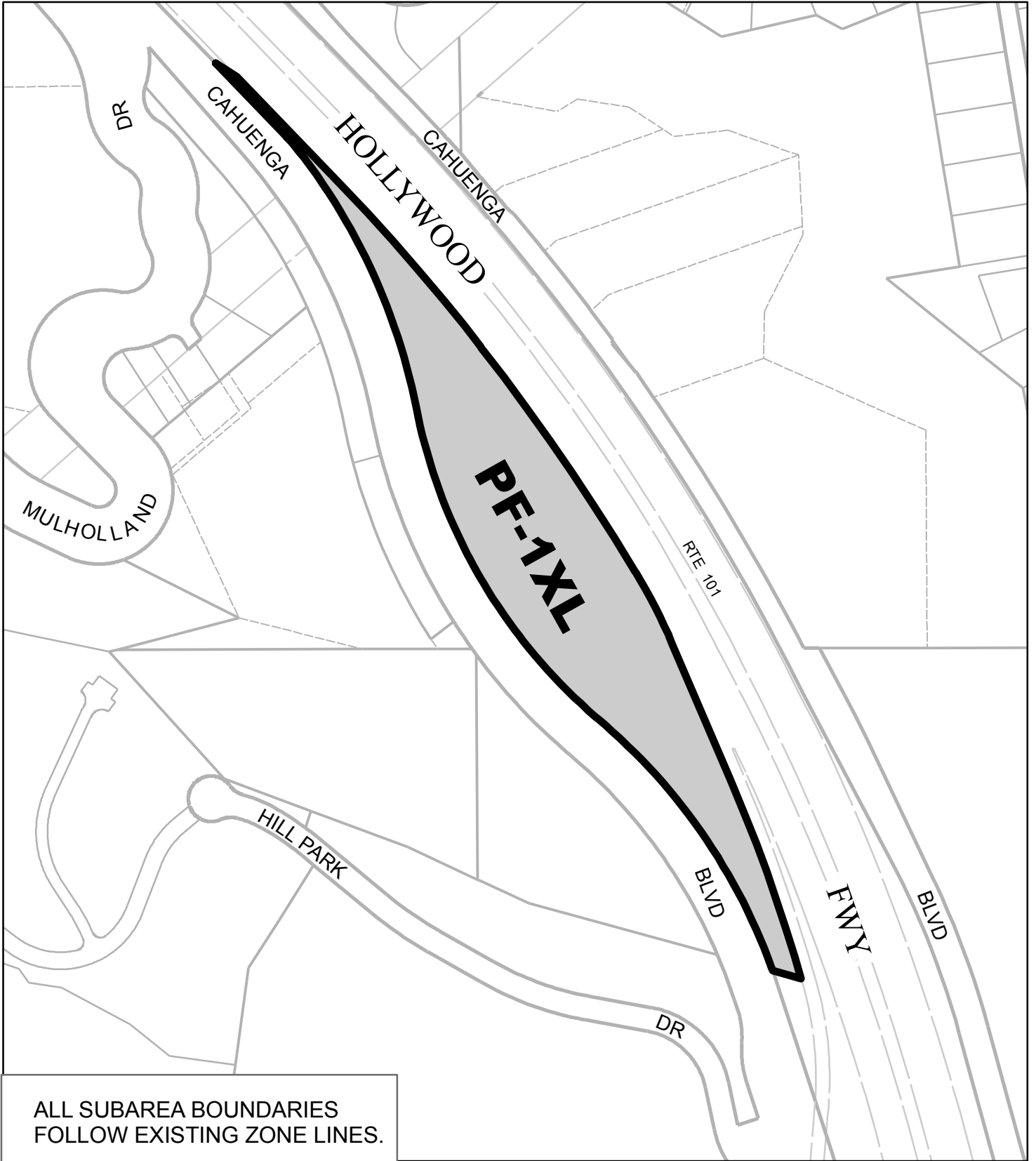


ORDINANCE NO._____

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.



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



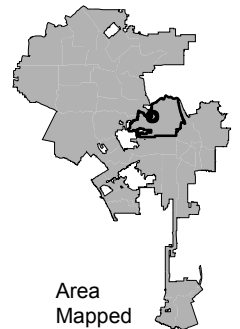
NOT TO SCALE

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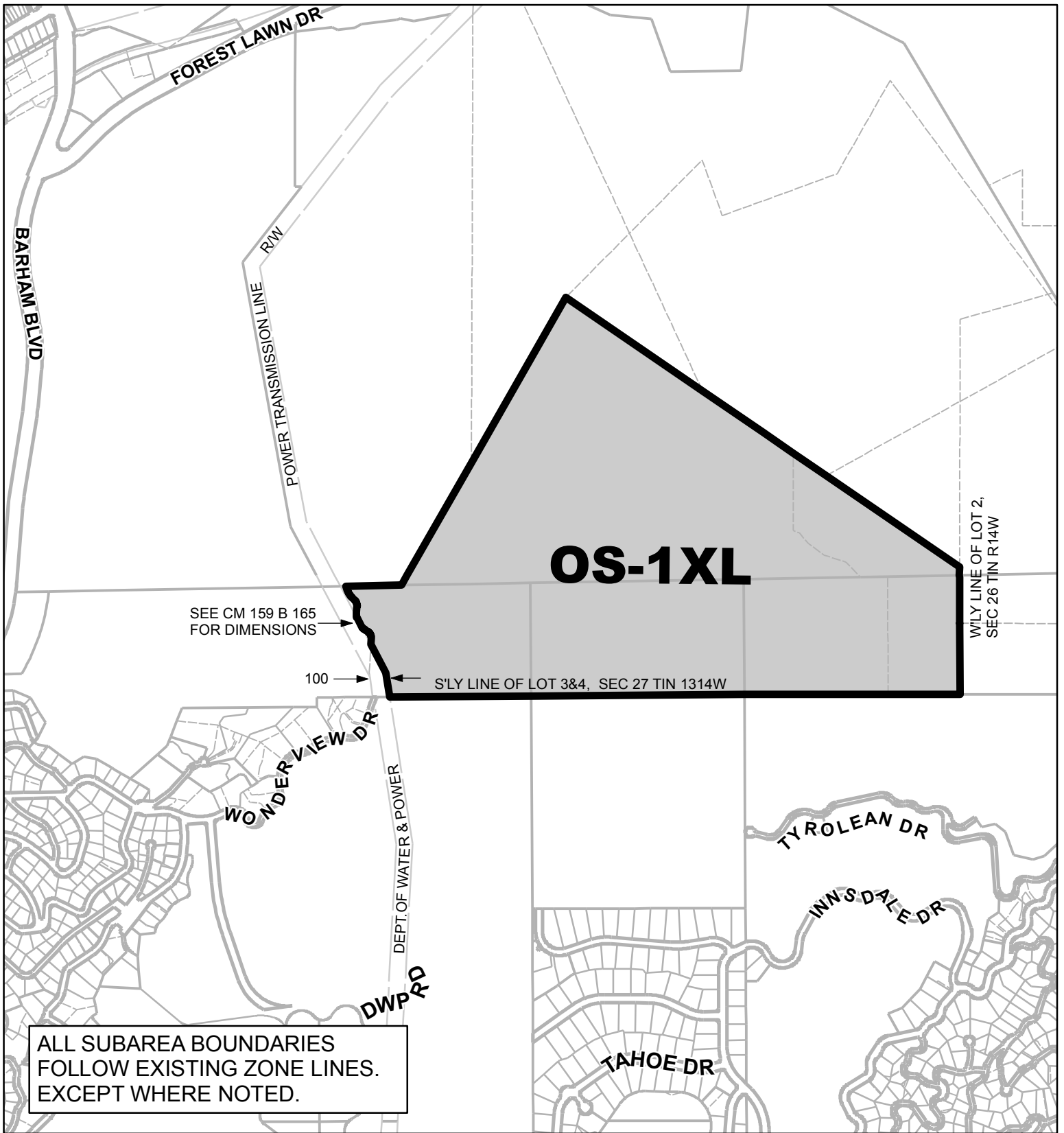
LH/

HOLLYWOOD CPU, SA 1:4

010412



Area Mapped



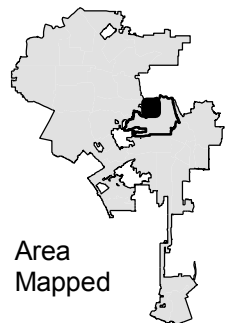
NOT TO SCALE

C.M. 159 B 185, 159 B 189 162 B 185, 162 B 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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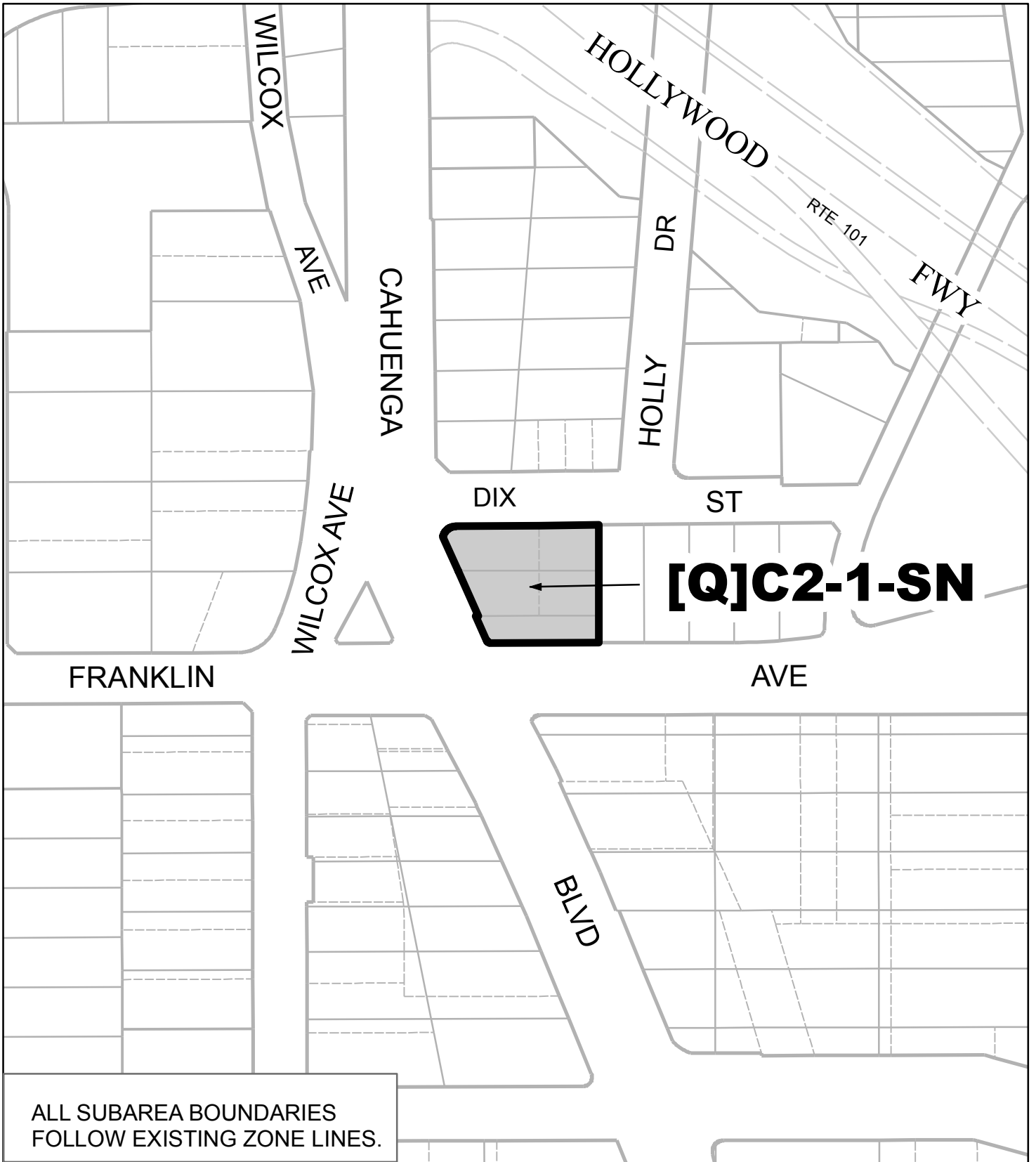
LH/

HOLLYWOOD CPU, SA 1:5

012512



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



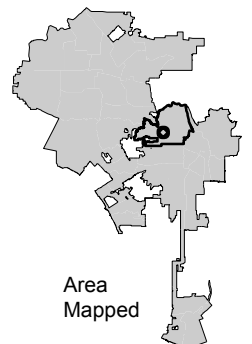
NOT TO SCALE

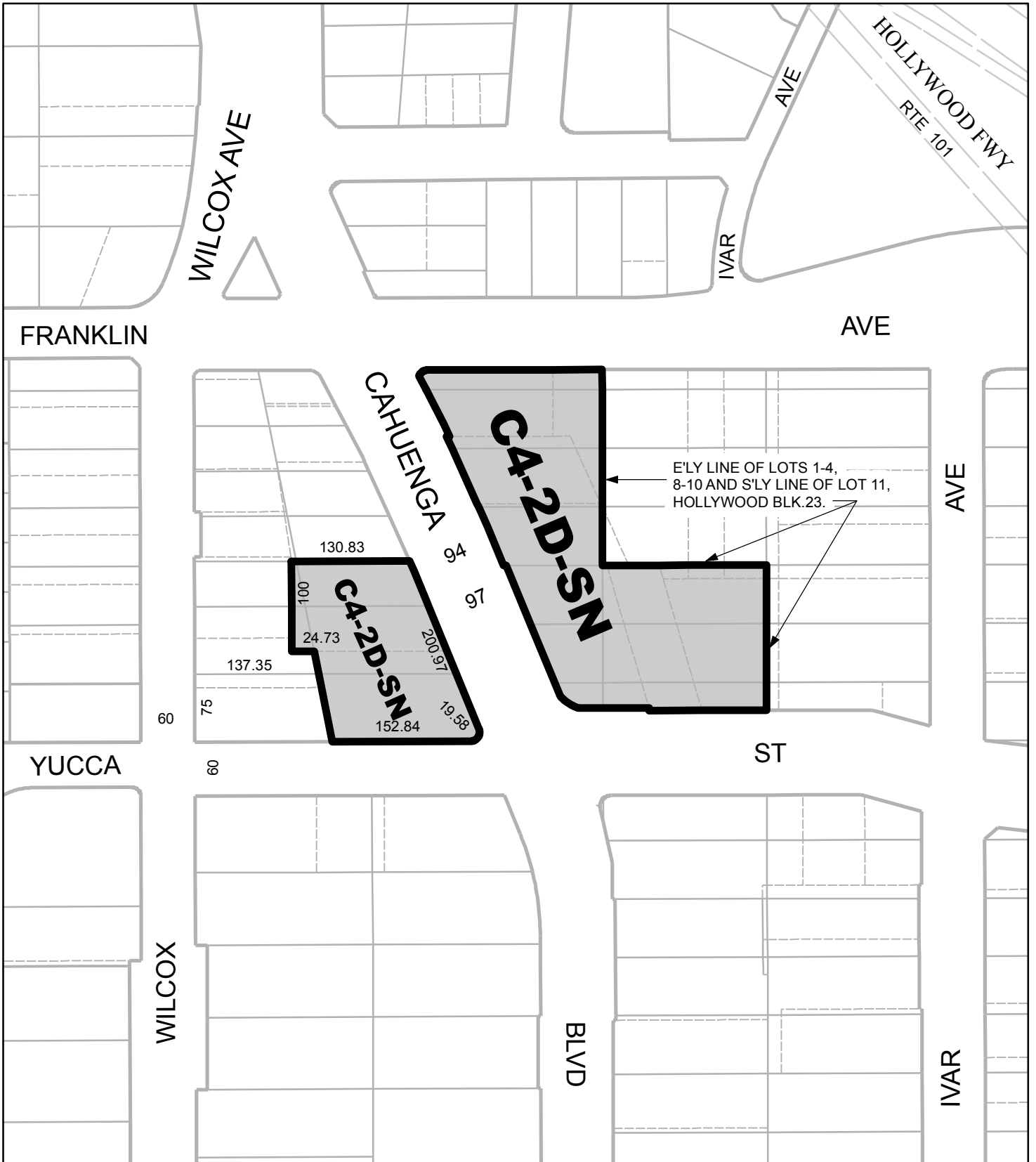
C.M. 150 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 2:1

010412





NOT TO SCALE

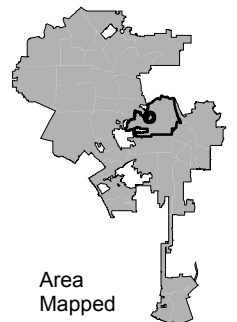
C.M. 150 A 187

CPC 2005-6082 CPU
CPC 1997-0043 CPU

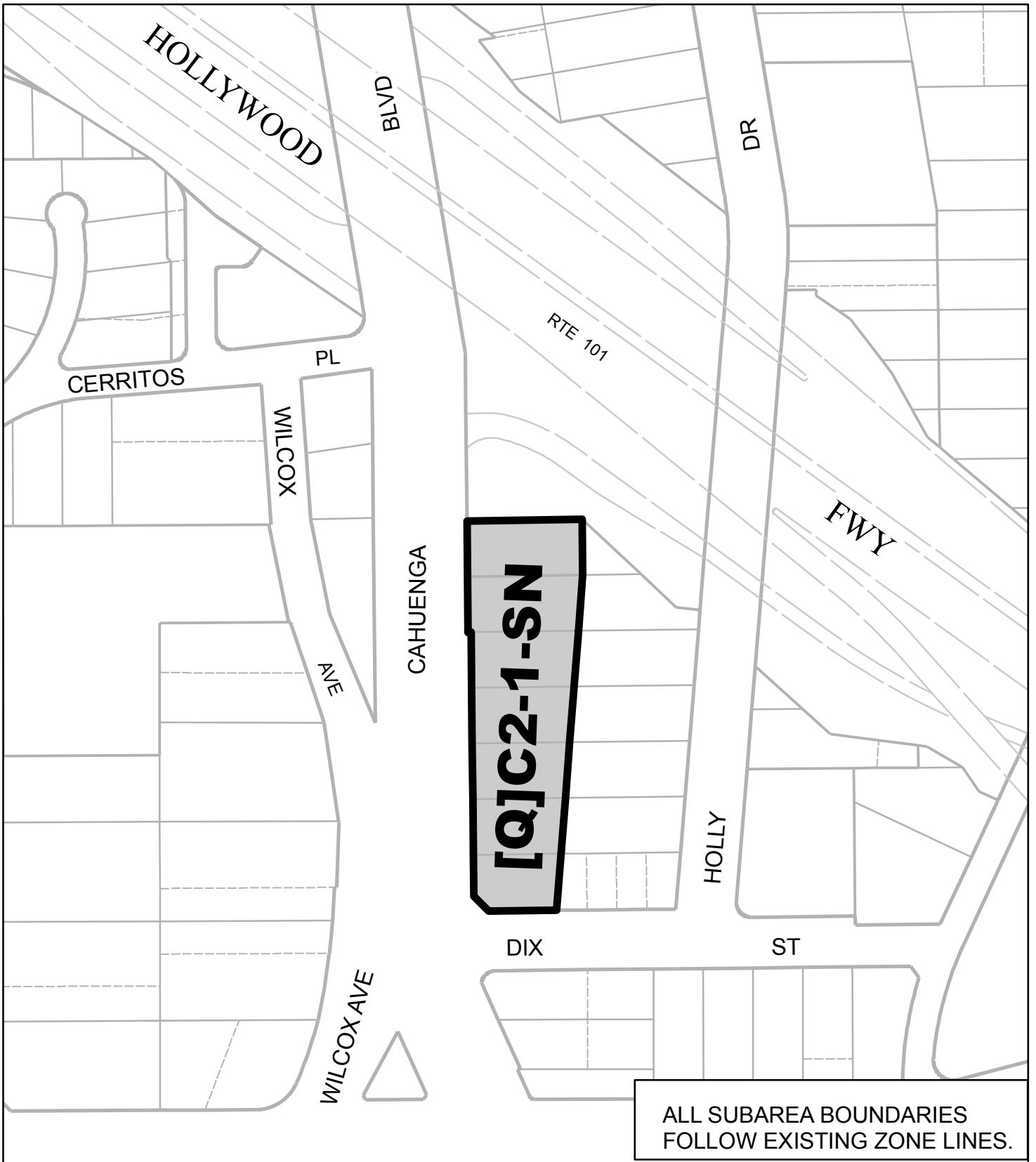
LH/

HOLLYWOOD CPU, SA 2:1A

020112



Area Mapped



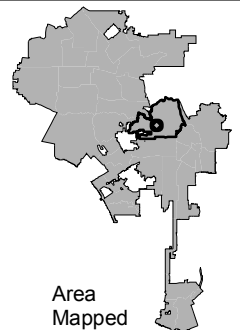
NOT TO SCALE

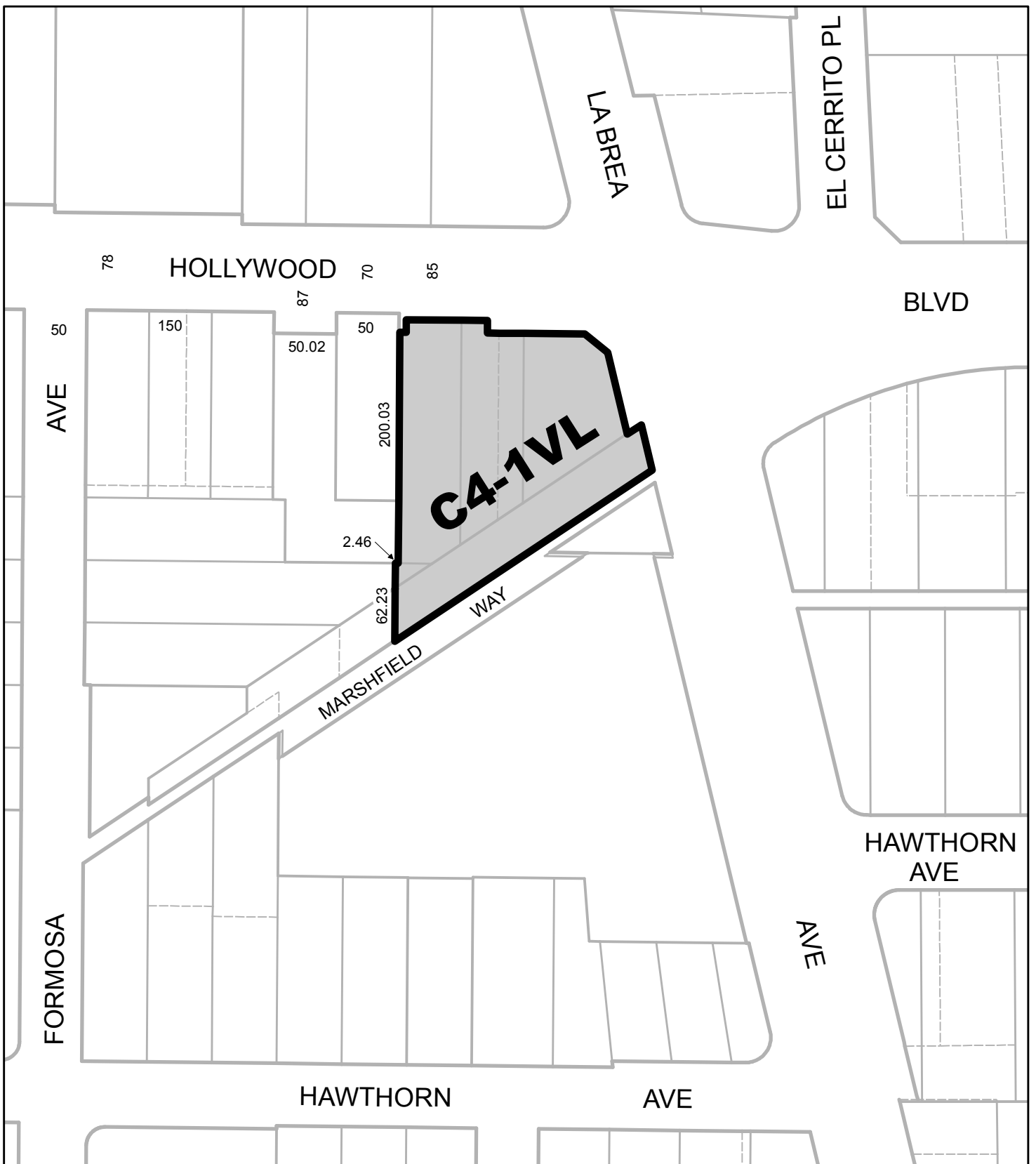
C.M. 150 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 2

020112





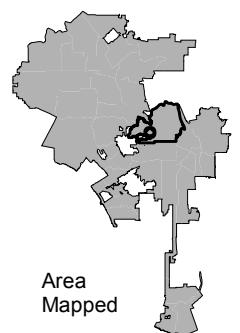
NOT TO SCALE

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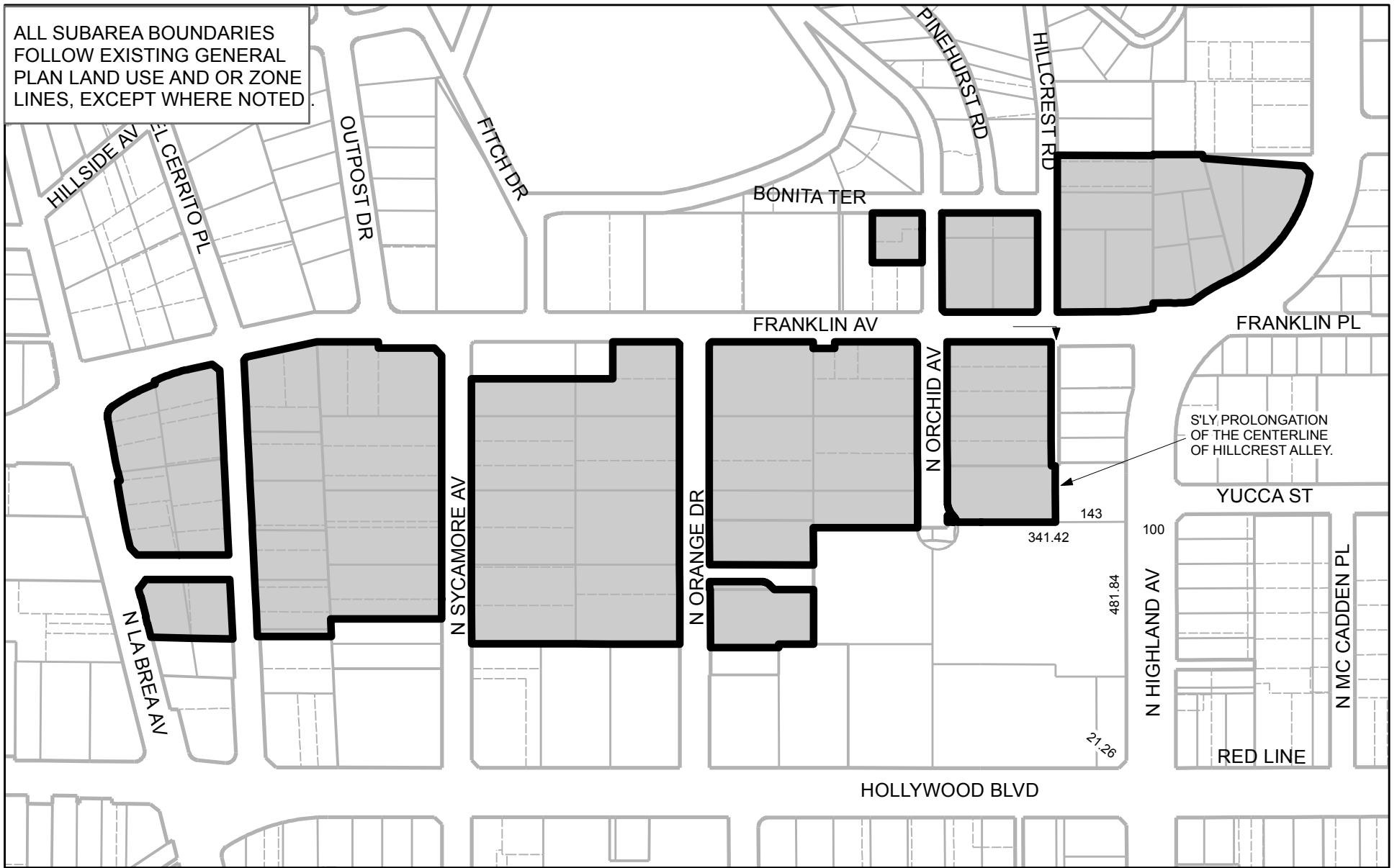
LH/

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



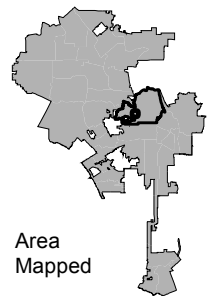
NOT TO SCALE

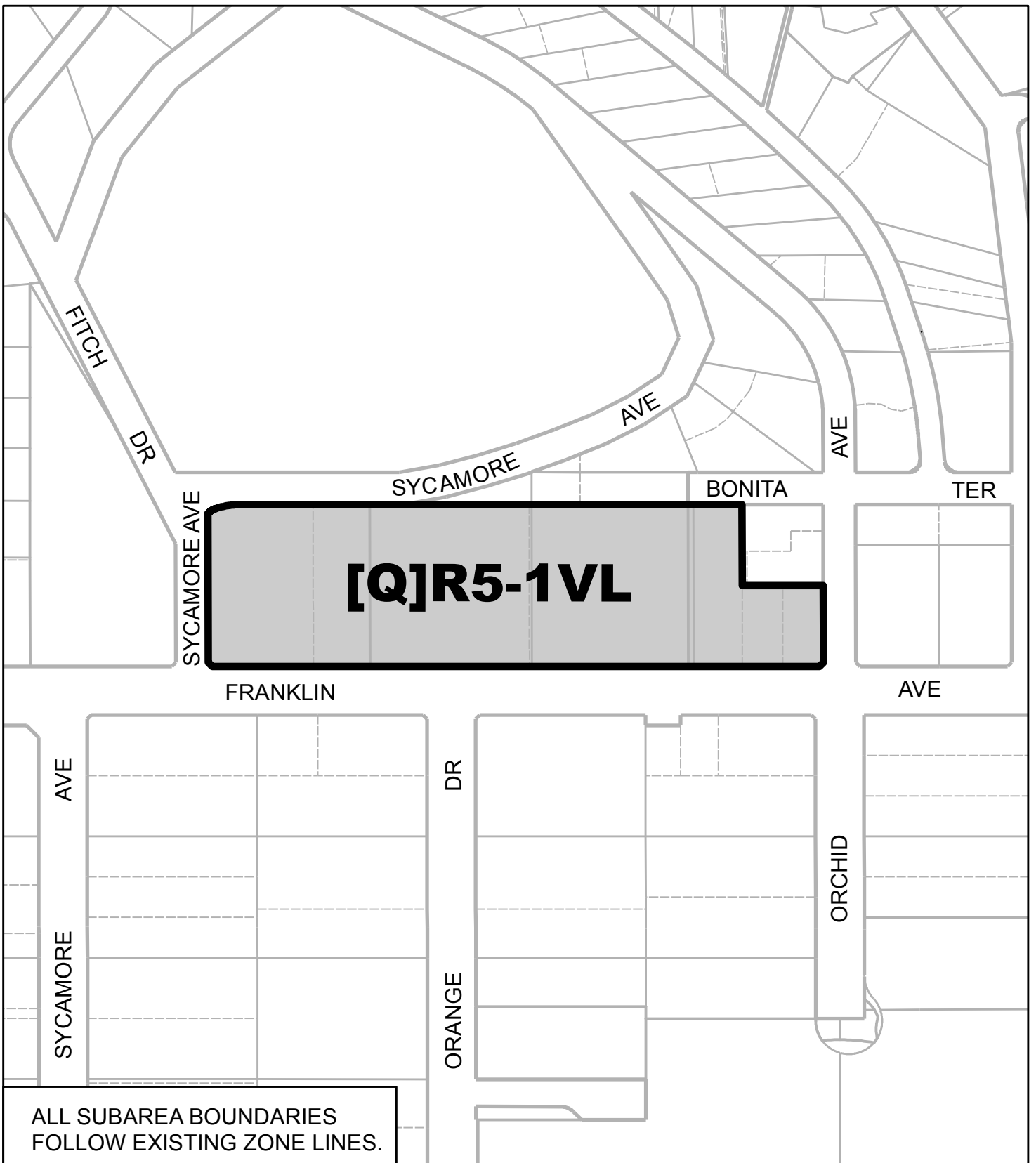
C.M. 147 B 181, 148.5 A 185, 150 B 181, 150 A 185, 151.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

010412

HOLLYWOOD CPU, SA 3:1A





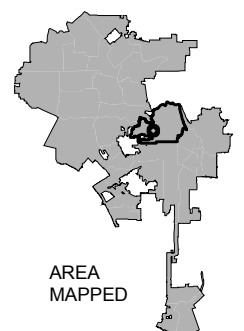
NOT TO SCALE

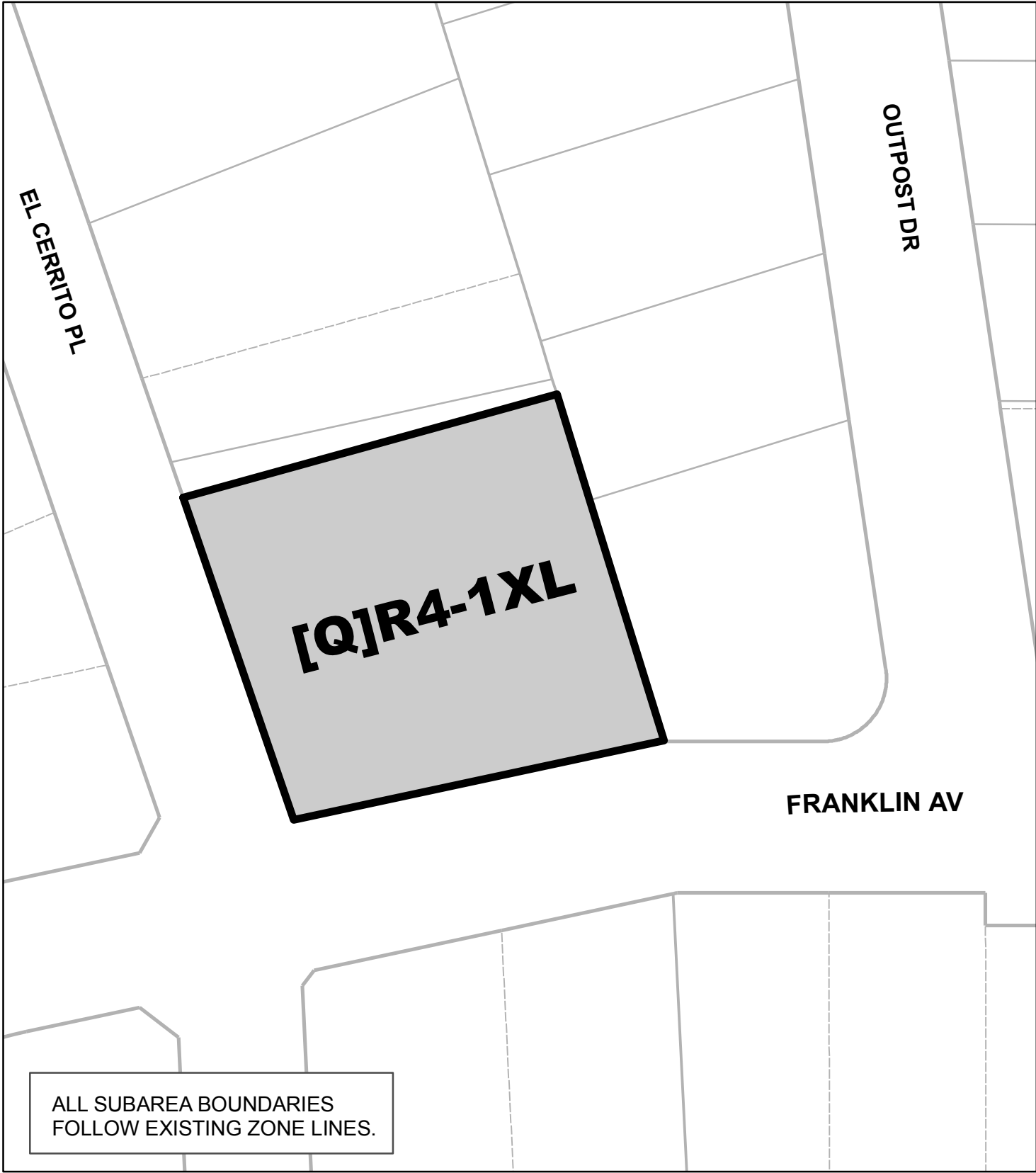
C.M. 150 B 181	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 3:1B

010412





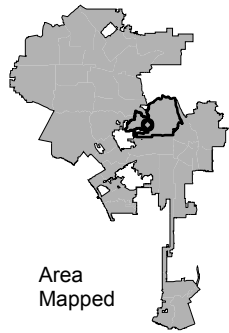
NOT TO SCALE

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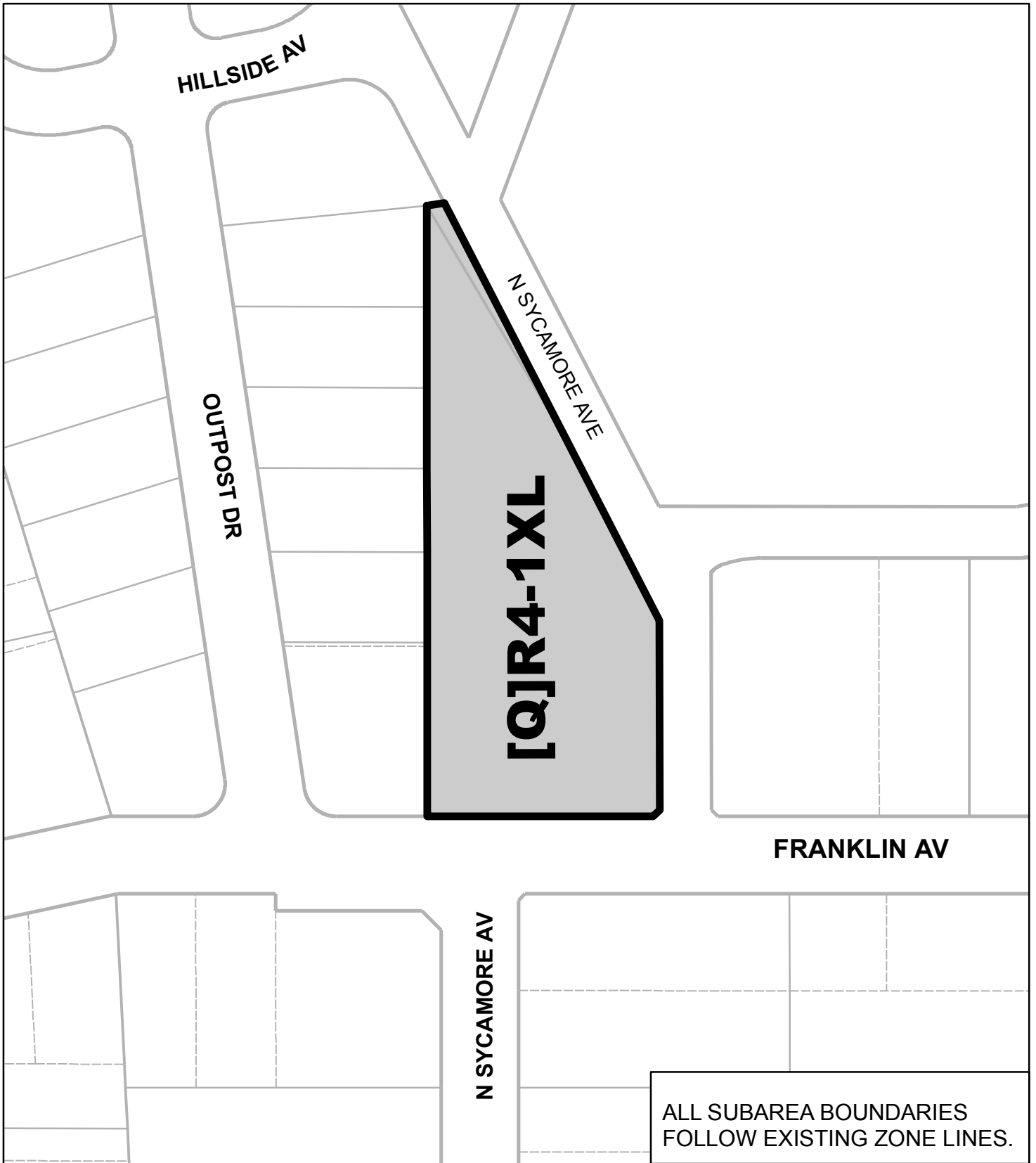
LH/

HOLLYWOOD CPU, SA 3:1D

023012



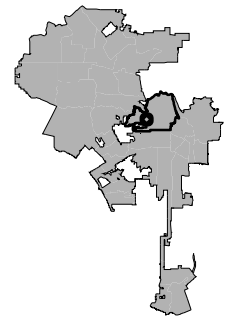
Area Mapped



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





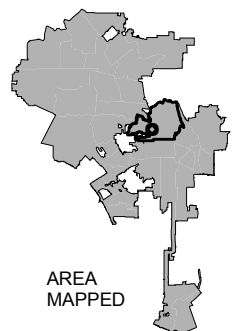
NOT TO SCALE

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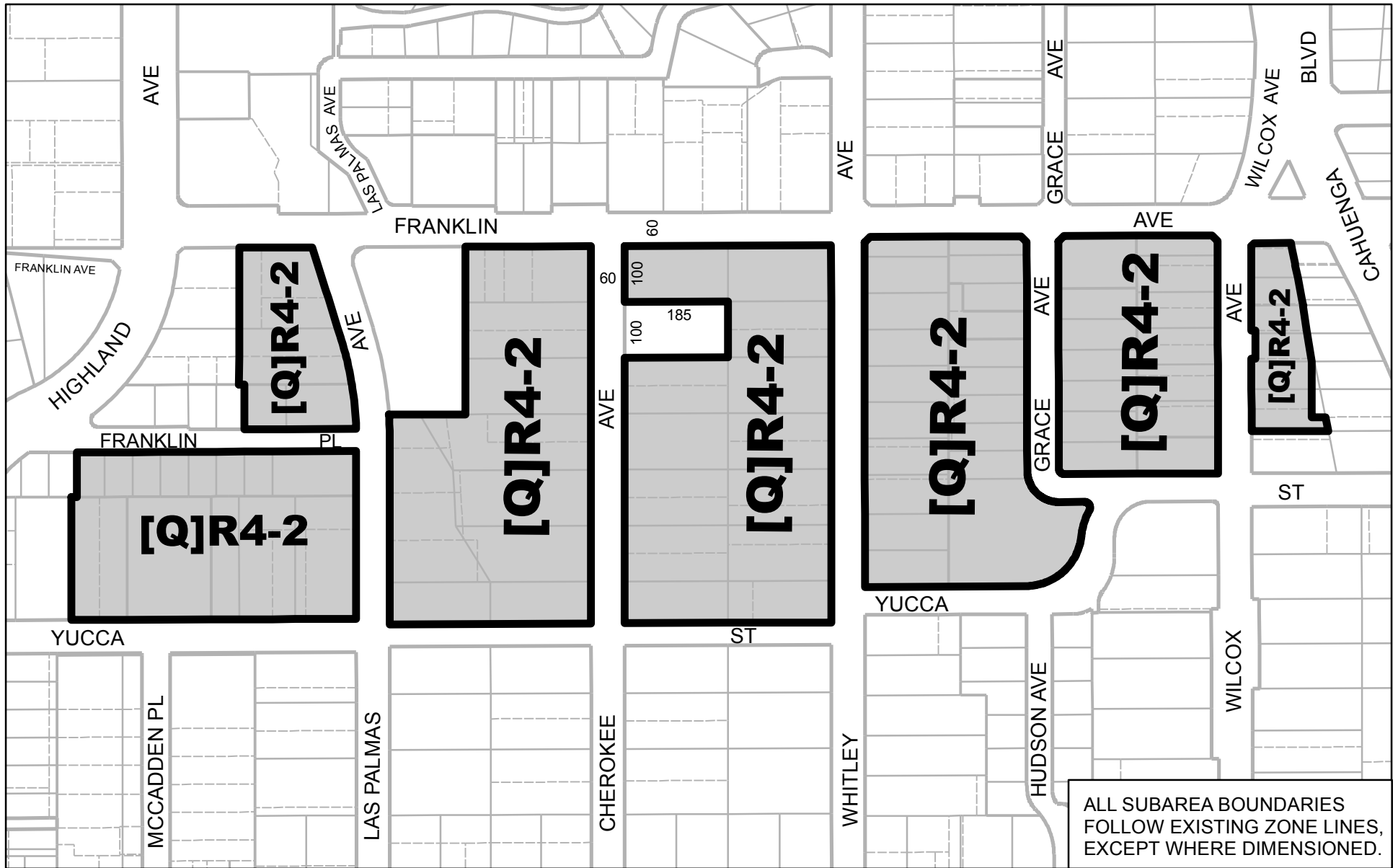
LH/

HOLLYWOOD CPU, SA 3:2

010412

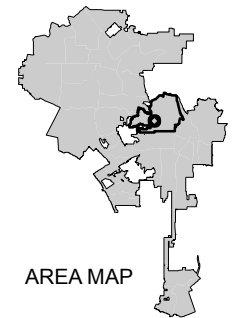


AREA MAPPED



C.M. 150 A 185, 150 A 187, 148.5 A 185.	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ **HOLLYWOOD CPU, SA 3:2B** 013012





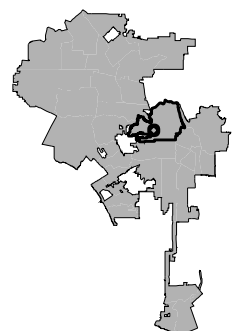
NOT TO SCALE

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

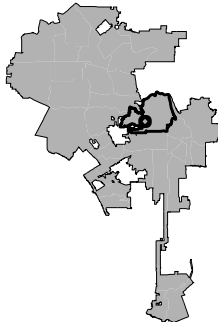
HOLLYWOOD CPU, SA 3:2C

010412





NOT TO SCALE

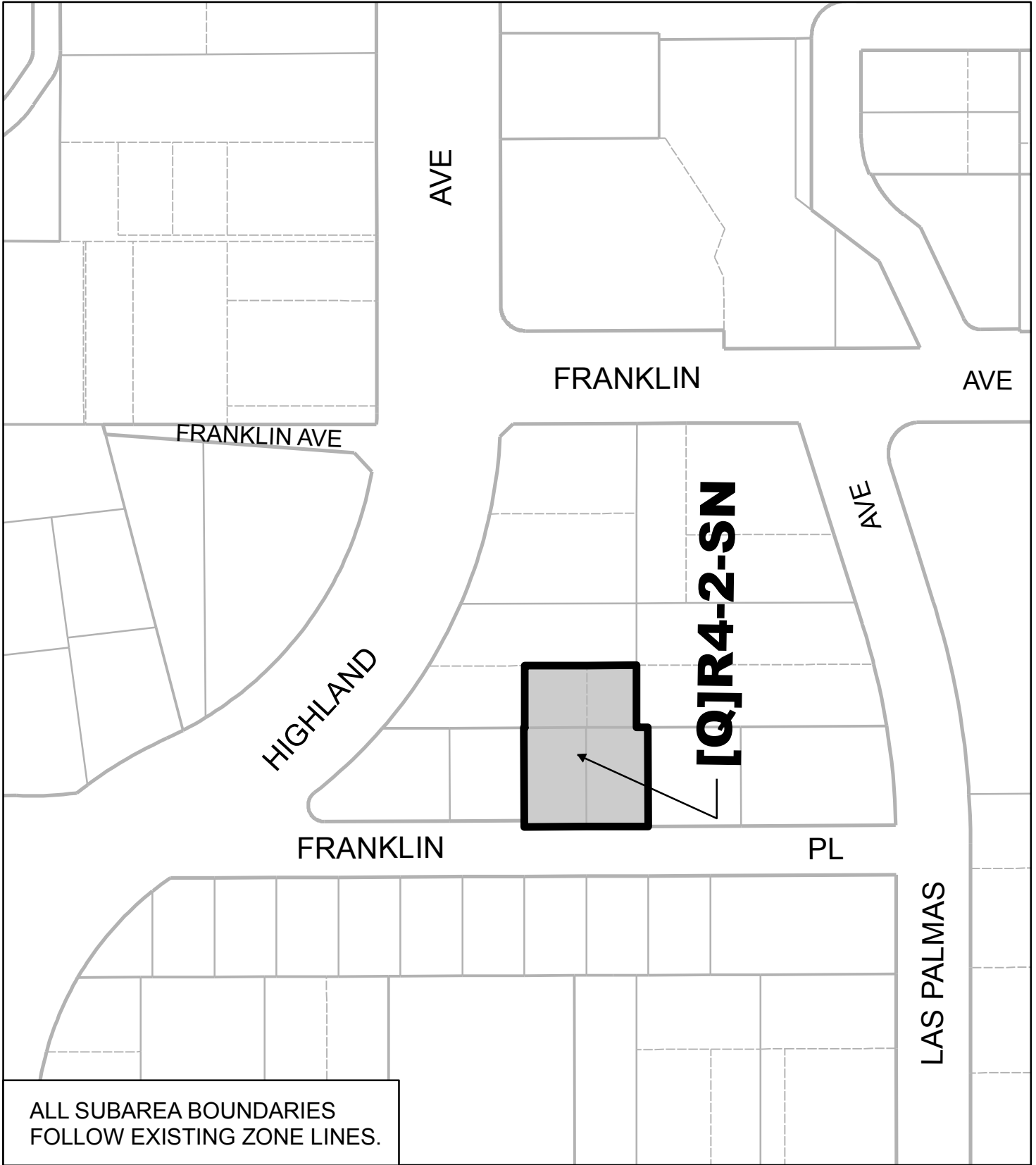


C.M. 148.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 3:2D

010412



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



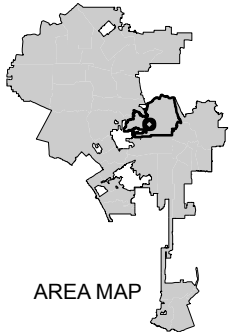
NOT TO SCALE

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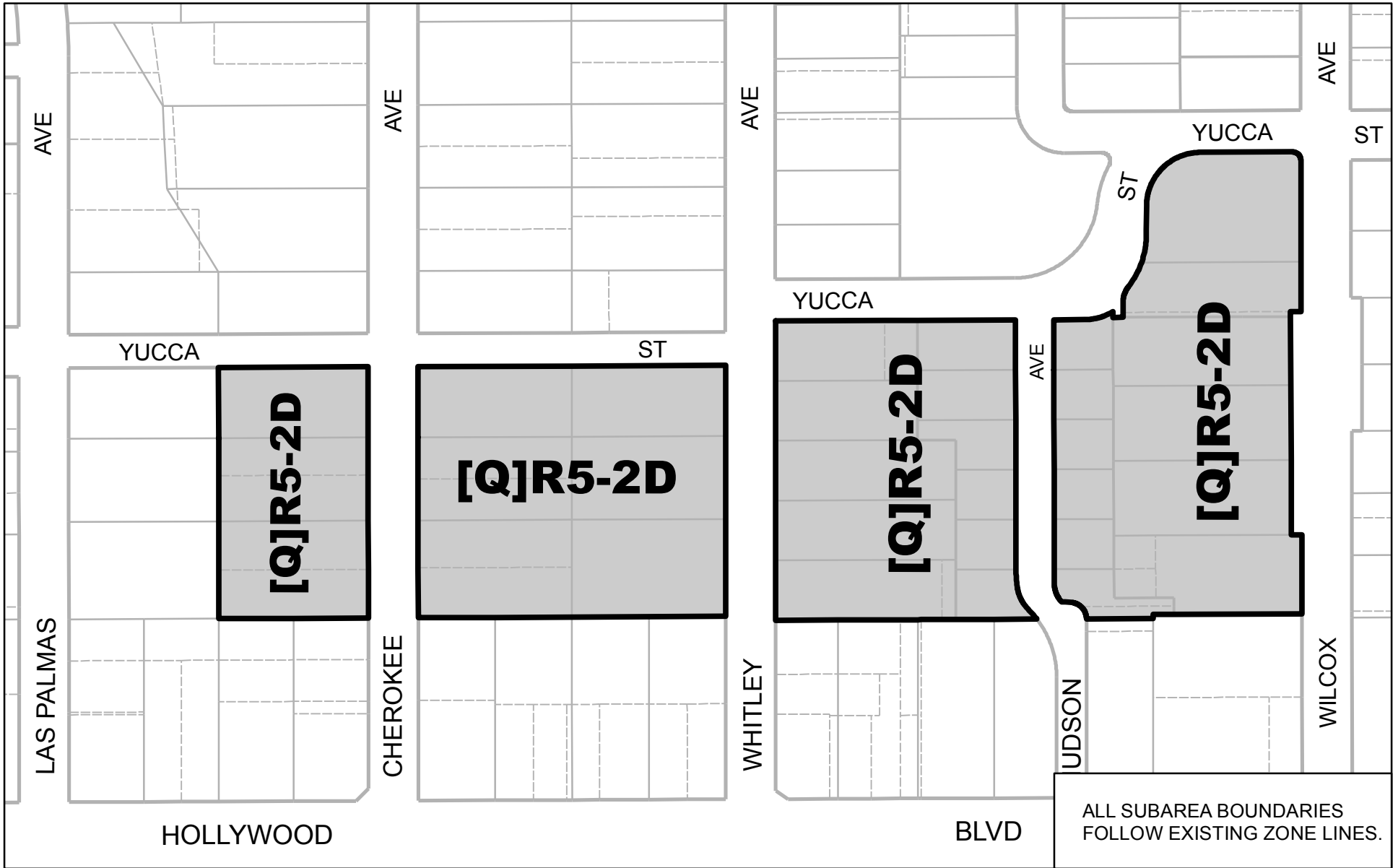
LH/

HOLLYWOOD CPU, SA 3:2G

012512



AREA MAP



NOT TO SCALE

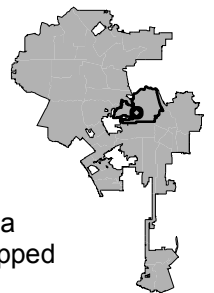
C.M. 148.5 A 185, 148.5 A 187,
150 A 187

CPC 1997-0043 CPU
CPC 2005-6082 CPU

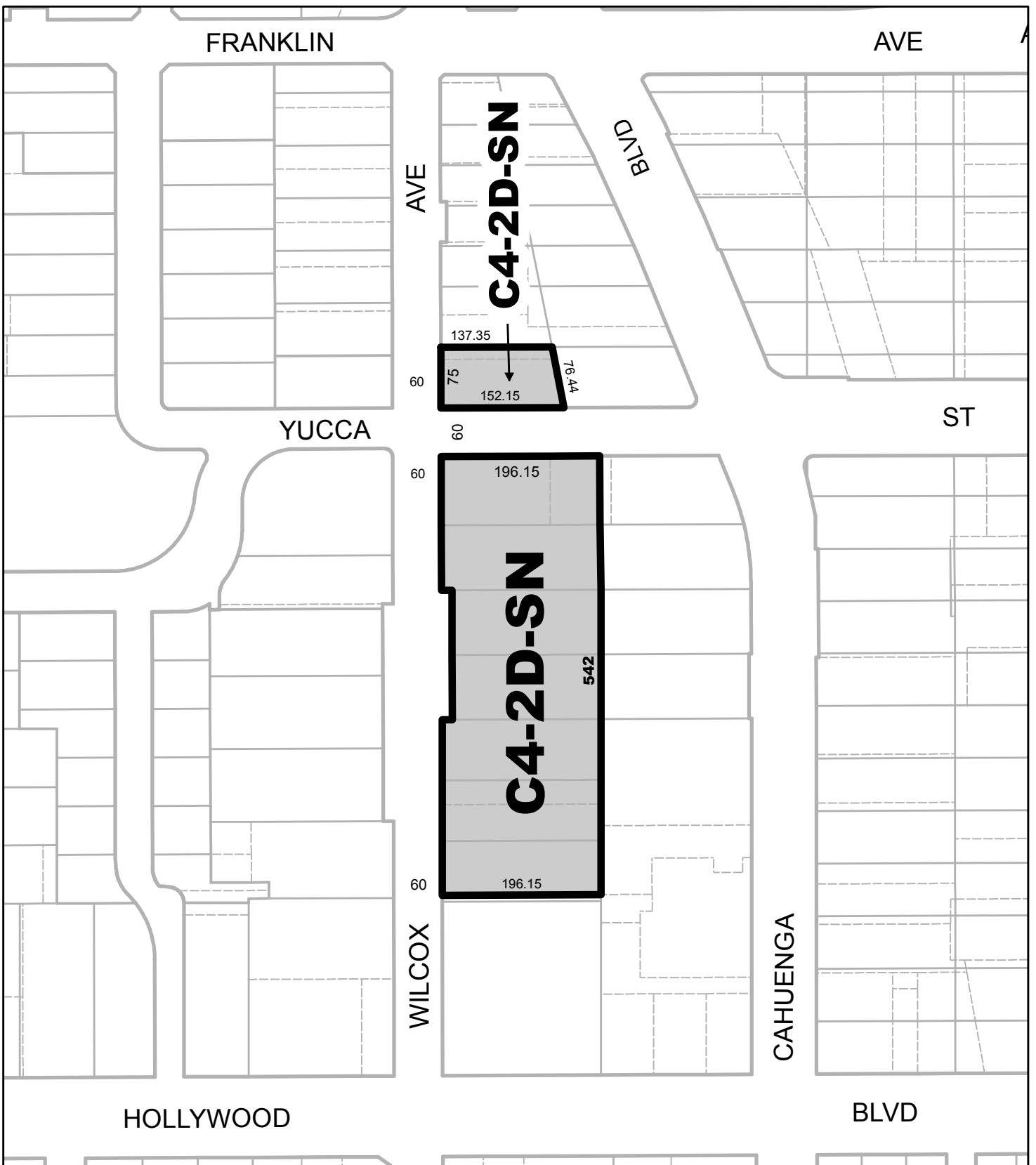
LH/

HOLLYWOOD CPU, SA 3:3

010412



Area
Mapped



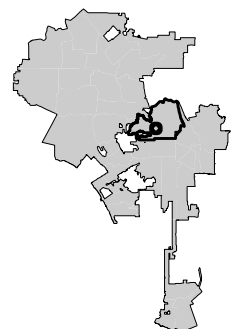
NOT TO SCALE

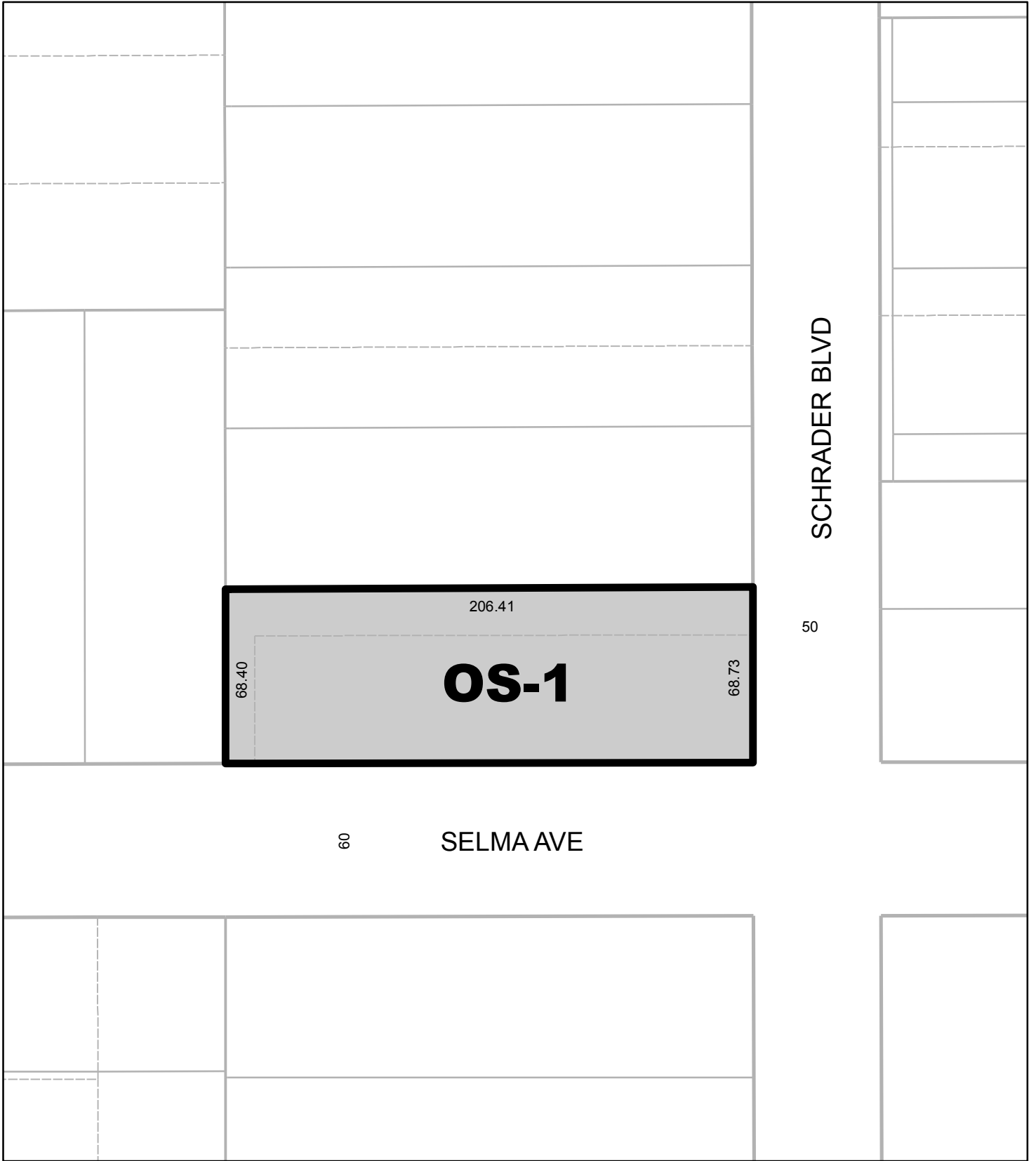
C.M. 150 A 187, 148.5 A 187	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 3:4

010412





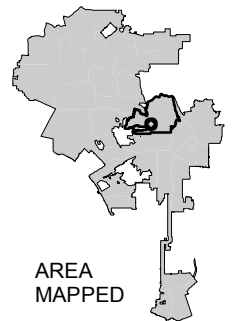
NOT TO SCALE

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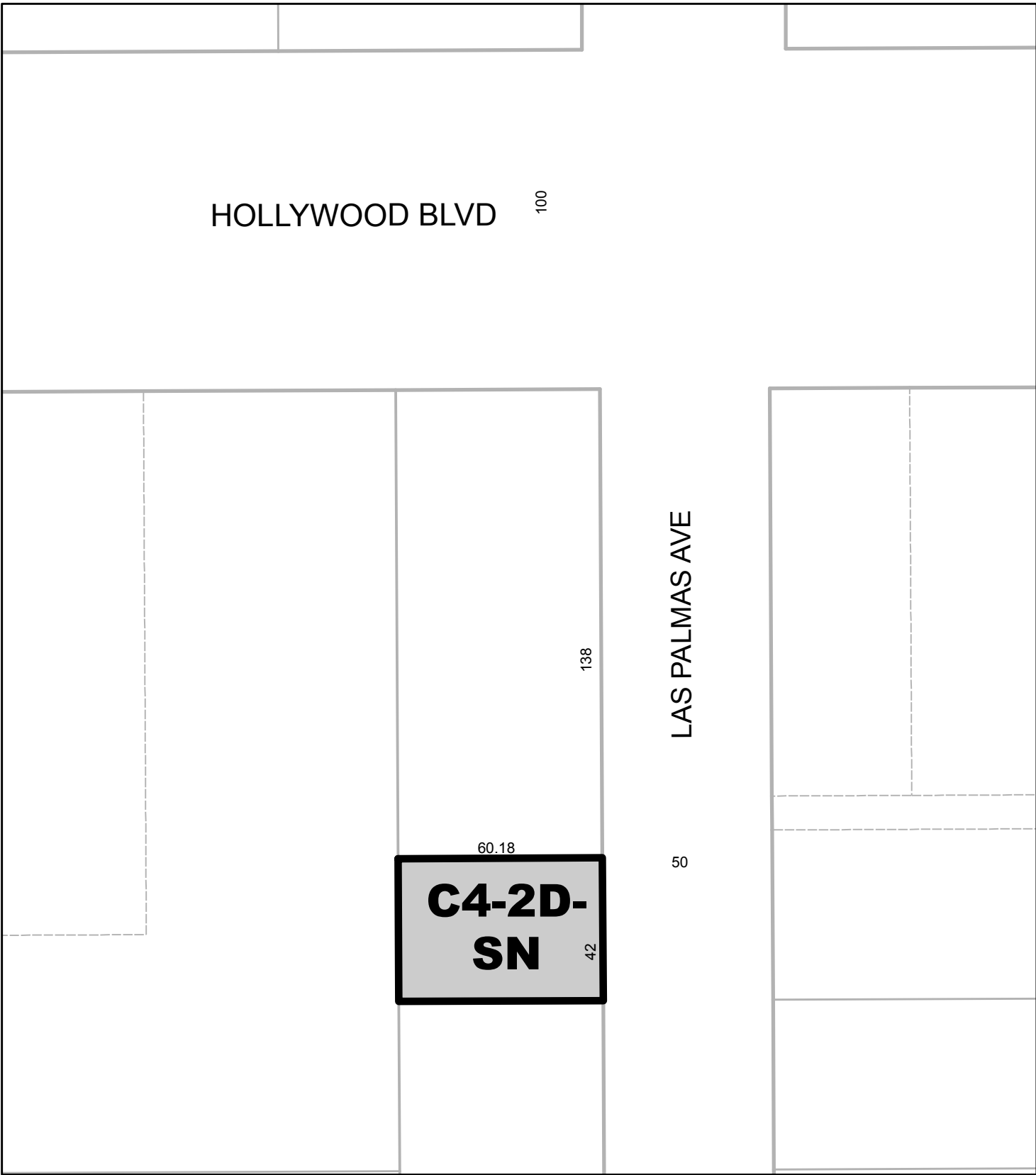
LH/

HOLLYWOOD CPU, SA 4:1

012512



AREA
MAPPED



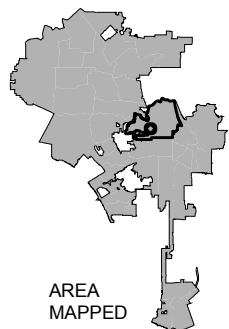
NOT TO SCALE

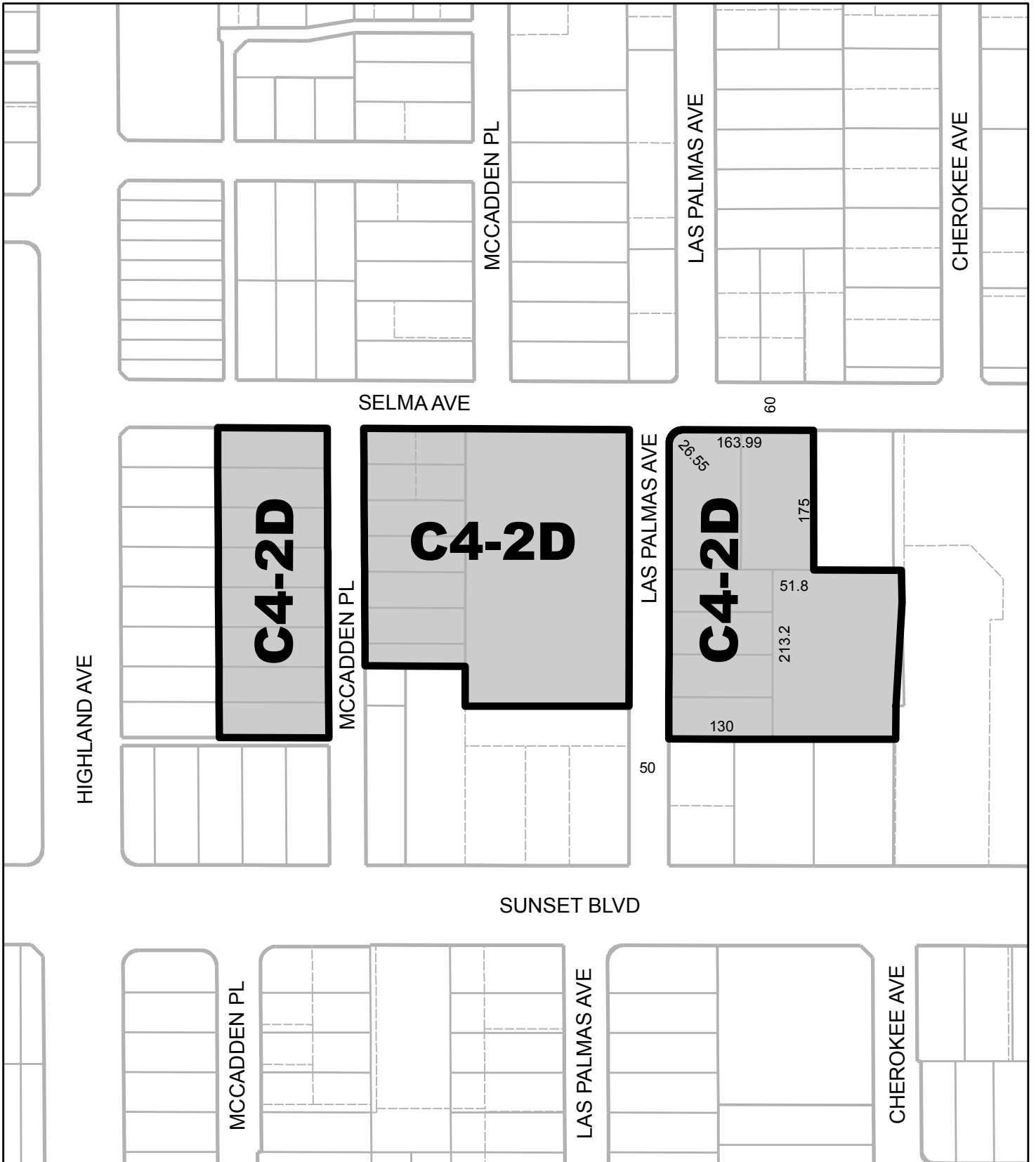
C.M. 148.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:1A

010412





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



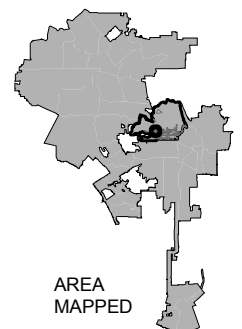
NOT TO SCALE

C.M. 147 A 185, 148.5 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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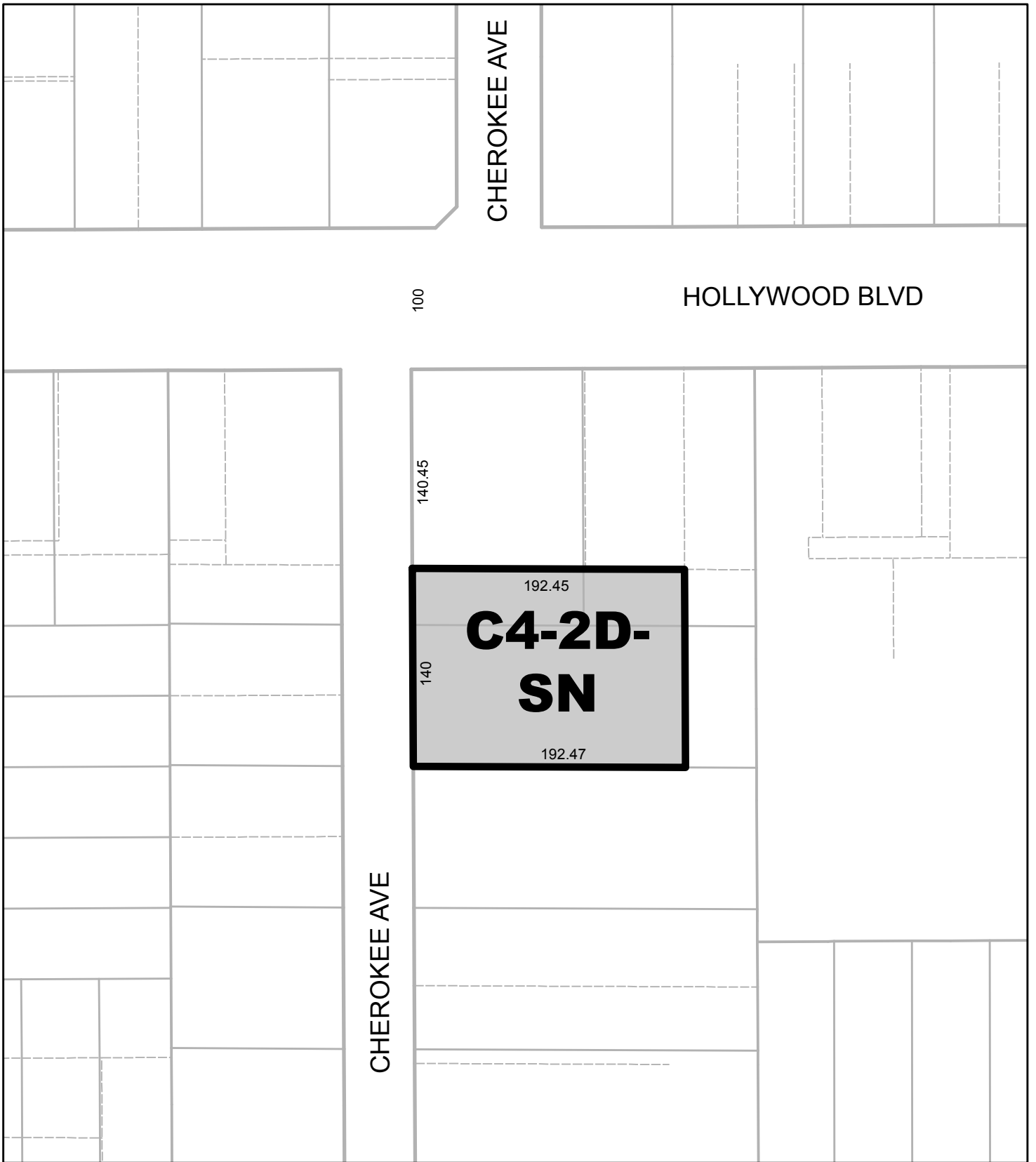
LH/

HOLLYWOOD CPU, SA 4:1B

010412



AREA MAPPED



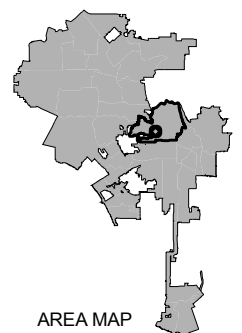
NOT TO SCALE

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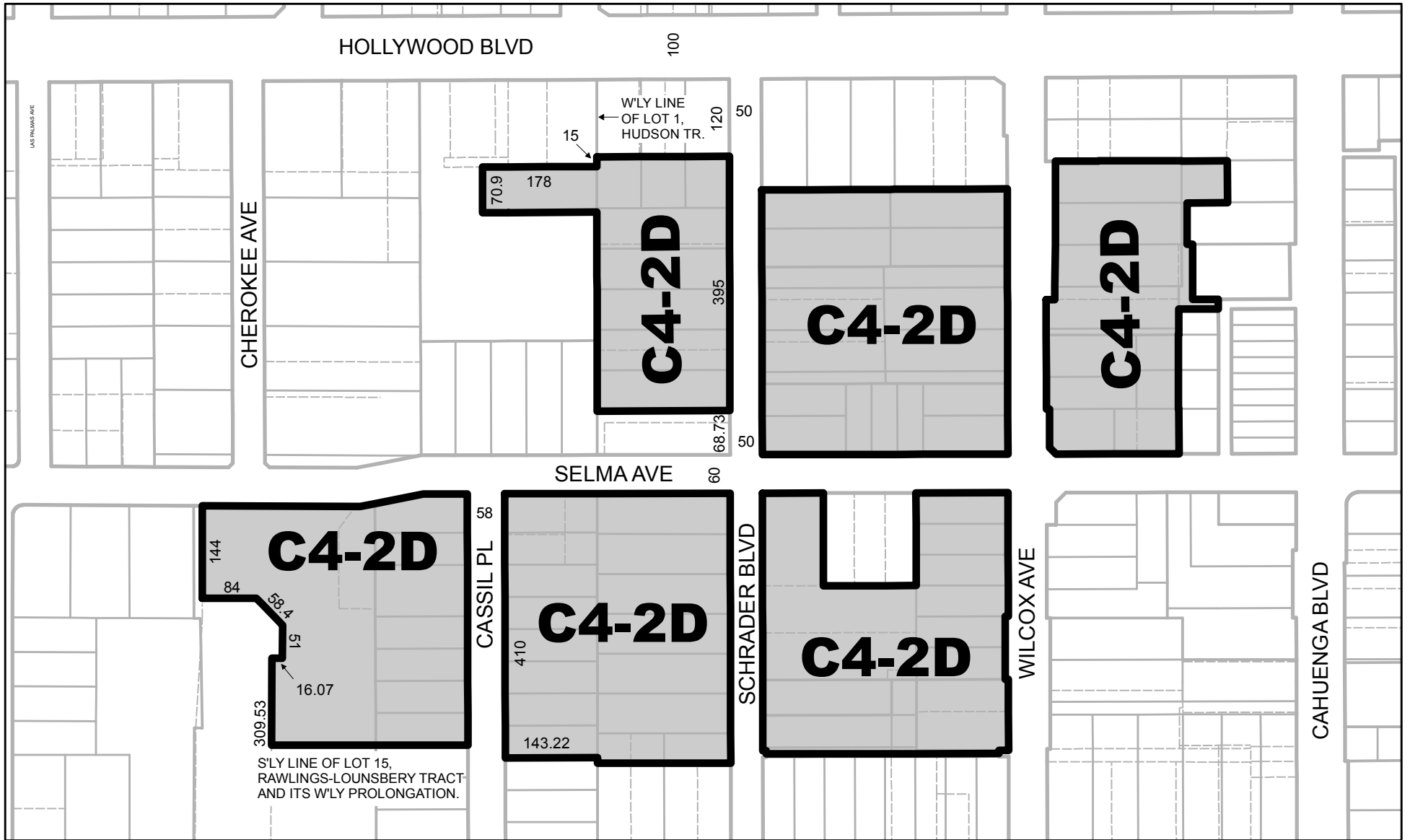
LH/

HOLLYWOOD CPU, SA 4:1C

010412



AREA MAP



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



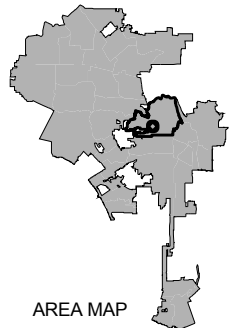
NOT TO SCALE

C.M. 147 A 185, 147 4 187 148.5 A 185, 148.5 A 187	CPC 1997-0043 CPU CPC 2005-6082 CPU
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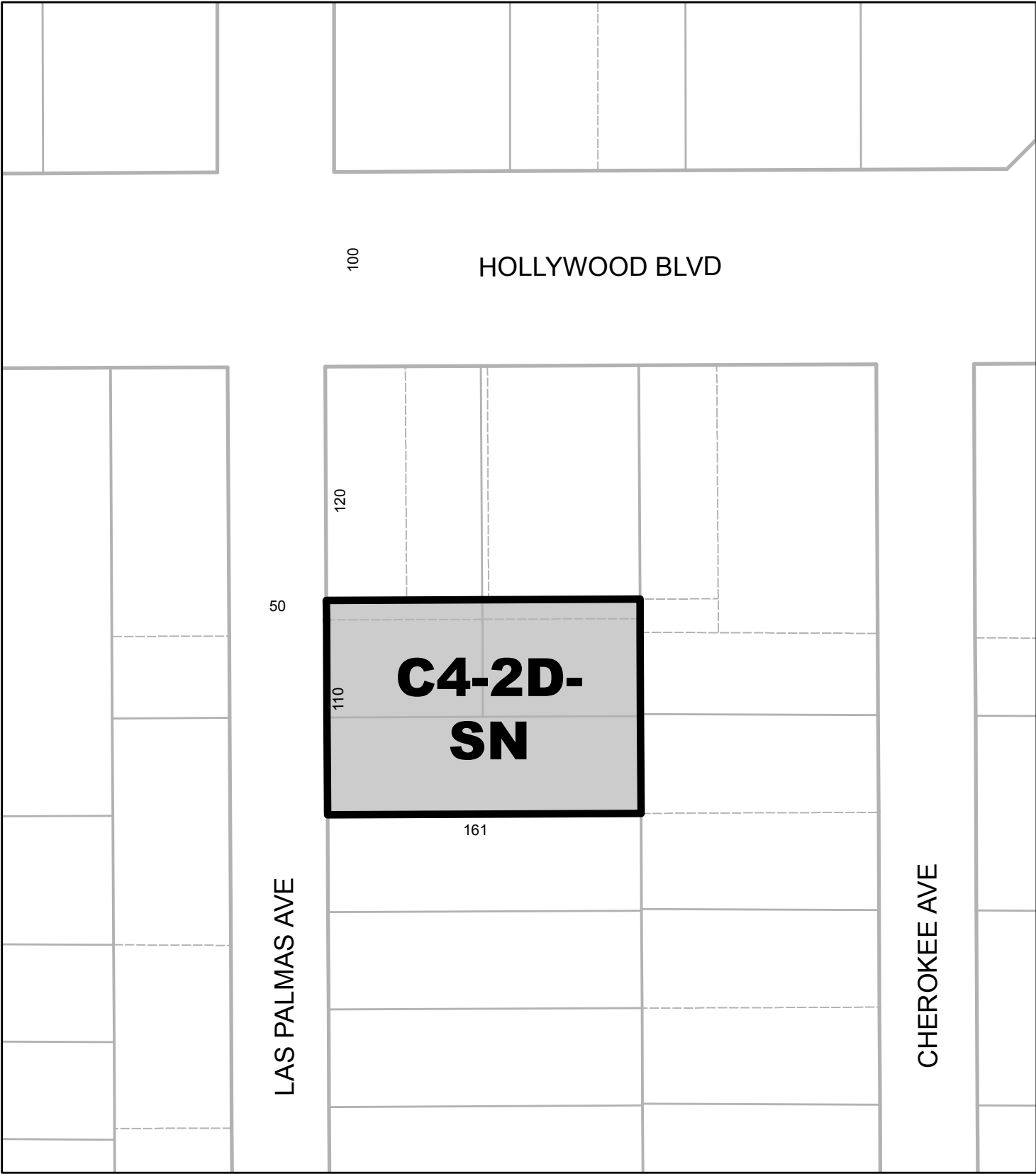
LH/

HOLLYWOOD CPU, SA 4:1D

010412



AREA MAP



**C4-2D-
SN**



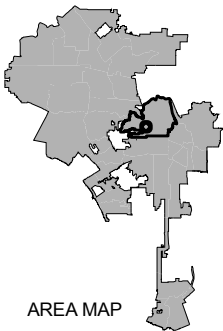
NOT TO SCALE

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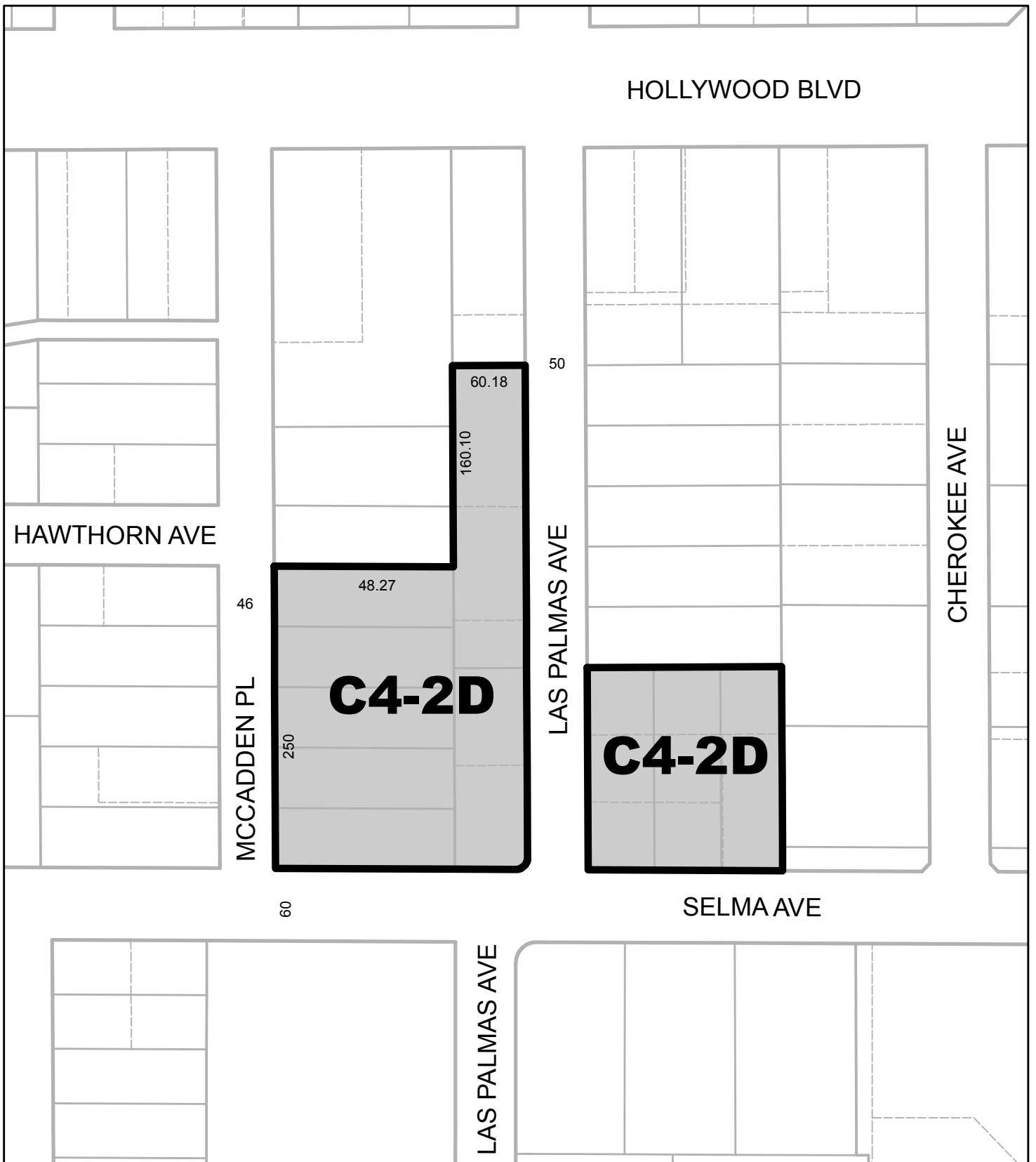
LH/

HOLLYWOOD CPU, SA 4:1E

010412



AREA MAP



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



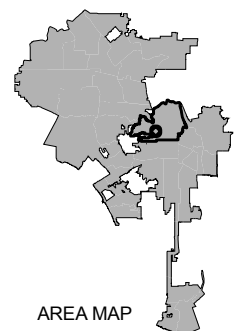
NOT TO SCALE

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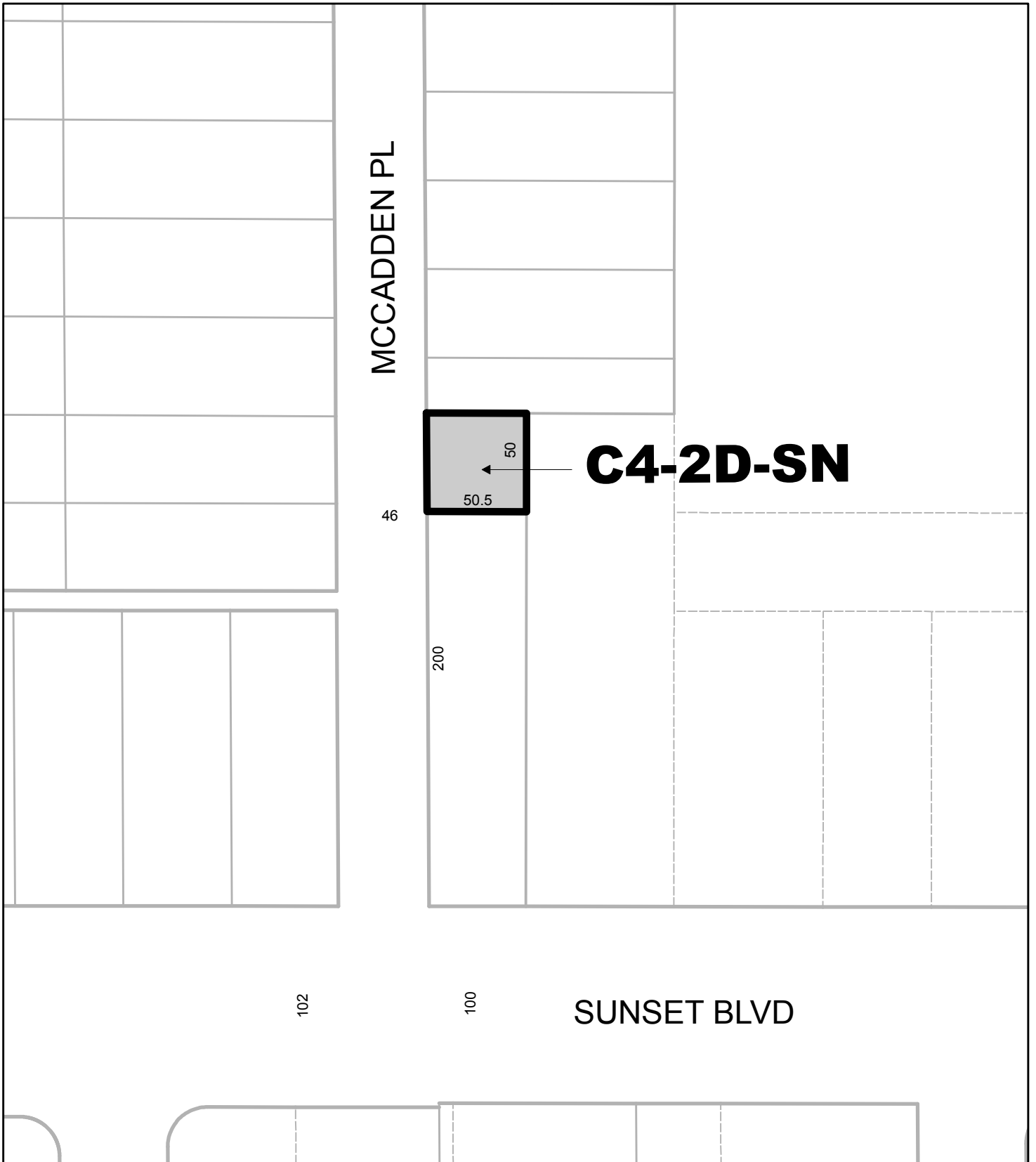
LH/

HOLLYWOOD CPU, SA 4:1F

010412



AREA MAP

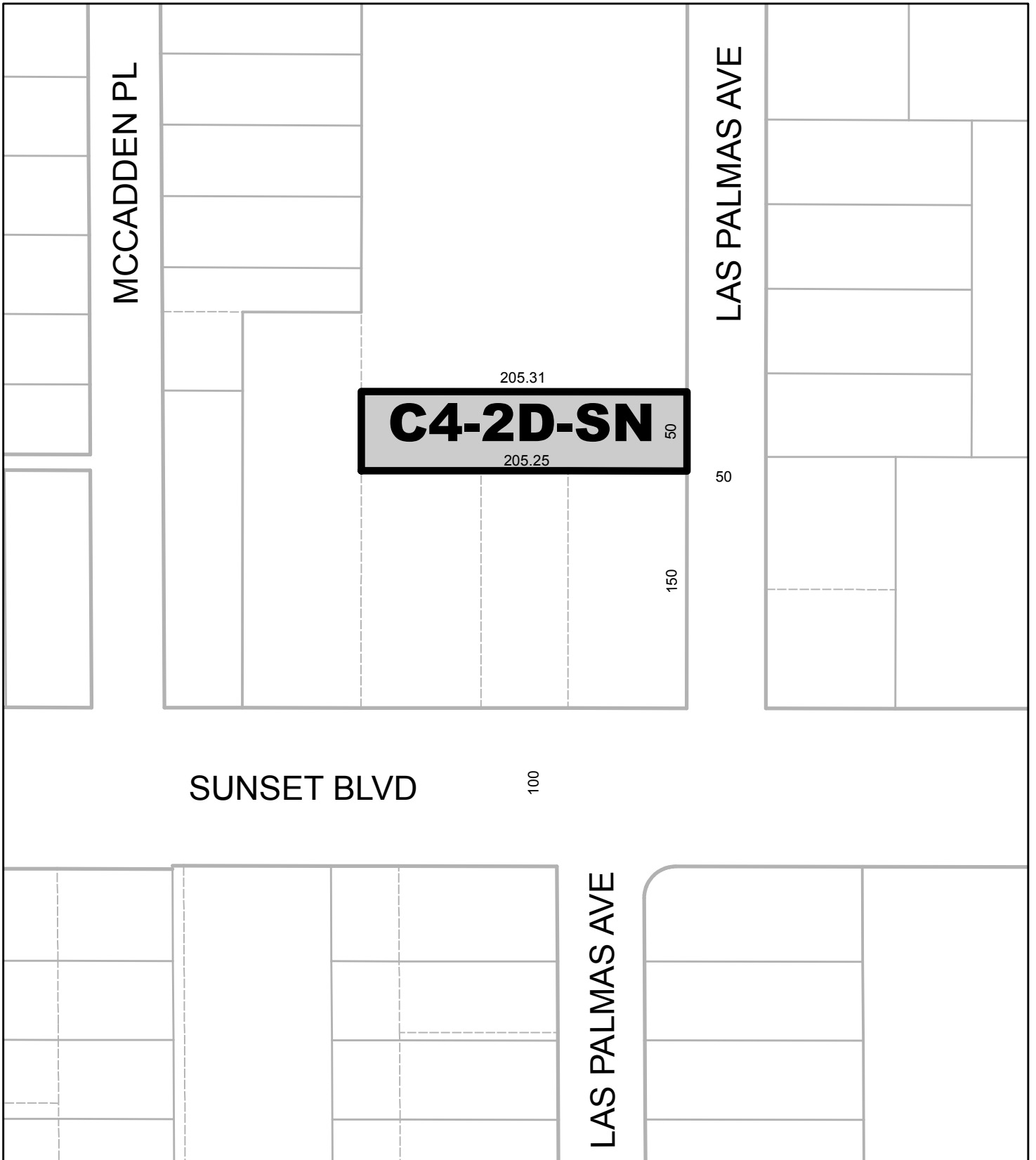


C.M. 147 A 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:1G

010412



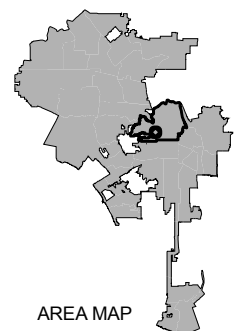
NOT TO SCALE

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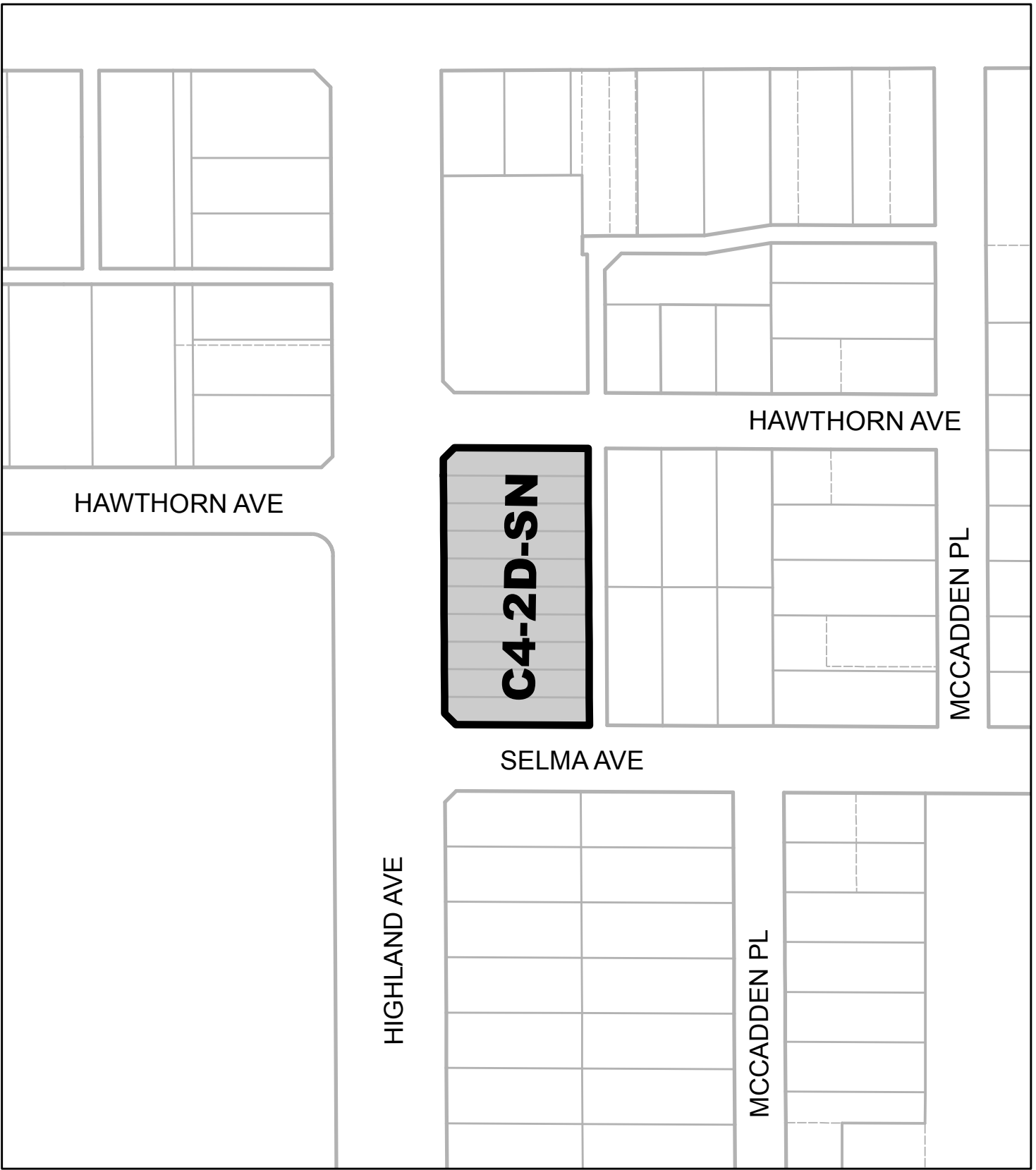
LH/

010412

HOLLYWOOD CPU, SA 4:1H



AREA MAP



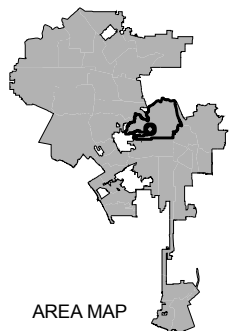
NOT TO SCALE

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

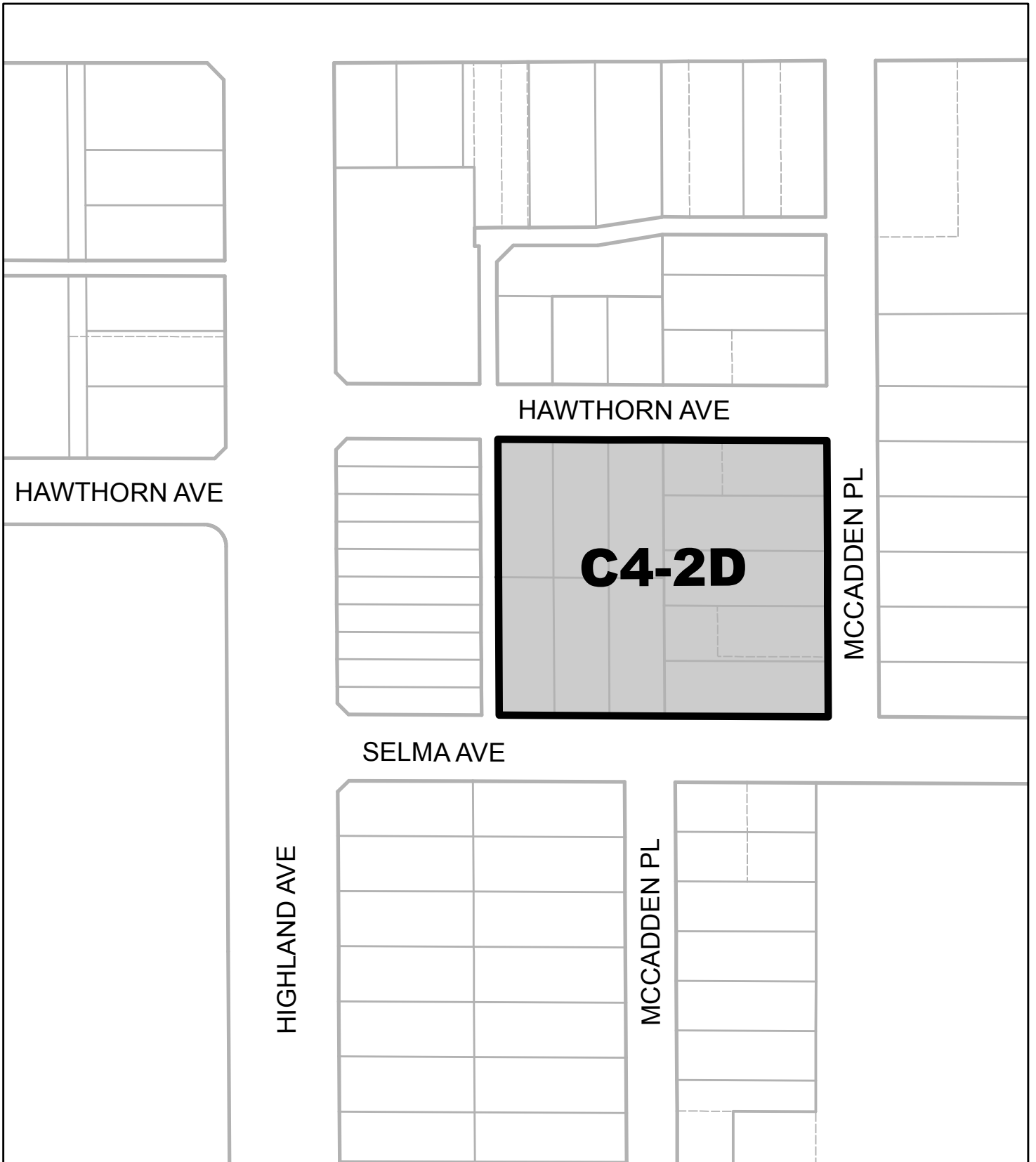
LH/

HOLLYWOOD CPU, SA 4:11

010412



AREA MAP



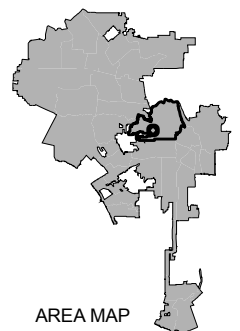
NOT TO SCALE

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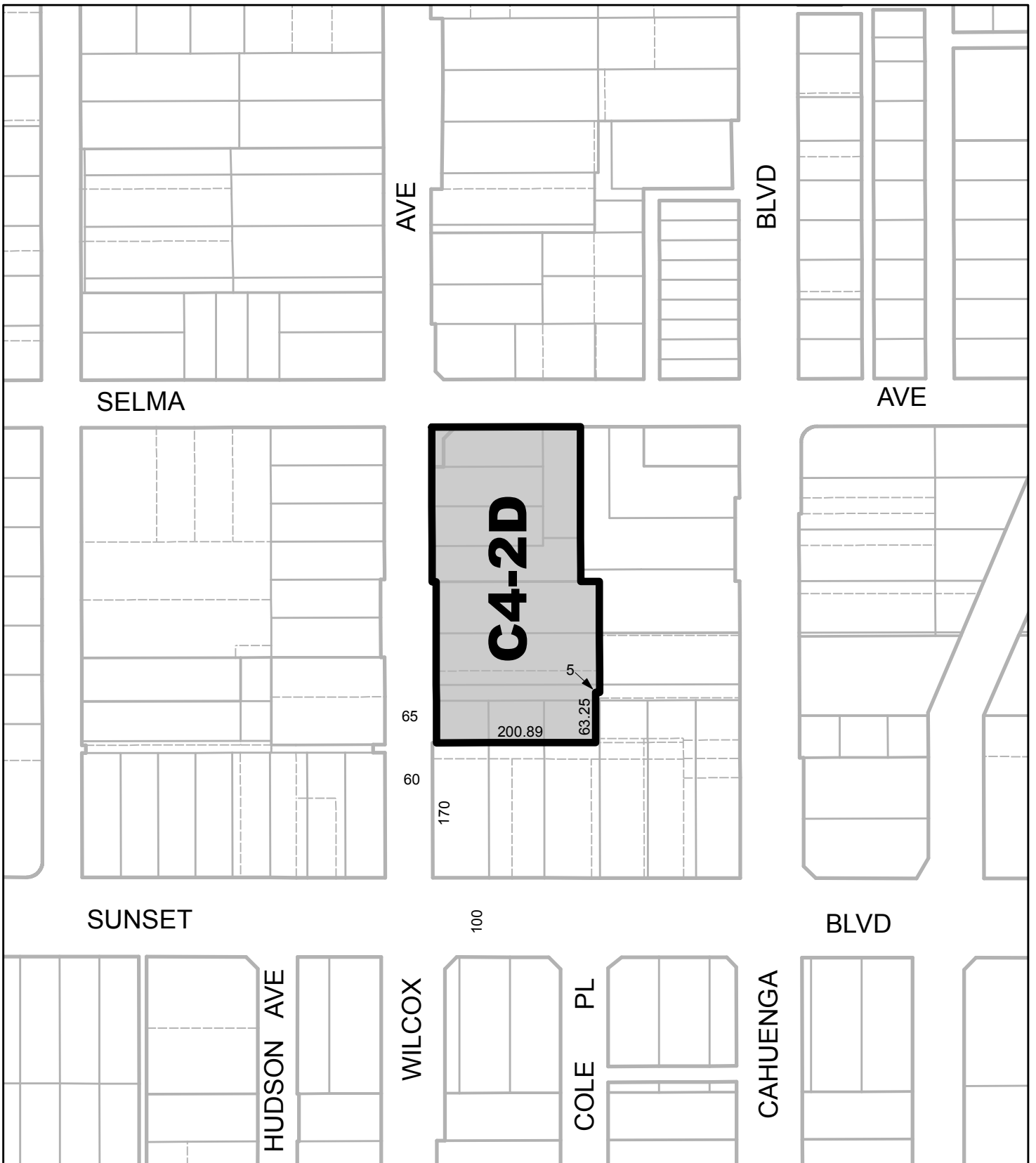
LH/

HOLLYWOOD CPU, SA 4:1J

010412



AREA MAP



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



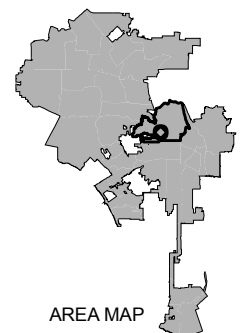
NOT TO SCALE

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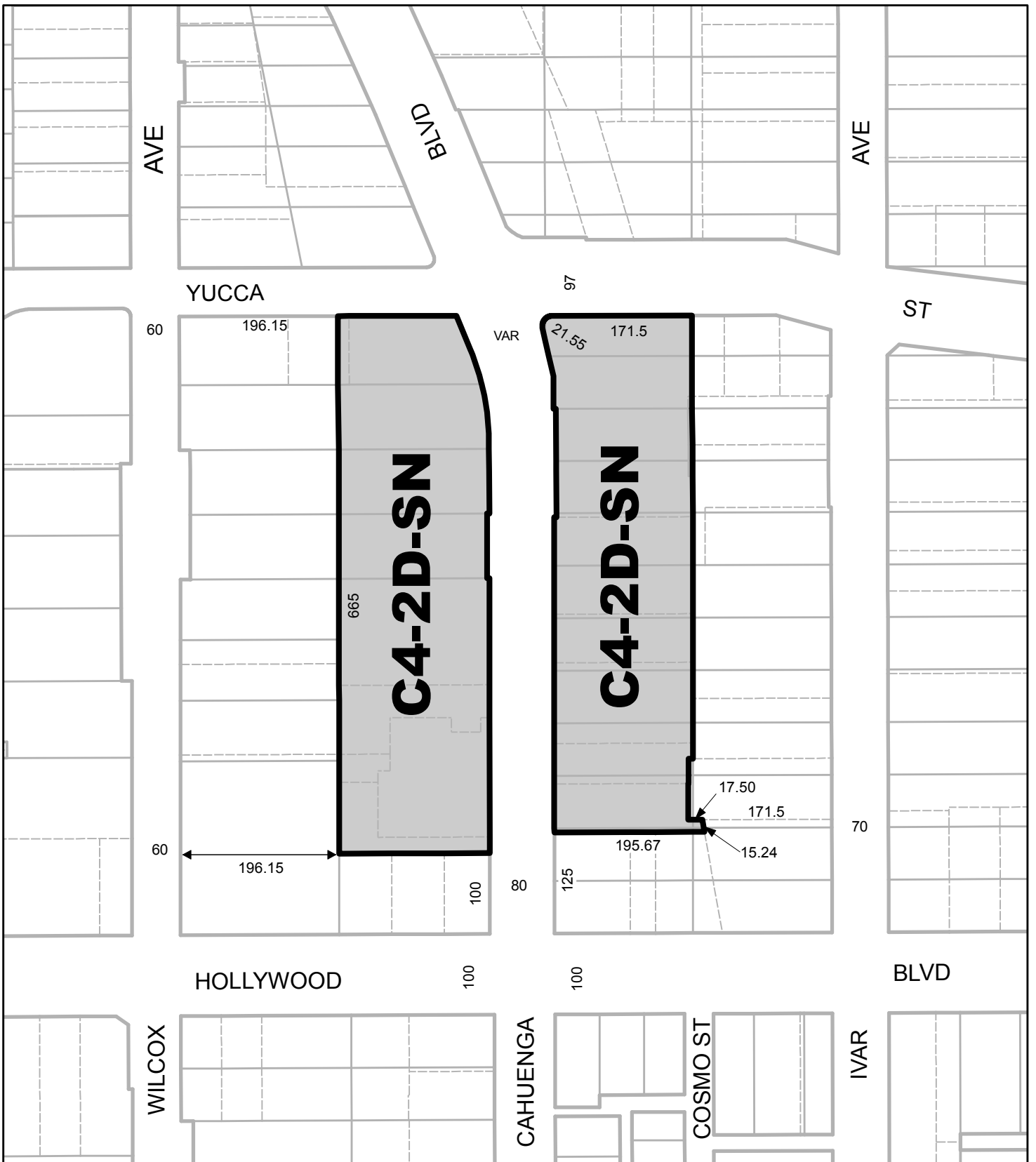
LH/

HOLLYWOOD CPU, SA 4:2

010412



AREA MAP



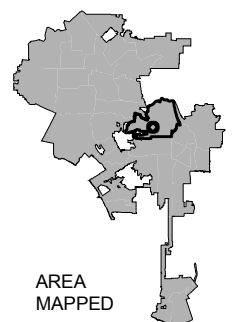
NOT TO SCALE

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

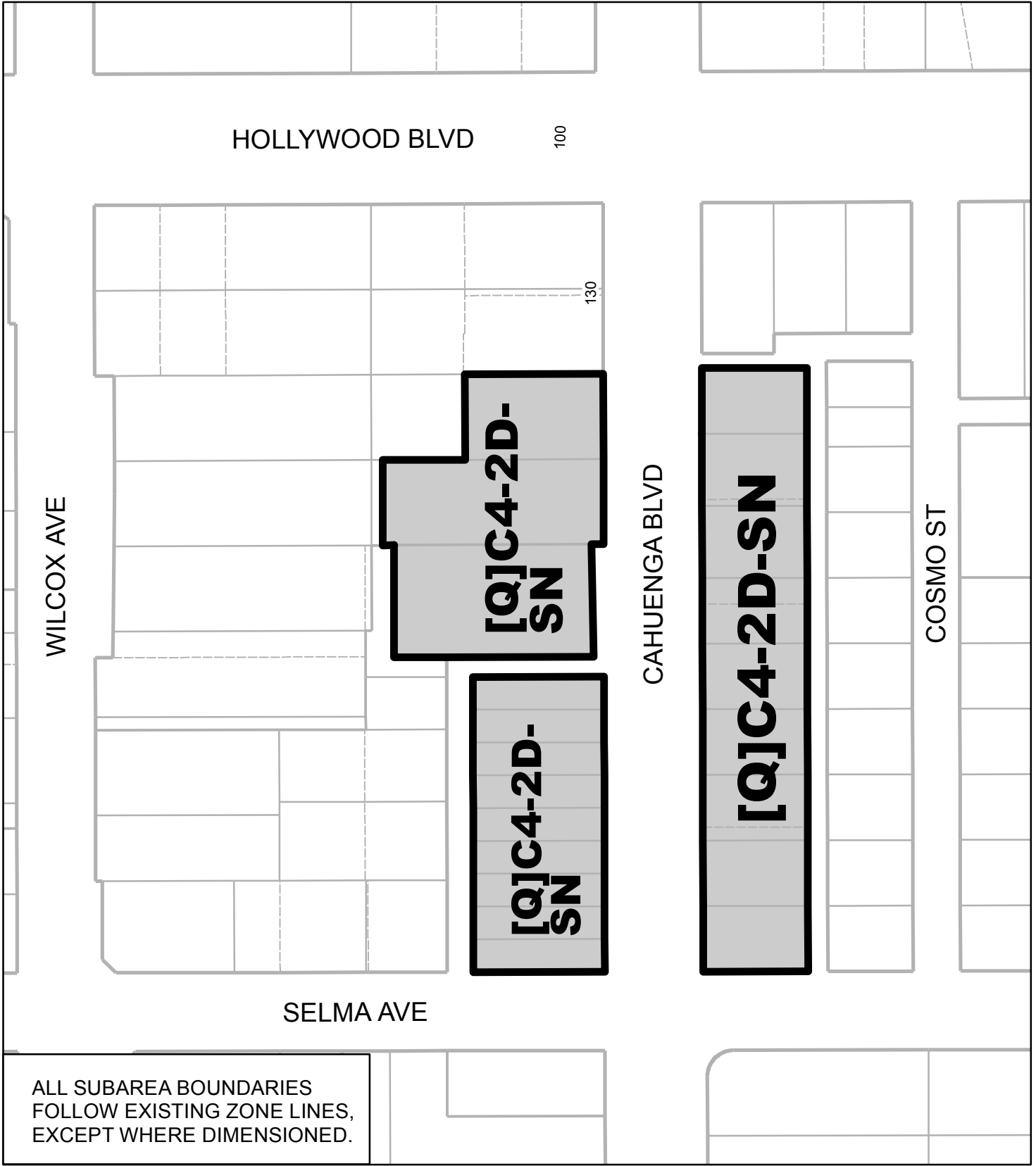
LH/

HOLLYWOOD CPU, SA 4:2A

010412



AREA
MAPPED



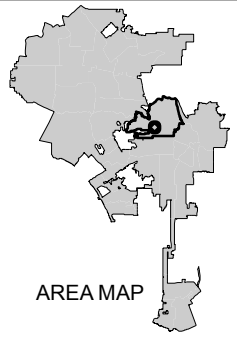
NOT TO SCALE

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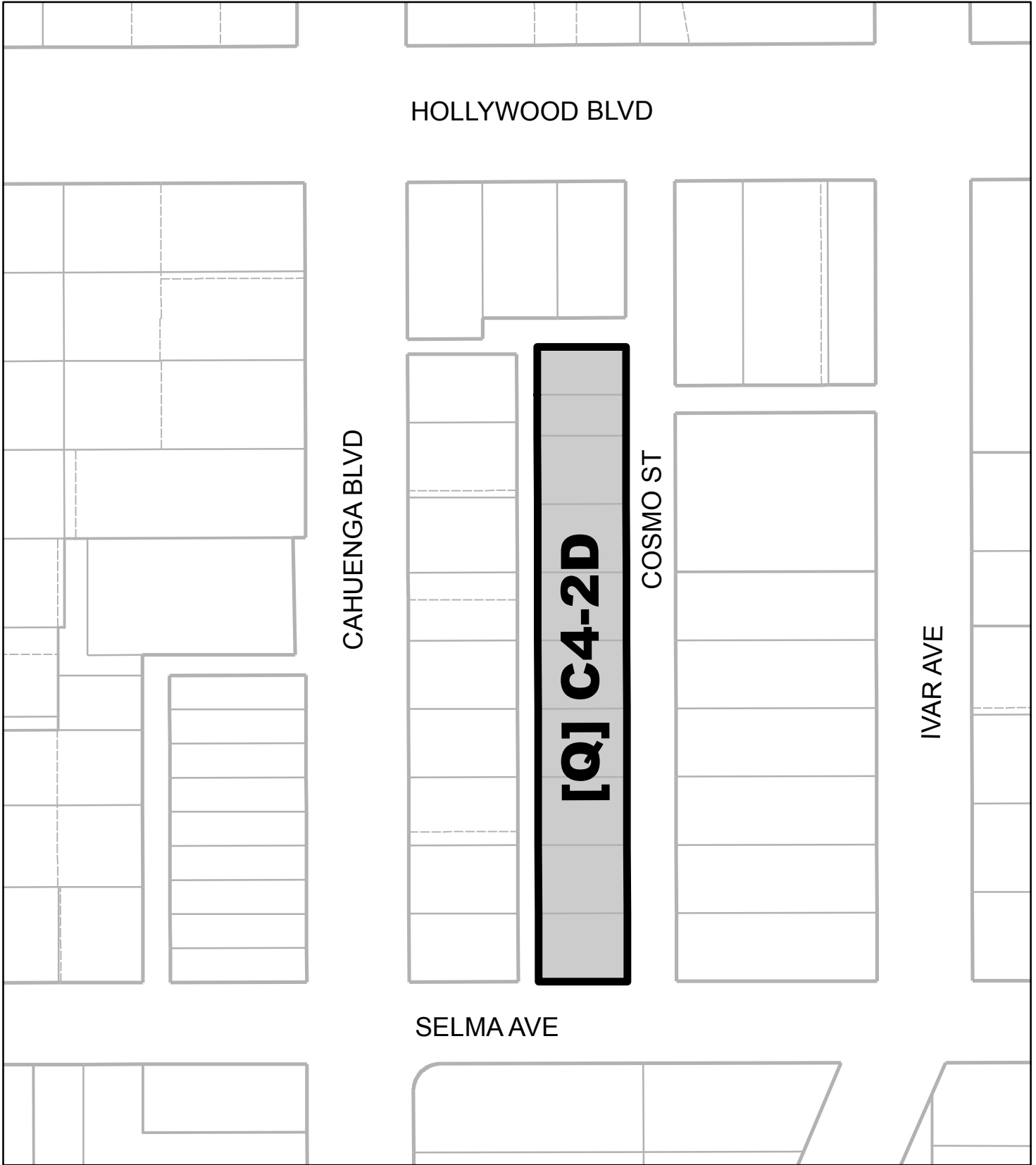
LH/

HOLLYWOOD CPU, SA 4:2B

010412



AREA MAP



HOLLYWOOD BLVD

CAHUENGA BLVD

COSMO ST

IVAR AVE

[Q] C4-2D

SELMA AVE



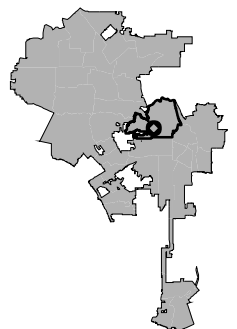
NOT TO SCALE

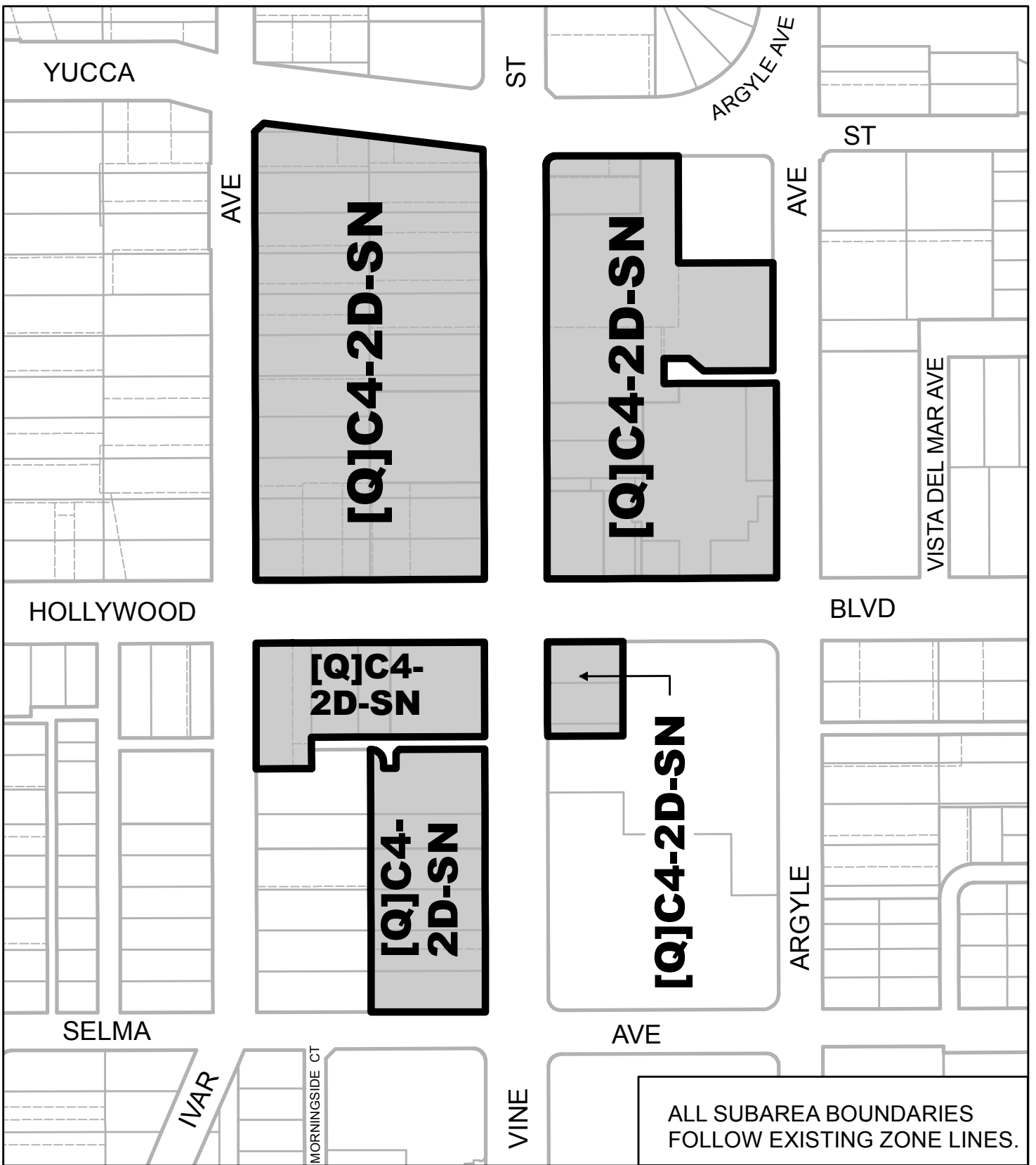
C.M. 148.5 A 187	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 4:2C

010412





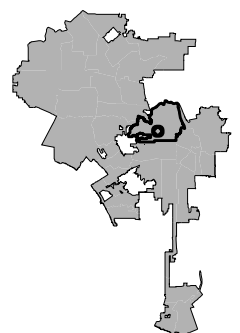
NOT TO SCALE

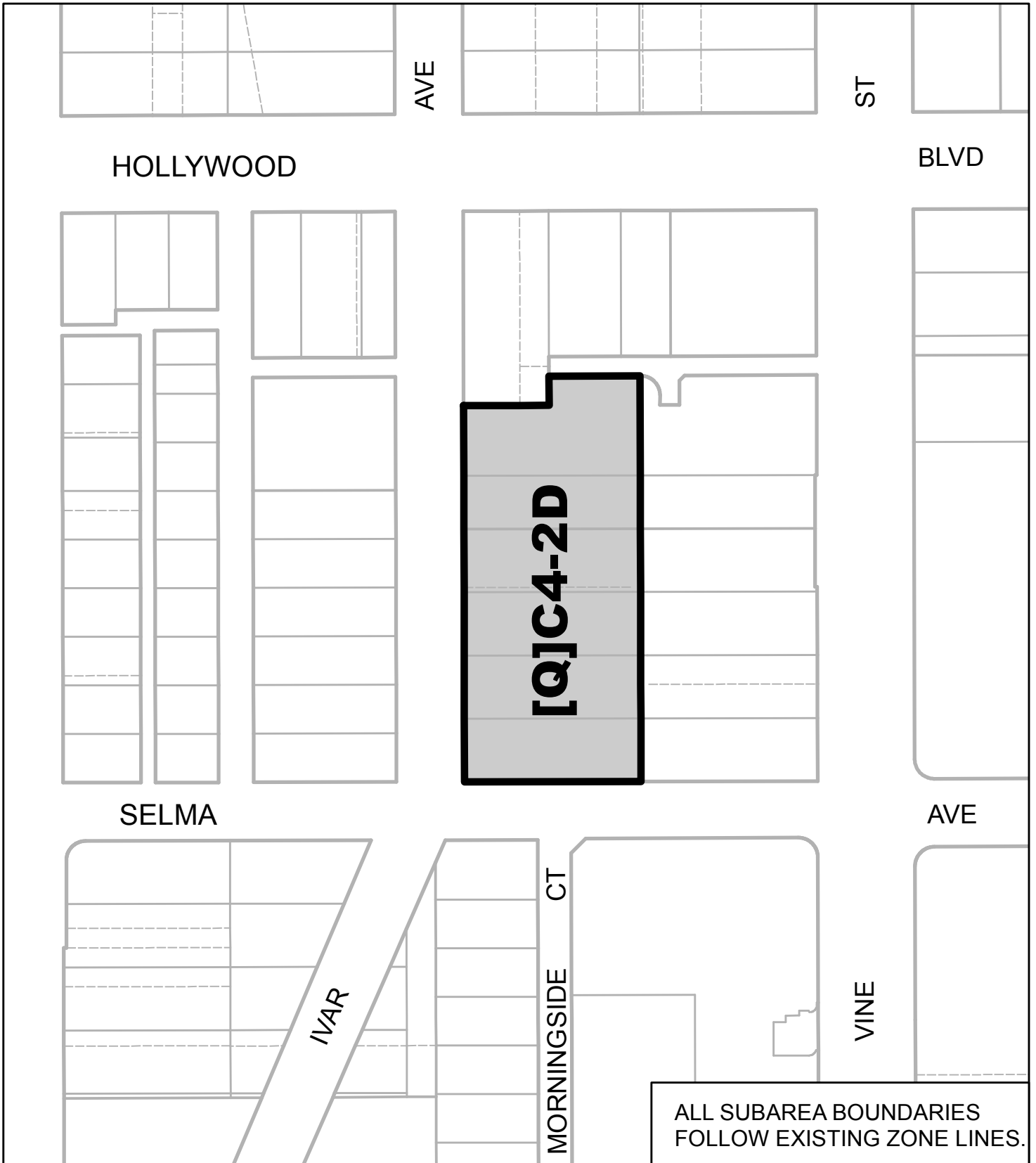
C.M. 148.5 A 187, 148.5 A 189, 150 A 187, 150 A 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:3

010412





NOT TO SCALE

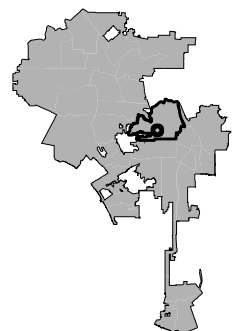
C.M. 148.5 A 187

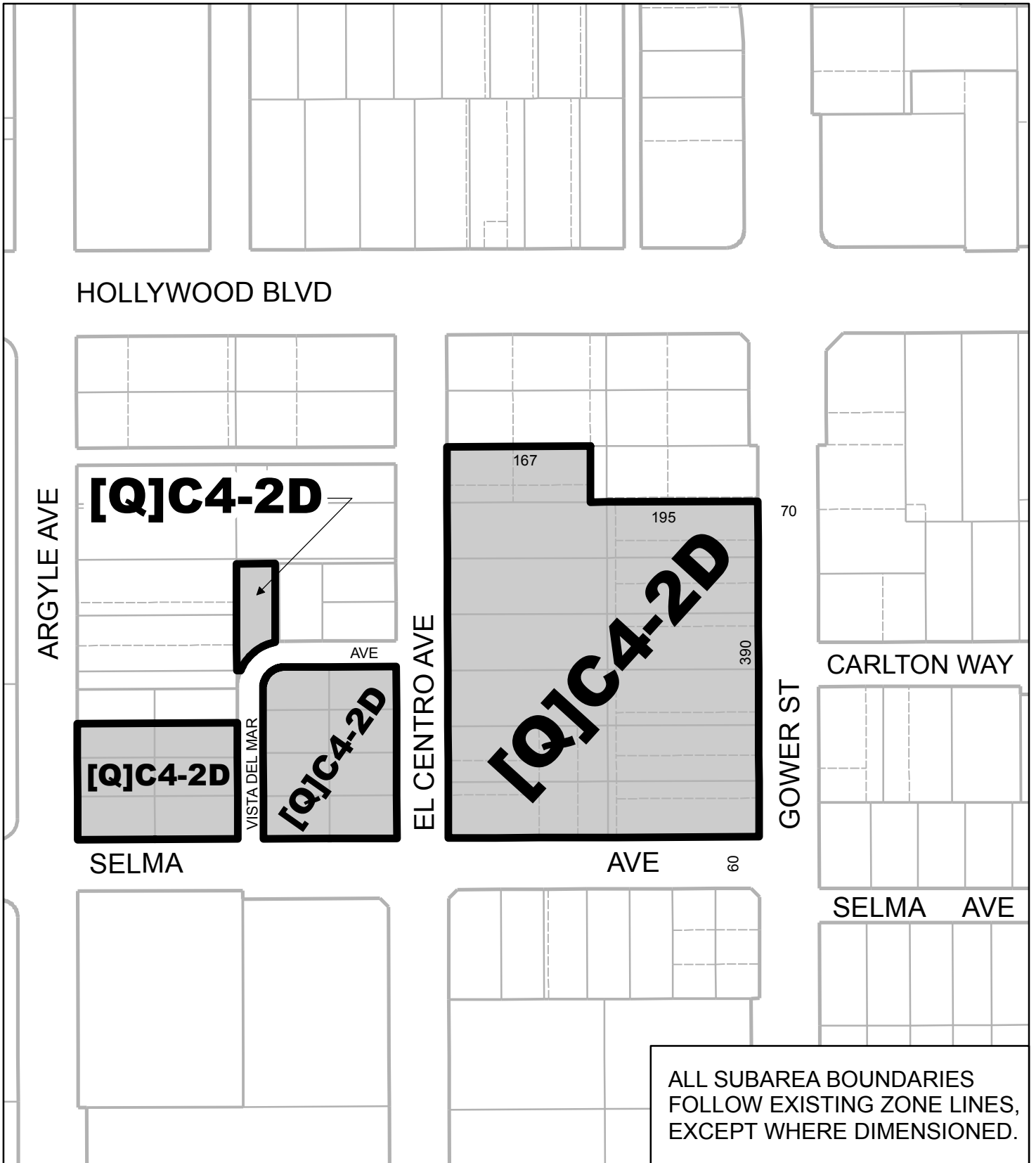
CPC 1997-0043 CPU
CPC 2005-6082 CPU

LH/

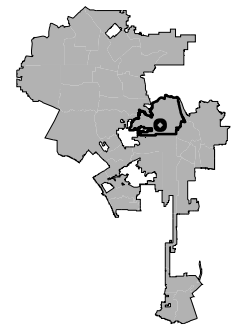
HOLLYWOOD CPU, SA 4:3A

010412



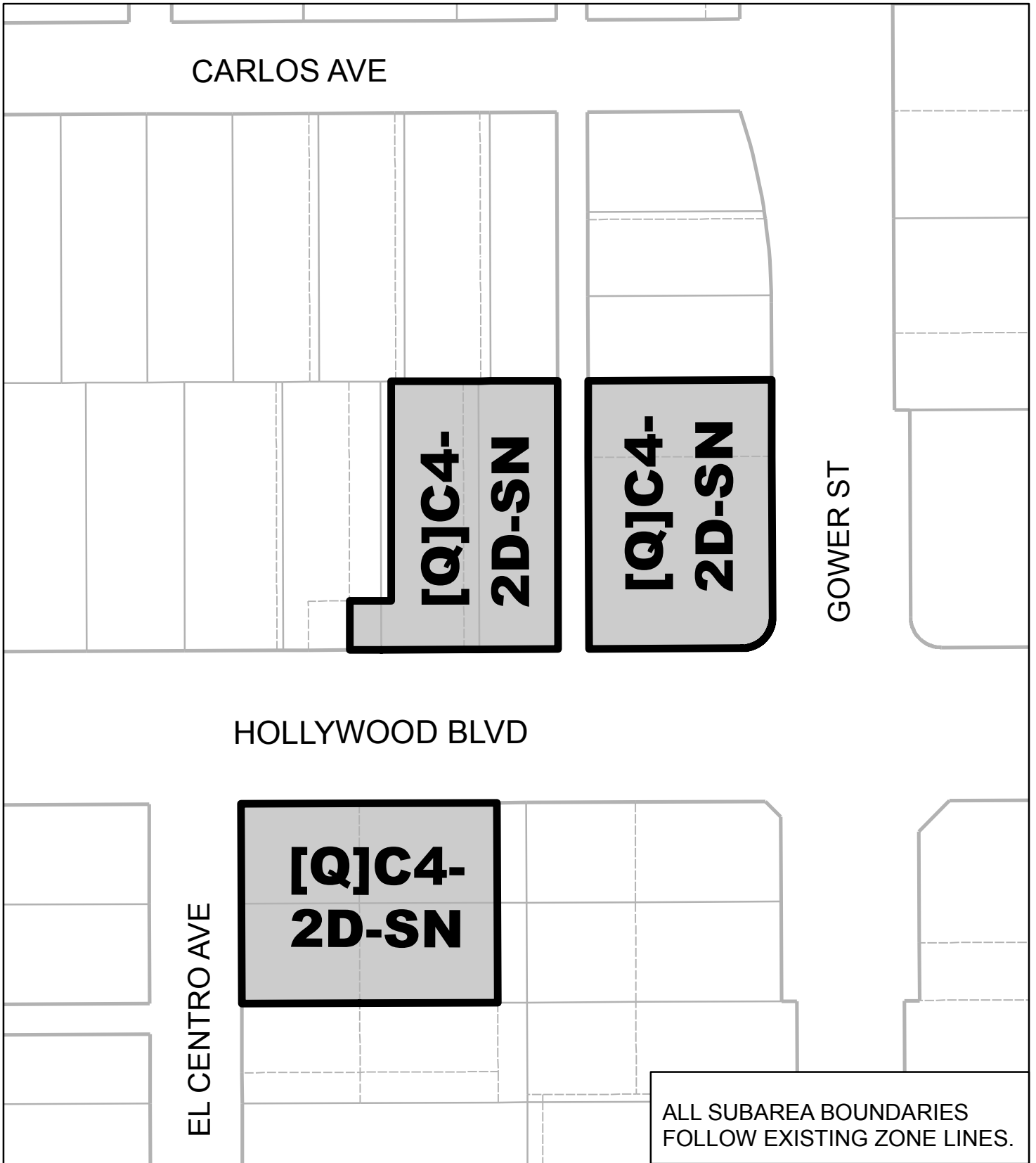


NOT TO SCALE



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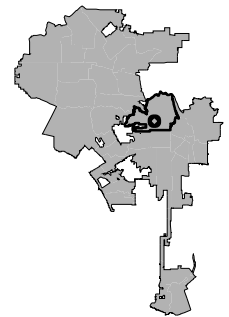
LH/ **HOLLYWOOD CPU, SA 4:4** 010412

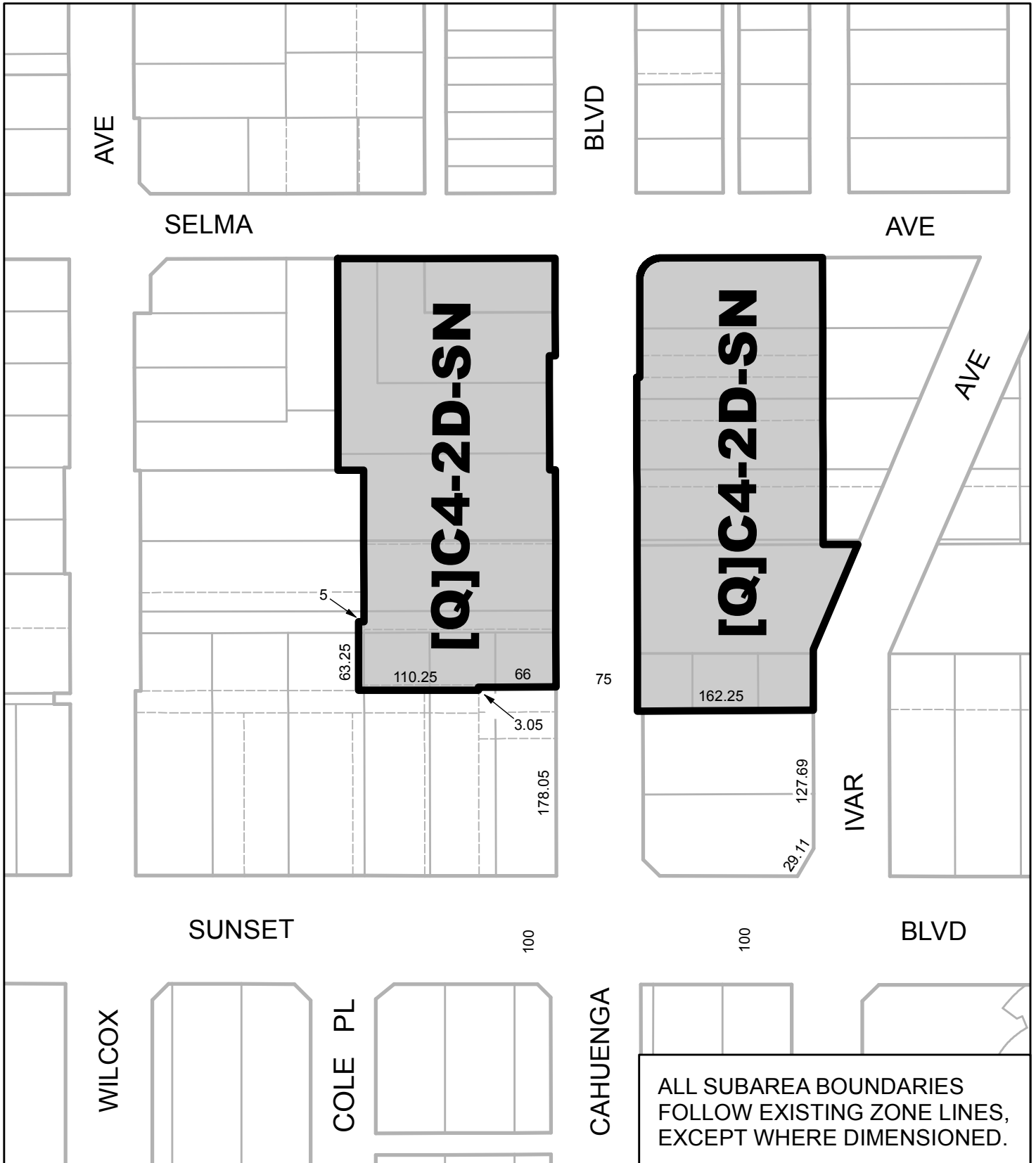


NOT TO SCALE

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





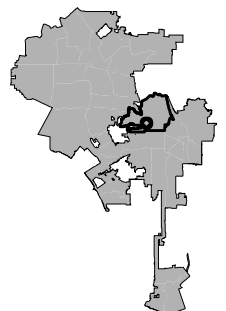
NOT TO SCALE

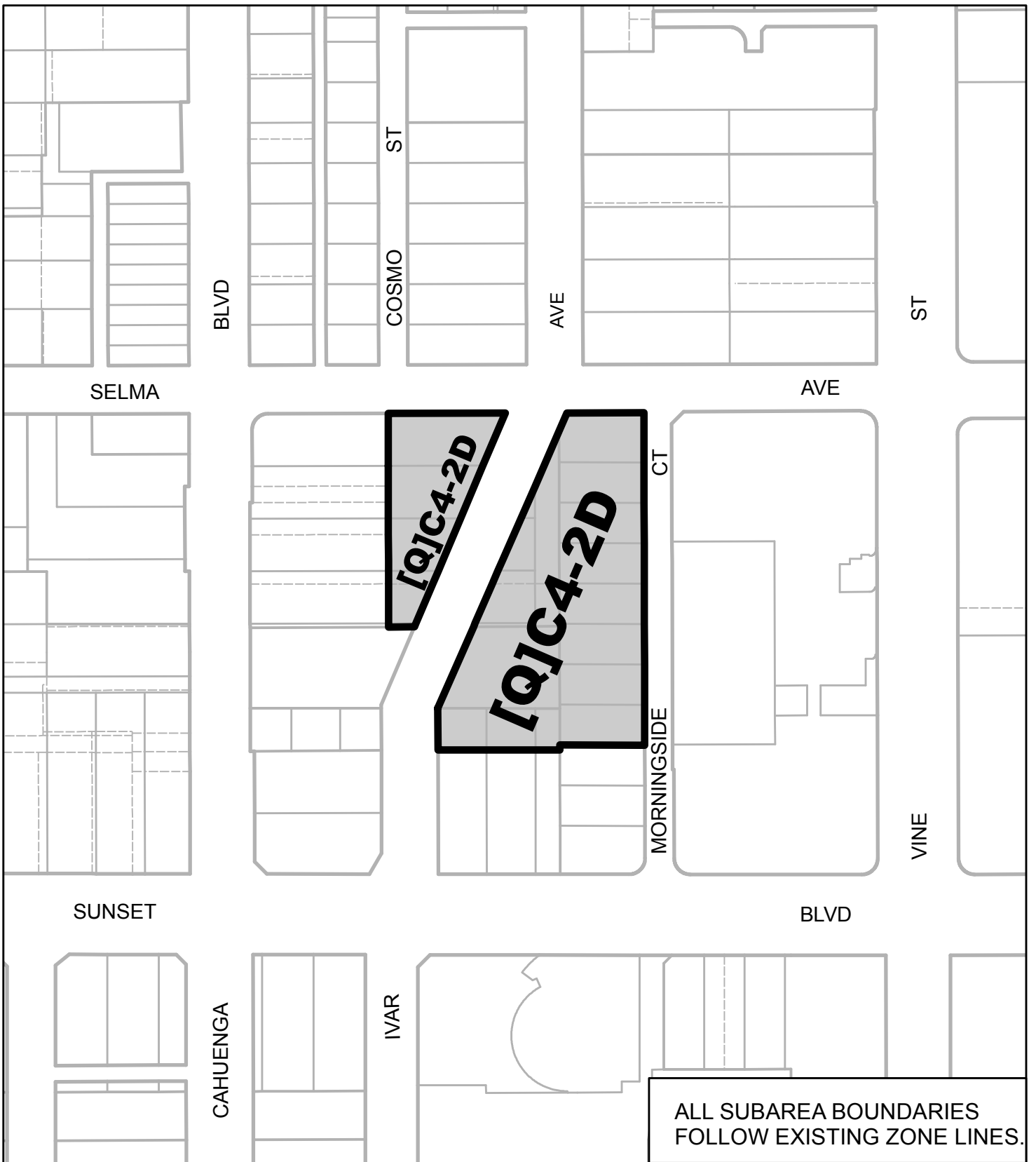
C.M. 147 A 187, 148.5 A 187	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 4:5

010412





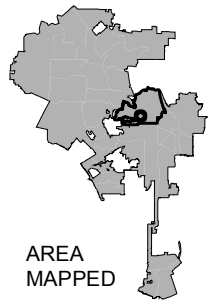
NOT TO SCALE

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

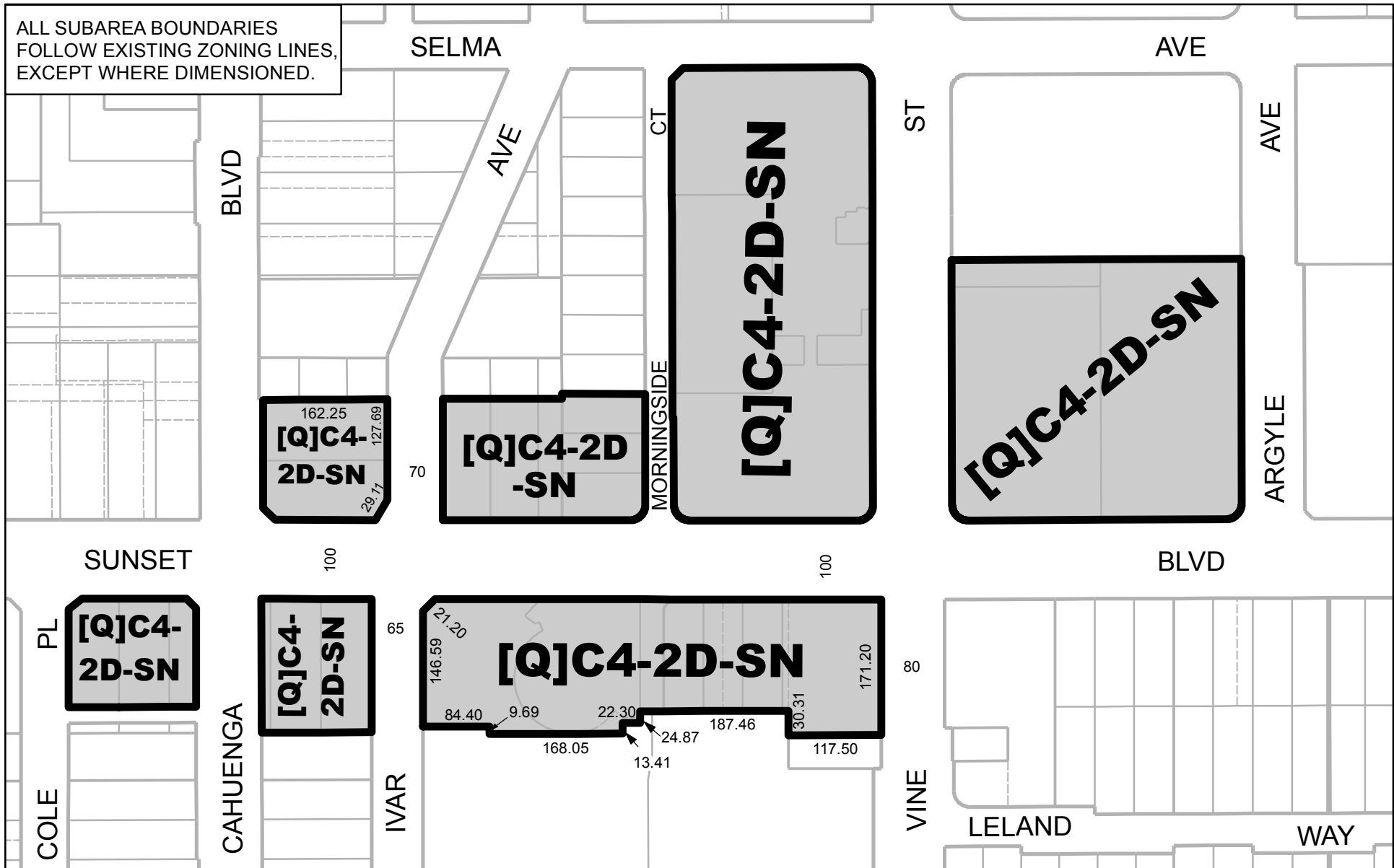
HOLLYWOOD CPU, SA 4:5A

010412



AREA
MAPPED

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



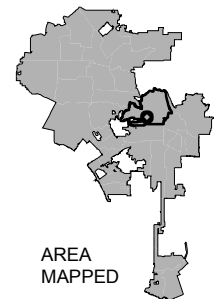
NOT TO SCALE

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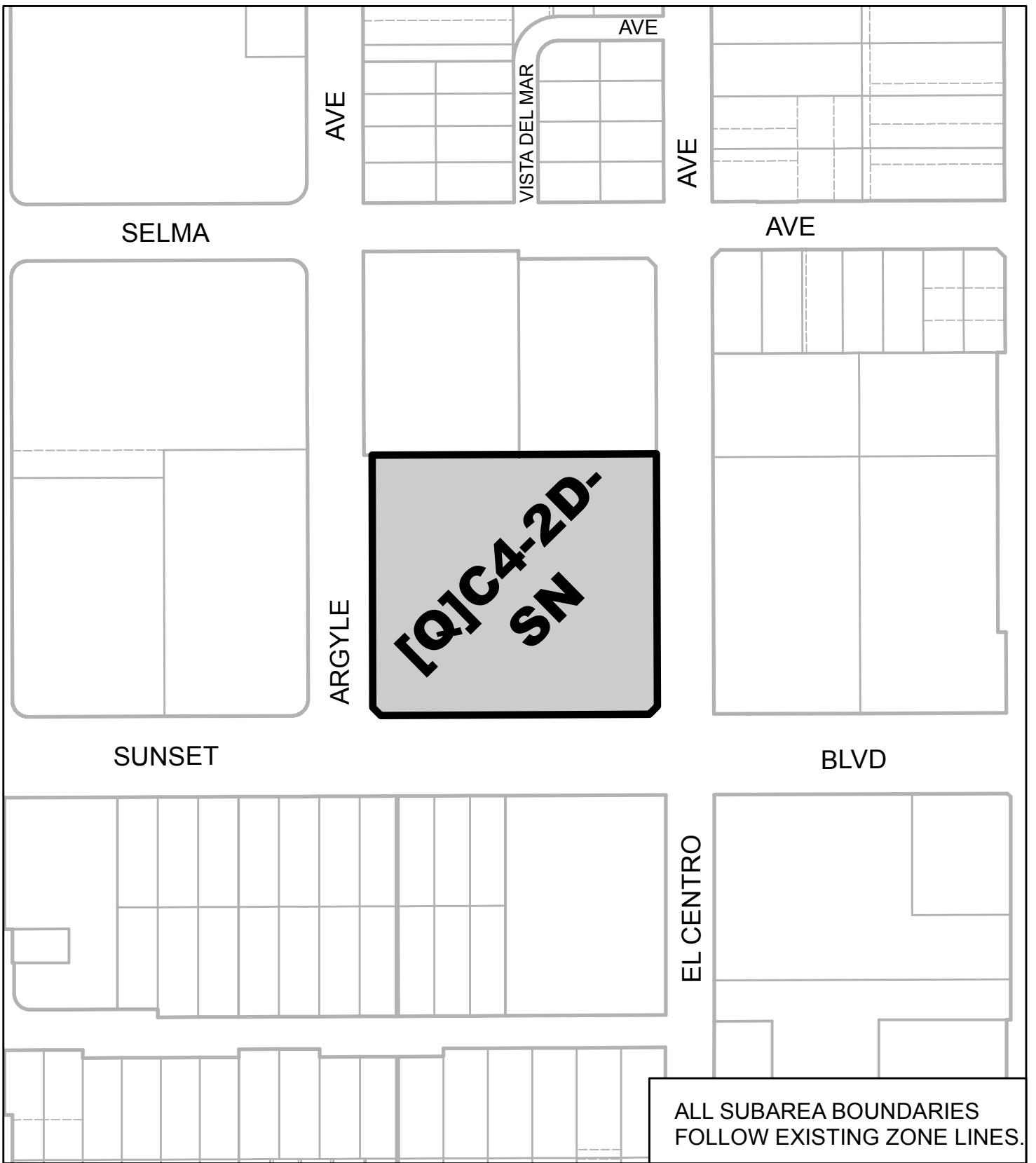
LH/

HOLLYWOOD CPU, SA 4:5B

020112



AREA MAPPED



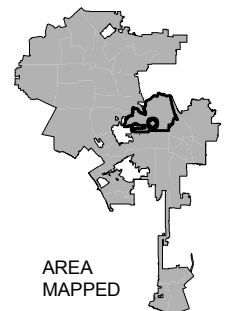
NOT TO SCALE

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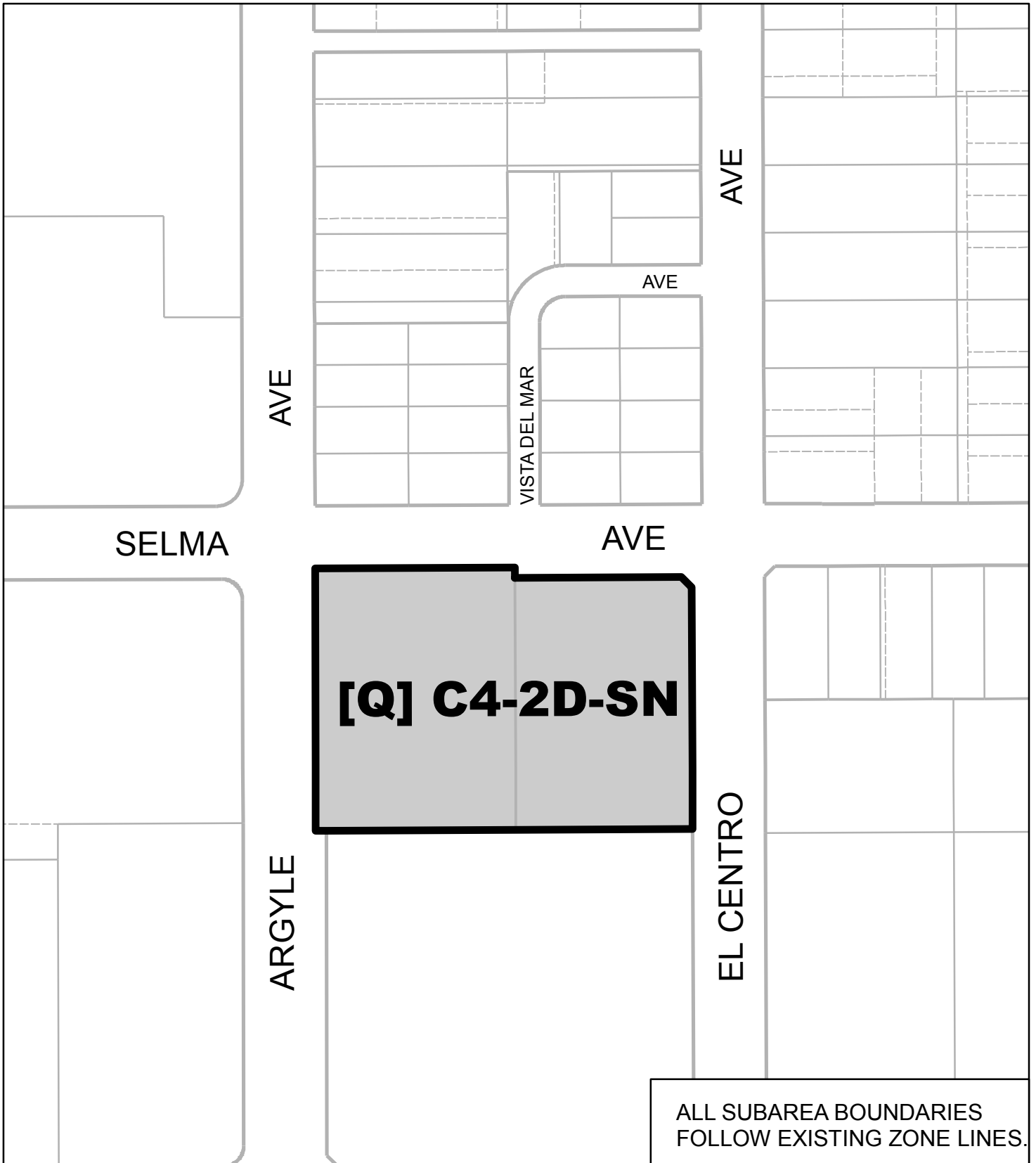
LH/

HOLLYWOOD CPU, SA 4:5C

010412



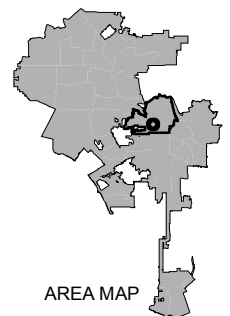
AREA
MAPPED

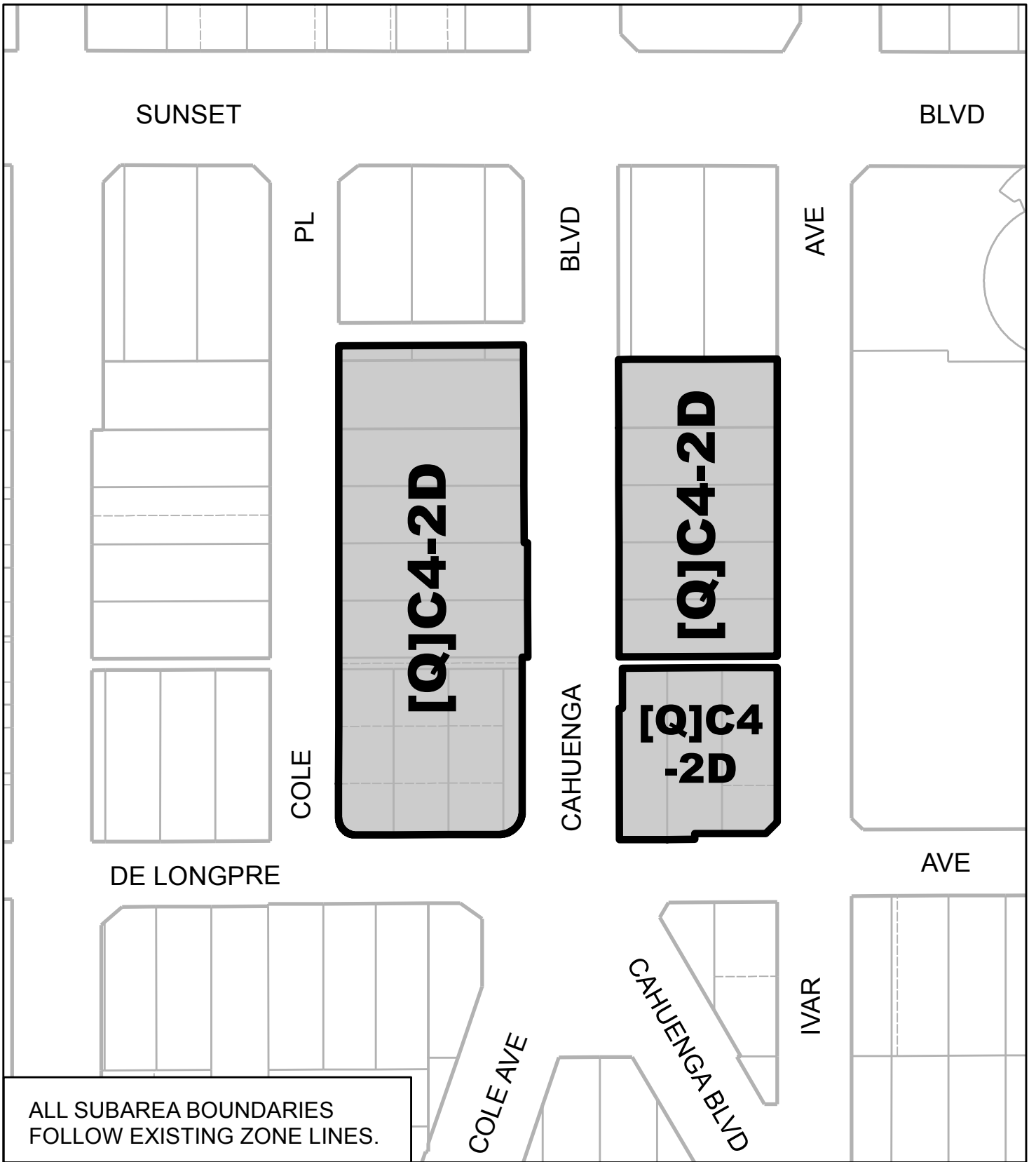


NOT TO SCALE

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





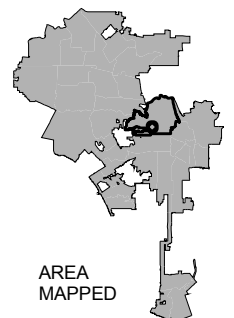
NOT TO SCALE

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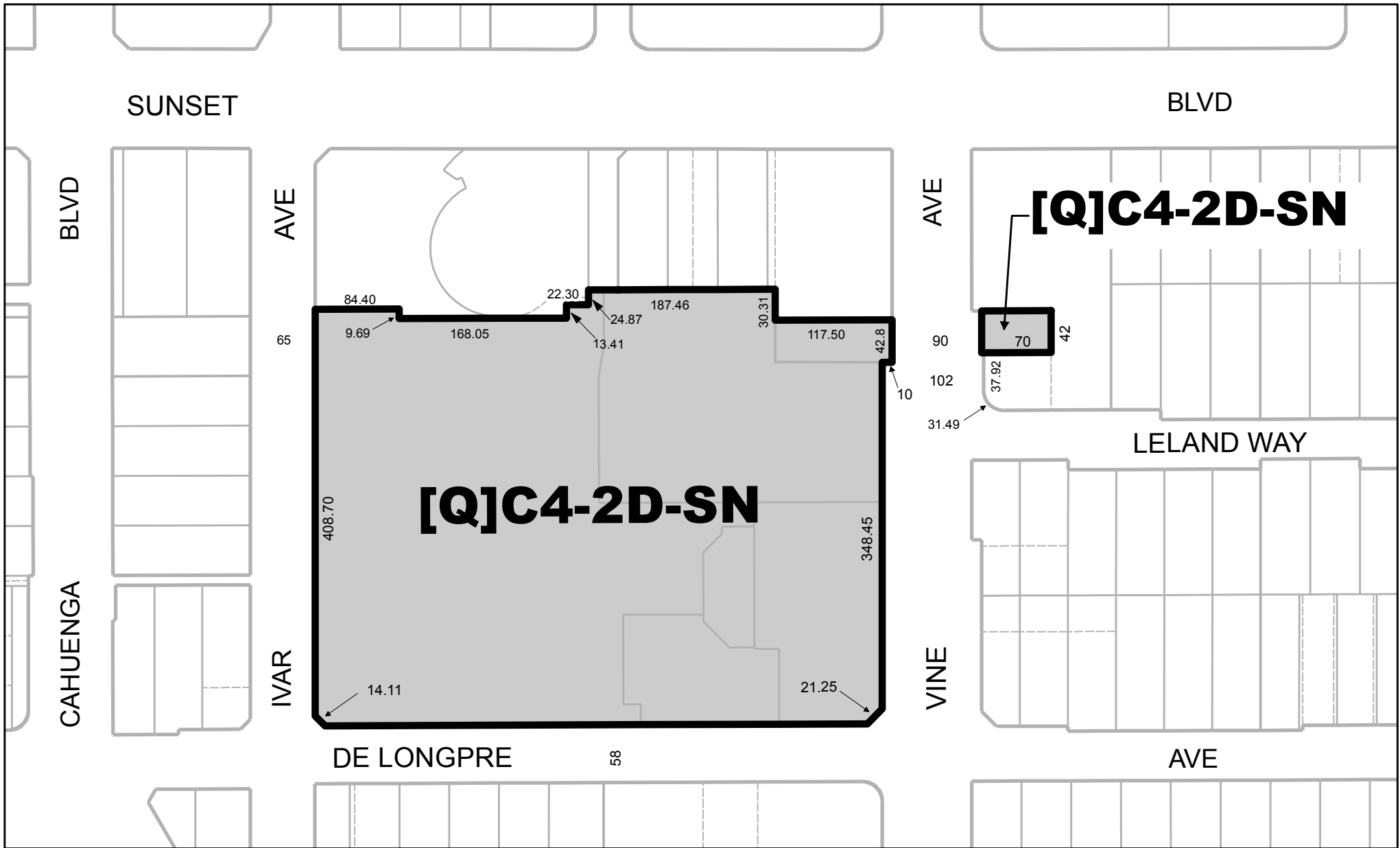
LH/

010412

HOLLYWOOD CPU, SA 4:5E



AREA
MAPPED



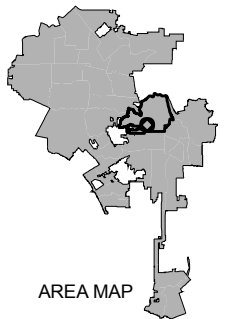
NOT TO SCALE

C.M. 147 A 187, 147 A 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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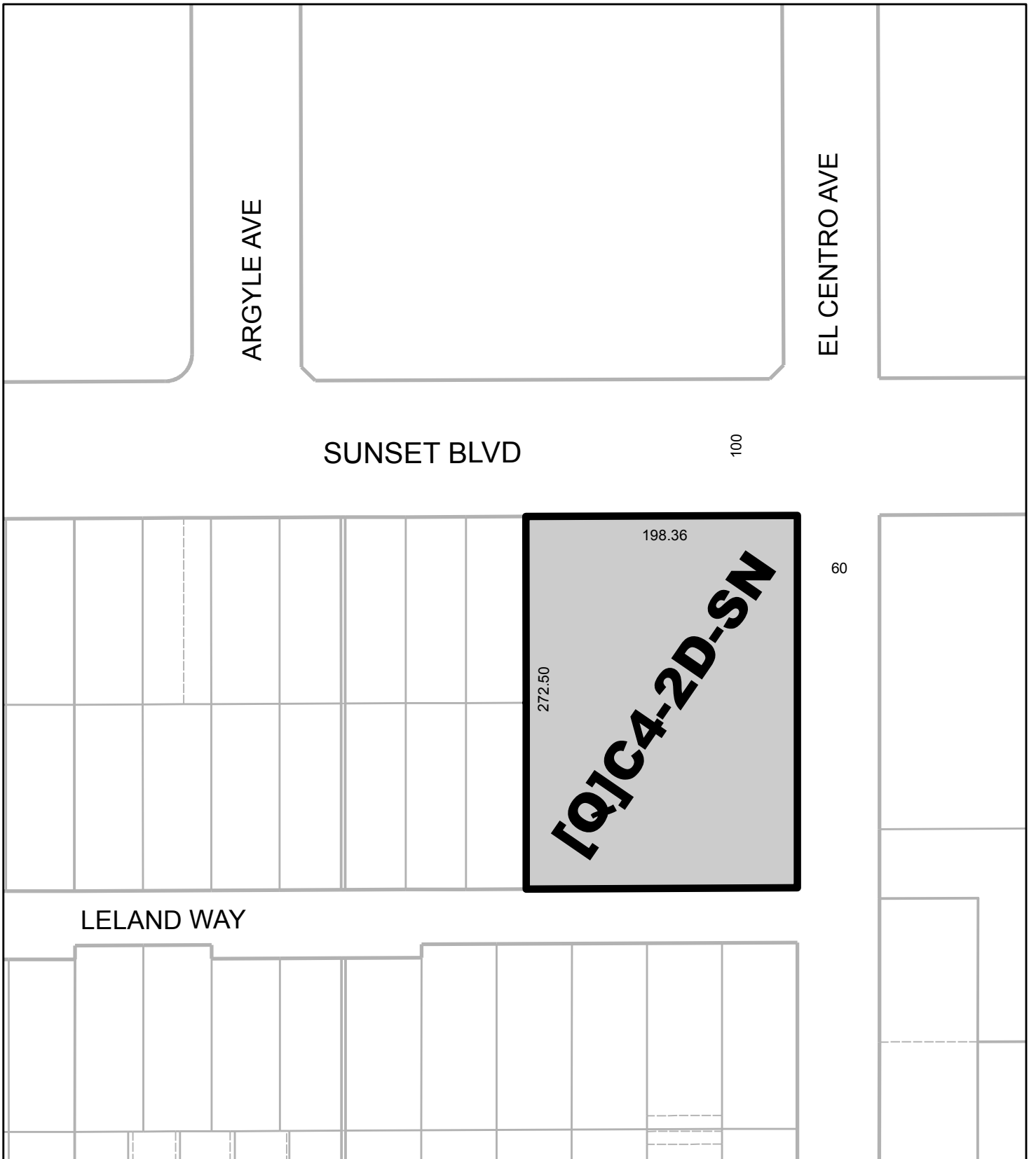
LH/

HOLLYWOOD CPU, SA 4:5F

010412



AREA MAP



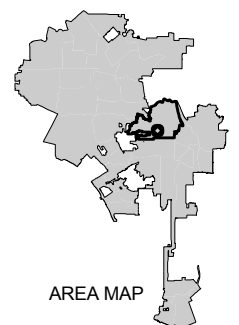
NOT TO SCALE

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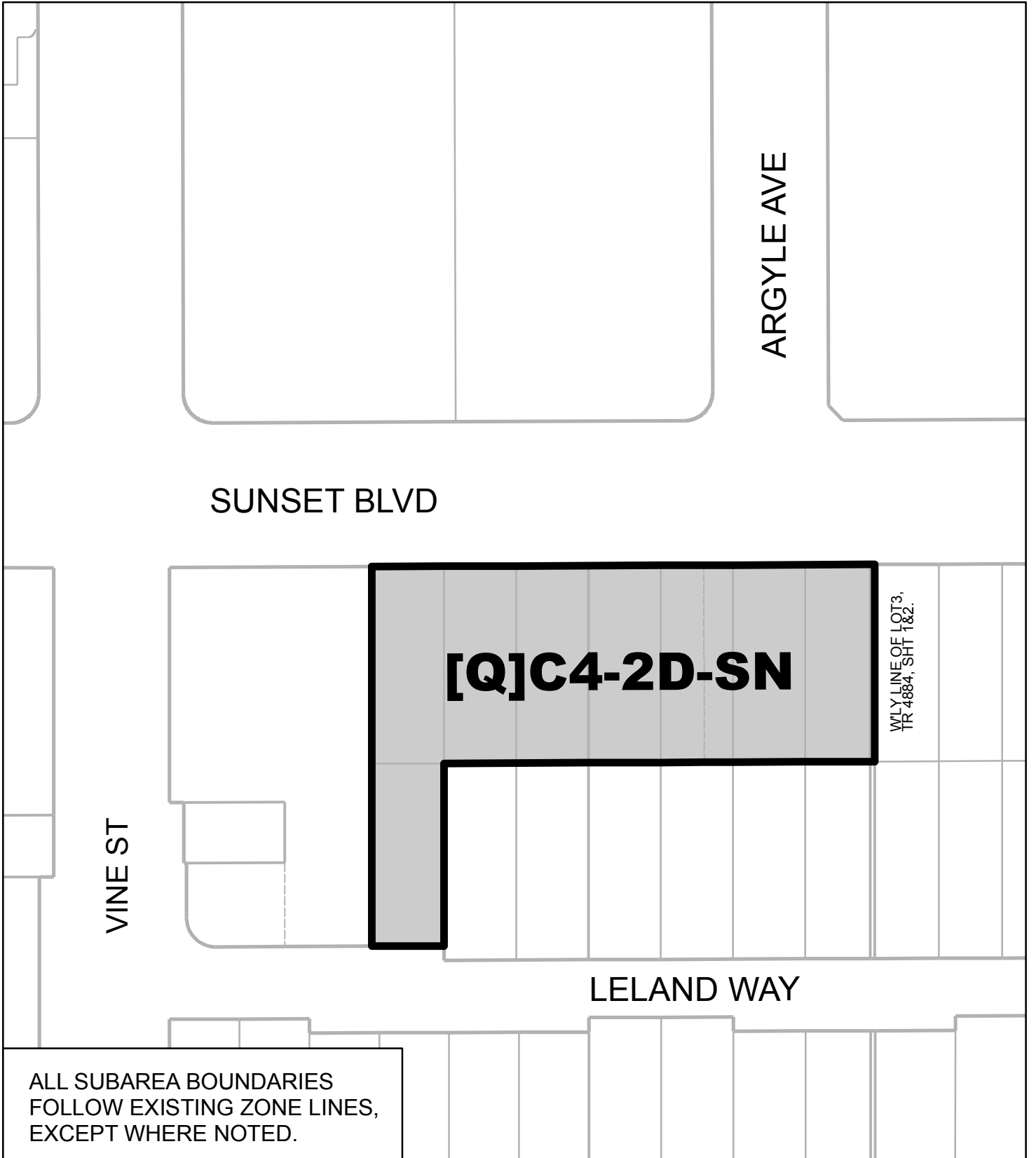
LH/

010412

HOLLYWOOD CPU, SA 4:5G



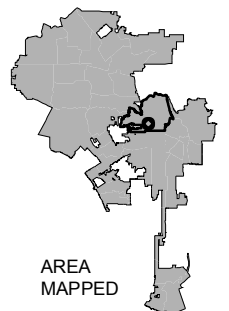
AREA MAP

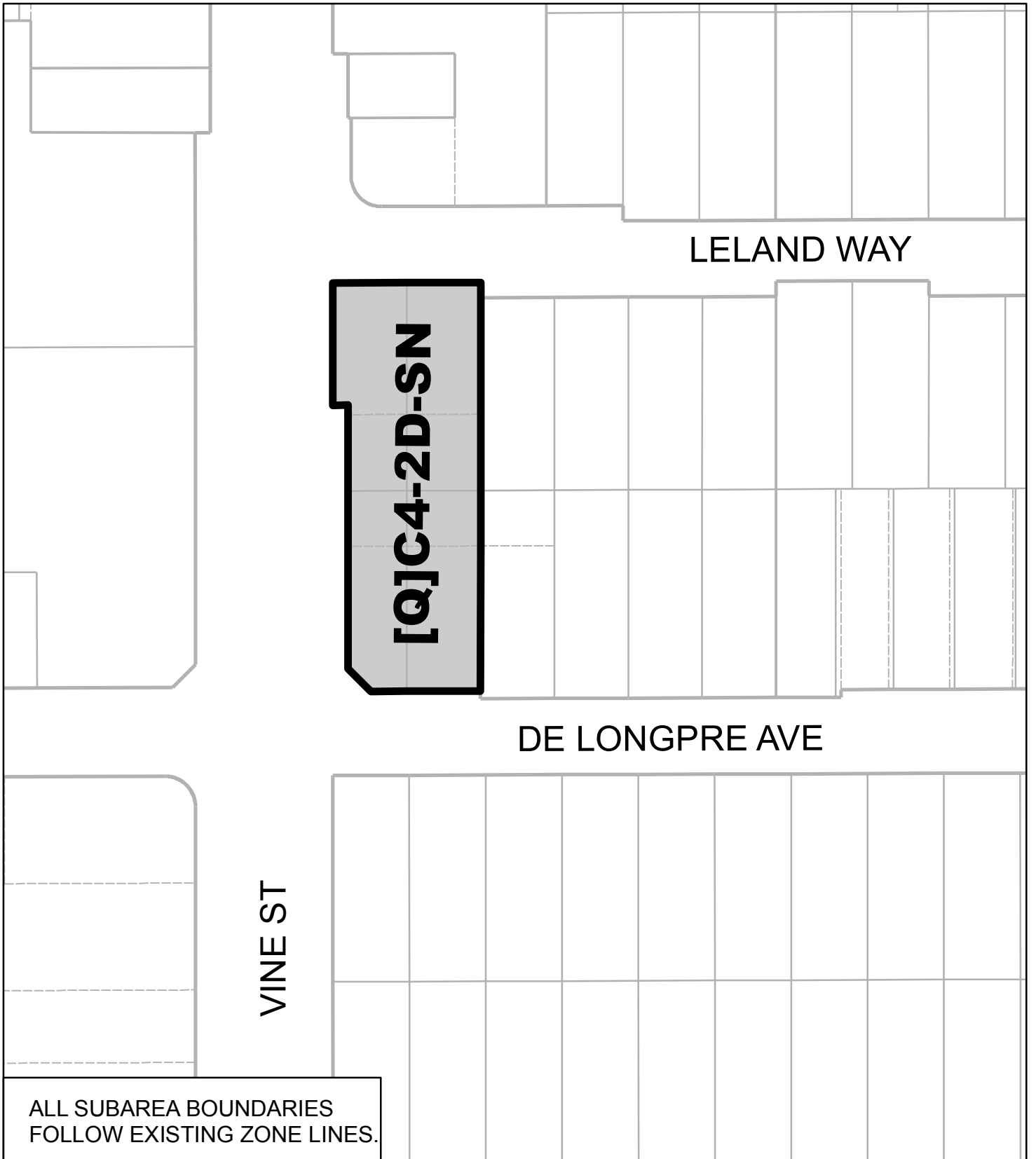


NOT TO SCALE

C.M. 147 A 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ **HOLLYWOOD CPU, SA 4:5H** 020112





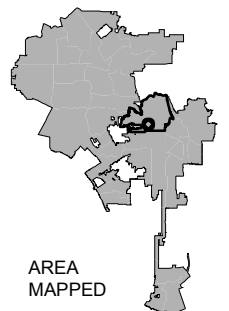
NOT TO SCALE

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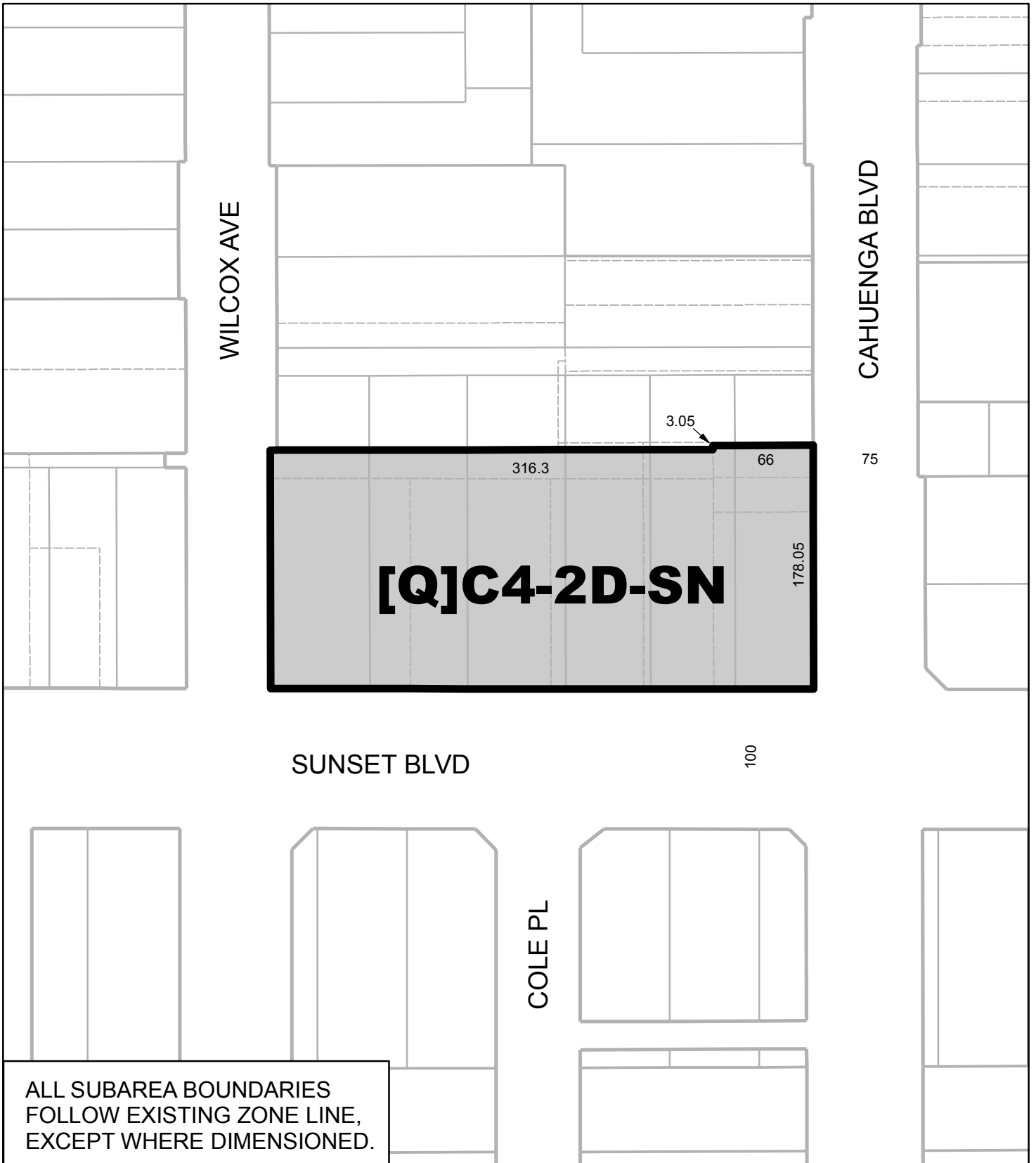
LH/

HOLLYWOOD CPU, SA 4:5I

020112



AREA MAPPED



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



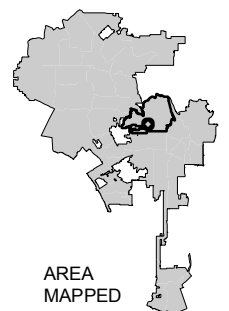
NOT TO SCALE

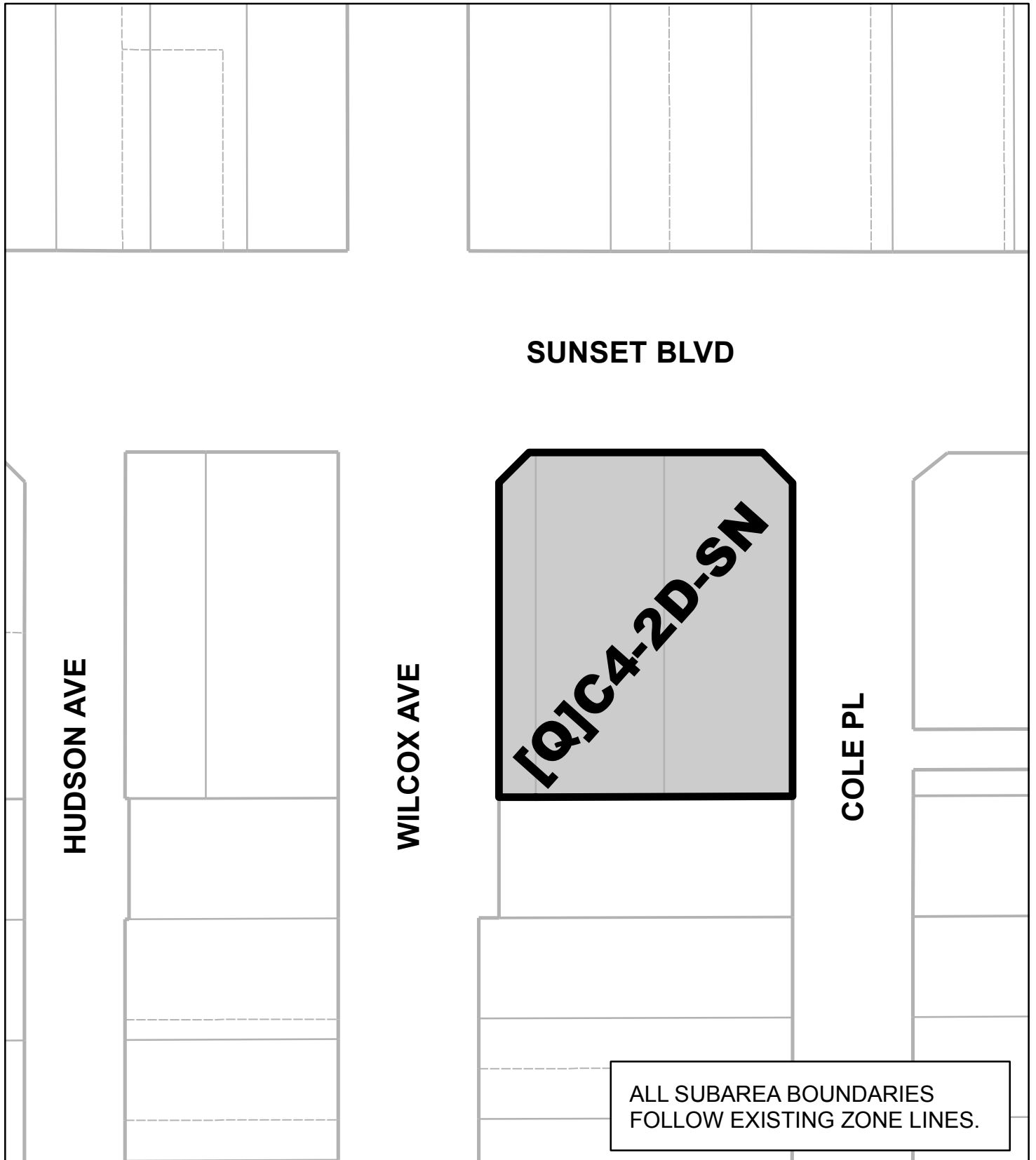
C.M. 147 A 191	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 4:5J

020112

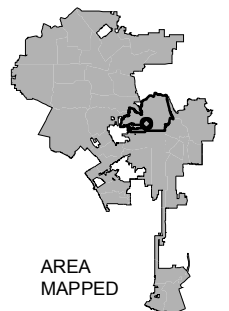




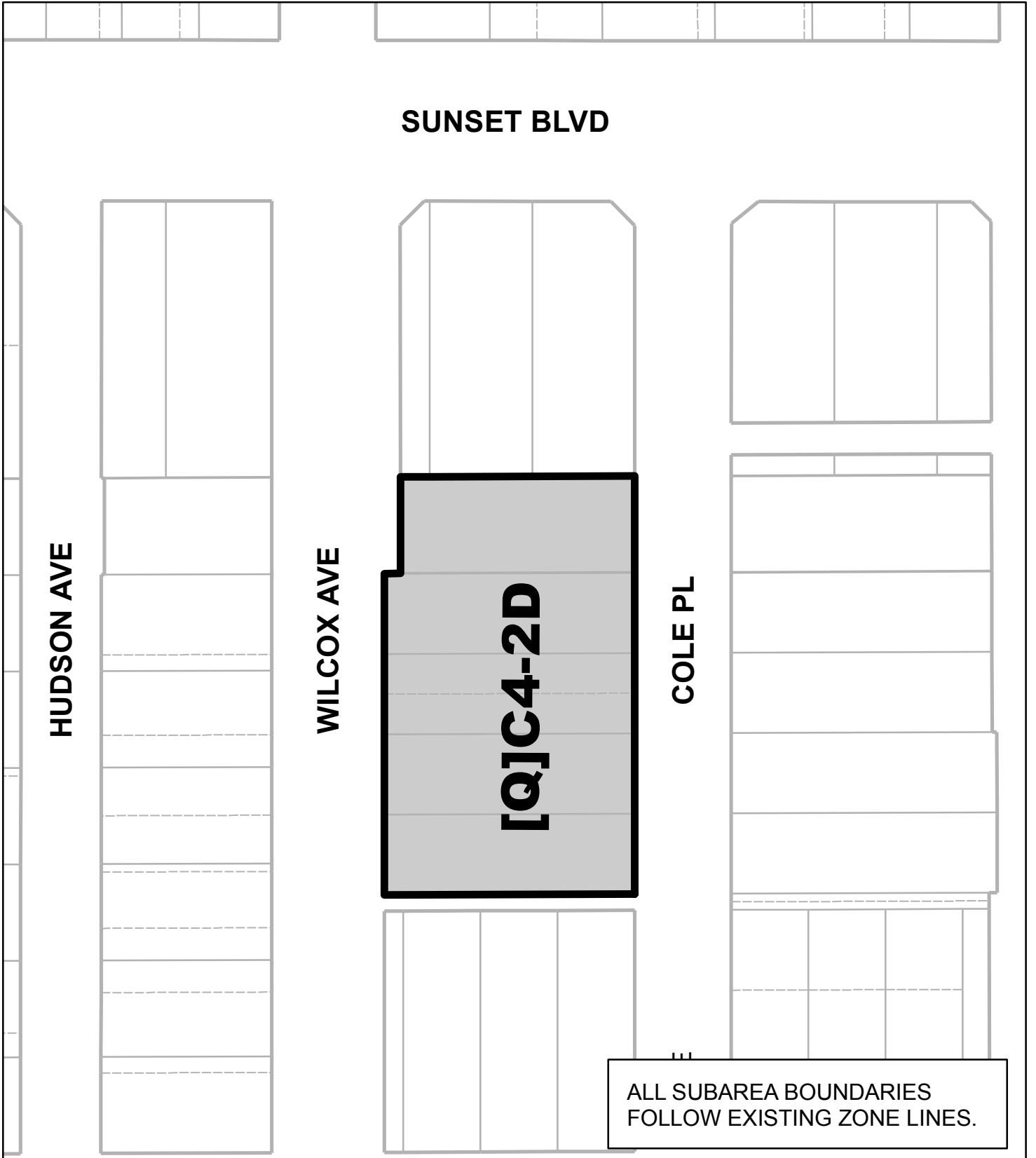
NOT TO SCALE

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



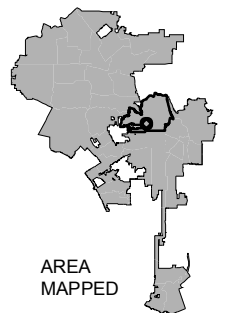
AREA MAPPED



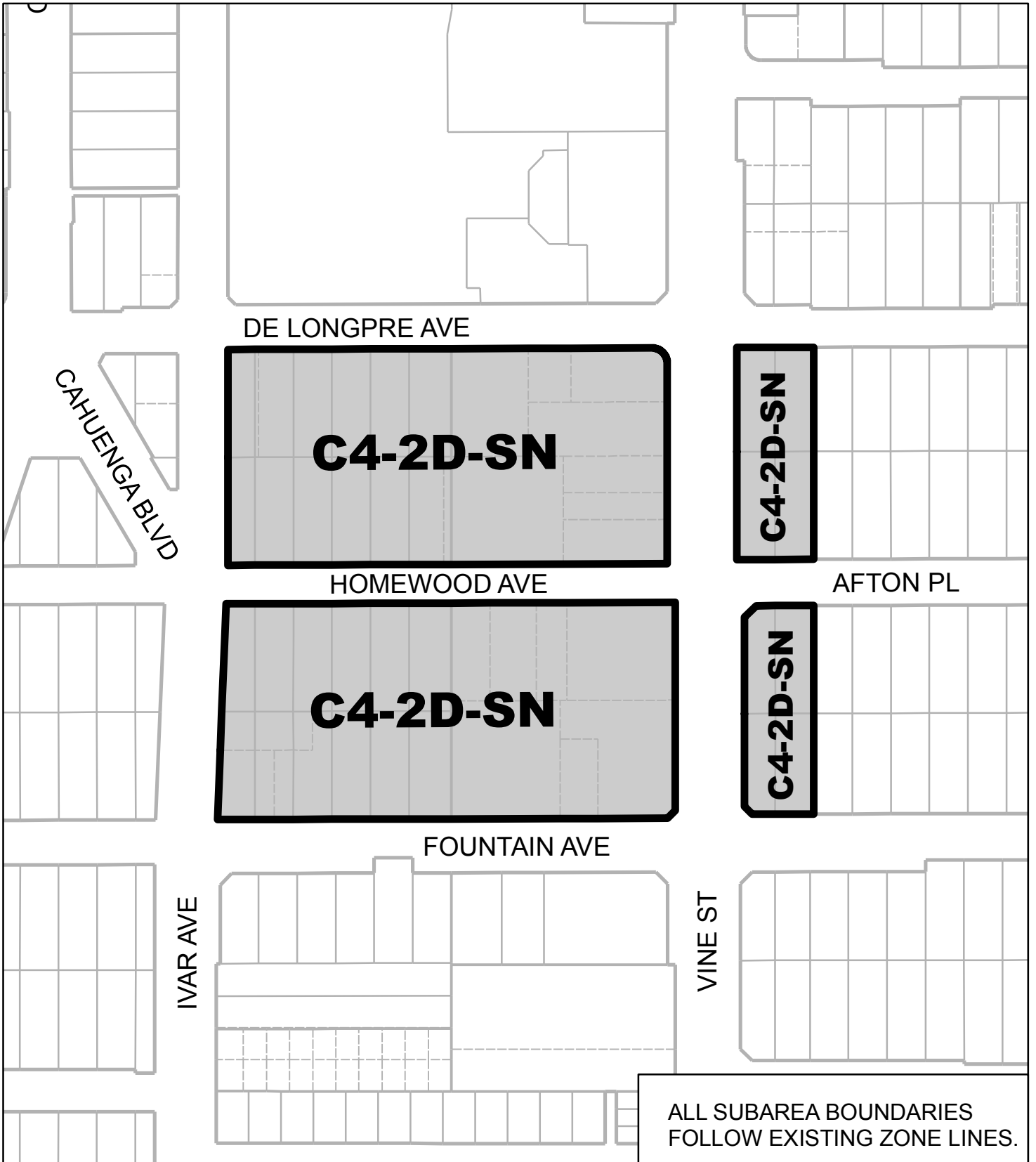
NOT TO SCALE

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

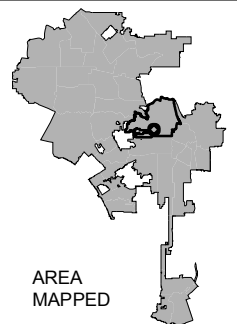
C.M. 144 B 187, 144 B 189,
147 A 187, 147 A 189

CPC 1997-0043 CPU
CPC 1997-0043 CPU

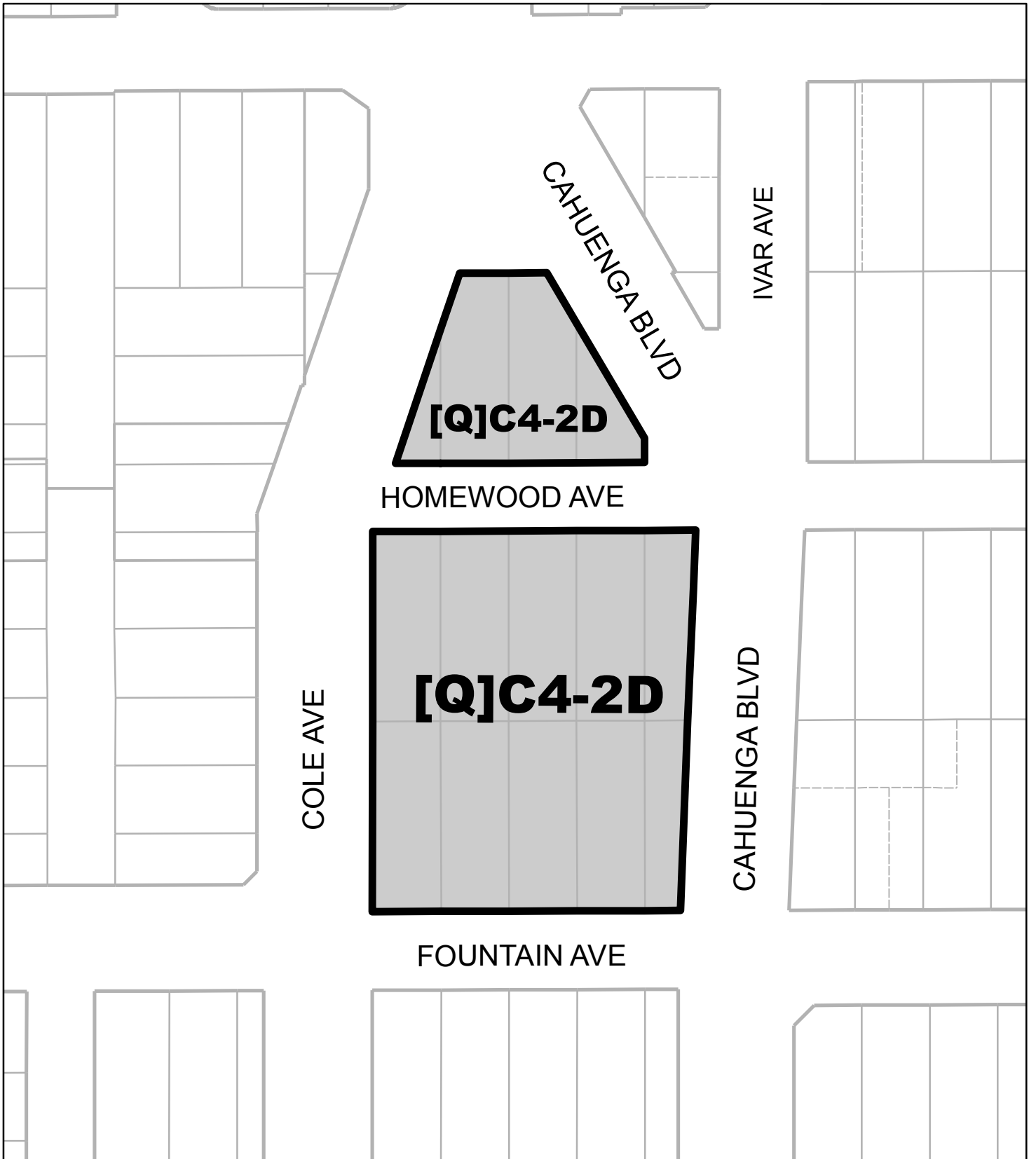
LH/

HOLLYWOOD CPU, SA 4:6

023112



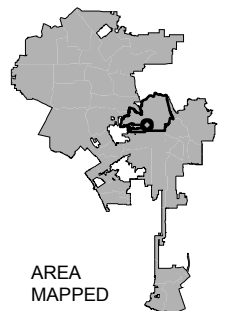
AREA
MAPPED



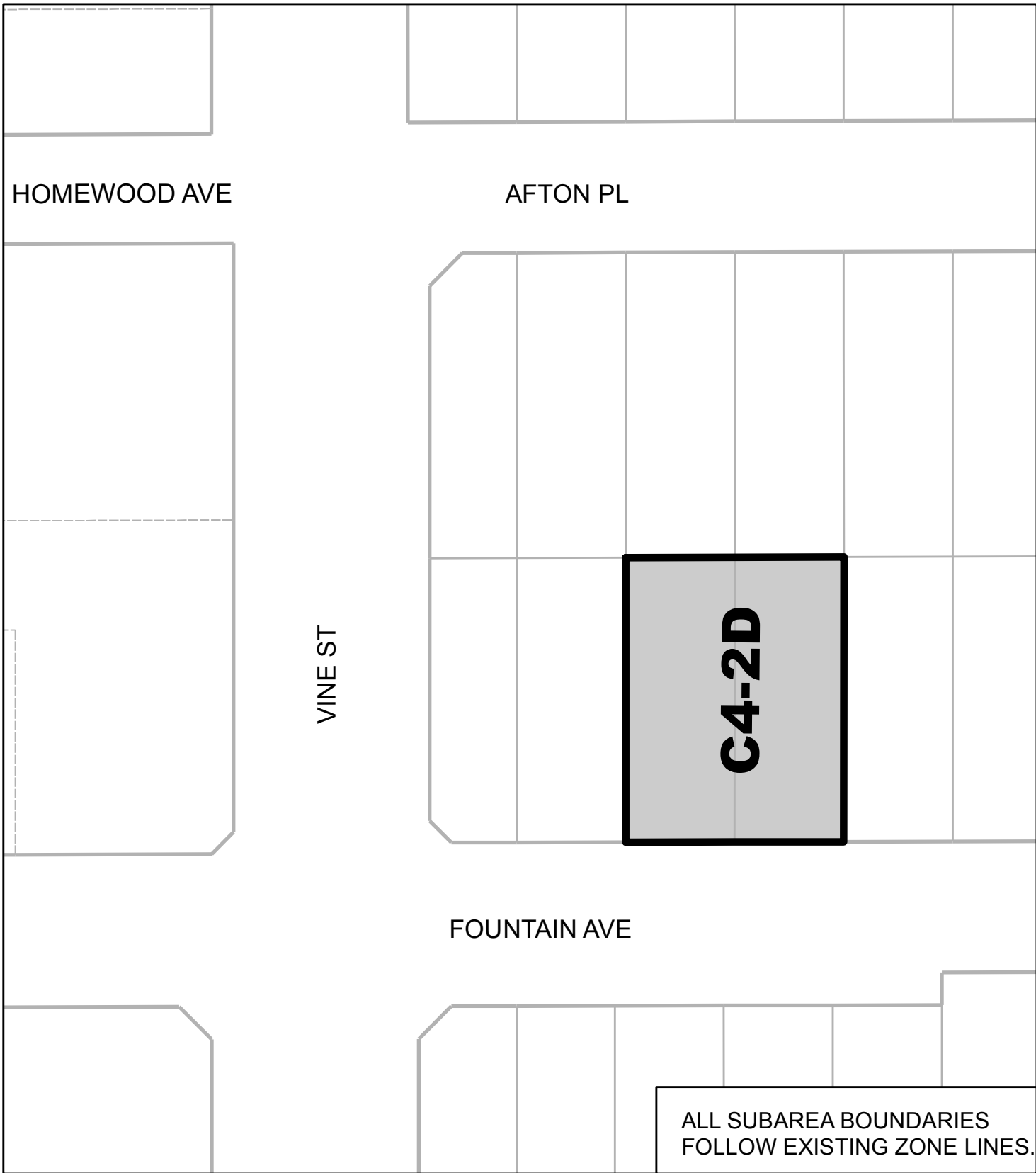
NOT TO SCALE

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



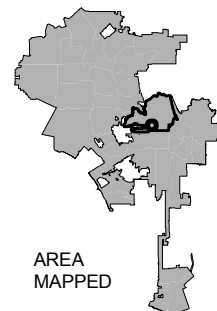
NOT TO SCALE

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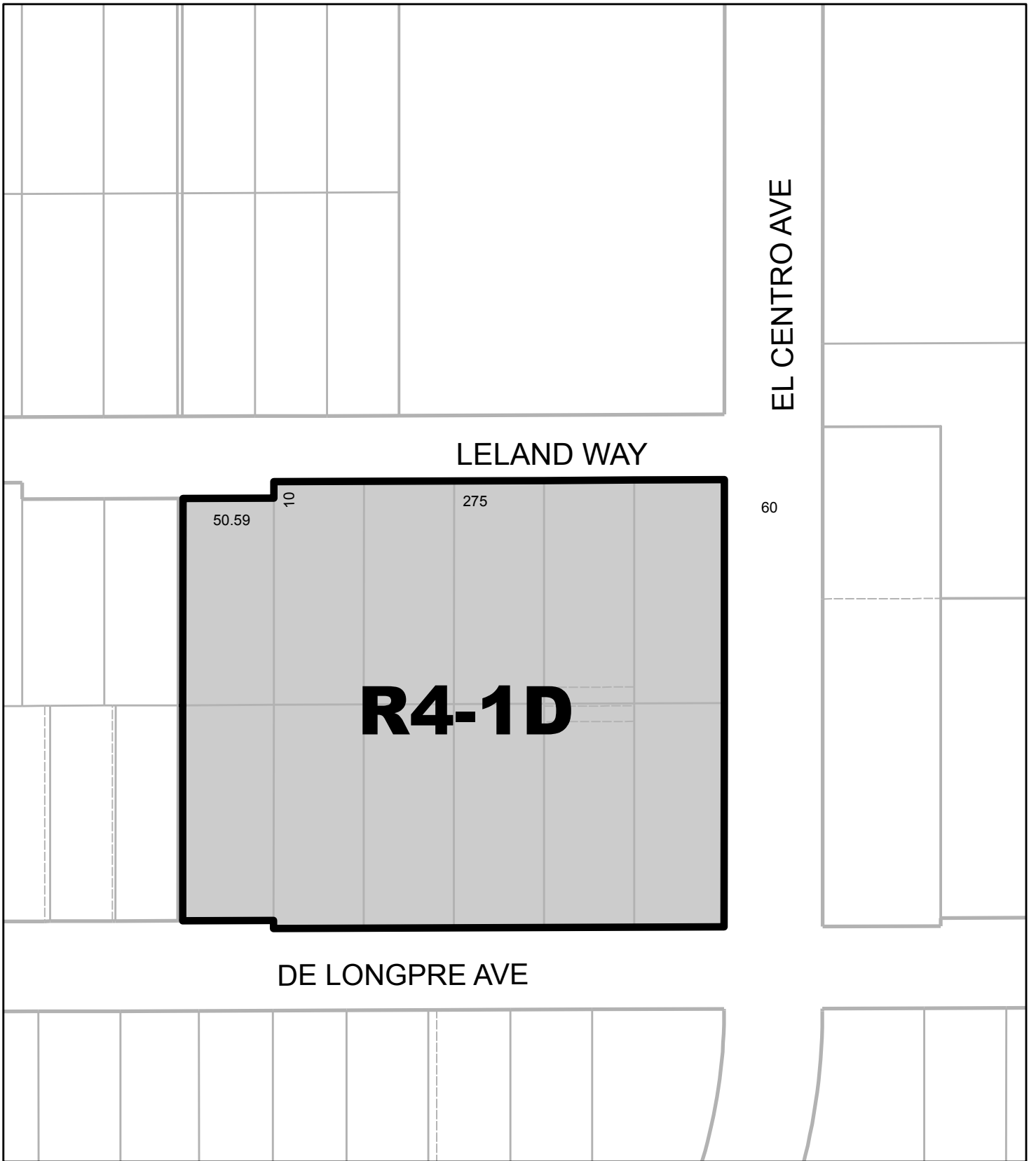
LH/

HOLLYWOOD CPU, SA 4:6B

010412



AREA MAPPED



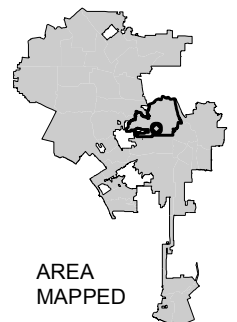
NOT TO SCALE

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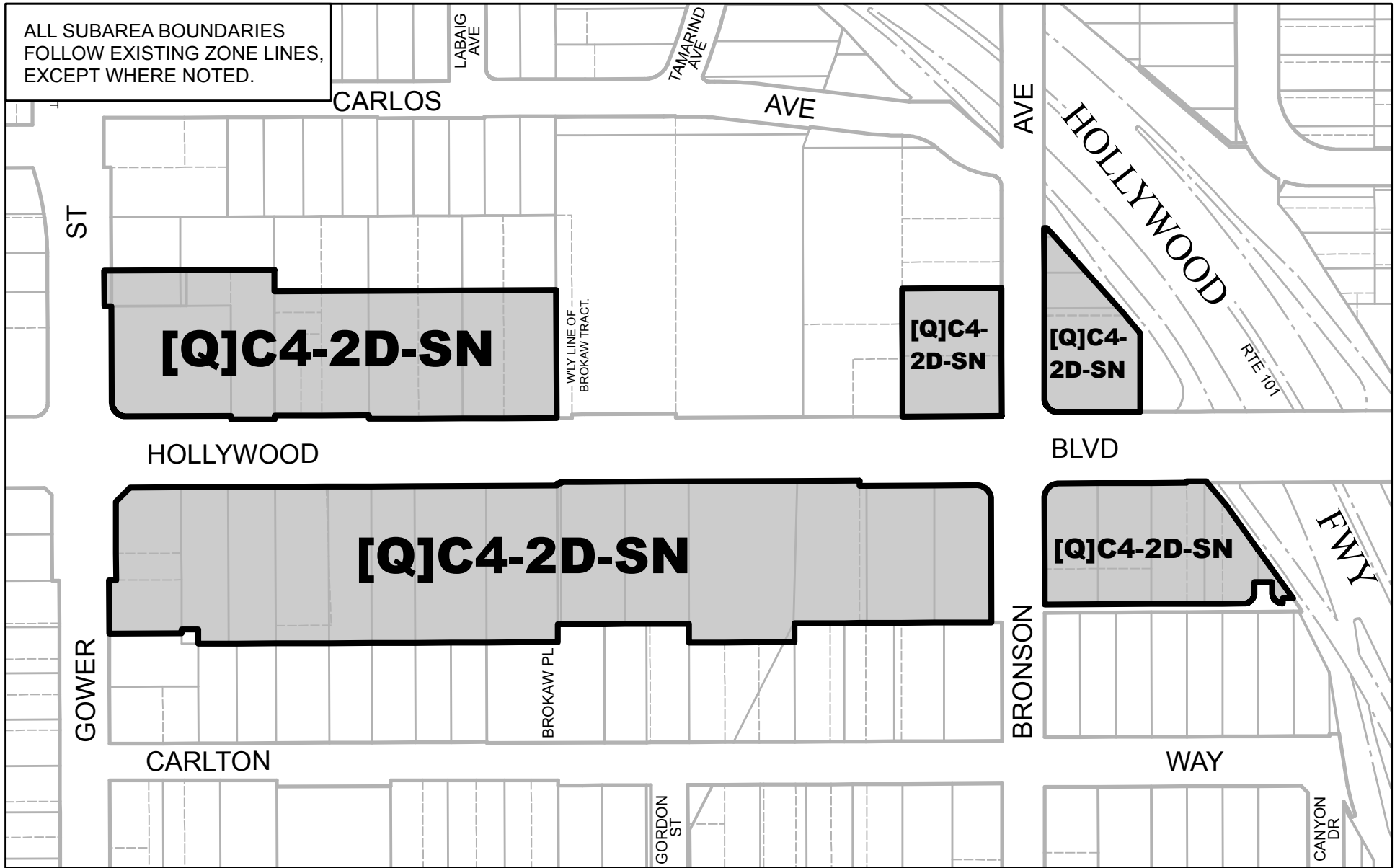
LH/

HOLLYWOOD CPU, SA 4:7

010412



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



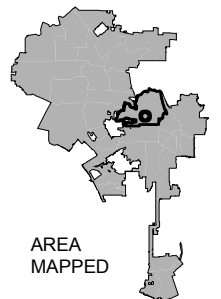
NOT TO SCALE

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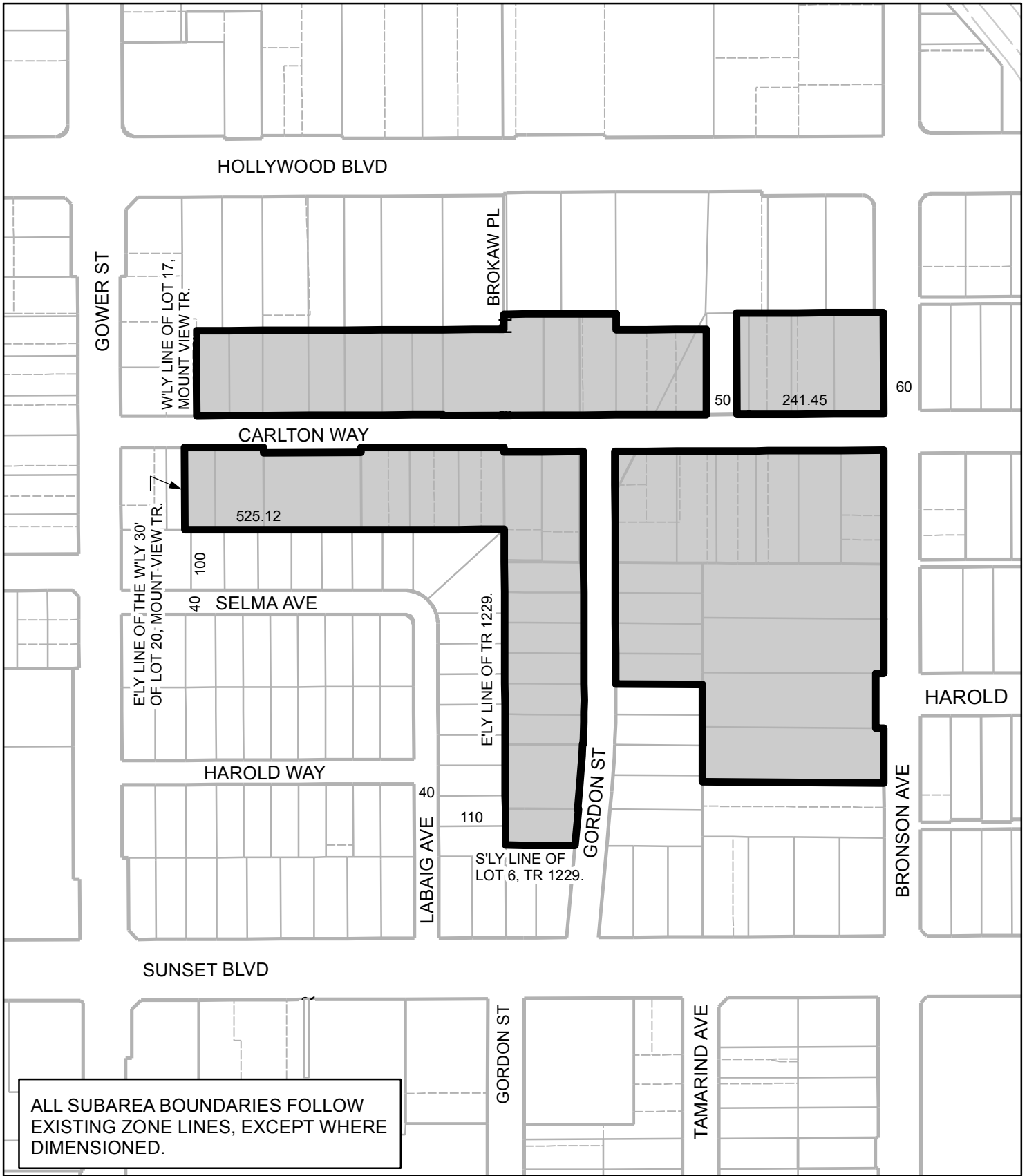
LH/

HOLLYWOOD CPU, SA 5

010412



AREA MAPPED



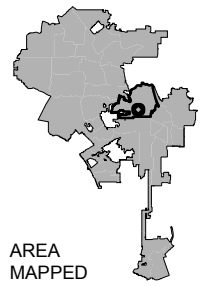
ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES, EXCEPT WHERE DIMENSIONED.



[Q]R4-1VL



NOT TO SCALE



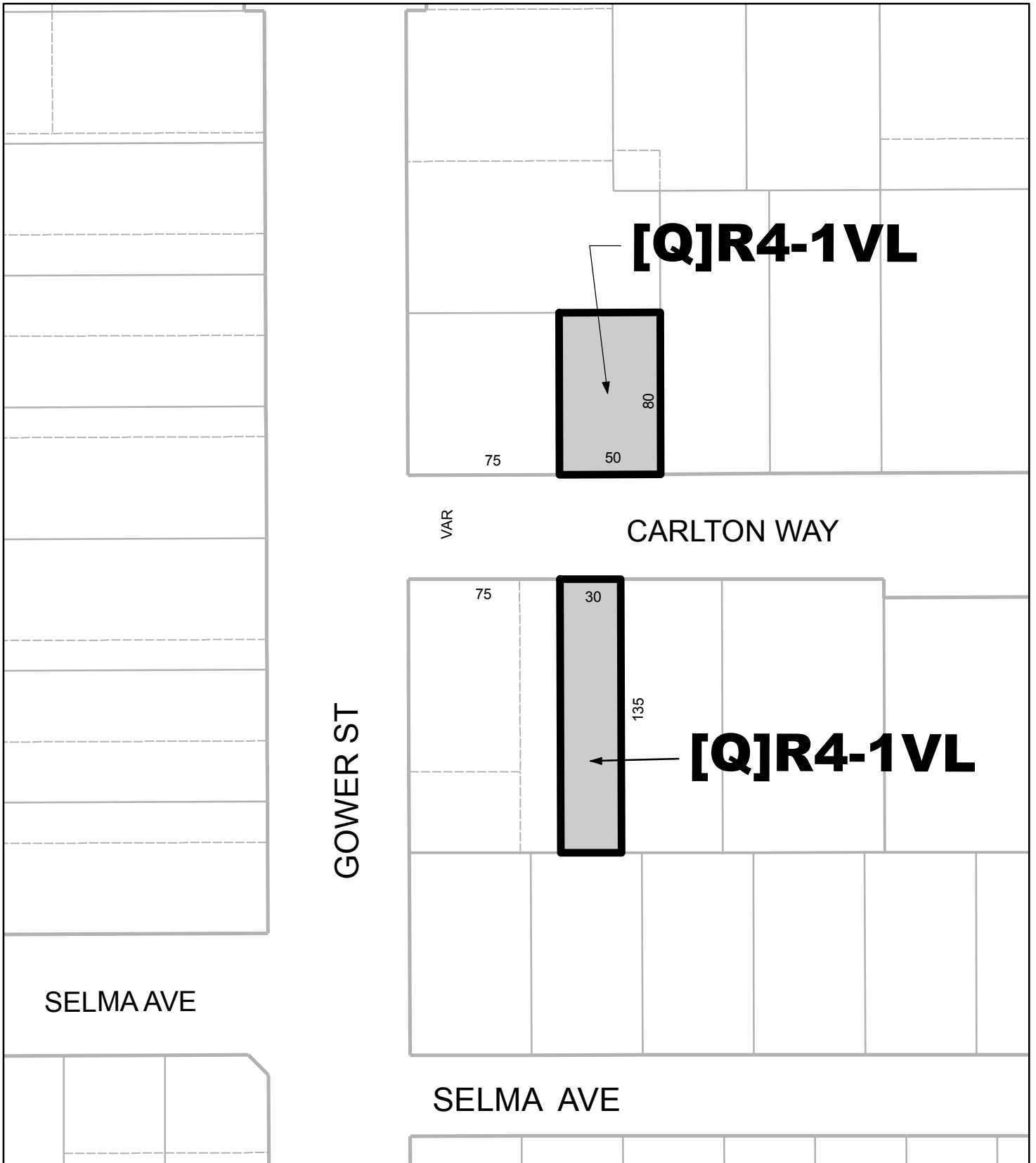
C.M. 147 A 189, 147 A 191, 148.5 A 189, 148.5 A 191	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 5:1

010412

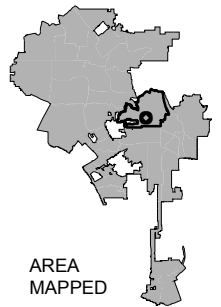
AREA MAPPED



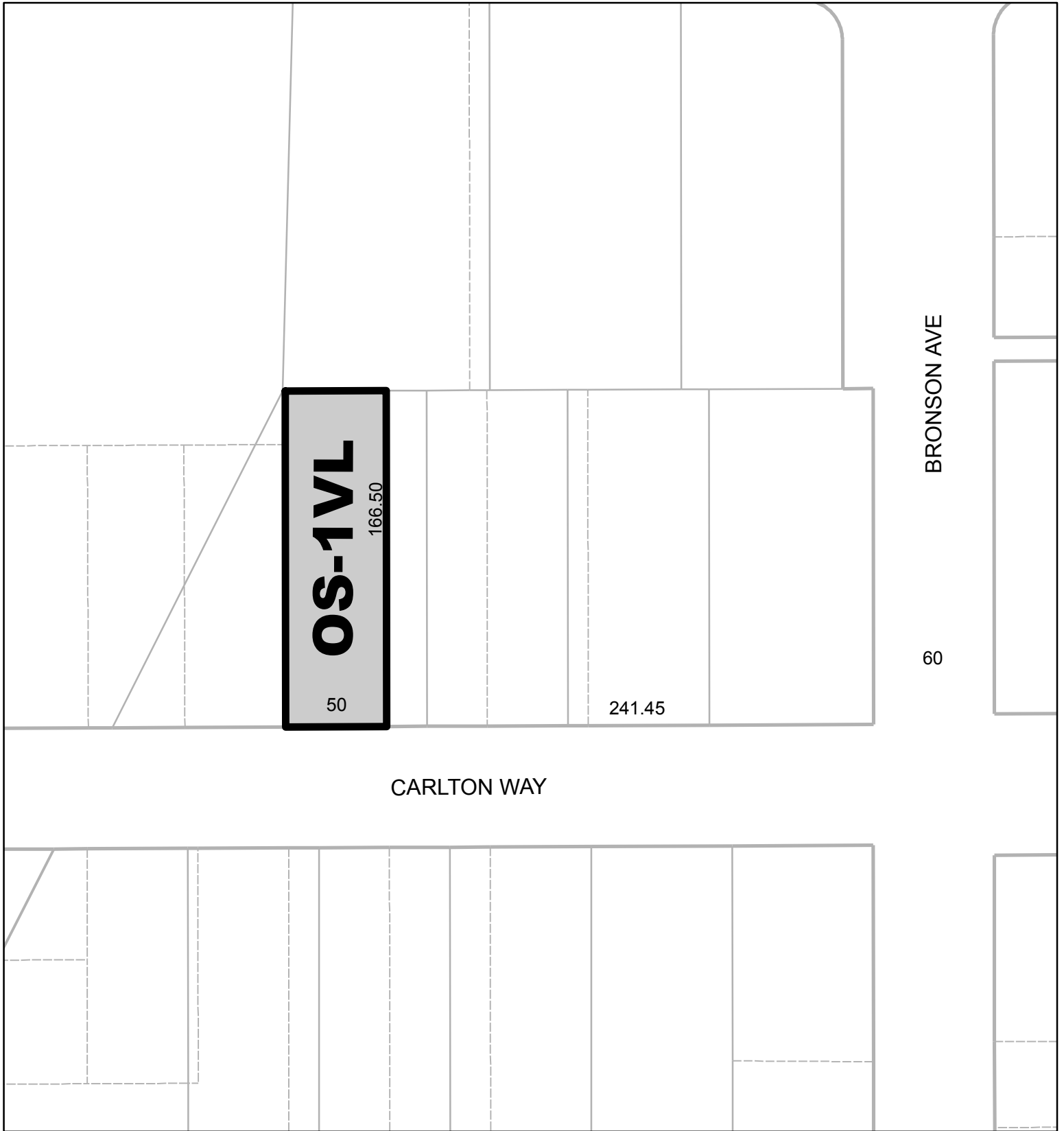
NOT TO SCALE

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



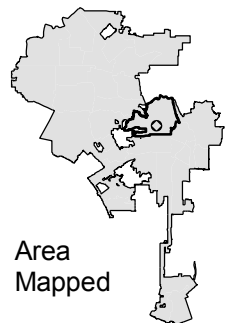
AREA MAPPED



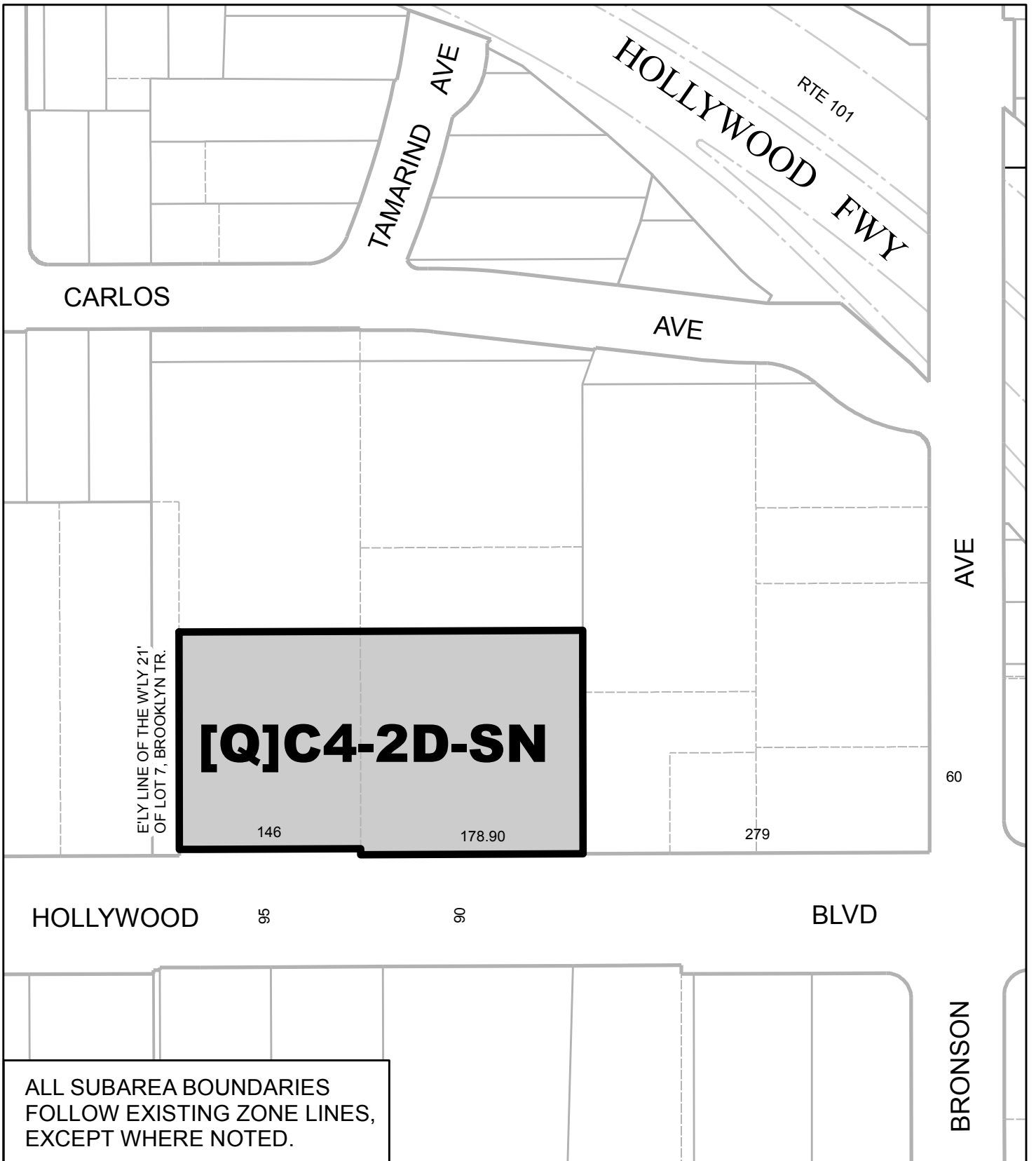
NOT TO SCALE

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



Area Mapped



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



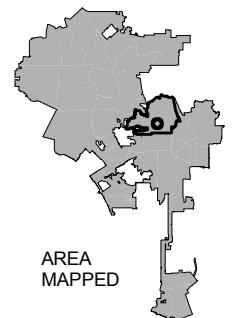
NOT TO SCALE

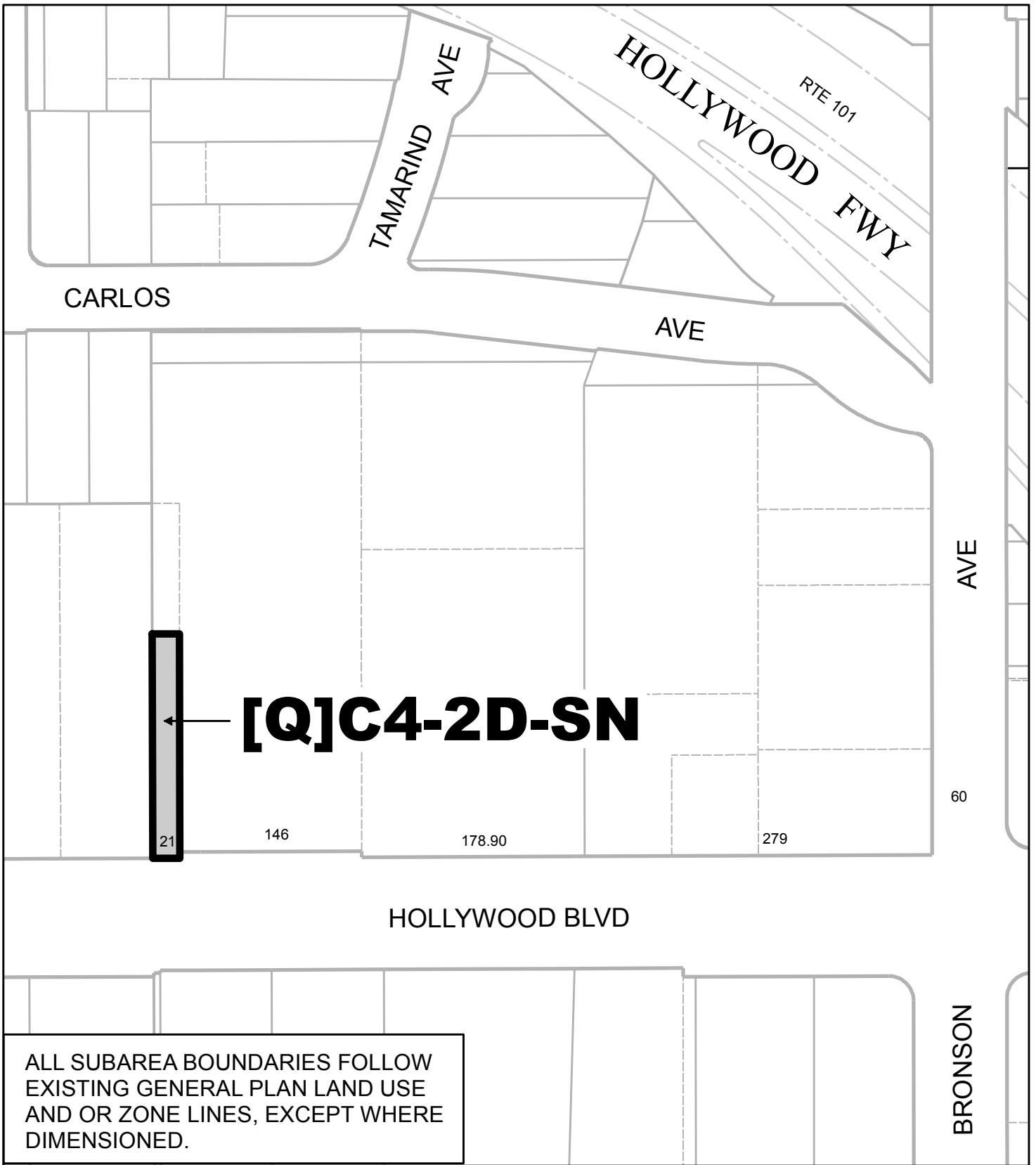
C.M. 148.5 A 189, 148.5 A 191	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 5:3

010412





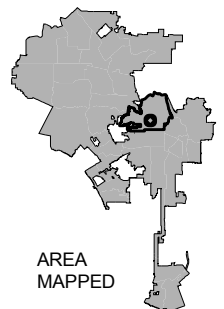
NOT TO SCALE

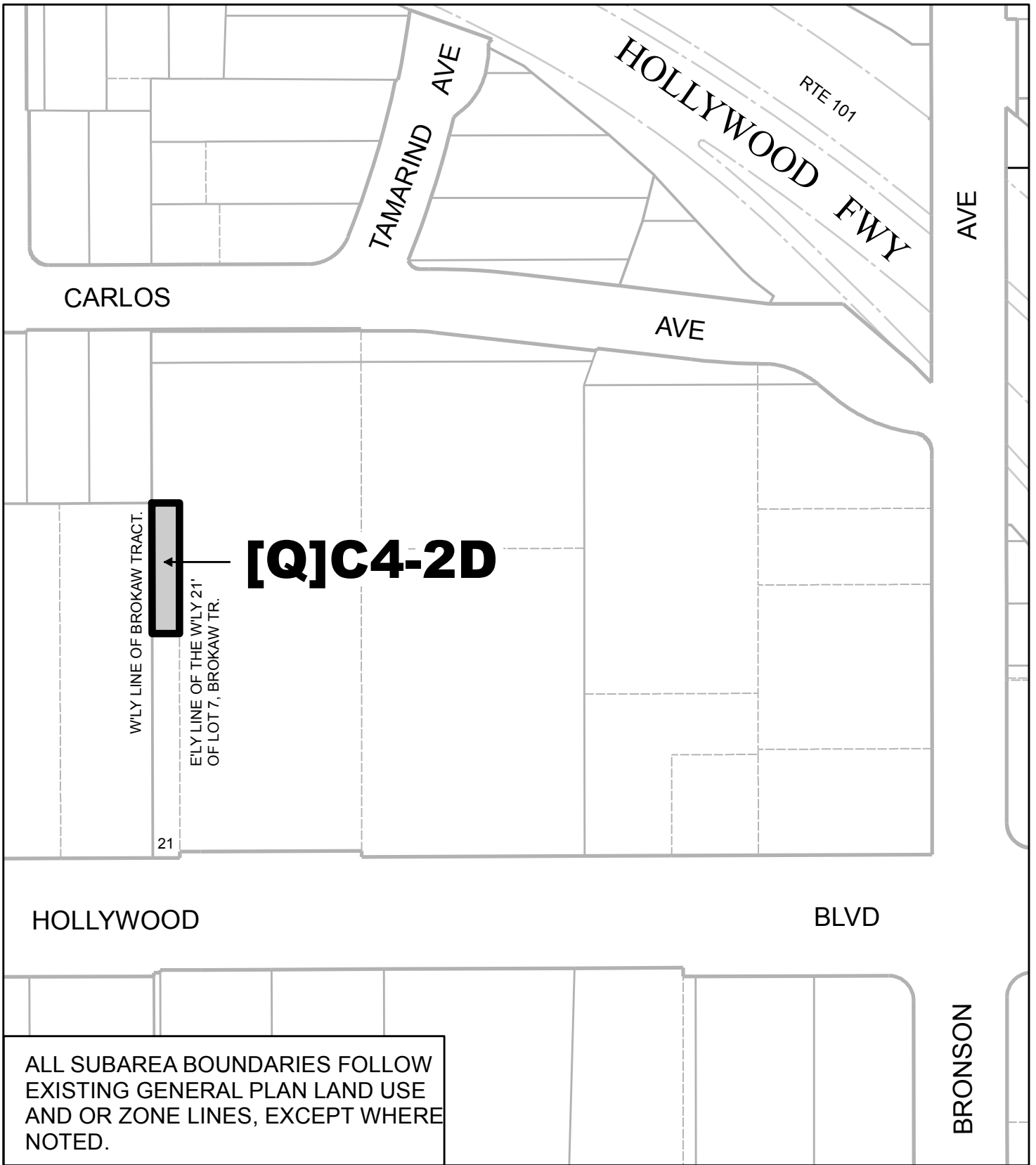
C.M. 148.5 A 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 5:3A

010412





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

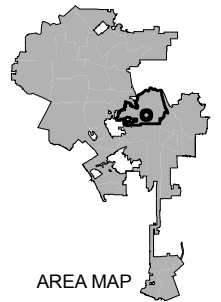


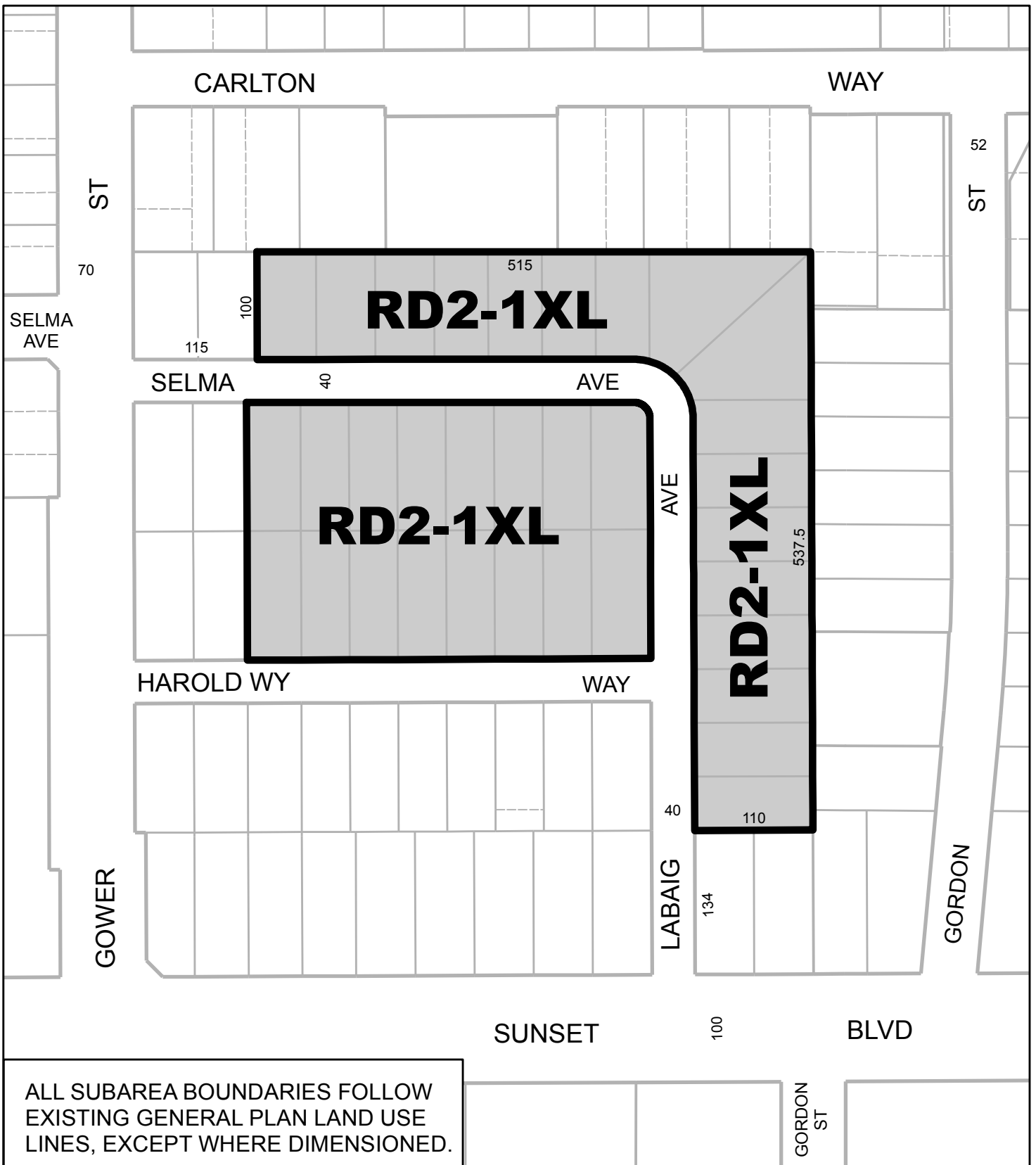
C.M. 148.5 A 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 5:3B

010412





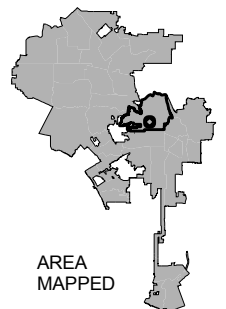
NOT TO SCALE

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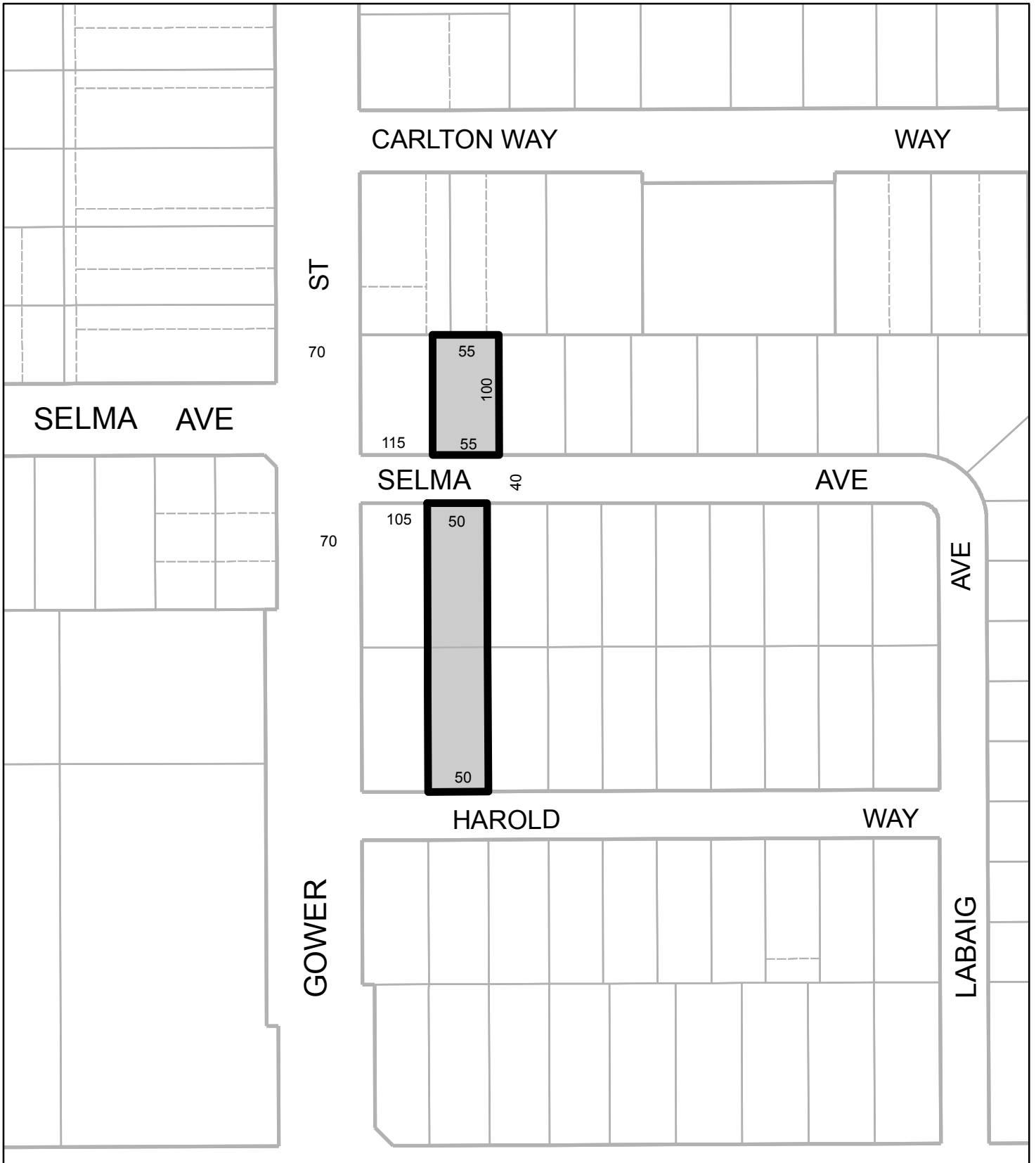
LH/

HOLLYWOOD CPU, SA 6

010412



AREA
MAPPED



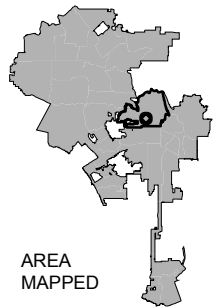
 **RD2-1XL**

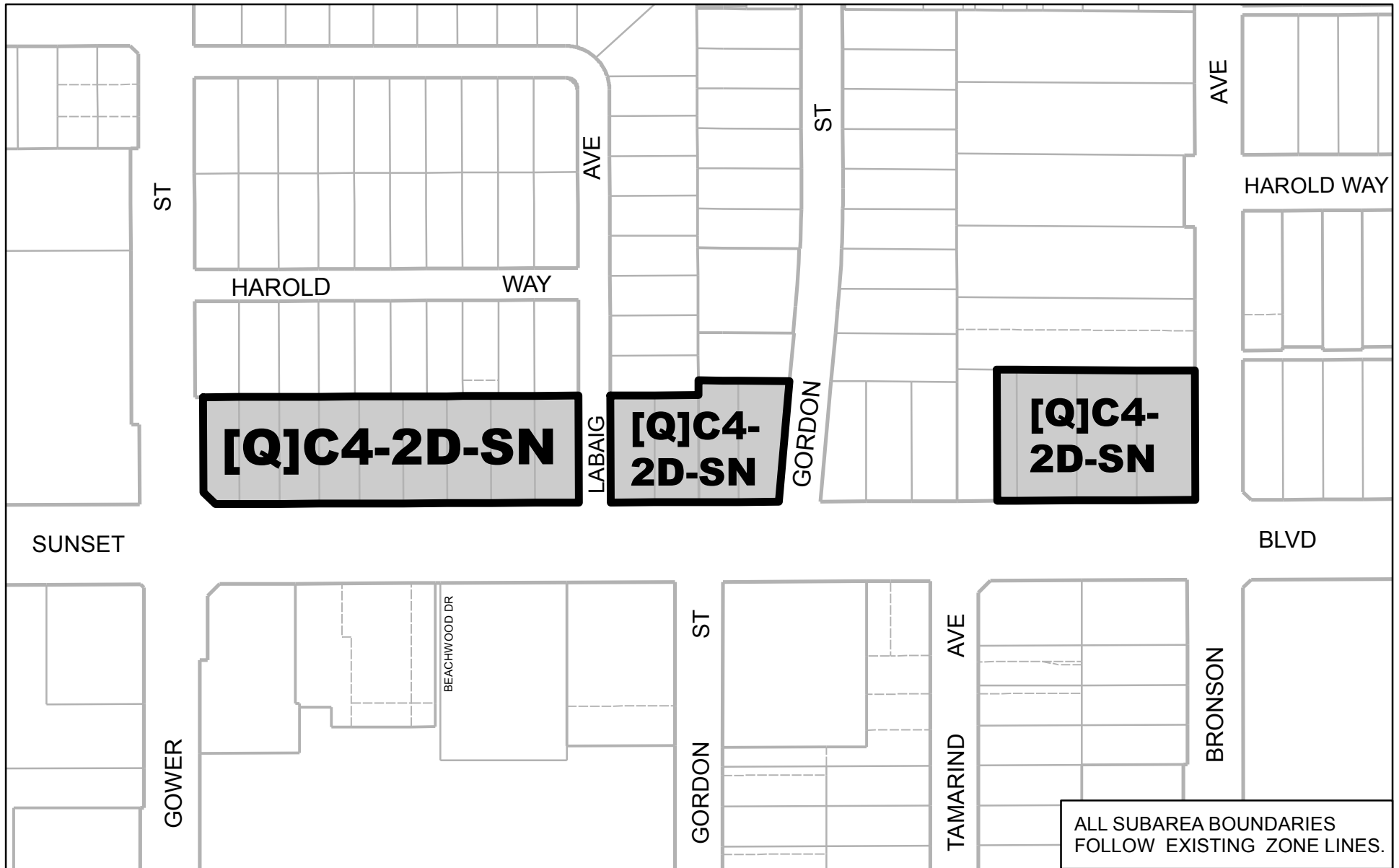


NOT TO SCALE

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





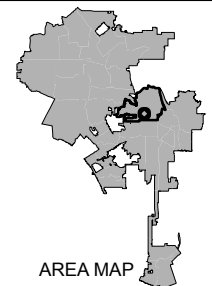
NOT TO SCALE

C.M. 147 A 189, 147 A 191	CPC 2005-6082 CPU CPC 1997-0043 CPU
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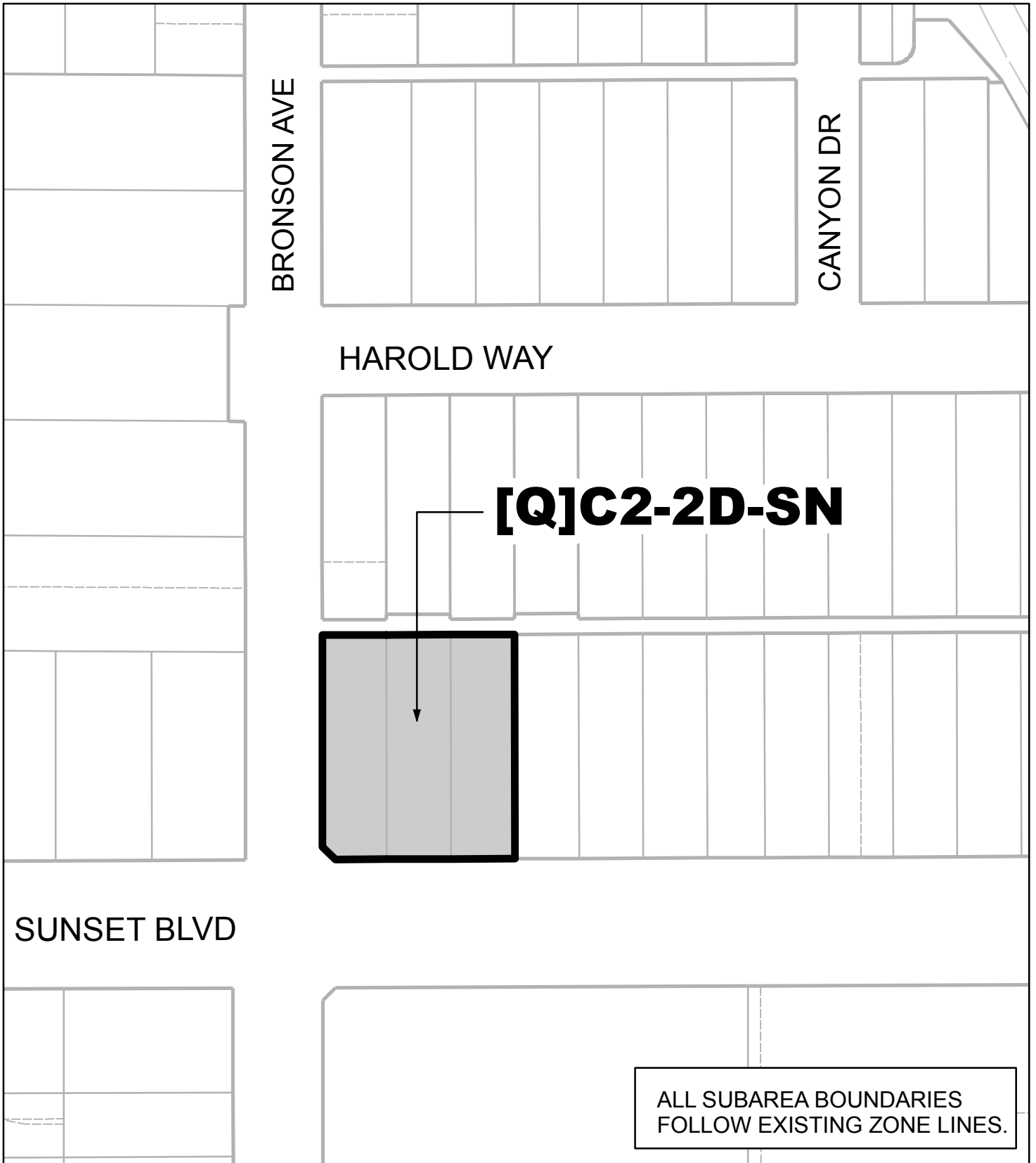
LH/

HOLLYWOOD CPU, SA 6:1

020112



AREA MAP



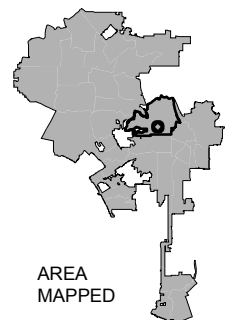
NOT TO SCALE

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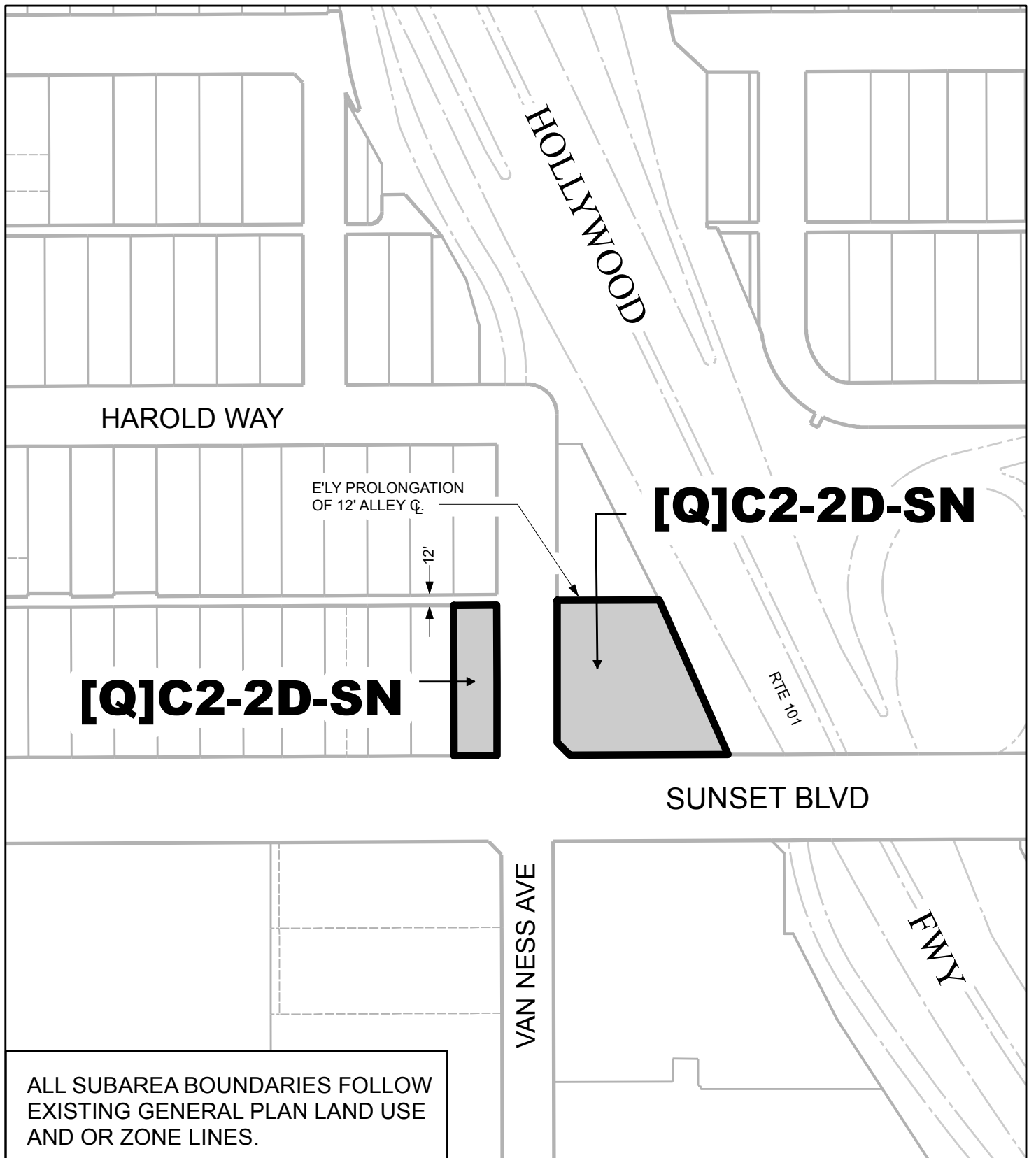
LH/

HOLLYWOOD CPU, SA 6:2

010412



AREA
MAPPED



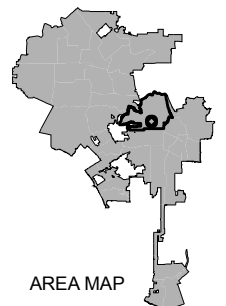
NOT TO SCALE

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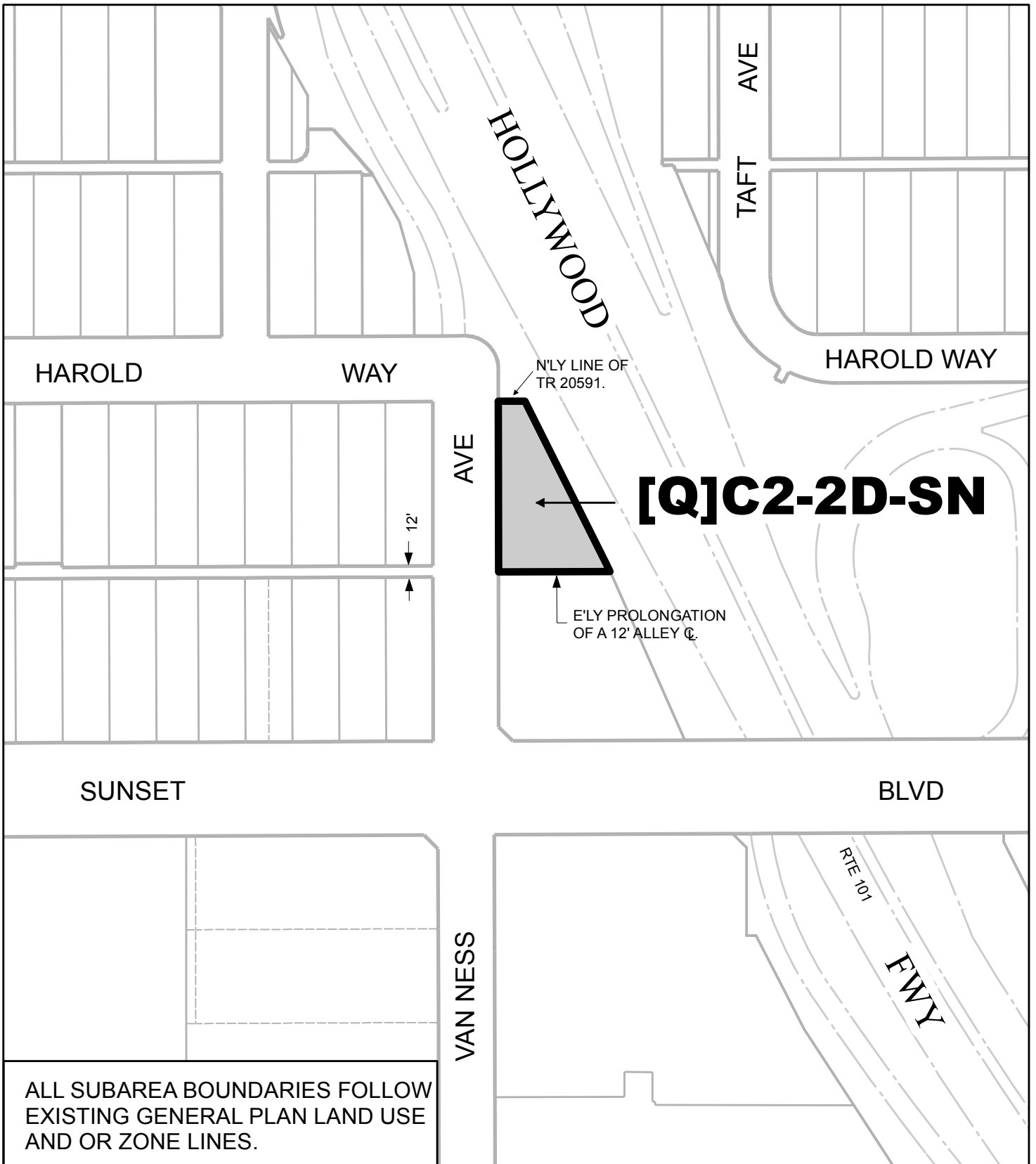
LH/

HOLLYWOOD CPU, SA 6:3

010412



AREA MAP



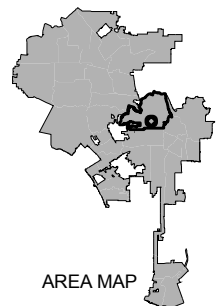
NOT TO SCALE

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

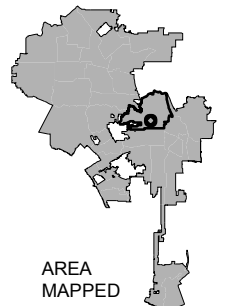
TAMARIND AVE



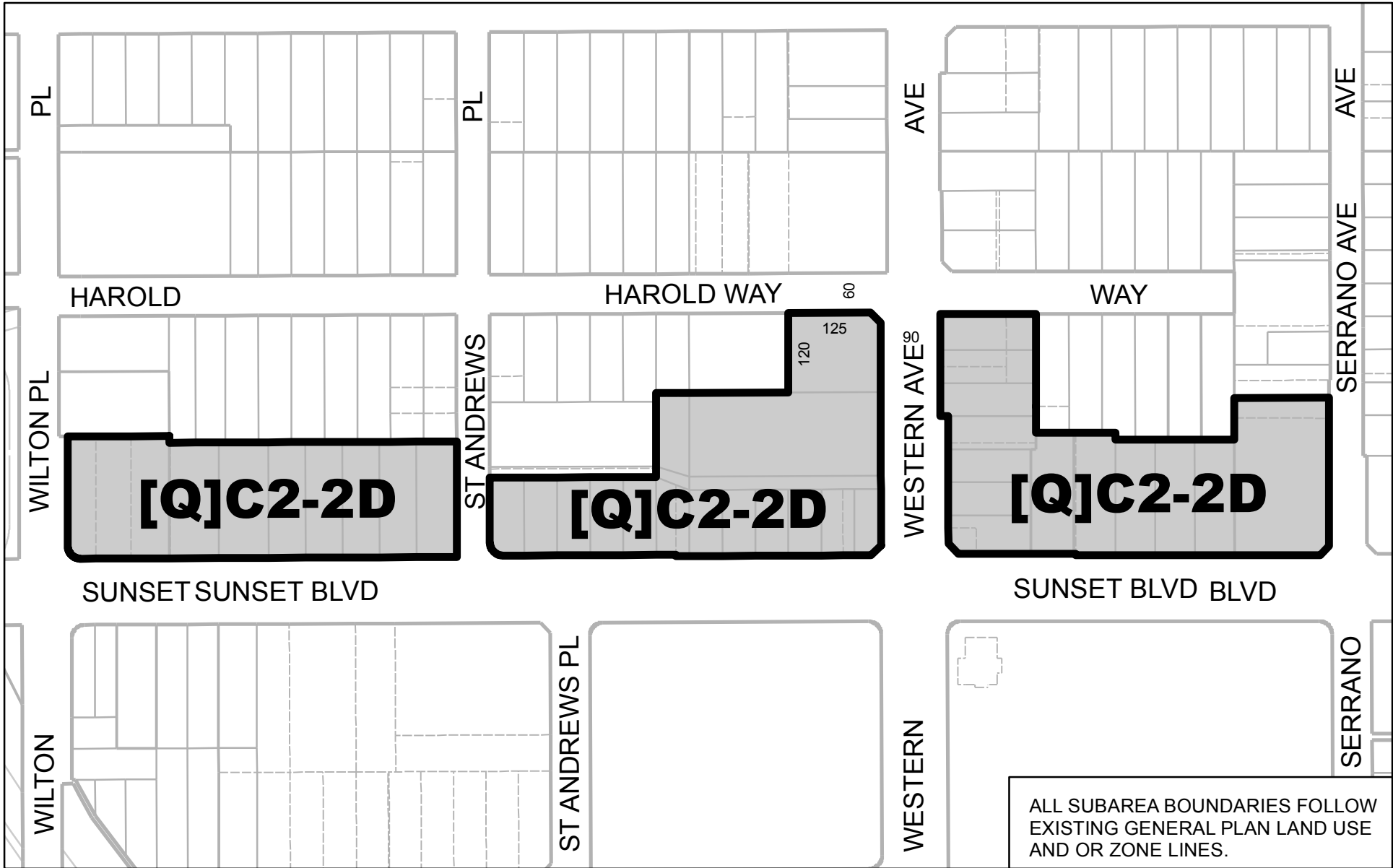
NOT TO SCALE

C.M. 147 A 191	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ **HOLLYWOOD CPU, SA 6:4** 010412



AREA MAPPED



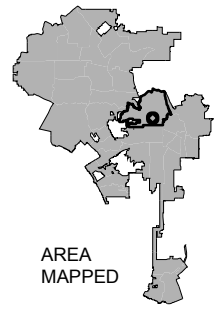
NOT TO SCALE

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

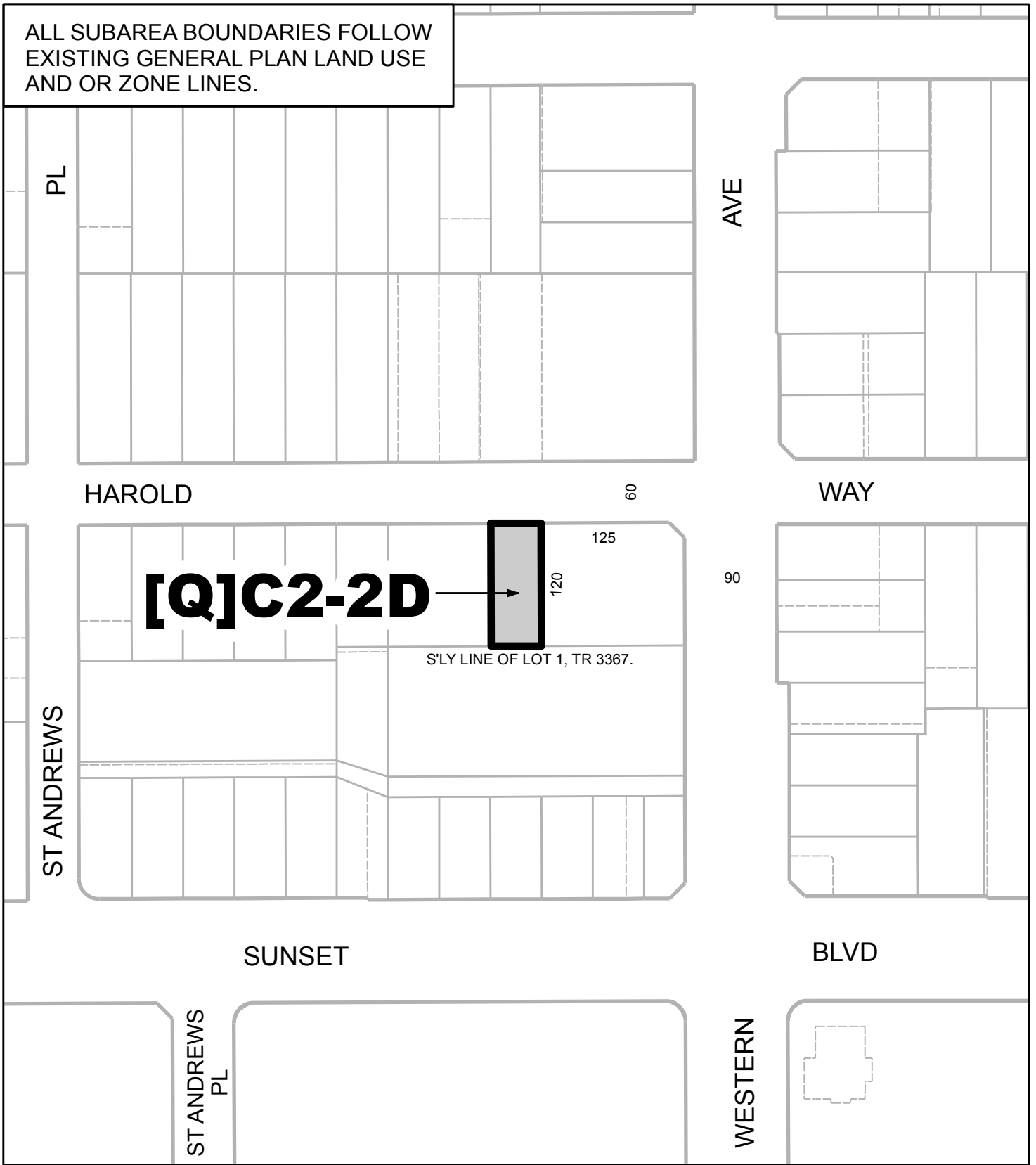
HOLLYWOOD CPU, SA 7

010412



AREA
MAPPED

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



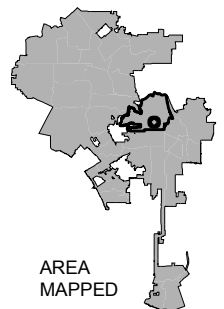
NOT TO SCALE

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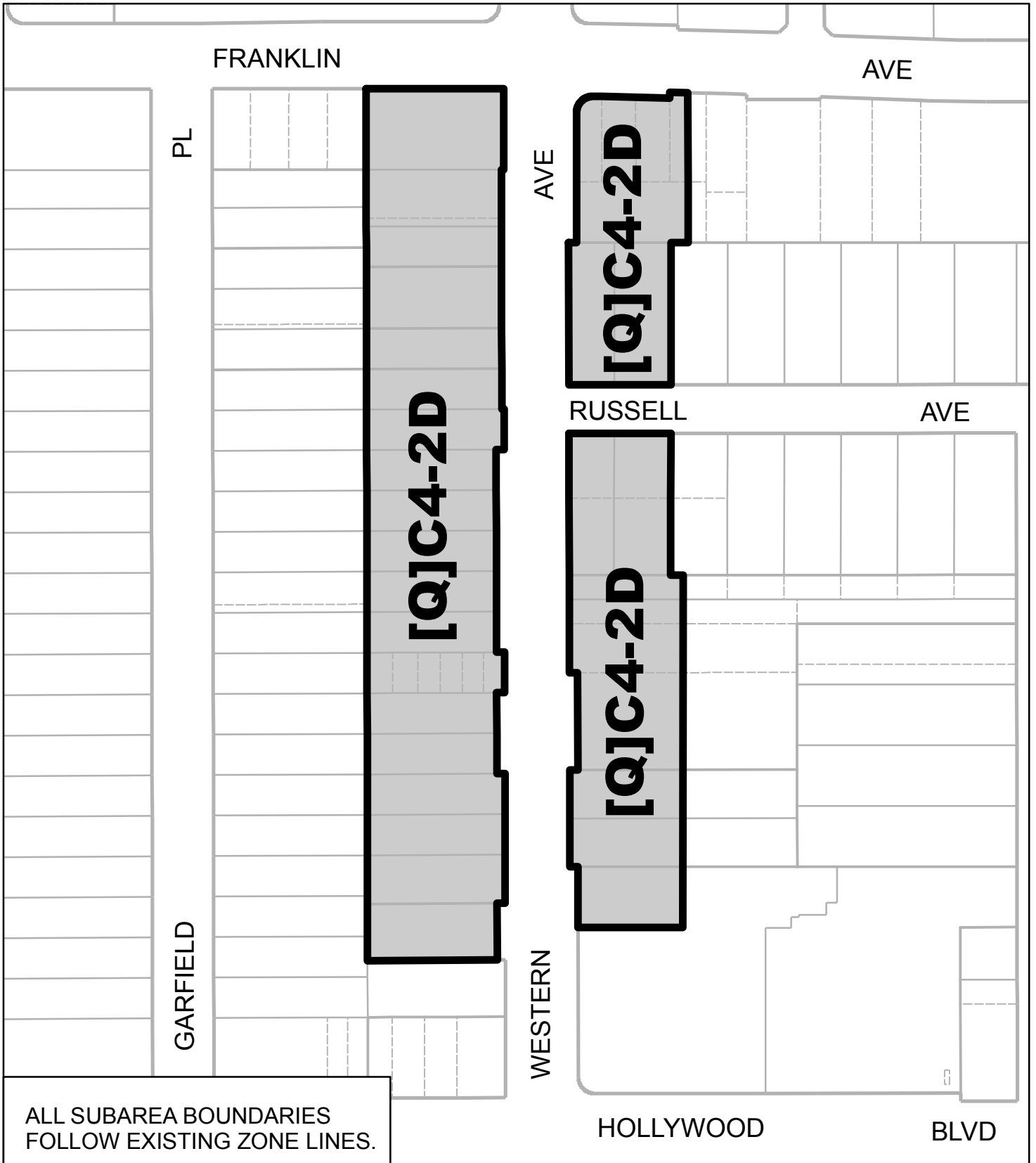
LH/

HOLLYWOOD CPU, SA 7:A

010412



AREA MAPPED



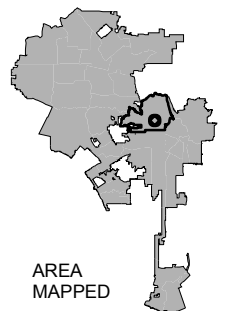
NOT TO SCALE

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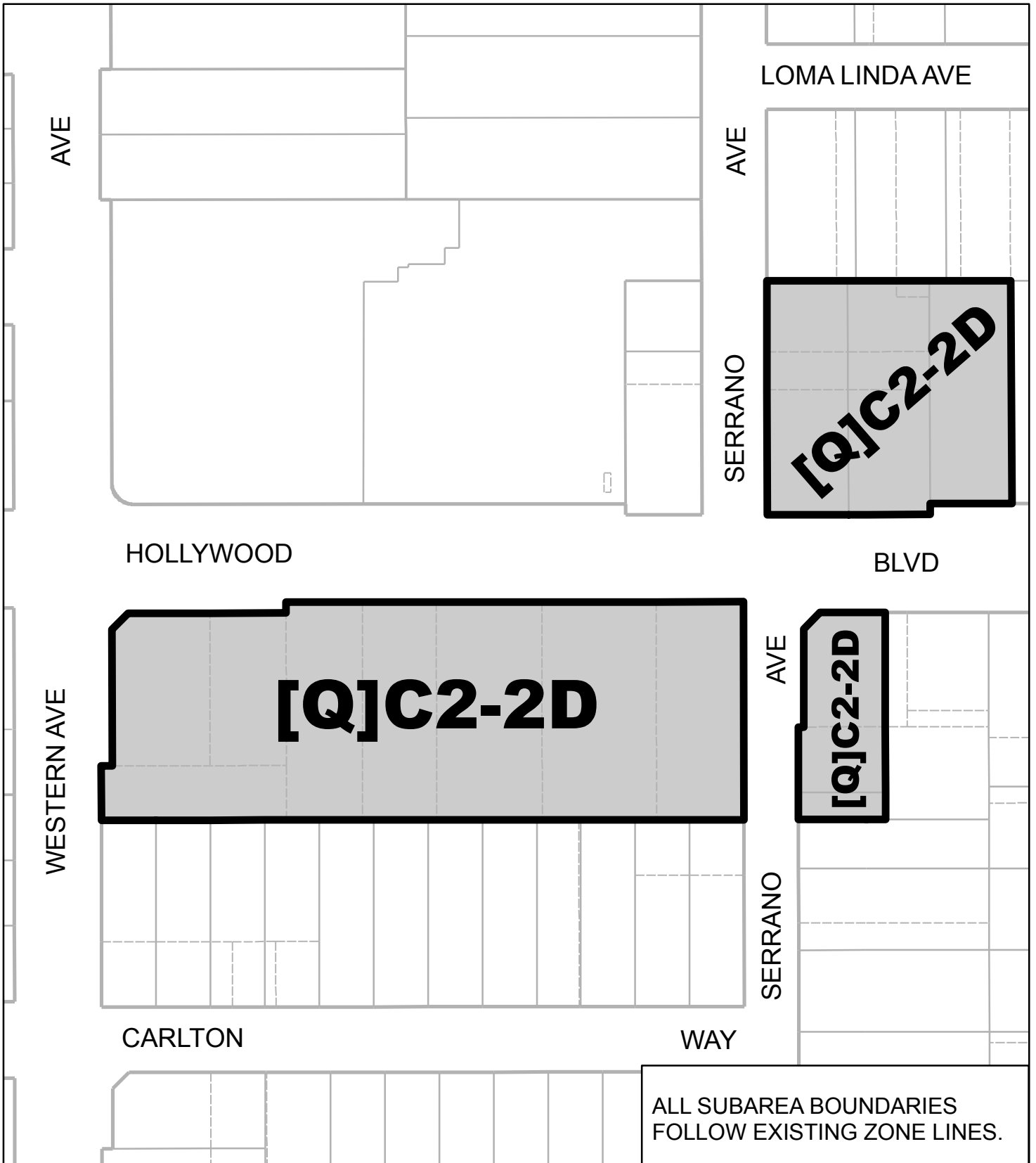
LH/

HOLLYWOOD CPU, SA 8

012512



AREA MAPPED



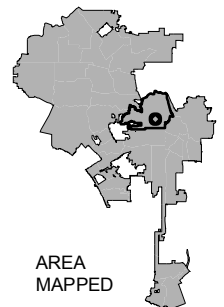
NOT TO SCALE

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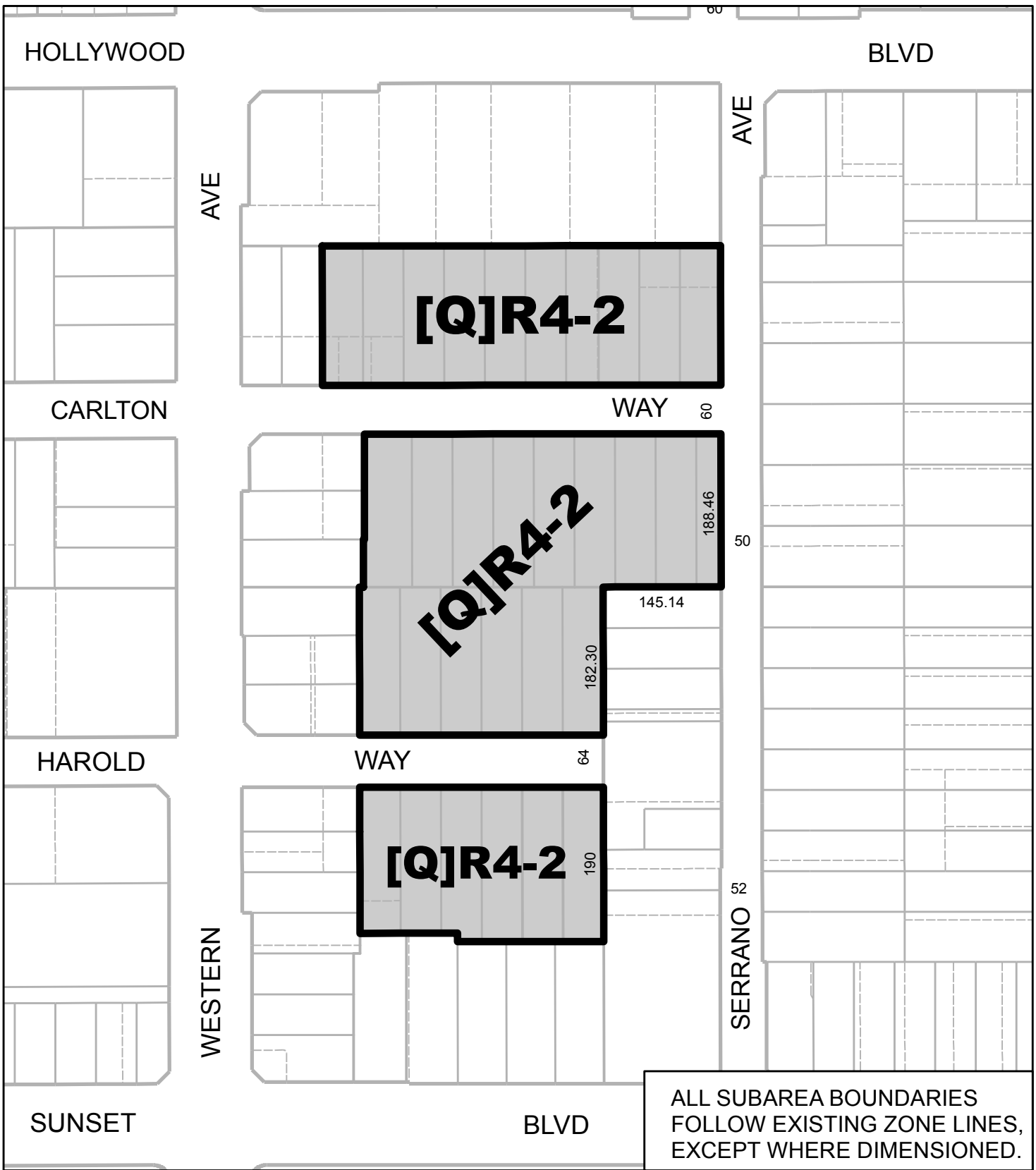
LH/

HOLLYWOOD CPU, SA 9

010412



AREA
MAPPED



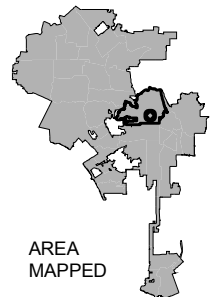
NOT TO SCALE

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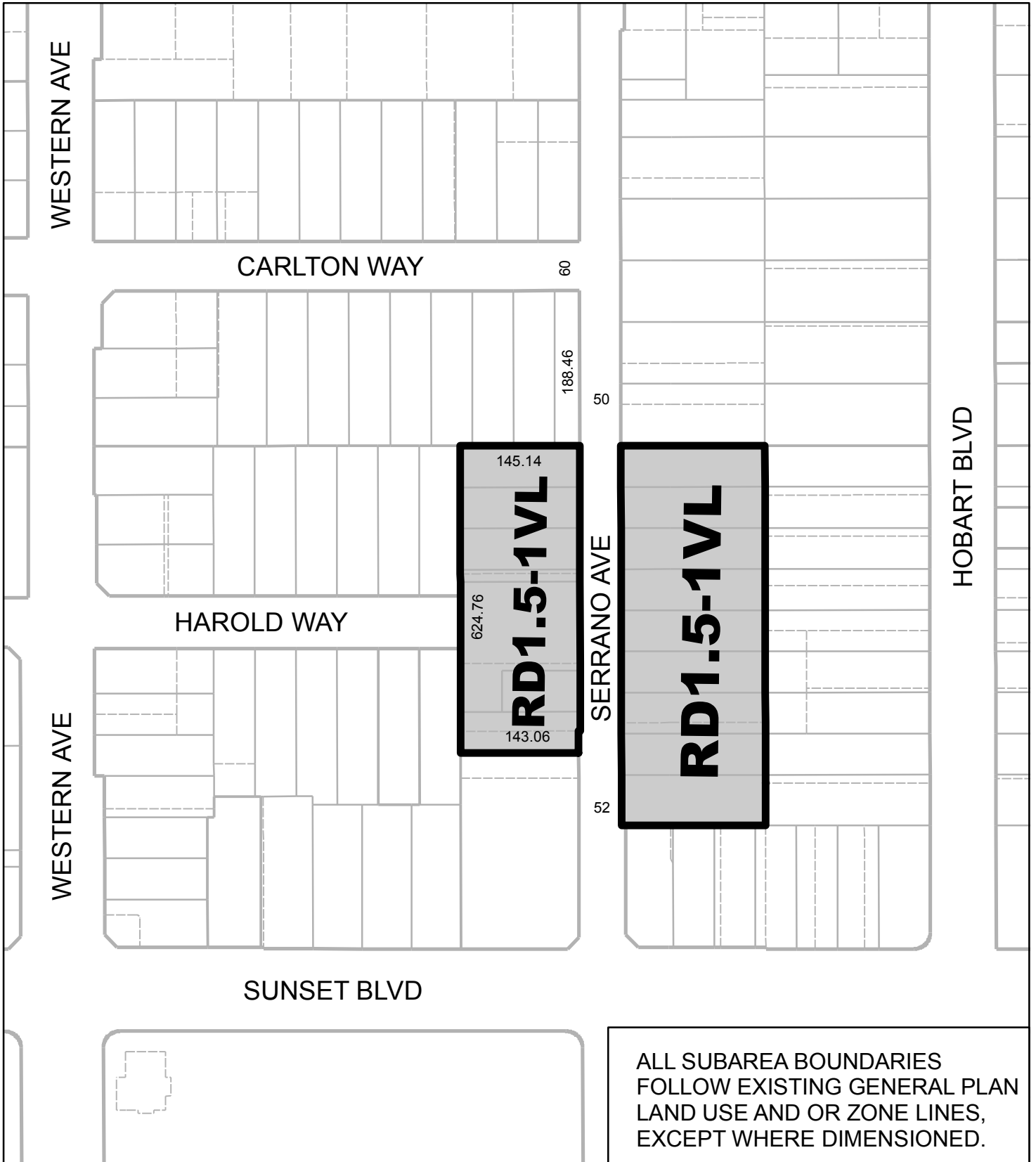
LH/

HOLLYWOOD CPU, SA 9:1

010412



AREA MAPPED



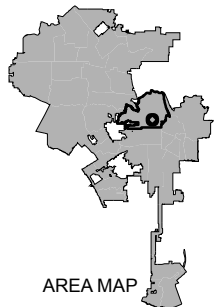
ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE AND OR ZONE LINES, EXCEPT WHERE DIMENSIONED.



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

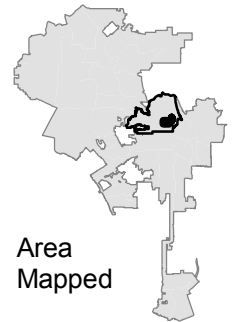


NOT TO SCALE

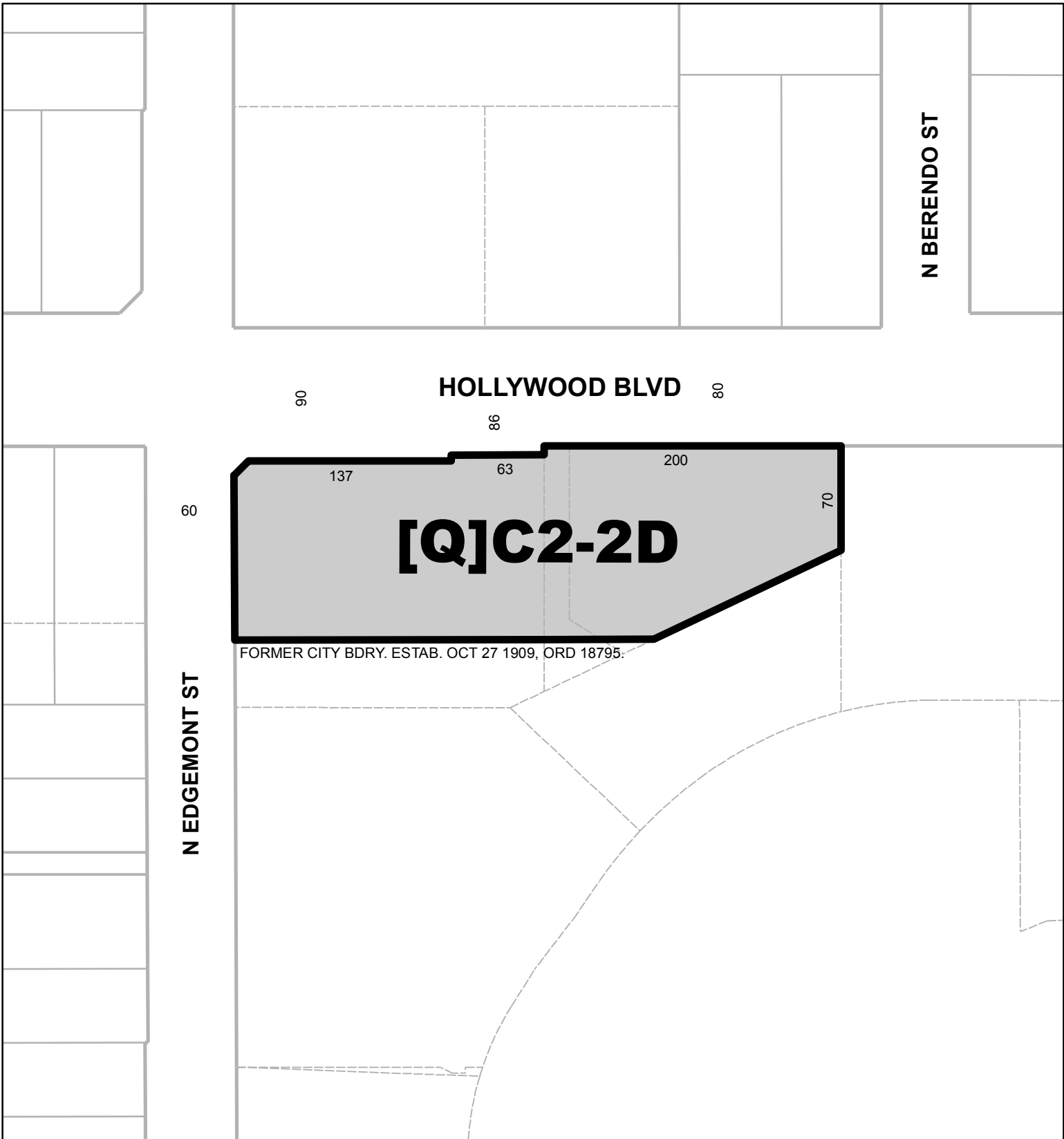
C.M. 148.5 A 195, 147 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
HOLLYWOOD CPU, SA 10	

AE\ LH

020112



Area
Mapped



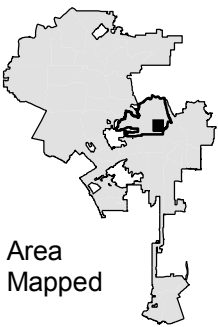
ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE AND OR ZONE LINES.

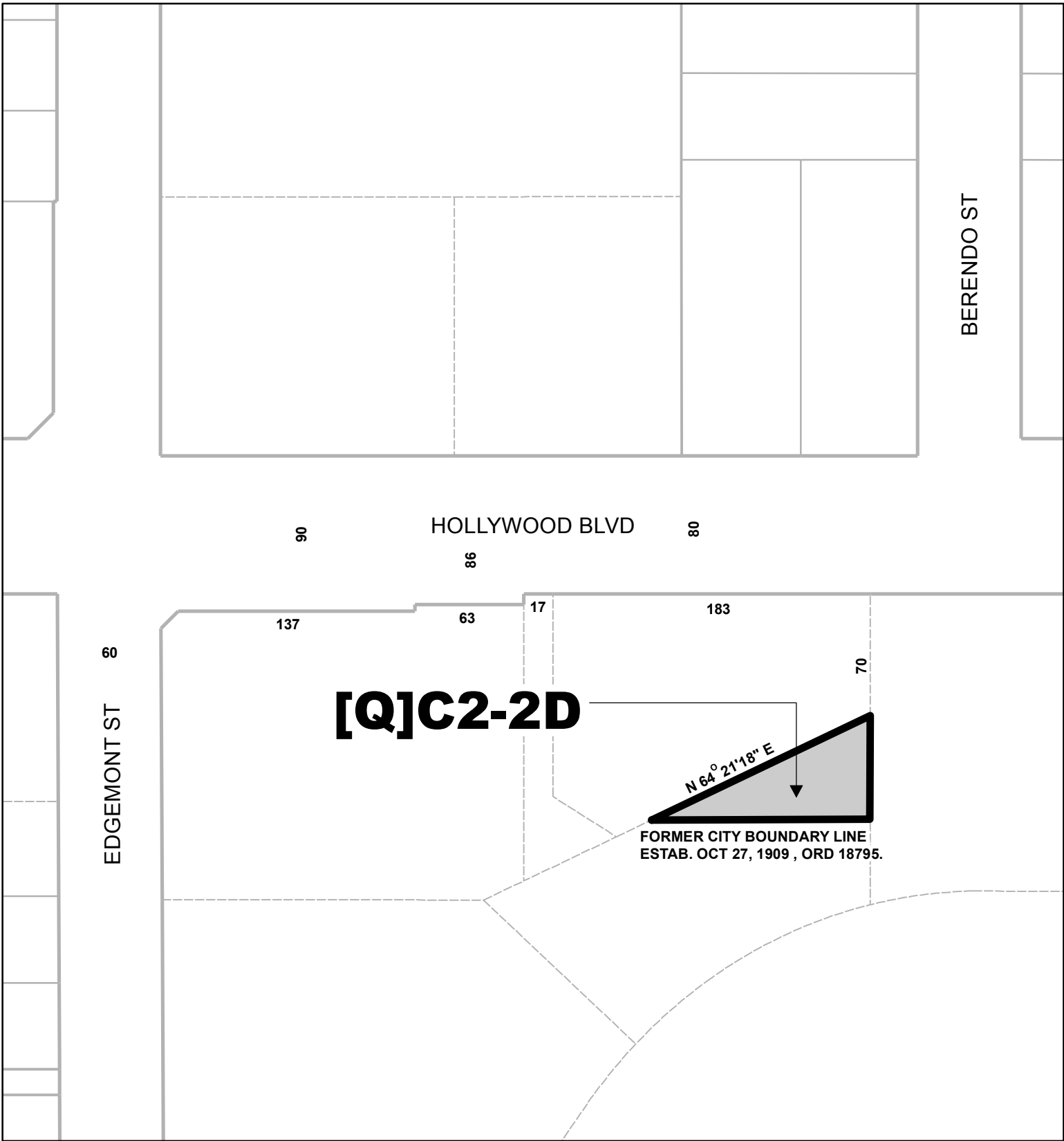


NOT TO SCALE

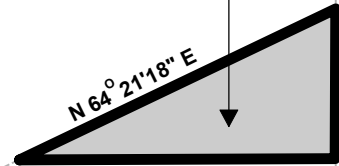
C.M. 147 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/LH **HOLLYWOOD CPU, SA 10:1** 010412





[Q]C2-2D



FORMER CITY BOUNDARY LINE
ESTAB. OCT 27, 1909 , ORD 18795.

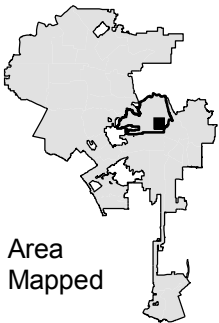
ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL PLAN
LAND USE AND OR ZONE LINES.



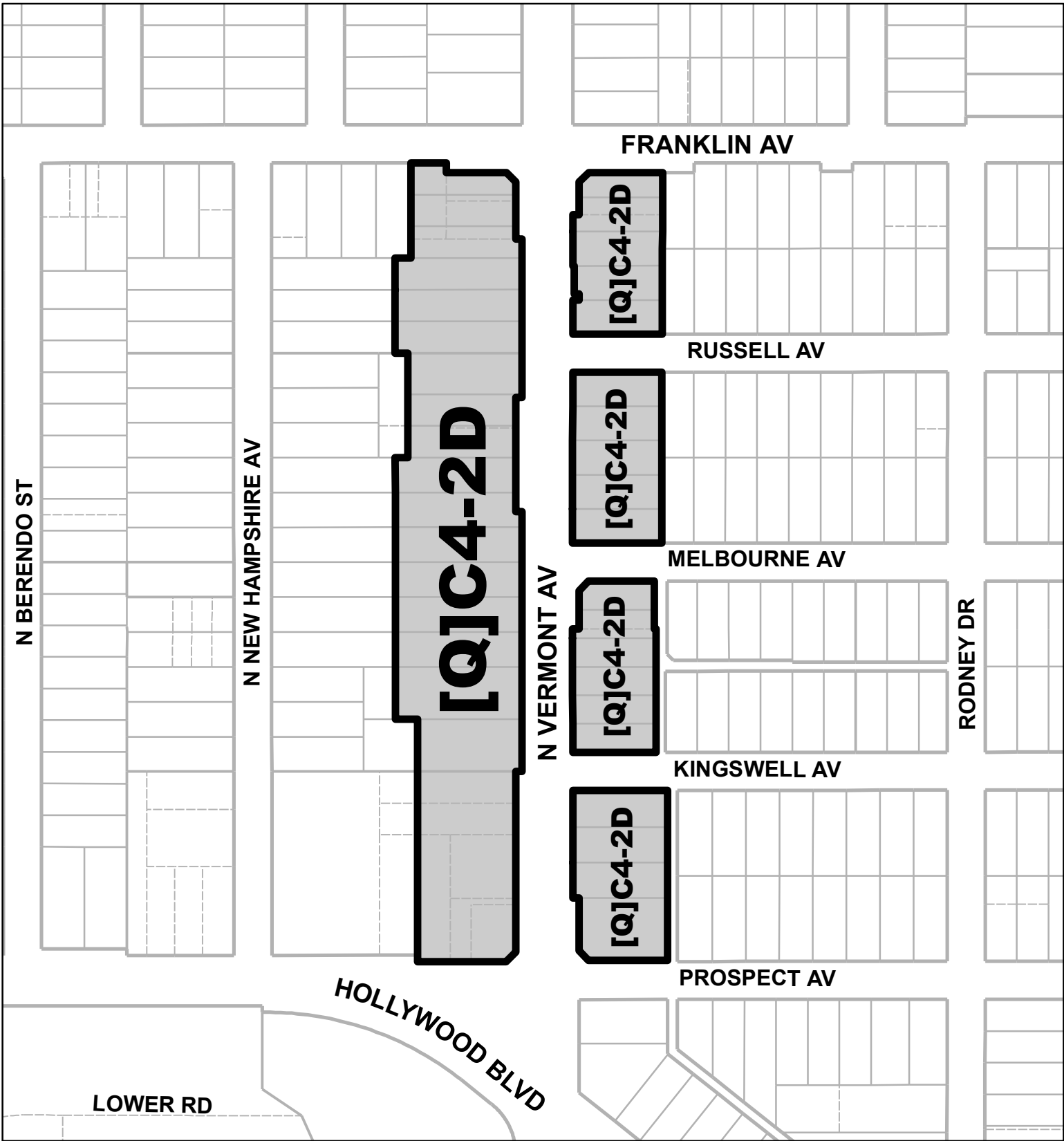
NOT TO SCALE

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



Area
Mapped

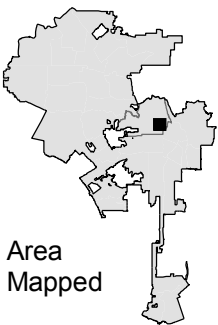


ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE LINES.



NOT TO SCALE

C.M. 147 B 197, 150 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
AE/	HOLLYWOOD CPU, SA 11
	010412



Area Mapped

Data Sources: Department of City Planning, Bureau of Engineering



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

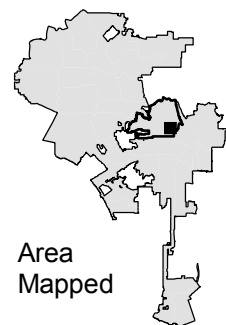
C.M. 147 B 197

CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/

HOLLYWOOD CPU, SA 12:1

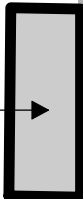
010412



PROSPECT AVE

HOLLYWOOD BLVD

[Q]C2-2D



VERMONT AVE

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



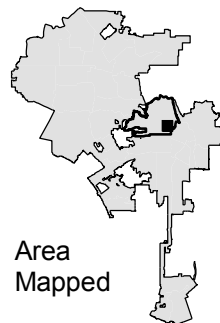
NOT TO SCALE

C.M. 147 B 197

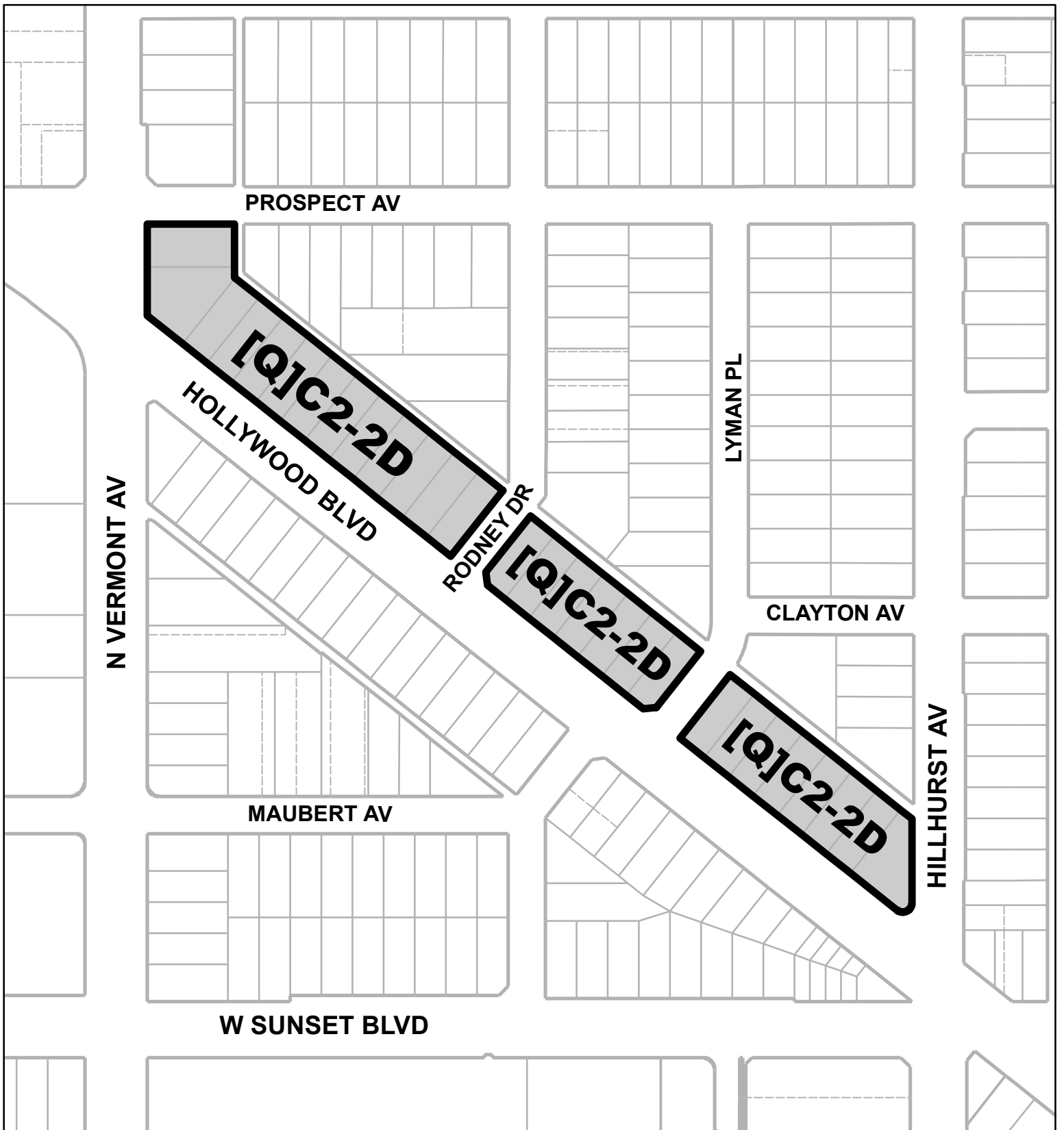
CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/ HOLLYWOOD CPU, SA 12:2

010412

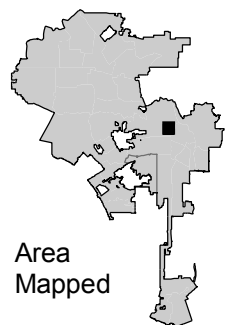


Area
Mapped



NOT TO SCALE

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





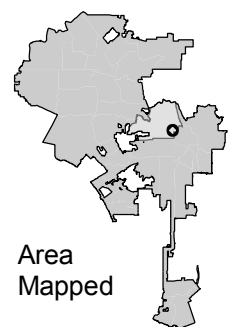
NOT TO SCALE

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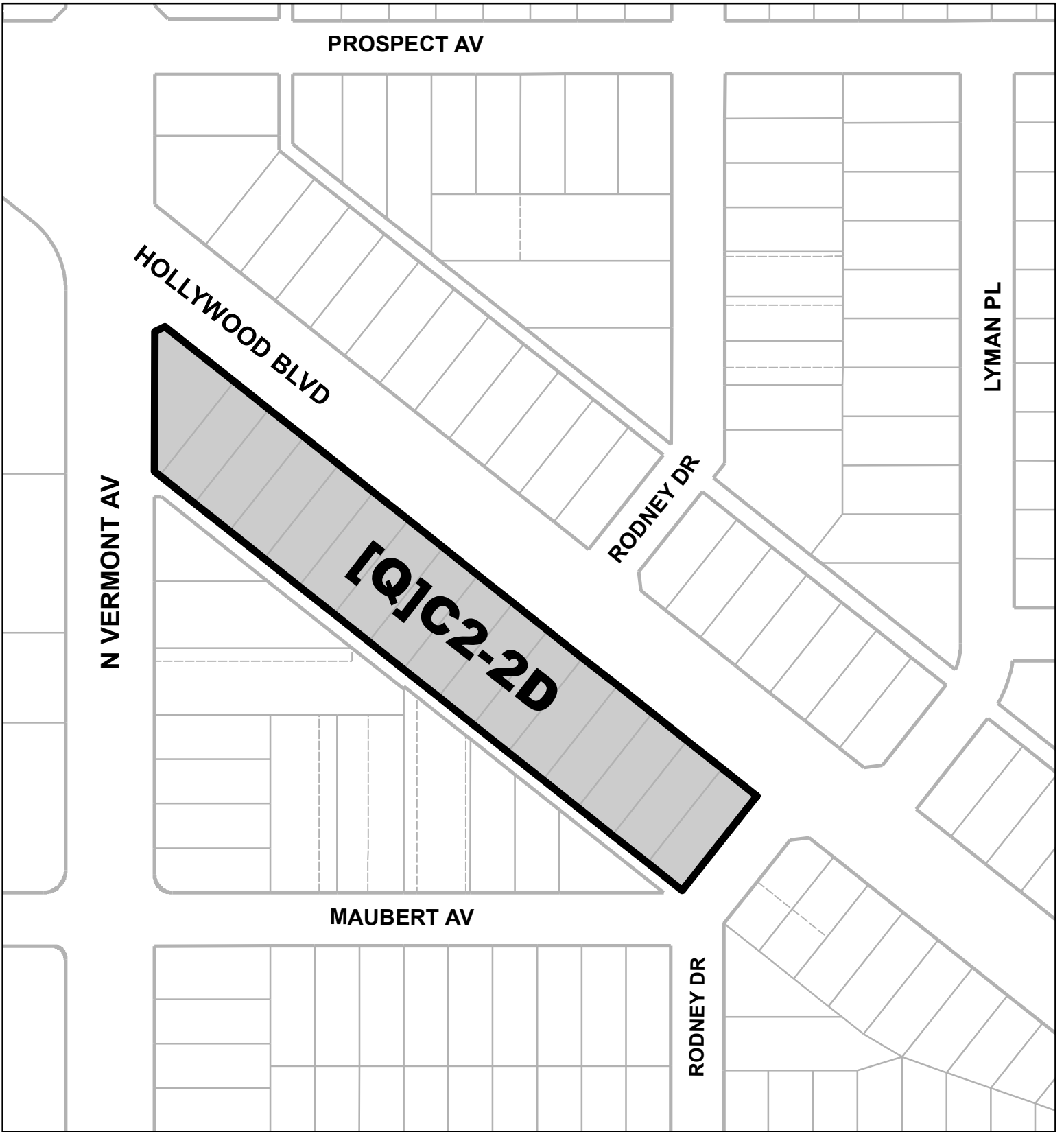
LH/

HOLLYWOOD CPU, SA 12:3A

010412



Area
Mapped



PROSPECT AV

HOLLYWOOD BLVD

N VERMONT AV

[Q]C-2-2D

RODNEY DR

LYMAN PL

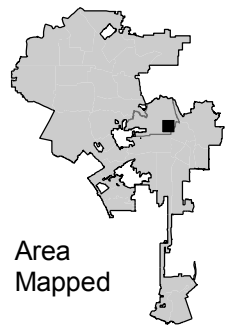
MAUBERT AV

RODNEY DR

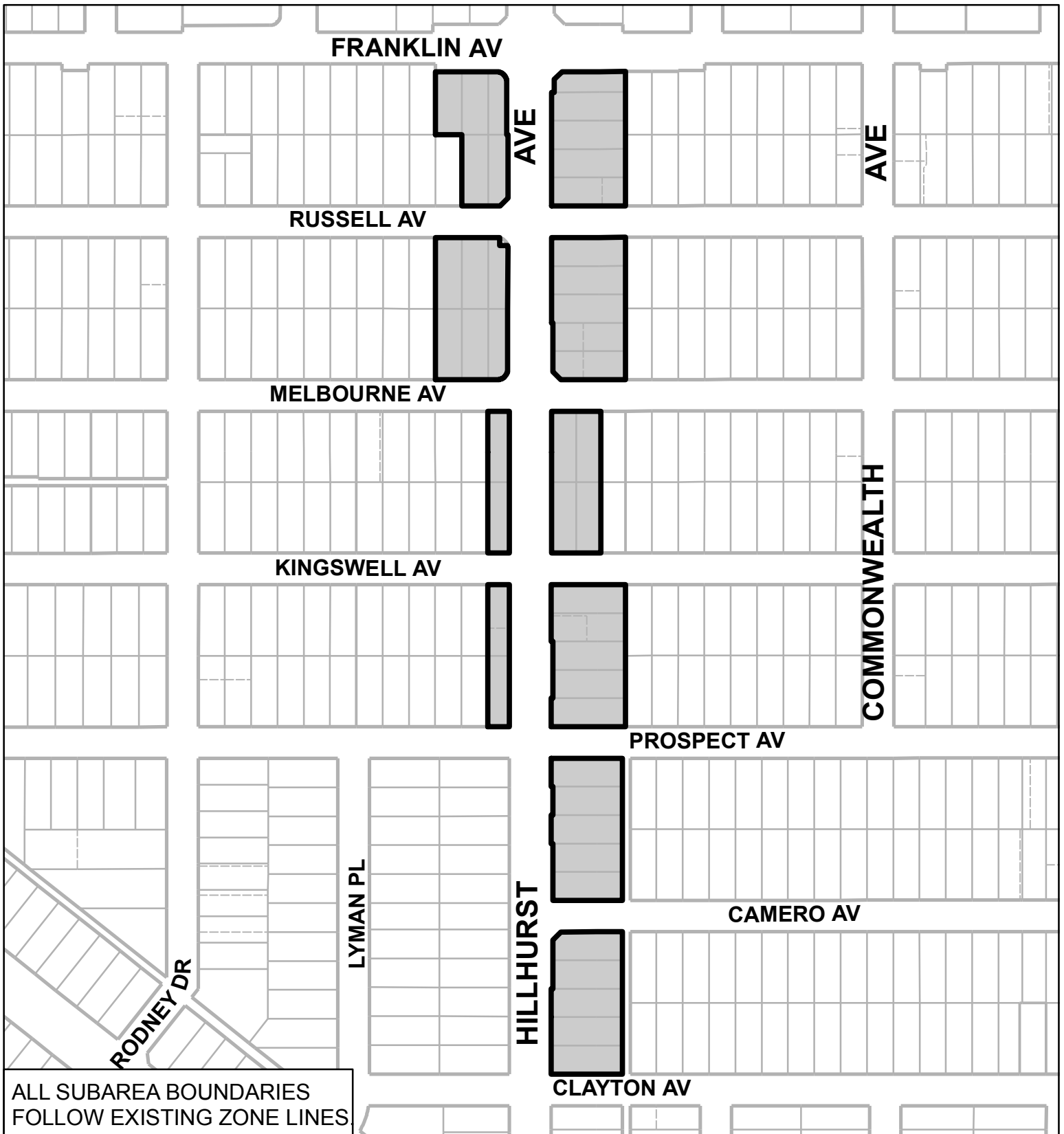


NOT TO SCALE

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



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES

 **[Q]C4-2D**



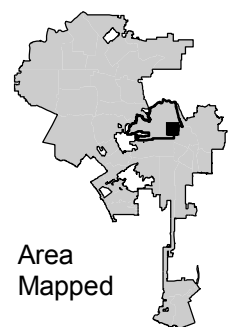
NOT TO SCALE

C.M. 147 B 197, 148.5 A 201, 150 B 197, 150 B 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
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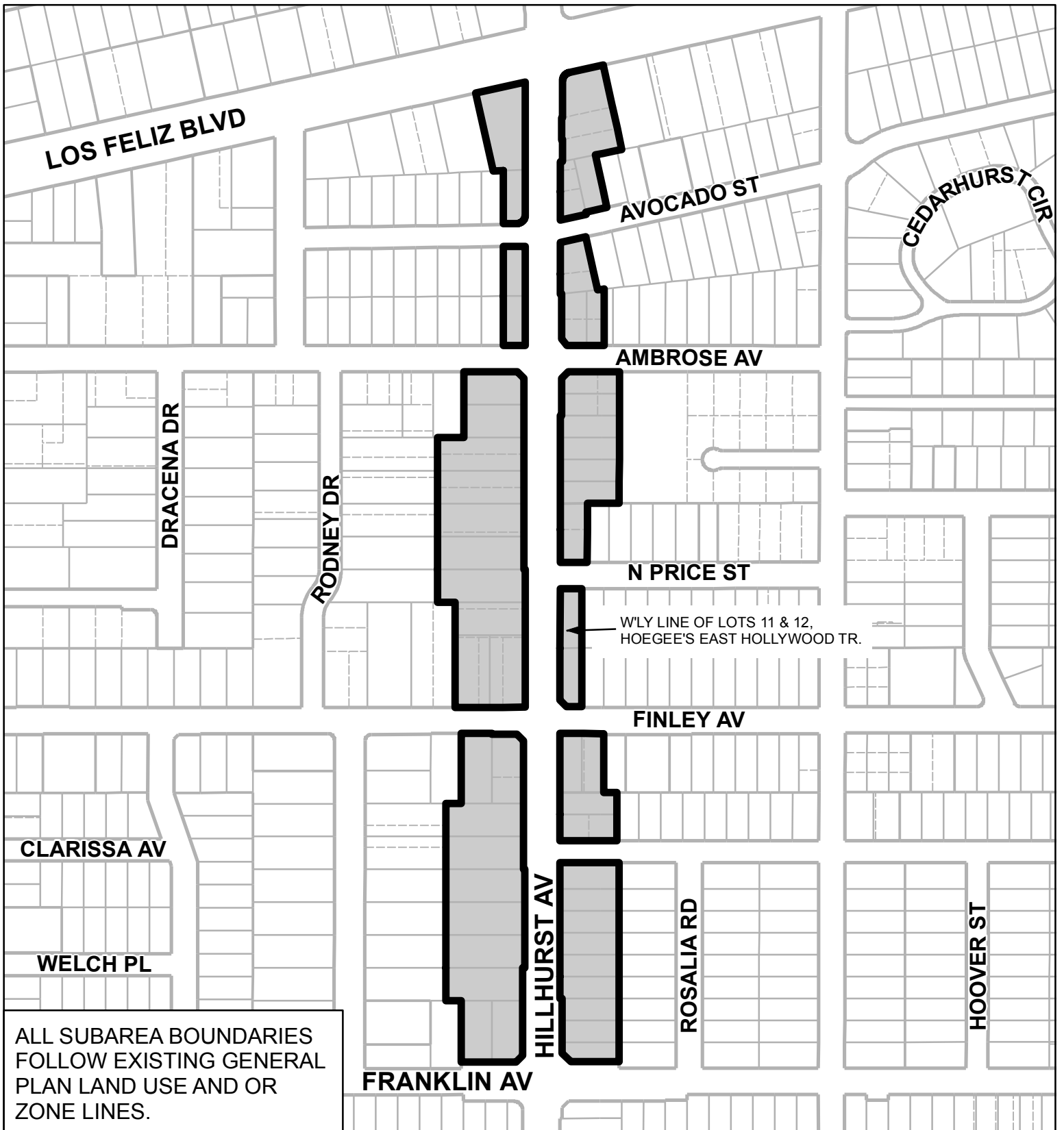
AE/

HOLLYWOOD CPU, SA 13

020112



Area Mapped

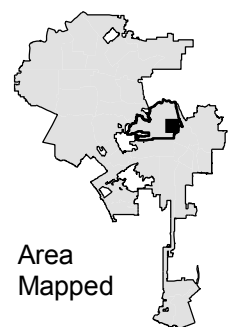


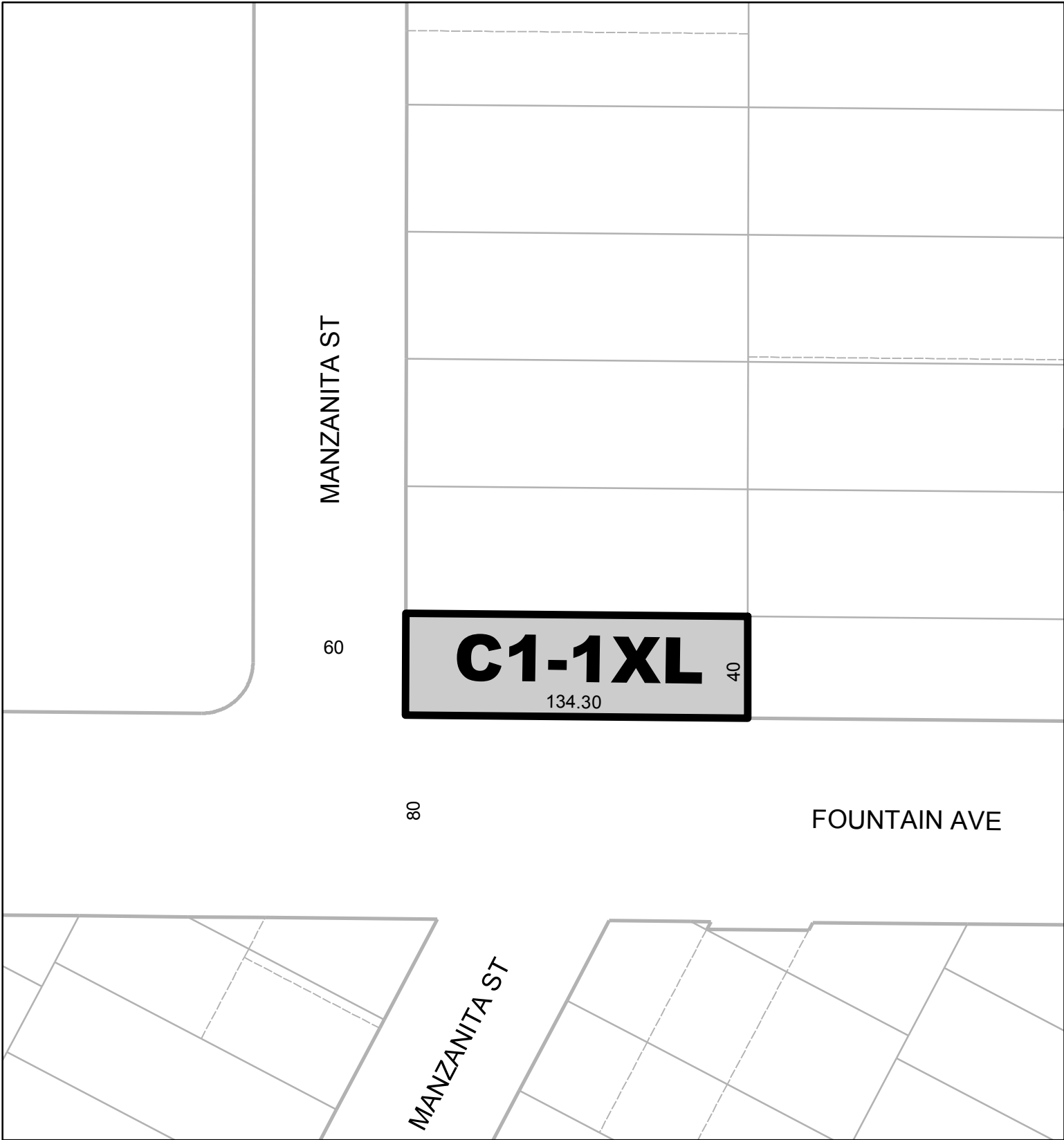
ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE AND OR ZONE LINES.

 **[Q]C4-1**



C.M. 150 B 197, 150 B 201, 153 B 197, 153 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
AE/	HOLLYWOOD CPU, SA 13:1
020112	

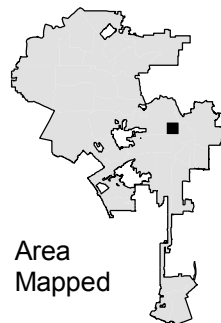




ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES, EXCEPT WHERE DIMENSIONED.



NOT TO SCALE



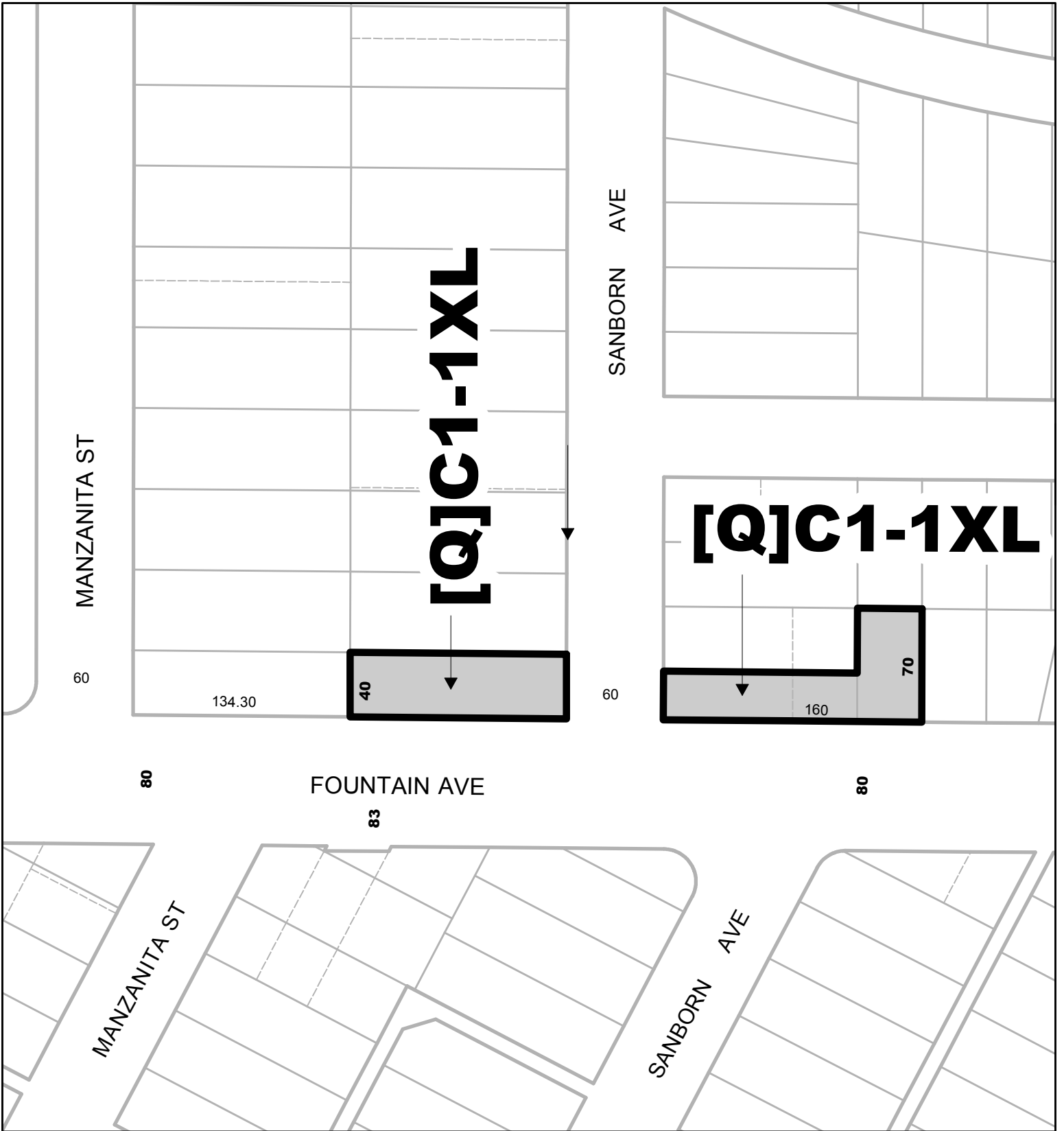
Area Mapped

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

HOLLYWOOD CPU, SA 13:1A

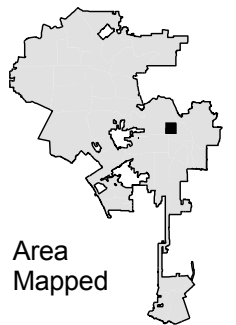
020112



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



NOT TO SCALE

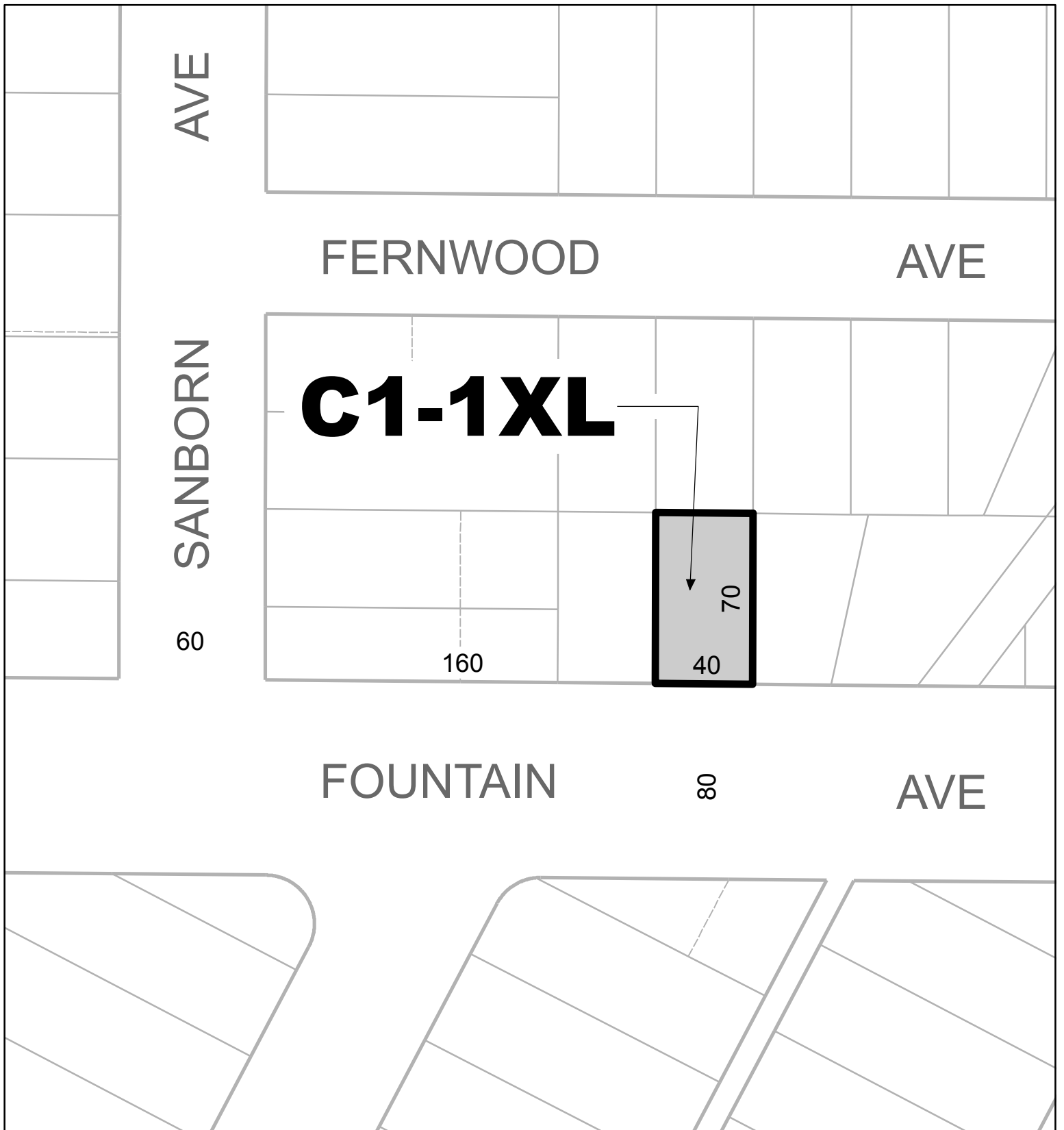


C.M. 147 A 203	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 13:1B

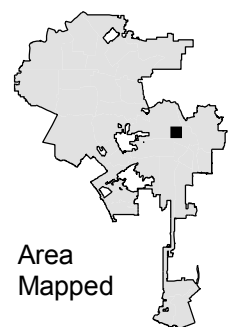
010412

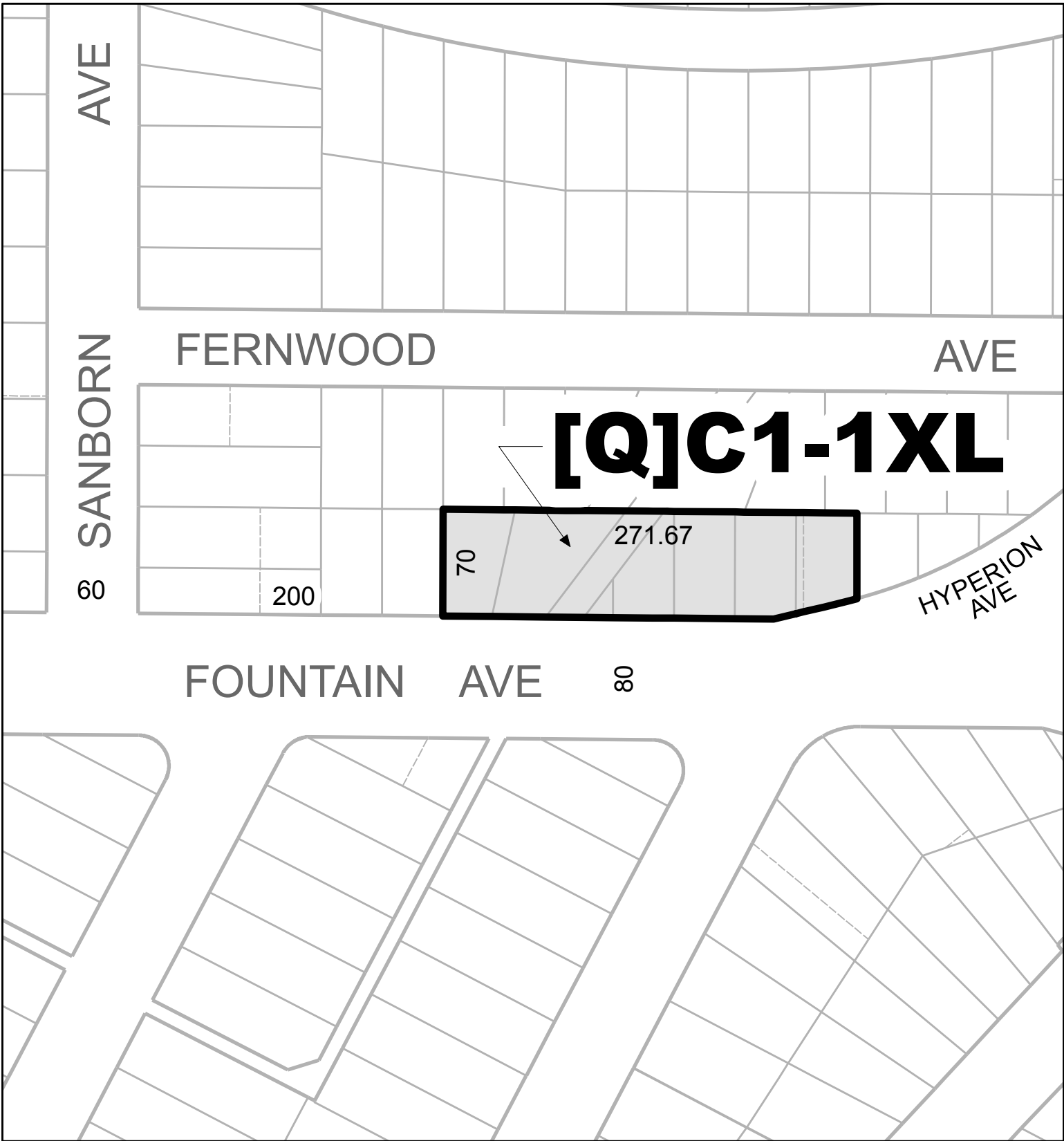


NOT TO SCALE

D.M. 147 A 203	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/ HOLLYWOOD CPU, SA 13:1C 010412





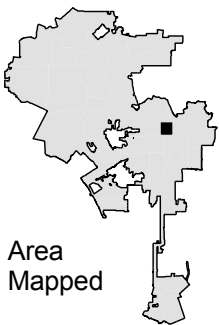
NOT TO SCALE

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

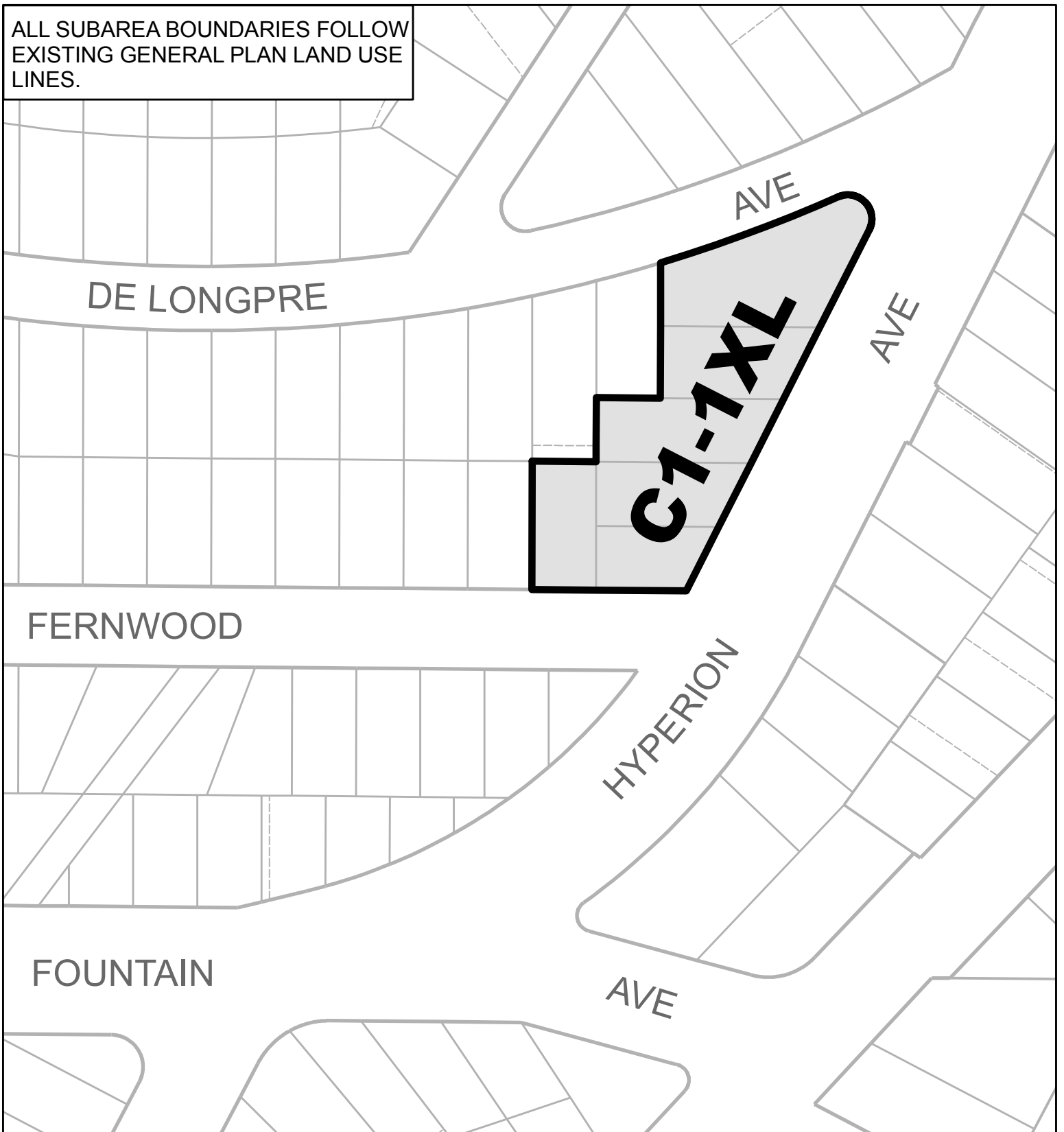
HOLLYWOOD CPU, SA 13:1D

010412



Area Mapped

ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE LINES.



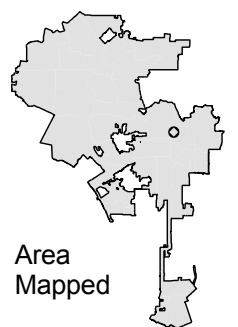
NOT TO SCALE

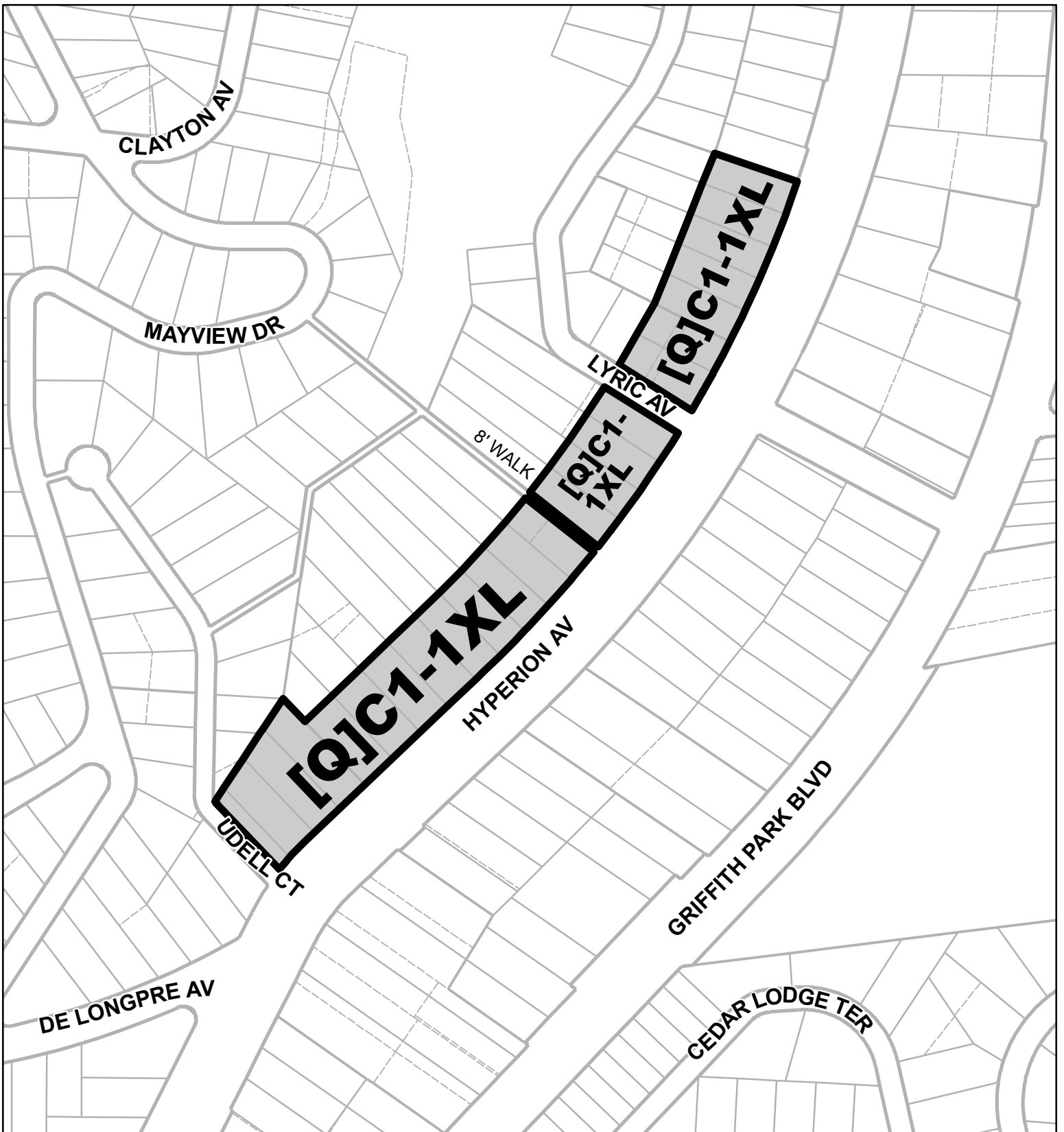
C.M. 147 A 203	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AE/

HOLLYWOOD CPU, SA 13:1E

010412

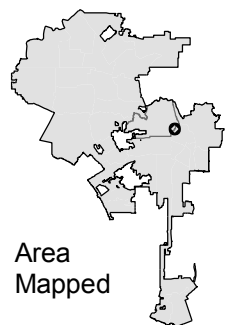




ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE



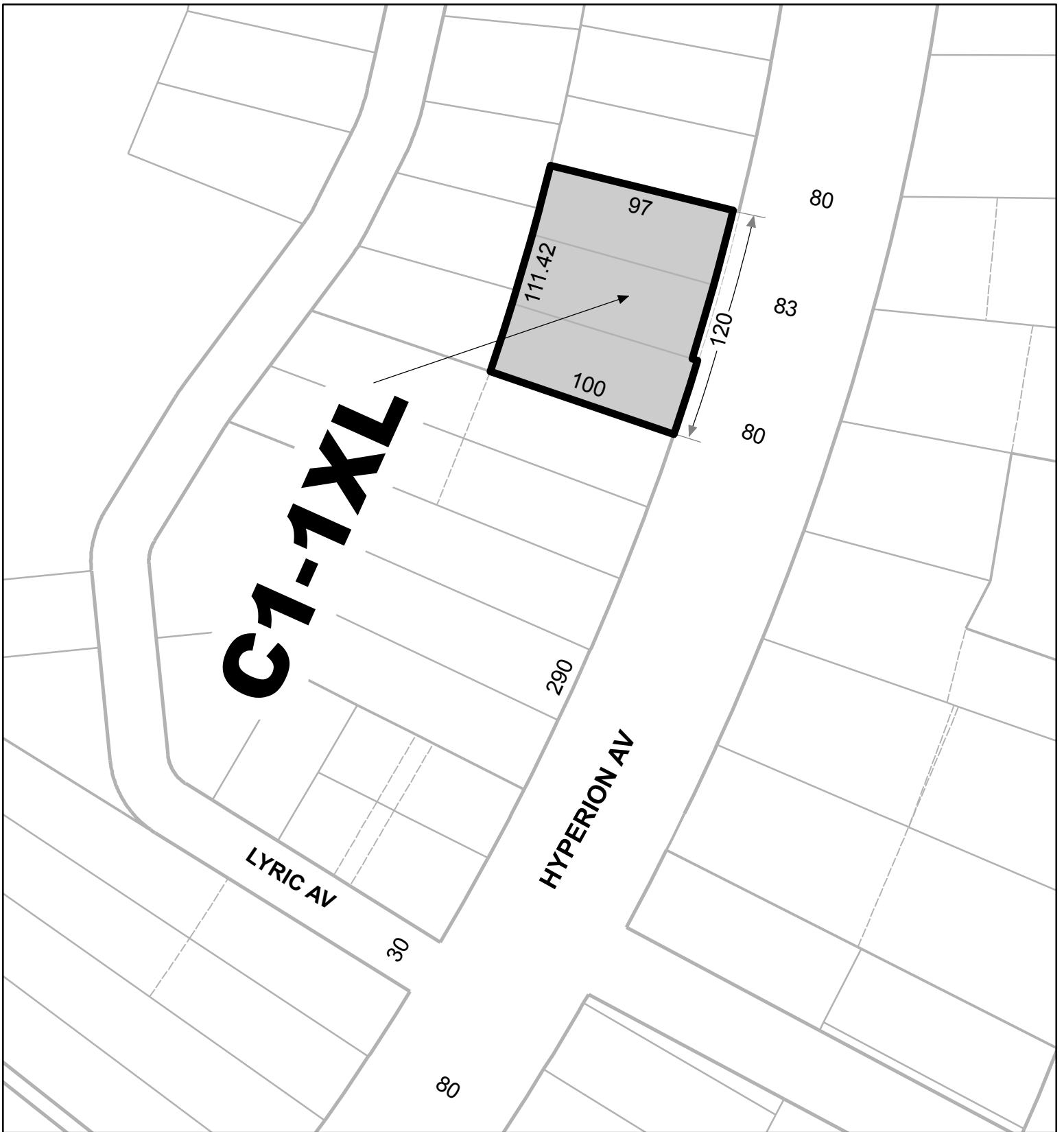
Area
Mapped

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

HOLLYWOOD CPU, SA 13:1F

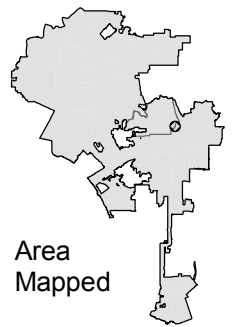
010412



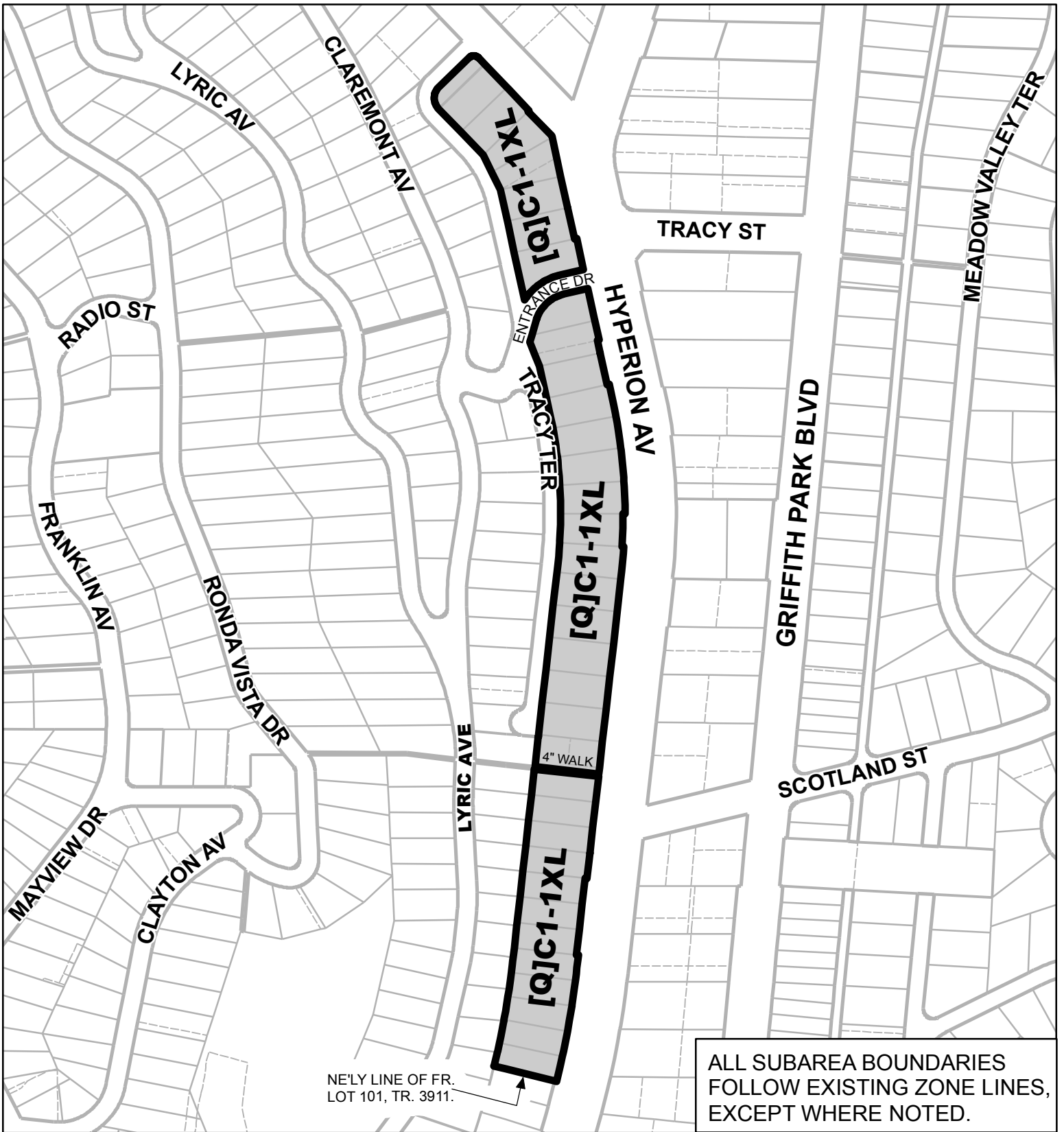
NOT TO SCALE

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



NE'LY LINE OF FR.
LOT 101, TR. 3911.

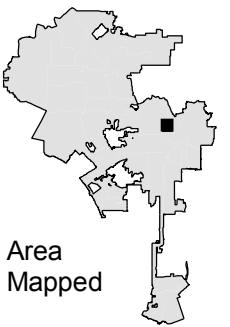
ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES,
EXCEPT WHERE NOTED.



NOT TO SCALE

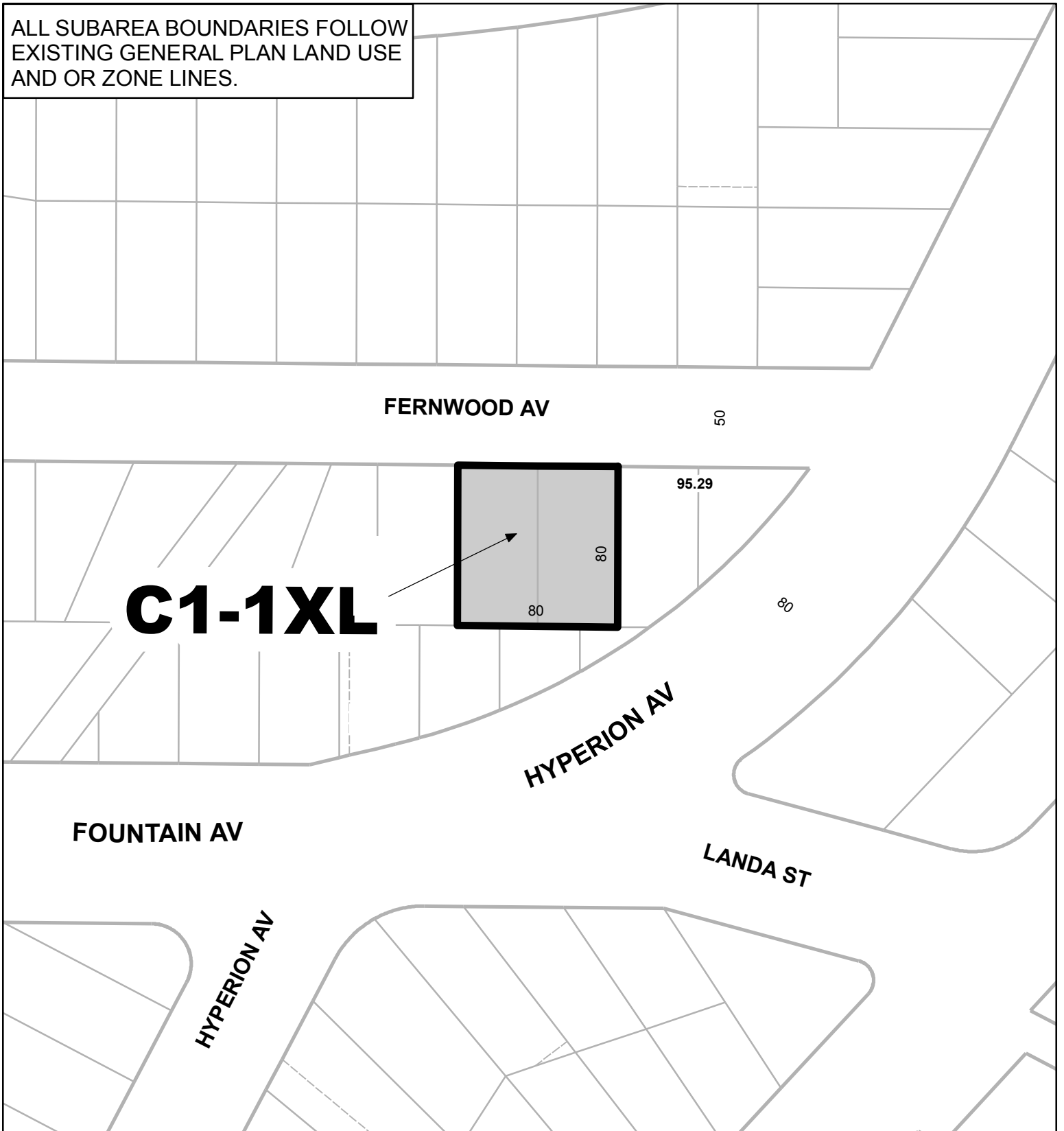
C.M. 148.5 A 203, 148.5 A 205, 150 B 201, 150 A 205	CPC 2005-6082 CPU CPC 1997-0043 CPU
--	--

AE/ HOLLYWOOD CPU, SA 13:1H 020112



Area
Mapped

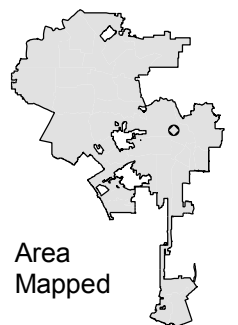
ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE AND OR ZONE LINES.

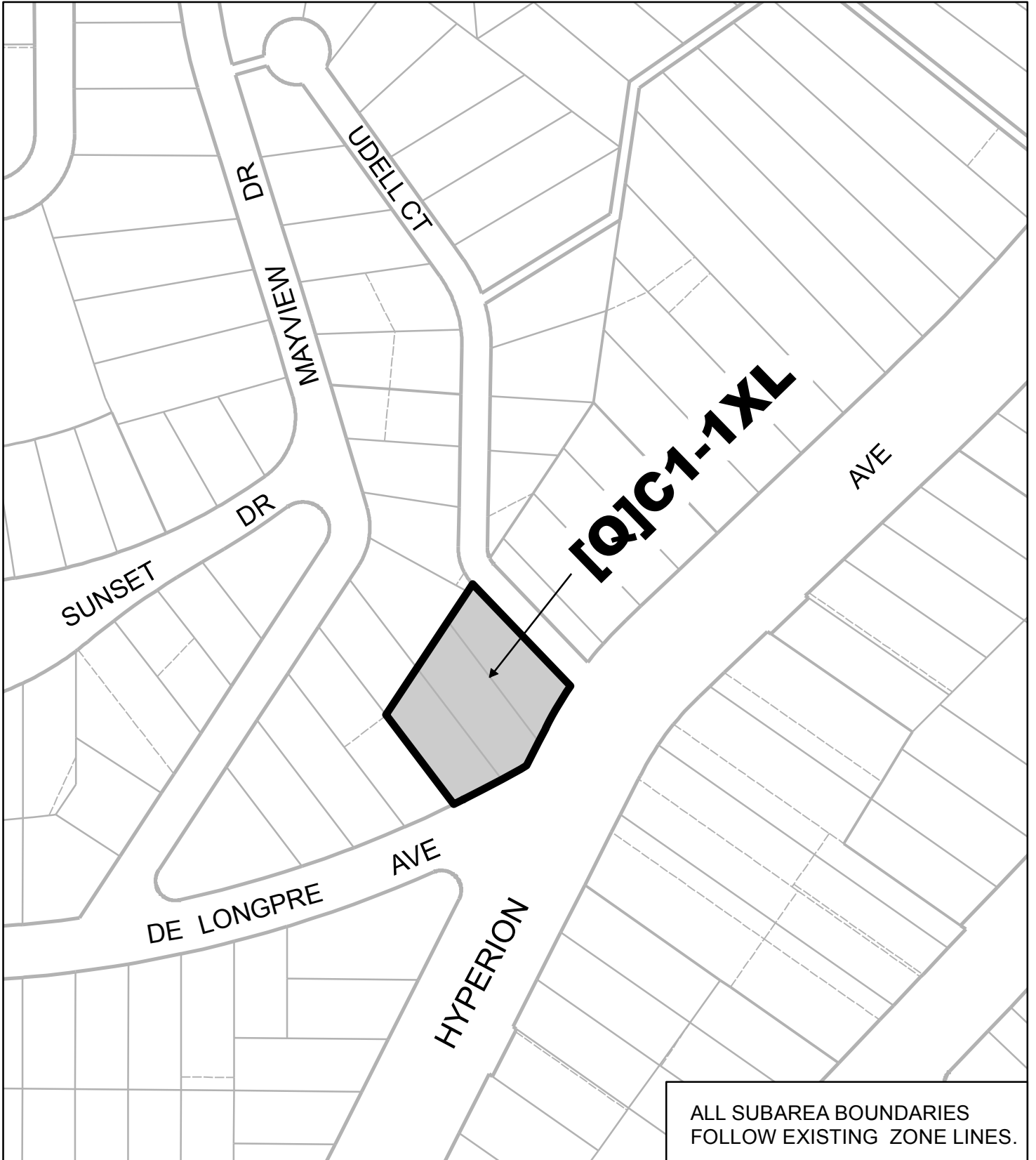


NOT TO SCALE

C.M. 147 A 203	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/ HOLLYWOOD CPU, SA 13:11 012512





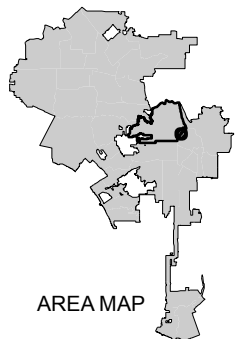
NOT TO SCALE

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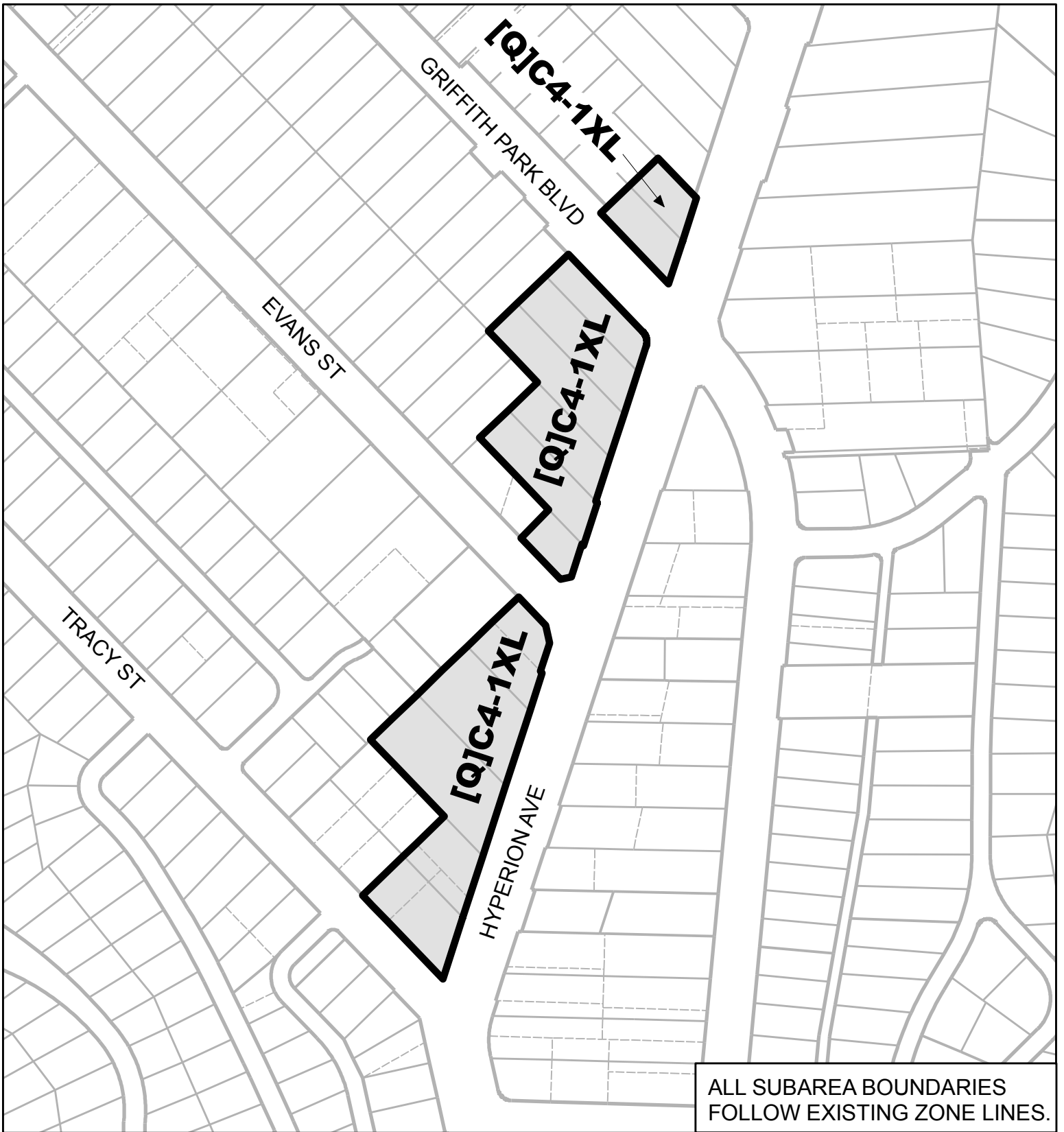
LH/

HOLLYWOOD CPU, SA 13:1K

010412



AREA MAP



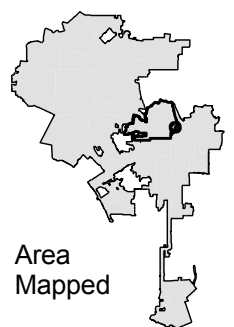
NOT TO SCALE

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

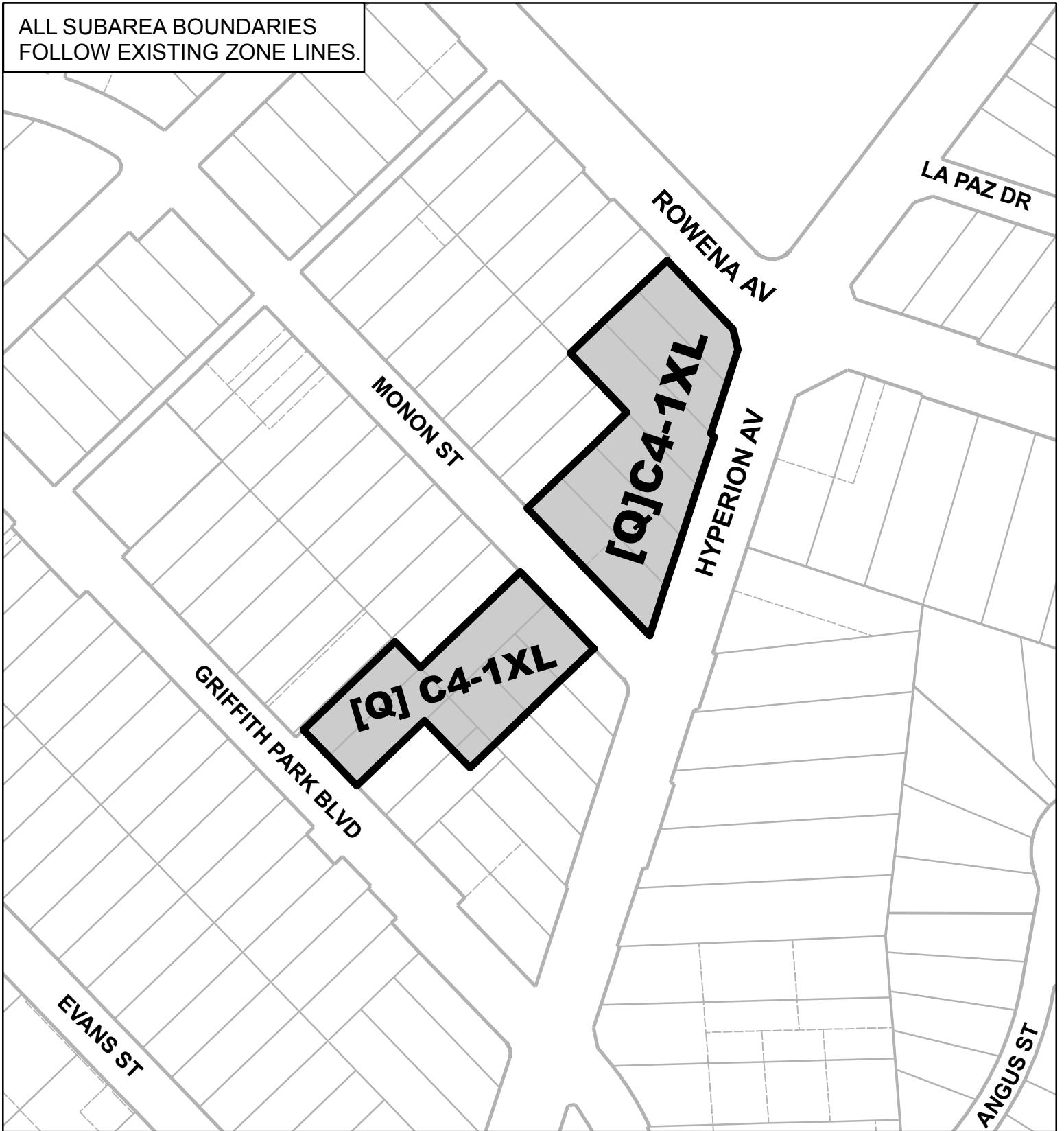
HOLLYWOOD CPU, SA 13:2

010412



Area Mapped

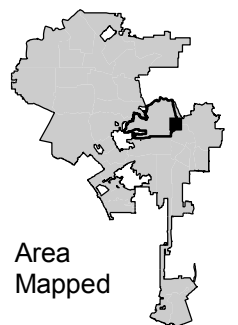
ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.

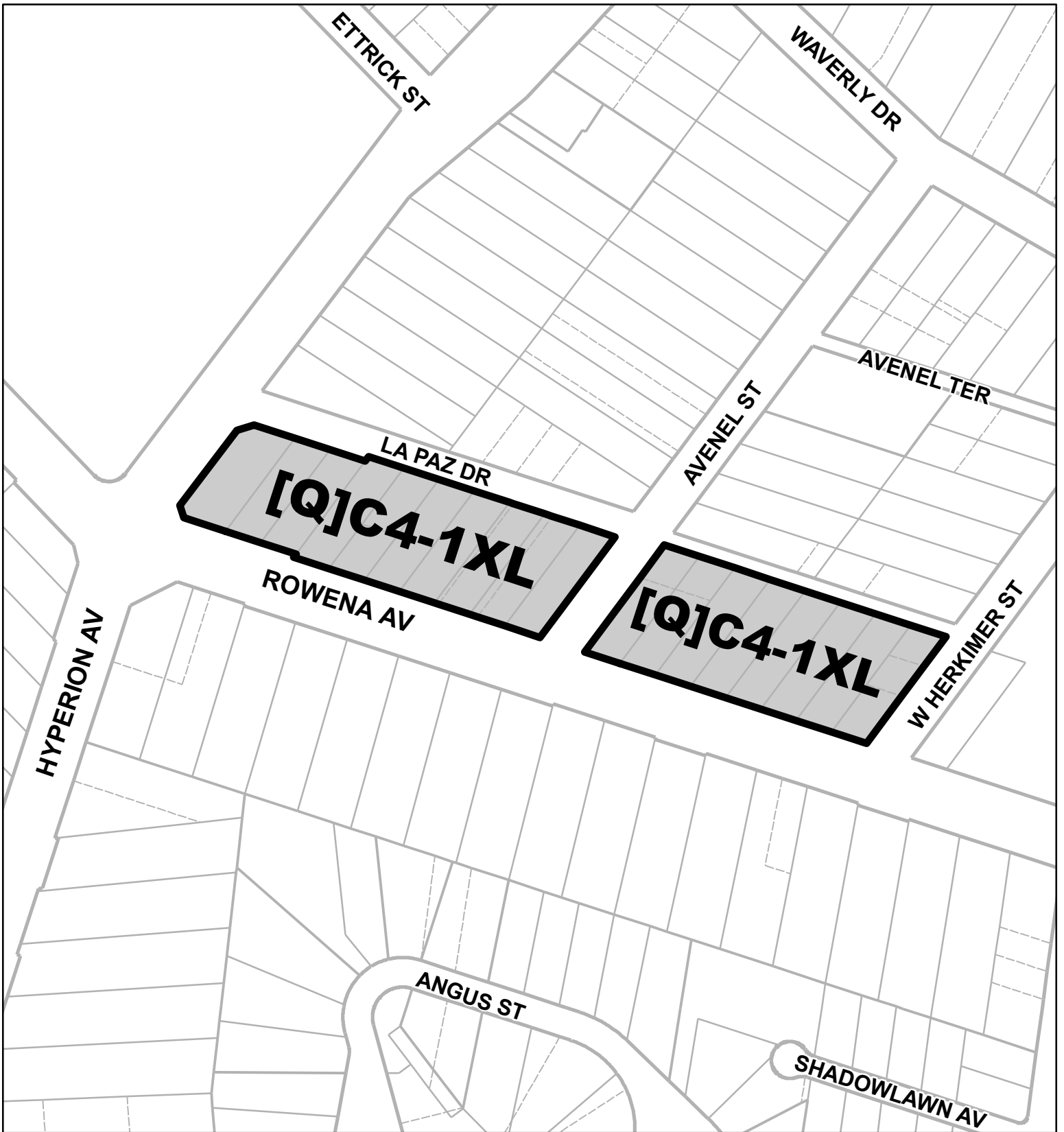


NOT TO SCALE

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

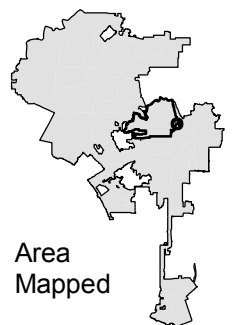




NOT TO SCALE

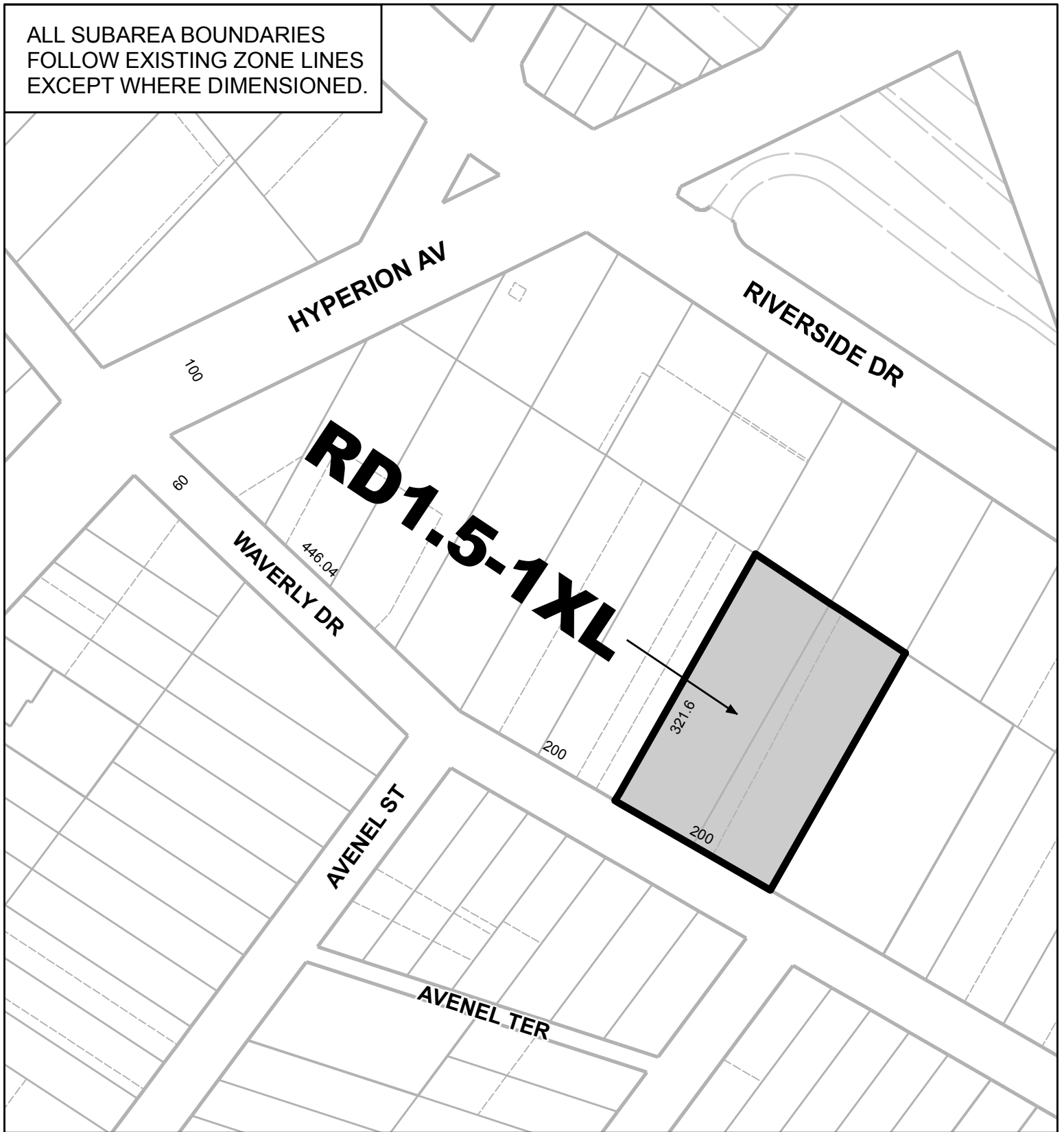
C.M. 151.5 A 205	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/ **HOLLYWOOD CPU, SA 13:3B** 010412



Area
Mapped

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES EXCEPT WHERE DIMENSIONED.



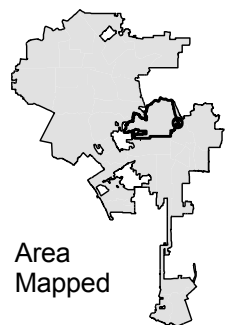
NOT TO SCALE

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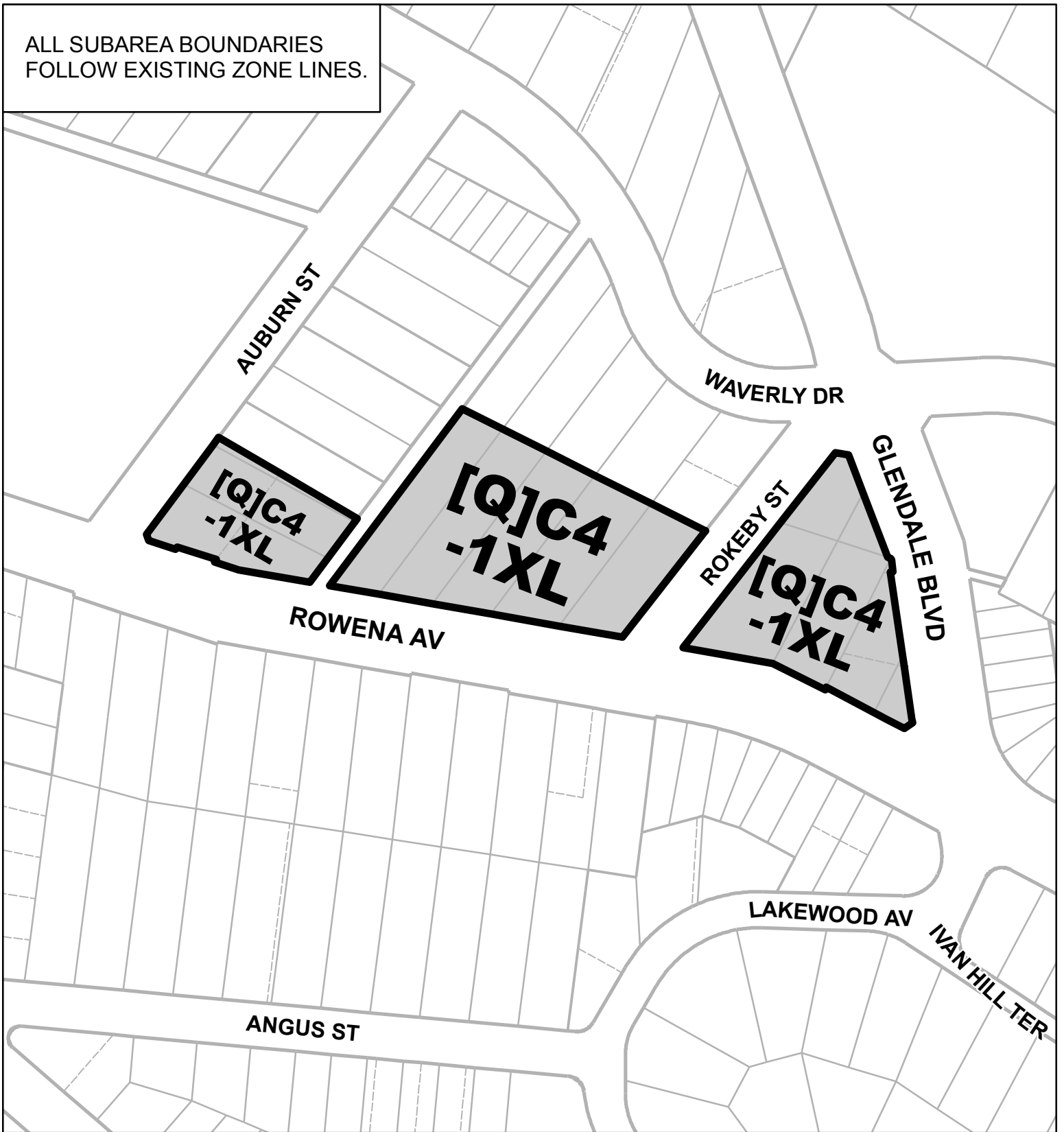
AE/

HOLLYWOOD CPU, SA 13:3C

010412



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

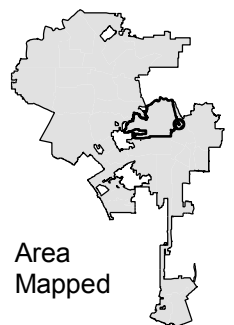
C.M. 151.5 A 207, 150 A 207

CPC 2005-6082 CPU
CPC 1997-0043 CPU

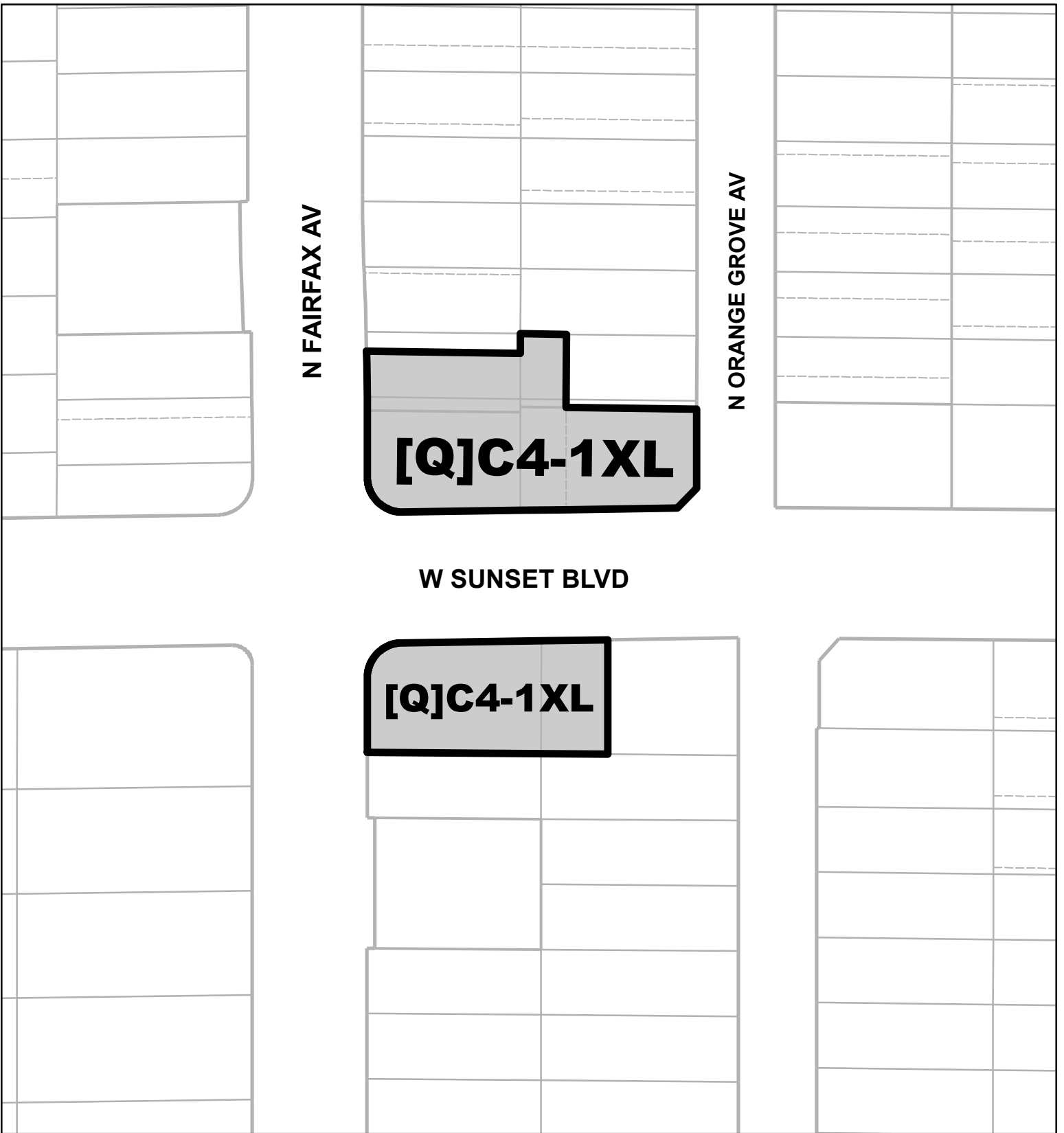
AE/

HOLLYWOOD CPU, SA 13:4

010412



Area
Mapped



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.



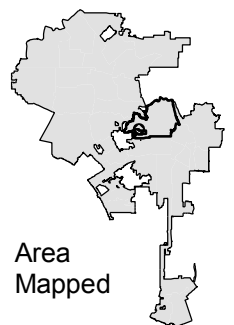
NOT TO SCALE

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

HOLLYWOOD CPU, SA 13:5

010412



Area Mapped

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

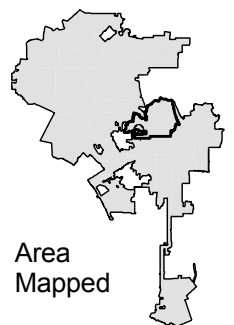
C.M. 147 B 177

CPC 1997-0043 CPU
CPC 2005-6082 CPU

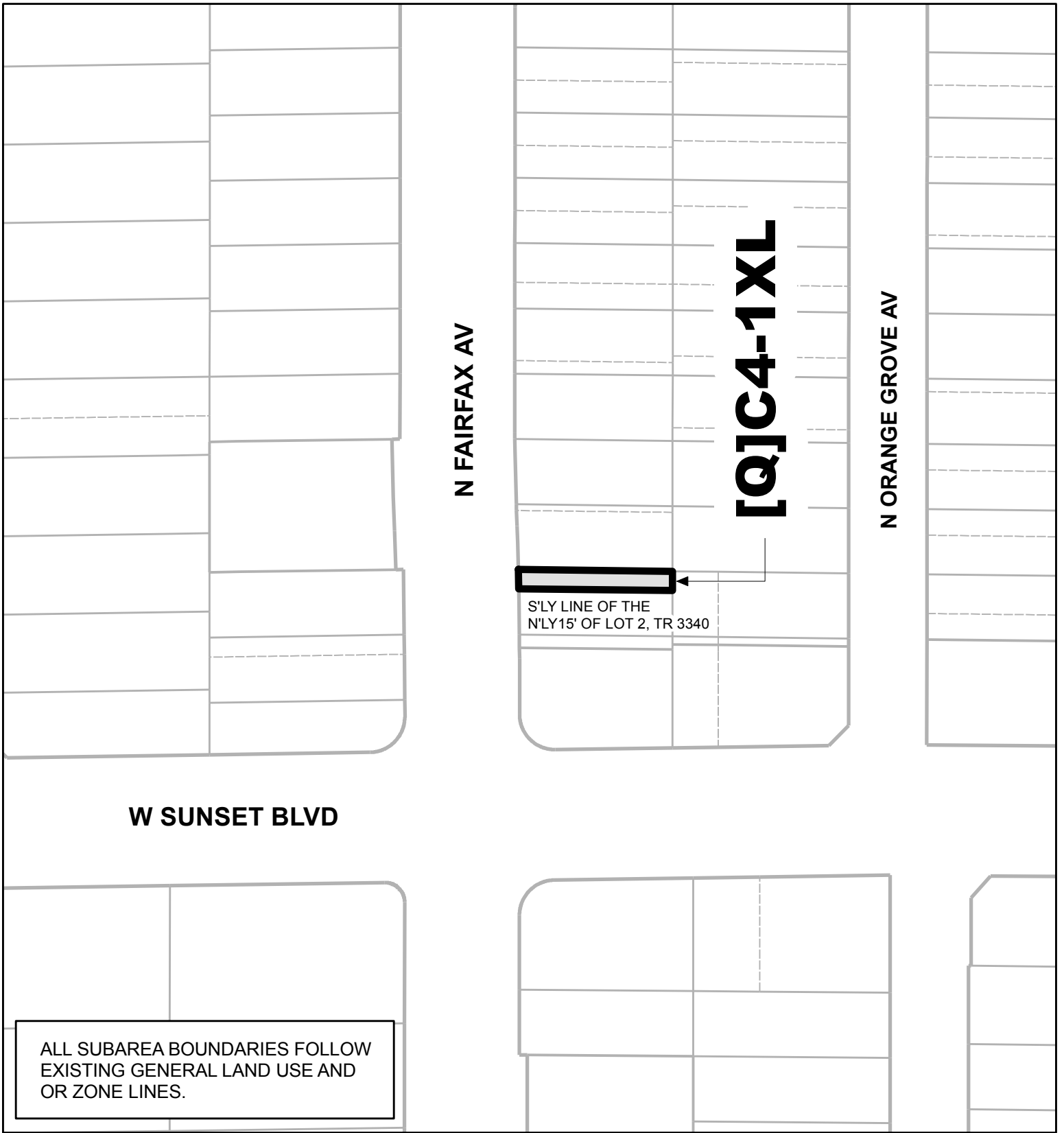
AE/

HOLLYWOOD CPU, SA 13:5A

010412



Area
Mapped



N FAIRFAX AV

[Q]C4-1XL

N ORANGE GROVE AV

W SUNSET BLVD



S'LY LINE OF THE
N'LY15' OF LOT 2, TR 3340

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



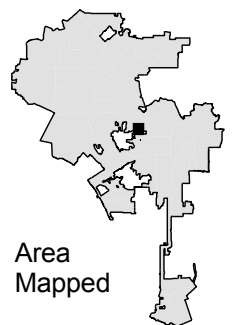
NOT TO SCALE

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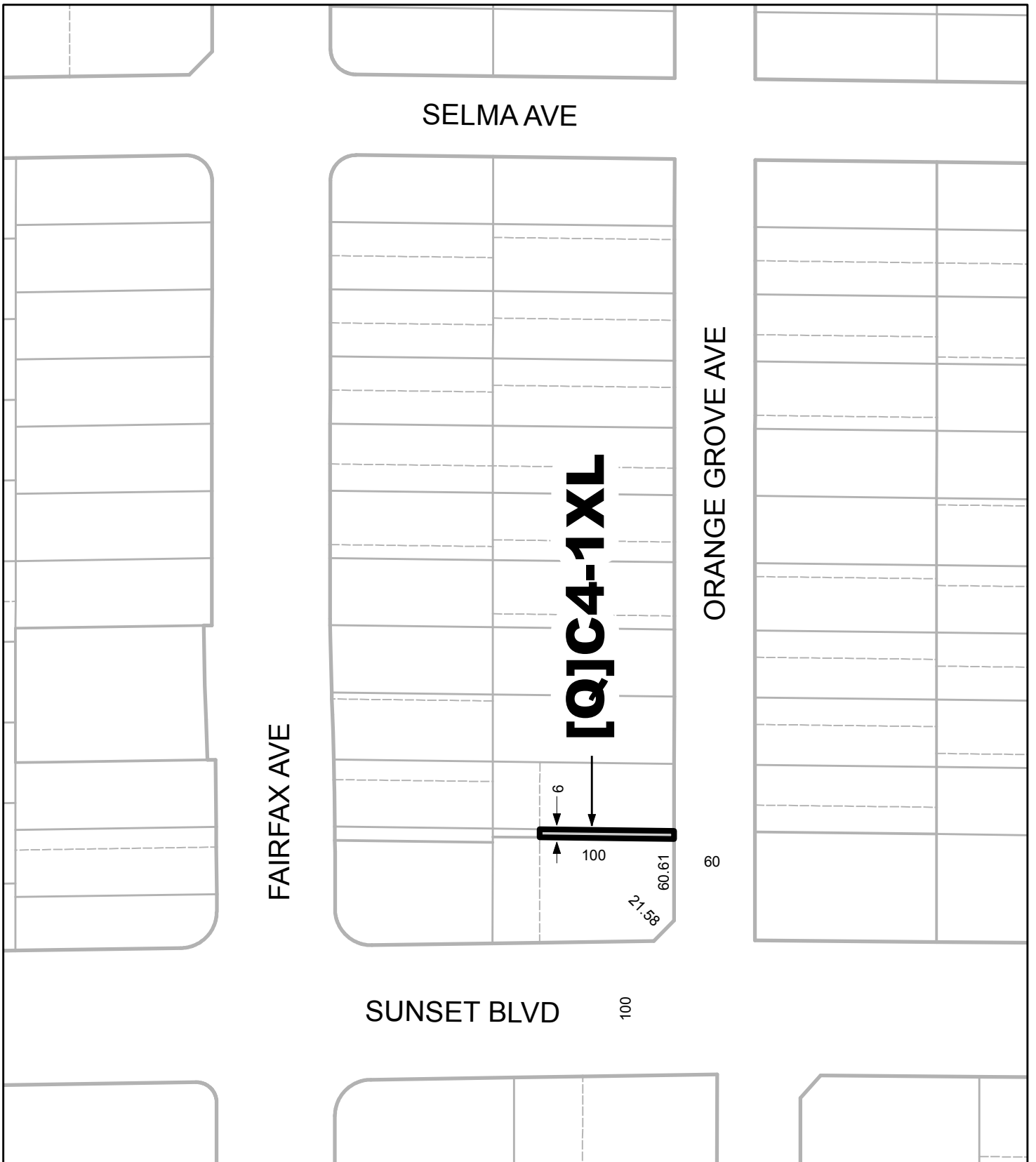
AE/

HOLLYWOOD CPU, SA 13:5B

010412



Area
Mapped



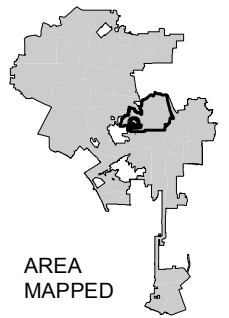
NOT TO SCALE

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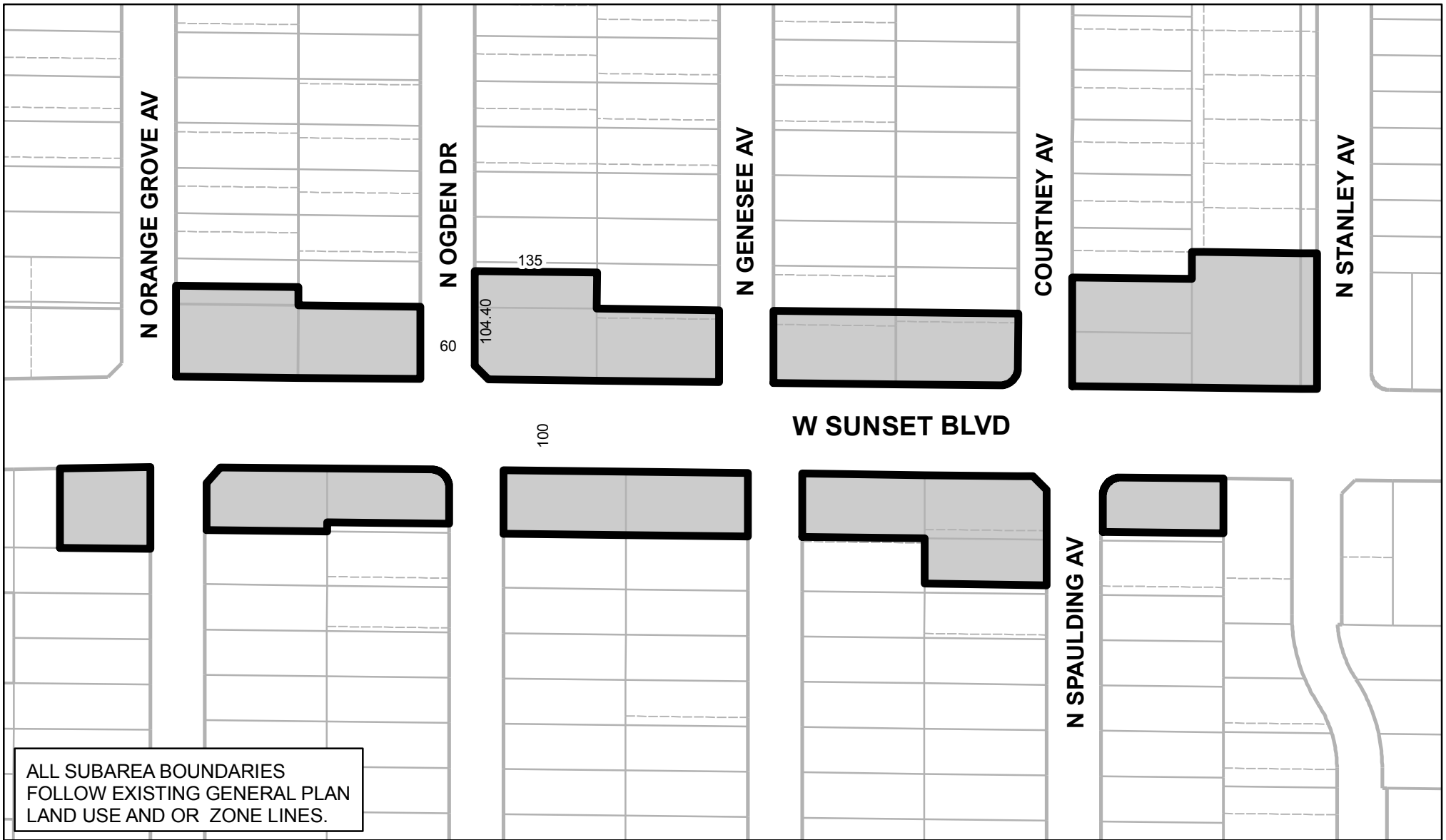
LH/

HOLLYWOOD CPU, SA 13:5C

010412



AREA MAPPED



 **[Q]C1-1XL**



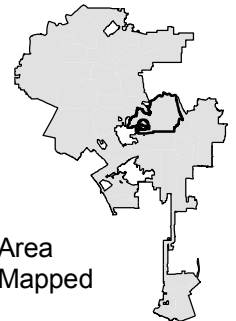
NOT TO SCALE

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

HOLLYWOOD CPU, SA 13:6

020112



Area Mapped

[Q]C1-1XL

60

N OGDEN DR

10

104.40

100

W SUNSET BLVD

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



NOT TO SCALE

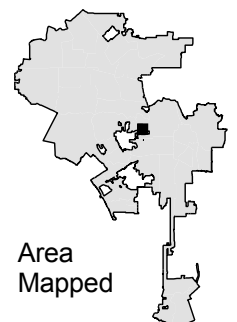
C.M. 147 B 177

CPC 1997-0043 CPU
CPC 2005-6082 CPU

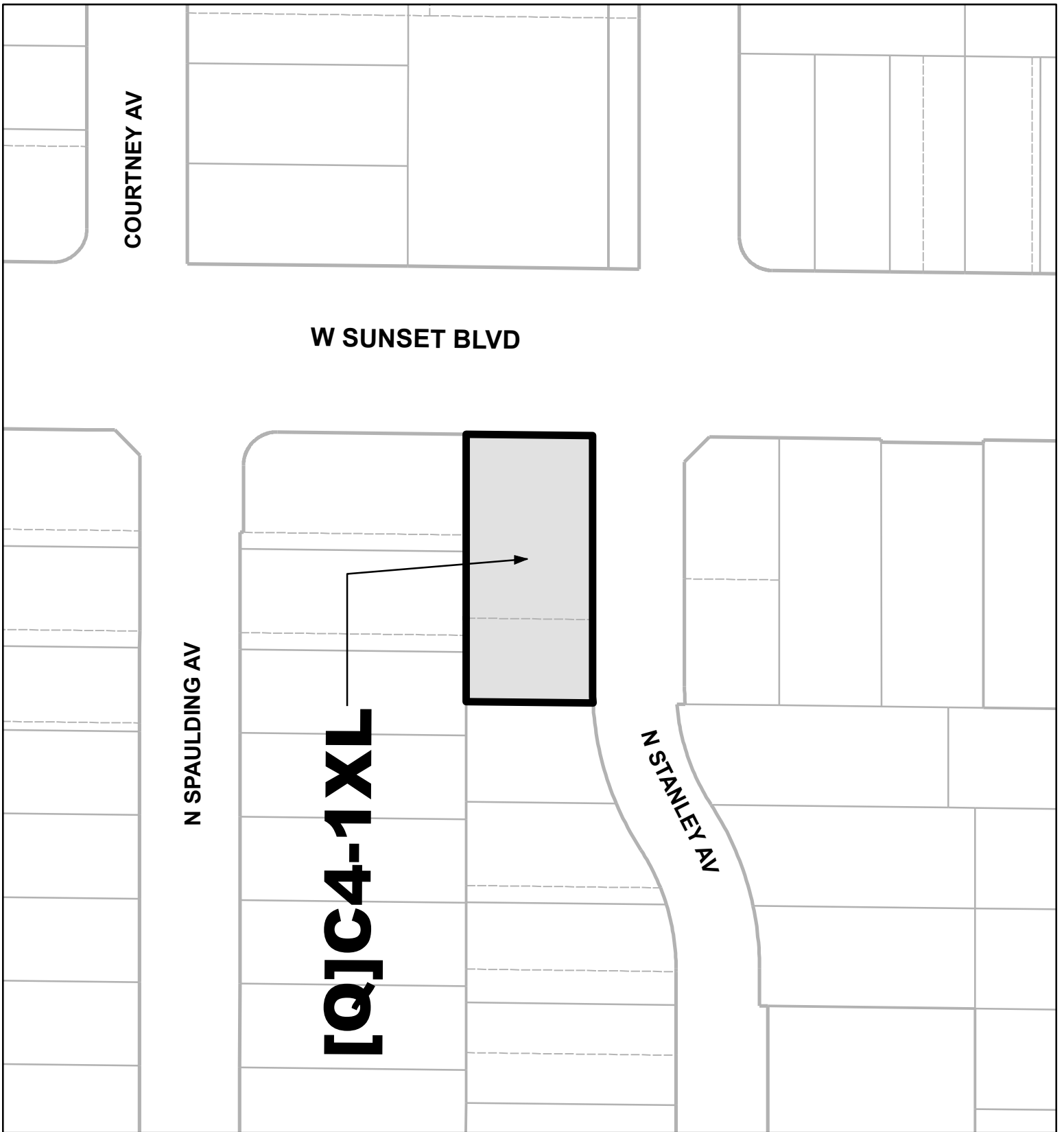
AE/

HOLLYWOOD CPU, SA 13:6A

010412



Area
Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



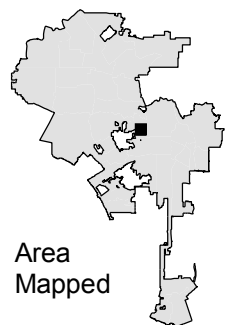
NOT TO SCALE

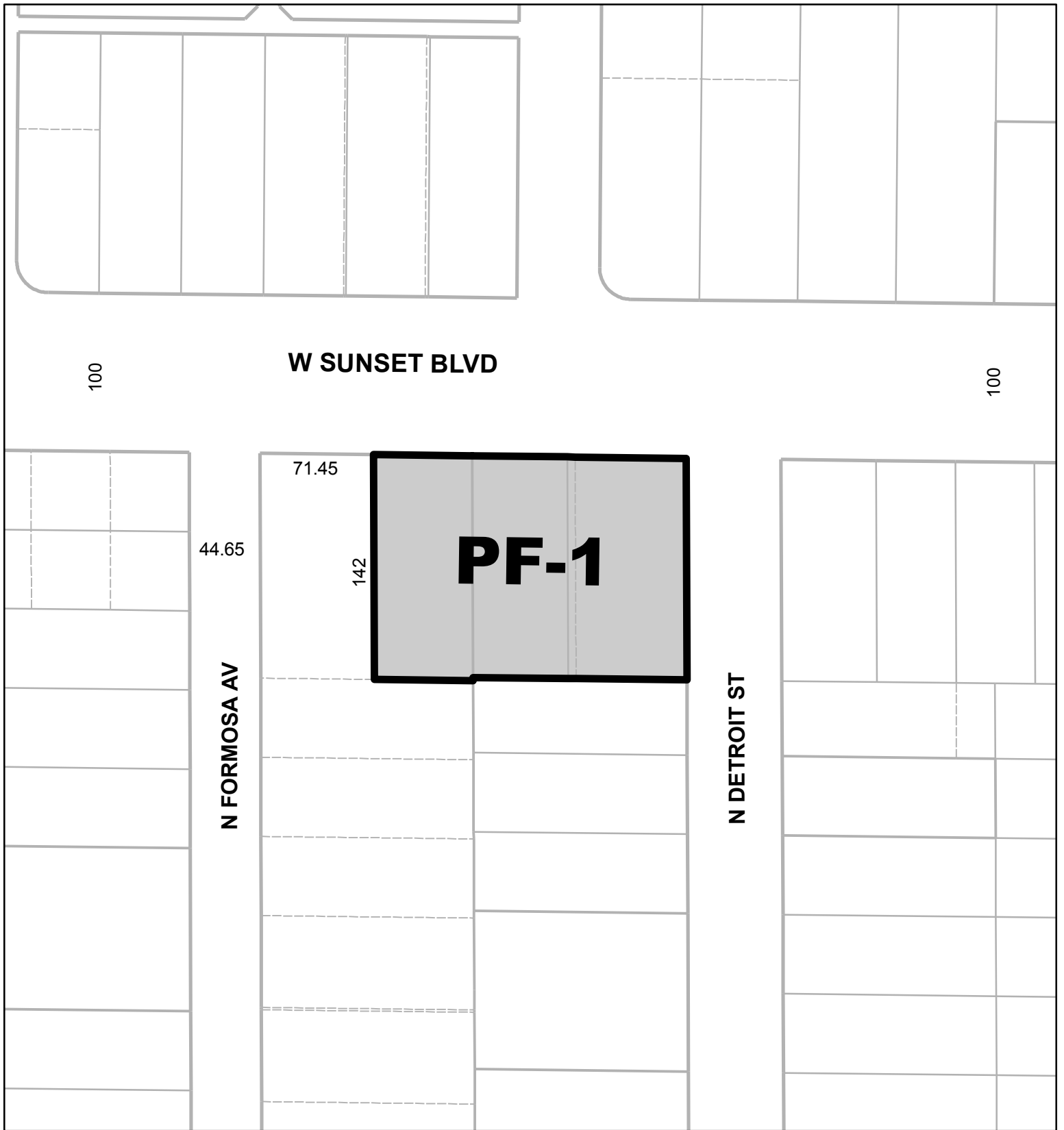
C.M. 147 B 177	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 13:7

010412





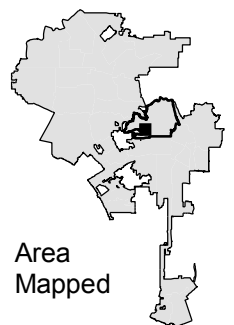
NOT TO SCALE

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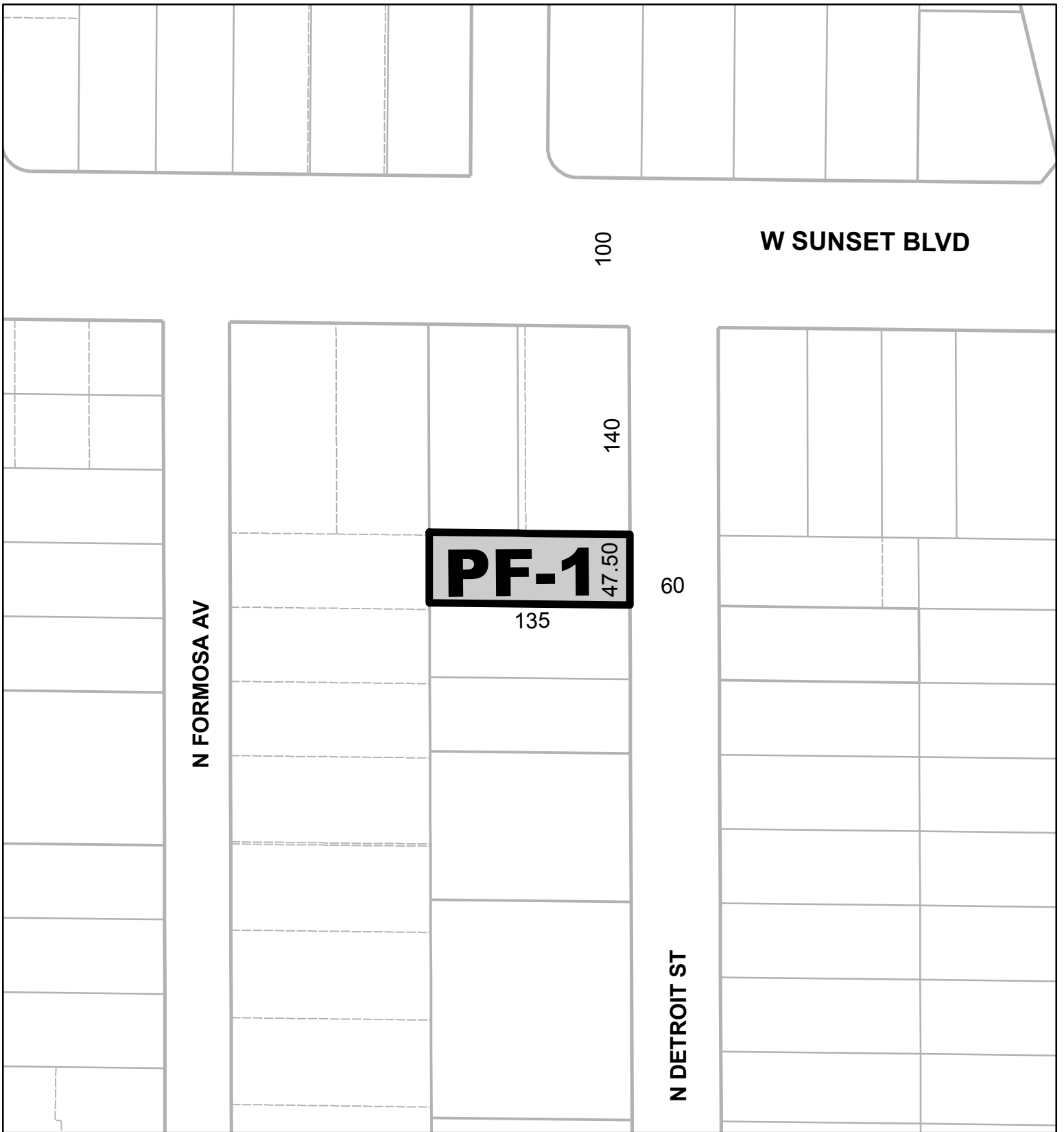
AE/

HOLLYWOOD CPU, SA 14:1

020112

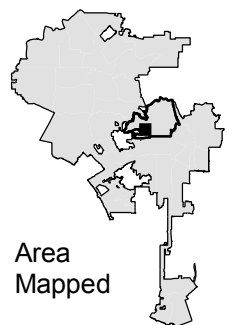


Area
Mapped



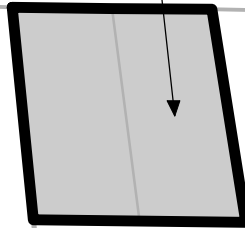
NOT TO SCALE

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



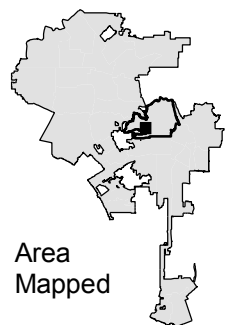
NOT TO SCALE

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

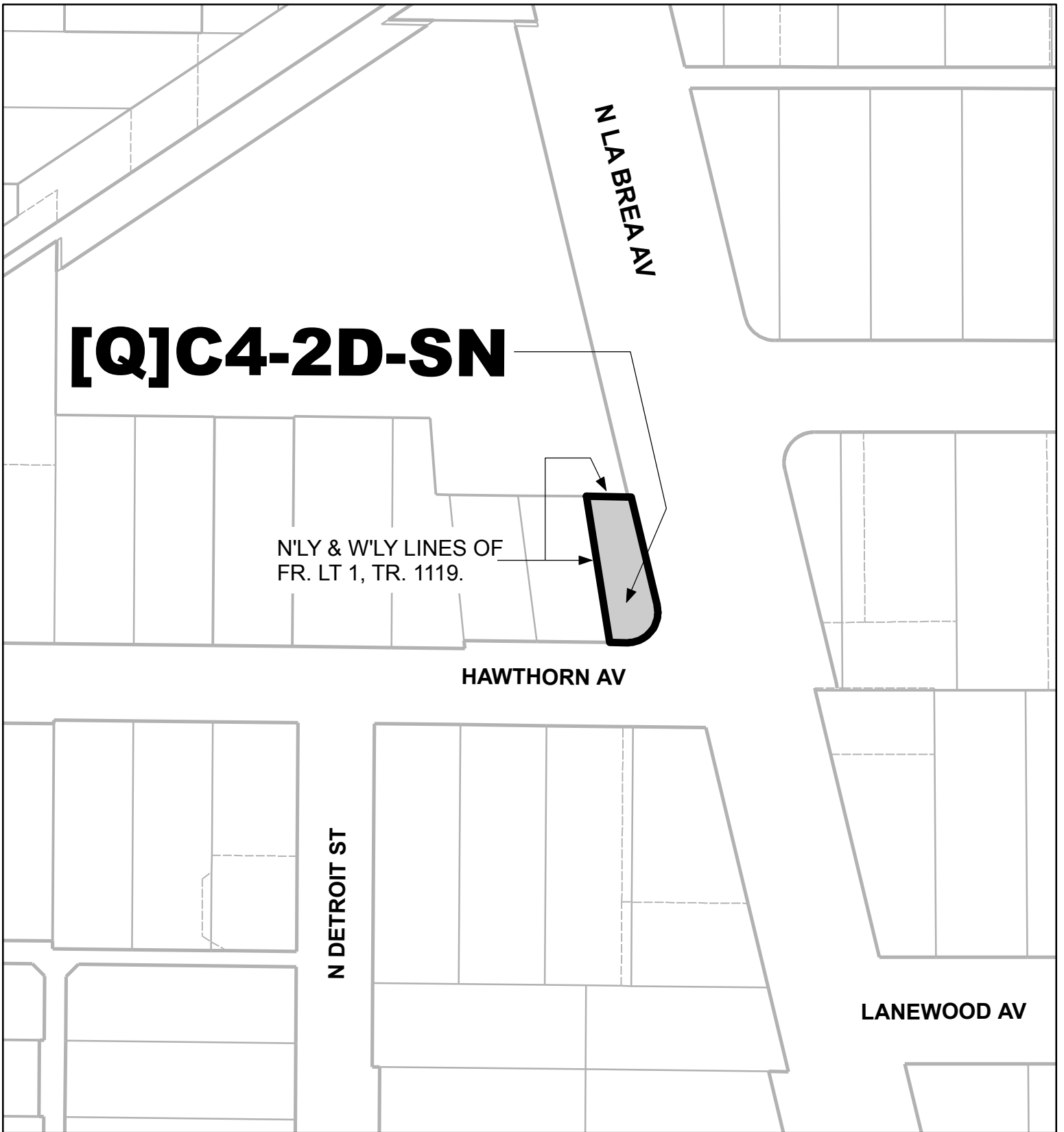
AE/

HOLLYWOOD CPU, SA 14:3

020112



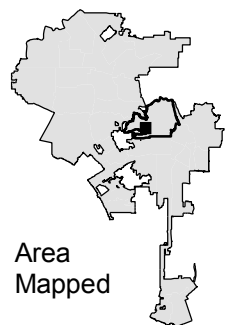
Area Mapped



NOT TO SCALE

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



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

N LA BREA AV

[Q]C4-2D-SN



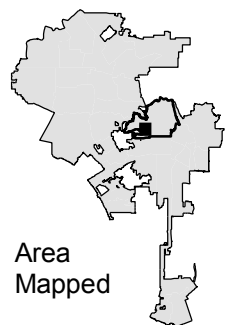
NOT TO SCALE

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

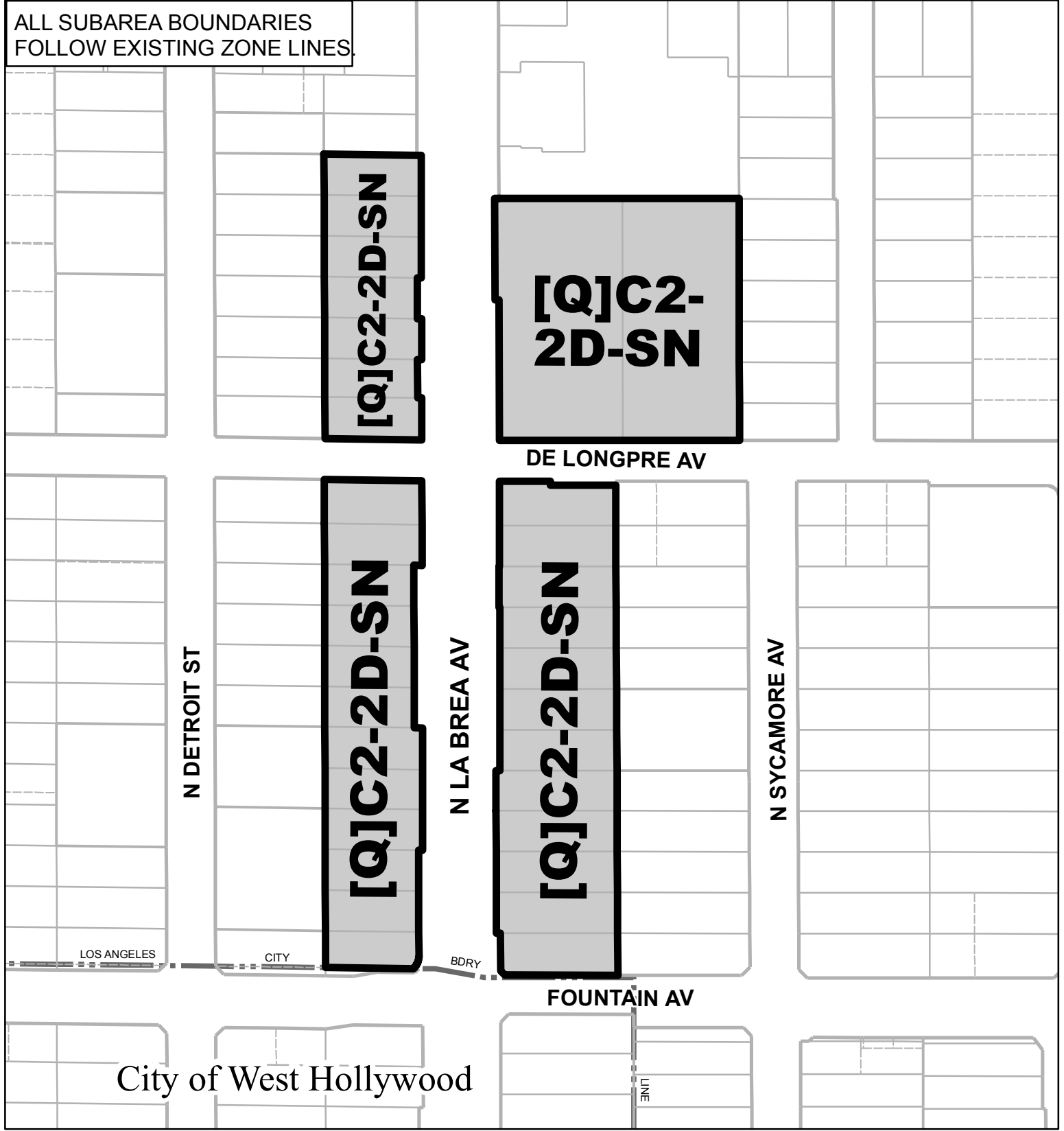
HOLLYWOOD CPU, SA 14:4

020112



Area Mapped

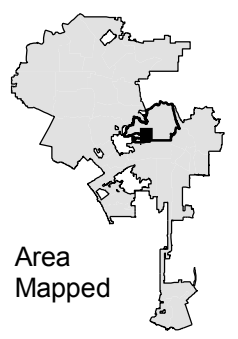
ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.

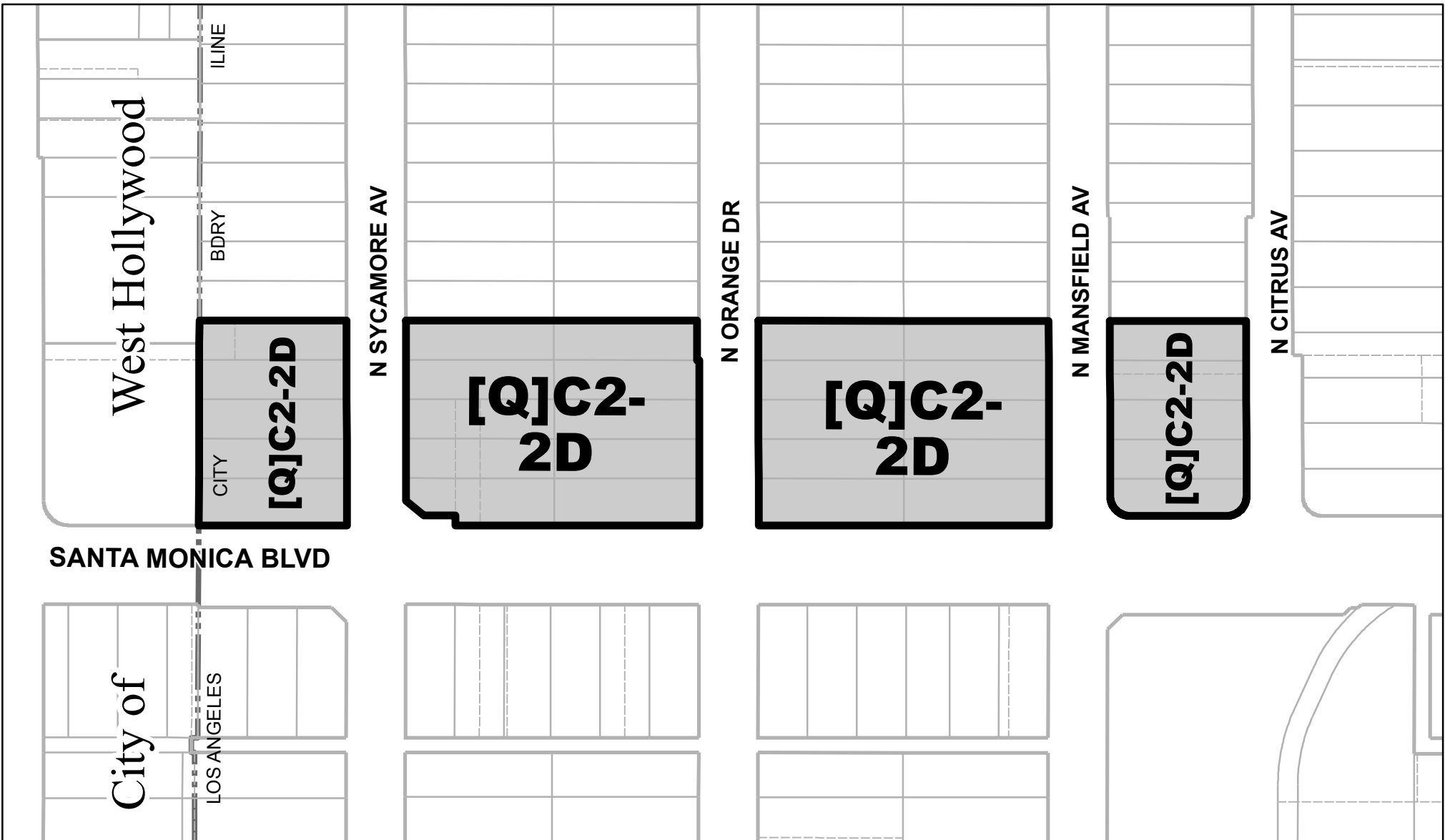


NOT TO SCALE

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.



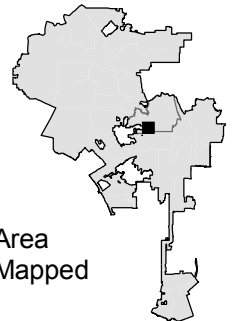
NOT TO SCALE

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

N MANSFIELD AV

N CITRUS AV

C2-1-SN

N HIGHLAND AV

FOUNTAIN AV

N MC CADDEN PL

LEXINGTON AV



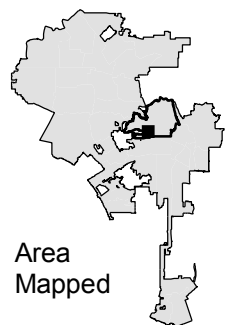
NOT TO SCALE

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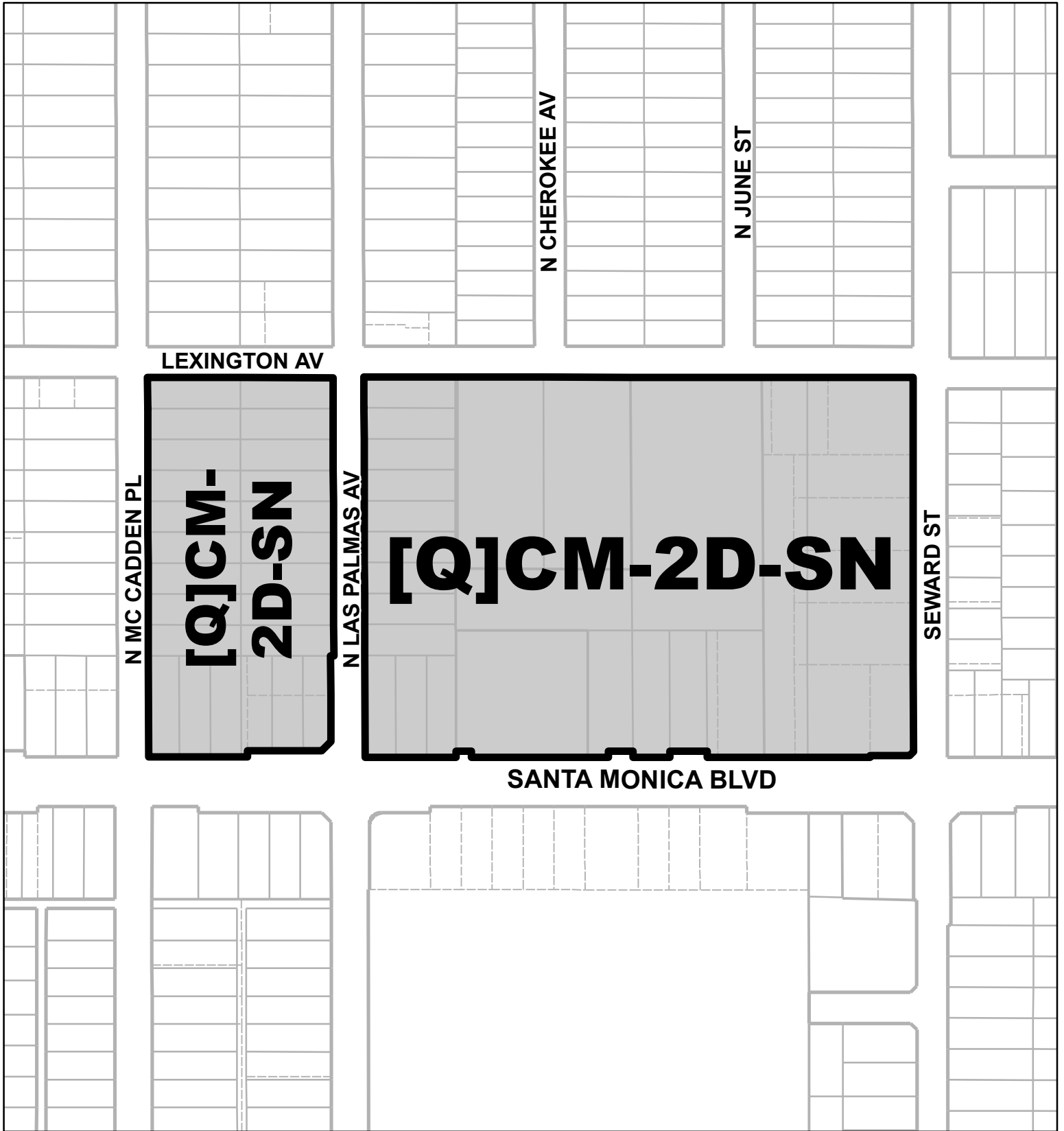
AE/

HOLLYWOOD CPU, SA 17:2

020112



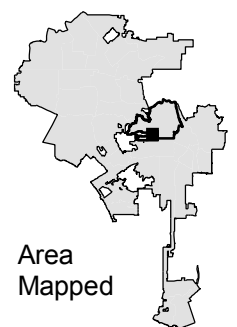
Area
Mapped

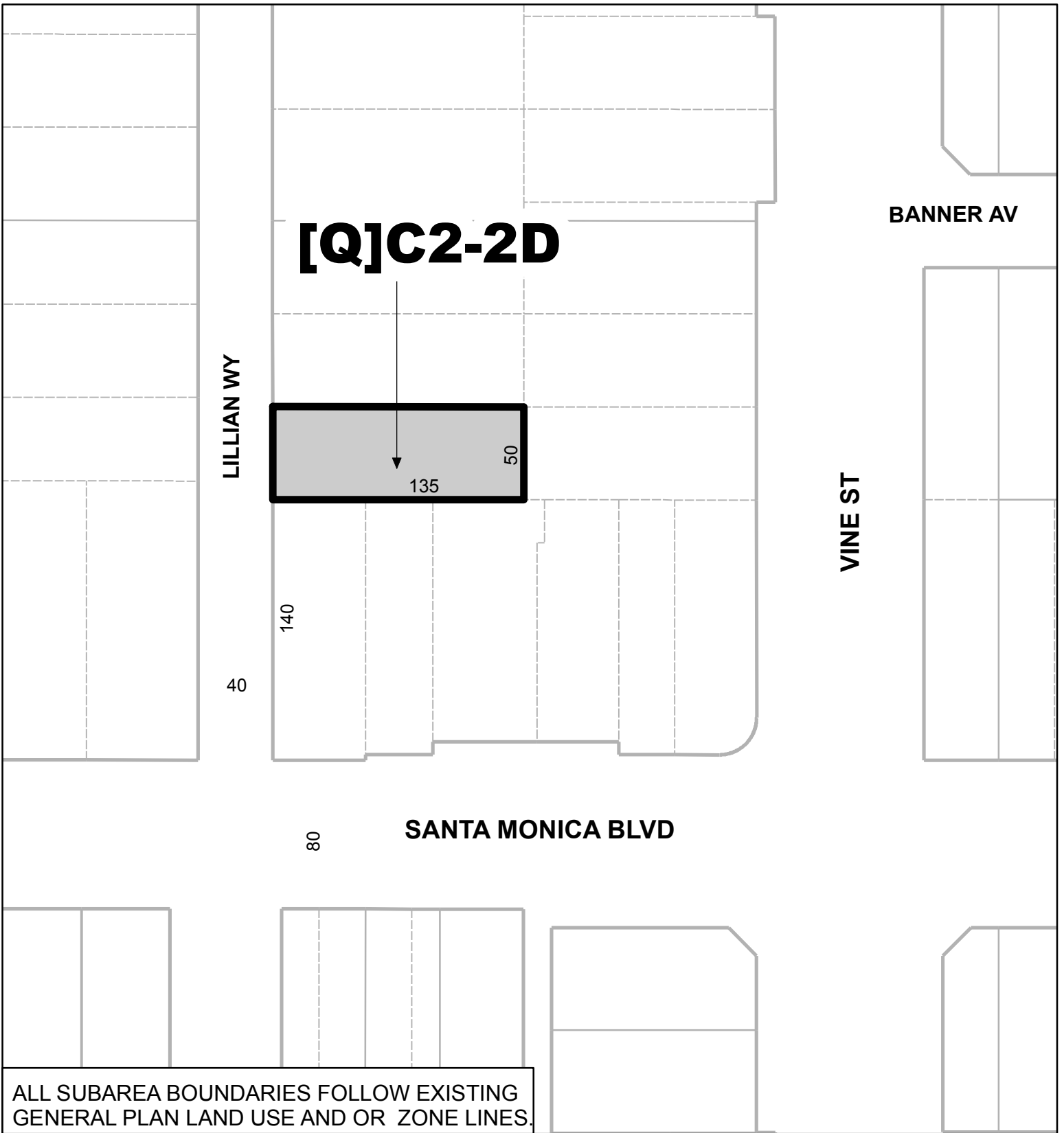


NOT TO SCALE

C.M. 144 B 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/ **HOLLYWOOD CPU, SA 17:3** 010412





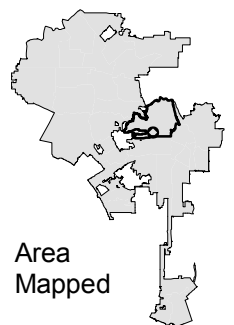
NOT TO SCALE

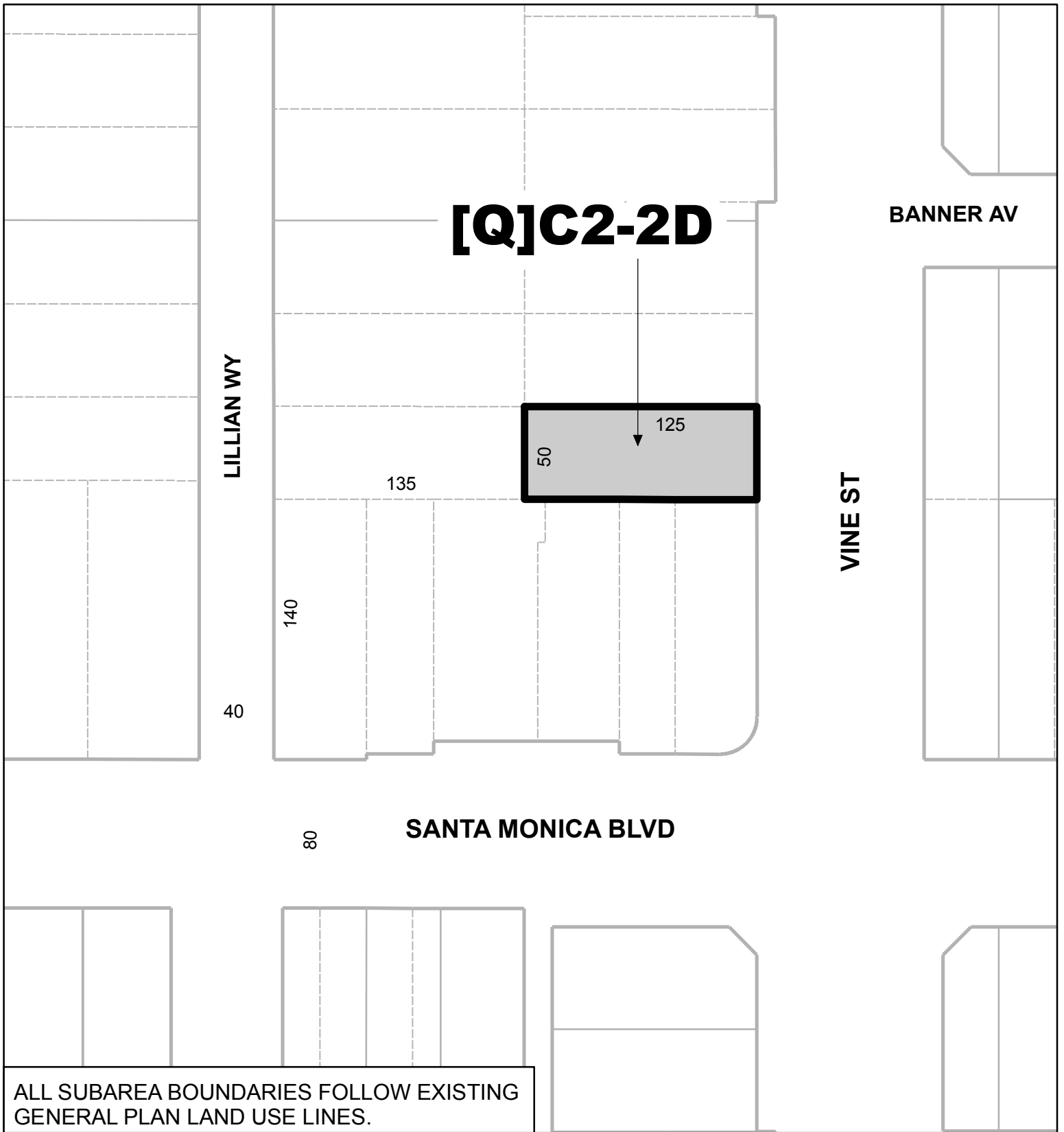
C.M. 144 B 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 18:4

020112





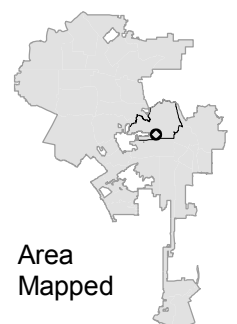
NOT TO SCALE

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

HOLLYWOOD CPU, SA 18:5

020112

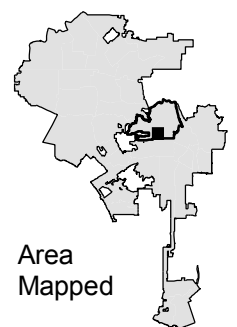




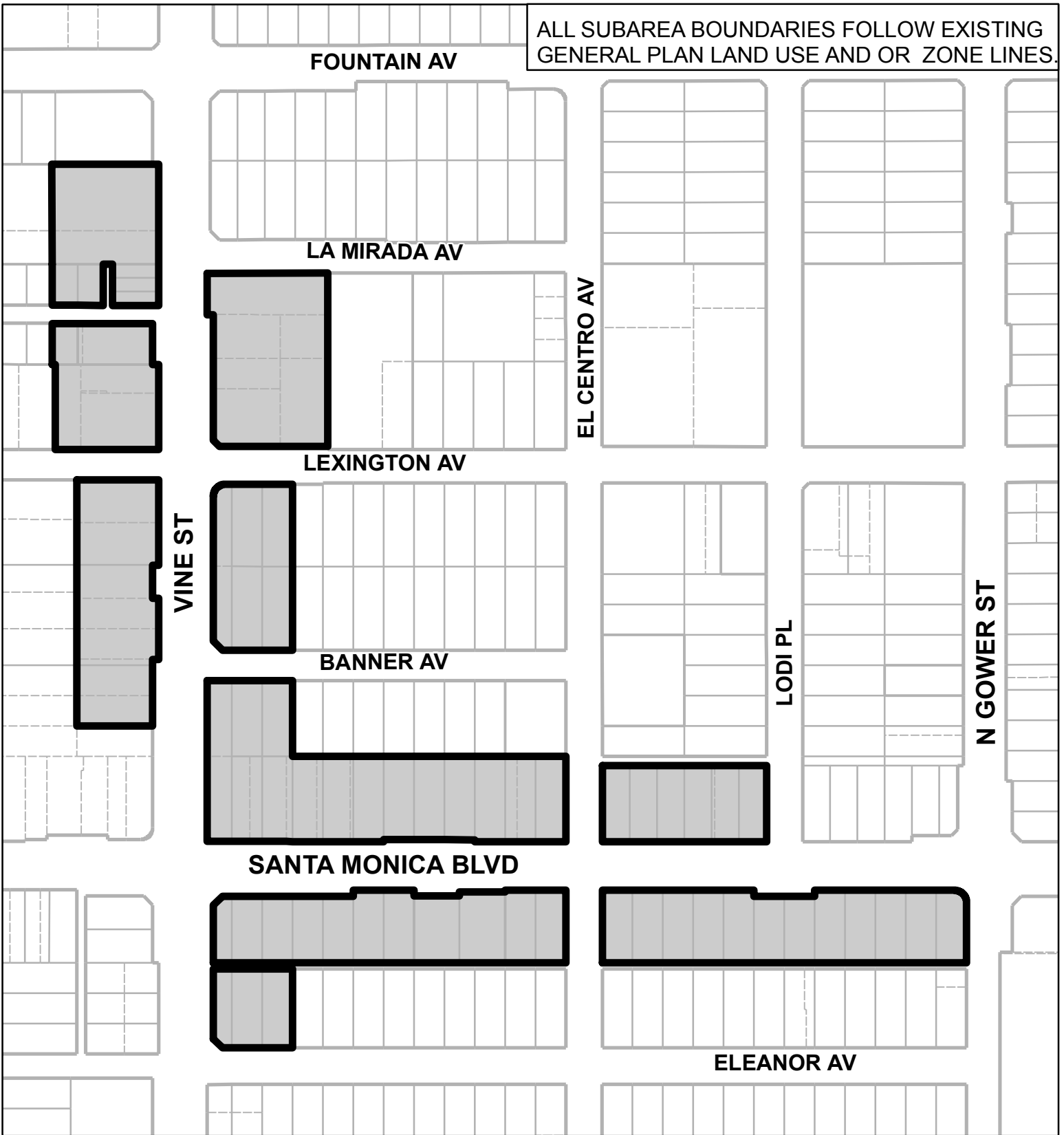
NOT TO SCALE

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.



[Q]C2-2D



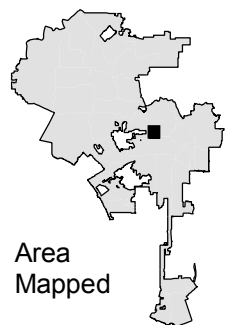
NOT TO SCALE

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

HOLLYWOOD CPU, SA 19

020112



Area
Mapped

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

LA MIRADA AV

VINE ST

[Q]C2-2D

5.45

140

170.00

90

LEXINGTON AV

50

LILLIAN WY



NOT TO SCALE

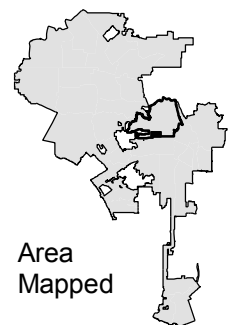
C.M. 144 B 185

CPC 2005-6082 CPU
CPC 1997-0043 CPU

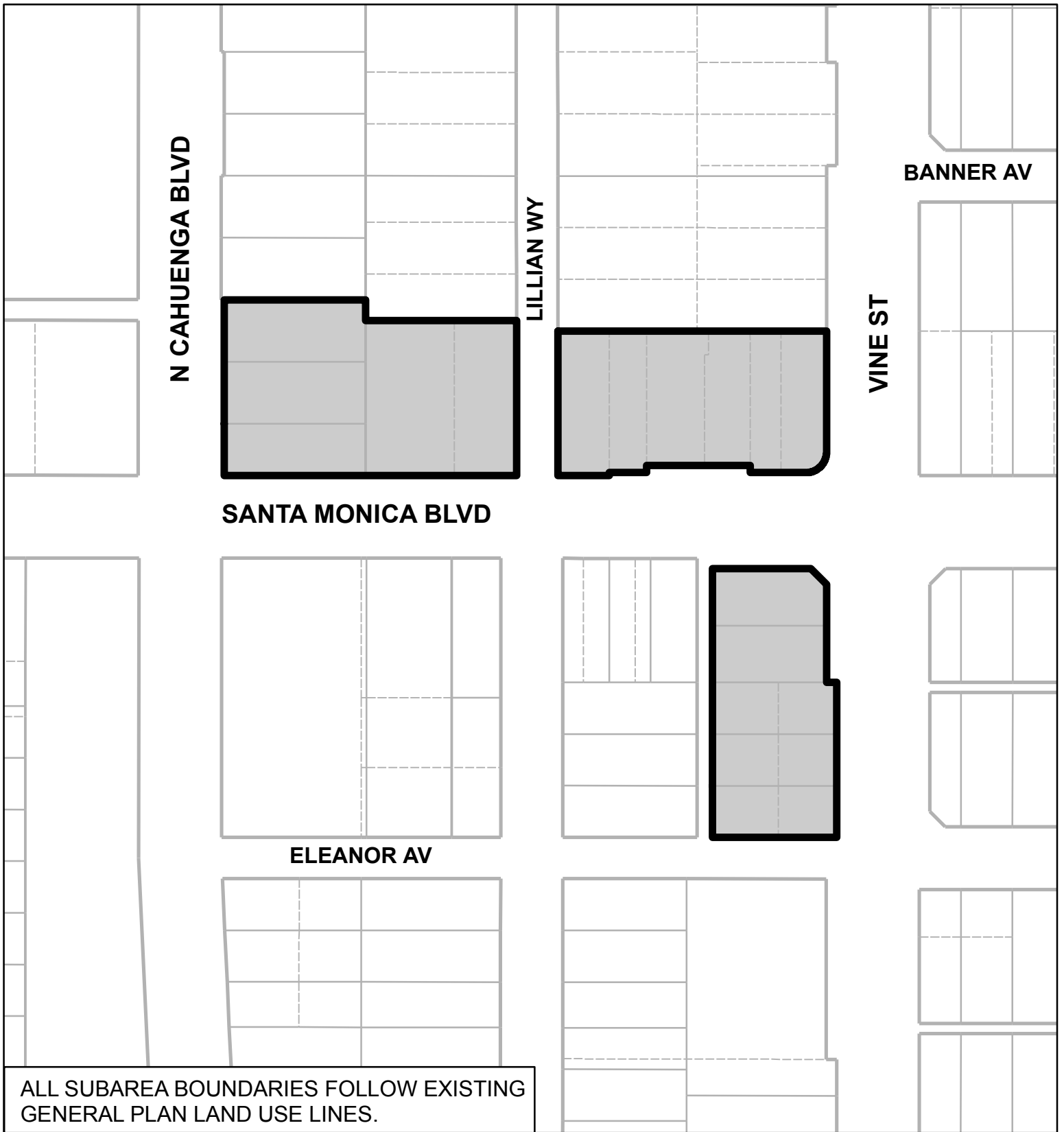
AE/LH

HOLLYWOOD CPU, SA 19:A

051209



Area
Mapped



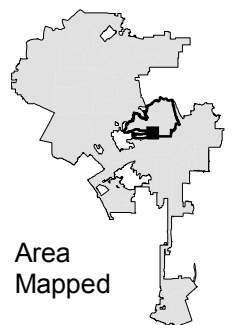
[Q]C2-2D-SN

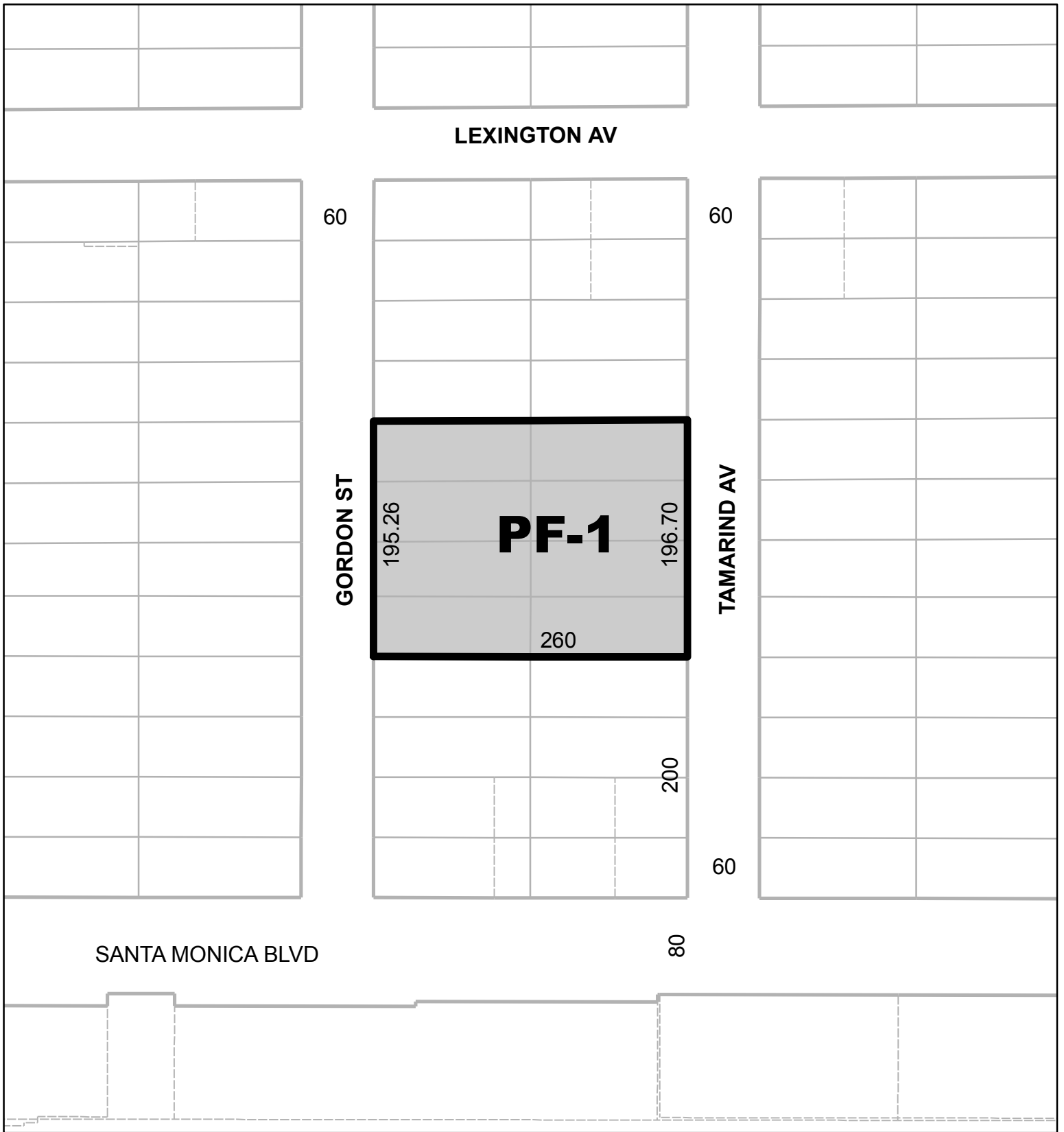


NOT TO SCALE

C.M. 144 B 185	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/ HOLLYWOOD CPU, SA 19:1 010412





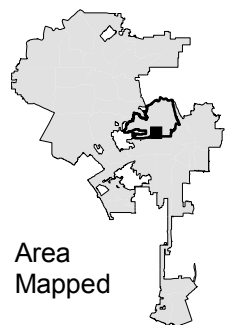
NOT TO SCALE

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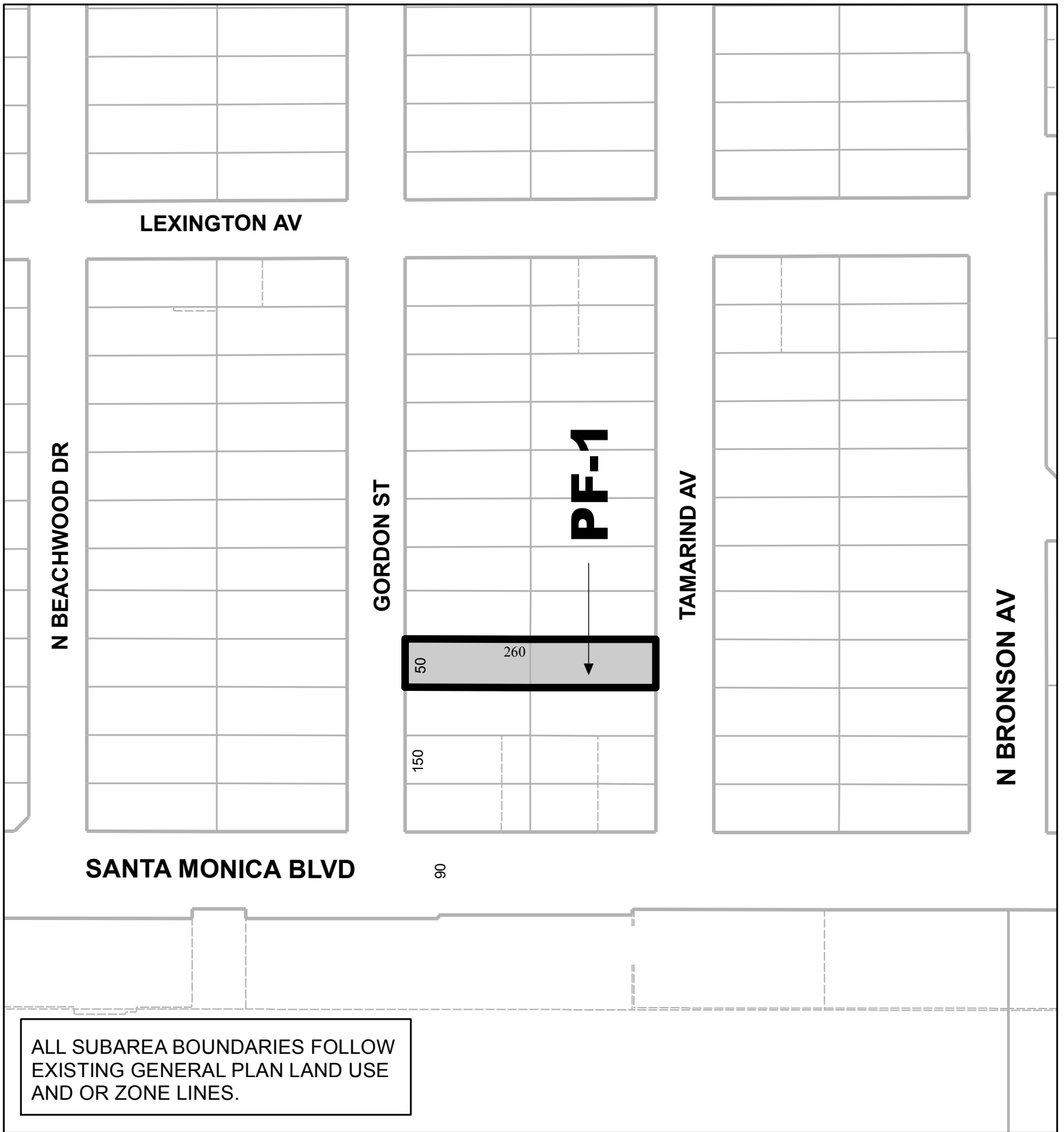
AE/

HOLLYWOOD CPU, SA 20

010412



Area Mapped



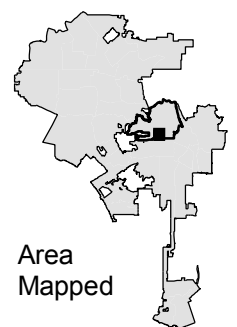
NOT TO SCALE

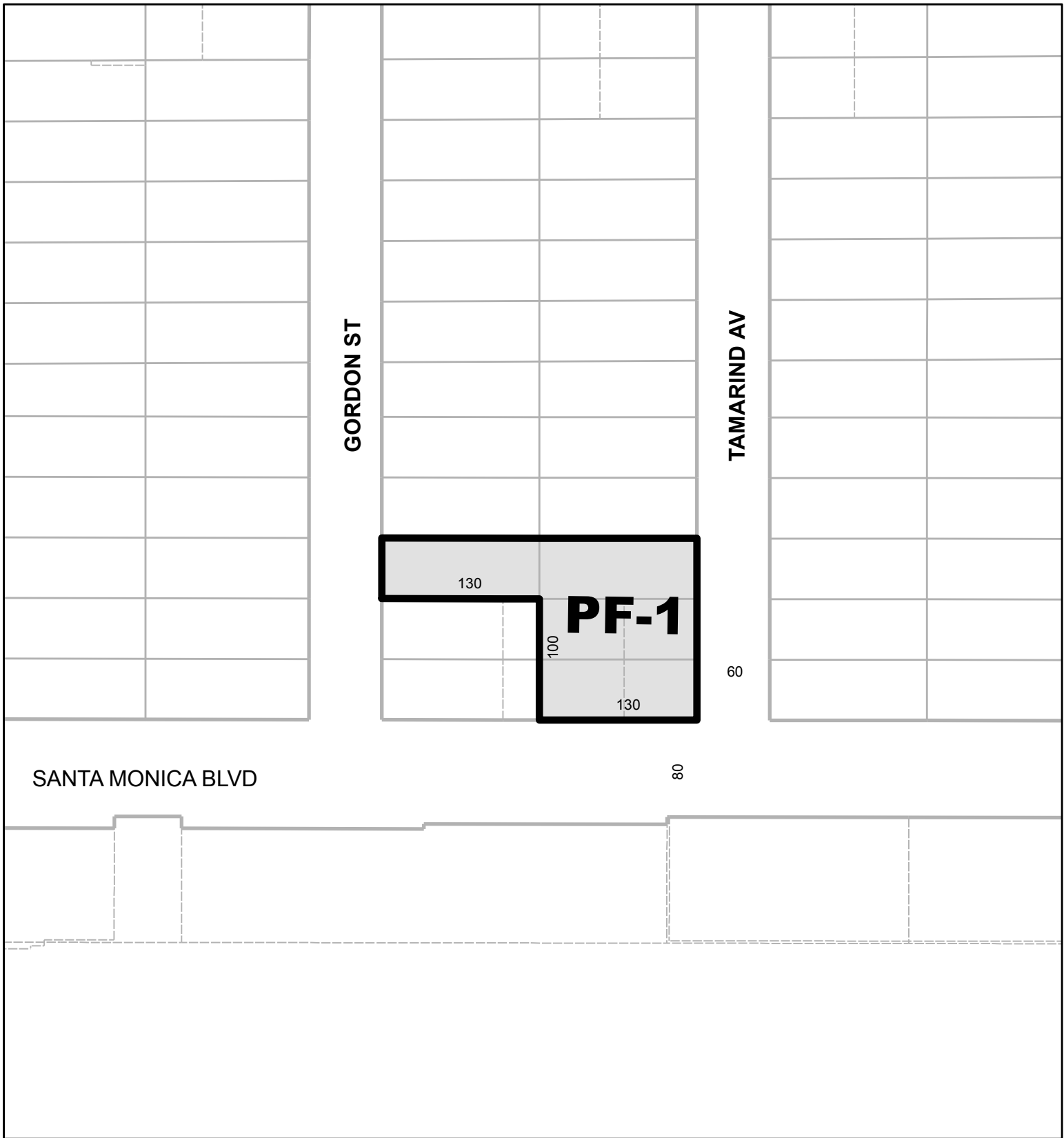
C.M. 144 B 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 20:A

020112





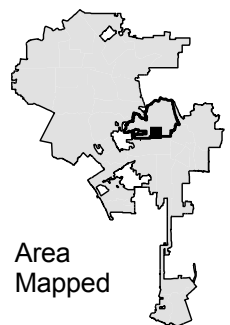
NOT TO SCALE

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

HOLLYWOOD CPU, SA 21

010412



Area Mapped

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

SUBAREA 22

[Q]R4-2

N BRONSON AV

FERNWOOD AV

FOUNTAIN AV



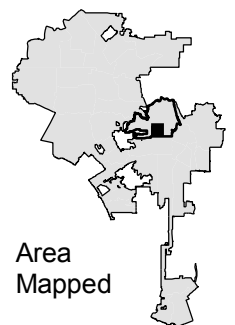
NOT TO SCALE

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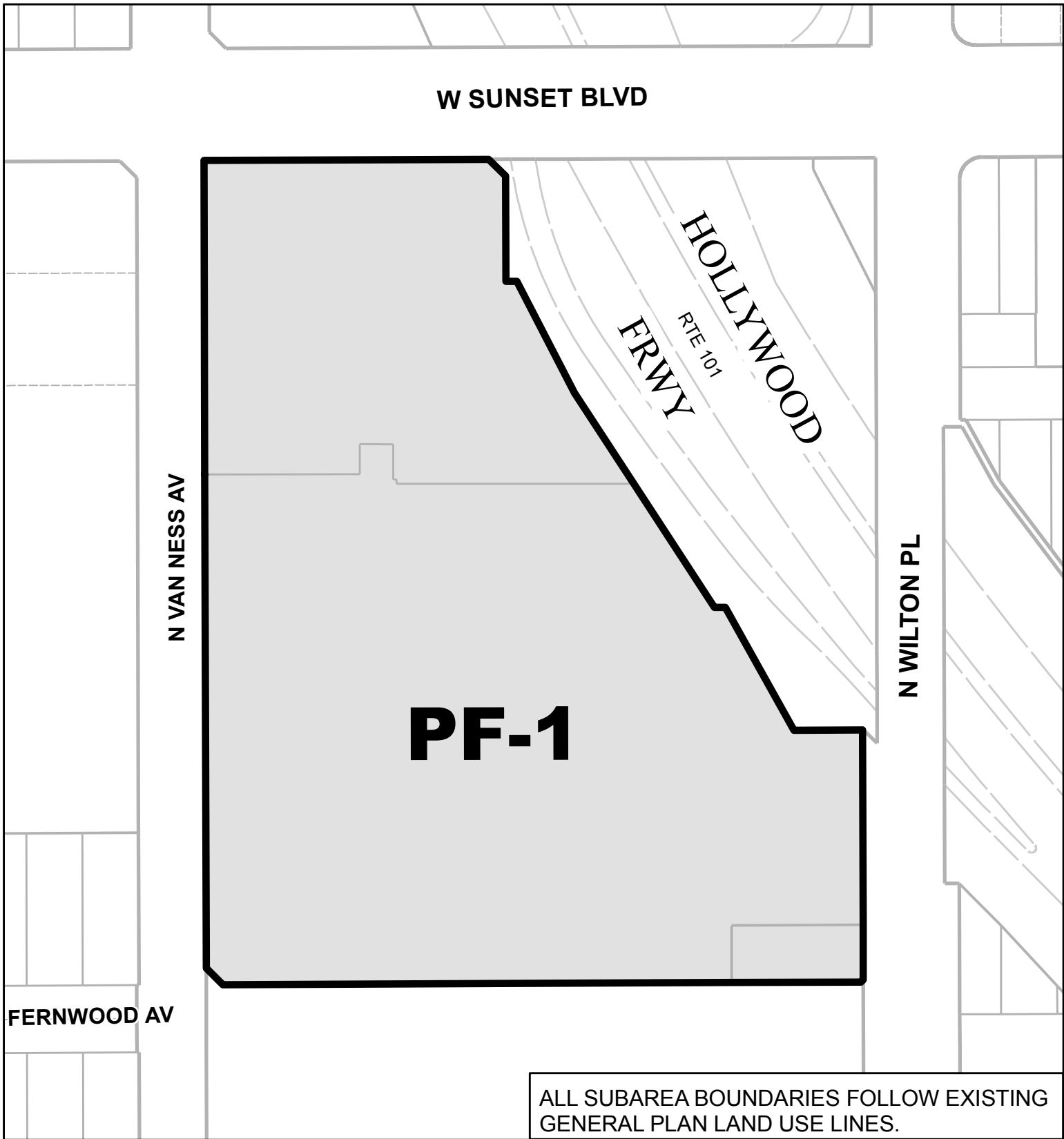
AE/

HOLLYWOOD CPU, SA 22 & 22:A

010412



Area Mapped



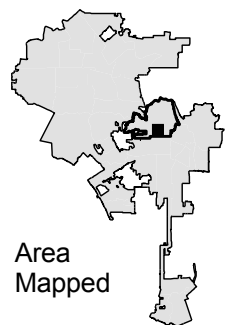
NOT TO SCALE

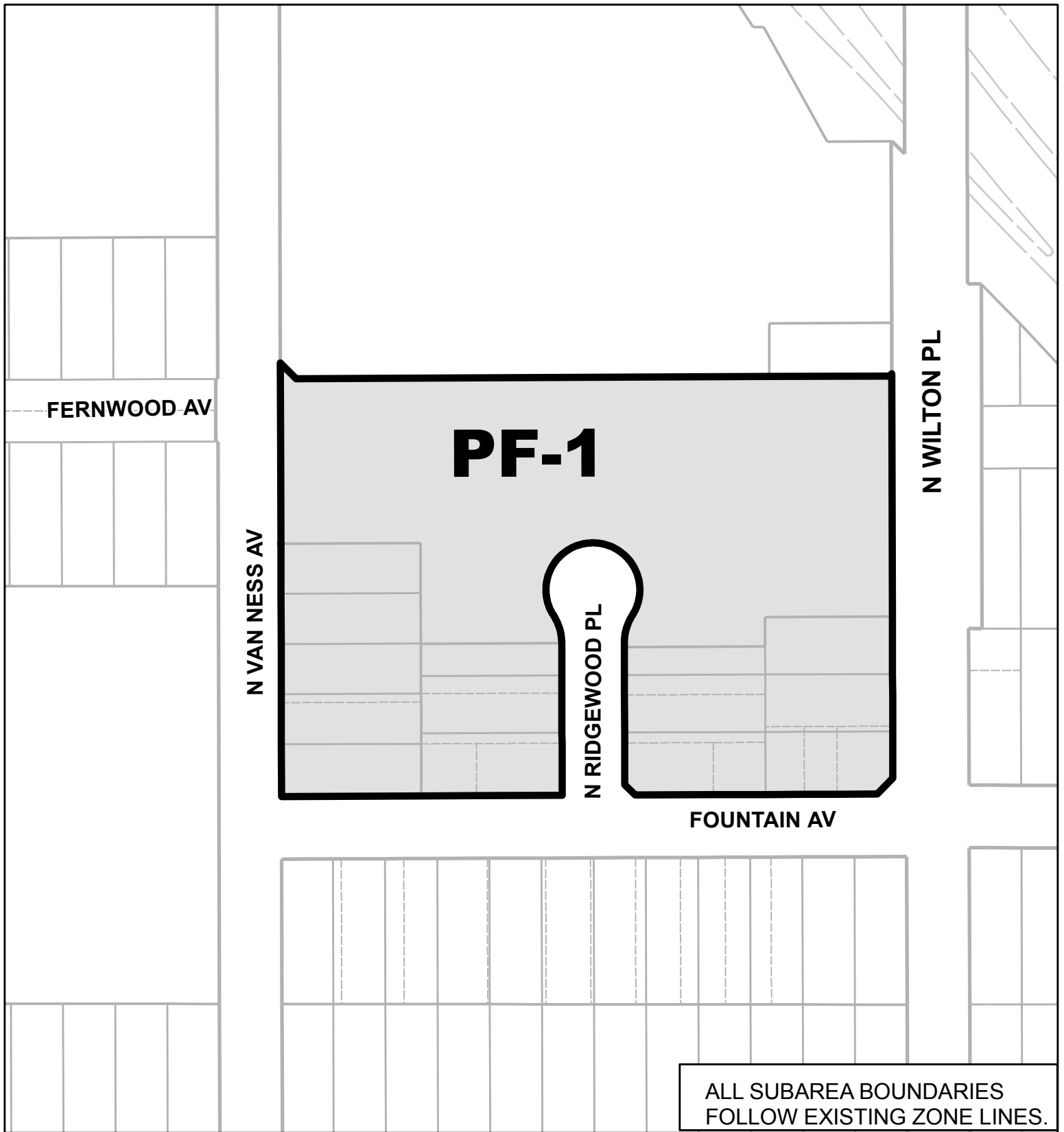
C.M. 147 A 191	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AE/

HOLLYWOOD CPU, SA 22:1

010412





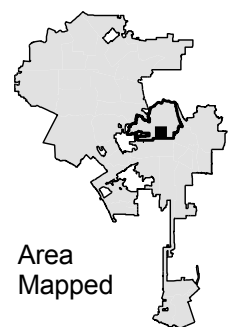
NOT TO SCALE

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

HOLLYWOOD CPU, SA 22:2

010412



LA MIRADA AVE

LEXINGTON AVE

WILTON PL

OS-1

150

50

60

50



NOT TO SCALE

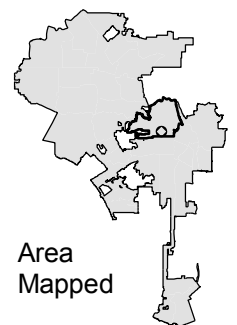
C.M. 144 B 189

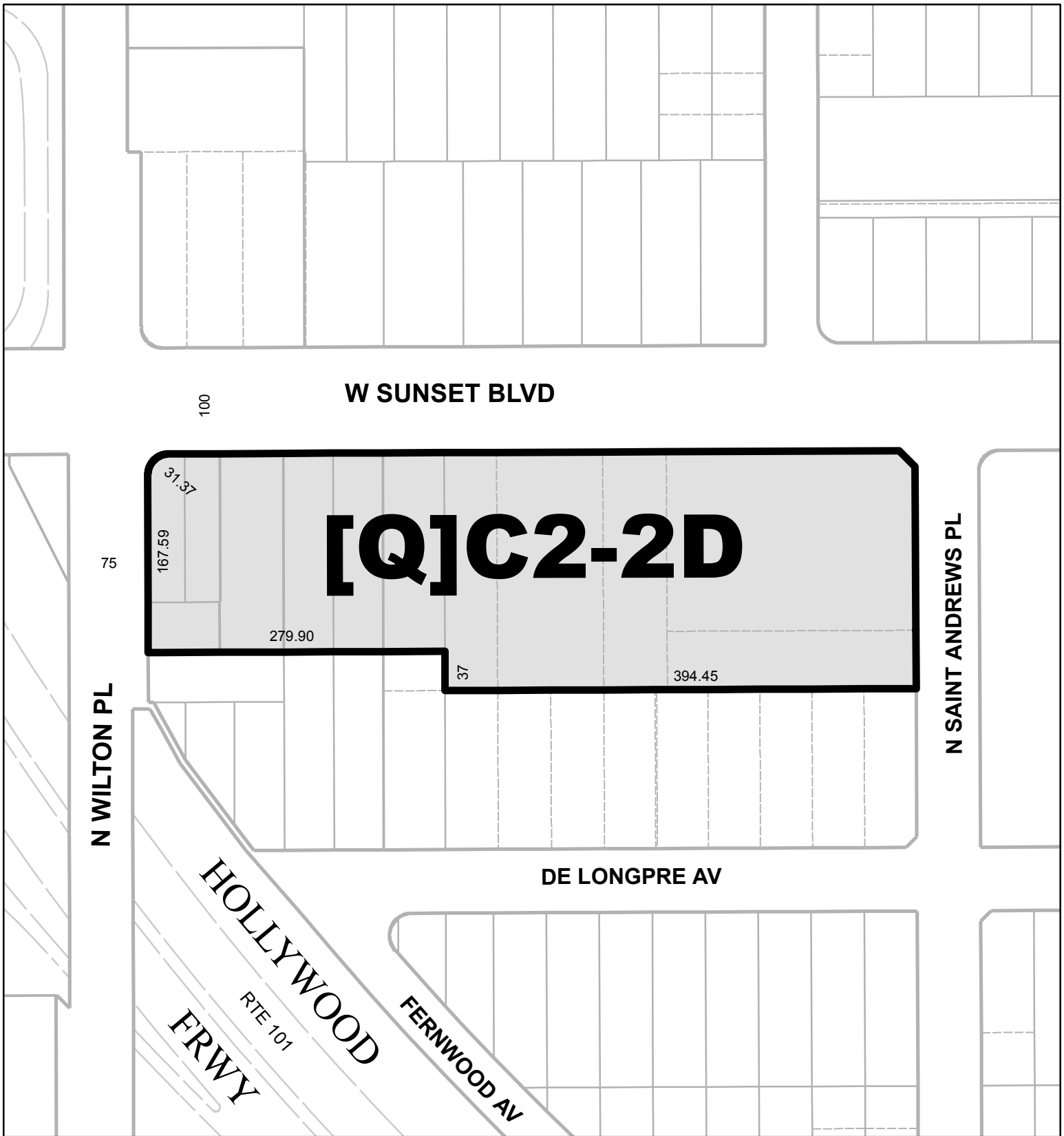
CPC 2005-6082 CPU
CPC 1997-0043 CPU

LH/

HOLLYWOOD CPU, SA 22:3

012512





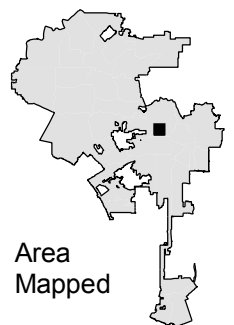
NOT TO SCALE

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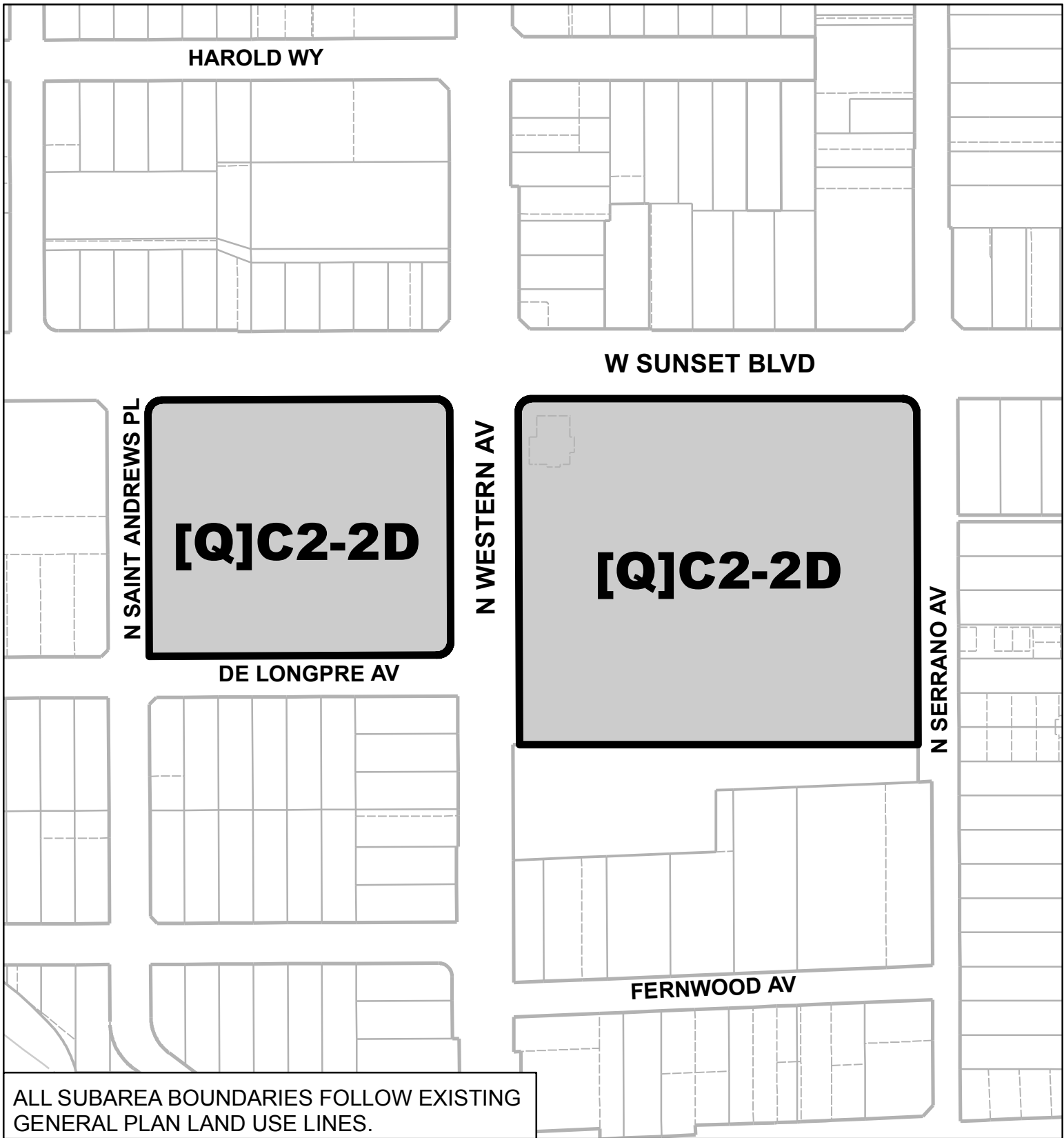
AE/

HOLLYWOOD CPU, SA 23:1A

010412



Area Mapped

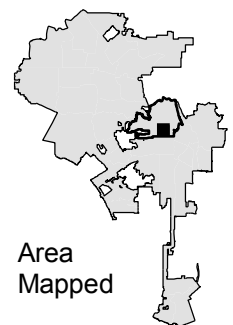


NOT TO SCALE

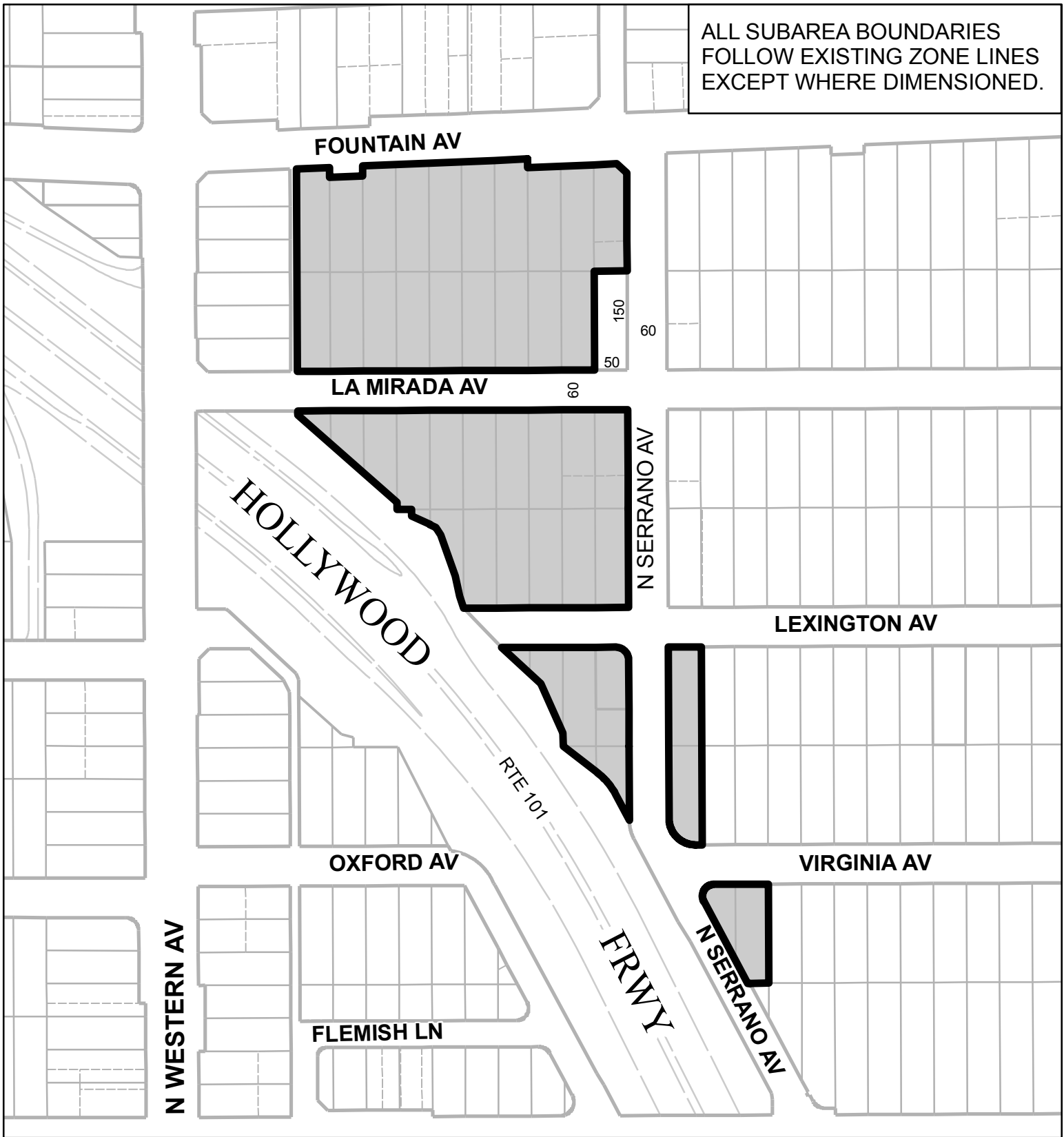
C.M. 147 A 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/ HOLLYWOOD CPU, SA 23:1B

010412



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES EXCEPT WHERE DIMENSIONED.



RD1.5-1XL



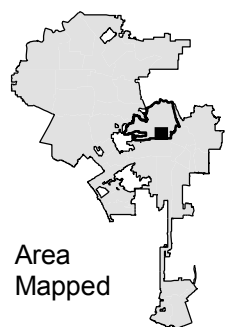
NOT TO SCALE

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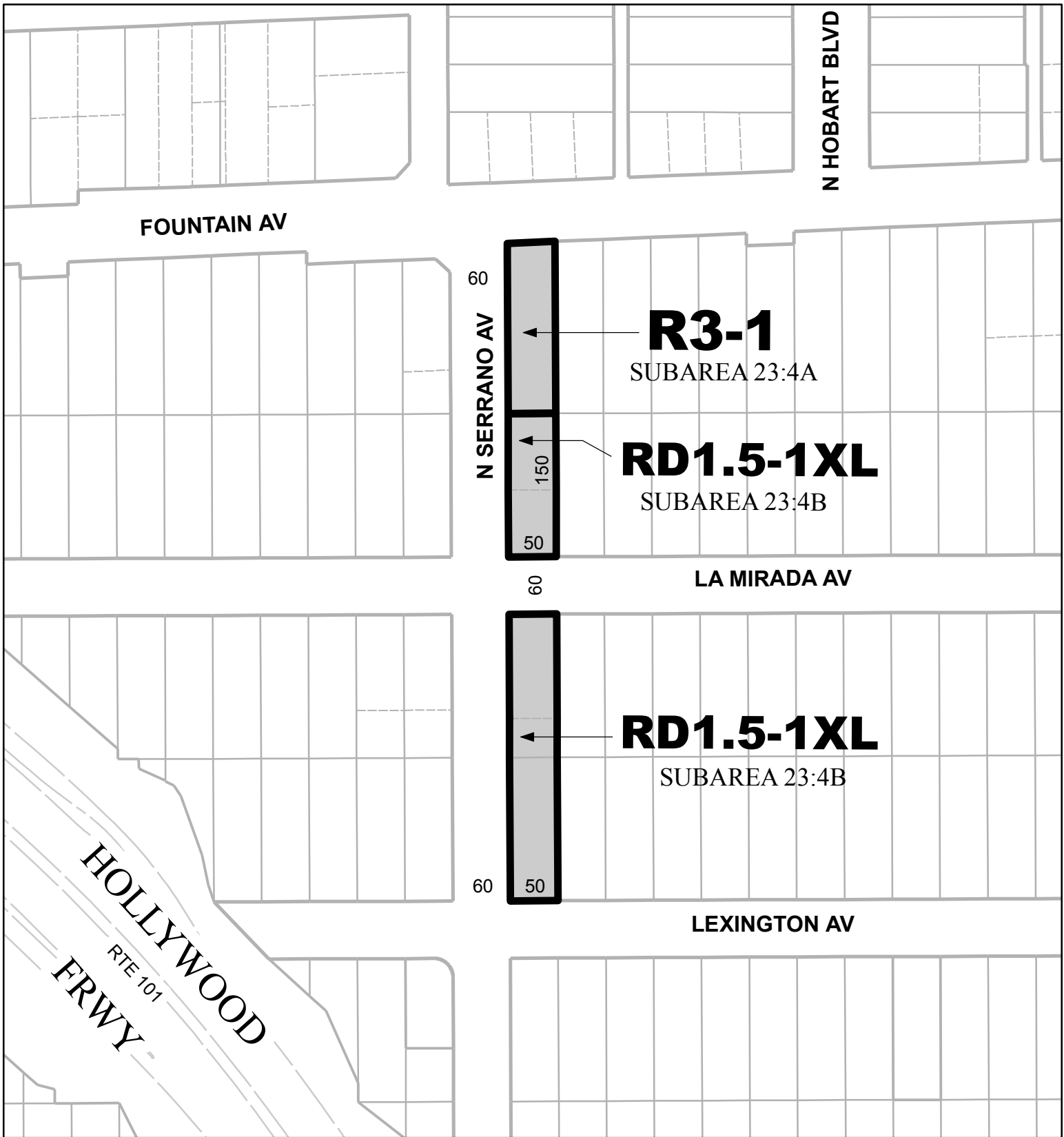
AE/

HOLLYWOOD CPU, SA 23:4

010412

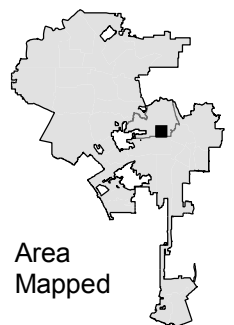


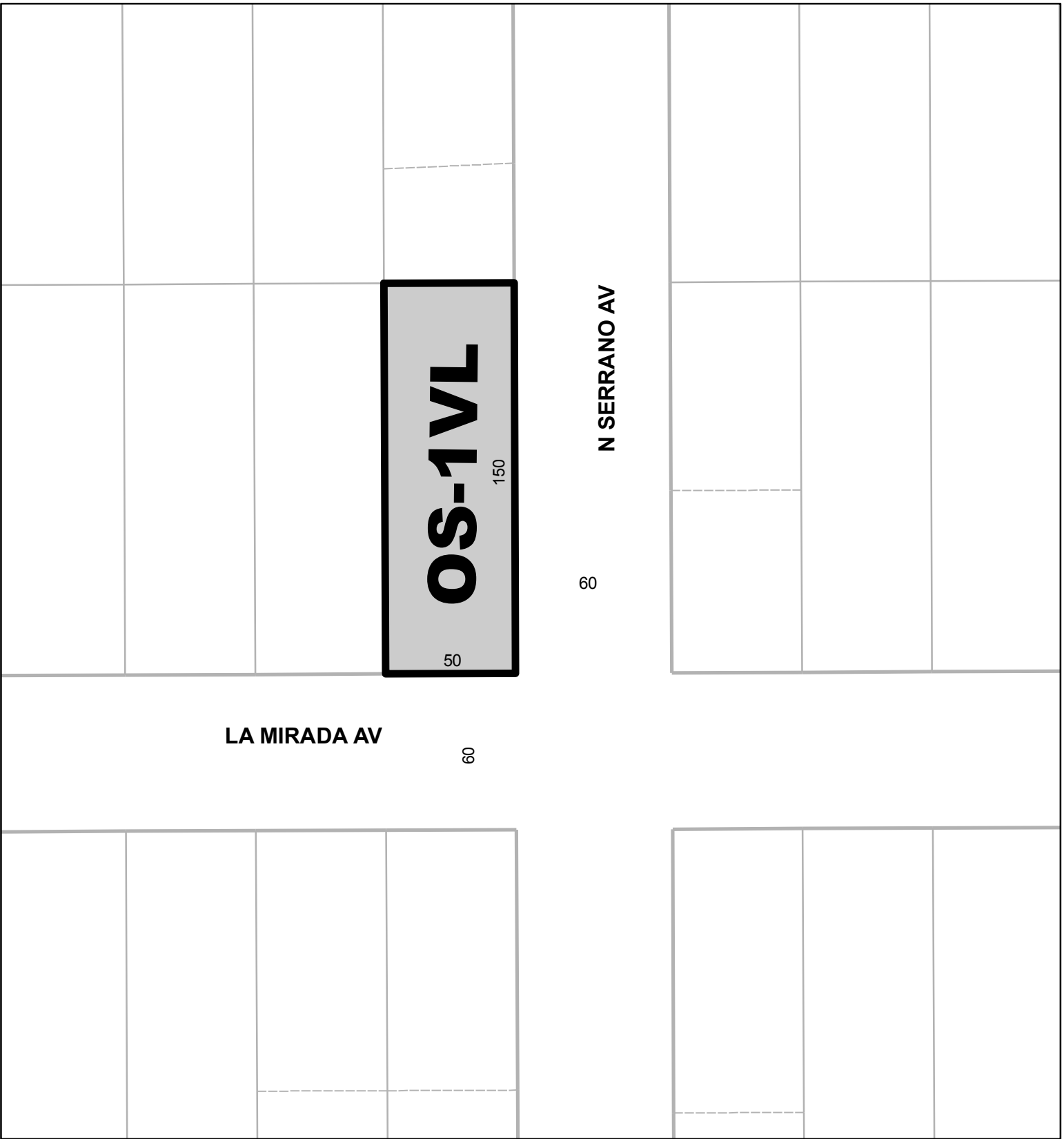
Area Mapped



NOT TO SCALE

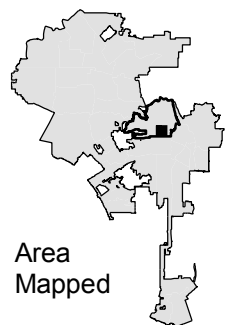
C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
AE/	HOLLYWOOD CPU, SA 23:4A & 23:4B
	010412

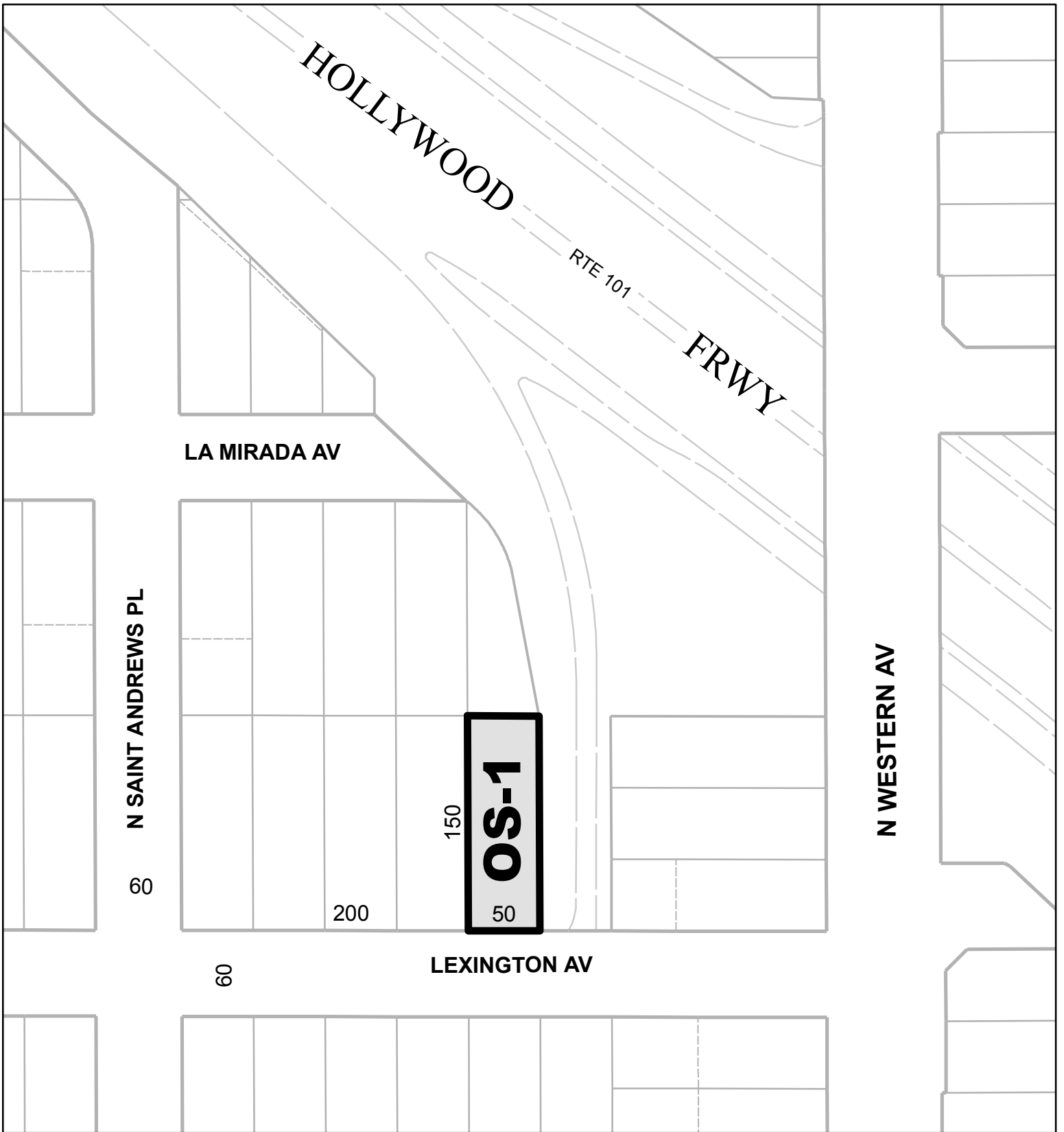




NOT TO SCALE

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





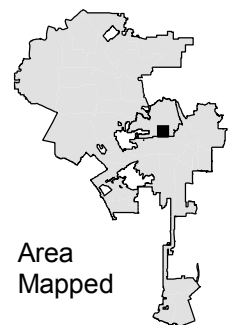
NOT TO SCALE

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

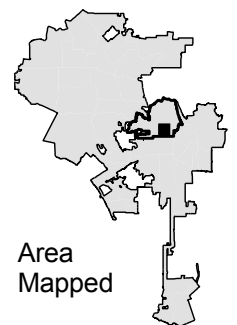
N HOBART BLVD

10' alley

 [Q]C2-2D



NOT TO SCALE



Area Mapped

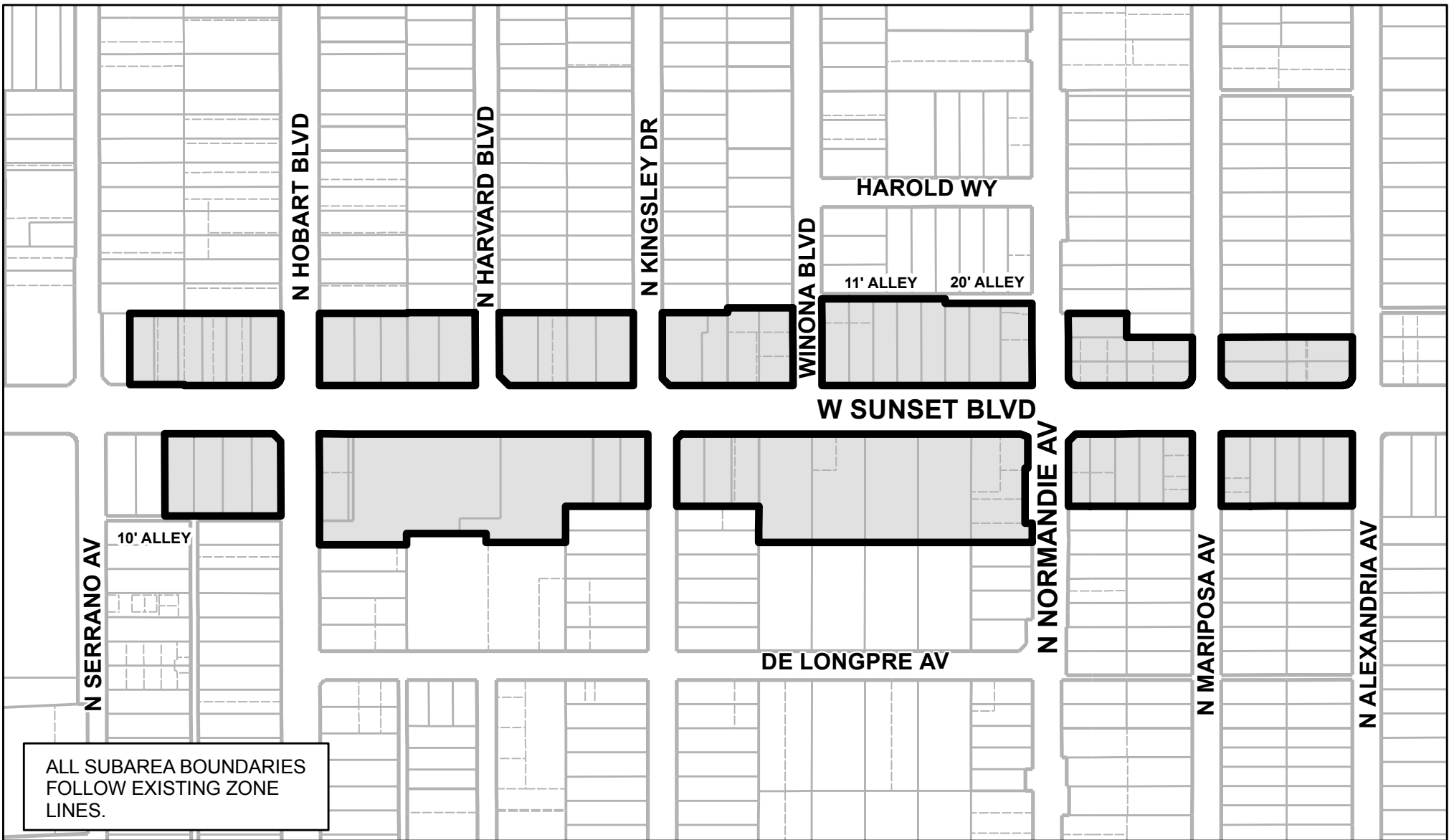
C.M. 147 A 193, 147 A 195

CPC 1997-0043 CPU
CPC 2005-6082 CPU

AE/

HOLLYWOOD CPU, SA 25:1

010412



[Q]C2-2D



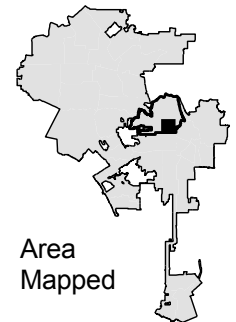
NOT TO SCALE

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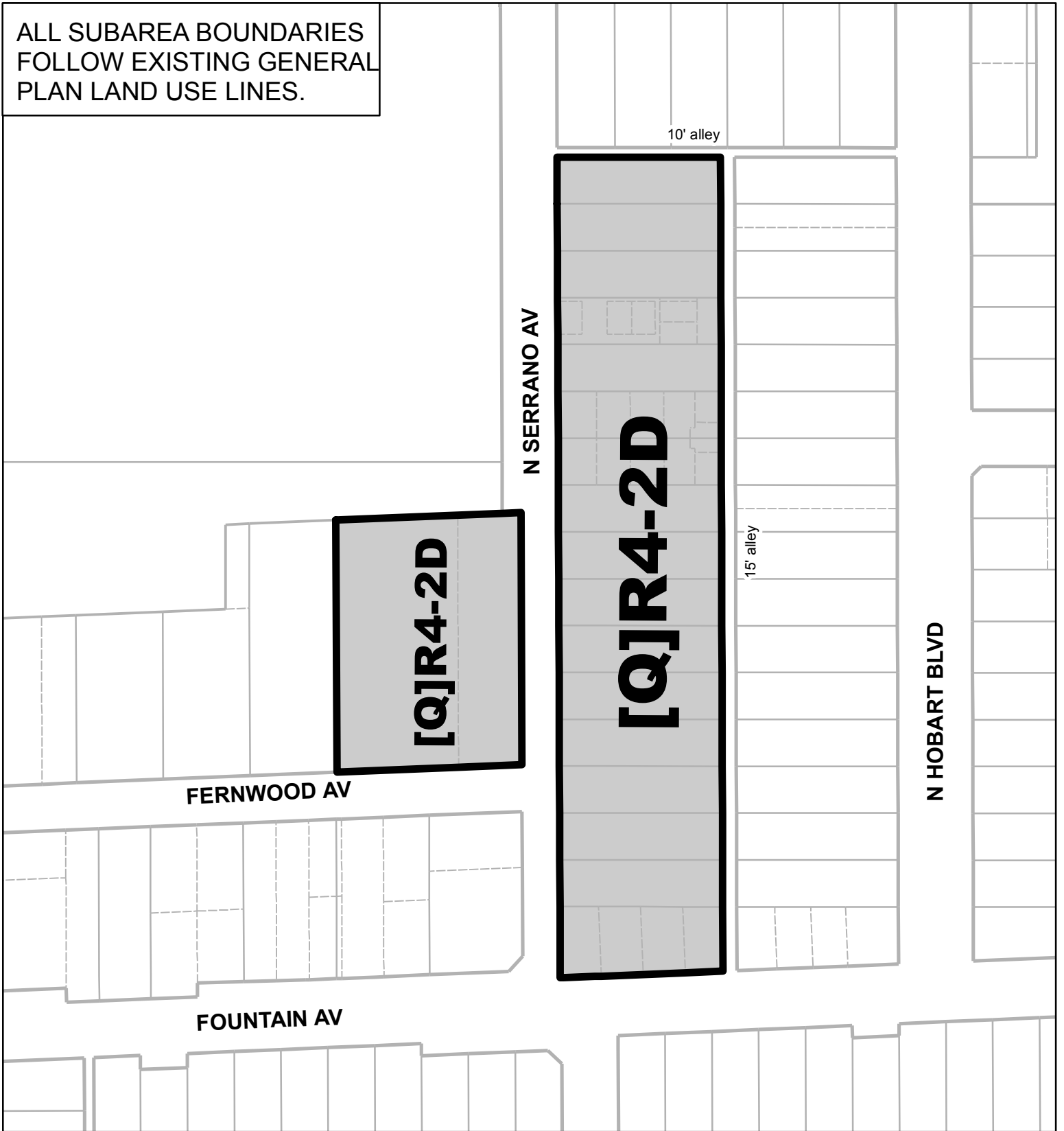
AE/LH

HOLLYWOOD CPU, SA 25:2

010412



ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE LINES.



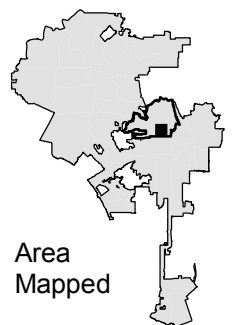
NOT TO SCALE

C.M. 147 A 193, 147 A 195	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/

HOLLYWOOD CPU, SA 25:3

010412



Area Mapped

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.

VIRGINIA AV

HOLLYWOOD

[Q]C2-2D

N SERRANO AV

RTE 101

SANTA MONICA BLVD

FRWY

N HOBART BLVD



NOT TO SCALE

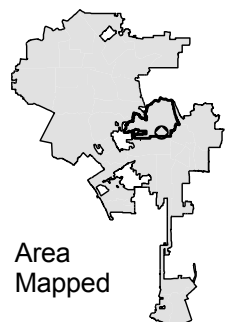
C.M. 144 A 193

CPC 1997-0043 CPU
CPC 2005-6082 CPU

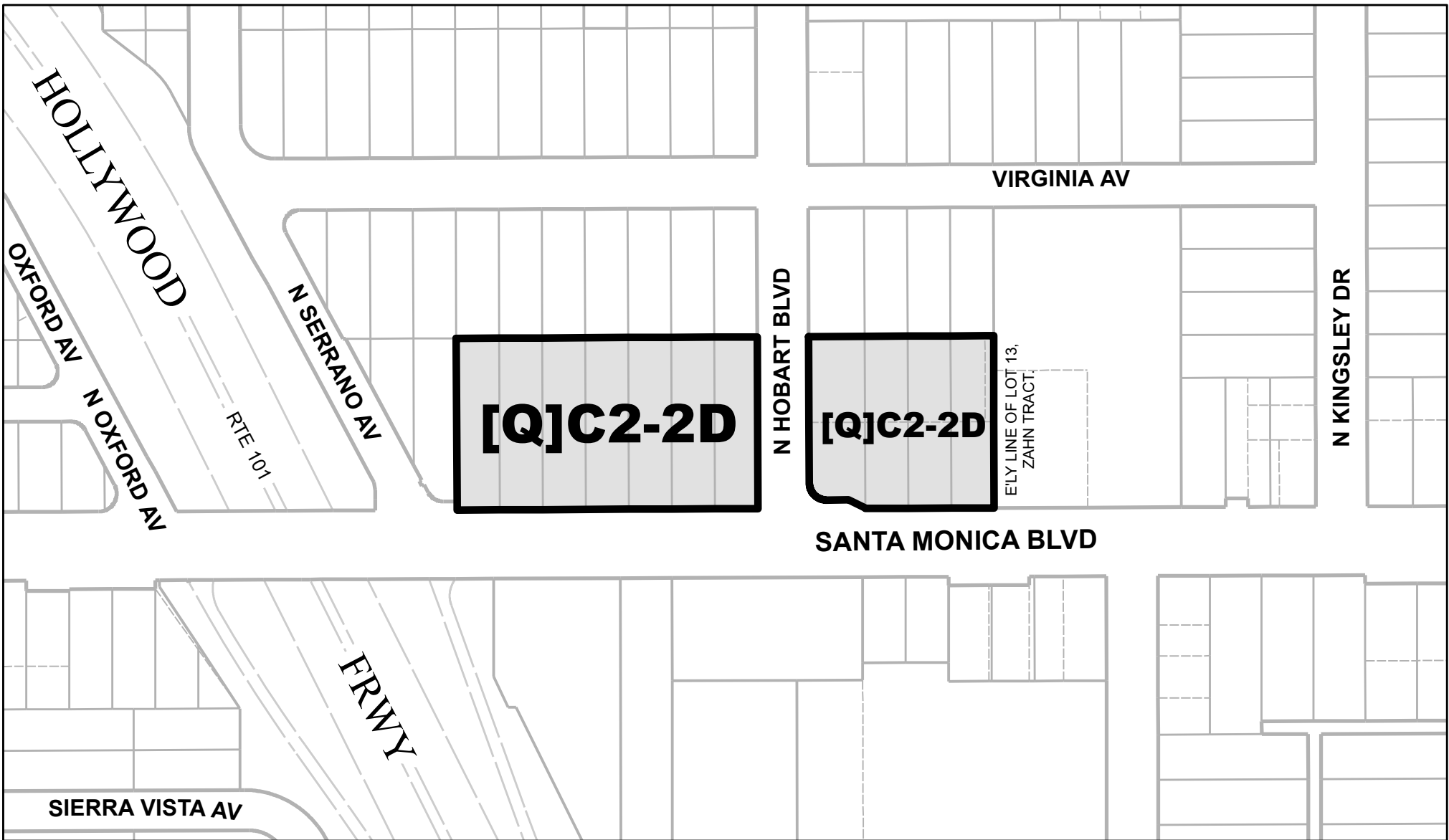
AE/

HOLLYWOOD CPU, SA 26:1

010412



Area
Mapped



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



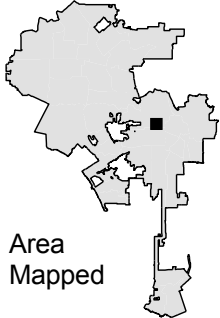
NOT TO SCALE

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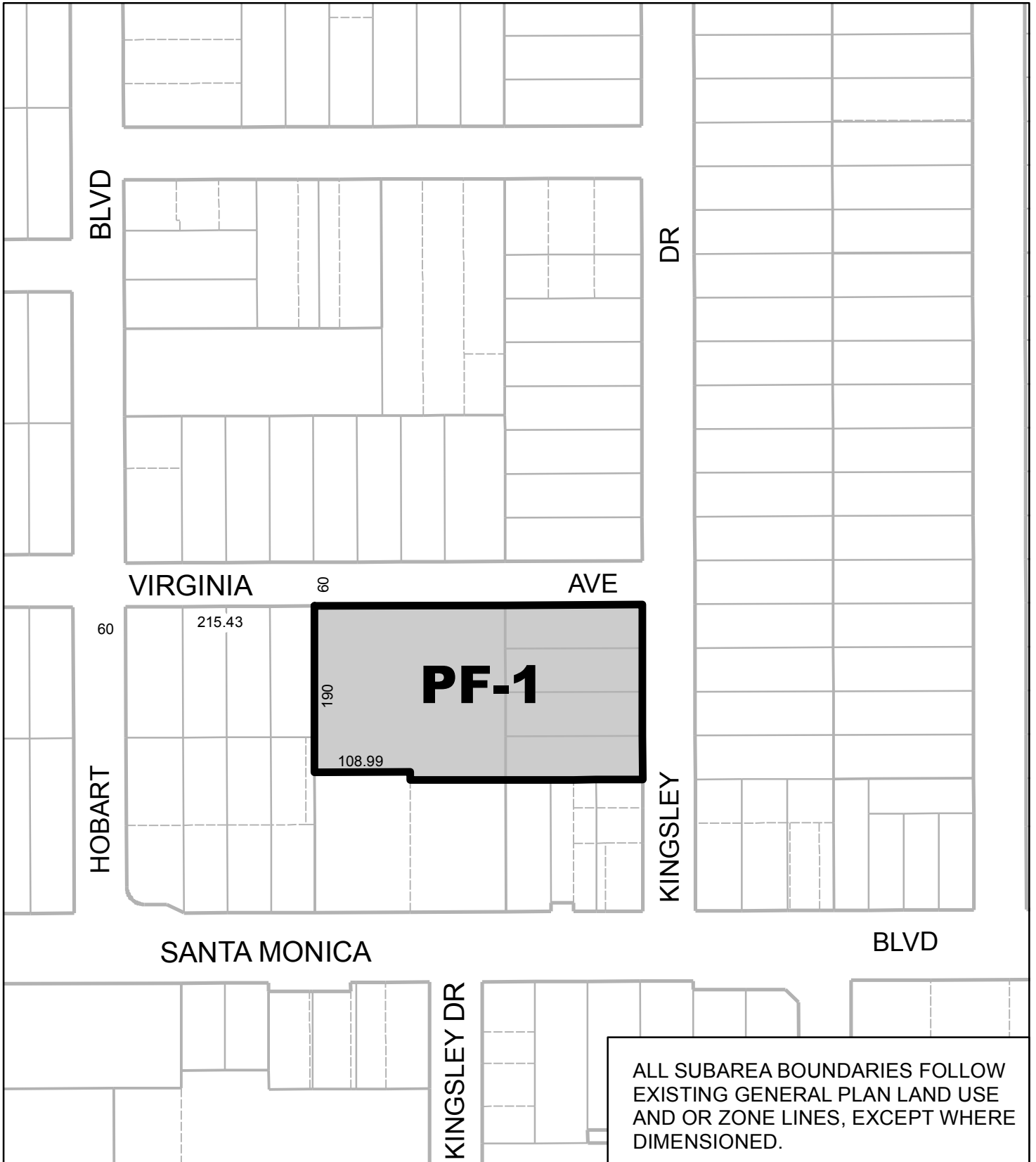
AE\

010412

HOLLYWOOD CPU, SA 26:2



Area Mapped



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

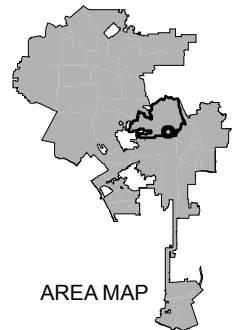


NOT TO SCALE

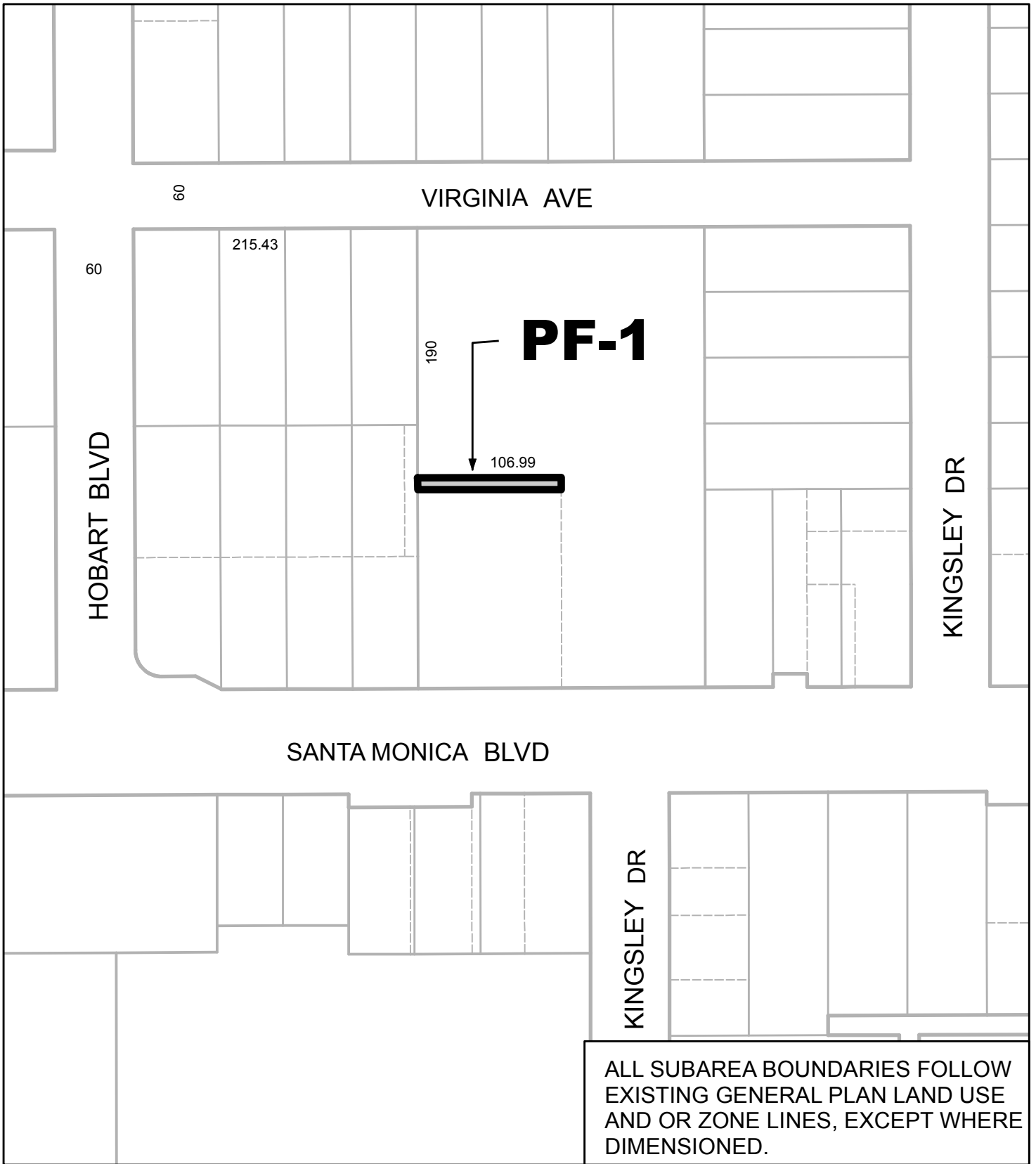
C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ HOLLYWOOD CPU, SA 27:1

010412



AREA MAP



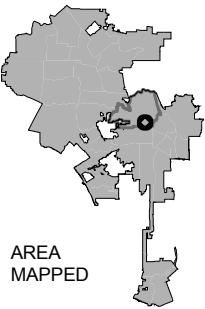
NOT TO SCALE

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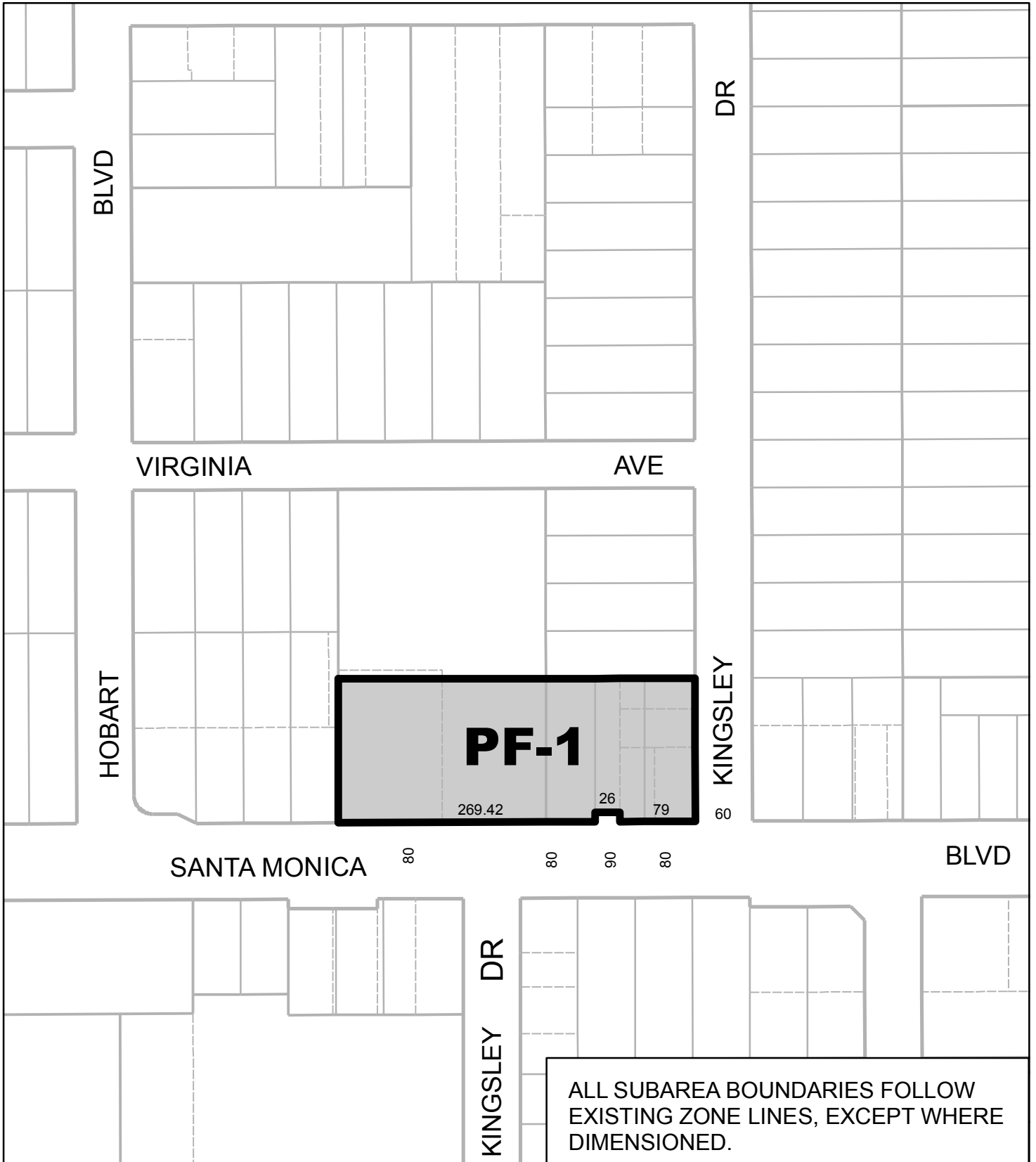
LH/

HOLLYWOOD CPU, SA 27:1A

010412



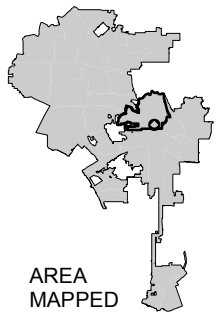
AREA
MAPPED

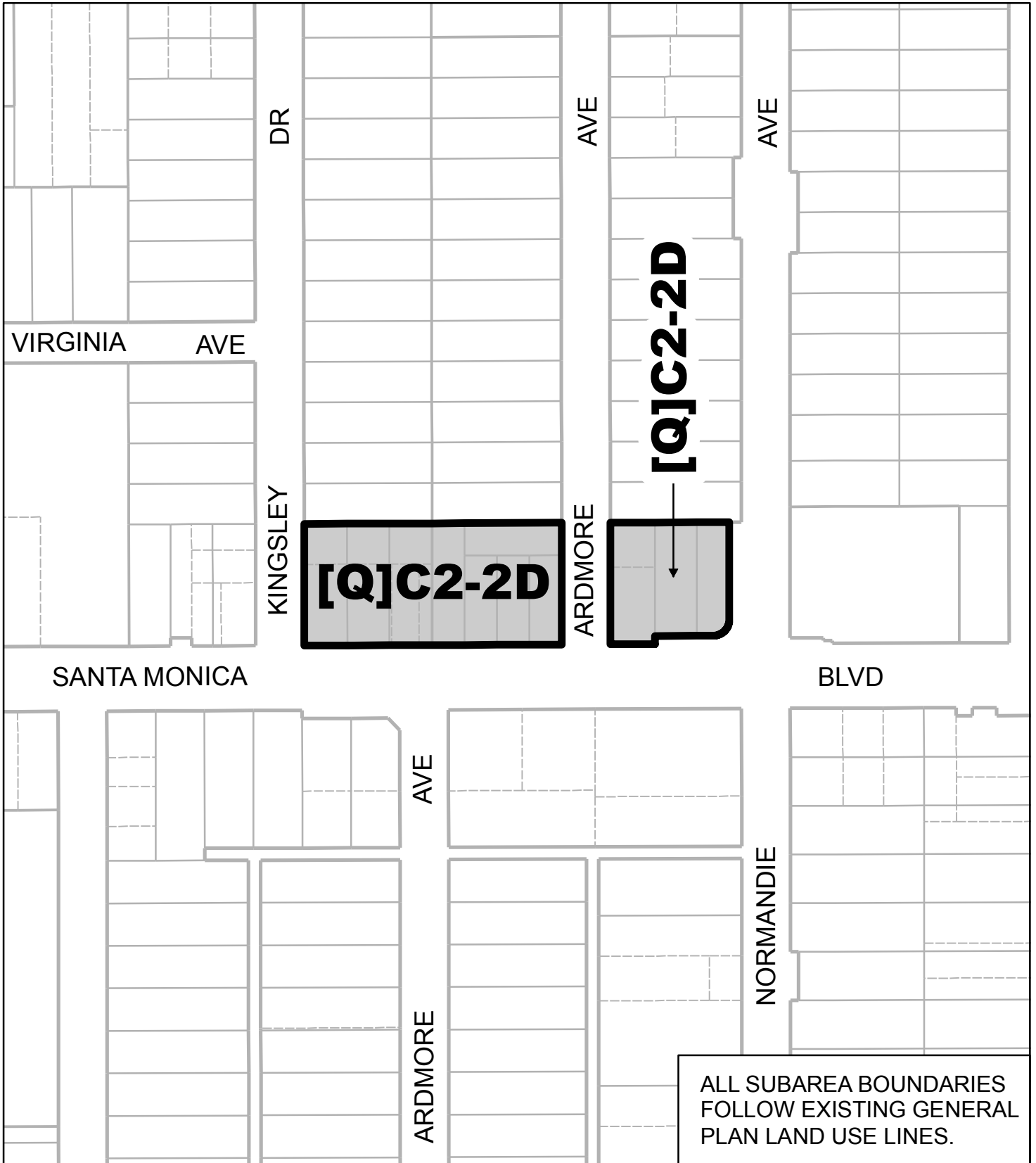


NOT TO SCALE

C.M. 144 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ **HOLLYWOOD CPU, SA 27:2** 010412





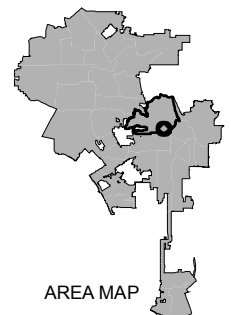
NOT TO SCALE

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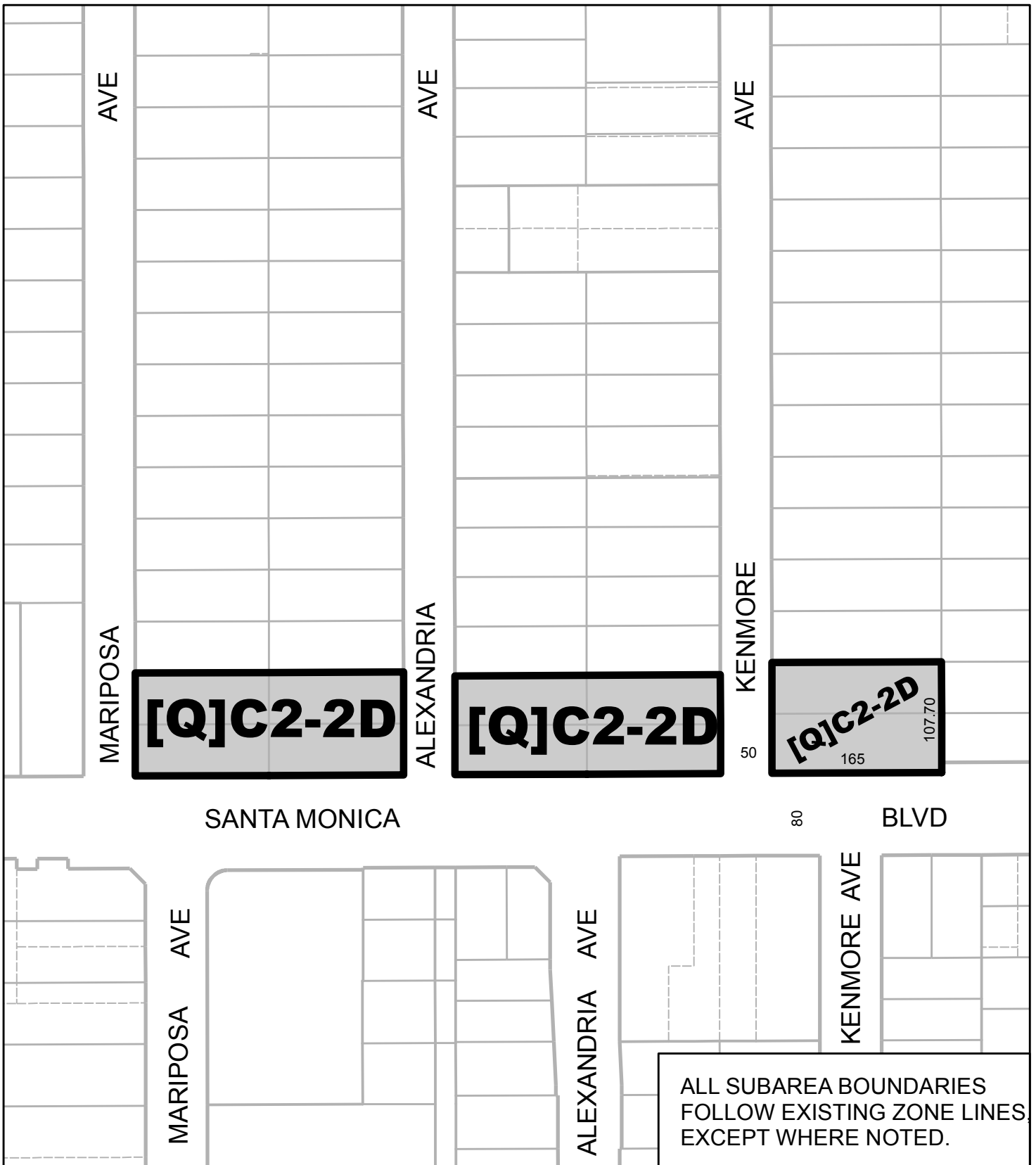
LH/

HOLLYWOOD CPU, SA 28

010412



AREA MAP



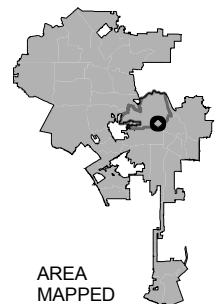
NOT TO SCALE

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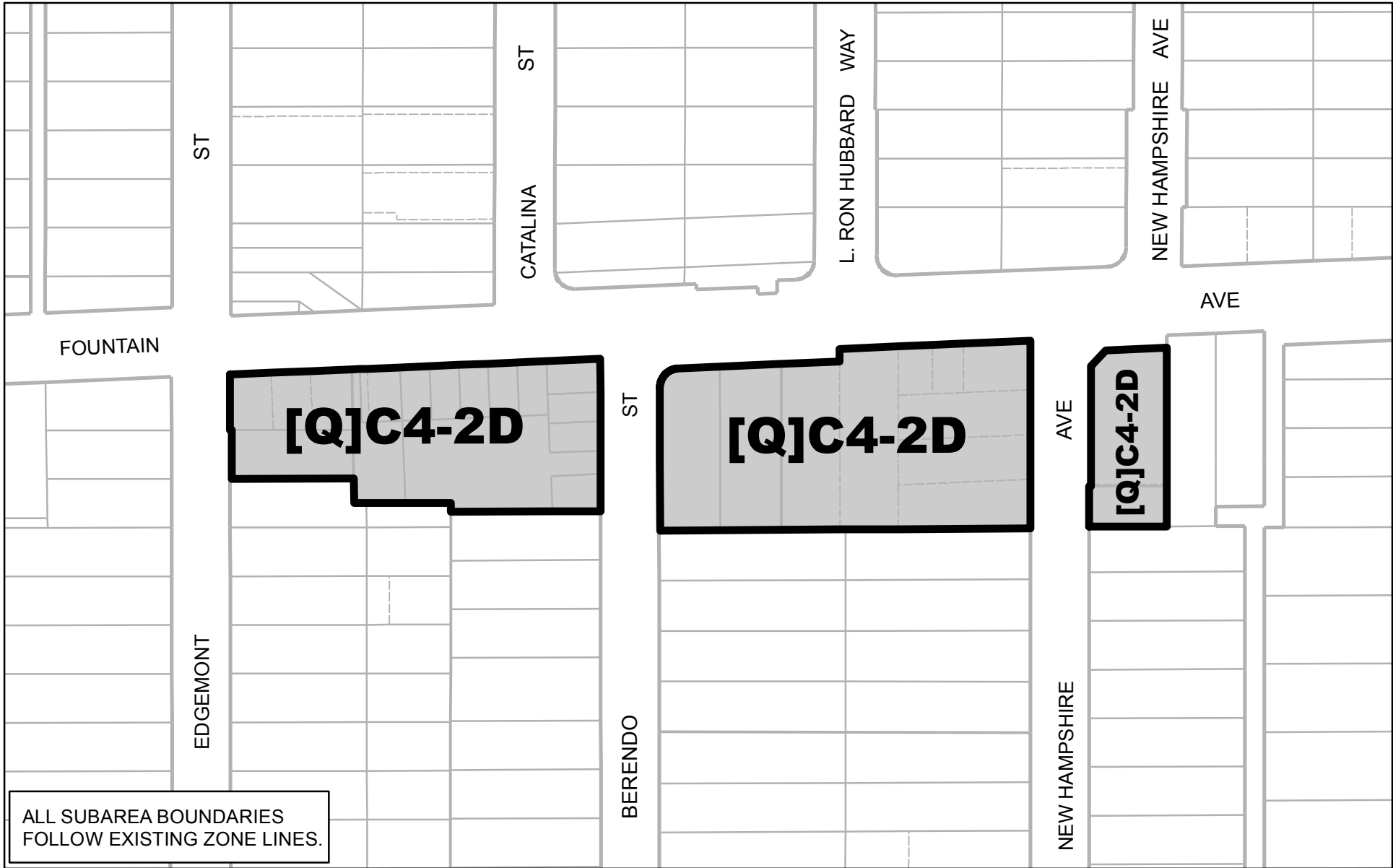
LH/

HOLLYWOOD CPU, SA 29

010412



AREA
MAPPED



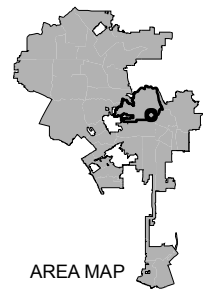
ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

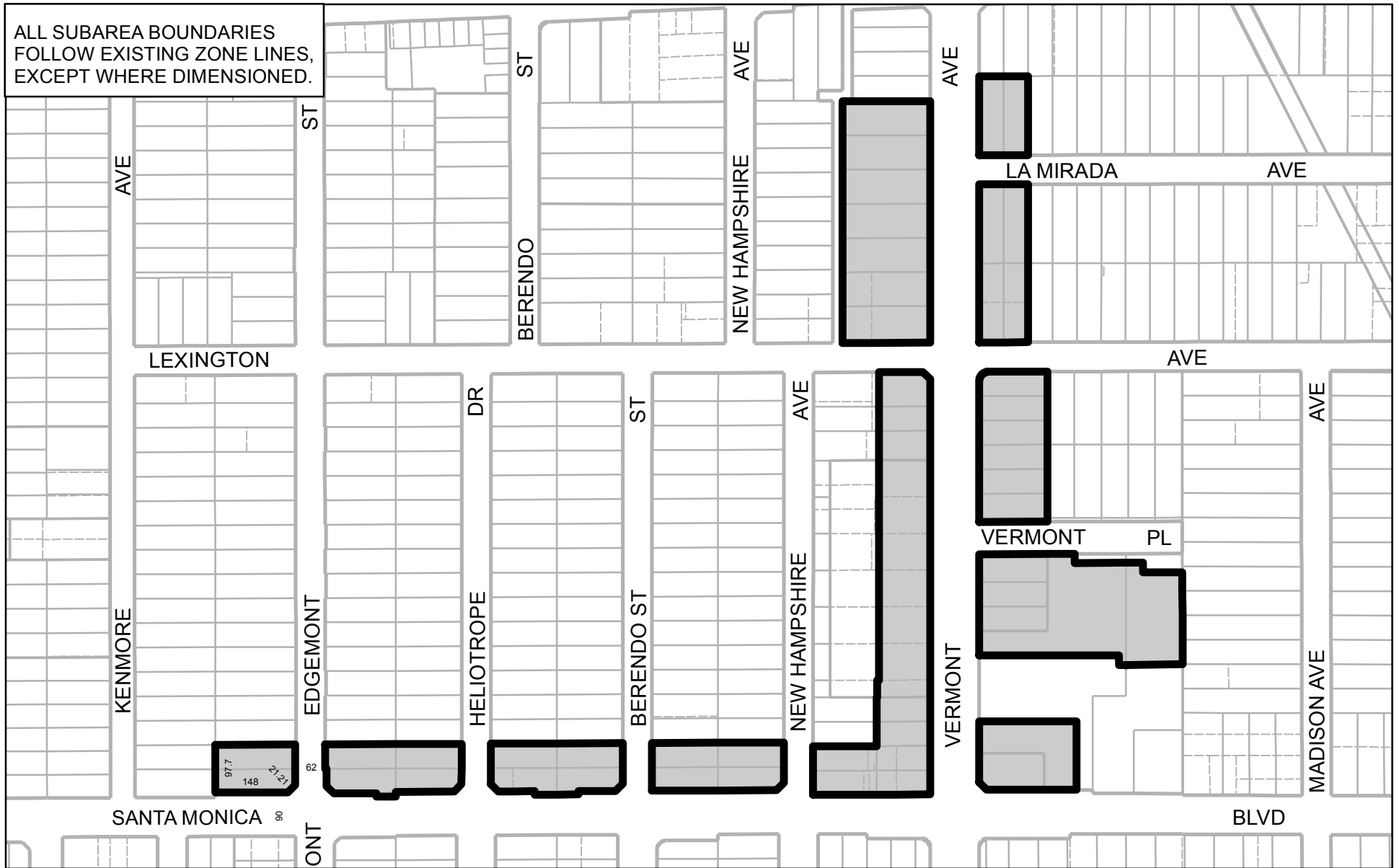
C.M. 144 B 197, 147 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ HOLLYWOOD CPU, SA 31 020112



AREA MAP

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



[Q]C2-2D



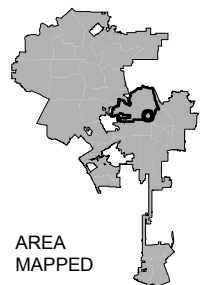
NOT TO SCALE

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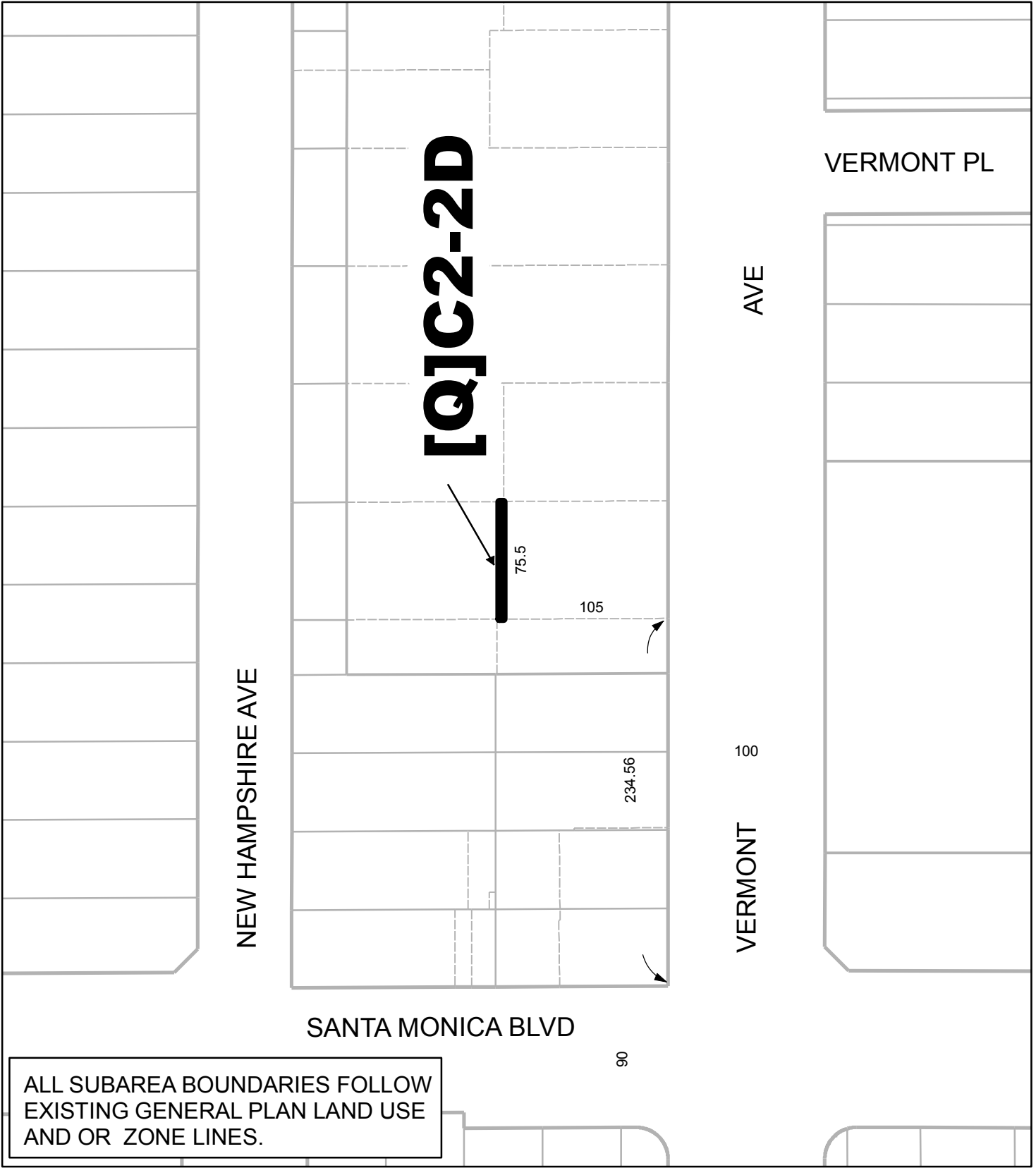
LH/

HOLLYWOOD CPU, SA 31:1

010412

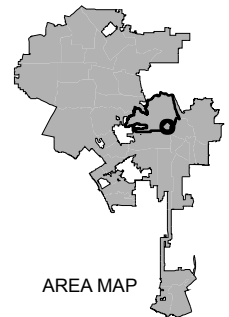


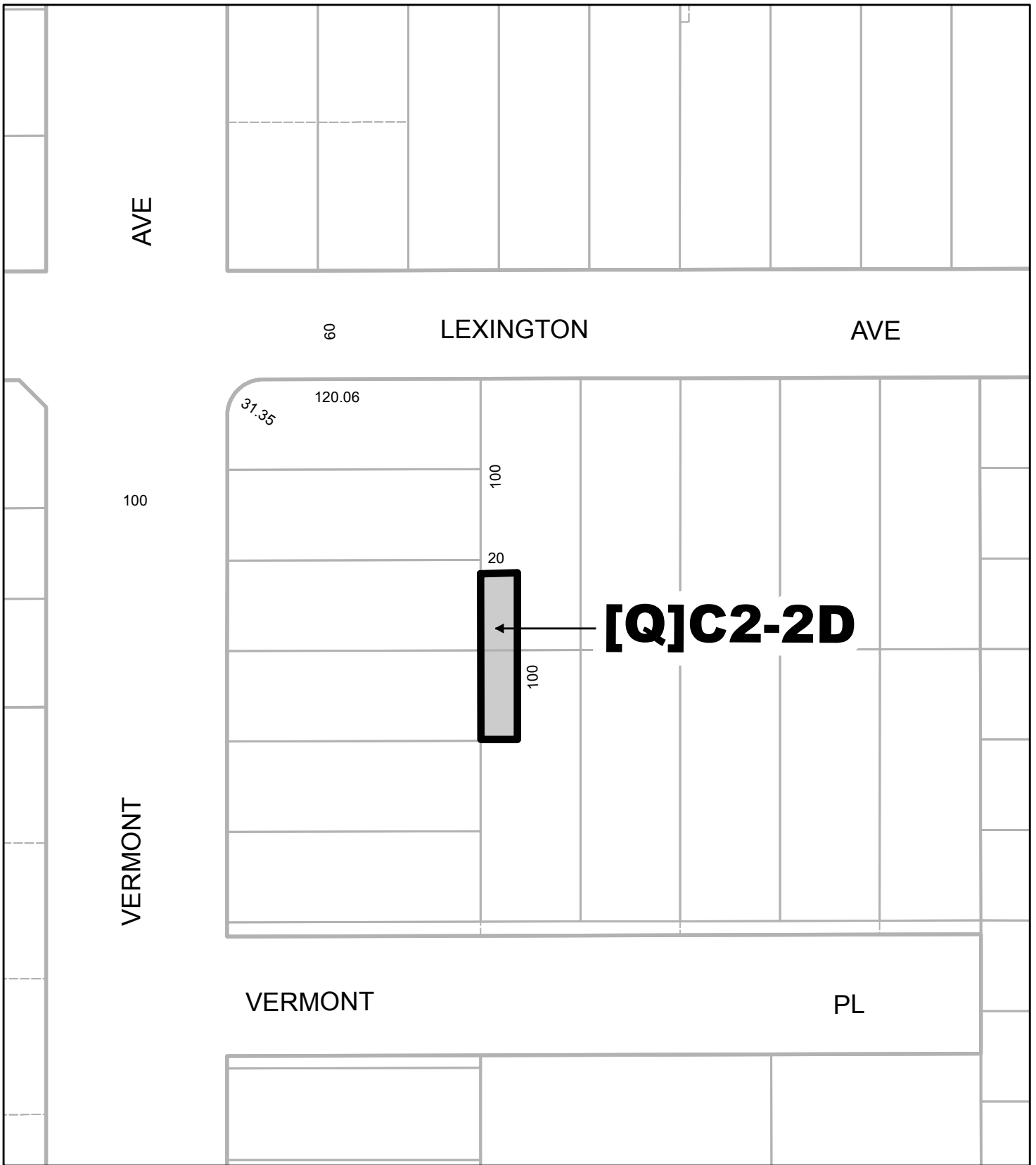
AREA MAPPED



C.M. 144 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ **HOLLYWOOD CPU, SA 31:1A** 010412





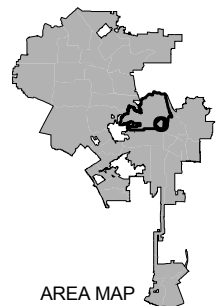
NOT TO SCALE

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

HOLLYWOOD CPU, SA 31:4

010412



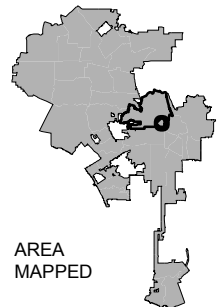
AREA MAP



NOT TO SCALE

C.M. 144 B 197	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ HOLLYWOOD CPU, SA 32 020112



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.

SUNSET

BLVD

HOLLYWOOD BLVD

[Q]C2-2D

PL

AVE

[Q]C2-2D

DE LONGPRE AVE

DE LONGPRE

AVE

LYMAN

VIRGIL



NOT TO SCALE

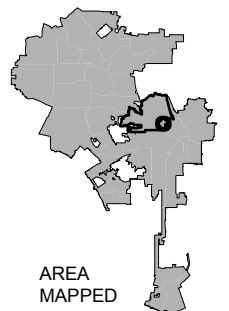
C.M. 147 B 197

CPC 2005-6082 CPU
CPC 1997-0043 CPU

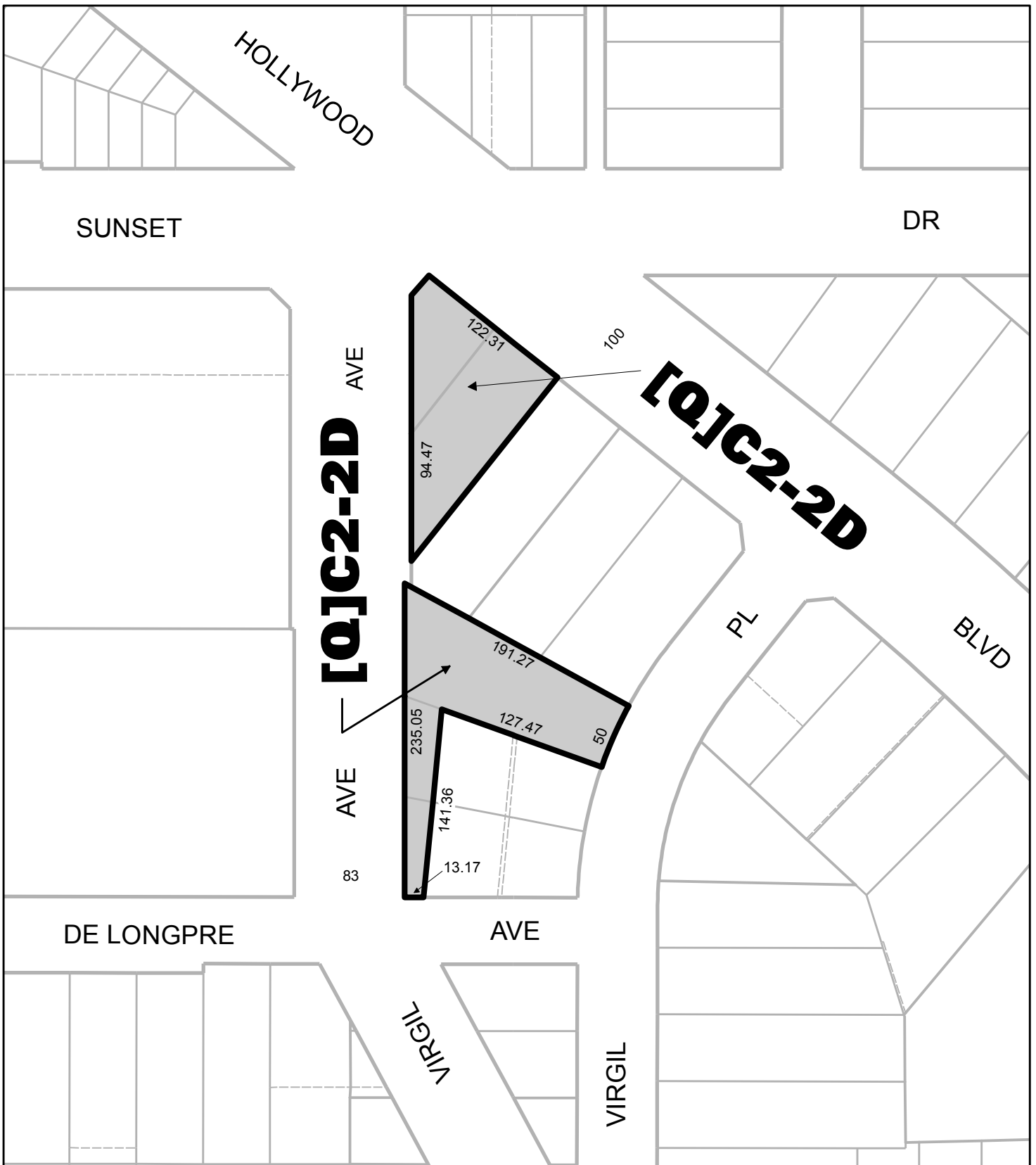
LH/

HOLLYWOOD CPU, SA 33:1

010412



AREA MAPPED



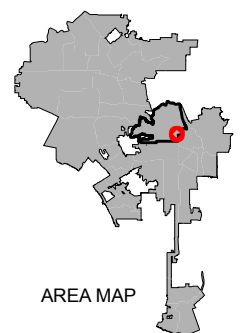
NOT TO SCALE

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

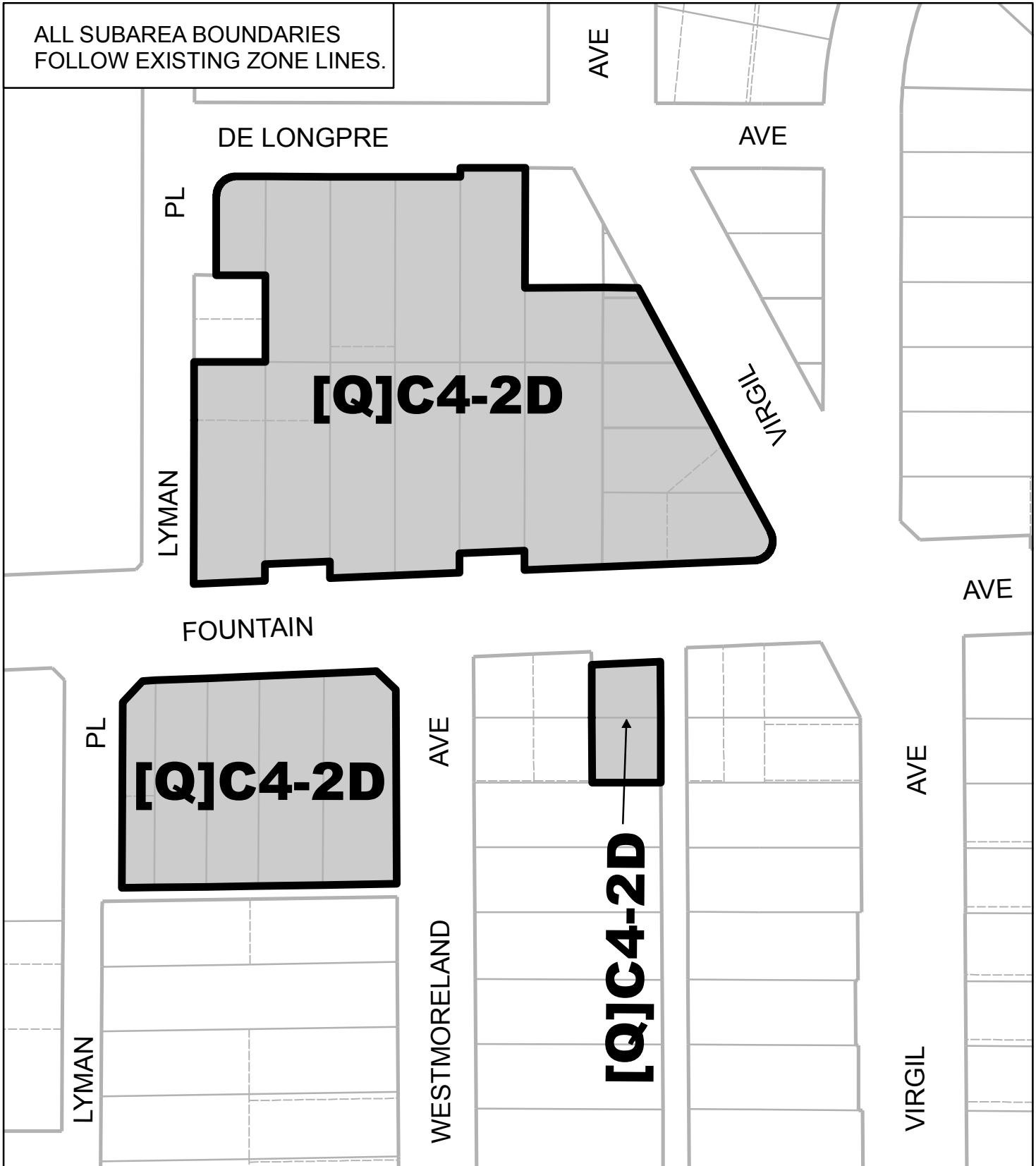
HOLLYWOOD CPU, SA 33:1A

010412



AREA MAP

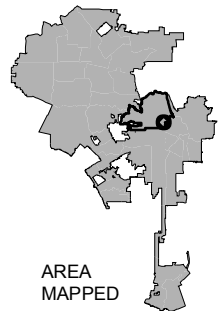
ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

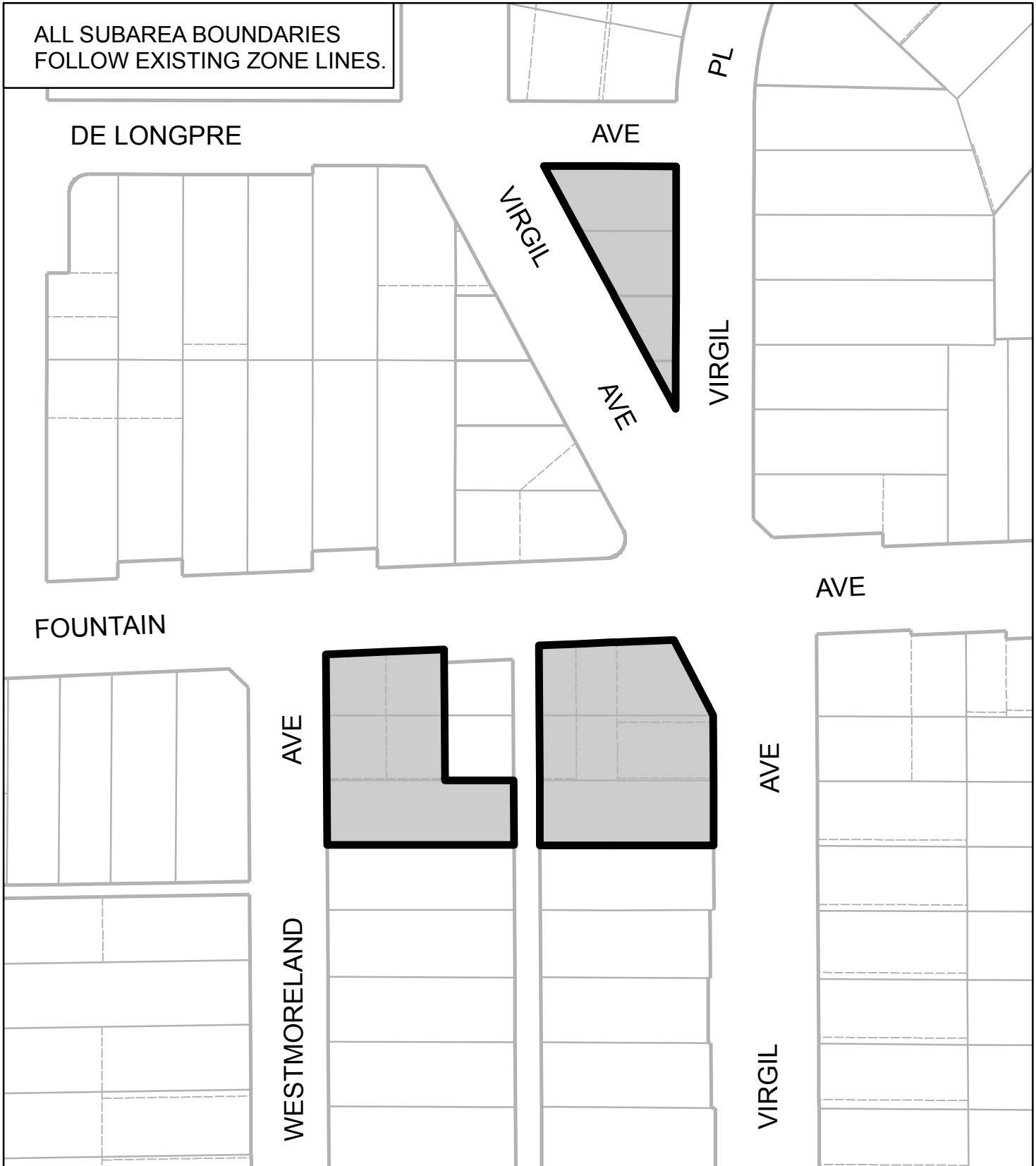
C.M. 147 B 197, 147 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ **HOLLYWOOD CPU, SA 33:2** 010412



AREA MAPPED

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



[Q]C4-2D



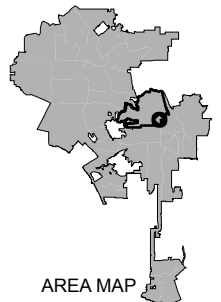
NOT TO SCALE

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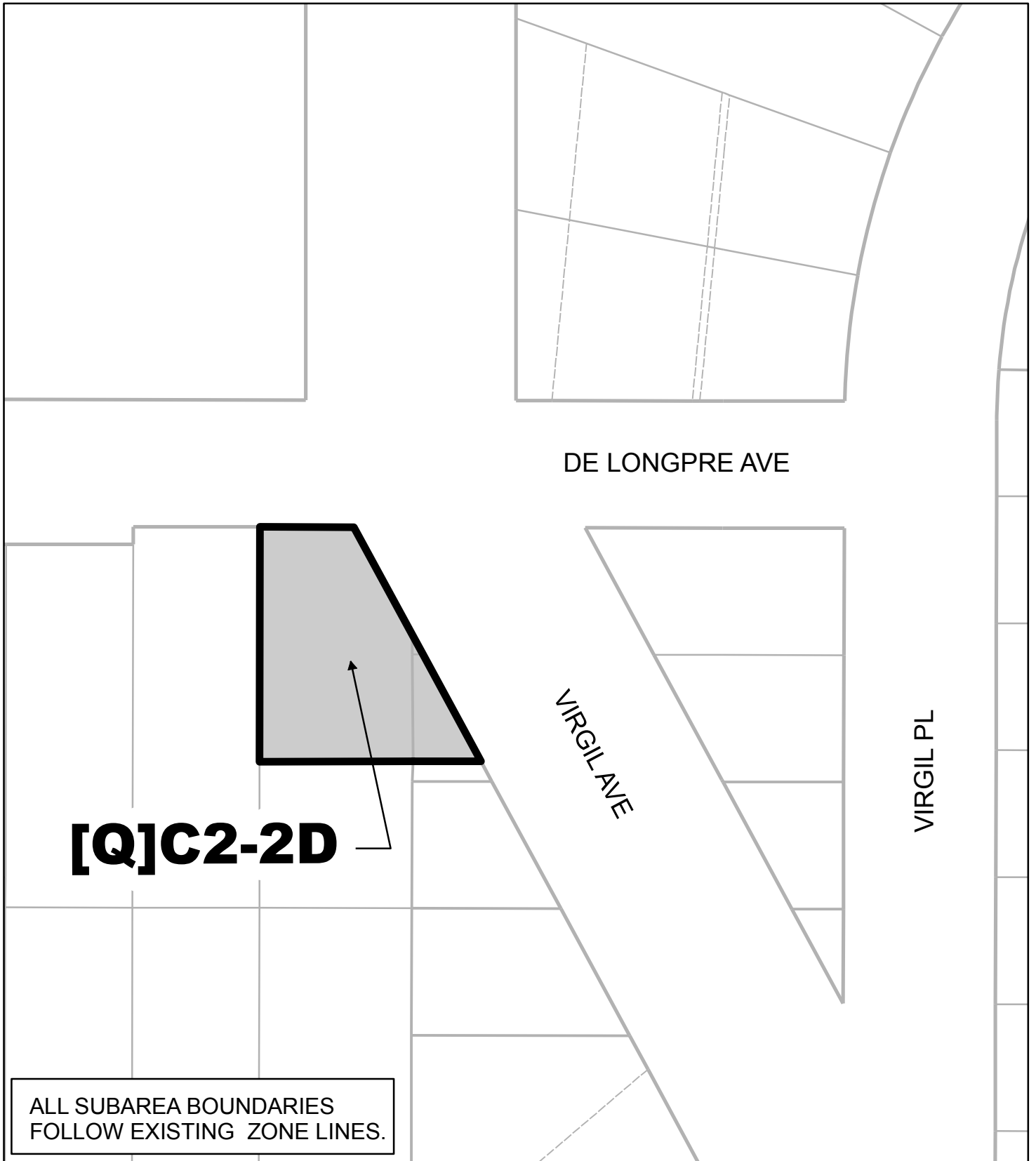
LH/

HOLLYWOOD CPU, SA 33:2A

020112



AREA MAP



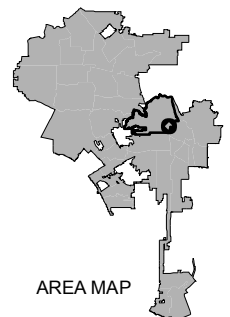
NOT TO SCALE

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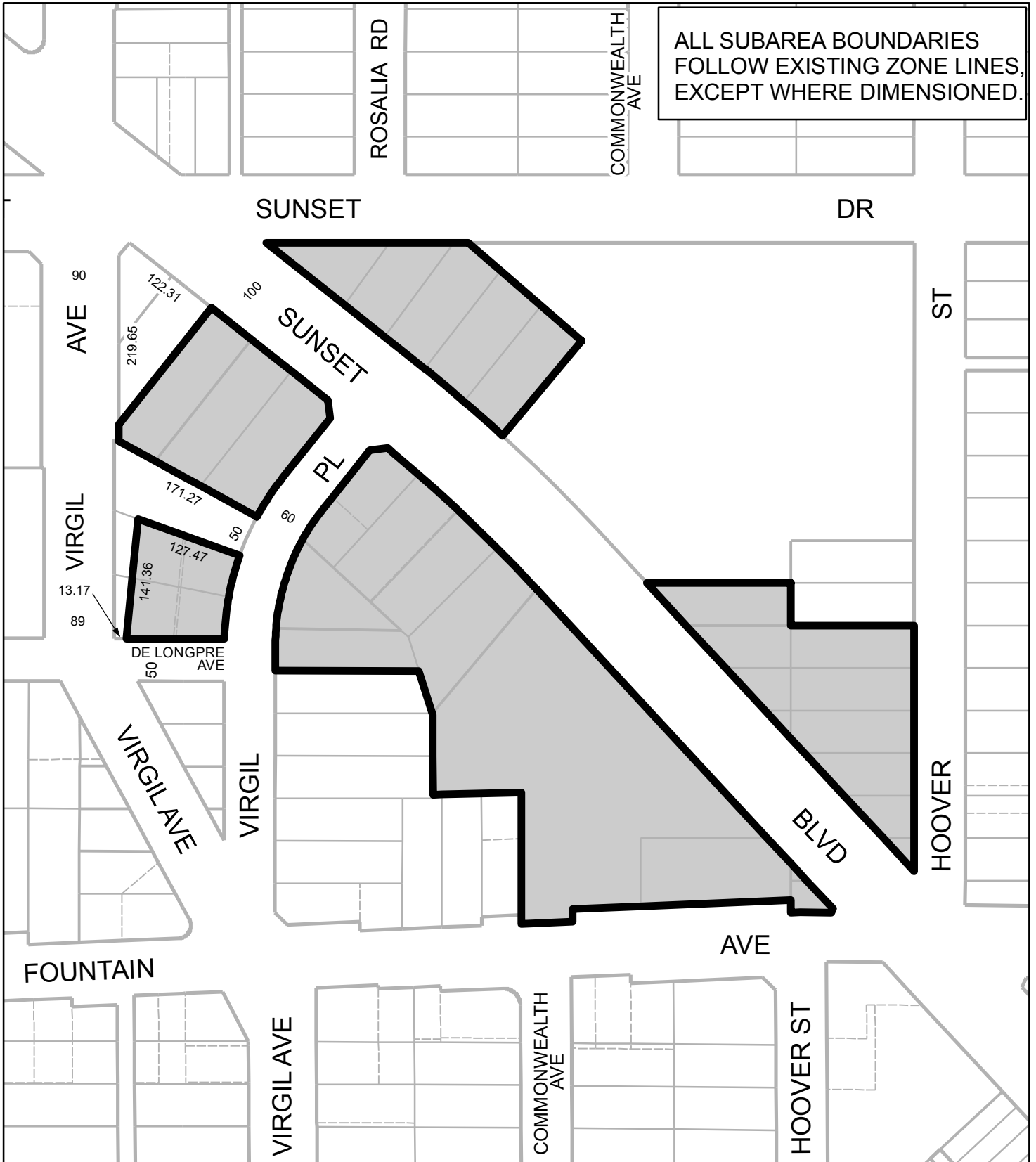
LH/

HOLLYWOOD CPU, SA 33:2B

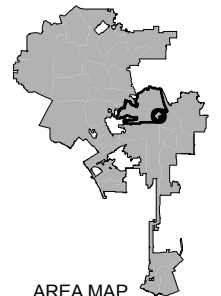
020112



AREA MAP



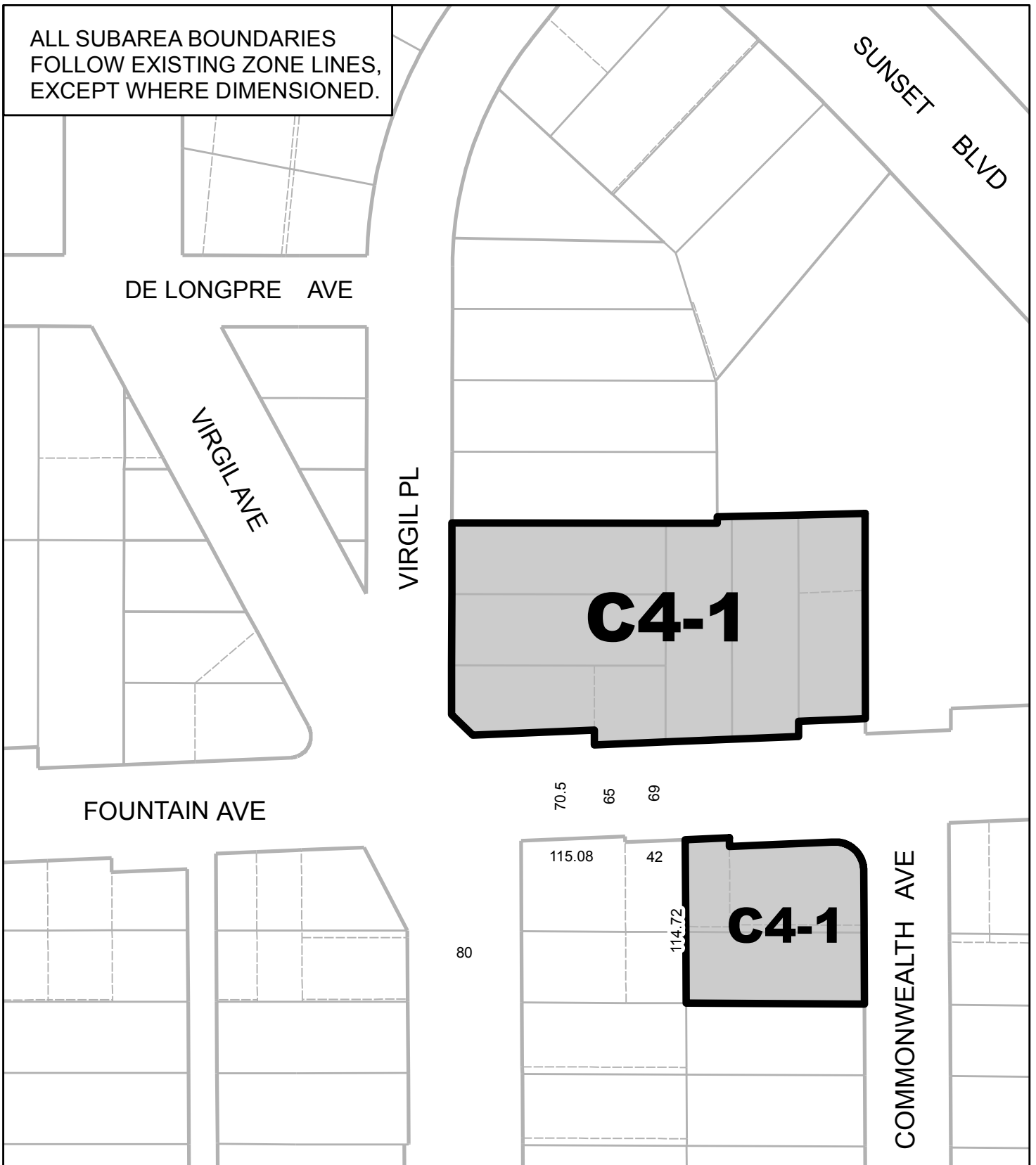
 **C2-1**



C.M. 147 B 197, 147 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ **HOLLYWOOD CPU, SA 33:3** 010412

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



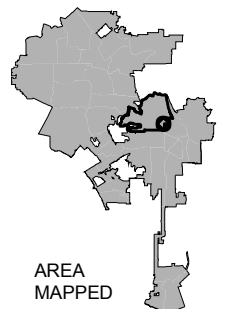
NOT TO SCALE

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

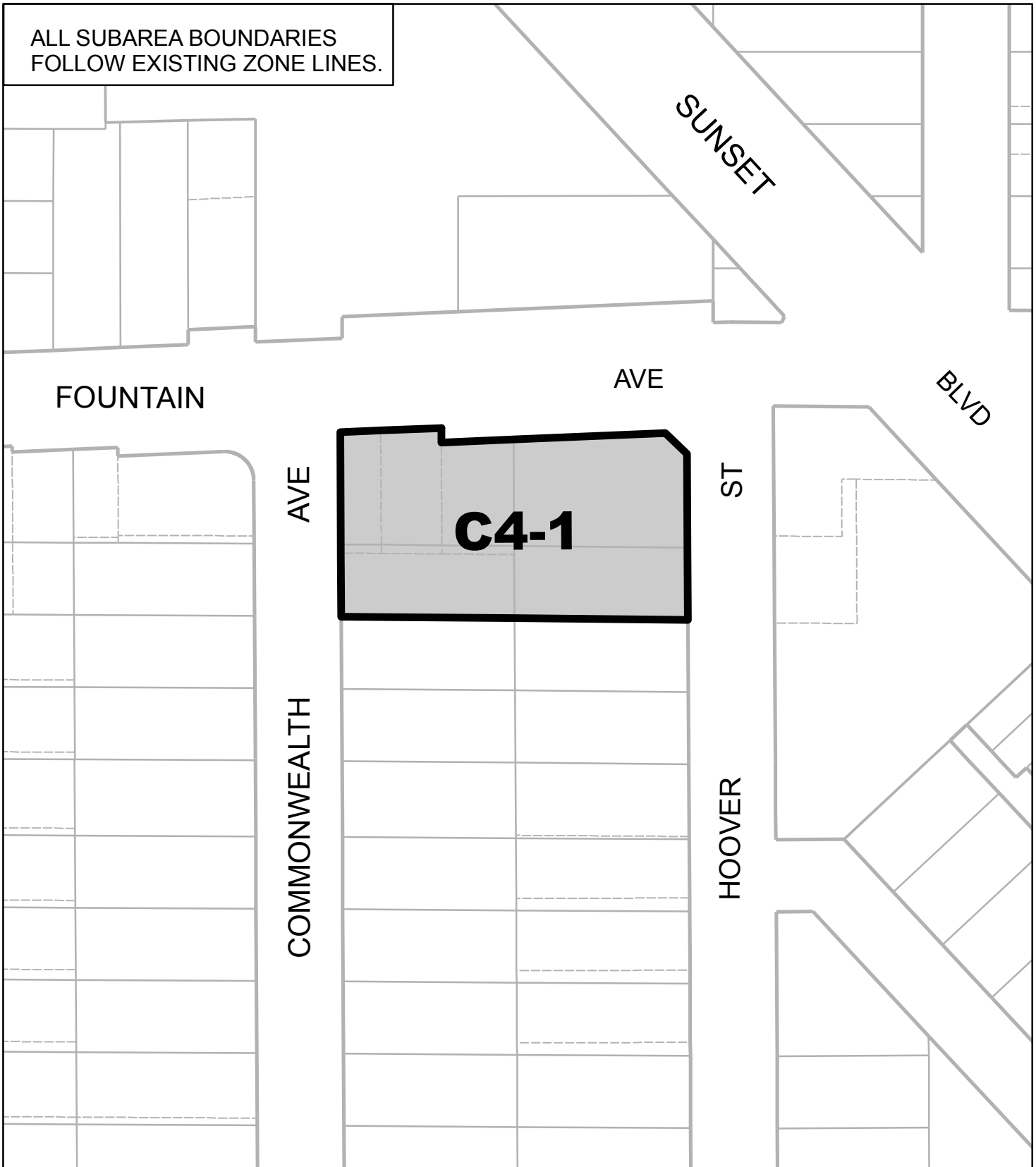
HOLLYWOOD CPU, SA 33:4A

010412



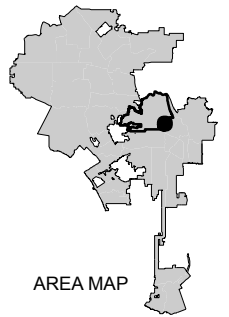
AREA
MAPPED

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.

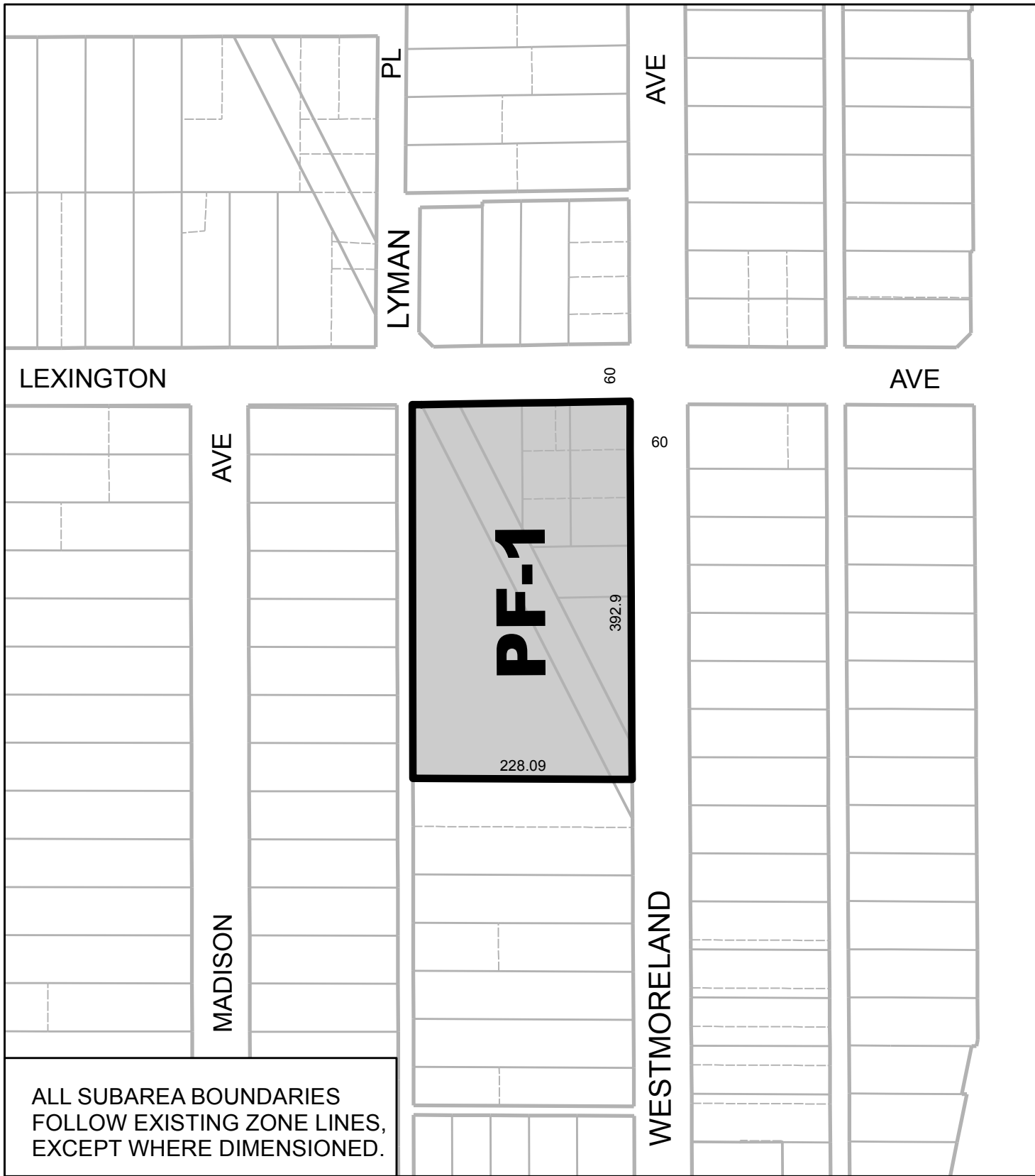


NOT TO SCALE

C.M. 147 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
LH/	HOLLYWOOD CPU, SA 33:4B 010412



AREA MAP



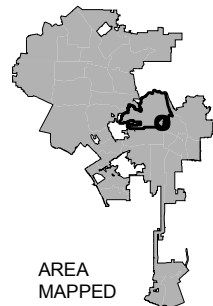
NOT TO SCALE

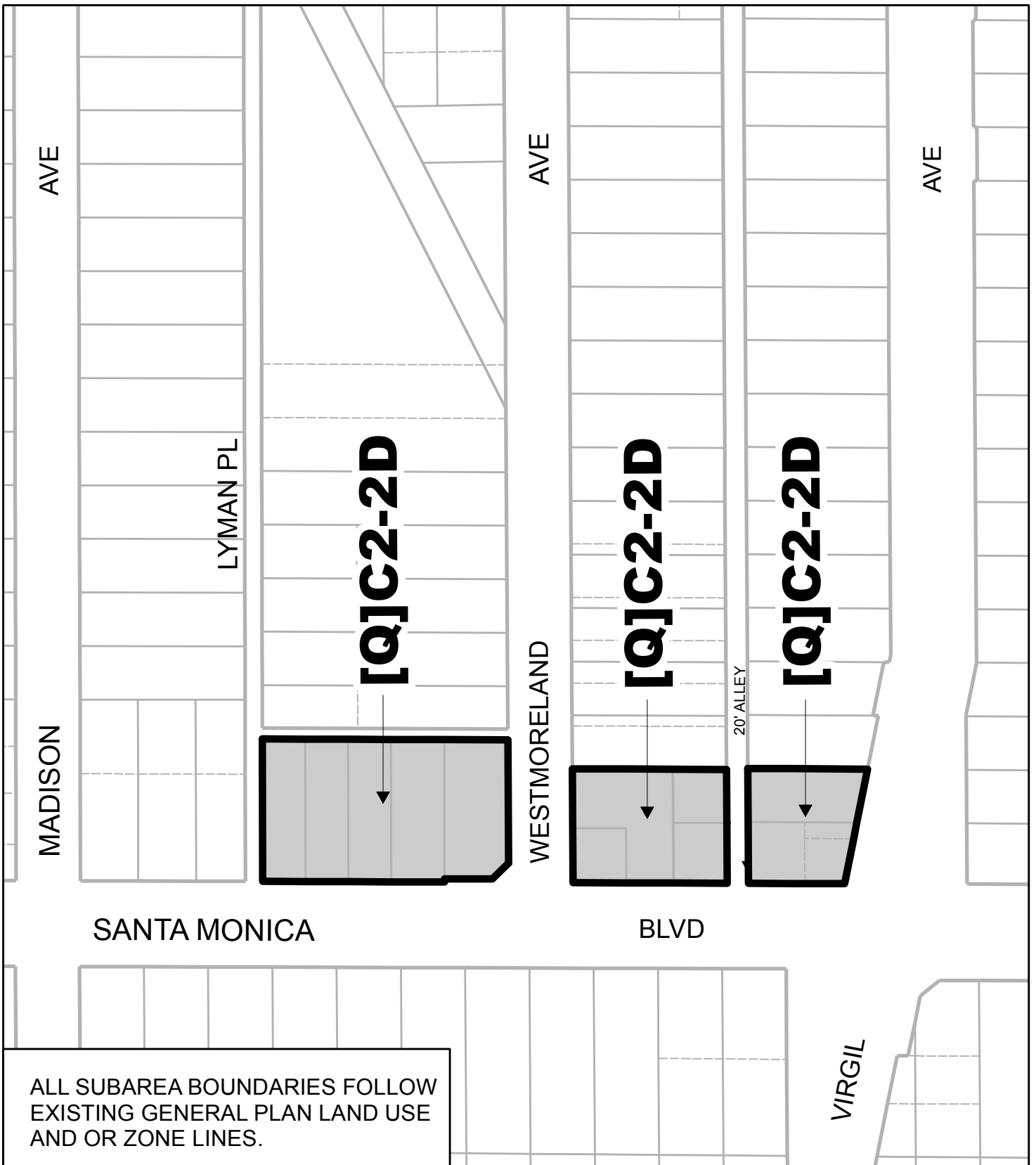
C.M. 144 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

HOLLYWOOD CPU, SA 34

010412





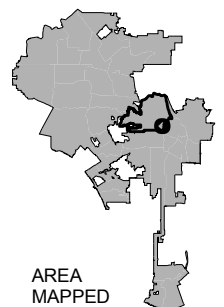
NOT TO SCALE

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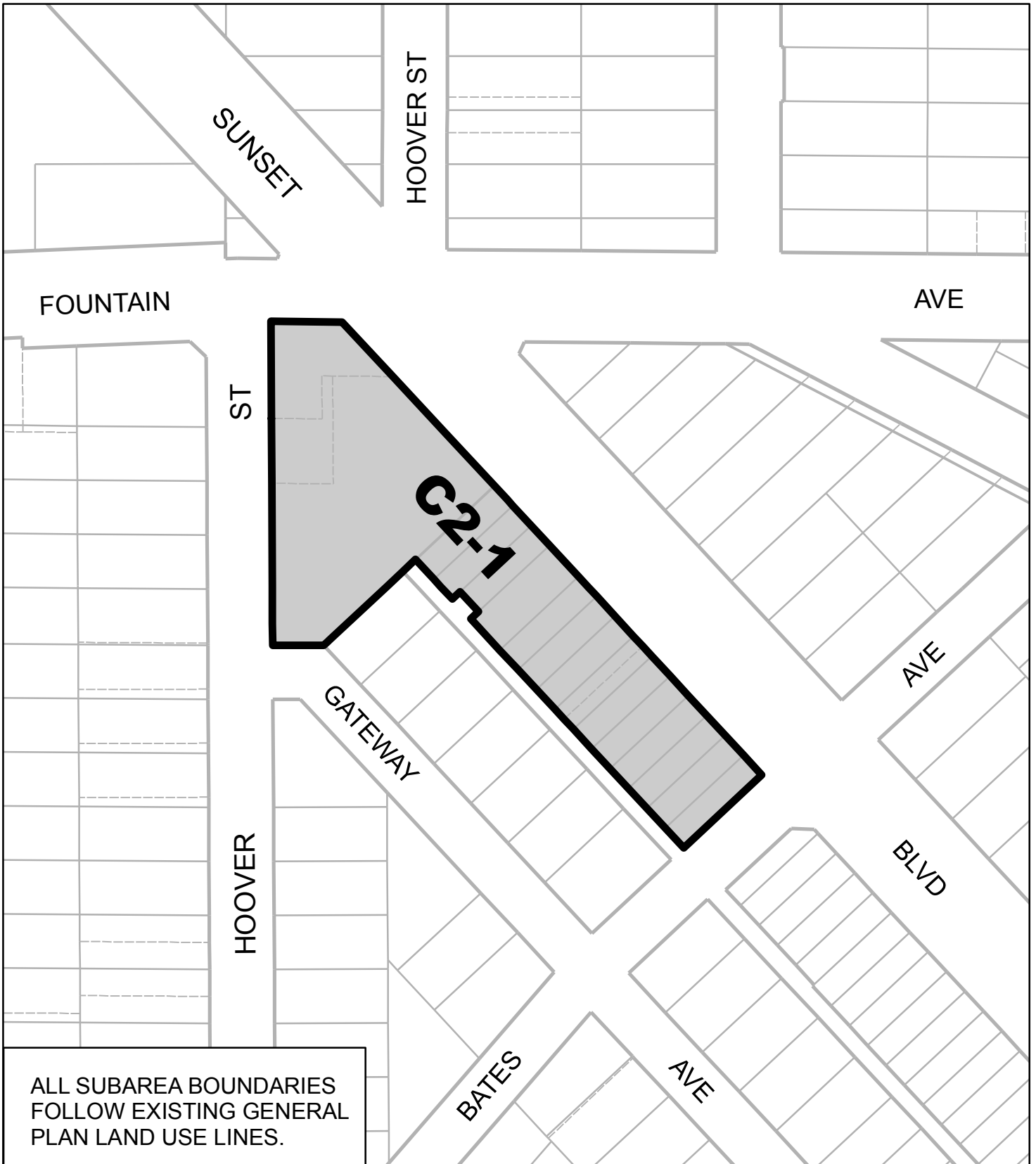
LH/

HOLLYWOOD CPU, SA 35

010412



AREA MAPPED



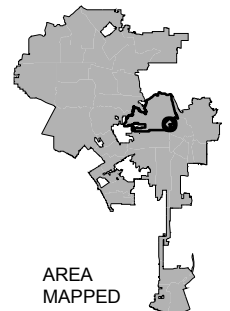
NOT TO SCALE

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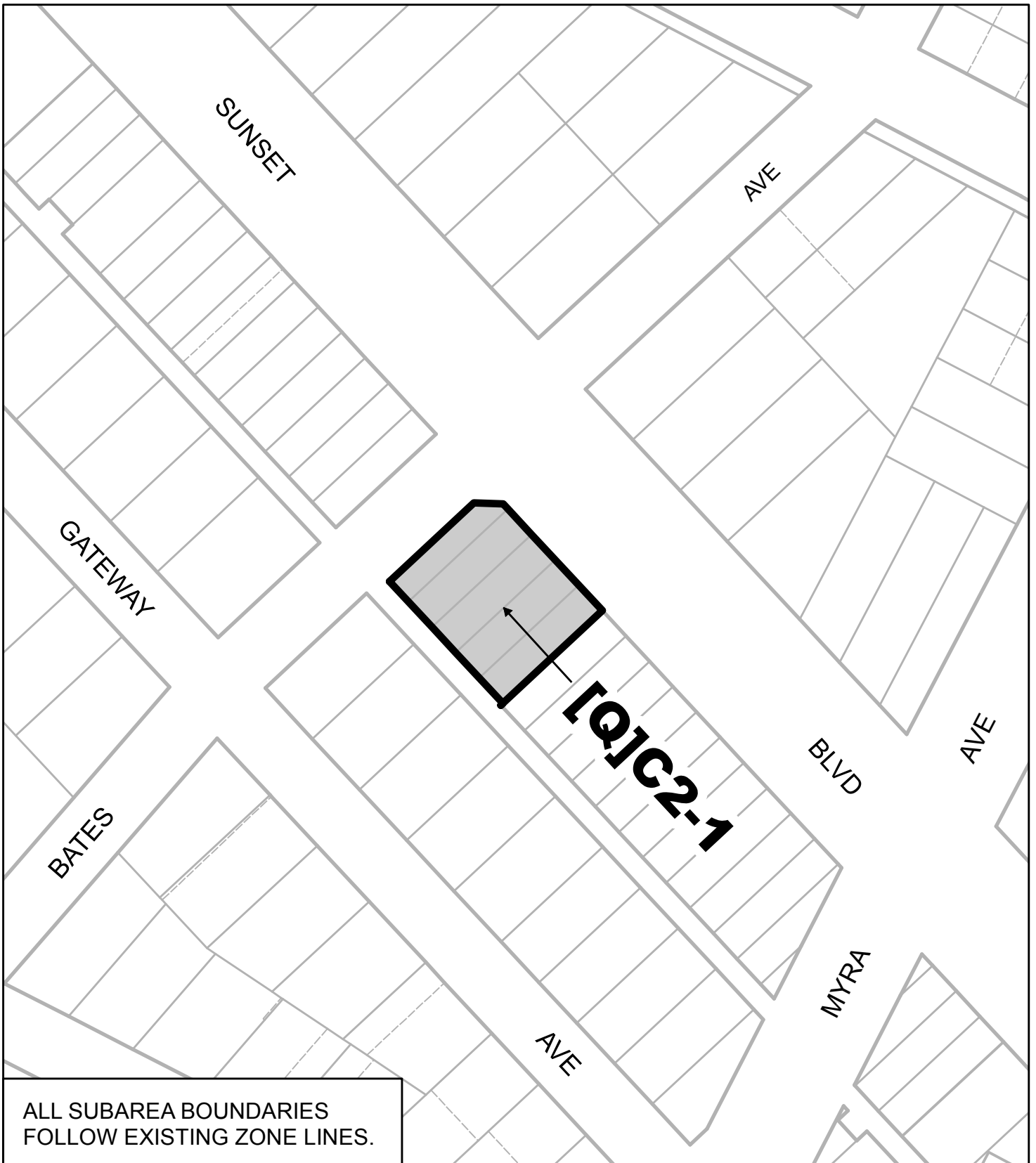
LH/

HOLLYWOOD CPU, SA 36

010412



AREA
MAPPED



NOT TO SCALE

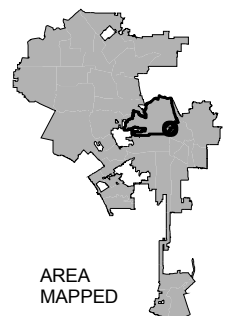
C.M. 145.5 A 201

CPC 1997-0043 CPU
CPC 2005-6082 CPU

LH/

010412

HOLLYWOOD CPU, SA 36:1



AREA
MAPPED



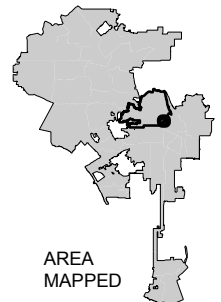
ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES, EXCEPT WHERE NOTED.



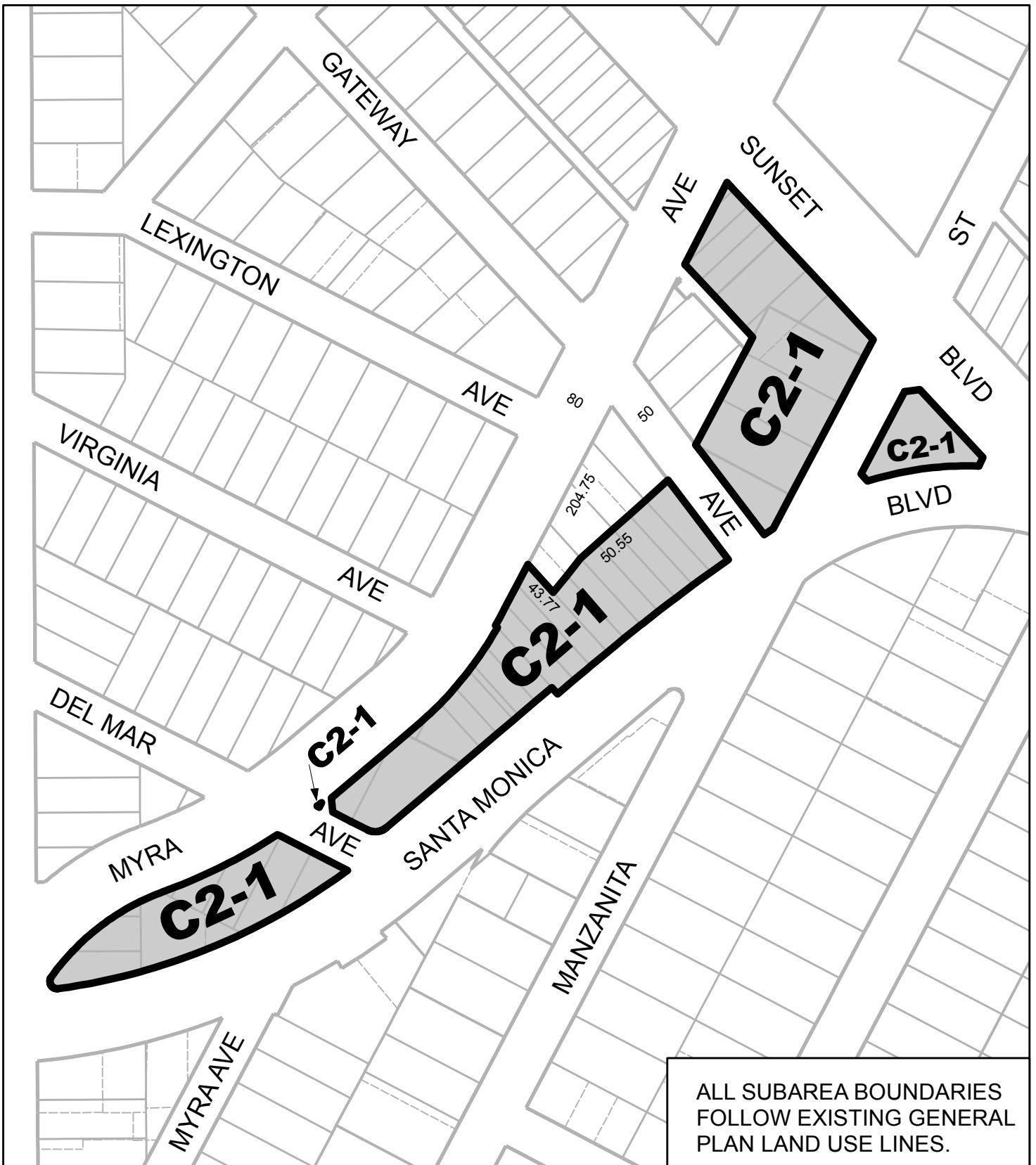
NOT TO SCALE

C.M. 145.5 A 201	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/ **HOLLYWOOD CPU, SA 36:2** 010412



AREA MAPPED



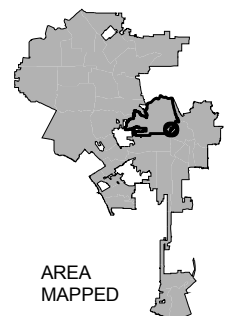
NOT TO SCALE

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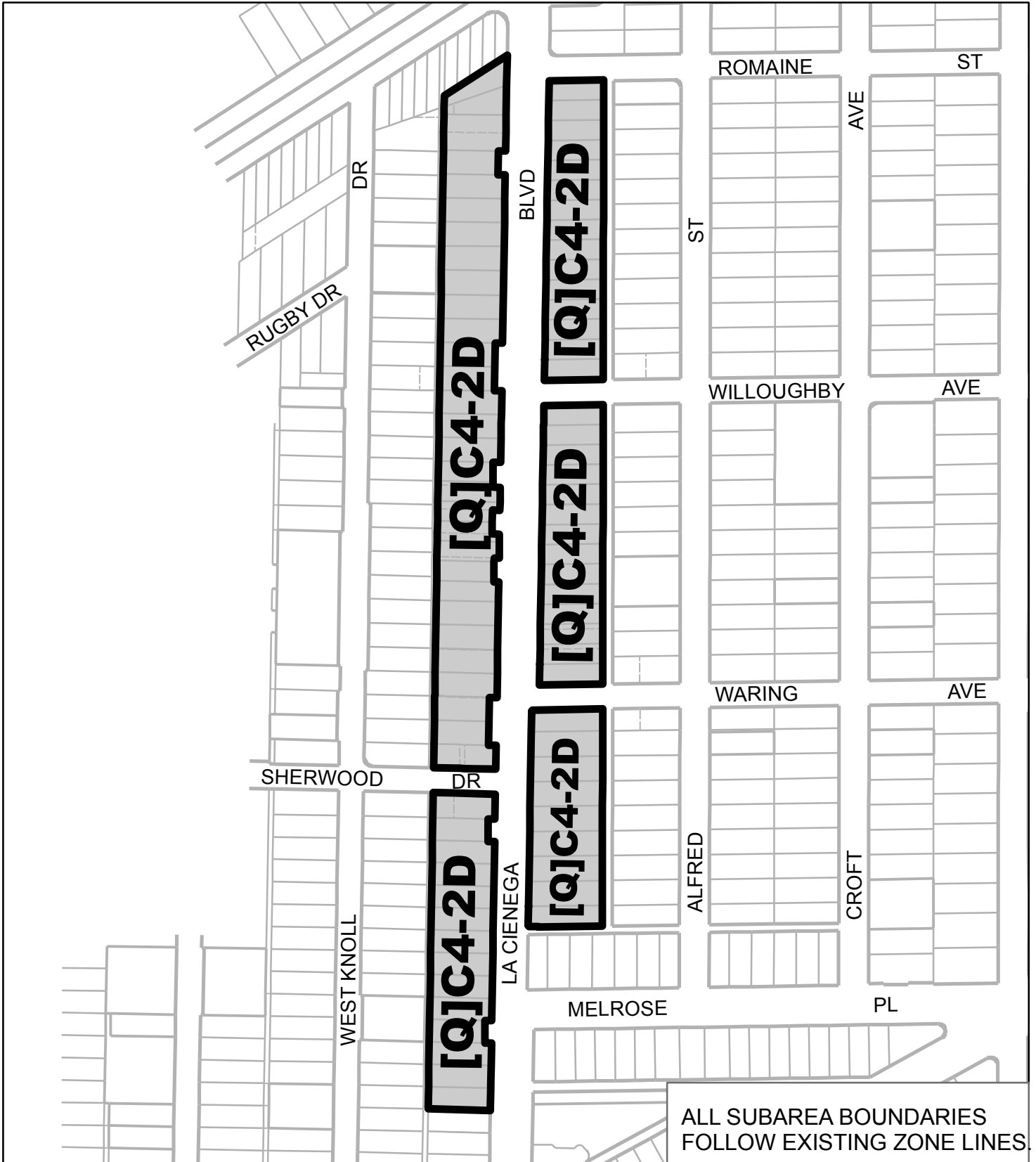
LH/

HOLLYWOOD CPU, SA 37

010412



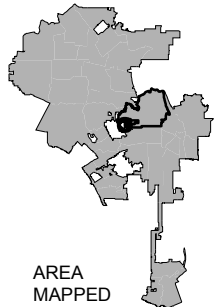
AREA MAPPED



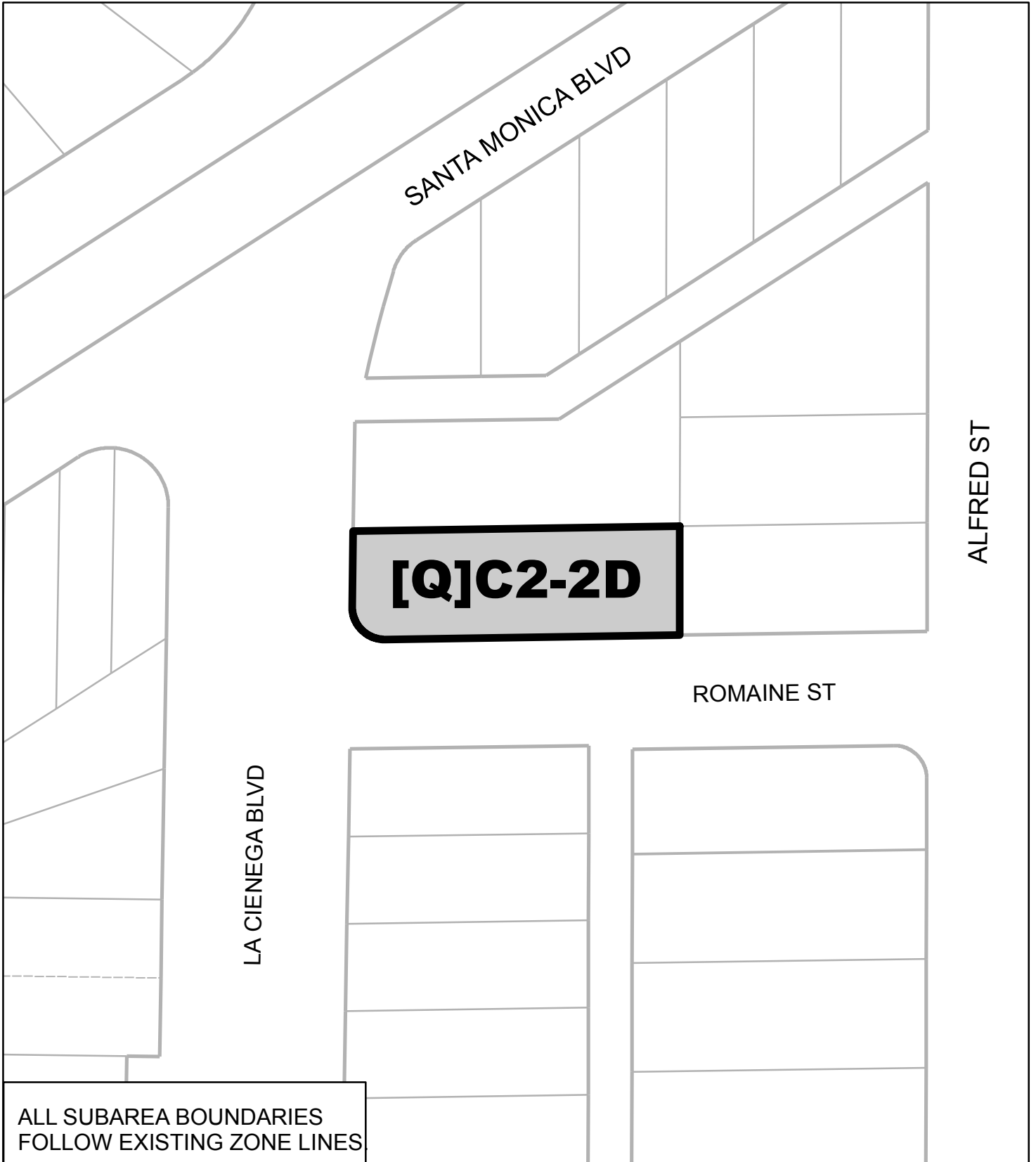
NOT TO SCALE

C.M. 141 B 173, 144 B 173	CPC 2005-6082 CPU CPC 1997-0043 CPU
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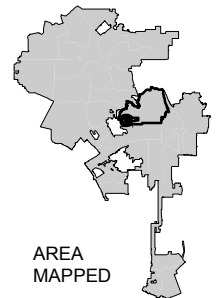
LH/ **HOLLYWOOD CPU, SA 38** 020112



AREA MAPPED



NOT TO SCALE



AREA
MAPPED

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

HOLLYWOOD CPU, SA 38:A

010412



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES



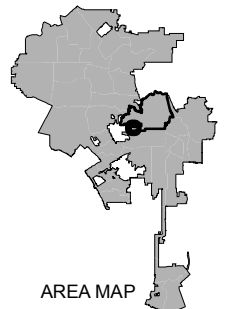
NOT TO SCALE

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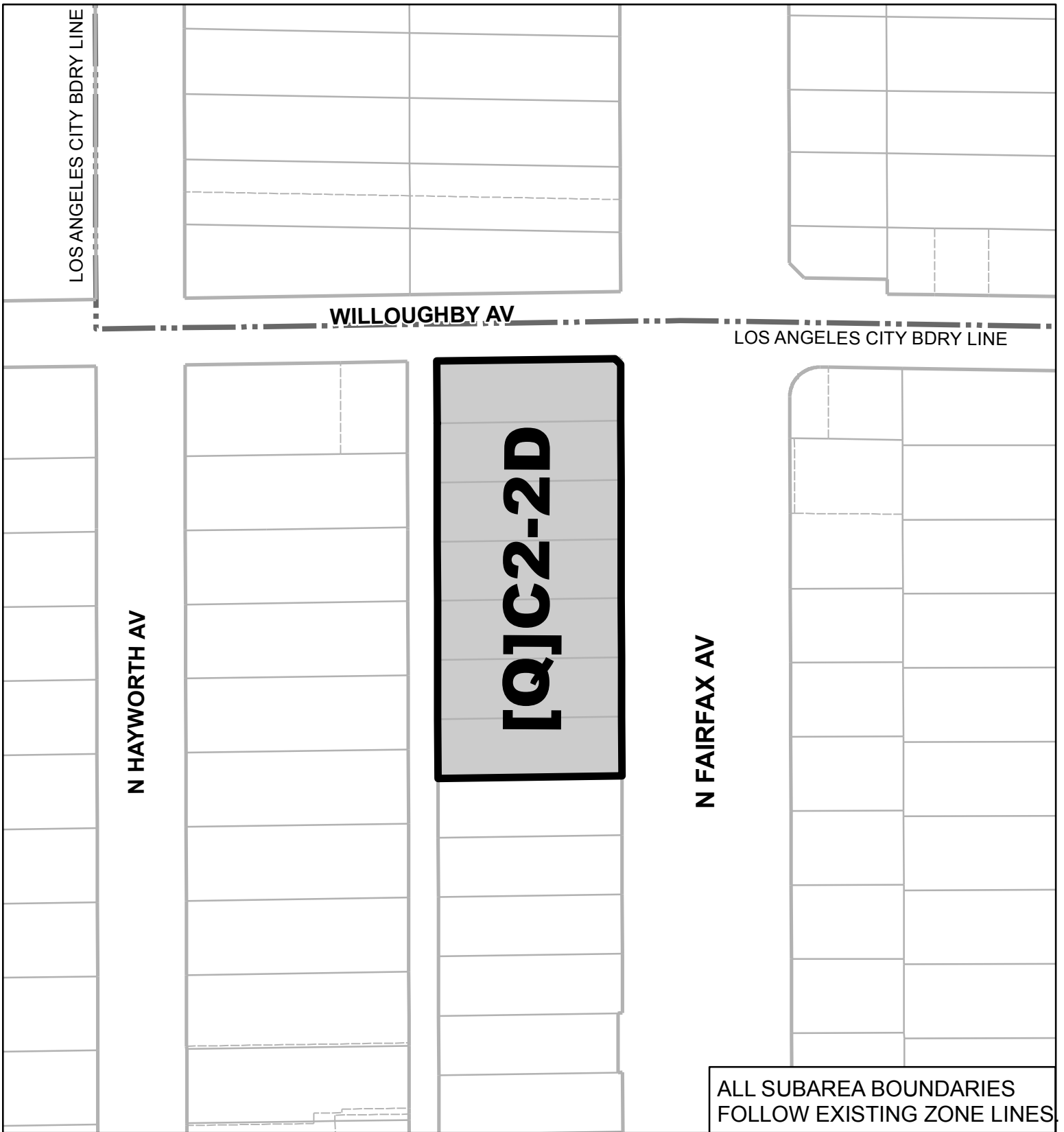
LH/

HOLLYWOOD CPU, SA 38:1

010412



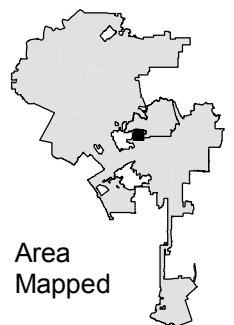
AREA MAP

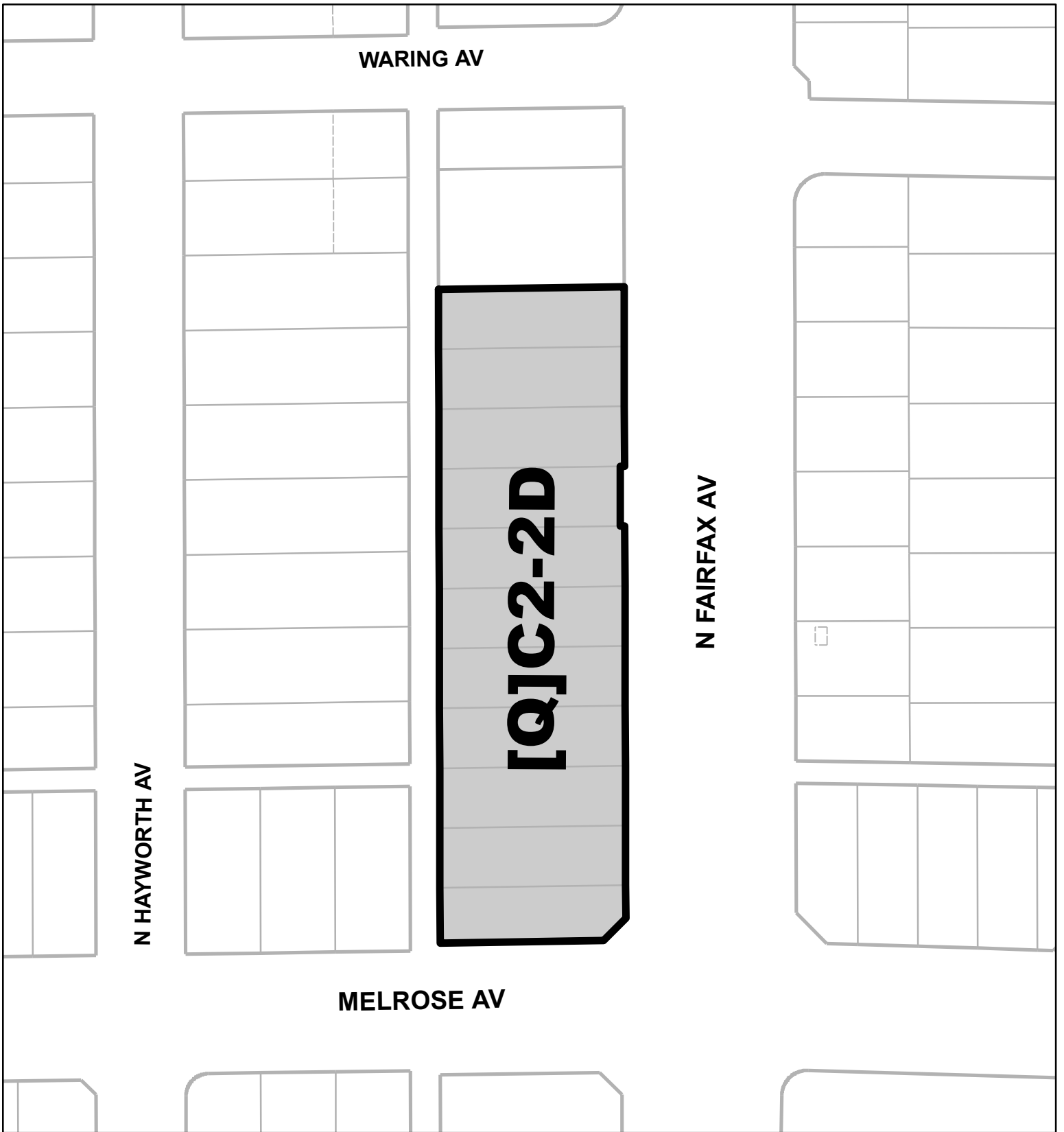


NOT TO SCALE

C.M. 141 B 177, 144 B 177	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/ HOLLYWOOD CPU, SA 39:1 010412





WARING AV

N HAYWORTH AV

N FAIRFAX AV

[Q]C2-2D

MELROSE AV

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



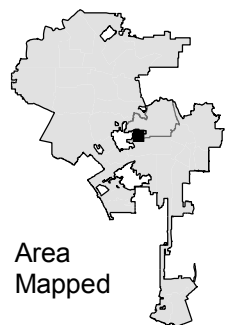
NOT TO SCALE

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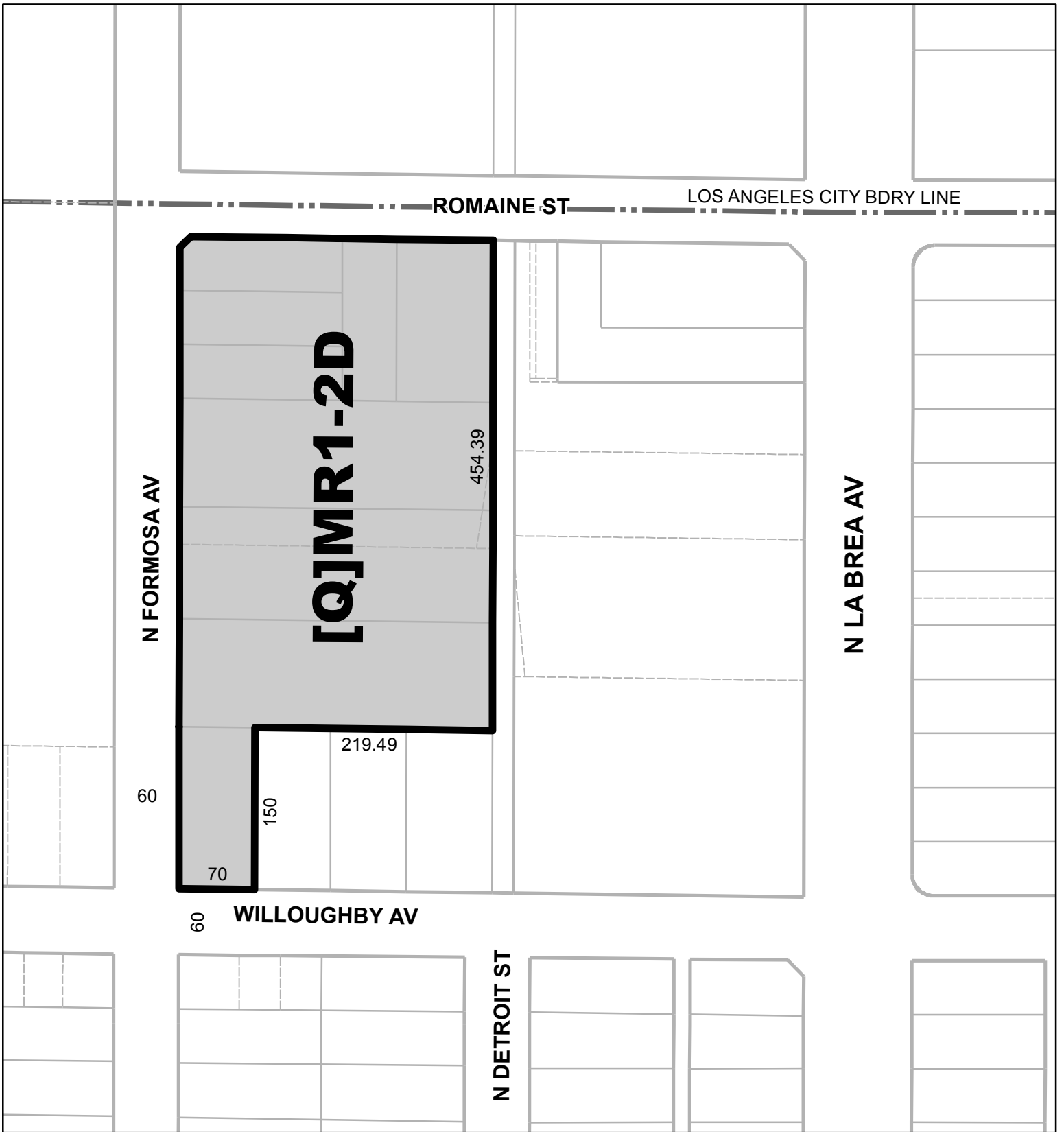
AE/

HOLLYWOOD CPU, SA 39:2

010412



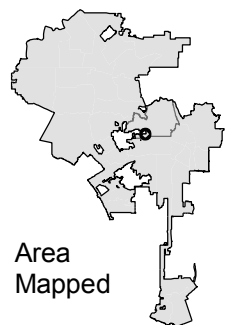
Area Mapped

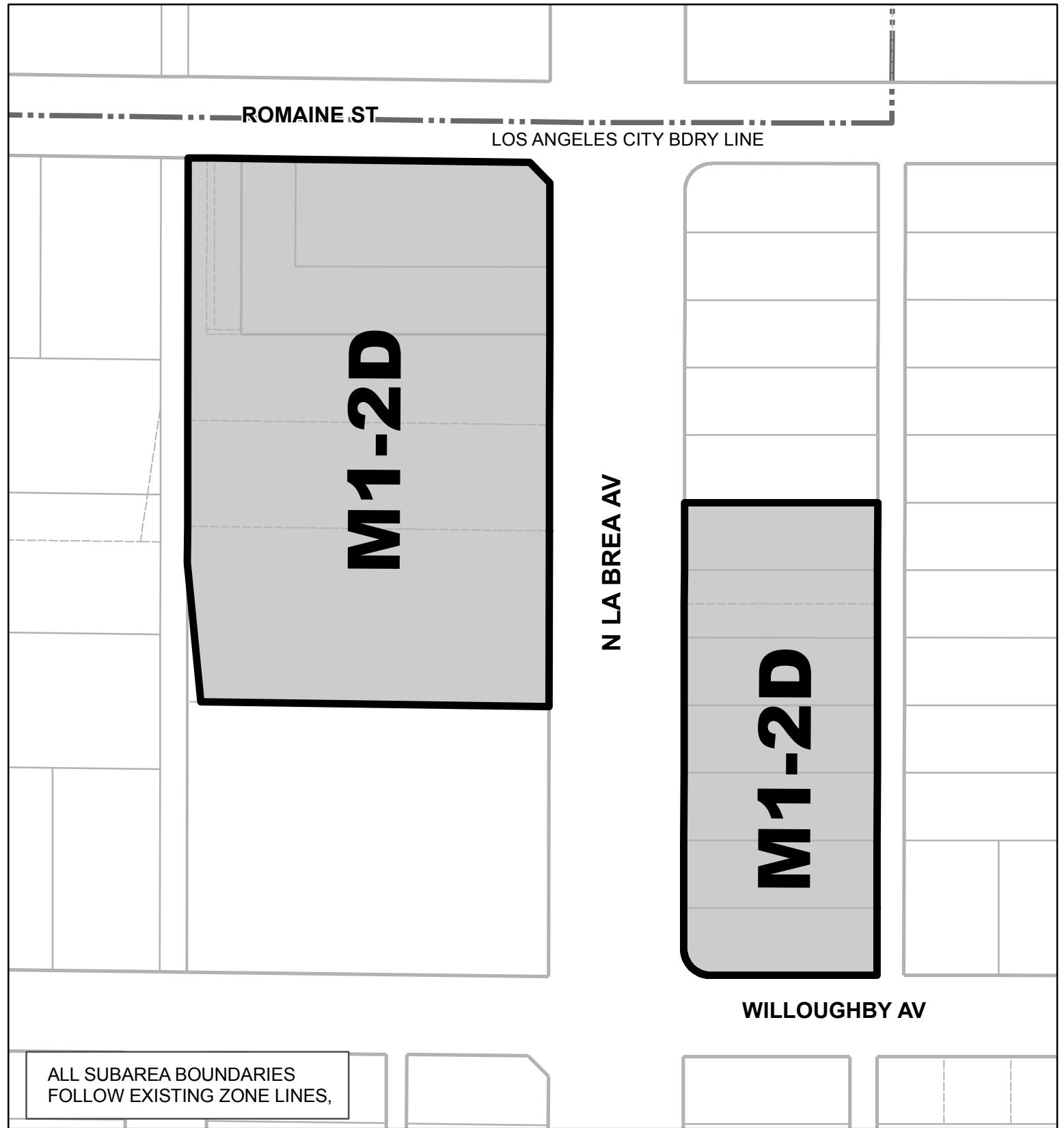


NOT TO SCALE

C.M. 144 B 181	CPC 2005-6082 CPU CPC 1997-0043 CPU
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AE/ HOLLYWOOD CPU, SA 39:3 010412





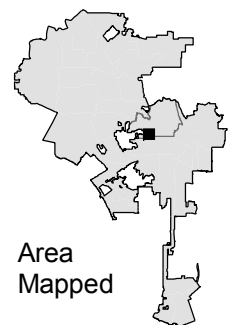
NOT TO SCALE

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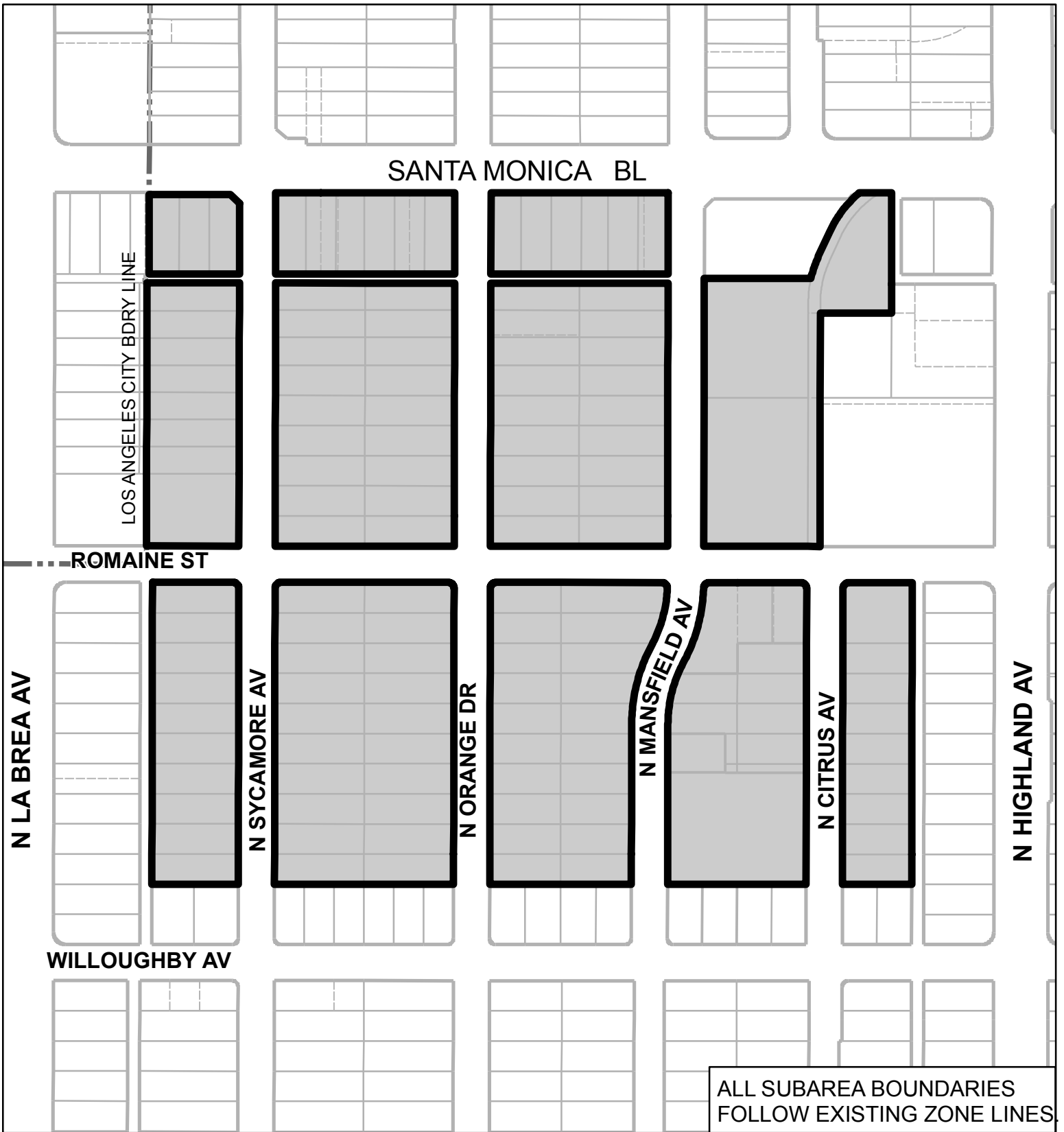
LH

HOLLYWOOD CPU, SA 39:4

010412



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



[Q]MR1-1



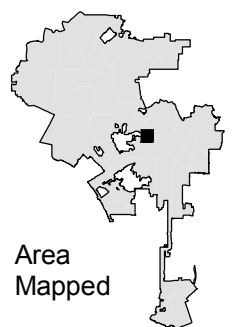
NOT TO SCALE

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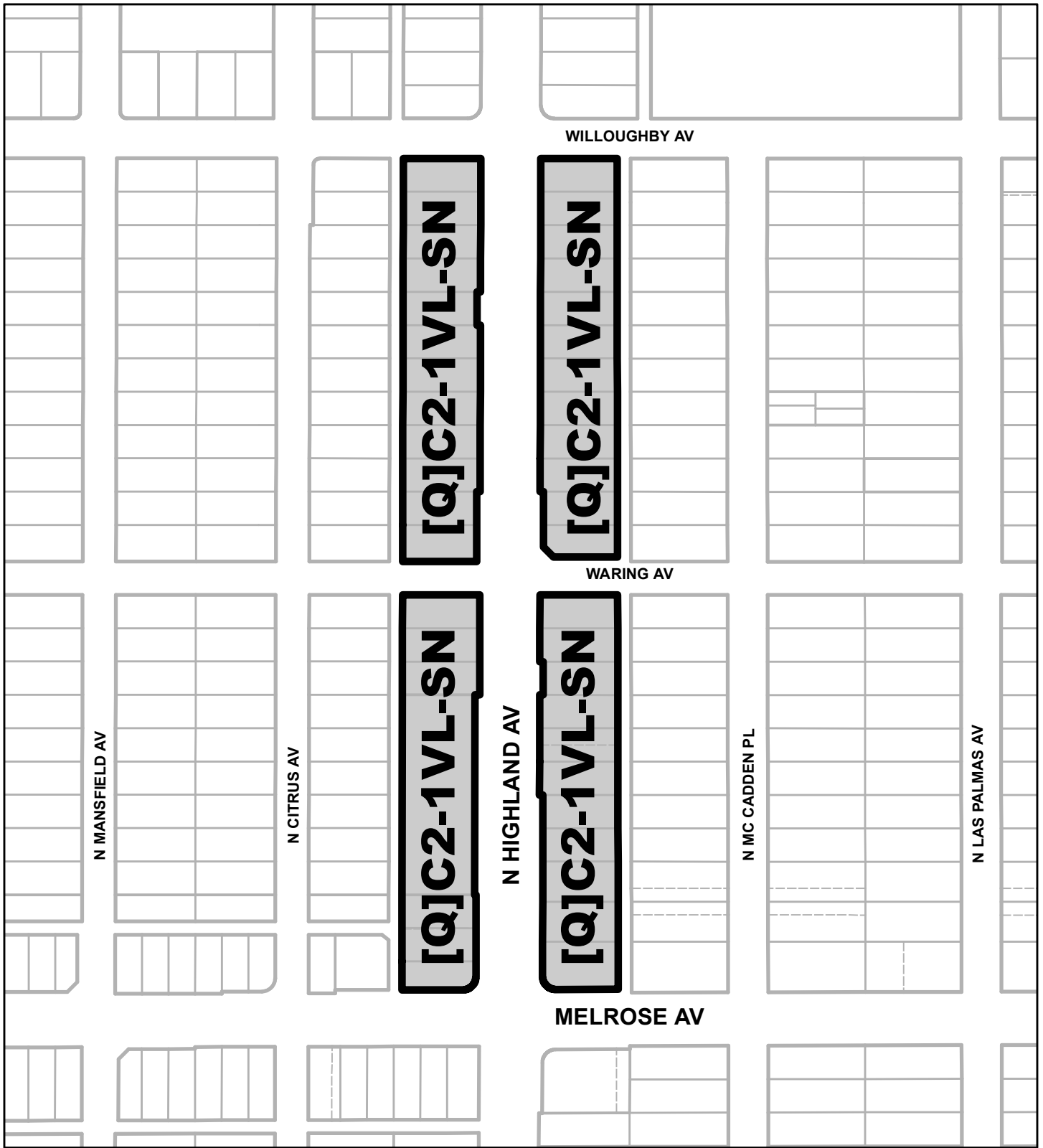
AE/

HOLLYWOOD CPU, SA 40

020112



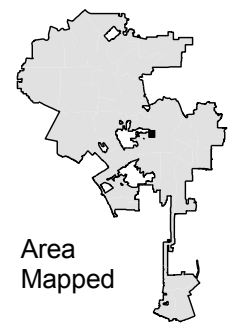
Area Mapped

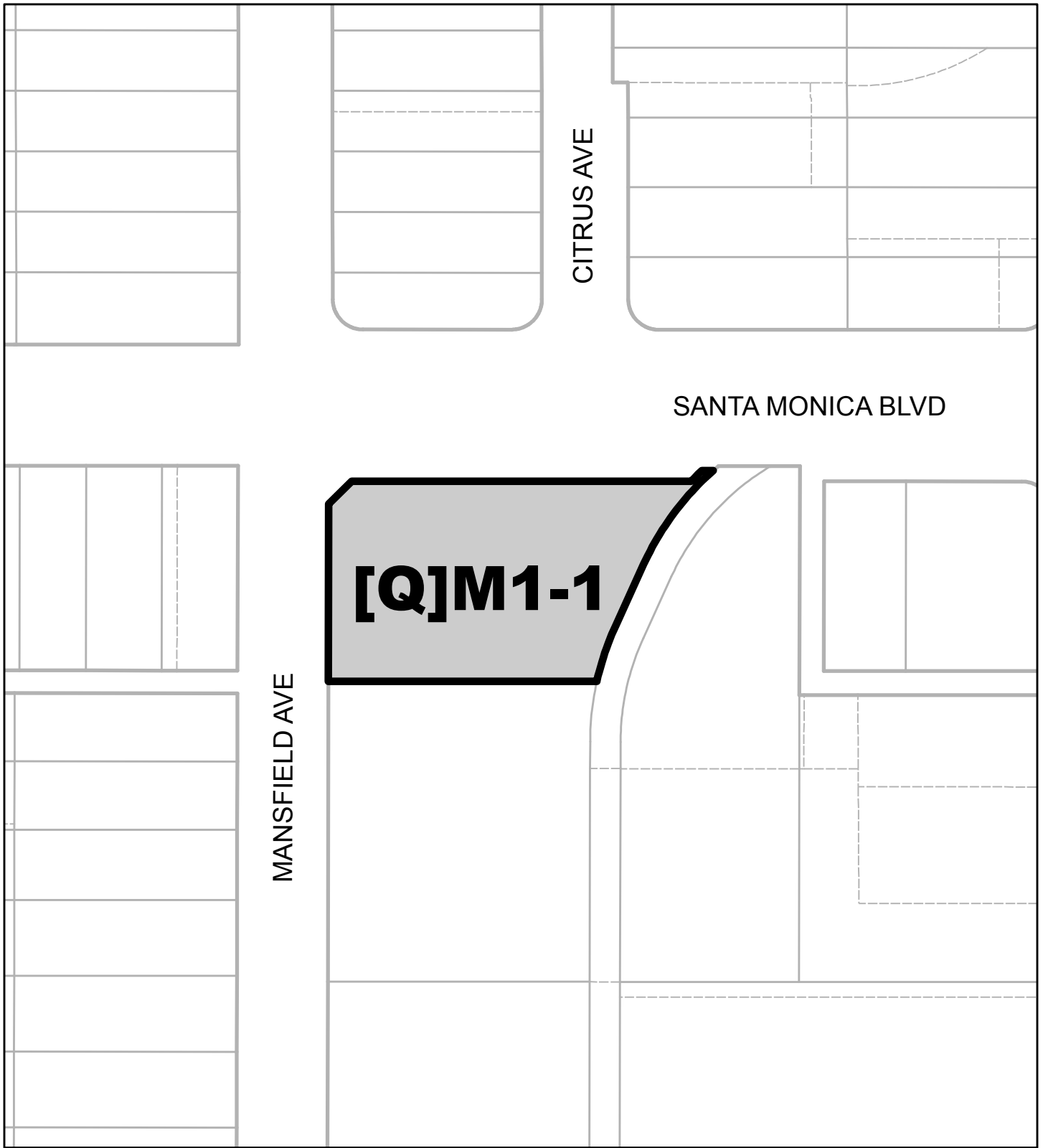


NOT TO SCALE

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.



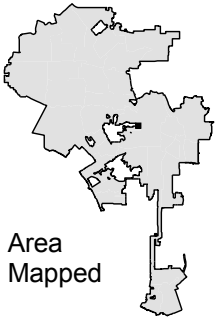
NOT TO SCALE

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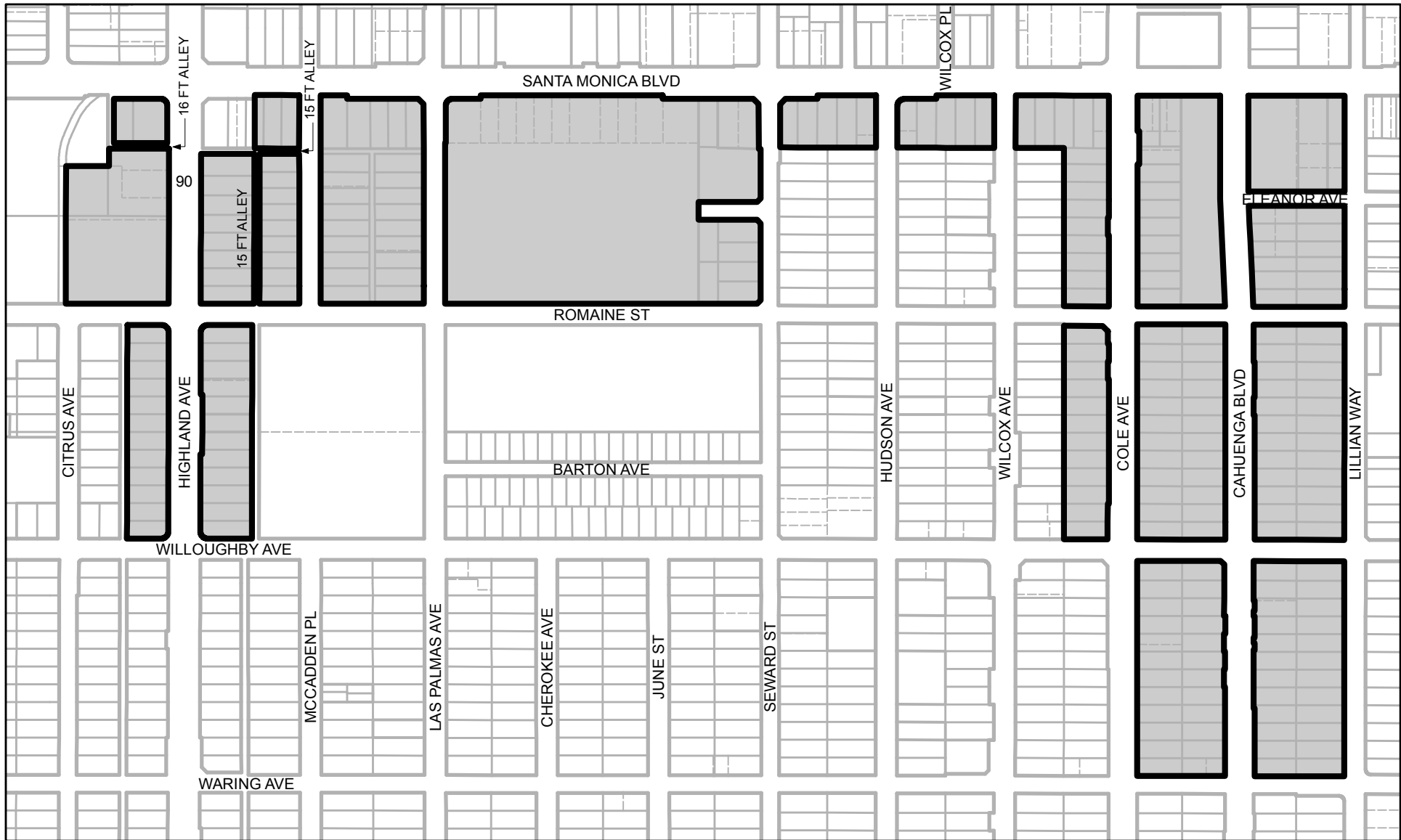
AA/

HOLLYWOOD CPU, SA 40:1A

010412



Area Mapped



[Q]MR1-1-SN

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



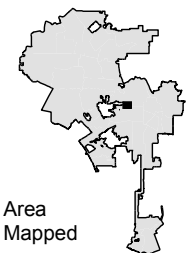
NOT TO SCALE

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

AA/

HOLLYWOOD CPU, SA 40.1B

010412





 **[Q]MR1-1**



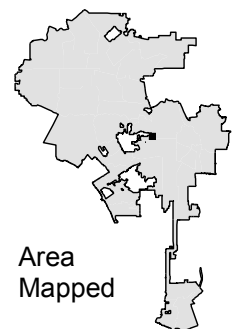
NOT TO SCALE

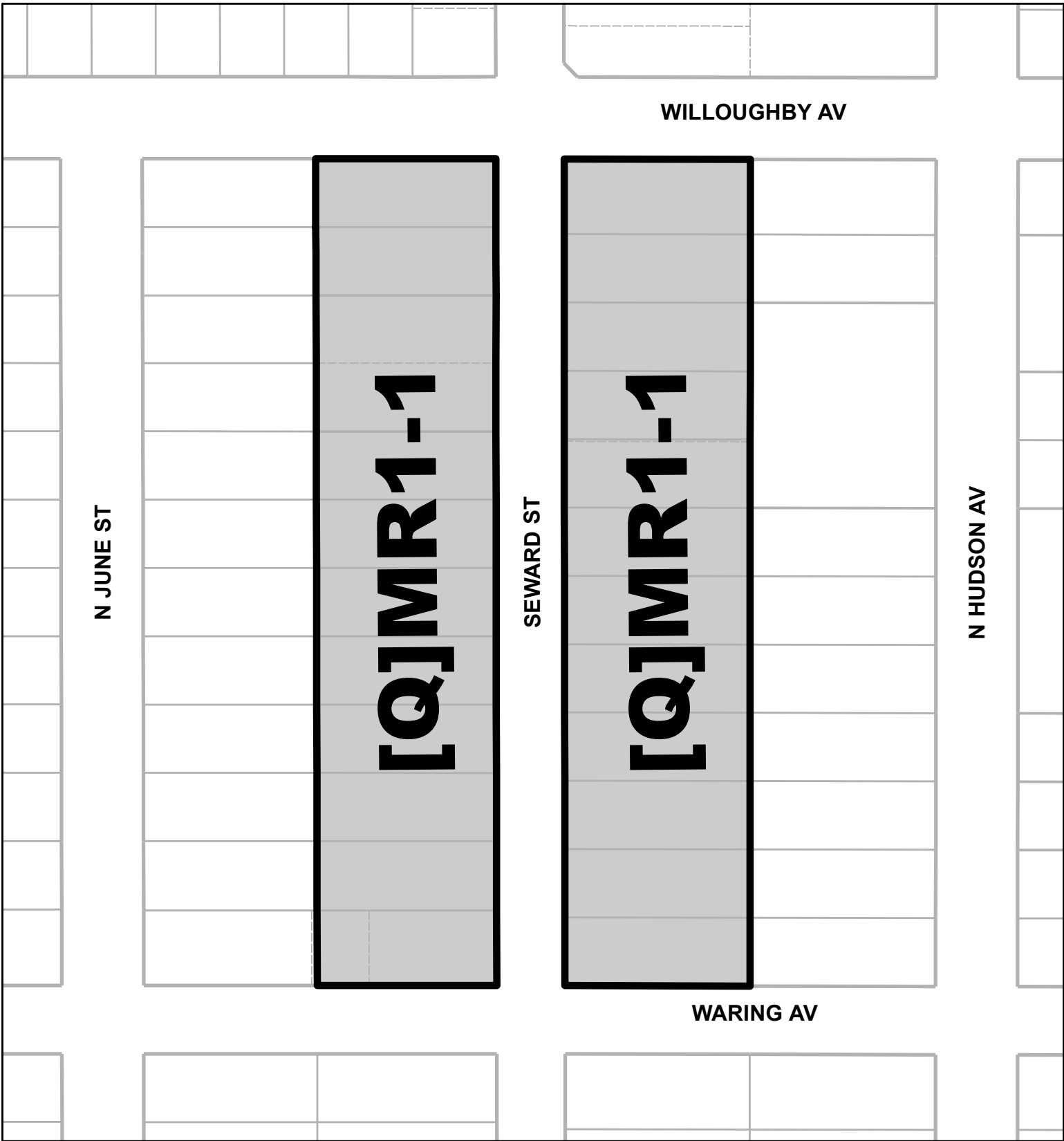
C.M. 144 B 181, 144 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AA/

010412

HOLLYWOOD CPU, SA 40:1C





ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



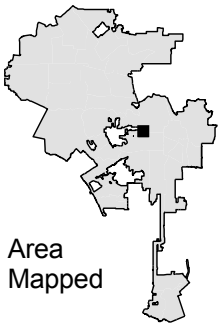
NOT TO SCALE

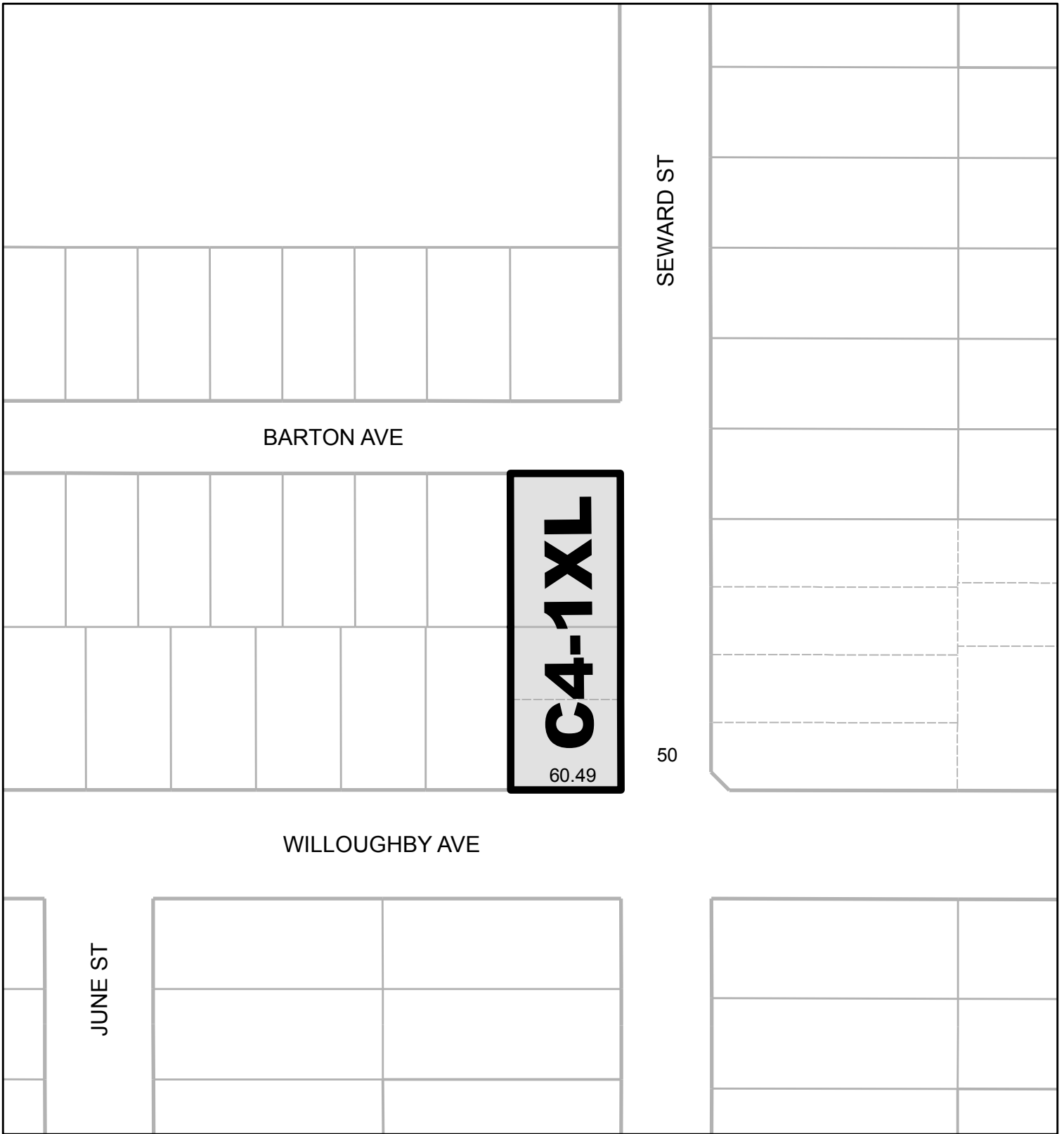
C.M. 147 A 203	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AE/

010412

HOLLYWOOD CPU, SA 40:2





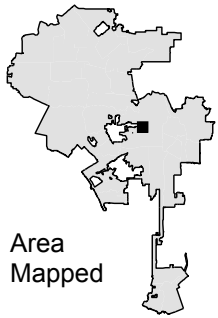
NOT TO SCALE

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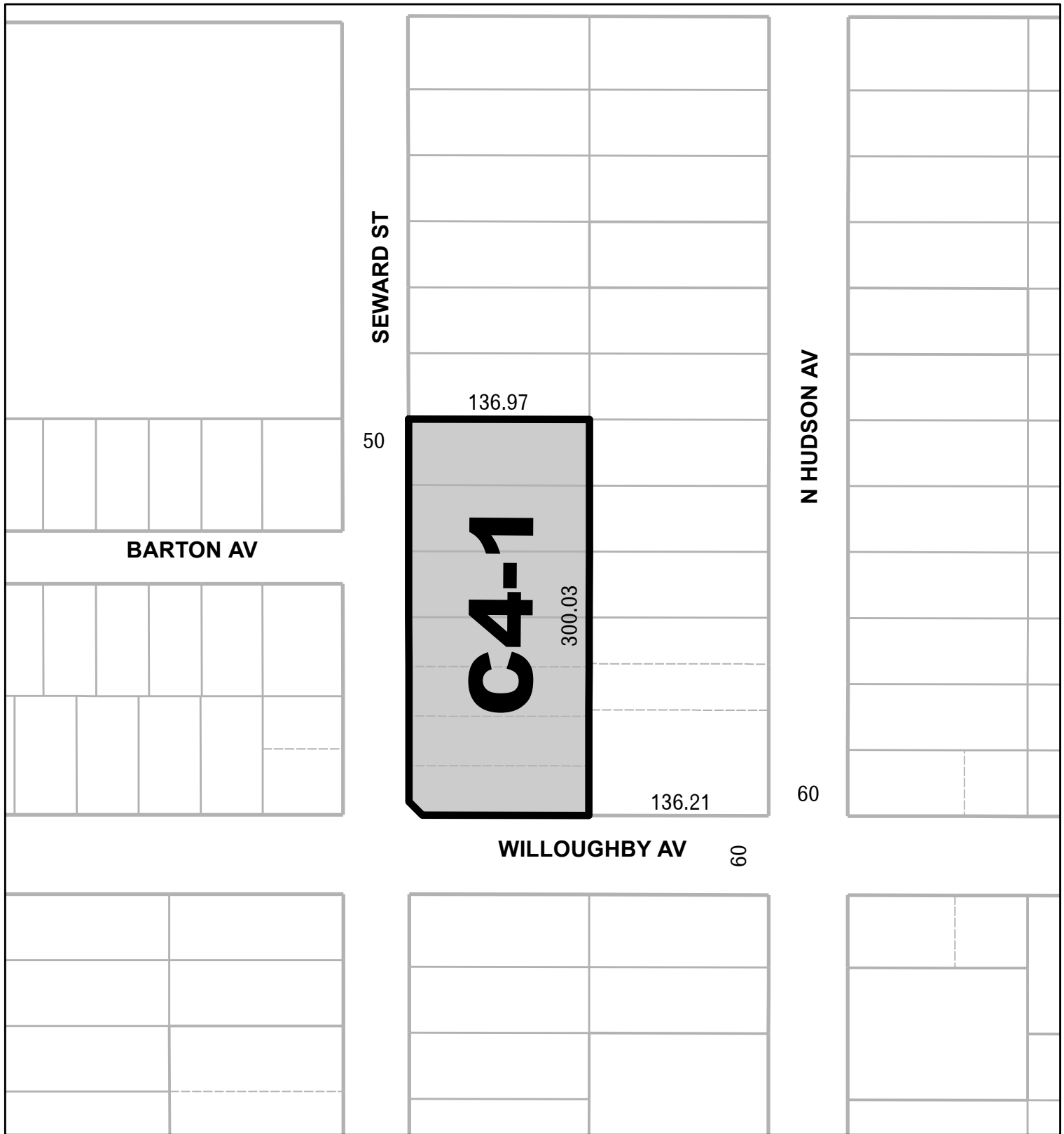
LH/

HOLLYWOOD CPU, SA 40:2A

010412



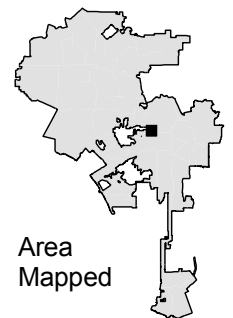
Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES EXCEPT WHERE DIMENSIONED.



NOT TO SCALE



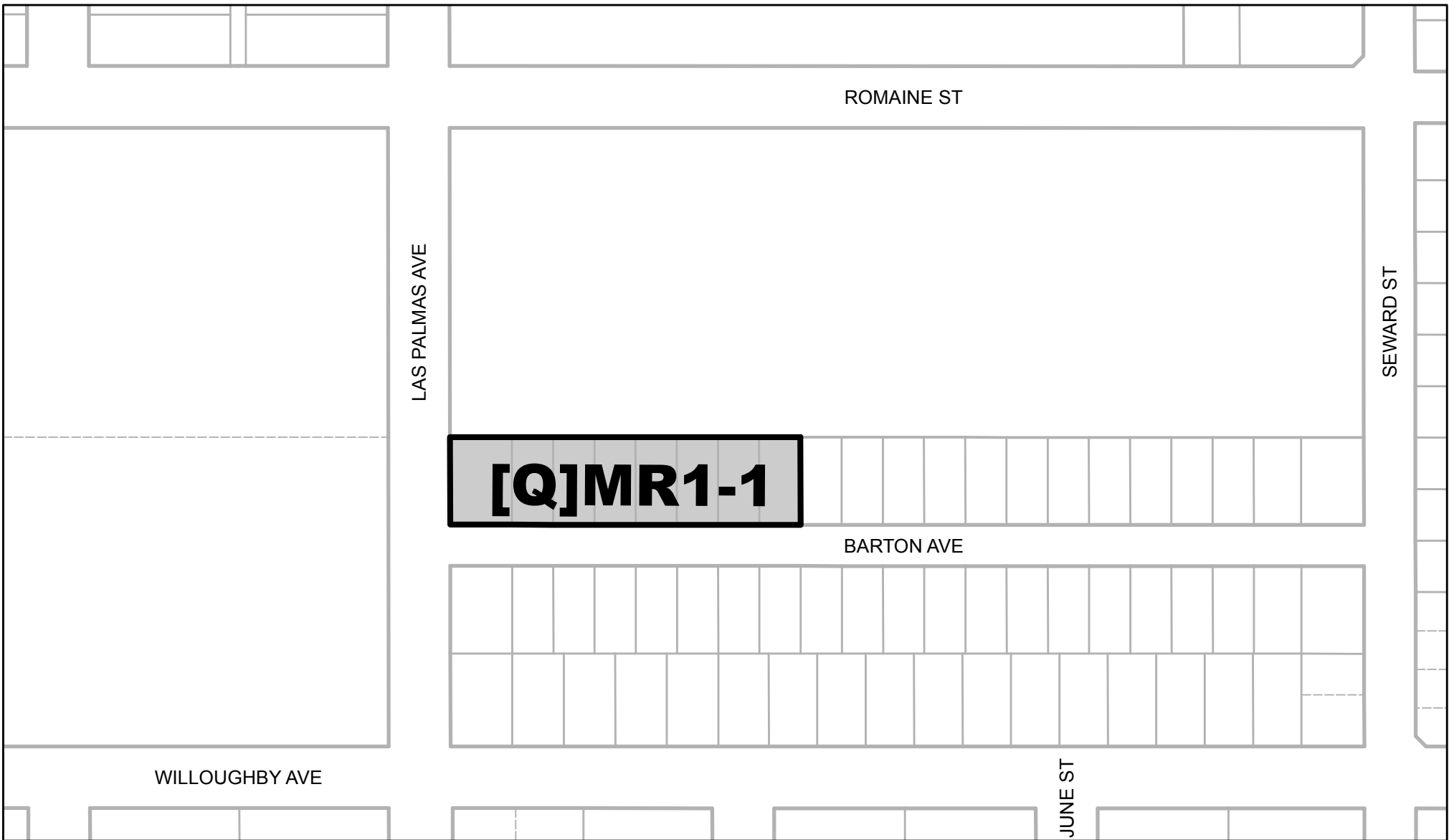
Area Mapped

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

010412

HOLLYWOOD CPU, SA 40:2B



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



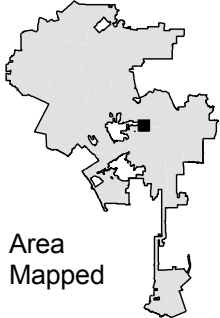
NOT TO SCALE

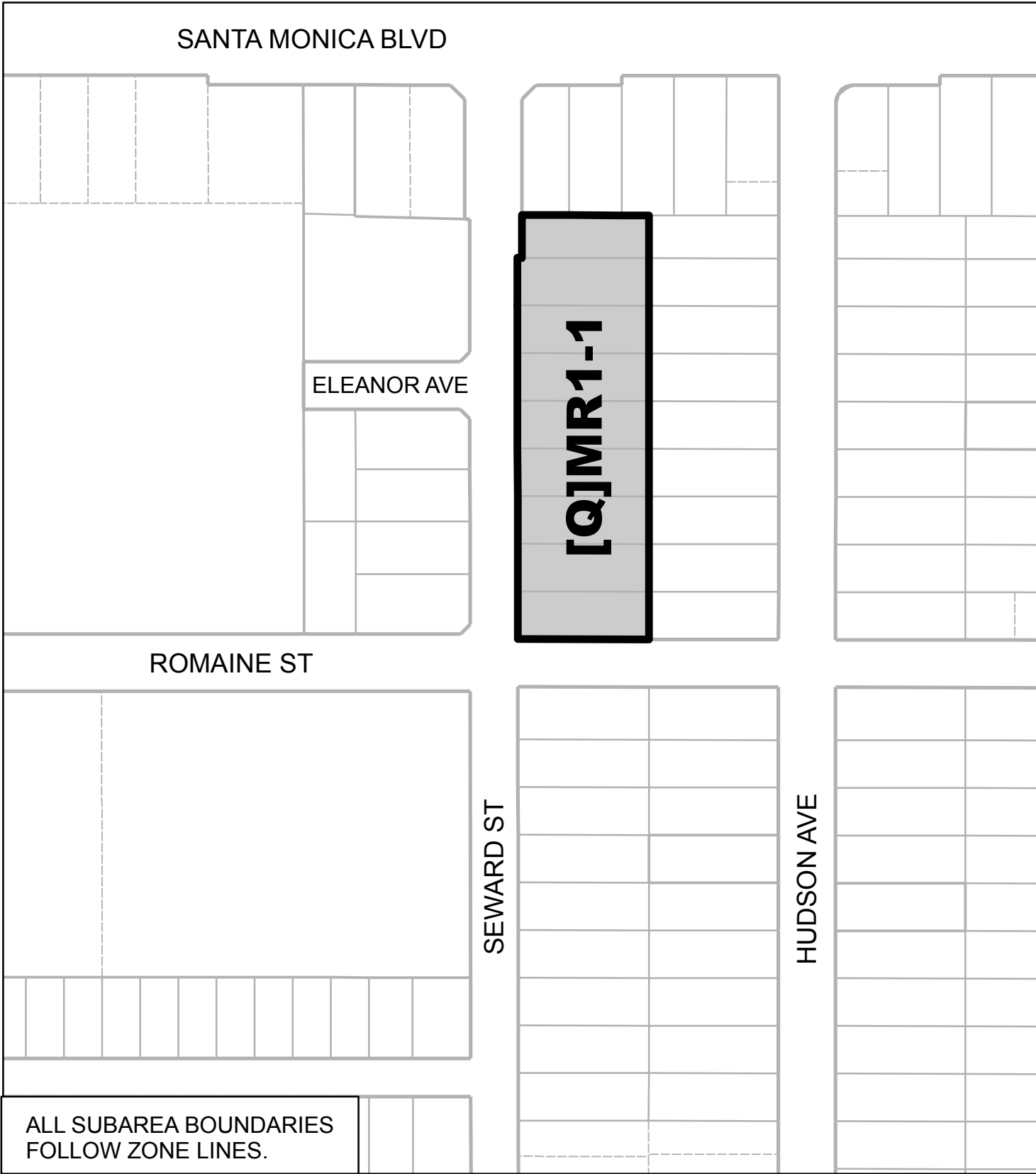
D.M. 144 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AE\

010412

HOLLYWOOD CPU, SA 40:2C





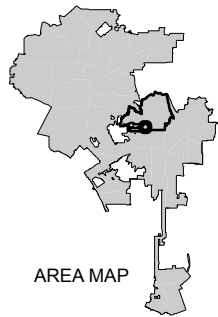
NOT TO SCALE

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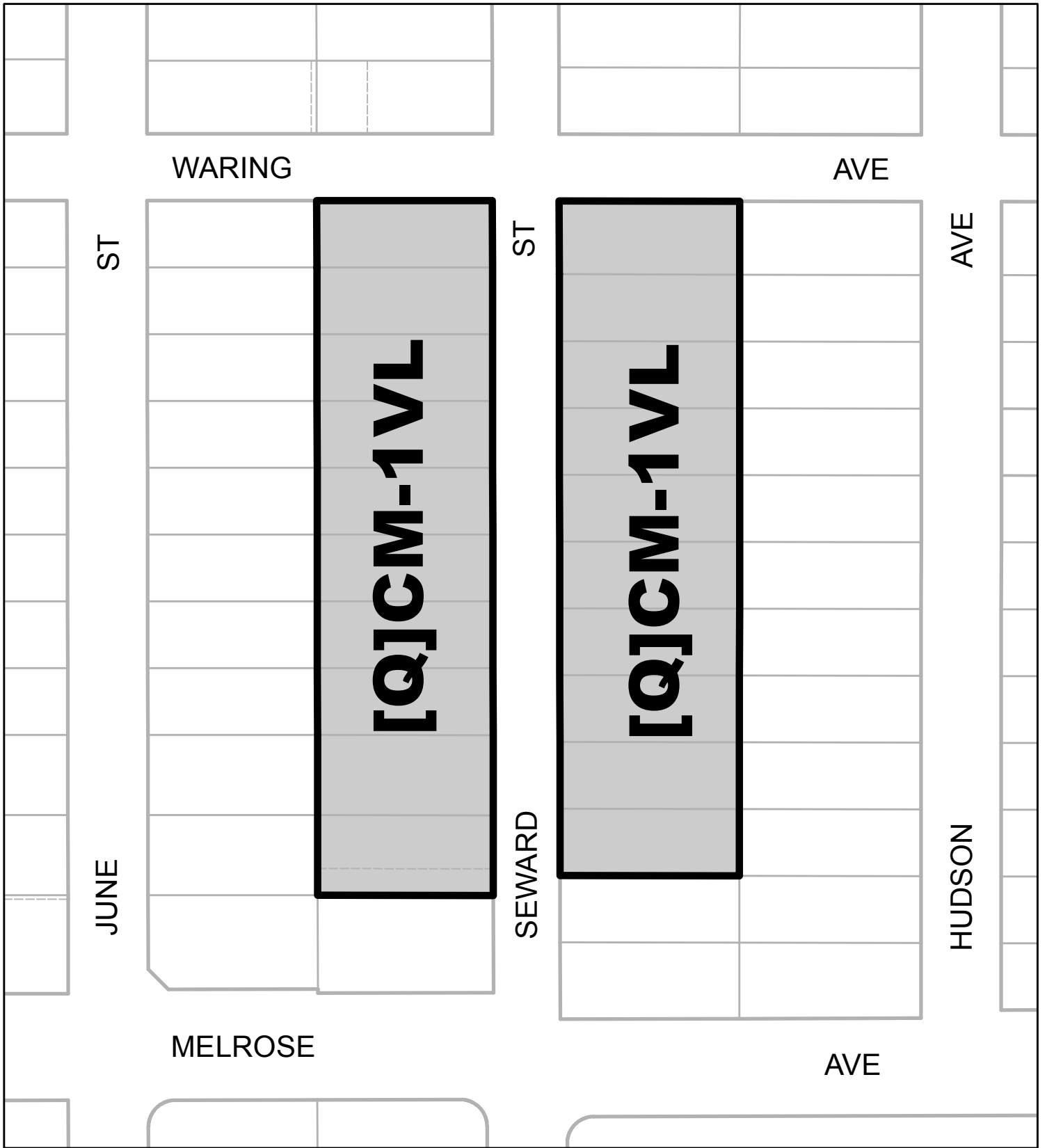
LH/

HOLLYWOOD CPU, SA 40:2D

012512



AREA MAP



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



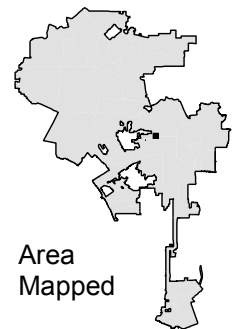
NOT TO SCALE

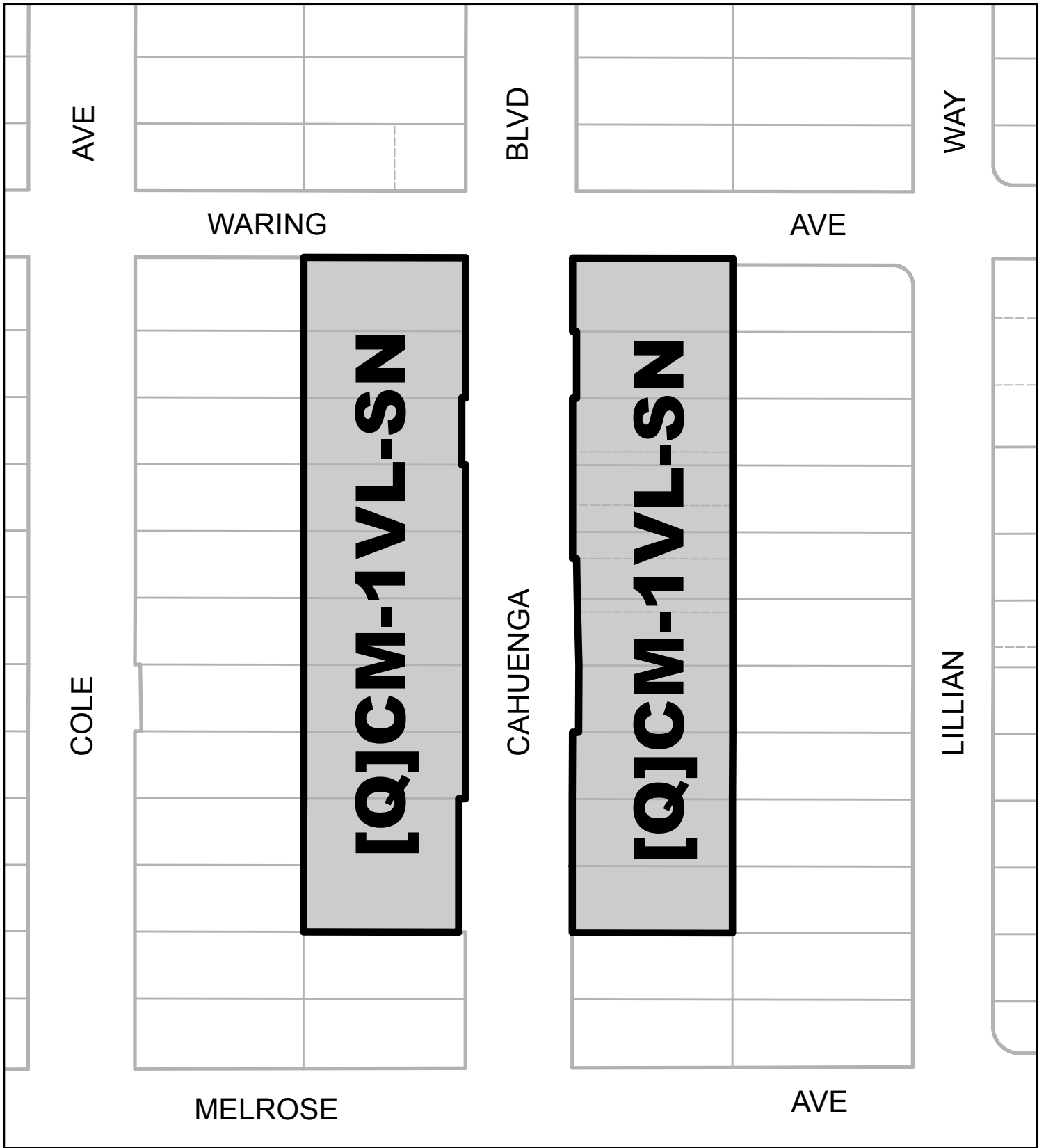
C.M. 141 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

AA/

010412

HOLLYWOOD CPU, SA 40:3





ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.

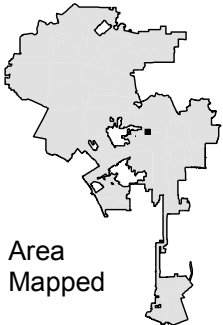


NOT TO SCALE

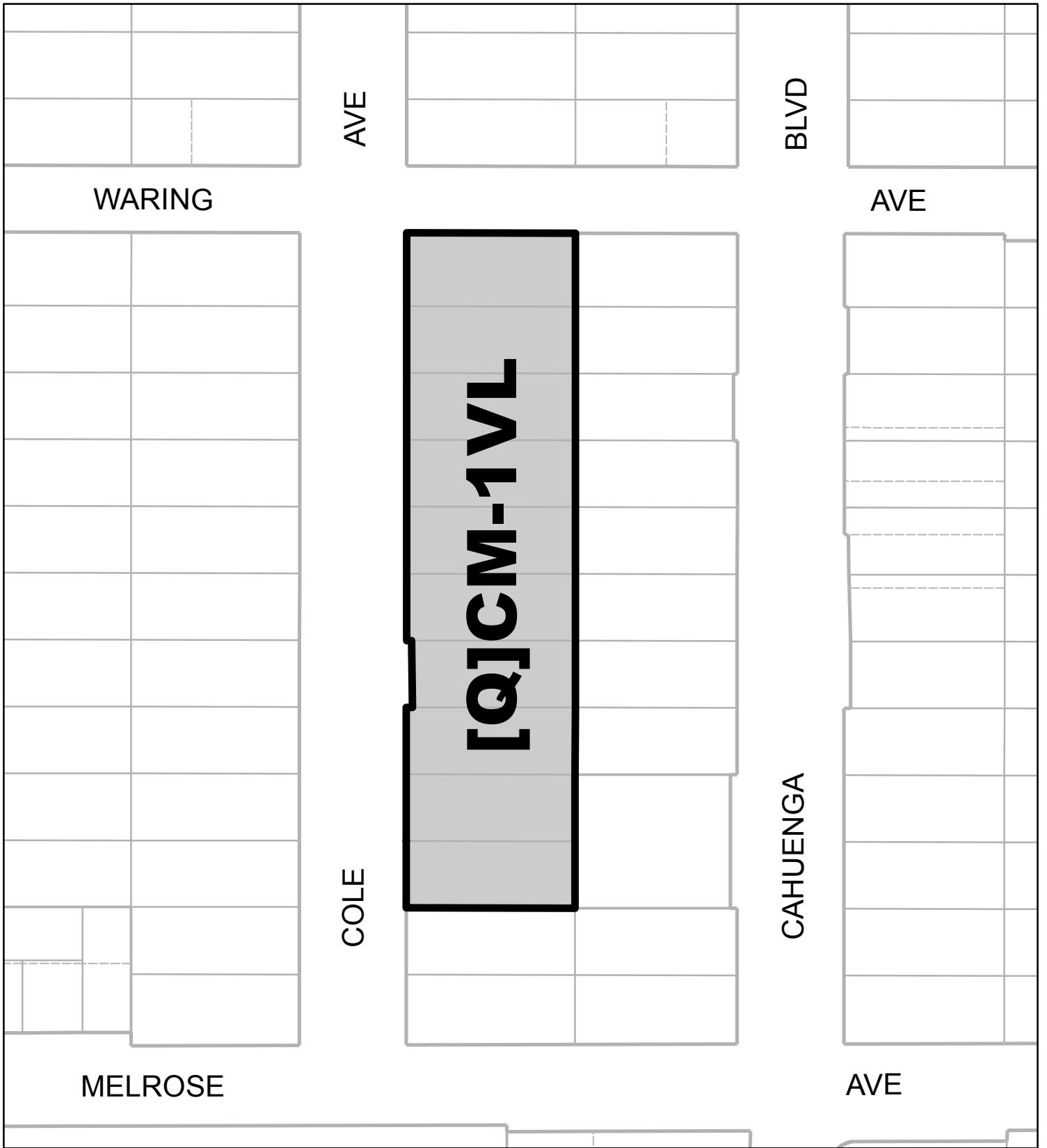
C.M. 141 B 185	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AAV

010412



HOLLYWOOD CPU, SA 40:4



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



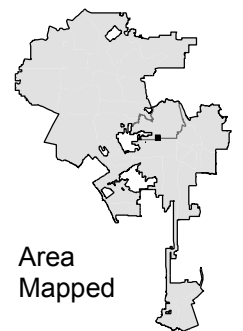
NOT TO SCALE

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

HOLLYWOOD CPU, SA 40:4A

010412



Area Mapped

WARING AV

[Q]CM-1VL

LILLIAN WY

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



NOT TO SCALE

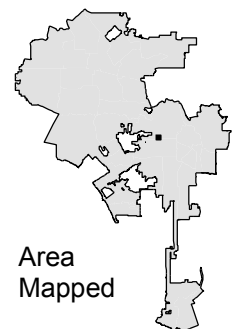
C.M. 141 B 185

CPC 2005-6082 CPU
CPC 1997-0043 CPU

AA/

HOLLYWOOD CPU, SA 40.4B

010412



Area
Mapped



 **[Q]C2-2D**



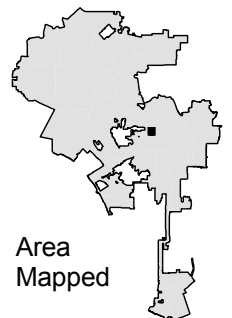
NOT TO SCALE

C.M. 144 B 185, 144 B 189
141 B 185, 141 B 189

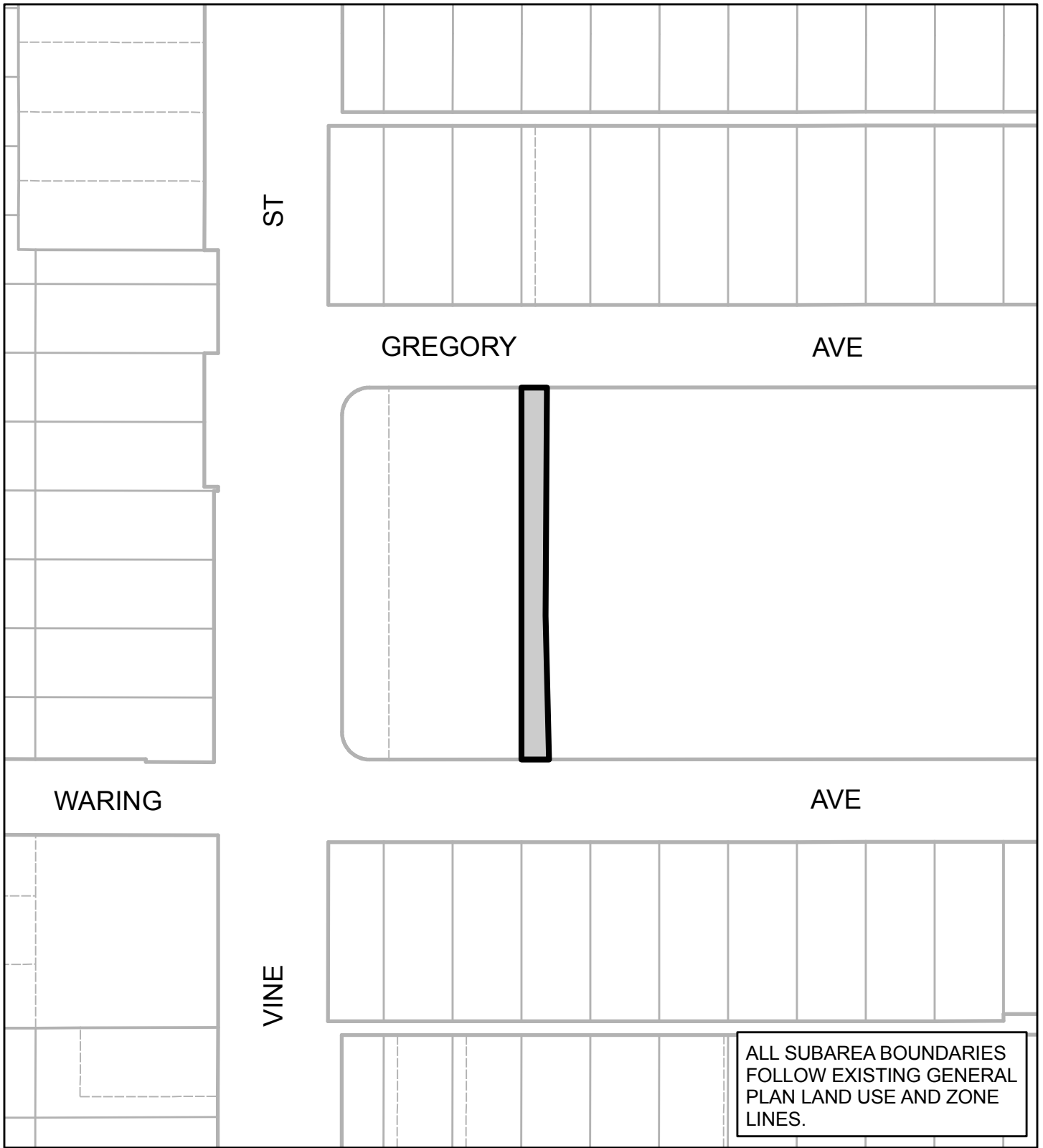
CPC 1997-0043 CPU
CPC 2005-6082 CPU

AA/

010412



HOLLYWOOD CPU, SA 40:5



 **[Q]R4-1VL**



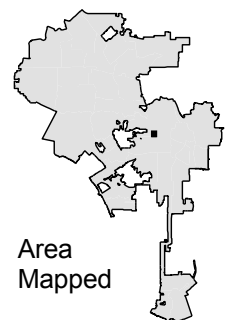
NOT TO SCALE

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

010412

HOLLYWOOD CPU, SA 40:5A





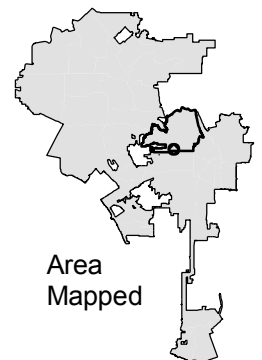
NOT TO SCALE

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

HOLLYWOOD CPU, SA 40:6

012512



Area
Mapped

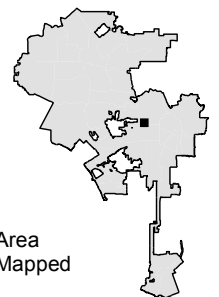


 **[Q]R4-1VL**

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING GENERAL
PLAN LAND USE LINES.



NOT TO SCALE



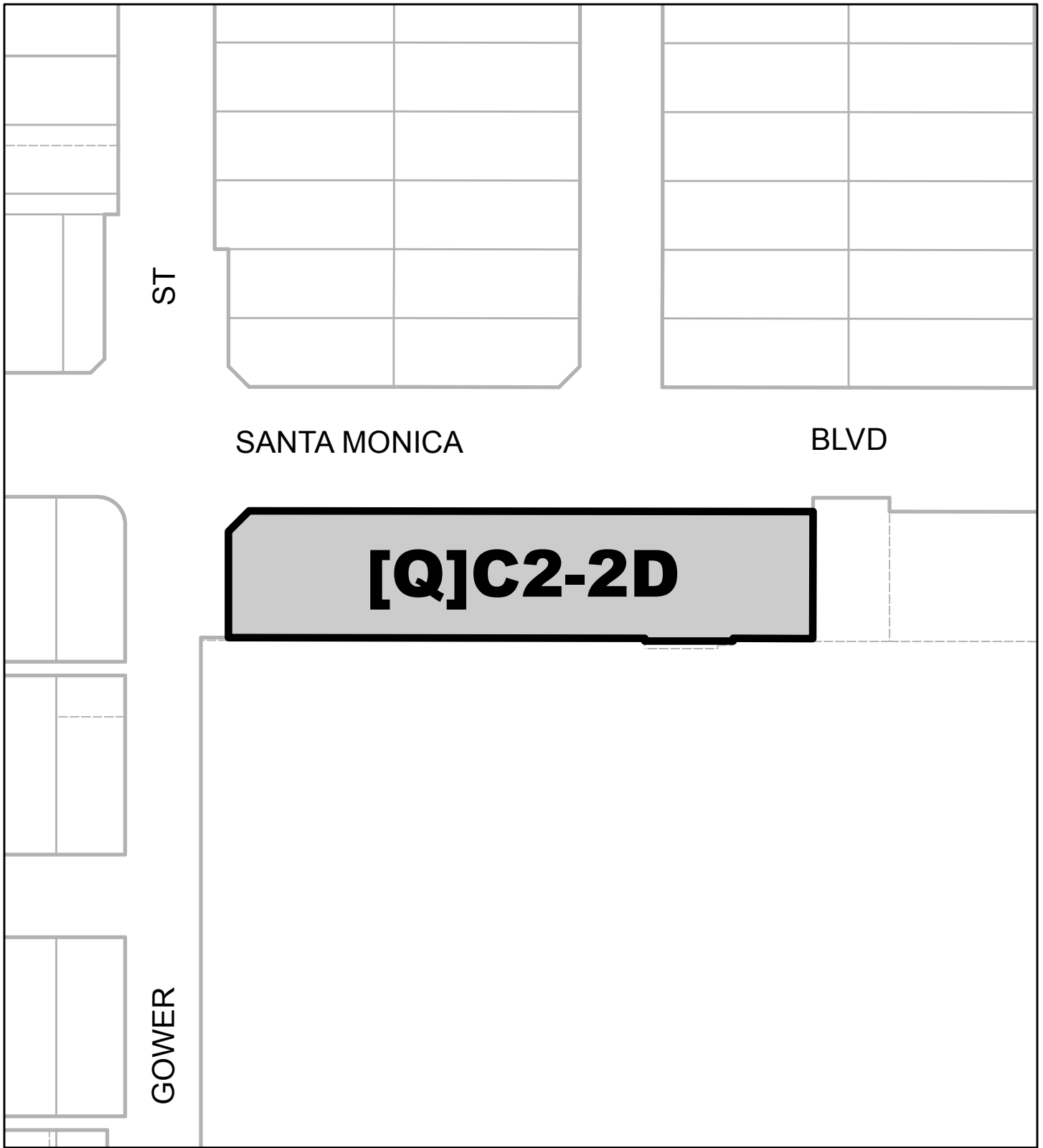
Area
Mapped

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

010412

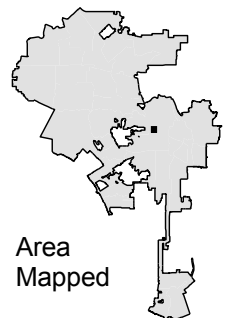
HOLLYWOOD CPU, SA 41



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

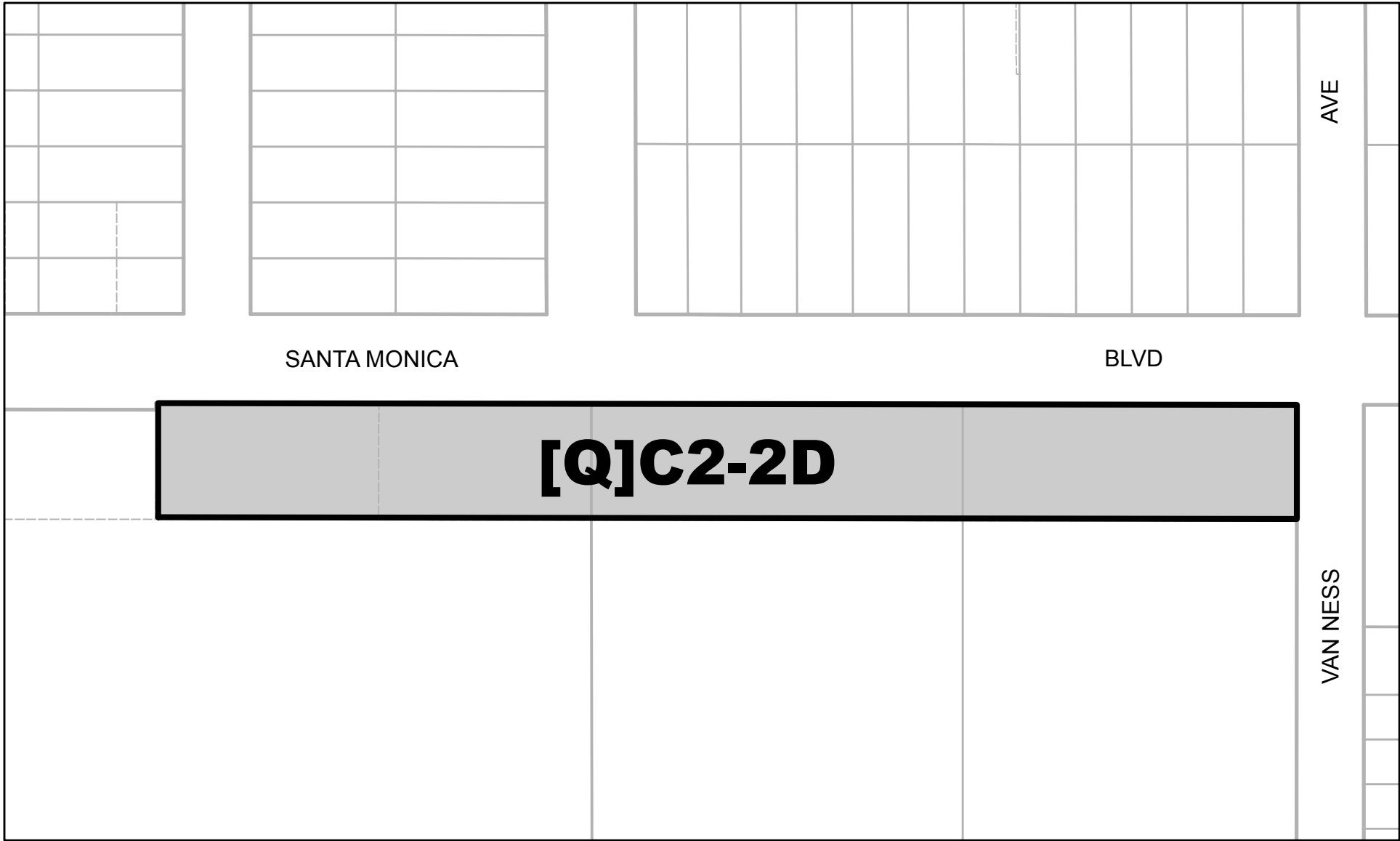


C.M. 144 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AA/

010412

HOLLYWOOD CPU, SA 41:1



SANTA MONICA

BLVD

AVE

VAN NESS

[Q]C2-2D

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



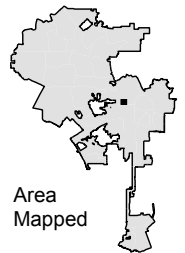
NOT TO SCALE

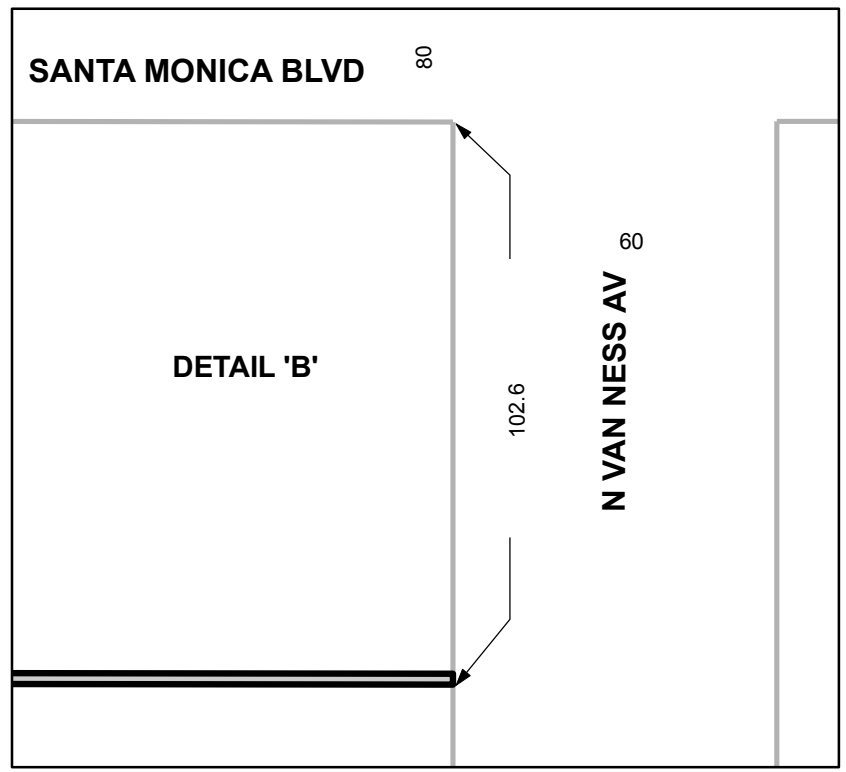
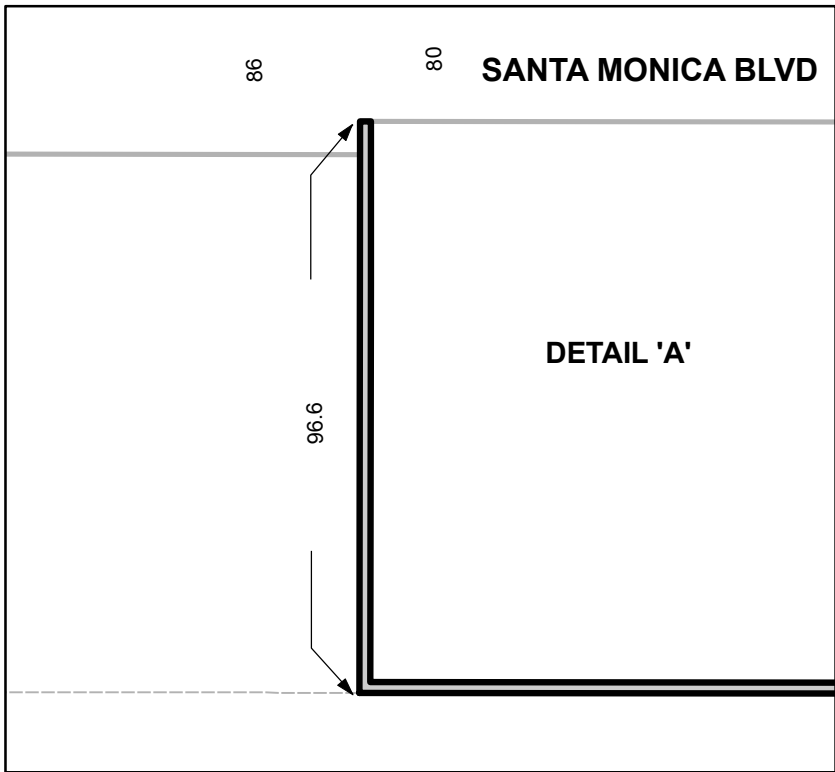
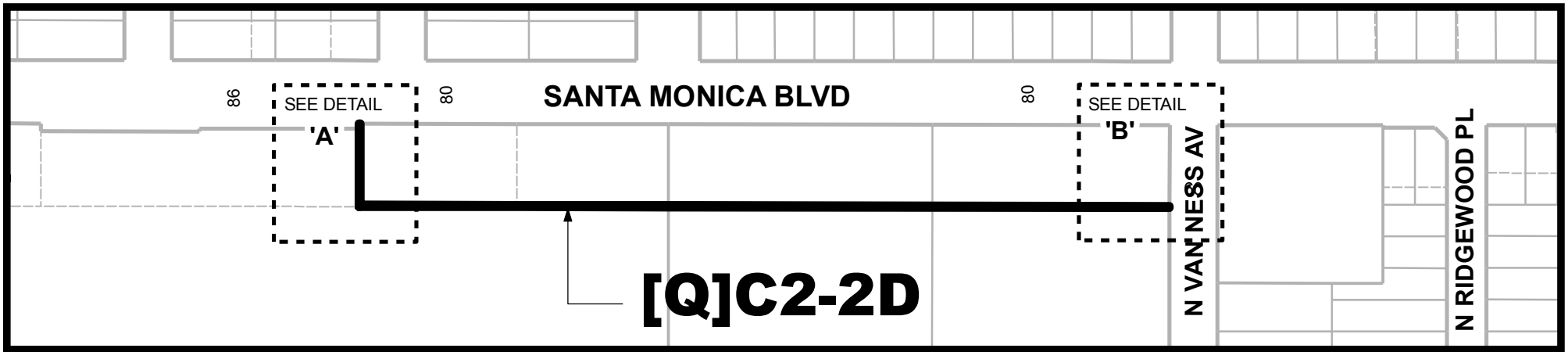
C.M. 144 B 189	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AA/

010412

HOLLYWOOD CPU, SA 41:2





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



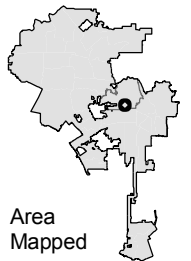
NOT TO SCALE

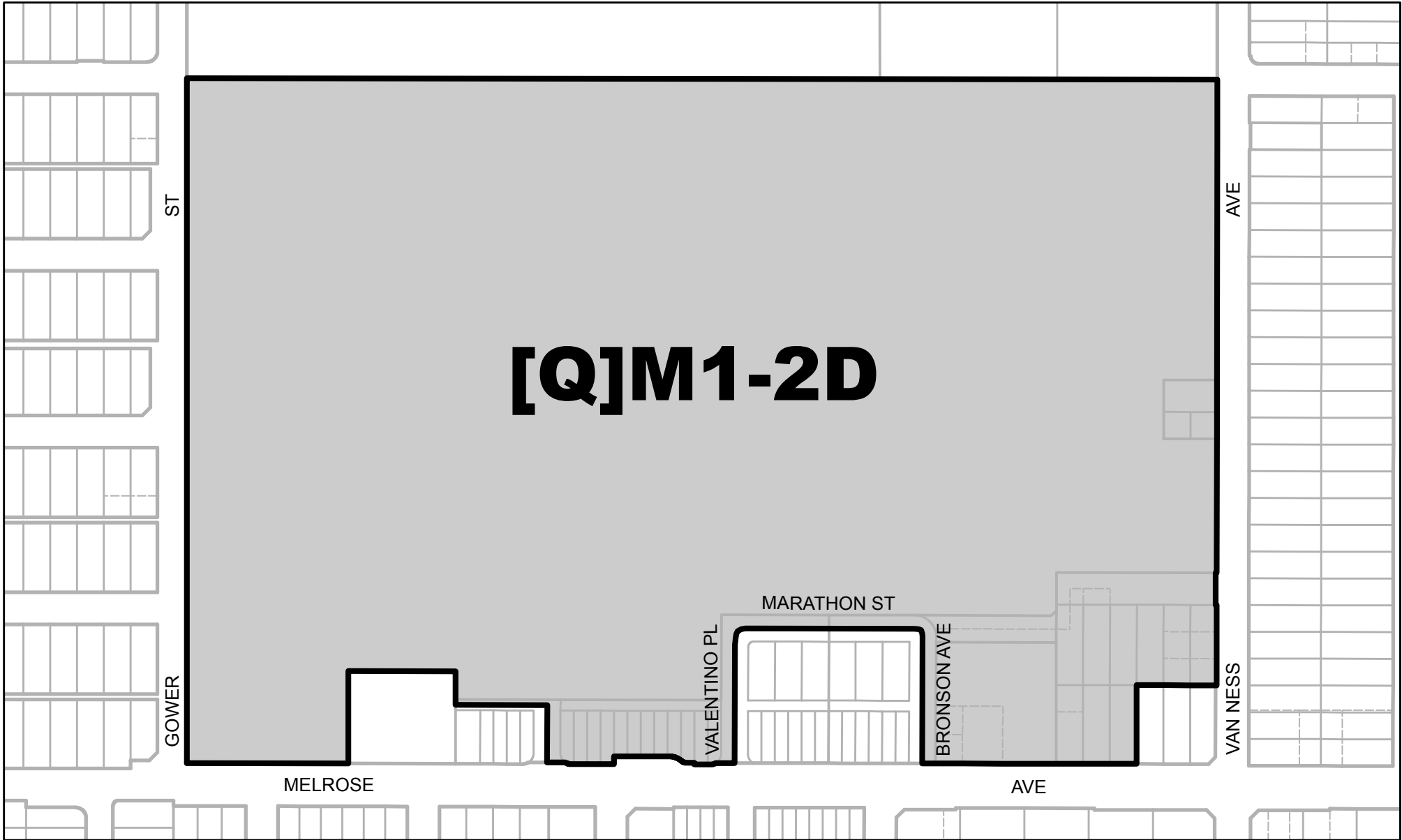
C.M. 144 B 189	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 41:2A

010412





ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.

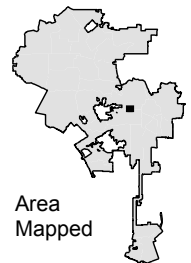


NOT TO SCALE

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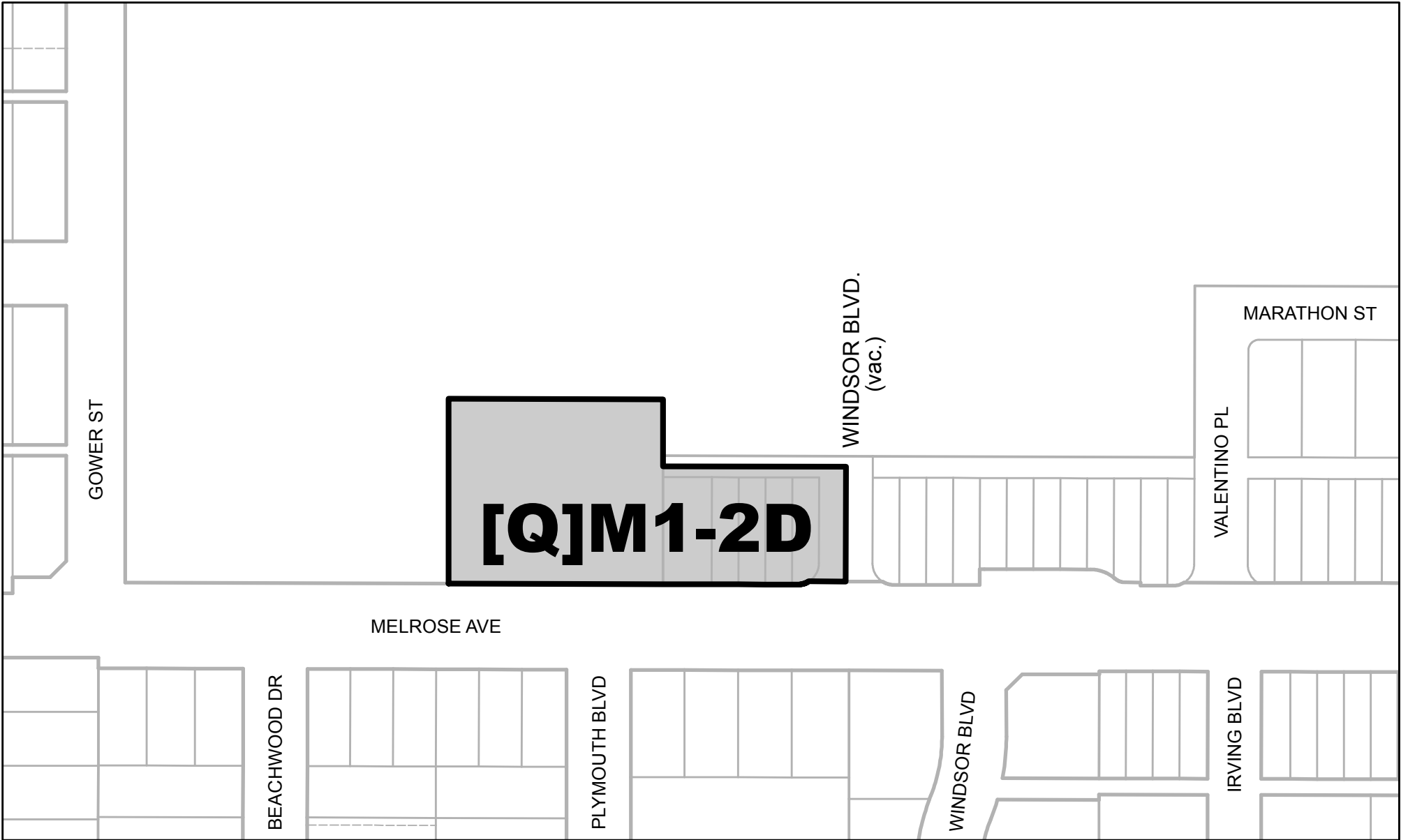
AAV

010412



Area Mapped

HOLLYWOOD CPU, SA 41:3



[Q]M1-2D

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.

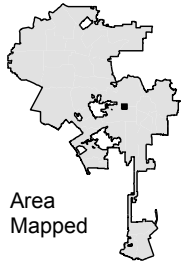


NOT TO SCALE

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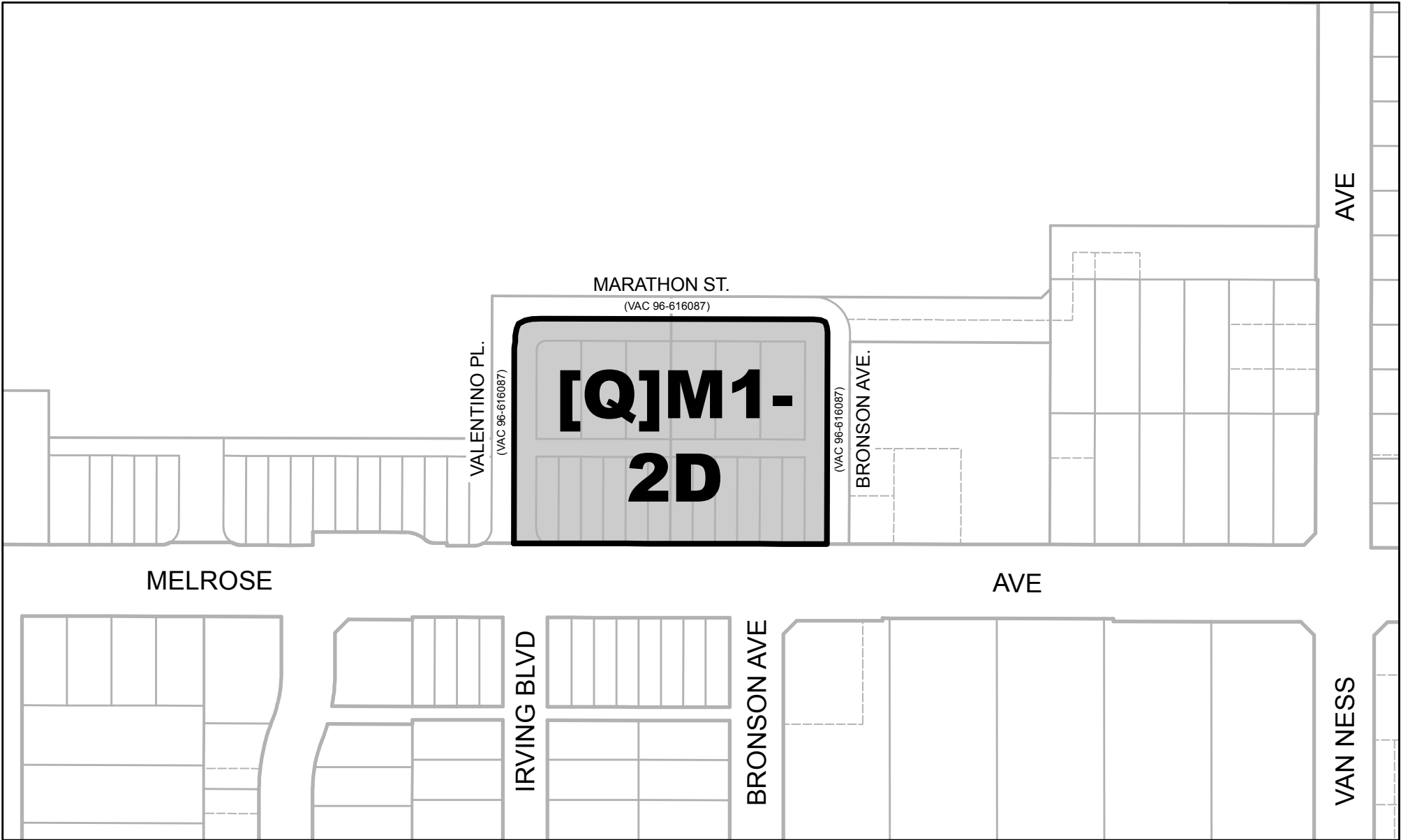
AA/

010412



Area Mapped

HOLLYWOOD CPU, SA 41:4



**[Q]M1-
2D**

MARATHON ST.
(VAC 96-616087)

VALENTINO PL.
(VAC 96-616087)

BRONSON AVE.
(VAC 96-616087)

MELROSE

AVE

IRVING BLVD

BRONSON AVE

VAN NESS

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.

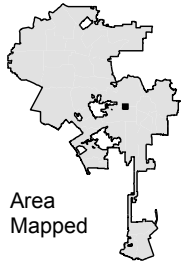


NOT TO SCALE

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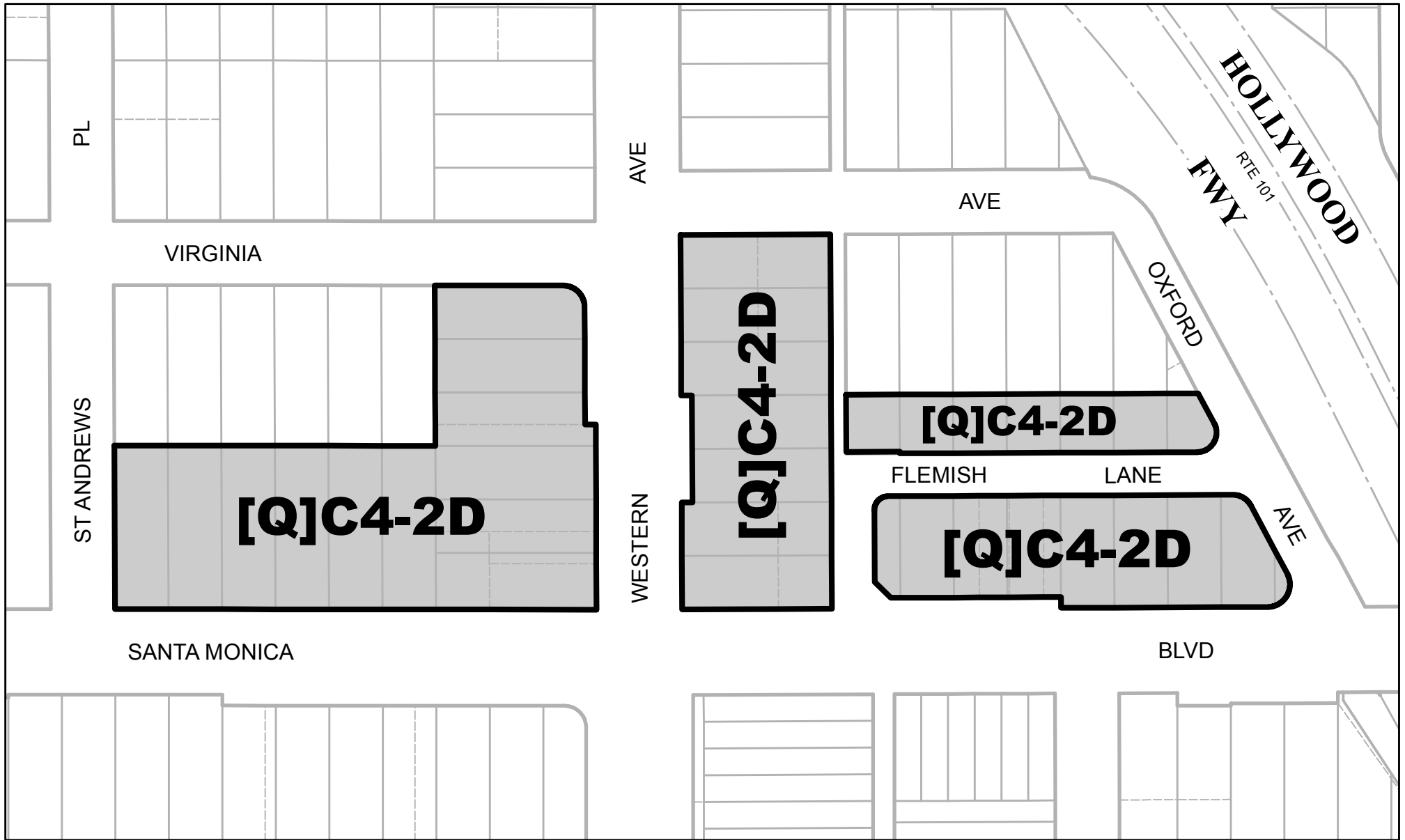
AA/

010412



Area
Mapped

HOLLYWOOD CPU, SA 41:5



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



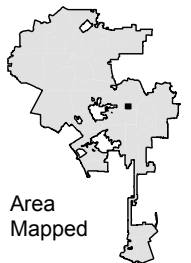
NOT TO SCALE

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

010412

HOLLYWOOD CPU, SA 41:6



Area Mapped



[Q]C4-2D

VIRGINIA

AVE

AVE

PL

ST ANDREWS

WESTERN

SANTA MONICA

BLVD

ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE
LINES.



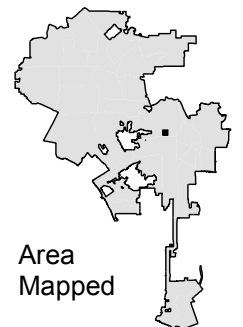
NOT TO SCALE

C.M. 144 B 193

CPC 1997-0043 CPU
CPC 2005-6082 CPU

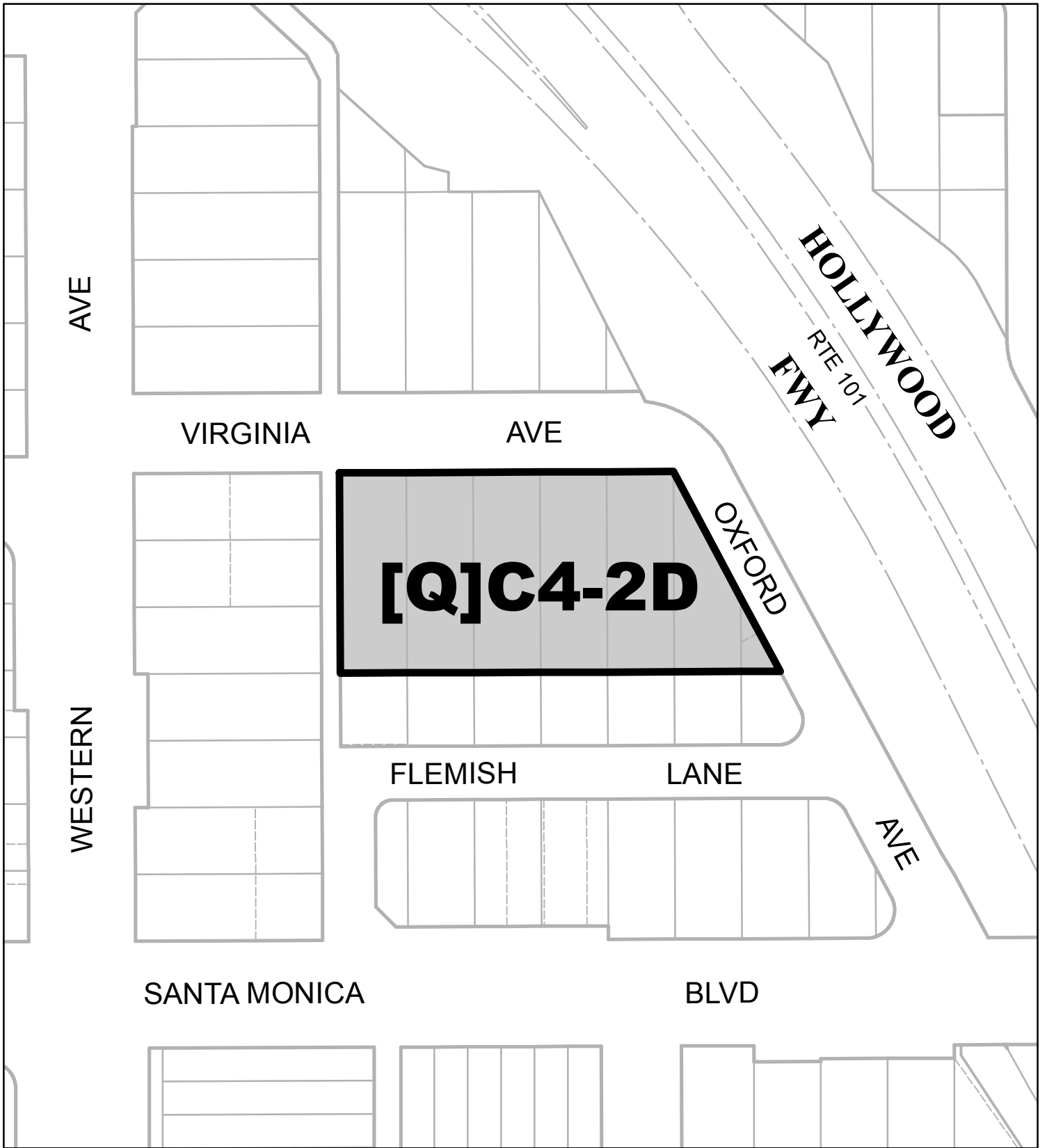
AA/

010412



Area
Mapped

HOLLYWOOD CPU, SA 41:7



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



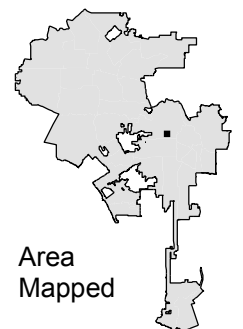
NOT TO SCALE

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.



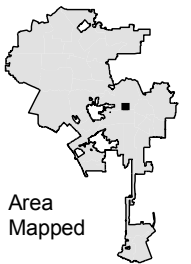
NOT TO SCALE

C.M. 144 B 189, 144 B 193	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AA/

HOLLYWOOD CPU, SA 42

010412



Area Mapped



 **[Q]C4-1**

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



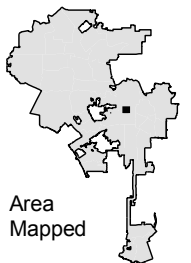
NOT TO SCALE

C.M. 141 B 189, 141 B 193	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AA/

HOLLYWOOD CPU, SA 42:1

010412



Area Mapped



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



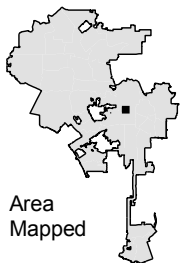
NOT TO SCALE

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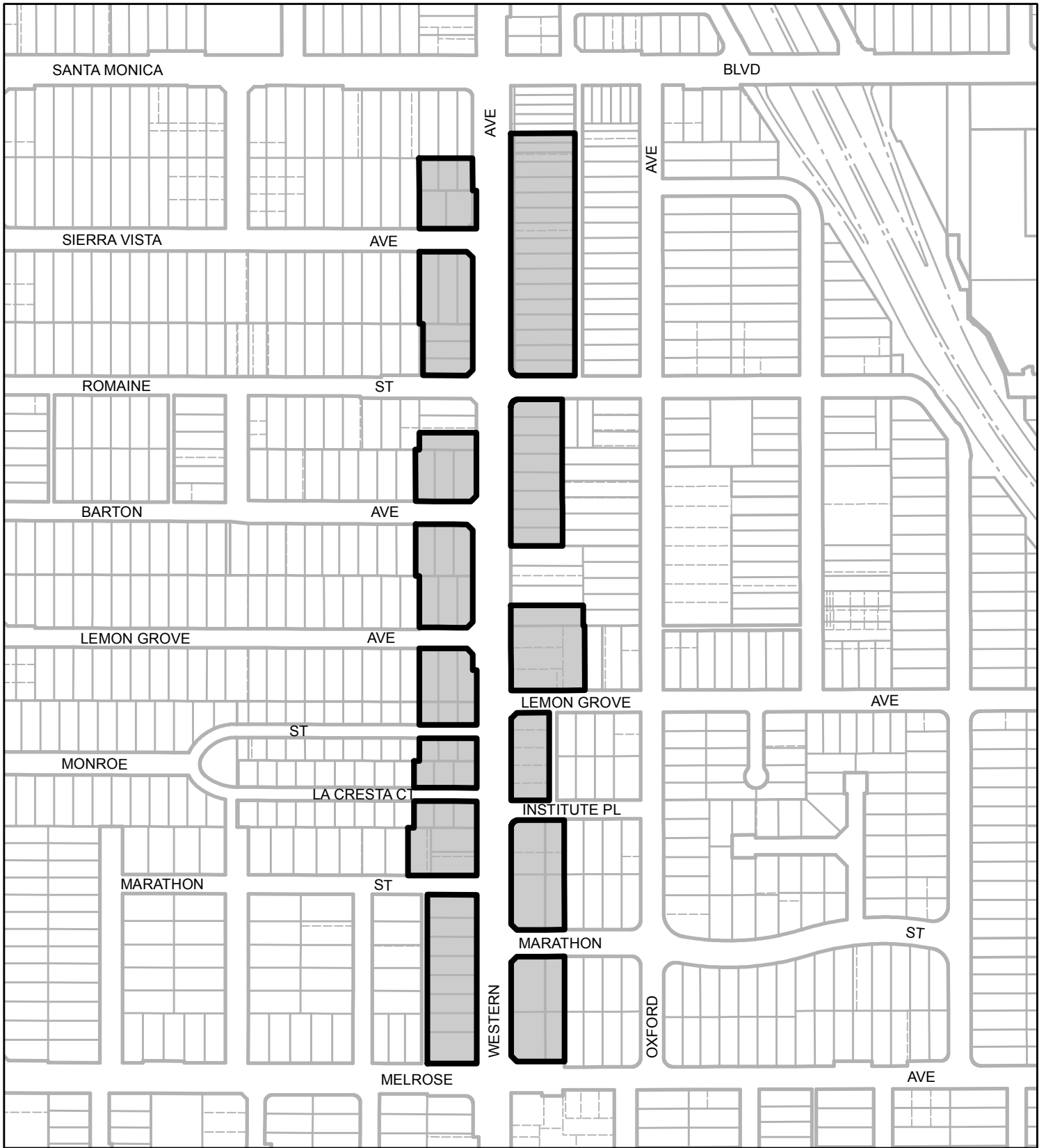
AA/

010412

HOLLYWOOD CPU, SA 42:1A



Area Mapped

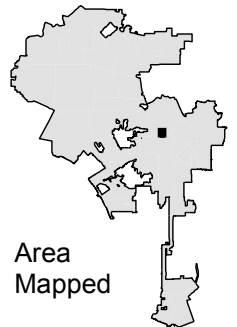


 **[Q]C4-2D**

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



NOT TO SCALE



Area Mapped

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

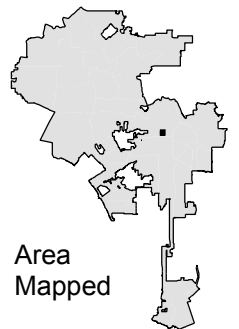
010412



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



NOT TO SCALE



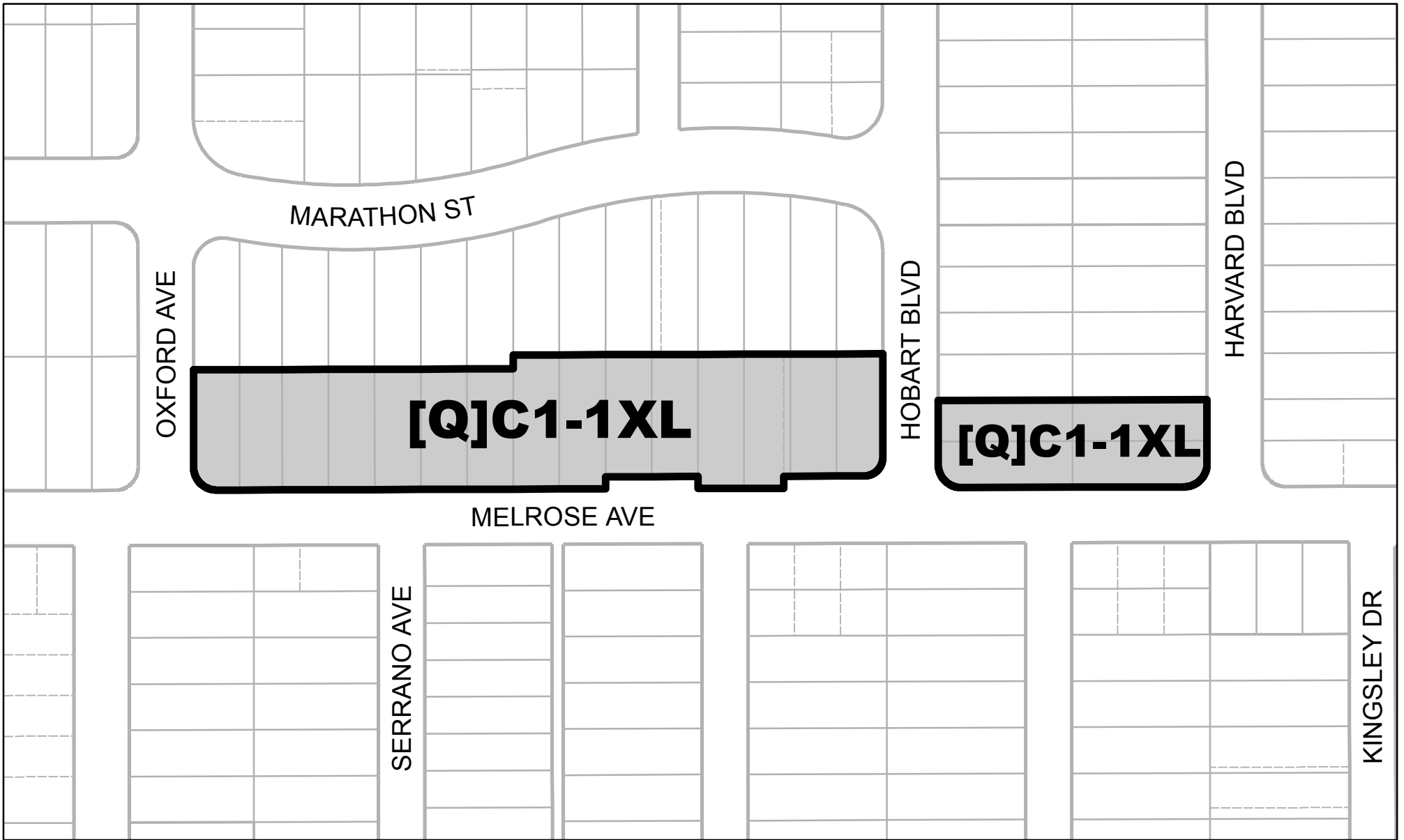
Area Mapped

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

HOLLYWOOD CPU, SA 42:3

010412



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



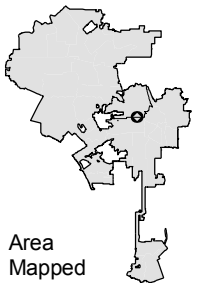
NOT TO SCALE

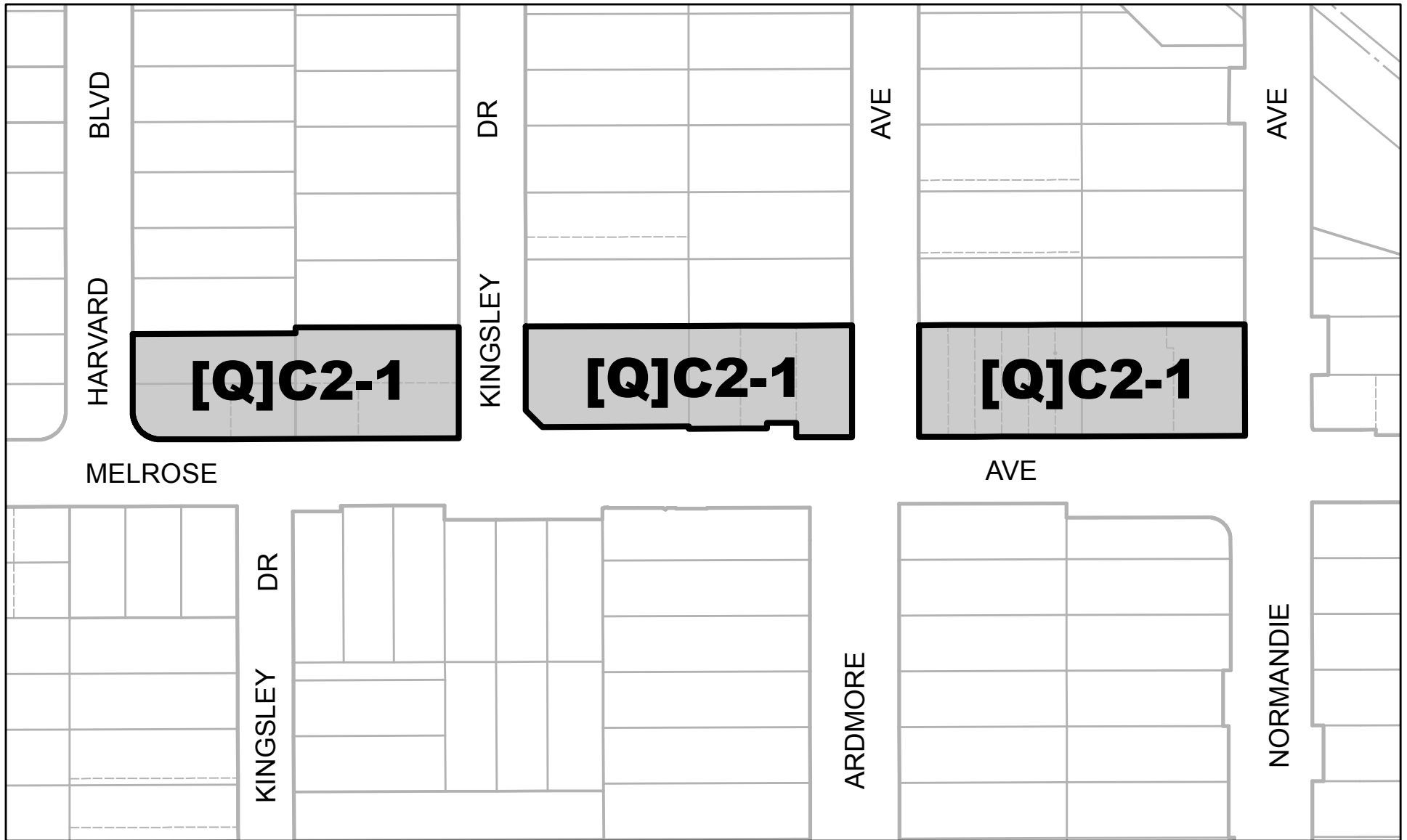
C.M. 141 B 193	CPC 2005-6082 CPU CPC 1997-0043 CPU
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LH/

HOLLYWOOD CPU, SA 43

010412





ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



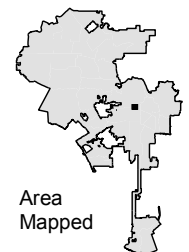
NOT TO SCALE

C.M. 141 B 193	CPC 1997-0043 CPU CPC 2005-6082 CPU
----------------	--

AA/

010412

HOLLYWOOD CPU, SA 43:1





[Q]C2-2D

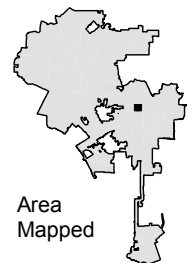
ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE AND ZONE LINES, EXCEPT WHERE DIMENSIONED.

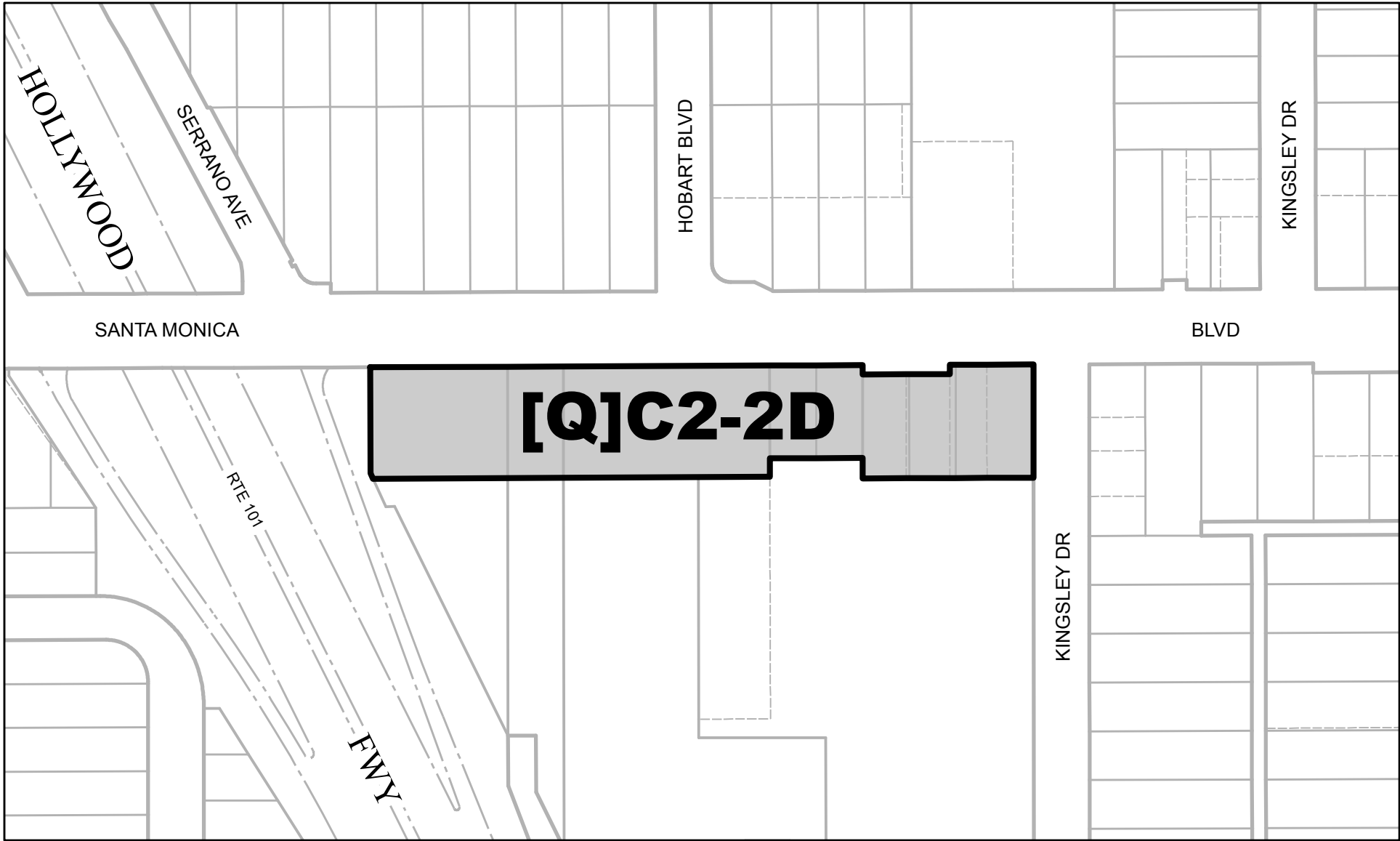


NOT TO SCALE

C.M. 144 B 193, 144 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
AA/	010412

HOLLYWOOD CPU, SA 44





ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE LINES.



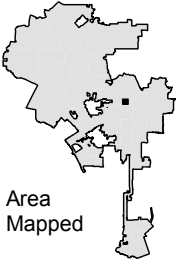
NOT TO SCALE

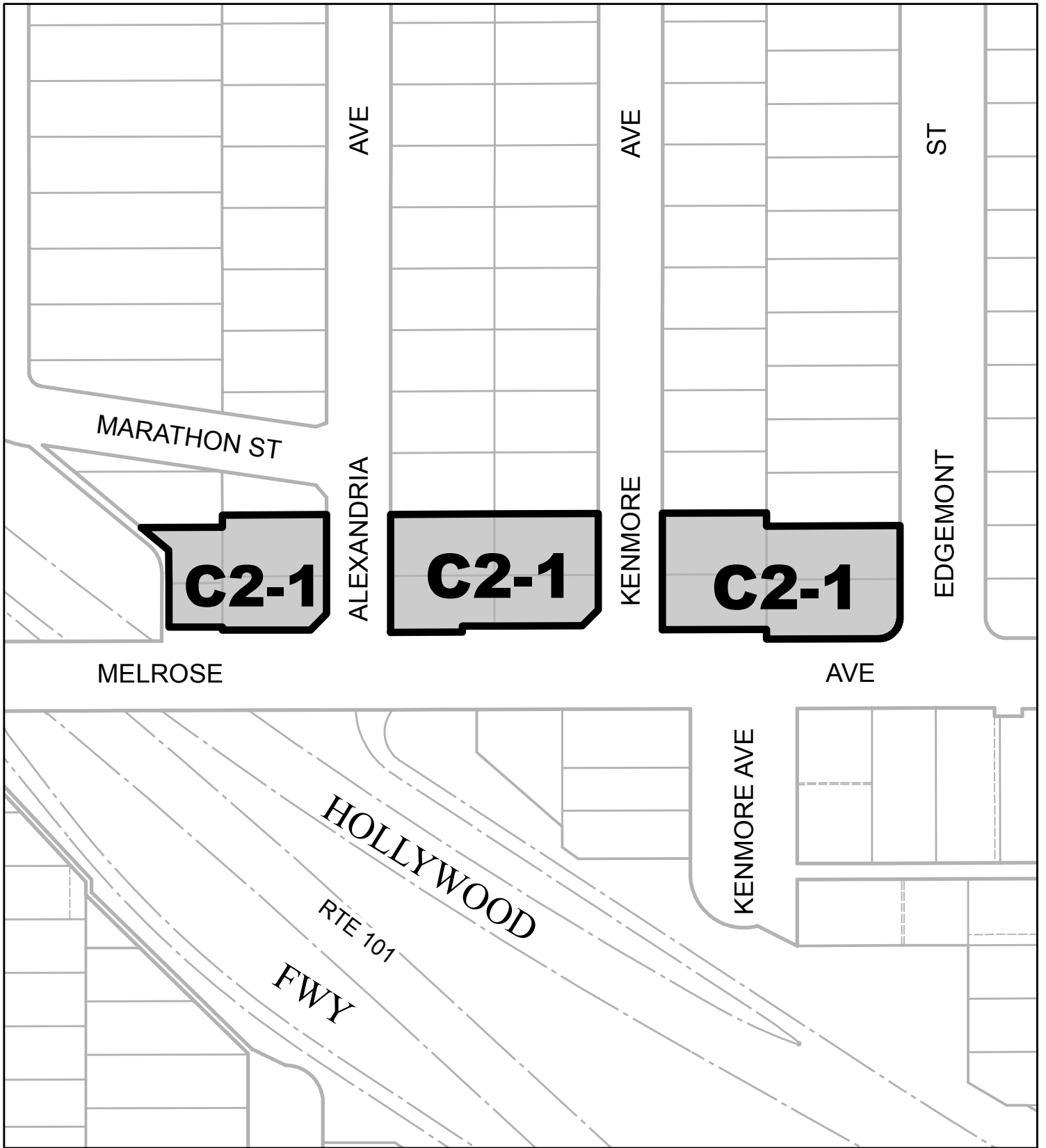
C.M. 144 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
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LH/

010412

HOLLYWOOD CPU, SA 44:A





ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



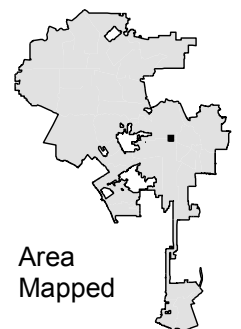
NOT TO SCALE

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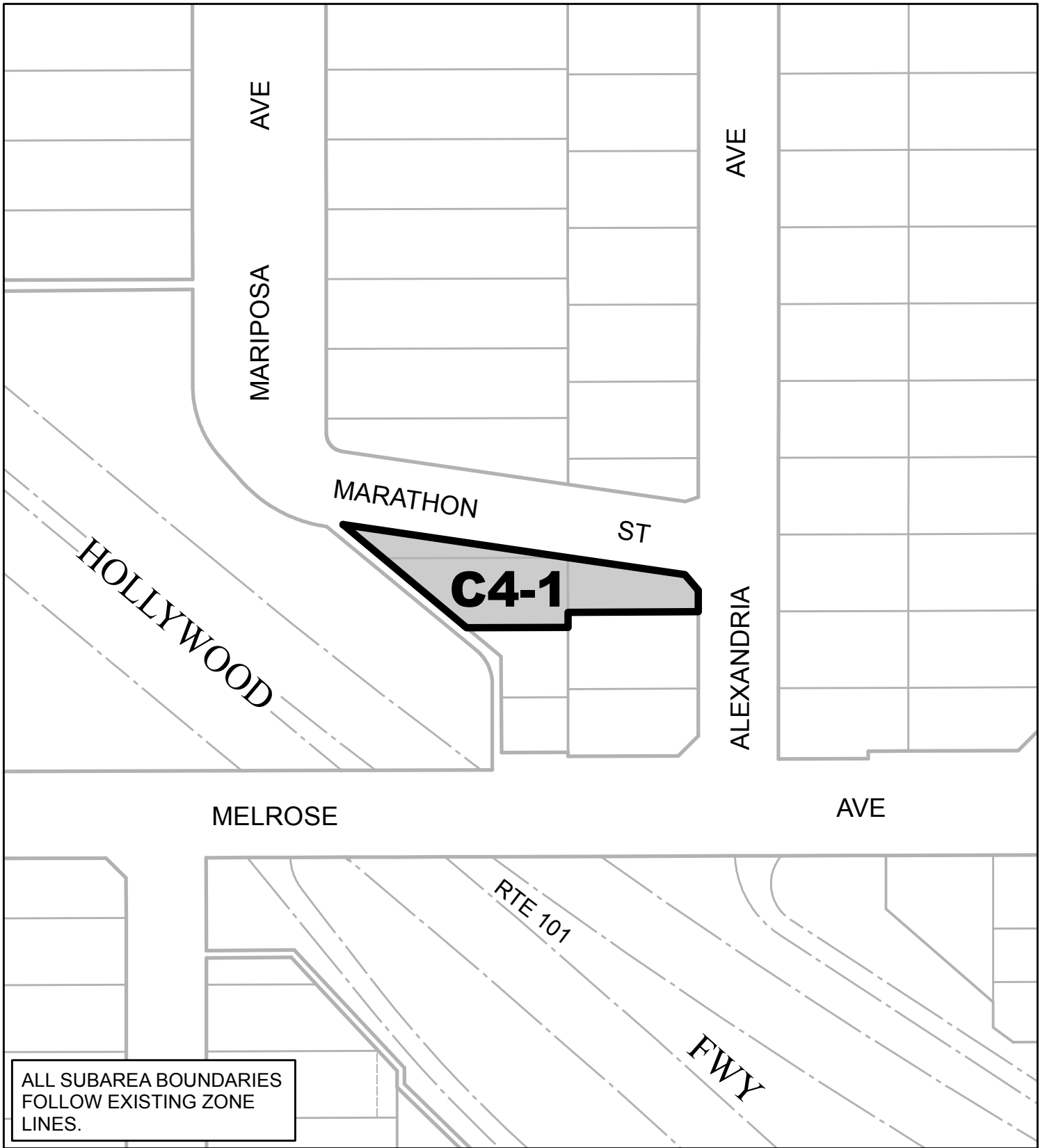
AA/

010412

HOLLYWOOD CPU, SA 45



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.

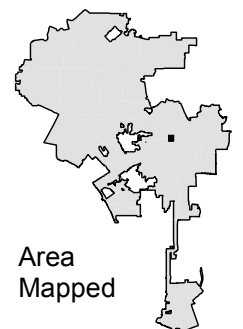


NOT TO SCALE

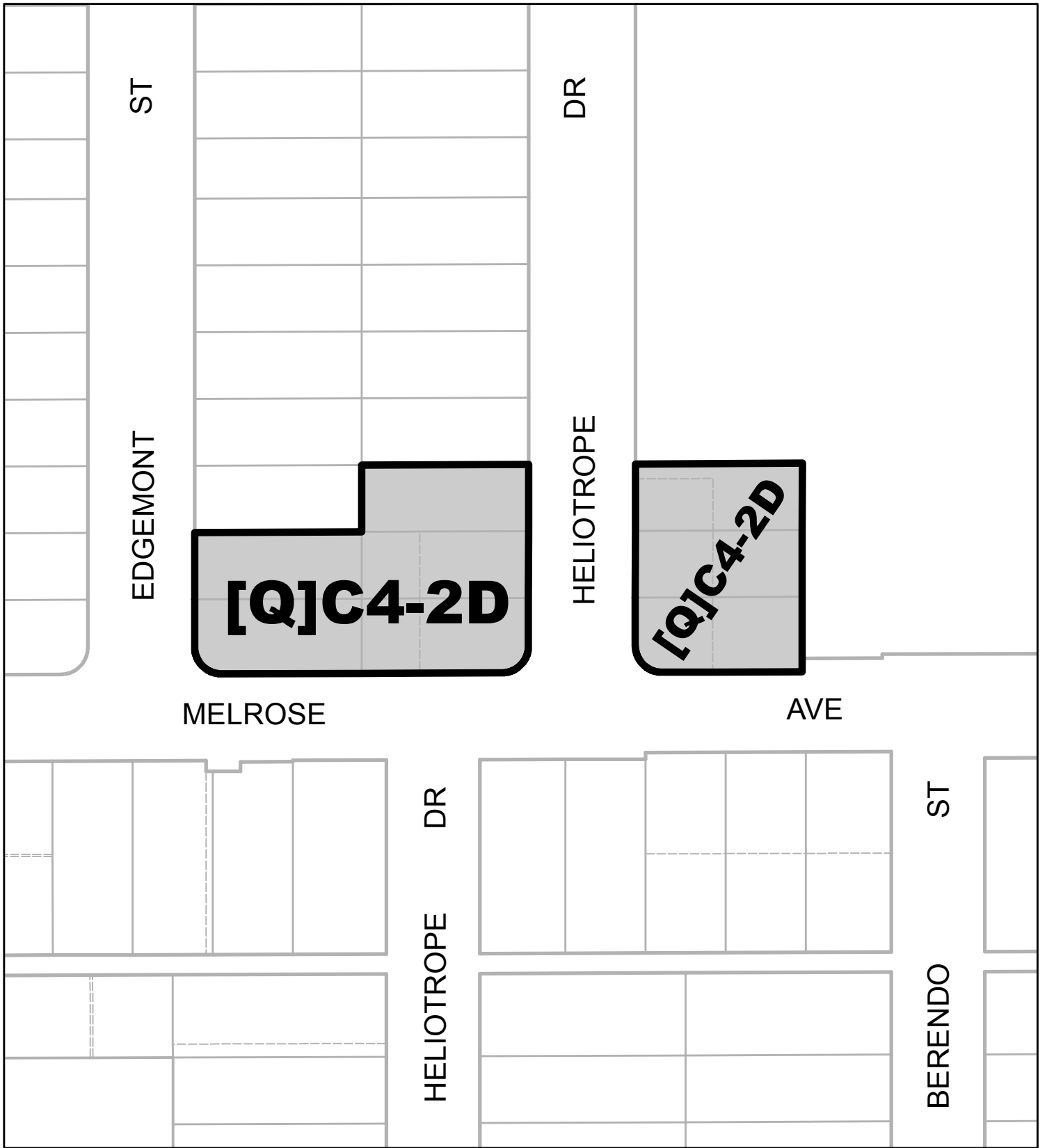
C.M. 141 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AA/

010412



HOLLYWOOD CPU, SA 45:1



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



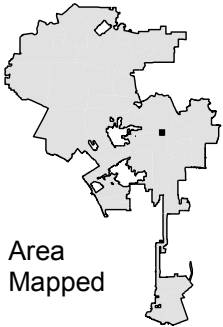
NOT TO SCALE

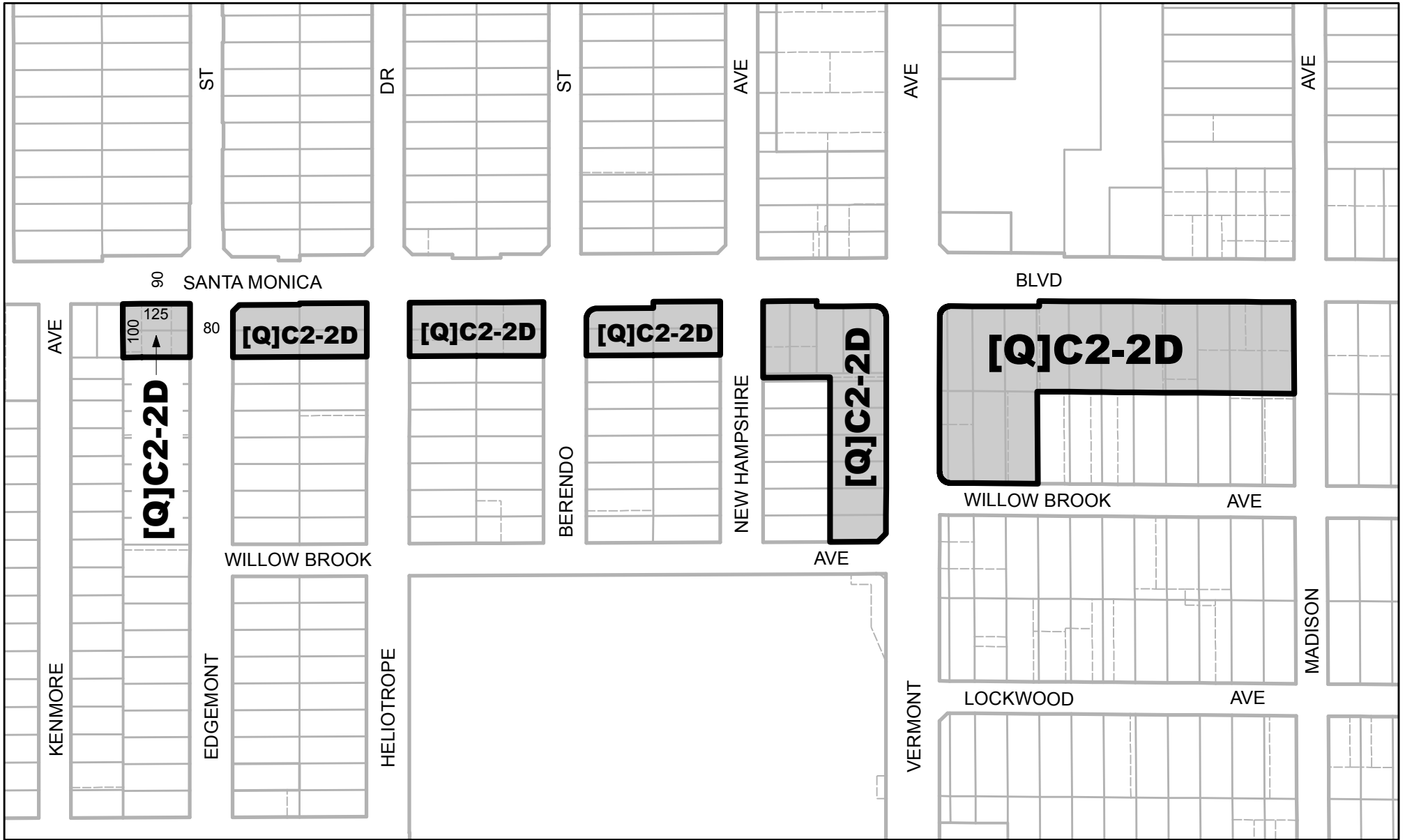
C.M. 141 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AA/

HOLLYWOOD CPU, SA 46

010412





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



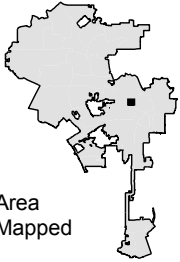
NOT TO SCALE

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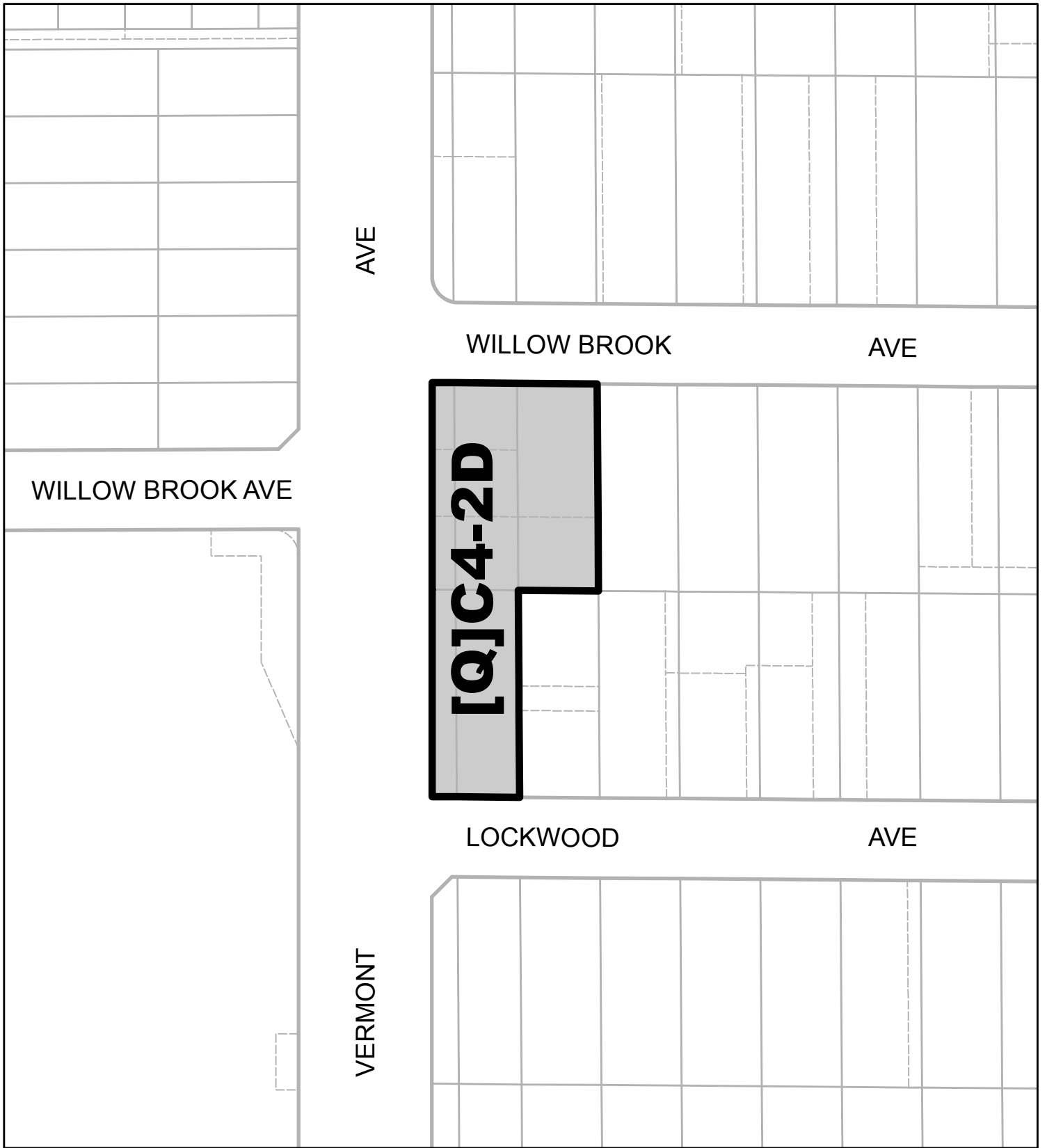
AA/

010412

HOLLYWOOD CPU, SA 47:1



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING GENERAL PLAN LAND USE LINES.



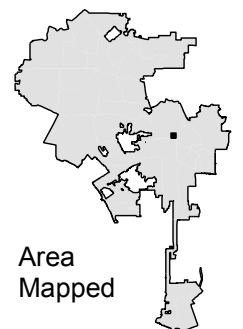
NOT TO SCALE

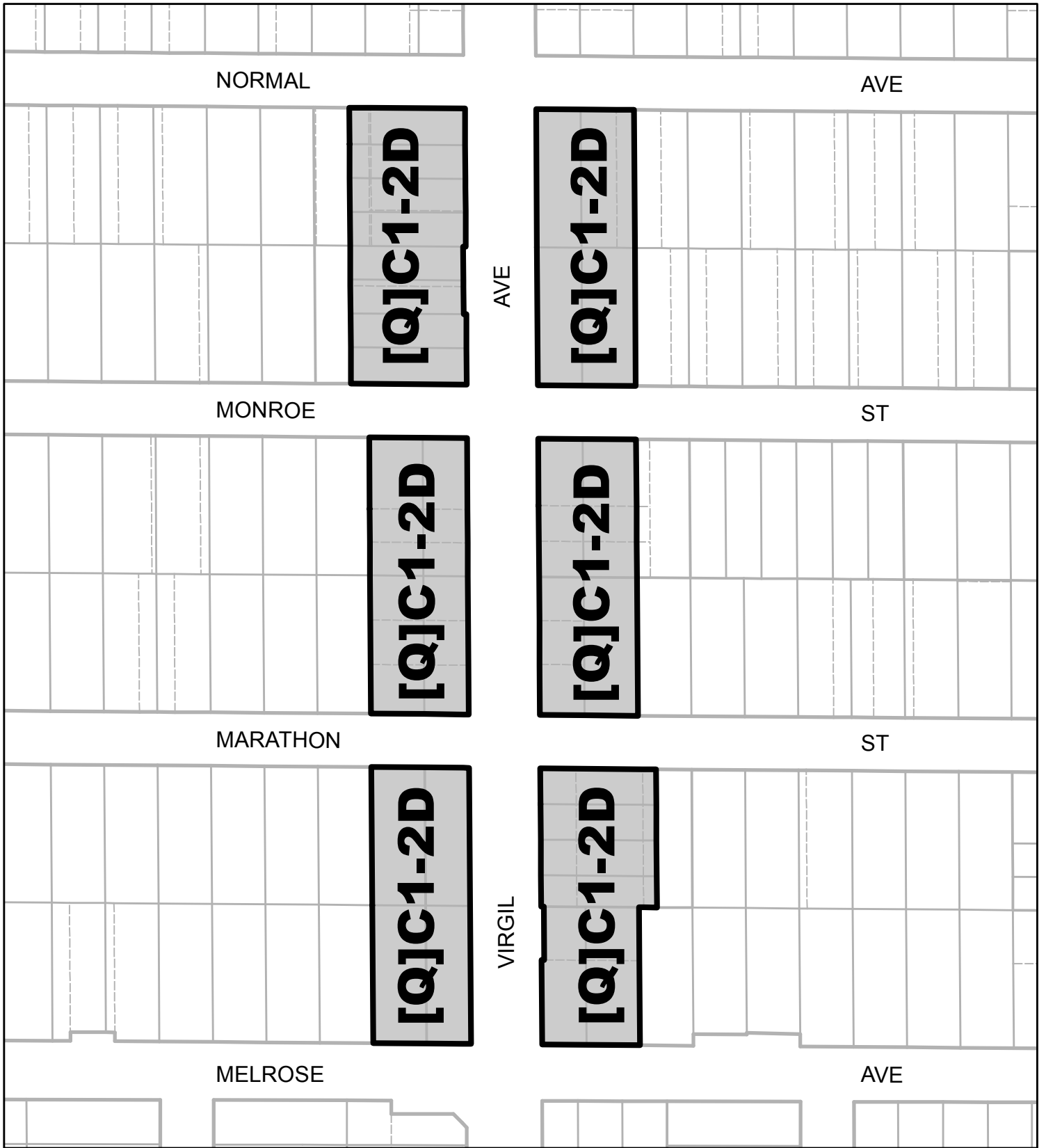
C.M. 144 B 197	CPC 1997-0043 CPU CPC 2005-6082 CPU
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AA/

010412

HOLLYWOOD CPU, SA 48





NORMAL

AVE

[Q]C1-2D

[Q]C1-2D

AVE

MONROE

ST

[Q]C1-2D

[Q]C1-2D

MARATHON

ST

[Q]C1-2D

[Q]C1-2D

VIRGIL

MELROSE

AVE

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

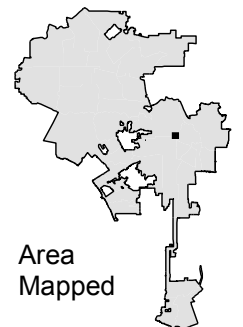
C.M. 141 B 197, 142.5 A 201

CPC 1997-0043 CPU
CPC 2005-6082 CPU

AA/

HOLLYWOOD CPU, SA 49

010412



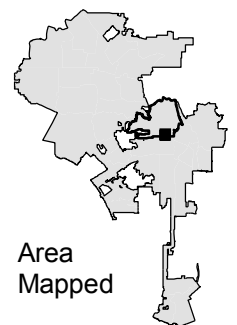
Area Mapped



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> <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 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>
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	<u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u> 1. Uses shall be limited to private clubs and all other uses and density permitted in the R4 zone.
3:1D, 3:1E	[Q]R4-1XL	<u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u> 1. Residential density is limited to 1 dwelling unit per 600 square feet of lot area.
3:2	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 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.
3:2B	[Q]R4-2	<u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u> 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 area per dwelling unit.
3:2C	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 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.

**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> <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>
3:2G	[Q]R4-2-SN	<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 are per dwelling unit.</p>
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> <p>1. Residential uses and density permitted in the R4 Zone, except that hotels are permitted at the R5 Zone density.</p> <p>3. The following uses, subject to Zoning Administrator approval pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W:</p> <p>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.</p> <p>b. Any use permitted in the C1 Zone within buildings which were in existence on the lot upon the effective date of this ordinance.</p> <p>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> <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
		<p>the Hollywood Community Plan.</p> <p><u>“D” DEVELOPMENT LIMITATIONS</u></p> <p>No building or structure shall exceed a height of 60 feet.</p>
3:4	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 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>
4:1A	C4-2D-SN	<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. 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>
4:1B	C4-2D	<p><u>“D” DEVELOPMENT LIMITATIONS</u></p> <p>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.</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>

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
		<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>
4:1C	C4-2D-SN	<p><u>“D” DEVELOPMENT LIMITATIONS</u></p> <p>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.</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>
4:1D	C4-2D	<p><u>“D” DEVELOPMENT LIMITATIONS</u></p> <p>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.</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>
4:1E	C4-2D-SN	<p><u>“D” DEVELOPMENT LIMITATIONS</u></p> <p>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</p>

**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
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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 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.

4:2	C4-2D	
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“D” DEVELOPMENT LIMITATIONS

- 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.
- 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.

4:2A	C4-2D-SN	
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“D” DEVELOPMENT LIMITATIONS

- 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:
 - 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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
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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:
- 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.

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

No 100% residential development shall be permitted.

“D” DEVELOPMENT LIMITATIONS

- 1. No building or structure shall exceed a height of 36 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.

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

No 100% residential development shall be permitted.

“D” DEVELOPMENT LIMITATIONS

- 1. No building or structure shall exceed a height of 36 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.

**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 data-bbox="737 310 1312 373"><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p data-bbox="737 390 1425 510">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 data-bbox="737 527 1156 554"><u>“D” DEVELOPMENT LIMITATIONS</u></p> <ol data-bbox="737 573 1442 968" style="list-style-type: none"> <li data-bbox="737 573 1414 636">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. <li data-bbox="737 653 1425 741">2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources. <li data-bbox="737 758 1442 968">3. A project may exceed the 4.5:1 FAR provided that: <ol style="list-style-type: none"> <li data-bbox="737 806 1442 894">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, <li data-bbox="737 911 1393 968">b. the project conforms with Hollywood Community Plan policies.
4:3A	[Q]C4-2D	<p data-bbox="737 1005 1312 1068"><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p data-bbox="737 1085 1425 1205">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 data-bbox="737 1266 1156 1293"><u>“D” DEVELOPMENT LIMITATIONS</u></p> <ol data-bbox="737 1312 1442 1709" style="list-style-type: none"> <li data-bbox="737 1312 1414 1375">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. <li data-bbox="737 1392 1425 1480">2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources. <li data-bbox="737 1497 1442 1709">3. A project may exceed the 4.5:1 FAR provided that: <ol style="list-style-type: none"> <li data-bbox="737 1545 1442 1633">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, <li data-bbox="737 1650 1393 1709">b. the project conforms with Hollywood Community Plan policies.
4:4	[Q]C4-2D	<p data-bbox="737 1747 1312 1810"><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p data-bbox="737 1827 1398 1879">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

[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

[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.

**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. 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.

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

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

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

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

4:5I

[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.

4:5J

[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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

"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:

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

- 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.

4:7	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> <ul style="list-style-type: none"> 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, <u>unless</u> 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. <p>2. Building Location.</p> <ul style="list-style-type: none"> 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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

[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

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
6:1	[Q]C4-2D-SN	<p data-bbox="737 310 1317 373"><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p data-bbox="737 390 1430 510">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.</p> <p data-bbox="737 527 1422 590">2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p data-bbox="761 606 1427 758">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 data-bbox="761 774 1443 1136">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 data-bbox="761 1152 1430 1272">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 data-bbox="761 1289 1443 1535">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 data-bbox="737 1551 976 1583">3. Building Location.</p> <p data-bbox="761 1600 1411 1663">a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p data-bbox="761 1680 1438 1885">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.</p>

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

[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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
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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).

**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

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

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 style="text-align: center;"><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>
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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.

9:1	[Q]R4-2	<p><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <ol style="list-style-type: none"> 1. Residential density shall be limited to a maximum of one dwelling unit for each 800 square feet of lot area. 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).
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[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

1. Residential density shall be limited to a maximum of one dwelling unit for each 800 square feet of lot area.
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).

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 style="text-align: center;"><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>
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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.

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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[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).

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
-------------	---------------------------------	----------------------------

“D” DEVELOPMENT LIMITATIONS

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

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
		<p>interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>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.</p> <p>5. Pedestrian Access.</p> <p>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.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>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.</p> <p>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.</p>
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>

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
13:2, 13:3A, 13:3B, 13:4	[Q]C4-1XL	<p data-bbox="735 317 1313 373"><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p data-bbox="735 394 1430 688">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 data-bbox="735 730 1313 787"><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <p data-bbox="735 808 1422 865">1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p data-bbox="761 886 1422 1031">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 data-bbox="761 1052 1443 1413">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 data-bbox="761 1434 1430 1549">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 data-bbox="761 1570 1443 1812">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 data-bbox="735 1833 976 1860">2. Building Location.</p> <p data-bbox="761 1881 1409 1904">a) Each Project shall have a ground floor, as defined in</p>

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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	
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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. 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.

14:3A	[Q]C4-2D-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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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.

15

[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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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.

16

[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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

[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

[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,

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

(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

[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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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.

22

[Q]R4-2

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

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

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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>
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“D” DEVELOPMENT LIMITATIONS

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

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>
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“D” DEVELOPMENT LIMITATIONS

1. No building or structure shall exceed a height of 75 feet above grade.

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

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 style="margin-left: 40px;">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 style="margin-left: 40px;">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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**HOLLYWOOD COMMUNITY PLAN UPDATE
TABLE FOR SECTION III**

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

[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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

31

[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.

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

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>

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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'

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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:

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

- 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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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,

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
-------------	---------------------------------	----------------------------

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.

39:3

[Q]MR1-2D

[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

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.

“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 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.

39:4

M1-2D

“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 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.

40

[Q]MR1-1

[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.

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

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>

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

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> <ul style="list-style-type: none"> 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, <u>unless</u> 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. <p>2. Building Location.</p> <ul style="list-style-type: none"> a) Each Project shall have a ground floor, as defined in

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
41	[Q]R4-1VL	<p data-bbox="735 310 1315 373"><u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u></p> <ol style="list-style-type: none"><li data-bbox="735 390 1450 926">1. Site Planning & Building Orientation.<ol style="list-style-type: none"><li data-bbox="761 436 1450 617">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.<li data-bbox="761 636 1450 785">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.<li data-bbox="761 804 1450 926">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.<li data-bbox="735 942 1450 1293">2. Alleys.<ol style="list-style-type: none"><li data-bbox="761 989 1450 1110">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.<li data-bbox="761 1129 1450 1215">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.<li data-bbox="761 1234 1450 1293">c) Dumpsters and trash enclosures shall be served from alleys, and enclosed or screened from view.<li data-bbox="735 1310 1450 1644">3. Mid-Block Access.<ol style="list-style-type: none"><li data-bbox="761 1356 1450 1478">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.<li data-bbox="761 1497 1450 1644">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.<li data-bbox="735 1661 1450 1887">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:<ol style="list-style-type: none"><li data-bbox="761 1797 1450 1887">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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
		<p>above 35 feet from any exterior facade that fronts a street, as well as the rear exterior facade.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>8. Open Space.</p> <p>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).</p> <p>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.</p> <p>9. Parking Level Screening. Any portion of a parking level, which exceeds finished grade, shall be screened from the</p>

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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 setback 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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

[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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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,
41:4,
41:5

[Q]M1-2D

[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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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:

- 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.

41:6

[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 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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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,

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

- 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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

[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,

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

43

[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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

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.

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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

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
		<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>

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

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
------------------------	--	-----------------------------------

“D” DEVELOPMENT LIMITATIONS

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

49

[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 _____.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted

June ____, 2012

See attached report.

Michael LoGrande
Director of Planning