5. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

6. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

7. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

8. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. No building or structure shall exceed a height of 50 feet above grade.

2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

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- a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,
 - b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,
 - c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.
3. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.

38:1

[Q]R3-1

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Plans. Prior to issuance of building permits, detailed development plans, including a complete landscape plan and irrigation plan shall be submitted to the satisfaction of the Planning Department in consultation with the council office.
2. Approval Verification. Copies of any approvals, guarantees or verification of consultations, review or approval as may be required by the following conditions of approval shall be provided to the Planning Department for attachment to the subject file.
3. Definition. Any agencies or public officials referenced in these conditions shall mean those agencies or public officials or their successors or designees.
4. Height. No building or structure located on the subject property shall exceed 35 feet in height. However, a maximum building height of 45 feet shall be permitted provided that the following conditions are met:
 - a) for buildings with less than 70 linear feet of street frontage, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from any exterior face that fronts a street, as well as the rear exterior face.
 - b) for buildings with 70 linear feet of street frontage or greater, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from all exterior faces of the structure.
5. Height. In addition to the above, for those building frontages facing R1 zoned lots, a maximum building height of 45 feet shall be permitted provided that one of the two following options are met along the building face fronting

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the R1 zoned lot:

option 1: any height between 25 and 35 feet shall be stepped back ½ foot for each additional foot of height between 25 and 35 feet, and any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from that portion of the building below.

option 2: any additional height above 35 feet shall be stepped back 20 feet from the exterior wall of the structure.

6. Setbacks. A 15-foot setback at grade level shall be required on any side of a building that is abutting any R1 zoned lot.

7. Open Space. Open space shall be provided per LAMC Section 12.21 G. Courtyards and building breaks required by these conditions may count as common open space notwithstanding the provisions of LAMC Section 12.21 G 2(a)(1).

8. Landscaping. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.

9. A minimum of 50 percent of common usable open space areas shall be planted in ground cover, shrubs or trees. Trees shall be planted in the required front and rear yard setback area at a ratio of one tree per every 300 square feet of front and rear yard provided. Trees may not be less than 24-inch box in size, and shall be planted within open space areas. An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly drained.

10. Required rear yard setback areas shall not be used for surface parking, and shall be landscaped as a greenbelt area with a maximum of 20 percent hardscape. Vegetative landscape screening shall be incorporated into the landscape plan to minimize views across rear property lines.

11. Street Trees. Street trees 20 feet on center (24 inch box), with root collars to prevent uplifting of sidewalks, shall be provided. Street tree type shall match the prevailing street tree of the street to the satisfaction of the Bureau of Street Services.

12. Parking Level Screening. Any portion of a parking level,

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which exceeds finished grade, shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms at least three (3) feet in height. Any planter box or berm shall not be used to calculate the height of a structure.

13. All structures on the roof, including air conditioning units, mechanical equipment, vents, and parapets, shall be fully screened from view from any adjacent residential zoned properties through the use of materials and colors that match the exterior walls of the structure. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.

14. Articulation. All exterior faces on new buildings and those involving the exterior alteration of existing buildings shall be designed to provide articulation that provides relief for every 30 feet in horizontal length and every 20 feet in vertical length, created by architectural detail or a change in material. In addition, for those buildings greater than 35 feet in height, the exterior faces of the upper floor shall be differentiated through the use of such design features as material or color and shall have differently articulated windows.

15. Balconies. Cantilever balcony protrusions into required front and rear yard setbacks shall be limited to 24 inches in depth. The horizontal dimension of each protruding balcony shall be limited to 75 percent of the width of the residential unit it serves.

16. Massing. For a building between 150-190 linear feet in width or depth, one of the following two options shall be met:

option 1: A front courtyard shall be provided adjacent to the front yard setback at ground level, with a minimum width and depth of 20 linear feet and a minimum total area of 700 square feet. The required front courtyard shall be open to the sky. The required front courtyard shall not be located within 40 linear feet of a side property line. Any front courtyard fencing shall be predominantly open or transparent in design, using wrought iron or similar material combining limited solid portions and open or transparent spaces. The required front courtyard shall be located no more than three (3) vertical feet from highest adjacent sidewalk grade. A minimum of 20 percent of a required front courtyard shall consist of planted ground cover, shrubs, trees, water features, or permanent planter boxes.

option 2: Terraces. Terraces shall be provided along the

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front face of a building to provide articulation and open space. Each residential unit located on the second floor or above, with exposure to the front face, shall provide a minimum of one terrace. Required terraces shall be located along the front face of the building and shall have a minimum area of 100 square feet each. Each terrace shall have a minimum width and depth of 8 linear feet. Required terraces need not be open to the sky but shall not be enclosed and remain open on the side facing the front yard. For those portions of a building above 35 feet, a building stepback of 8 linear feet or greater shall satisfy this requirement.

17. Building Breaks. For a building greater than 190 linear feet in width or depth, no portion of a building above finished grade level shall exceed 190 linear feet in either width or depth excluding those portions of the building used for parking. If a building exceeds 190 linear feet in width or depth below finished grade level, then any two portions of the building above grade level that would together exceed 190 linear feet shall be considered separate buildings with an assumed common lot line between them, and each portion shall be set back from such assumed common lot line a minimum of 6 feet, excluding those portions of the building used for parking. Notwithstanding the provisions of LAMC Section 12.21 G regarding minimum common open space requirements, for projects that build two or more buildings in order to comply with the 190 foot limitation on the length of buildings, the required building break setback areas between two portions of the building shall count and be credited towards the amount of common open space required for the project. In this instance, a horizontal dimension of 12 feet or greater shall satisfy LAMC 12.21 G.2(a)(1)(iii) provided all other conditions of LAMC 12.21 G.2(a) are met.

39:1,
39:2

[Q]C2-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

- a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
- b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing

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building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

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b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall

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		<p>not exceed 1.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p>
39:3	[Q]MR1-2D	<p data-bbox="734 485 1308 544"><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p data-bbox="734 563 1433 715">That portion of a building or structure which fronts on Willoughby Avenue shall be restricted to a maximum height of 36 feet for that portion of the building within 50 feet of the property line along Willoughby Avenue. The remainder of the lot shall have no height limit.</p> <p data-bbox="734 780 1153 810"><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p data-bbox="734 829 1438 1198">The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.</p>
39:4	M1-2D	<p data-bbox="734 1234 1159 1264"><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p data-bbox="734 1283 1438 1651">The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.</p>
40	[Q]MR1-1	<p data-bbox="734 1687 1308 1747"><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p data-bbox="734 1766 1438 1855">No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>

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SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
40:1	[Q]C2-1VL-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:1A	[Q]M1-1	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p> <p>2. Uses shall be limited to those permitted in the C4 zone, except for the following uses, which shall also be permitted: storage building for household goods and laundry, steam or wet wash.</p>
40:1B	[Q]MR1-1-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:1C	[Q]MR1-1	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. That portion of a building or structure which fronts on Willoughby Avenue shall be restricted to a maximum height of 36 feet for that portion of the building within 50 feet of the property line along Willoughby Avenue. The remainder of the lot shall have no height limit.</p> <p>2. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:2, 40:2C, 40:2D	[Q]MR1-1	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:3	[Q]CM-1VL	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>

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SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
40:4	[Q]CM-1VL-SN	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:4A, 40:4B	[Q]CM-1VL	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:5	[Q]C2-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, <u>unless</u> the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in</p>

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L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely

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below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 0.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 0.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 0.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.

40:5A

[Q]R4-1VL

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Site Planning & Building Orientation.

a) No surface or above-grade parking shall be allowed between a building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

b) Underground parking areas shall be designed so that the upper surface of the finished floor of the first level above the uppermost parking level at all exterior walls facing a public street does not extend more than six feet above sidewalk elevation.

c) Vehicular access to the project shall be taken from the

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alley. No driveways or curbcuts shall be permitted for access to developments from local or collector streets, unless permitted by Subsection C of this ordinance.

2. Alleys.

a) Projects shall incorporate the use of existing alleys into the design of site access and circulation plans. The use of existing alleys shall be used for vehicular access, loading and service.

b) Lighting fixtures fronting an alley shall be part of the design of all new construction, and shall be placed a minimum of every 30 linear feet.

c) Dumpsters and trash enclosures shall be served from alleys, and enclosed or screened from view.

3. Mid-Block Access.

a) This sub-section applies to any development, on a lot which is greater than 250 feet from the centerline of Vine Street, El Centro Avenue or Gower Street, whichever of these streets is closest to the development.

b) For projects that meet the requirements above, one development per block face shall be permitted to optionally construct an additional north-south oriented alley which shall provide access to its parking, as well as access to adjacent developments and public alleys.

4. Height. No building or structure located on the subject property shall exceed 35 feet in height. However, a maximum building height of 45 feet shall be permitted provided that the following conditions are met:

a) for buildings with less than 70 linear feet of street frontage, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from any exterior facade that fronts a street, as well as the rear exterior facade.

b) for buildings with 70 linear feet of street frontage or greater, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from all exterior facades of the structure.

5. Rooftop Structures. All structures on the roof, including air conditioning units, mechanical equipment, vents, and parapets, shall be fully screened from view from any adjacent residential zoned properties through the use of materials and colors that match the exterior walls of the structure. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.

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6. Landscaping. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.

7. Street Trees. Street trees 20 feet on center (24 inch box), with root collars to prevent uplifting of sidewalks, shall be provided. Street tree type shall match the prevailing street tree of the street to the satisfaction of the Bureau of Street Services.

8. Open Space.

a) Open space shall be provided per LAMC Section 12.21 G. Courtyards and building breaks required by these conditions may count as common open space notwithstanding the provisions of LAMC Section 12.21 G 2(a)(1).

b) A minimum of 50 percent of common usable open space areas shall be planted in ground cover, shrubs or trees. Trees shall be planted in the required front and rear yard setback area at a ratio of one tree per every 300 square feet of front and rear yard provided. Trees may not be less than 24-inch box in size, and shall be planted within open space areas. An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly drained.

9. Parking Level Screening. Any portion of a parking level, which exceeds finished grade, shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms at least three (3) feet in height. Any planter box or berm shall not be used to calculate the height of a structure.

10. Massing. For a building between 150-190 linear feet in width or depth, one of the following two options shall be met:

option 1: A front courtyard shall be provided adjacent to the front yard setback at ground level, with a minimum width and depth of 20 linear feet and a minimum total area of 700 square feet. The required front courtyard shall be open to the sky. The required front courtyard shall not be located within 40 linear feet of a side property line. Any front courtyard fencing shall be predominantly open or transparent in design, using wrought iron or similar material combining limited solid portions and open or transparent spaces. The required front courtyard shall

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be located no more than three (3) vertical feet from highest adjacent sidewalk grade. A minimum of 20 percent of a required front courtyard shall consist of planted ground cover, shrubs, trees, water features, or permanent planter boxes.

option 2: Terraces. Terraces shall be provided along the front face of a building to provide articulation and open space. Each residential unit located on the second floor or above, with exposure to the front face, shall provide a minimum of one terrace. Required terraces shall be located along the front face of the building and shall have a minimum area of 100 square feet each. Each terrace shall have a minimum width and depth of 8 linear feet. Required terraces need not be open to the sky but shall not be enclosed and remain open on the side facing the front yard. For those portions of a building above 35 feet, a building stepback of 8 linear feet or greater shall satisfy this requirement.

11. Building Breaks. For a building greater than 190 linear feet in width or depth, no portion of a building above finished grade level shall exceed 190 linear feet in either width or depth excluding those portions of the building used for parking. If a building exceeds 190 linear feet in width or depth below finished grade level, then any two portions of the building above grade level that would together exceed 190 linear feet shall be considered separate buildings with an assumed common lot line between them, and each portion shall be set back from such assumed common lot line a minimum of 6 feet, excluding those portions of the building used for parking. Notwithstanding the provisions of LAMC Section 12.21 G regarding minimum common open space requirements, for projects that build two or more buildings in order to comply with the 190 foot limitation on the length of buildings, the required building break setback areas between two portions of the building shall count and be credited towards the amount of common open space required for the project. In this instance, a horizontal dimension of 12 feet or greater shall satisfy LAMC 12.21 G.2(a)(1)(iii) provided all other conditions of LAMC 12.21 G.2(a) are met.

40:6

[Q]C2-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Use. No residential uses permitted.
2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:
 - a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that

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are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

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3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.

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41

[Q]R4-1VL

[Q] QUALIFIED PERMANENT CONDITIONS OF
APPROVAL

1. Site Planning & Building Orientation.

a) No surface or above-grade parking shall be allowed between a building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

b) Underground parking areas shall be designed so that the upper surface of the finished floor of the first level above the uppermost parking level at all exterior walls facing a public street does not extend more than six feet above sidewalk elevation.

c) Vehicular access to the project shall be taken from the alley. No driveways or curbcuts shall be permitted for access to developments from local or collector streets, unless permitted by Subsection C of this ordinance.

2. Alleys.

a) Projects shall incorporate the use of existing alleys into the design of site access and circulation plans. The use of existing alleys shall be used for vehicular access, loading and service.

b) Lighting fixtures fronting an alley shall be part of the design of all new construction, and shall be placed a minimum of every 30 linear feet.

c) Dumpsters and trash enclosures shall be served from alleys, and enclosed or screened from view.

3. Mid-Block Access.

a) This sub-section applies to any development, on a lot which is greater than 250 feet from the centerline of Vine Street, El Centro Avenue or Gower Street, whichever of these streets is closest to the development.

b) For projects that meet the requirements above, one development per block face shall be permitted to optionally construct an additional north-south oriented alley which shall provide access to its parking, as well as access to adjacent developments and public alleys.

4. Height. No building or structure located on the subject property shall exceed 35 feet in height. However, a maximum building height of 45 feet shall be permitted provided that the following conditions are met:

a) for buildings with less than 70 linear feet of street frontage, any additional height above 35 feet shall be stepped back one foot for each additional foot of height

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above 35 feet from any exterior facade that fronts a street, as well as the rear exterior facade.

b) for buildings with 70 linear feet of street frontage or greater, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from all exterior facades of the structure.

5. Rooftop Structures. All structures on the roof, including air conditioning units, mechanical equipment, vents, and parapets, shall be fully screened from view from any adjacent residential zoned properties through the use of materials and colors that match the exterior walls of the structure. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.

6. Landscaping. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.

7. Street Trees. Street trees 20 feet on center (24 inch box), with root collars to prevent uplifting of sidewalks, shall be provided. Street tree type shall match the prevailing street tree of the street to the satisfaction of the Bureau of Street Services.

8. Open Space.

a) Open space shall be provided per LAMC Section 12.21 G. Courtyards and building breaks required by these conditions may count as common open space notwithstanding the provisions of LAMC Section 12.21 G 2(a)(1).

b) A minimum of 50 percent of common usable open space areas shall be planted in ground cover, shrubs or trees. Trees shall be planted in the required front and rear yard setback area at a ratio of one tree per every 300 square feet of front and rear yard provided. Trees may not be less than 24-inch box in size, and shall be planted within open space areas. An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly drained.

9. Parking Level Screening. Any portion of a parking level, which exceeds finished grade, shall be screened from the

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view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms at least three (3) feet in height. Any planter box or berm shall not be used to calculate the height of a structure.

10. Massing. For a building between 150-190 linear feet in width or depth, one of the following two options shall be met:

option 1: A front courtyard shall be provided adjacent to the front yard setback at ground level, with a minimum width and depth of 20 linear feet and a minimum total area of 700 square feet. The required front courtyard shall be open to the sky. The required front courtyard shall not be located within 40 linear feet of a side property line. Any front courtyard fencing shall be predominantly open or transparent in design, using wrought iron or similar material combining limited solid portions and open or transparent spaces. The required front courtyard shall be located no more than three (3) vertical feet from highest adjacent sidewalk grade. A minimum of 20 percent of a required front courtyard shall consist of planted ground cover, shrubs, trees, water features, or permanent planter boxes.

option 2: Terraces. Terraces shall be provided along the front face of a building to provide articulation and open space. Each residential unit located on the second floor or above, with exposure to the front face, shall provide a minimum of one terrace. Required terraces shall be located along the front face of the building and shall have a minimum area of 100 square feet each. Each terrace shall have a minimum width and depth of 8 linear feet. Required terraces need not be open to the sky but shall not be enclosed and remain open on the side facing the front yard. For those portions of a building above 35 feet, a building stepback of 8 linear feet or greater shall satisfy this requirement.

11. Building Breaks. For a building greater than 190 linear feet in width or depth, no portion of a building above finished grade level shall exceed 190 linear feet in either width or depth excluding those portions of the building used for parking. If a building exceeds 190 linear feet in width or depth below finished grade level, then any two portions of the building above grade level that would together exceed 190 linear feet shall be considered separate buildings with an assumed common lot line between them, and each portion shall be set back from such assumed common lot line a minimum of 6 feet, excluding those portions of the building used for parking. Notwithstanding the provisions of LAMC Section 12.21 G regarding minimum common open space requirements, for projects that build two or more buildings in order to comply with the 190 foot limitation on

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the length of buildings, the required building break setback areas between two portions of the building shall count and be credited towards the amount of common open space required for the project. In this instance, a horizontal dimension of 12 feet or greater shall satisfy LAMC 12.21 G.2(a)(1)(iii) provided all other conditions of LAMC 12.21 G.2(a) are met.

41:1, 41:2, 41:2A	[Q]C2-2D
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

- a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
- b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.
- c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.
- d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

2. Building Location.

- a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.
- b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as

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outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

3. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless

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determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 0.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 0.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 0.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.

41:3,	[Q]M1-2D
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41:4,

41:5

**[Q] QUALIFIED PERMANENT CONDITIONS OF
APPROVAL**

No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area contained in all buildings zoned [Q]M1-2D located south of Santa Monica, west of Van Ness, north of Melrose, and east of Gower, shall not exceed one and one-half times the buildable area of the lot(s). A project may exceed a total Floor Area Ratio of 1.5:1, up to a total Floor Area Ratio of 3:1, provided that:

a) the project is authorized by a development agreement or other discretionary action approved by the City Council or City Planning Commission, and addresses height of buildings, setbacks, landscaping, and building design.

2. No building or structure shall exceed sixty (60) feet in height above grade, and shall not exceed five (5) stories. Roof structures are exempted pursuant to Section 12.21.1

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		<p>B 3 of the LAMC. Motion picture studio stages, studio production and post-production facilities, screens or sky-backing, temporary towers and the like shall not exceed seventy-five (75) feet in height above grade. A building or structure may exceed the aforementioned height limits, up to a height limit of one hundred and fifty (150) feet above grade, provided that:</p> <p>a) the project is authorized by a development agreement or other discretionary action approved by the City Council or City Planning Commission, and addresses setbacks, landscaping, and building design.</p>
41:6	[Q]C4-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, <u>unless</u> the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p>

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a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site.

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Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.

41:7,
41:8

[Q]C4-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Parking. No surface or above-grade parking shall be allowed between the building and Virginia Avenue. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses shall not exceed 1.5:1; and,

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- b. FAR for developments containing only residential uses, or for developments which contain both residential and non-residential uses, shall not exceed 2.5:1. The FAR for any non-residential use portion shall not exceed 1.5:1; and,
- c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

42

[Q]C2-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.
2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:
 - a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.
 - b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.
 - c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.
 - d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.
3. Building Location.
 - a) Each Project shall have a ground floor, as defined in

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L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely

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below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.

42:1, 42:1A	[Q]C4-1
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling,

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interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the

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interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

42:2

[Q]C4-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or

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construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transitional Height. Any portion of a building or structure within 15 feet of a property line abutting a residential zone shall be restricted to a maximum height of 16 feet for that portion of the building. Further, any portion of a building or structure above 20 feet in height shall be stepped back one

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foot for each additional foot of height above 20 feet.

5. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

6. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

7. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

8. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not

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exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 1:1 shall require approval by the Office of Historic Resources.

42:3

[Q]C2-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line

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intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

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6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:

a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,

b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,

c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.

2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.

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[Q]C1-1XL

**[Q] QUALIFIED PERMANENT CONDITIONS OF
APPROVAL**

1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

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b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of

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the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

43:1

[Q]C2-1

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that

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are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

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4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

44,
44:A

[Q]C2-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.

2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:

a) Pedestrian Amenities. Pedestrian amenities include

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outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.

b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.

c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.

d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.

3. Building Location.

a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.

c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.

d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply

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to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

4. Transparency.

a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.

b) The above Transparency regulations shall not apply to projects containing only residential uses.

c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.

5. Pedestrian Access.

a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.

b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.

6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.

7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.

"D" DEVELOPMENT LIMITATIONS

1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:

a. FAR for developments containing only non-residential

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		<p>uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</p>
46	[Q]C4-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
47:1	[Q]C2-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p><u>"D" DEVELOPMENT LIMITATIONS</u></p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
48	[Q]C4-2D	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p>

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"D" DEVELOPMENT LIMITATIONS

Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.

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[Q]C1-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF
APPROVAL

All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).

"D" DEVELOPMENT LIMITATIONS

Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.


Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUN 19 2012.

JUNE LAGMAY, City Clerk

By  Deputy

Approved JUN 26 2012

 Mayor

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted

June 19, 2012

See attached report.

 
Michael LoGrande
Director of Planning

DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 182173 – General Plan Amendment, Zone and Height District Changes for the Hollywood Community Plan Area – CPC 2005-6082 CPU – CPC 1997-0043 CPU - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on June 19, 2012, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on June 27, 2012 I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on June 27, 2012 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 27th day of June, 2012 at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: August 6, 2012

Council File No. 12-0303