

**Slope Density Language excerpt from proposed Hollywood Community Plan
As approved by the City Planning Commission
Draft Feb 27, 2012**

Policy LU.1.30: Limit density in areas with an average slope of 15 percent to that of minimum density land use regulation (equivalent to RE 40 zone). Limit density in hillside areas. Notwithstanding any land use designation maps to the contrary, all projects with average natural slopes in excess of 15 percent, including both Tract Maps and Parcel Maps, shall be limited to the minimum density housing category for the purposes of enforcing the slope density formula of LAMC Section 17.05C and 17.50E.

Policy LU.1.30A: Condition the approval of lot line adjustments, where either lot is subject to the Slope Density Ordinance prior to the lot adjustment, to document existing average natural slopes for the entire parcel and maintaining overall density restrictions pursuant to the intent of the slope density formula of Section 17.05.

I represent a client whose ^{mixed use} property zoning is outdated and the plan skipped that property. The property is situated on hyperion which is the continuation of furntain. However it is partly on a hill side but also on a business route. Our request is to delete the limitation for density on hill sides that are in close proximity to a main or business street. and also to include my client's properties and update the zoning for that whole area to allow the replacement of small old SFRs with a new Apt bldg or condominium. We are asking for IVL instead of current 10.

To: PLUM

We request density on business street will not be limited.

My property is on the continuation of

fountain where your plan is to take place

I would like to add my parcels S433-025-020

and S433-025-010 as well as S433-025-008

to the plan and allow for a zoning change

so that we can increase the density and

change the old small structures and a commercial

small building into a condominium so that

this fairly large lot that is surrounded by

condominiums can also become a nice

condominium. current zoning is CU-10

but across the street it is CU-1VL and

we would like to get that zoning i.e. CU-1VL

so we can build a 3 story or 4 story condominium

or Apartment building.

Thank you.

Maor Lev & Anat Escher

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