

**Hollywood Heritage Statement to PLUM  
re 1541 Wilcox Hotel appeal:**

Hollywood Heritage has spent 35 years as steward of the National Register Historic District on Hollywood Boulevard and historic properties and neighborhoods in Hollywood. We are compelled to appeal projects affecting historic resources, or setting precedents which will be damaging to historic resources and the plans in place to protect them.

This project is located in a section of Hollywood which was not planned for highrise or high density, for very well-considered planning reasons. The “goals” of the General Plan have been crystal clear. They are clearly enshrined in the current Zoning. Other areas in Hollywood are planned for the density this applicant hopes for—but not this area—and for good reasons.

**You need a “no” vote for substantive reasons.**

|              | <u>Lot Area</u>         | <u>Permissible Devt</u>  | <u>Requested Devt</u>   | <u>Height Allowed</u> | <u>Proposed Height</u>           |
|--------------|-------------------------|--|---|-----------------------|----------------------------------|
| <b>C4-2D</b> | .47 acre =<br>20,682 sf | <b>2:1 FAR</b>   | <b>5.5:1 FAR</b>  |                       | <b>120 ft max-<br/>¾ at 110'</b> |
| .            |                         | <b>41,030 sf<br/>or<br/>104 hotel rms<br/>or<br/>200 sf/hotel<br/>rm</b> | <b>113,751 sf<br/>or<br/>200 hotel rms<br/>or<br/>100 sf/hotel<br/>rm</b> |                       |                                  |

**I. A “no” vote reflects that the project is inconsistent with the Hollywood Community Plan:**

This limitation to 41,030 sf was voted as a City ordinance as a part of the **AB 283 “zoning consistency” project**-- a court order to make the zoning for this parcel match the Community Plan. This parcel was allowed 1/3 of the building the PLUM is being asked for here. 1/3 the building size could be expected to be lesser height.

The intent for this area never was 4.5:1 or 6:1 FAR, nor was it the Community Plan intent for that high density across the whole of the Regional Center area in the Hollywood Community Plan. This is

frequently misunderstood, and is a unique feature of the Community Plan and Redevelopment Plan in Hollywood.

The Regional Center area was purposefully divided into subareas to reflect the fact that the specific blocks immediately surrounding Metro stations could achieve the higher and highest densities with special permission from CRA -- if they offered public benefit.

The area at 1541 Wilcox is not one of these. A “no” vote recognizes that the Community Plan has ample land for explosive growth in Hollywood, without allowing lopsided spot zoning on this small parcel.

2. **A “no” vote recognizes that a Vesting Zone Change request cannot “fly over” and avoid clearly stated requirements:**

The case attempts to “jump over” the clearly stated requirements built into current zoning. By asking for a “Vesting Zone Change” and a “Height District Change”, the case has randomly decided to simply ignore the clearly stated “D” conditions.

These “D” limitations were specifically voted on to this site’s zoning by the Council to clearly state what actions must be completed before any additional growth can be allowed on these parcels. That is the point we are at today. The zoning is very clear what those conditions are—and this case processing has not addressed the very clear and real requirements.

The staff analysis on page A-6 mentions these “D” limitations, and incorrectly advises you that “no action” is needed to remove them. This is the bedrock of their case, and simply wrong.

3. **A “no” vote recognizes that City Planning has no authority to speak for the Redevelopment Agency to remove “D” conditions or grant 5.5:1:**

City Planning and the City Council agreed that:

- CRA /DLA is the entity that must make the findings to grant growth above 2:1 on this parcel. That will be possible when D

conditions findings can be made by CRA. City Planning does not have this right.

- CRA must make findings for any project to go above 4.5:1. This requires CRA or DLA Board action- it is not in the power of the City Planning Commission or the Council alone. The documentation has not been presented here that the CRA Board has agreed that this project has a public purpose, or for the cumulative impact of peak hour trips within the Regional Center designation is acceptable as required.

4. **A “no” vote is necessary because the proposal on this parcel violates planning done for this area over 30 years**, even including the upzoning in the 2012 Hollywood Community Plan update overturned by the courts.

Hollywood Heritage is correct—contrary to what Mr. Gonzales informed you. The Community Redevelopment Agency is the agency tasked with making the findings to remove the “D” conditions—that is to allow any more growth on these parcels—because that Agency at the time had the staff, the money, and the stated requirements (reflected in the Community Plan) to do the infrastructure planning and improvements that would make the growth sustainable. City Planning, the City Planning Commission, the General Plan Advisory Board and the Council all agreed to this. Nothing has changed in the interim.

The case before you refers to a number of properties and cases as precedents. None of the cases are comparable or applicable except one owned by the applicant, which is acknowledged in many circles as an error.

The planning goals from the General Plan Framework etc that are quoted are cherry-picked, leaving out more applicable goals. The Framework dictates conserving lower intensity commercial districts and supporting patterns of distinct development, both of which this project radically violates. (The argument that a 40’ wide street is a primary transit boulevard defies logic.) The project will provide jobs, and that is good, if and when the applicant acquires the needed additional land on which to locate the project.

A major reason for the lower allowable density in this area is the lack of an alley system for loading, and the project fails to address this. The applicant addresses a need for hotel rooms, but fails to mention a lengthy list of other hotels being processed on sites allowing higher density.

5. **A “no” vote or a “conditional” vote is necessary until you see a response from CRA**—CRA was contacted by the applicant after Hollywood Heritage insisted *ad nauseum*. Mr. Gonzalez notes he sent an email to CRA, **but has provided no response from CRA.** Both an Owner Participation Agreement and an action by the DLA Board are required for this project. CRA will have to sign the building permits and find the project in conformance with their requirements. If the aim here is to “kick the can down the road”, this is kicking a hot mess into a hotter mess.

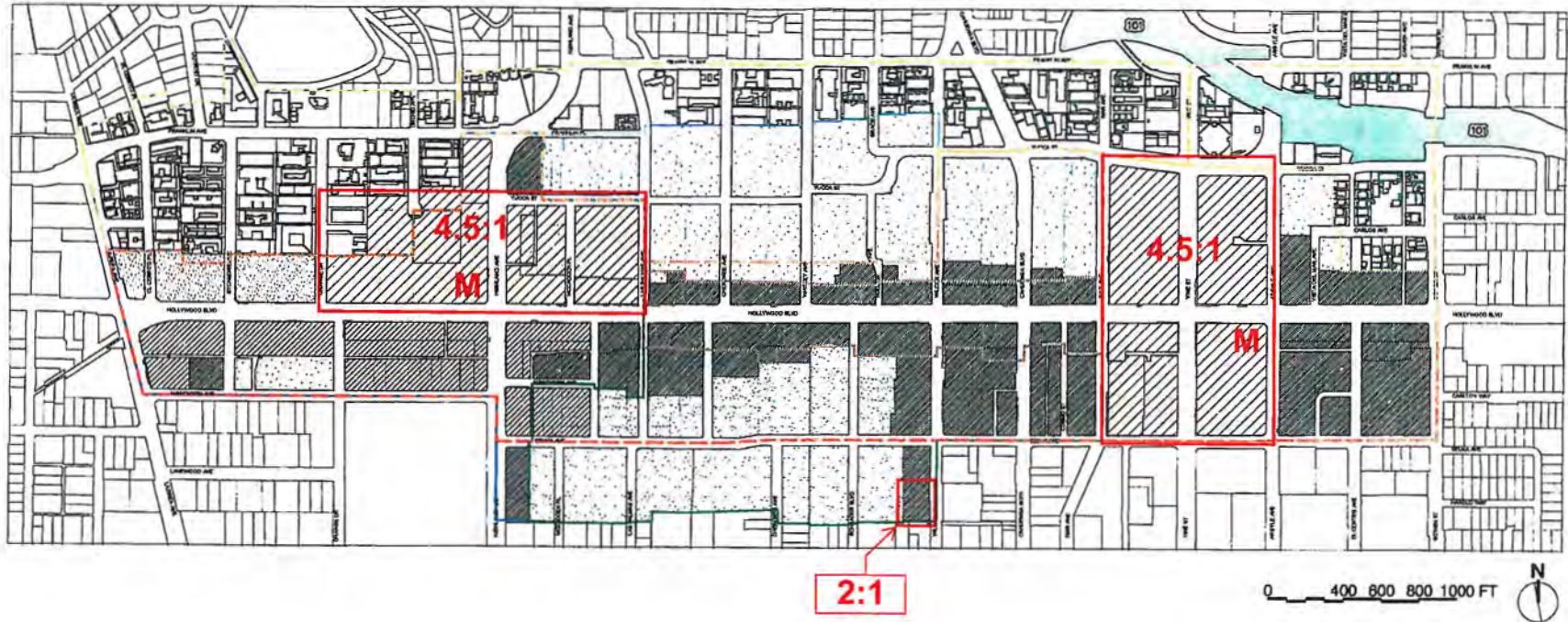
6. **A no” vote recognizes that an MND is unacceptable in this case and an EIR is required:** The MND is insufficient in this case. Basic CEQA law says you cannot cover up the fact that your project violates zoning by magically announcing the project requests more.

LA’s CEQA guidelines state that the case has a significant environmental effect when it conflicts with a land use regulation (the “D” conditions) which were adopted for the purpose of avoiding mitigating environmental effect. The “D” conditions were specifically put in place to mitigate environmental effect, and we can provide the PLUM with the memos from the Director of City Planning to substantiate that.

The Land Use section also claims that the project conforms with the Hollywood Redevelopment Plan by only looking at “GOALS”. The HRP has much more to it than goals. The CRA/DLA was not consulted, and these findings are challenged.

This project required an EIR, and should be sent back for proper environmental review.

7. **A “no” vote is necessary on ZAA findings:** Hollywood Heritage agrees with the applicant in their efforts to widen the sidewalk and align the building with the height of the neighboring historic building. However, the ZA findings say that the project complies with the Community Plan, but misses the point entirely that in this area the Community Plan goal is to conform with the planned neighborhood, and that trumps the vaguer goals.
  
8. **A “no” vote challenges the calculation hidden in the case filing under LAMC 12.22.A 18 A:** Hollywood Heritage has consistently questioned this citation buried in numerous recent City Planning cases.



**LEGEND**

- |                        |                                 |
|------------------------|---------------------------------|
| 45' Max. Height        | 2:1 FAR                         |
| 45' + 30' Max. Height  | 3:1 FAR                         |
| 75' Max. Height        | 4.5:1 FAR                       |
| 105' Max. Height       | Residential High Density        |
| 150' Max. Height       | Residential High Medium Density |
| 150' + 70' Max. Height | Area not included in HBD Plan   |

- |                 |                                       |
|-----------------|---------------------------------------|
| Boulevard West  | Hollywood Blvd. Urban Design District |
| Boulevard North | Franklin Ave. Design District         |
| Boulevard South |                                       |
| Boulevard East  |                                       |

**HBD URBAN DESIGN PLAN (1993): FAR & HEIGHTS**  
**Hollywood Boulevard District Urban Design Revision**

**URBAN STUDIO**  
 1730 WILSHIRE, SUITE 200, SANTA MONICA  
 LOS ANGELES, CA 90404  
 CONTACT: John Kuback, PRINCIPAL, AIA  
 (310) 343-7700  
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 www.urbanstudio.com





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You have reached the website for CRA/LA, a Designated Local Authority and successor for the former Community Redevelopment Agency of the City of Los Angeles.

Please click on the link below for:

- [Successor Agency Agenda](#)
- [Oversight Board Agenda](#)

### CONTACT

448 South Hill Street  
Suite 1200  
Los Angeles, CA 90013  
T: 213.977.1600  
F: 213.977.1665

### AB1X-26'S IMPACT ON BUILDING PERMITS

**Notice: ABx1-26 does not abolish the 31 existing Redevelopment Plans. The land-use authorities in the Redevelopment Plans remain in effect and continue to be administered by the CRA/LA until transferred to the Department of City Planning.**

Please contact the DLA

### FINANCIAL INFORMATION

- **Audited Financial Statements**
- **Agreed-Upon Procedures Audit (6/28/2012)**
- **Due Diligence Reviews (Housing and Non-Housing Fund Balances)**
- **Finding of Completion (9/10/2013)**
- **Authorized Pay Rates**

### REQUEST FOR PROPOSAL (RFP)

### ENFORCEABLE OBLIGATIONS

ROPS 15-16A: July - December 2015  
(Subject to DOF Approval)

Approved ROPS 14-15B  
DOF Determination Letter

ROPS Archive

### LONG RANGE PROPERTY MANAGEMENT PLAN

#### FAQ

For further inquiries, please send email to [LRPMP@crala.org](mailto:LRPMP@crala.org)

#### LRPMP Disposition Strategy

LRPMP Inventory DOF Approved (Attachment A)

#### Government Use

- Public Notice (11/01/13)
- Resolution OB #13-23 (11/14/13)
- List of Properties
- DOF Determination Letter (02/27/14)

#### Retain to Fulfill an Enforceable Obligation

- Public Notice (11/01/13)
- Resolution OB #13-24 (11/14/13)
- List of Properties
- DOF Determination Letter (02/27/14)

#### Retain for Future Development

- Resolution OB #13-25 (11/14/13)
- List of Properties

### **506.2.3 Regional Center Commercial Density**

Development within the Regional Center Commercial designation shall not exceed the equivalent of an average floor area ratio (F.A.R.) of 4.5:1 for the entire area so designated.

It is the intent of this Plan, however, to focus development within the Regional Center Commercial designation, as hereinafter set forth, in order to provide for economic development and guidance in the orderly development of a high quality commercial, recreational and residential urban environment with an emphasis on entertainment oriented uses. Therefore, development within the Regional Center Commercial designation shall be focused on areas served by adequate transportation facilities and transportation demand management programs. Further it shall reinforce the historical development patterns of the area, stimulate appropriate residential housing and provide transitions compatible with adjacent lower density residential neighborhoods.

Proposed development in excess of 4.5:1 F.A.R. up to but not to exceed 6:1 F.A.R. or such other density may be permitted by future amendments to the Community Plan, on a specific site may be permitted as hereinafter set forth provided that the proposed development furthers the goals and intent of this Plan and the Community Plan and meets objective “a” and at least one other of the following objectives:

- a) to concentrate high intensity and/or density development in areas with reasonable proximity or direct access to high capacity transportation facilities or which effectively utilize transportation demand management programs;
- b) to provide for new development which compliments the existing buildings in areas having architecturally and/or historically significant structures or to encourage appropriate development in areas that do not have architecturally and/or historically significant buildings.
- c) to provide focal points of entertainment, tourist or pedestrian oriented uses in order to create a quality urban environment; and
- d) to encourage the development of appropriately designed housing to provide a balance in the community.
- e) to provide for substantial, well designed, public open space in the Project Area.



between the Department of City Planning and the Agency. In the event the General Plan, the applicable Community Plan, and/or any applicable City zoning ordinance is amended and/or supplemented with regard to any land use in the Project Area, the land use provisions of this Plan, including, without limitation, all Exhibits attached hereto, shall be automatically modified accordingly without the need for any formal plan amendment process. At such time, the Agency shall be authorized to replace any Exhibits hereto with modified Exhibits in order to conform to such amended or supplemented General Plan, applicable Community Plan, or applicable City zoning ordinance.

**503. Design(s) for Development**

The Agency is authorized to adopt development and design guidelines, after a public hearing, which are intended to carry out the goals of the Plan. ~~If~~ The area guidelines shall conform to and implement the objectives of the district. These development and design guidelines shall be known as Design(s) for Development. Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish development standards including standards for: types of uses; building heights; land coverage; bulk; size; density; landscaping including walls, fences and hedges; setbacks which may include development and landscaping within the setbacks; design criteria including architectural style; loading areas; service facilities which may include trash storage areas; signs and billboards; lighting; historic preservation and rehabilitation; security and safety; transportation improvements such as traffic circulation and capacity, access points and curb cuts, parking requirements and restrictions, and travel demand management standards which may include provisions for bus subsidies, van pooling and ride sharing; and other development design and density controls necessary for proper development of both private and public areas within the Project area.

**504. Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements**

No zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued in the Project Area from the date of adoption of this Plan unless and until the application therefor has been reviewed by the Agency and determined to be in conformance with the Plan and any applicable Design for Development. The Agency shall develop procedures for the expedited review of said applications.

**505. Residential Uses**

f) to provide social services or facilities for social services which address the community's needs.

The Agency may permit development in excess of 4.5:1 F.A.R. up to but not to exceed 6:1 F.A.R. or such other density as may be permitted by future amendments to the Community Plan, only if the Agency makes the following findings and determinations:

1. The proposed development conforms with the provisions and goals of the Redevelopment Plan and any applicable Design(s) for Development or requirements of the Hollywood Boulevard District or Hollywood Core Transition District.

2. Permitting the proposed development serves a public purpose objective such as: the provision of additional open space, cultural facilities, public parking, or the rehabilitation of an architecturally or historically significant building.

3. Any adverse environmental effects especially impacts upon the transportation and circulation system of the area caused by proposed development shall be mitigated or are overridden by other social, economic or physical considerations, and statements of findings are made.

No development in excess of 4.5:1 shall be permitted without a binding written agreement with the Agency which ensures that the proposed development will occur in conformity to the Redevelopment Plan and this Section by providing for, among other things, Agency review and approval of all plans and specifications, the compliance with all conditions applicable to development in excess of a 4.5:1 site F.A.R. and the provision of adequate assurances and considerations for the purpose of effectuating the objectives of this Plan.

The Agency shall request from the Planning Commission a determination as to the conformity of the proposed development with the Community Plan. The Planning Commission shall make its determination of conformity within thirty (30) days from the date of the Agency's request. A proposed development shall be deemed in conformance with the Community Plan if the Planning Commission fails to render a determination within thirty (30) days. A determination by the Planning Commission may be appealed to the City Council if such appeal is made within fifteen (15) days of the Planning Commission's determination.

The Agency shall monitor all new development in excess of 50,000 square feet within the Regional Center Commercial designation and make annual reports to the Planning Commission and the City's Department of Transportation on the average floor area ratio,

P.M. peak hour trips generated and off-street parking supply and an assessment of transportation demand management programs within the Regional Center Commercial designation. The Agency will ensure that the average floor area ratio within this designation does not exceed an F.A.R. of 4.5:1. Sites designated on the Redevelopment Plan Map as Public shall not be included in the averaging of the floor area ratio. This shall be done, from time to time, to the extent necessary, by creating an overall balance between new developments which exceed a 4.5:1 site F.A.R. and areas or activities which do not reach a 4.5:1 site F.A.R. such as open spaces or public facilities created or rehabilitated after adoption of the Redevelopment Plan; new developments or redevelopment activities (including historic preservation or rehabilitation) which are below 4.5:1; or any other means the Agency deems appropriate which will maintain the designation's average F.A.R. at or below 4.5:1. When the average F.A.R. for the designation reaches a ratio of 2.0:1 the Agency, within 90 days will submit to the Planning Commission, the City Council, and the Department of Transportation a report analyzing the cumulative impact of Core area development upon the transportation and circulation system in the area, including P.M. peak hour trips generated; further the Agency shall submit to the City Planning Commission and to the City Council a program establishing and identifying specific methods and mechanisms of Agency action to acquire open space or otherwise restrict or decrease density in order to maintain an overall 4.5:1 F.A.R.

### **506.3 Residential Uses Within Commercial Areas**

New and rehabilitated residential uses shall be encouraged within the Regional Center Commercial land use designation. Subject to Agency approval of a development or participation agreement(s), the Agency may permit the development of new residential uses within commercial areas. The conditions for approving such a development shall include a determination that the residential development, as well as any commercial development in the case of a mixed use development, meets all design and location criteria specified by the Agency to ensure that the goals of this Plan are met and that amenities are provided which are appropriate to the size and type of housing units proposed.

### **506.4 Industrial Uses Within Commercial Designations**

Two goals of this Plan are to preserve and increase employment, business and investment opportunities and to support and promote the entertainment industry in Hollywood. In order to achieve these goals development and expansion of individual uses may be permitted

NP  
 Fillmore  
 Tract  
 #1  
 #2  
 500 lots  
 Blocks 1, 2, 5, 16  
 Hillview Tract  
 Hillview Tract  
 Hillview Tract



SHEET NO. 469 DM 4755 CPC 86-0835 GPC  
 JCC / NY CRD-165660



| SUBAREA NO. |     |
|-------------|-----|
| (A)         | 91  |
| (B)         | 220 |
| (C)         | 181 |
| (D)         | 90  |
| (E)         | 180 |

# Wilcox Hotel / Area 90

ted:  
"No building  
(4.5) feet in height  
pursuant to Section  
measures the buildable  
floor area of a  
floor area ratio

26. A new "D" Development limitation is recommended: "The total floor area of a structure or structures shall not exceed two (2) times the buildable of the lot. A project may exceed the 2:1 floor area ratio provided that:

- a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan and, if applicable, (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and
- b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3."

27. A new "D" Development limitation is recommended: "The total floor area of a structure of structures shall not exceed three (3) times the buildable area of the lot. A project may exceed the 3:1 floor area ratio provided that:

Sunset/  
Vine  
Area  
180

- a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, and, if applicable, (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and
- b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3."

28. The [T] classification shall be removed by the recordation of Tentative Tract Nos. 44614 and 44615 as approved by the Advisory Agency of the Los Angeles City Planning Department on October 01, 1986 or as modified by the Advisory Agency subsequent to that date.

29. A new "D" development limitation is recommended: "The total floor area of a structure of structures shall not exceed four and one-half (4.5) times the buildable area of the lot. A project may exceed the 4:5:1 floor area ratio up to a maximum of 6:1 FAR provided that:

- A. the Community Redevelopment Agency Board finds that the project meets the objectives set forth in Section 506.2.3 of the Hollywood Redevelopment Plan and that:

W. Cox Hotel

CPC 86-0835 GPC ORDINANCE NO. 165,660  
EFF. MAY 6, 1990

HWD-AB283-2  
(CRA)

8 of 18

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 zone 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 as follows:

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Sec. 2 Pursuant to Section 12.32L of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the "D" Development limitation.

1. AJ PICKRELL TRACT Lots 1-4; HOLLYWOOD TRACT Block 14 Lots 1, 2, 17, 18; WILCOX TRACT Lots 1-3; TRACT No. 3431 Lots 1-3; comprising property zoned C4-2-D:

No building or structure shall exceed a height of forty five (45) feet in height above grade. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code. The total floor area contained in all building on a lot shall not exceed two (2) times the buildable area of the lot. A project may exceed the 2:1 floor area ratio provided that -

- a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, (3) the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and adopted by the CRA Board pursuant to Sections 501 and 506.2.1 of the Hollywood Redevelopment Plan; and, if applicable, (4) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and
- b. The project complies with the following two requirements:

A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3.

2. AJ PICKRELL TRACT Lots 5-8; LM SCHALLERT SUBDIVISION No. 2 Lots 1-7; HOLLYWOOD TRACT Block 15 Lots 5-8, 11-14; SACKETT TRACT Lots 1-18, B; HOLLYWOOD TRACT Block 14 Lots 3-7, 15, 16; WILCOX TRACT Lots 4-28; TRACT No. 3431 Lot 4; comprising property zoned C4-2-D and C4-2-D#:

The total floor area contained in all buildings on a lot shall not exceed two (2) times the buildable area of the lot. A project may exceed the 2:1 floor area ratio provided that -

- a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, (3) the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and adopted by the CRA Board pursuant to Sections 501 and 506.2.1 of the Hollywood Redevelopment Plan; and, if applicable, (4) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and

b. The project complies with the following two requirements:

A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3.

*lots 5 & 6 15th Wilcox*

3. HJ WHITLEY TRACT No. 2 Lots 1-7; MP FILLMORE TRACT Lots 1-11; comprising property zoned C4-2-D:

The total floor area contained in all buildings on a lot shall not exceed two (2) times the buildable area of the lot. A project may exceed the 2:1 floor area ratio provided that:

*Subarea 90-*

a. Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan and, if applicable, (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and

b. The project complies with the following two requirements:

A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3.

4. TRACT No. 3863 Lots 1-6; Parcel Map No. 2491 Lots A,B,C; HOLLYWOOD TRACT Block 12 Lots 6-13; HOLLYWOOD TRACT Block 11 Lots 1-9, 16-18; LINNEA TRACT Lots 1-8; comprising property zoned C4-2-D:

The total floor area contained in all buildings on a lot shall not exceed three (3) times the buildable area of the lot. A project may exceed the 3:1 floor area ratio provided that -

a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, (3) the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and adopted by the CRA Board pursuant to Sections 501 and 506.2.1 of the Hollywood Redevelopment Plan; and, if applicable, (4) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and



b. The project complies with the following two requirements:

A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3.

5. HOLLYWOOD TRACT Block 3 Lots 4-12, 16; TRACT No. 1754 Lots 1-5; Parcel Map No. 2453 Lots A,B,C; HOLLYWOOD TRACT Block 4 Lots 1-4, 6-8, 10, 11, 13, 14; TRACT No. 2129 Lot A; TRACT No. 3051 Lots 1,2; TRACT No. 2438 Lots 1-33; Parcel Map No. 1983 Lots A,B,C; comprising property zoned C4-2-D:

The total floor area contained in all buildings on a lot shall not exceed three (3) times the buildable area of the lot. A project may exceed the 3:1 floor area ratio provided that -

a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, and, if applicable, (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and

b. The project complies with the following two requirements:

A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3.

Sec. 3 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 21 1990

ELIAS MARTINEZ, City Clerk,

By Wm. Speer,  
Deputy.

Approved MAR 28 1990

Tom Bradley  
Mayor.

~~Approved as to Form and Legality~~

~~JAMES K. HAHN, City Attorney,~~

~~By \_\_\_\_\_  
Deputy.~~

~~File No. 86-6695 81~~

In accordance with sec. 97.8 of the City Charter,  
approval of this ordinance recommended  
for the City Planning Commission \_\_\_\_\_

MAR 05 1990

See attached report

Kenneth C. Topp  
Director by msf

City Clerk Form 23

165660