

EXHIBIT 1



Los Angeles City Planning Department

Room 561 City Hall

CITY PLAN CASE No. 86-831 GPC

Hollywood Community Plan
Council District Nos. 4, 5, 13

DATE: July 28, 1988

TO: City Planning Commission

FROM: Kenneth C. Topping
Director of Planning

SUBJECT: General Plan/Zoning Consistency Plan
Amendments and Zone Changes

PROPERTY INVOLVED: Various areas throughout the Hollywood
Community

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SUMMARY AND RECOMMENDATIONS

The City of Los Angeles is required by a court order to achieve consistency between its zoning and General Plan by December 31, 1988, in order to bring the City into conformance with Government Code Section 65860(d). These particular Hollywood Community Plan Amendments and zone changes relate to a Council-initiated revision of the Hollywood Community Plan (CF-86-0695) and are part of a City-wide effort to bring all areas of the City into legal compliance.

The proposed amendments to the land use map, text, and legend of the Hollywood Community Plan are discussed in City Plan Case No. 18473 (CF-86-0695). The General Plan Advisory Board considered the Revised Staff Report at its February 17, 1988, meeting and on June 15, 1988, approved the recommended changes to the Plan map and legend as proposed. Those land use recommendations are presented in Exhibit A.

Property Involved: see Map Exhibits B1 - B4.

Actions Recommended by Staff: That the Planning Commission

1. Consider the Hollywood Plan Revision Environmental Impact Report (SCH No. 87-112504)
2. Recommend Approval of the Hollywood Community Plan amendments, zone changes, and height district changes as recommended in Exhibit "A" and the attached Resolution, Exhibit "C".
3. Recommend that the Permanent [Q] Qualified classification changes of zone include the attached Conditions of Approval.
4. Recommend the rezoning proceedings be terminated and filed as originally authorized under the following City Plan Case and Council Files:

CPC 84-451-ZC	CF 86-1354
CPC 11253	CF 99155
CPC 86-1054-ZC	CF 87-0571
5. Recommend Approval of a "Minor Addition" to Subarea Nos. 66A, 69B, 86[B1], 113, 115[B3]; 32[B3]; 165, 153, 163[B4] as shown in Map Exhibits B6, B7, B9, and B11 as provided for in Section 12.32 - D3, of the Los Angeles Municipal Code.
6. Recommend Approval of a "Minor Modification" to Subarea Nos. 5, 13A, 23, 84, 106[B1]; 112[B2]; 164[B4] as shown in Map Exhibits B5, B7, B8, B10 and B11 as provided for in Section 11.5.6-B of the Los Angeles Municipal Code.
7. Approve and Recommend the adoption of the zoning and height district ordinances by the City Council.
8. Direct staff to update the General Plan Consistency Maps, as necessary, and approve the attached resolution, Exhibit "C".

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PERMANENT [Q] QUALIFIED CONDITIONS

Q-1. The Zoning of B1 Subarea Nos. 84 and 86A shall be subject to the following [Q] Qualified condition:

"Residential density shall be limited to a maximum of one dwelling unit for each 1,200 square feet of lot."

Q-2. The zoning of B1 Subarea No. 86B and B3 Subarea Nos. 53, and 54, shall be subject to the following [Q] Qualified conditions:

"Residential density shall be limited to a maximum of one dwelling unit for each 1,000 square feet of lot".

Q-3. The zoning of B3 Subarea No. 2 shall be subject to the following [Q] Qualified conditions:

"Residential density shall be limited to a maximum of one dwelling unit for each 600 square feet of lot".

Q-4. The zoning of B2 Subarea No. 13 shall be subject to the following [Q] Qualified conditions:

"Residential uses at the density of the R4 zone shall be prohibited".

Q-5. The zoning of B2 Subarea No. 52B and B4 Subarea No. 121 shall be subject to the following [Q] Qualified conditions:

"Residential uses shall be prohibited, except as otherwise permitted in the industrial zones".

Q-6. The zoning of B4 Subarea Nos. 114A and 114B shall be subject to the following [Q] Qualified conditions:

"No building or structure shall exceed sixty (60) feet in height above grade or five (5) stories. Roof structures are exempted pursuant to Section 12.21.B3 of the Municipal Code."

Q-7. The zoning of B6 Subarea No. 69B shall be subject to the same [Q] Qualified conditions as published in Ordinance No. 163,084.

Q-8. The zoning of B1 Subarea No. 102 shall be subject to the same [Q] Qualified conditions as published in Ordinance No. 162,794.

Q-9. The zoning of B4 Subarea No. 180D shall be subject to the same [Q] Qualified condition as published in Ordinance No. 162,441.

Q-10. The zoning of B3 Subarea No. 116 shall be subject to the following [Q] Qualified condition:

"Commercial uses shall be limited to those permitted in the C4 zone."

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Adopt the following findings:

1. The subject property is located within the Hollywood Community Plan, adopted by the City Council on September 25, 1973. The recommended zone and height district changes, and plan amendments, conform with the requirements of Government Code Section 65860 which requires that zoning be consistent with the adopted General Plan.
2. The recommended changes are in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the revised Community Plan.
3. The Permanent [Q] Qualified Conditions and D Conditions imposed by this action are necessary: to protect the best interests of, and to ensure a development more compatible with, the surrounding property; to secure an appropriate development in harmony with the General Plan; and to prevent or mitigate the potential adverse environmental effects on the recommended change.
4. Termination of proceedings, pursuant to the following City Plan Case files, is necessary to ensure that properties will not be developed to zones and height districts which do not conform to the Revised Hollywood Community Plan: 84-451-ZC, 11253, 86-1054-ZC.
5. The recommended changes of zone and height district will relate to and have an effect on the Highways and Freeways Element of the General Plan. However, because these changes are a reduction in the ultimate potential population and development capacity of the properties, the effect on this adopted element will be positive.
6. Other than amending the specific zoning plan and height district plan, and except as noted above, the recommended changes of zones and height districts will not relate to or have an effect on other General Plan elements, specific plans or other plans in preparation by the City Planning Department.
7. Based on the above findings, the recommended changes of zones and height districts are deemed consistent with the public necessity, convenience, general welfare and sound zoning practice.

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Kenneth C. Topping
Director of Planning

G. David Lessley
Principal Planner

Albert Landini
Senior City Planner

Michael F. Davies
Hearing Officer

STAFF REPORT

PROPOSED PROJECT:

State Government Code Section 65860 (d) and Superior Court Case No. C-526616 require that the City of Los Angeles make its zoning consistent with its General Plan. Plan amendments and changes of zone and height district are proposed for the Hollywood Community Plan pursuant to the initiated Hollywood Community Plan Revision (CPC No. 18473, CF No. 86-0695) and as part of the Citywide effort to bring all areas of the City into legal compliance.

PLANNING AND ZONING:

The proposed plan amendments and zone changes to the Hollywood Community Plan are listed in Exhibit "A".

ENVIRONMENTAL STATUS:

The City Planning Department has circulated a Draft Environmental Impact Report (SCH No. 87112504) prepared by Terry A. Hayes Associates, a private consultant. The circulation period for the DEIR commenced February 08, 1988 and ended April 8, 1988. The EIR addresses primary issues of population and housing, traffic and circulation, land use, and public services. City Planning Commission considered the EIR as part of its review of CPC No. 18473 - The Hollywood Community Plan Revision.

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SUMMARY OF PUBLIC HEARING AND COMMUNICATIONS
AND PREVIOUS RELEVANT CASES

PUBLIC HEARINGS:

Two public hearings were conducted on March 15, 1988 and March 17, 1988. The March 15, 1988 hearing was conducted at Marshall High School, 3939 Tracey Street, Los Angeles. Approximately 150 persons were present of whom 30 presented oral testimony. Representatives of Councilpersons Ferraro and Woo were present but did not speak. Representatives from the following organizations spoke: Hillside and Canyon Federation, South Los Feliz Community Association, Franklin West/Hollywood Boulevard Homeowners Association, and three members of the Hollywood Redevelopment Project Area Committee.

The March 17, 1988 hearing was conducted at the Fairfax Senior Citizens Center, 7929 Melrose Avenue, Los Angeles. Approximately 500 persons were present of whom 53 presented oral testimony. Representatives of Councilpersons Ferraro, Woo and Yaroslavsky were present but did not speak. Representatives from the following organizations spoke: Franklin West/Hollywood Boulevard Homeowners Association, Neighborhood Action Group (NAG), Outpost Drive Homeowners Association, Melrose Neighborhood Association, Hollywood Coordinating Council, Kaiser Permanente Medical Center, Continental Homeowners Association, Melrose Action Committee, Hillside and Canyon Federation, Spaulding Square Homeowners Association.

Communications Received:

Correspondence was received from 198 separate individuals, organizations or companies. Four petitions consisting of 124 signatures were received.

MAJOR ISSUES

1. No Growth Alternative. Representatives from three homeowner associations, in both oral and written testimony, vehemently opposed any increase in multiple-unit residential development above existing levels. Testimony provided on Sub-area Nos. 63, 82, 83, 84, 85a, 85b, 86 and 89 of Maps Exhibit B1.

Testimony/Communication Summary: Permitting even "in-fill" development at an R3 zoning level in these areas would further exacerbate current problems of overbuilding, demolition of single family homes, circulation, sewage capacity, and loss of neighborhood character.

Hearing Officer Comments: Both the land use designations and categories, and the zoning, proposed in this process reflect the methodology and objectives utilized in the Hollywood Community Plan Revision (CPC No. 18473, CF 86-0695). Thus current (1987) built-out and the objective of accommodating year 2010 projected growth were primary factors in determining recommendations. A "no growth" type regulation is not appropriate for General Plan land use controls and its accompanying zoning. The City Council has, in the past, imposed moratorium ordinances in areas where emergency action seemed necessary to stop building activity on a temporary basis. These temporary

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prohibitions are linked to more permanent remedial actions (Zoning Code amendments, supplemental use districts, specific plans, historic preservation overlay zones). The Hollywood Community Plan Revision and rezoning procedure is not the appropriate instrument through which such emergency actions could be taken. This procedure has, however, significantly reduced development capacity, and to the extent feasible, tailored zoning to ensure transitional building heights and densities.

2. Encroachment of Parking and Commercial Uses Into Residential Areas. Representatives from six major homeowner associations, in both oral and written testimony, were united in vehemently opposing any encroachment of parking and/or commercial uses into lower density residential areas. Testimony provided on Sub-area Nos. 74, 75, and 76 of Map Exhibit B1; the Melrose Avenue alignment of Map Exhibit B2.

Testimony/Communications Summary: Single family homes and duplexes on transitional lots should not be sacrificed to surface parking or commercial encroachment. Surface parking lots do not provide a buffer between commercial and residential uses but rather provide a setting for crime, noise, and litter. Commercial depth expansion along Sunset Boulevard and Melrose Avenue, in particular can neither be justified nor tolerated.

Hearing Officer Comments: An objective of the Hollywood Community Plan states that the Plan "encourage[s] the preservation and enhancement of the varied and distinctive residential character of the Community". The Plan further states, (Housing Subsection of the Policies Section) that "single-family residential neighborhoods should be protected from encroachment by other types of uses". In recognition of the ambiguity and inadequacy of certain portions of the Plan text, several changes are hereby proposed. These are incorporated in Exhibit B of CPC No. 18473 - the Hollywood Community Plan Revision. Specific sub-area recommendation changes are discussed below.

3. Community Redevelopment Project. Several speakers, including Project Area Committee members, voiced opposition to the adopted Hollywood Redevelopment Plan and the actions of the Community Redevelopment Agency. Some additional speakers questioned the wisdom and propriety of processing the plan amendments (zone changes for the Redevelopment Project area portion of the Community Plan) separately.

Hearing Officer Comments: The validity of the adopted Redevelopment Plan for Hollywood was not at issue for the Community Plan Revision hearings. Processing of the Community Plan Revision and the Redevelopment Project Area Community Plan amendments has been separate due to (1) differing dates and instruments of initiation (2) Planning Department staffing constraints and (3) the desire for appropriate scrutiny of the Redevelopment Project area. Plan amendments and rezoning in the Project area portion (approximately 1100 acres) of the Community Plan have been the subject of a separate hearing conducted June 16, 1988. The City Planning Commission and City Council will however consider both cases (CPC Nos. 18473/86-831 GPC; and CPC Nos. 83-368/86-835 GPC) concurrently. Environmental impact analysis was complete for each case, there being no omission of territory from the

Plan Revision DEIR scope. A report of the hearing for the Project Area portion (Hollywood II) is being prepared by staff of the City Planning Department's General Plan Implementation Division. All those present at either set of hearings, and all those who submitted testimony for either case, shall each be mailed copies of both the Community Plan Revision and Project Area (Hollywood II) staff reports prior to City Planning Commission consideration.

TESTIMONY AND COMMUNICATIONS; RELEVANT PREVIOUS CASES: (Refer to Exhibit "A" for location of specified sub-areas)

General or Community-Wide:

Relevant Previous Cases: City Plan Case No. 18473 (CF 71-482) the Hollywood Community Plan was approved by the City Planning Commission on November 12, 1970 and adopted by the City Council on September 25, 1973. The Community Plan was amended by City Council on October 3, 1986 (Beverly Hills Freeway deletion; CF 81-3528) and on December 3, 1986 (Highland/Cahuenga Corridor; CF 85-0746).

Support - Testimony and Communication:

With rare exceptions (discussed below) all written and oral testimony supported the general reduction in development capacity proposed through the Hollywood Community Plan Revision. Opposition to specific recommendations is discussed in the following paragraphs organized by Map Exhibit number.

Opposition - Testimony and Communication:

Three speakers and two correspondents expressed general opposition to the recommendations. This general opposition expressed the view that the proposed reductions were inadequate, in that despite significantly reducing the 1973 Community Plan capacity, the recommendations still permit an unacceptable amount of growth relative to the current level of development in the Hollywood Community.

Other Positions - Testimony and Communications:

- (1) Reduction in gross acreage of Minimum density category-one speaker spoke in opposition to the reduction in total gross acreage of the Minimum density designation from 1,074 (1973 Plan as listed in the DEIR) to 928 (1988 Revised Plan).

Hearing Officer Comment: This reduction is more apparent than real. The 1973 Plan was grossly inaccurate in its mapping of Forest Lawn Cemetery and Griffith Park, attributing hundreds of acres of Open Space and Park land to the Minimum category. While more accurate mapping has reduced the Minimum gross acreage north and east of the Hollywood Freeway, the Revision has added a large amount of hillside acreage south and west of the Freeway to the Minimum category in those cases where average natural slope exceeds 15% and parcel size is 20,000 square feet or larger.

- (2) Need for more specific hillside development regulation - one speaker and one correspondent expressed opposition to the recommended Plan designations and rezoning for hillside areas, asserting that the Plan merely reflects existing patterns which are responsible for the current overcrowding and access problems.

Hearing Officer's Comment: Recommendations for hillside areas were based on analysis of existing record-lot size, with recommendations reflecting predominant lot square footage. Thus for example in a sub-area where lot size is predominantly less than 7,500 square feet, the Low II Plan designation and R1 zone were recommended. Once again, the Plan Revision and rezoning is not the most appropriate instrument through which specific hillside problems may be addressed. On April 27, 1988, a motion was introduced in City Council instructing the City Planning Department to prepare a specific plan for the western Hollywood Hills which would address many of the concerns cited.

- (3) Miscellaneous - Four persons spoke and three letters were received regarding issues which do not concern any sub-area and which further are beyond the scope of this proceeding. General concern was expressed for (A) improved parking enforcement, (B) the injustice of T, Q, and D conditions, (C) the financial advantages/disadvantages of downzoning and, (D) the need for Environmental Impact Reports related to plan amendments to be the subject of separate hearings.
- (4) Numerous letters and petitions were received regarding the designation of City-owned property located at the northwest corner of Franklin and La Brea Avenues. The disposition of that property was not at issue in these proceedings; the appropriate community plan land use designation and zoning for the site was discussed. Redesignation of the subject property to park land cannot be done through the Plan Revision process. If indeed the subject property becomes publicly-owned open space at some future date, the Community Plan will be amended to reflect that status. The Hollywood Community Plan does not, as policy, depict park expansions, future parks, or desirable park land.
- (5) Where the Community Plan designation allows a more permissive zone than the existing zone, the City should automatically upzone in this Revision process. Sub-areas affected: Map Exhibit B1: 7, 13b, 14, 17, 25, 37, 41, 43, 57, 58, 60, 61, 62, 65, 96, 98, 100; Map Exhibit B3: 10, 17, 19, 20, 31, 43, 70, 71, 87, 134, 137, 138; Map Exhibit B4: 7, 12, 13, 14, 15, 49, 67, 73, 160.

Hearing Officer's Comments: It is in the interest of the City-at-large and the Hollywood Community in particular to scrutinize each case of upzoning. This is done through the Zone change procedure established under the City Charter and the Los Angeles Municipal Code. Through this procedure each application for an "upzone" as allowed by the Community Plan receives environmental review and a separate hearing. The procedure also enables the Planning Commission and City Council to tailor the new zoning to each subject property and vicinity through (Q)

qualifying conditions. As a policy no "upzoning" has been recommended in these tables as part of the Plan Revision process.

MAP EXHIBIT B1

Sub-area 6: (2 lots on the south side of Shoreham Drive)

1973 Plan: Low density housing (RE9, RS, R1)
Existing Zoning: R1-1
Recommendations: Low II density housing-R1-1

Testimony and Communications-Opposition: One speaker and one letter opposed the retention of the Low density category. It is claimed that the southerly block face of Shoreham between Cory Avenue and Doheny Drive is currently developed to the RD1.5 density (the other 5 lots on the block face were zoned R3-1). Additional rental housing and parking are needed for the area.

Hearing Officer's Comment: Cory Avenue, upon which the two lots front, is a substandard right-of-way as is Shoreham Drive. Multiple unit residential development should not be encouraged on such streets. Existing development on Cory Avenue and in the remainder of Sub-area No. 6 is clearly single family in character. A Plan Amendment is not warranted.

Sub-area 9: (Ozeta Terrace, Hilldale Avenue)

1973 Plan: Low density housing (RE9, RS, R1)
Existing Zoning: R2-1
Recommendation: Low II density housing-R1-1

Testimony and Communications: Two letters opposed the downzoning from R2-1 to R1-1. No specific reasons were cited.

Hearing Officer's Comment: Of the 38 parcels in sub-area 9, only 6 have made use of the R2 zoning; the remainder are developed with single family detached homes. Hilldale Avenue, Ozeta Terrace, and Shoreham Avenue are all substandard rights-of-way and are not appropriate for multiple-unit development. No plan amendment is warranted.

Sub-areas 5/13a/23: (Vicinity of Woods Drive Terminus)

1973 Plan: Very Low density housing (RE20, RE15, RE11)
Existing Zone: R1-1
Recommendation: 5 - Very Low II density housing (RE11, RE15)
13a - Low II density housing (R1);
23 - Low I density housing (RE9-1)

Testimony and communication: Two letters questioned the Plan designation boundary as depicted between 13a and 23 and between 13a and 5. An analysis of existing lot size would argue Low II (R1-1) on lots fronting on Woods Drive, and that the portion of Lot D of Lookout Mountain Park Tract be designated and zoned similarly to Lot 11, Tract 14671.

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Hearing Officer's Comments: Based on this information and a review of City Clerk Land Records, a minor modification of these boundaries is warranted. Refer to Map Exhibit B5.

Sub-areas 50, 51: (Hillside Avenue, El Cerrito Place east of La Brea)

1973 Plan: High Medium density housing (R4-1)
 Existing Zoning: R4-1
 Recommendation: Medium density housing - R3-1

Testimony and Communications: Three speakers questioned the R3 density as being excessive, given circulation and parking problems in this area.

Hearing Officer's Comments: Of the 8 parcels in these two sub-areas, 4 are currently developed at a Medium density (24+ to 40 du/ga) or greater. However, a 30-foot building height (1XL) is hereby recommended to improve the transition from Franklin Avenue north to Hillside on El Cerrito Place.

Sub-area 52: (Outpost Drive south of Hillside)

1973 Plan: Low density housing (RE9, RS, R1)
 Existing Zoning: R4-1
 Recommendation: Low II density housing - R1-1

Testimony and Communications: 1 letter, 1 petition with 8 signatures in support of recommendation.

Sub-area 54: (Specifically Tract 2572) - also B2 sub-area

Amended 1973 Plan: High Medium (R4-1VL) on Highland Avenue;
 Low density (R1-1) on remainder of property southerly of High Tower.

Existing Zoning: R4-1VL (Highland frontage); R2-1 remainder (Lot 1).

Recommendation: Low Medium I - R2-1XL.

Testimony and Communications: Two letters were received voicing opposition to this recommendation. The property owner request that the R4-1VL zoning be extended over the entire ownership. The homeowners association in the neighborhood to the north and west also opposes the current recommendation but suggests a Low II density designation with R1 zoning.

Hearing Officer's Comments: While division of an ownership into different zoning classification is to be avoided, in point of fact, the current recommendation recognizes zone boundaries which have been in place for decades. Access to this property, and its terrain, pose particular problems and argue strongly against a High Medium density designation over the entire ownership. However, the Plan designation and zoning of Lot 1, the interior lot, should be consistent with adjoining properties in Hollywood Heights. Low Medium I is the

appropriate designation. No plan amendment is warranted.

Sub-area 63: (Selma Avenue between Fairfax and Laurel Canyon)

1973 Plan: Medium density housing (R3-1)
Existing zoning: R3-1
Recommendations: Medium density housing - R3-1XL

Testimony and Communications: Three letters were received opposing the recommendation as being excessive for this area; the scale of existing recent R3 developments in this area was also criticized.

Hearing Officer's Comments: Based on calculations provided by Gruen Associates during the preparation of the Plan Revision, the recommended Medium density/R3 -1XL would allow in-fill of an additional 48 units in this entire sub-area (60 units if the 25% Low/Mod bonus is added). Of the 32 lots affected, 28 are already developed at a Medium density or greater. The 30-foot building height restriction is intended to reduce viewshed impacts for the hillside single family neighborhood north of Hollywood Boulevard. A plan amendment to a lower density residential category does not appear to be warranted.

Sub-areas 66a/69b: (former Directors Guild site)

1973 Plan: Community Commercial (CR, C5, C2, P - HD1)
Existing Zoning: (T)(Q)C2-2, C2-1
Recommendation: Neighborhood and Office Commercial - C4-1D,
(T)(Q)C2-1

Testimony and Communications: A letter from the property owner expressed concern over the differing zoning classifications on the same ownership. A consistent zone over the entire ownership was suggested.

Hearing Officer's Comments: Ordinance No. 163,084, which established the (T)(Q)C2-2 zone over the southerly portion of the ownership was published in January, 1988. Six of the thirteen (Q) conditions apply to the entire ownership. A minor modification of sub-areas 69b and 66a is warranted, in order to include the entire ownership under a (T)(Q)C2-1 zone consistent with Ordinance 163,084. Refer to Map Exhibit B6.

Sub-areas 66a/69a: (southeast corner of Sunset/Crescent Heights)

Hearing Officer's Comments: Ordinance No. 163,513 published in April 1988, established a change of zone over the entire block within the boundary of the City of Los Angeles. A minor modification is warranted to depict this new sub-area 69a which covers the entire ownership. The (T) and (Q) conditions of Ordinance 163,513 are to be bracketed as listed in the recommendation table. Refer to Map Exhibit B6

Sub-areas 74, 75, 76 (Sunset Boulevard between Stanley and Orange Grove)

1973 Plan: Highway Oriented Commerce (C1, C2, P)

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Existing Zoning: R1-1
 Recommendation: Neighborhood and Office Commercial (no change of zone).

Testimony and Communications: 37 letters, petitions with 70 signatures, and four speakers strongly opposed retention of the commercial land use designation. Neighborhood preservation was the primary concern, as well as the fear that a commercial designation in these subject lots would subsequently lead to surface parking on the adjacent residential lots, producing a deep encroachment into the neighborhood.

Hearing Officer's Comments: The need for uniform commercial depth in this alignment of Sunset, as foreseen in the 1973 Plan, certainly must be reconsidered in terms of its impact of the adjacent low density neighborhood. As cited earlier, the Text of the Community Plan calls for protection of such neighborhoods from this type of encroachment. A plan amendment is warranted; recommendation is hereby modified to Low II for sub-areas 74, 75 and 76 of B1. No change of zone is recommended.

Sub-areas 82, 83, 89, 93 (west of LaBrea, south of Hollywood Boulevard)

1973 Plan: Very High (R5-2) and High (R4-2) density
 Existing Zoning: Subareas 82, 89, 93, - R4-1, Subarea 83 - R5-1
 Recommendation: Medium Density housing, R3-1 except for Sub-area 93:R3-1XL.

Testimony and Communications: 133 letters and 8 speakers in opposition (recommendation is too permissive); 4 letters in opposition (recommendation is too restrictive).

Hearing Officer's Comments: This area of Hollywood has experienced an unprecedented multiple-unit residential construction boom over the past four years, accompanied by the disruption of neighborhood life and displacement of residents which such a boom entails. The current recommendation would create an in-fill capacity of approximately 130 dwelling units for sub-areas 89 and 93 (160 dwelling units if the 25% Low/Mod housing bonus is applied) according to Gruen & Associates calculations. Approximately the same number applies to sub-areas 82 and 83. Given the existing buildout, and the close proximity to the Hollywood Center Study Area/Redevelopment Project area, a further reduction in Plan density below Medium simply cannot be justified in General Plan terms. Those opposed to the Medium density/R3 recommendation as being too restrictive suggest the R4 zone as an alternative, with a corresponding High or High Medium density Plan designation. The Hearing Officer notes that through the State mandated density bonus program individual projects in these sub-areas could increase their permitted densities beyond the R3 range and into the R4 range. No plan amendment to permit R4 density by right is warranted.

Sub-area 84: (Hollywood Boulevard west of LaBrea)

1973 Plan: Very High density housing (R5-2)

Existing Zoning: R5-1
 Recommendation: Medium density housing - R3-1XL

Testimony and Communications: 131 letters, 7 speakers strongly opposing the recommendation as too permissive; concern was expressed for impacts on adjacent single family neighborhoods and for preservation of the character of the Boulevard.

Hearing Officer's Comments: Review of the documentation in opposition, and a field check, argue for a minor modification of the boundary of sub-area 84, with imposition of a permanent (Q) qualifying condition on the R3 zone in order to ensure better compatibility of the multiple-unit development along Hollywood Boulevard with adjacent neighborhoods while also reducing development pressure on the existing housing stock on the Boulevard from the west side of Fuller Avenue to Ogden Drive. The (Q) condition will limit residential density to one dwelling unit for 1,200 square feet of lot area - the bottom of the R3 range. Refer to Map Exhibit B7. That portion of Hollywood Boulevard east of Fuller Avenue is recommended to remain as R3 but without the 1XL height limit; this is also proposed for sub-area 85.

Sub-area 86: (west of LaBrea north of Hollywood Boulevard)

1973 Plan: High Medium density (R4-1)
 Existing Zoning: R4-1
 Recommendation: Medium density - R3-1

Testimony and Communications: Three letters, 1 petition with 22 signatures opposing the recommendation as being too permissive.

Hearing Officer's Comments: Based on the modified recommendations for sub-areas 84 and 85, in order to apply a consistent pattern of zoning and to ensure better compatibility through transitional building height limits. Sub-area 86 is to be reconfigured in a minor modification - refer to Exhibit Map B7. New sub-area 86B shall include properties on the west side of Fuller Avenue and on Camino Palmero; new subarea 86A includes properties fronting on Hillside Avenue. The Plan designation of Medium is restricted to one dwelling unit for each 1,000 square feet of lot for Subarea 86B; to one dwelling unit for each 1,200 square feet of lot for Subarea 86A. A 30-foot building height is also hereby recommended.

Sub-area 87: (north of Hollywood Boulevard, west of Camino Palmero)

1973 Plan: Low density (RE9, RS, R1)
 Existing Zoning: R1-1
 Recommendation: Low I density - RE9-1

Testimony and Communications: Three letters, 1 petition with 22 signatures requesting further downzoning. Concern was expressed that the recommendation could in future permit subdivision of a number of estate parcels (20,000 square feet and larger) containing potentially significant structures north of Franklin Avenue.

Hearing Officer's Comment: While the concern for preservation of these estate parcels is well-founded, reconfiguration of the sub-area and a Plan amendment do not seem warranted. The Plan Revision is not the appropriate means to ensure preservation. Application for an Historic Preservation Overlay Zone in this sub-area or for individual cultural historic monument status appears to be a more appropriate line of action, given the predominant lot size in this sub-area. No plan amendment is warranted.

Sub-areas 102, 103: (Farifax Avenue north of Fountain)

1973 Plan: Medium density (R3)
 Existing Zoning: R3-1(Subarea 103); (Q)R3-1(Subarea 102)
 Recommendation: Low Medium I density - R2-1XL

Hearing Officer's Comment: Ordinance 162,794 published in September, 1987 established a (Q)R3-1 over sub-area 102. The Recommendation Table erroneously lists the zoning as R1-1. To provide consistent treatment of multiple-unit residentially zoned properties abutting Fountain Avenue between LaBrea and Fairfax, it is hereby recommended that the (Q)R3-1 zoning be retained on Sub-area 102, and further that the R3 zoning remain in place for sub-area 103 - each with the Medium density housing designation and a 1XL height district.

Sub-area 106: (south of Fountain, west of Highland)

1973 Plan: Light Industrial (MR2, M2, P) HD 1
 Existing Zoning: R4-1
 Recommendation: Low Medium II - RD1.5-1XL

Testimony and Communication: One speaker, 2 letters in opposition. The speaker and one correspondent oppose the LMED II and accompanying RD1.5 - 1XL as too restrictive for the area south of Lexington Avenue. The other correspondent opposes the LMED II as being too permissive, suggesting the R1 zone.

Hearing Officer's Comments: A field check, and analysis of the recommendations for adjacent parcels argue for a reconfiguration of sub-area 106, with Lexington Avenue as the dividing line. New sub-area 106A (south of Lexington) is hereby proposed to be Medium density housing with a corresponding zone of R3-1XL. Single family zoning and development are no longer characteristic of this sub-area which adjoins commercial and industrial uses. Refer to Map Exhibit B8.

Sub-areas 109, 111 (Santa Monica Boulevard west of Highland)

1973 Plan: Light Industrial (MR2, M2, P) HD 1
 Existing Zoning: M2-1
 Recommendation: Highway Oriented Commerce-C2-1D(Subarea 109);
 Limited Industry - MR1-1VL (Subarea 111).

Testimony and Communication: One letter opposes the recommendations, suggesting retention of the existing M2 in order to "allow policing" and to "keep the manufacturing district alive".

Hearing Officer's Comments: Sub-area 109 is presently developed with C2 uses; the limited depth of these lots also argues for a commercial designation rather than industrial. Sub-area 111 however is predominantly industrial. The MR1 zone recommended is intended to protect this industrial land from commercial encroachment, consistent with language in the Community Plan Text. No plan amendments are warranted.

MAP EXHIBIT B2

Sub-area 1: (east side of Sweetzer Avenue south of Waring)

Amended 1973 Plan: Low Medium I density housing (R2, RD1.5, RD2, RD3, RD4)

Existing Zoning: R2-1

Recommendation: Low Medium I density housing R2-1XL

Testimony and Communication: one letter was received which opposed the recommendation along with 1 petition with 6 signatures suggesting that the Plan designation for the east side of Sweetzer Avenue should be the same as the west side i.e. Medium density housing.

Hearing Officer's Comments: Existing density on the east side of Sweetzer exceeds the Low Medium I range. Sound planning practice would argue for a similar designation on both block faces of Sweetzer in this alignment. A plan amendment is warranted, and a minor addition - a new sub-area 1A, is depicted on Map Exhibit B2. No change of zone is recommended. Recommended designation: Medium density housing.

Sub-areas 6, 14, 15, 21a, 21b, 24a, 24b:

Amended 1973 Plan: Recreation and School Site - Subareas 14, 24a, 24b
Other Public Land - Subareas 6, 15
Medium density housing - Subareas 21a, 21b

Recommendation: Public/Quasi Public (various zones with #)

Testimony and Communications: One letter suggested M2 zoning for all of these publicly-owned properties.

Hearing Officer Comment: The current Hollywood Community Plan does not designate any corresponding zone for Public Land and Open Space. A Citywide Policy has been approved by the City Planning Commission which establishes a conditional use-type procedure for any new use of the properties other than a public one. This is explained in Comment No. 1 of Appendix A of the Recommendation Table. The Recommended Zoning for adjacent properties has been proposed to underly these public properties.

Sub-area 18: (north side of Melrose Avenue east of Highland)

Amended 1973 Plan: Low Medium (R2, RD1.5, RD2, RD3, RD4)
 Existing Zoning: R2-1
 Recommendation: Low Medium I - R2-1XL

Testimony and Communication: One letter was received requesting that there be "no change" to this sub-area.

Hearing Officer's Comment: This recommendation is consistent with the Plan Revision map legend modification which divides the former Low Medium category into two grades (standard practice since 1975) and applies the 1XL Height District as stipulated in the Plan map legend.

Sub-areas 110a, 110b, 39: (LaBrea Avenue north of Melrose)

Amended 1973 Plan: Limited Industry (M1, MR1, P) - Subarea 39;
 Highway Oriented Commerce (C1, C2, P)
 Subareas 110A, 110B
 Existing Zoning: C2-1VL (39, 110A); C4-1VL (110B)
 Recommendation: Neighborhood and Office Commercial - C4-1VL

Testimony and Communication: One letter opposed the recommendation suggesting that Highway Oriented Commerce with a C2 zone is more appropriate.

Hearing Officer's Comments: The recent trend along LaBrea Avenue has been towards "cleaner" retail business; it is no longer an automobile serving street in this alignment. No change in the recommendation is warranted.

Sub-area 48: (west side of Gower south of Santa Monica)

1973 Plan: Medium density housing (R3)
 Existing Zoning: C2-1
 Recommendation: Medium density housing - R3-1XL

Testimony and Communications: Two letters were received opposing the Residential designation and zoning; both requested retention of the C2 zone.

Hearing Officer's Comments: The existing zoning pattern and mix of uses in this sub-area are problematic. Depth of the C2-zoned lots is 150 feet or less. Gower Street, a designated secondary highway, has an existing right-of-way width of 55 feet - 25 feet below standard; circulation and parking problems in this area are near legendary. Retention of commercial zoning, and a Plan amendment to allow such zoning, should be subject to environmental review at the project level. No change in recommendation is warranted.

Sub-areas 51, 52 (Paramount Studios)

1973 Plan: Limited Industry (M1, MR1, P)
 Existing Zoning: M1-1 (Sub-area 51); [Q]M1-1 (Subarea 52A)
 Recommendation: Limited Industry

Testimony and Communications: One letter and one speaker representing Paramount Studios requested that a 2D Height District be assigned to these properties, citing restrictive height requirements of Height District No. 1.

Hearing Officer's Comments: Any change to a more permissive height district should be the subject of a height district/zone change application with environmental review at the project level.

Sub-area 52b: (corner of Melrose and Van Ness)

1973 Plan: Limited Industry (M1, MR1, P)
Existing Zoning: C2-1
Recommendation: Limited Industry - [Q]C2-1

Testimony and Communication: One letter opposed the recommended Plan designation, suggesting the Neighborhood and Office Commercial as being more appropriate.

Hearing Officer's Comments: A "spot" designation at this corner cannot be justified. This corner ties into the industrial properties to the north and west to which it is contiguous.

Sub-areas 75, 76, 81: (north side of Melrose, east of Western Avenue)

1973 Plan: Medium density housing (R3)
Existing Zoning: C2-1
Recommendation: Limited Commercial (Subarea 75);
Public/Quasi-Public (Subarea 76);
Highway Oriented Commerce(81)-Zoning of C1-1D
(75); C2-1#(76); C2-1D(81).

Testimony and Communications: One letter suggested CR zoning for sub-area 75 and CR as underlying zoning for 76, also suggesting that the eastern boundary of 75 be extended to Ardmore Avenue to better reflect existing character.

Hearing Officer's Comments: The C1 zone is recommended for subarea 75 to provide a slightly greater range of permitted uses than CR. The underlying zoning of the Fire Station (subarea 76) is that of the bank property adjacent to it to the west. The blocks between Harvard Boulevard and Ardmore Avenue are characterized by similar (C2) uses found on blocks east of Ardmore. No change in recommendation is warranted.

Sub-areas 99, 100: (Braille Institute)

1973 Plan: Neighborhood and Office Commercial
(CR, C1, C4, C2, P)
Existing Zoning: (T)(Q)C2-1, C2-1 (Subarea 100)
Recommendation: Neighborhood and Office Commercial;
(T)(Q)C2-1(Subarea 99), C4-1D(Subarea 100)

10000242

Testimony and Communications: One letter was received suggesting a C4 zone for Subarea 99; one letter opposed the 1D limitation on Subarea 100, suggesting that the FAR be 1.5:1 over the entire ownership.

Hearing Officer's Comments: Ordinance 162,944 published in November 1987 established the (T)(Q)C2-1 zone over Subarea 99. A single FAR restriction and zoning over the entire ownership is logical. In the NOC designation, 1.5:1 FAR is permitted when there is an absolute building height restriction in place. It is hereby recommended that the zoning for Subarea 100 be changed to C2-1VL.

Sub-area 116: (Virgil Avenue north of Melrose)

1973 Plan: Medium density housing (R3)
Existing Zoning: C2-1
Recommendation: Limited Commercial - C1-1D

Testimony and Communications: One letter was received opposing the recommendation as too restrictive in terms of permitted commercial uses - retention of the C2 zone, and a NOC designation is suggested.

Hearing Officer's Comments: Limited Commercial and a C1 zone are most appropriate for neighborhood-serving retail and office uses. The C2 zone, which permits automobile servicing, car washes, amusement arcades, and second-hand stores is far too permissive for the commercial orientation of this sub-area. No change in recommendation is warranted.

MAP EXHIBIT B3

Sub-area 2: (Highland Avenue, Franklin Avenue)

Amended 1973 Plan: High Medium density housing (R4)
Existing Zoning: R4-1VL
Recommendation: High Medium, [Q]R4-1VL (1d.u./600 ft²)

Testimony and Communications: Five letters in opposition - one opposing the [Q]R4 as too restrictive; 4 opposing the HMED as too permissive, with Medium density (R3) suggested as the appropriate designation.

Hearing Officer's Comments: A land use survey conducted in early 1986 in preparation for the Highland/Cahuenga Corridor Plan amendment (CF 85-0746) confirmed that current build-out of this sub-area is in the High Medium range, and properties were rezoned to R4-1VL in December 1986. This Plan Revision establishes a [Q]R4 (1 d.u./600 ft.²) as the corresponding zone for HMED since it more closely approximates the 40+ to 60 du/gross acre range which defines HMED. No change in recommendation is warranted.

Sub-area 3: (west of Highland Avenue, north of Franklin)

Amended 1973 Plan: High Medium density housing (R4)
Existing Zoning: R4-1VL
Recommendation: Low Medium II density - RD2-1XL.

1080243

Testimony and Communications: One letter received suggested extending the easterly boundary of sub-area 3 to Highland Avenue in the interest of preserving a potentially significant structure there.

Hearing Officer Comment: Subarea 3 is an enclave tucked behind the Highland Avenue frontage; its present density approximates that of the RD2 zone. It buffers, as does Subarea 1, the duplex housing of Hollywood Heights from the high density along Highland and Franklin Avenues. Extension to the frontage on Highland Avenue, a State Highway, is not warranted. Preservation of the structure can be achieved through other more appropriate means. NB the original table erroneously listed the recommended Plan designation as LMED I.

New Sub-area 38B: (east side of Cahuenga Boulevard, north of Fwy.)

Amended 1973 Plan: Medium density (R3)
Existing Zoning: R3-1
Recommendation: No change

Testimony and Communications: One letter was received which argued for reduced building height due to terrain (a steep drop in elevation to the residential neighborhood directly to the east) in order to mitigate potential shade and shadow impacts.

Hearing Officer's Comments: This Plan Revision routinely limits R3 building height to 1XL where it abuts lower density residential neighborhoods and where a 45 foot building height would likely create adverse shade and shadow impacts. A minor addition is hereby recommended, with the creation of a new Subarea 38A applying the 1XL height district. Refer to Map Exhibit B3.

New Sub-area 32A: (Forest Lawn Drive)

1973 Plan: Recreation and School Site
Existing Zoning: RE15-1-H
Recommendation: Open Space (RE15-1-H#)

Testimony and Communications: Two letters were received requesting a clarification of ownership/Plan designation boundaries due to an exchange of land between Forest Lawn, Junior Achievement and the City of Los Angeles.

Hearing Officer's Comment: On March 1, 1988, deeds and title (Nos. 88-273929) were filed and recorded with the County Registrar/Recorder transferring the new subarea 32A (refer to Map Exhibit B9) to private ownership. Use of this property by Junior Achievement of Southern California has been approved by the City Planning Commission (CPC 87-549 PC; 87-685 PC) and the Office of Zoning Administration (ZA 86-0841-ZV). The recommended Plan designation is Minimum density housing with a zone of RE40-1-H.

New Sub-area 36A: (westerly ridge of Beachwood Canyon)

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1973 Plan: Very Low density housing (RE11, RE15, RE20)
 Existing Zoning: R1-1
 Recommendation: Sub-area omitted through error.

Hearing Officer's Comment: While it is clearly delineated on Map Exhibit B3, this subarea was neither numbered nor recorded in the Recommendation Table (Exhibit A). One letter received pointed out this error. The proposed Plan designation for this property is Very Low II density housing, with a recommended zone of RE15-1.

Sub-area 38: (northerly Cahuenga Boulevard frontage west of Odin)

1973 Plan: Low density housing (RE9, RS, R1)
 Existing Zoning: R4-1
 Recommendation: Low II density housing, R1-1

Testimony and Communications: Four letters were received, two in support of restrictive zoning and two opposed. Opposition was based on current build-out which more closely approximates the Low Medium II or Medium density.

Hearing Officer's Comments: Current build-out in this sub-area far exceeds the range of Low II density. A Plan amendment is hereby recommended, to LMED II with a corresponding zone of RD1.5 - 1XL. This should still provide an adequate transition from Cahuenga Boulevard to the single family neighborhood of Cahuenga Terrace.

Sub-areas 112, 115, 120, 121, 122, 123: (generally south of Fountain Avenue, west of Vine)

1973 Plan: High Medium density housing (R4); Limited
 Industry (M1, MR1, P)
 Existing Zoning: R4-1
 Recommendation: Low Medium II density housing - RD1.5-1XL

Testimony and Communication: Two letters received in support of reduced density; 1 letter in opposition arguing that LMED II is too restrictive and no longer characterizes this area.

Hearing Officer's Comments: This particular area (east of Highland, west of Vine, south of Fountain, north of Santa Monica Boulevard) has become somewhat interstitial because of recent planning actions. It is generally outside of the Hollywood Interim Ordinance (161,425) and falls between the Redevelopment Project Area and the Beverly Hills Freeway Deletion Community Plan amendment area. In order to provide a more consistent land use pattern, it is hereby recommended that sub-areas 115 and 120 be reconfigured as in Map Exhibit B10. New Sub-area 120 (south of Lexington Avenue) is hereby recommended for Medium density housing with a corresponding zone/height district of R3-1XL. This is consistent with the recommendation for residential properties in the areas west of Highland and south of Lexington (see discussion of Map B1, sub-area 106). Sub-area 115 is not proposed to be modified as to recommendation; however, the boundaries of 115 and 113 are hereby proposed for modification to permit a uniform depth on the south side of Fountain

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Avenue for R3 zoning. The recommendation for Sub-area 112 is hereby modified to correspond to that of Sub-area 115, again in the interest of consistent treatment of Fountain Avenue's adjacent residential properties. The recommendations for Sub-areas 121, 122, and 123 are hereby modified to be identical to that of Sub-area 120 which surrounds them. In addition, Map Exhibit B10 clarifies the boundary with the Hollywood II amendment/General Plan consistency area; this includes elimination of Subarea 129 which is located wholly within the Hollywood II area.

Sub-area 116: (Santa Monica Boulevard west of Wilcox)

1973 Plan: Light Industry (MR2, M2, P)
Existing Zoning: M2-1/M1-1
Recommendation: Limited Industry - MR-1

Testimony and Communications: Two letters received in opposition, one arguing for M2 and Height District 2, the other arguing for M1 zoning based on existing uses in the sub-area.

Hearing Officer's Comments: M2 and HD2 cannot be applied to industrially designated properties in the Hollywood Community Plan. A review of current uses in the sub-area does convincingly argue against the MR1 zone in this case, given the number of nonconforming uses which would be created. An M1 zone, however, should be qualified in a manner similar to a previous case (Ord. 161,687) involving industrial property at Mansfield Avenue and Santa Monica Boulevard wherein freestanding "C" uses would be limited to those permitted in the C4 zone. A similar [Q] M1-1VL is hereby recommended.

Sub-areas 136, 137, 138: (Vine Street north of Franklin Avenue)

1973 Plan: Low density housing (RE9, RS, R1) for sub-areas 137 and 138; Medium density housing (R3) for sub-area 136
Existing Zoning: R3-1 (136); R1-1 (137, 138)
Recommendations: Low Medium I density housing - R2-1XL

Testimony and Communications: Three letters, 1 petition with 26 signatures, 2 speakers in support of reduced density; 1 letter in opposition, suggesting that Medium density (R3) would be more appropriate for Sub-area 136.

Hearing Officer's Comment: In the Recommendations Table originally distributed, the recommended Plan designation is listed erroneously as LMED II. Narrow streets and neighborhood character argue for a LMED I designation. Properties currently zoned R1-1 are not here recommended for a change in zone. R3 density development would be out of scale, out of character, and improperly located relative to street capacity and adjacent residential development. No modification of the recommendation is warranted.

MAP EXHIBIT B4

Sub-area 7: (Northeast corner Vermont Avenue/Los Feliz Boulevard)

1973 Plan: Very Low density housing (RE20, RE15, RE11)
 Existing Zoning: RE11-1
 Recommendation: Low II density housing - no change in zone.

Testimony and Communications: Two letters (1 from the Los Feliz Improvement Association) in support; 1 letter and speaker in opposition, suggesting a multiple-unit residential designation and zoning as more appropriate.

Hearing Officer's Comments: The northerly corners of the Vermont Avenue/Los Feliz Boulevard intersection are clearly the gateway to the Los Feliz Hills area, just as the properties at the Outpost Drive/Franklin Avenue intersection serve as a gateway to the Output Estates area. The single family character of Vermont Avenue of north of Los Feliz should retain its integrity even to the intersection. No change in recommendation is warranted.

Sub-areas 23, 24, 25: (southerly corners of Vermont/Los Feliz intersection)

1973 Plan: Medium density housing (R3)
 Existing Zoning: R4-1L(Subareas 23,24); R4-1(Subareas 25)
 Recommendation: Medium density housing - R3-1XL(24, 25);
 R3-1(23)

Testimony and Communication: One letter in opposition, suggesting C-zoning for the SE corner of the intersection, and single family zoning for the remainder.

Hearing Officer's Comments: The current recommendation reflects the existing residential density. The only non-residential or institutional use in these sub-areas (a service station) is permitted by a zone variance. No change in recommendation is warranted.

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Sub-areas 31, 32a, 32b: (Hillhurst Avenue north of Clayton)

1973 Plan: High density housing (R4) - Subarea 31, High
Medium density housing (R4) - Subarea 32a;
Neighborhood and Office Commercial (C2, C4,
C1, CR, P) - Subarea 32b

Existing Zoning: C2-1

Recommendation: Neighborhood and Office Commercial - C4-1D
(1:1 FAR).

Testimony and Communications: One letter in opposition, suggesting Highway-oriented commerce and C2-1 as more appropriate because of automobile-related businesses.

Hearing Officer's Comments: Hillhurst Avenue is more properly a neighborhood-serving retail and office street with definite pedestrian orientation. It is recognized in Ordinance 162,740 as a pedestrian oriented street. Automobile-related businesses should not be encouraged. No change in recommendation is warranted.

Sub-area 65: (Los Feliz Boulevard frontage)

1973 Plan: High Medium density housing (R4-1L)

Existing Zoning: R4-1L

Recommendation: Medium density housing - R3-1

Testimony and Communications: One letter in opposition, suggesting that building height be reduced on the north side of Los Feliz Boulevard to reduce shade and shadow impacts on the single family home adjacent.

Hearing Officer's Comments: Transitional building heights are encouraged by the revised Hollywood Community Plan text (Housing section, "Features"). On the north side of Los Feliz Boulevard, the Medium density (R3) lots share a lot line with single family home lots immediately adjacent, creating the possibility of 45-foot tall structures within twenty feet of single family homes along this entire corridor. Imposition of a 1XL (30-foot height limit) height district is hereby recommended. Sub-area 65 shall be divided into 65A (southerly frontage of Los Feliz Boulevard) and 65B (northerly frontage). Refer to Map Exhibit B4.

Sub-area 84b: (Waverly Drive/Glendale Boulevard)

1973 Plan: Highway Oriented Commerce (C1, C2, P)

Existing Zoning: R3

Recommendation: Low Medium II housing - RD1.5-1XL

Testimony and Communications: One speaker opposed the reduction in density, preferring that the existing zoning be retained.

Hearing Officer's Comments: The recommendation more closely reflects the existing density and character of this sub-area. Reductions in permitted residential density of this type and magnitude have been mandated throughout the Hollywood Community Plan area, as well as Citywide. No change in recommendation is warranted.

Sub-areas 97, 98: (Aloha Street)

1973 Plan: Low density housing (RE9, RS, R1)
 Existing Zoning: R2-1 (97); R1-1 (98)
 Recommendation: Low Medium I - R2-1XL

Testimony and Communications: One speaker and 1 letter in opposition to LMED I, arguing that these sub-areas are predominantly single family in character and should remain so.

Hearing Officer's Comments: Aloha Street is primarily single family, much like the neighborhood to the south and west (subareas 96 and 44). The Plan designation is hereby recommended to be LOW II for both subareas; a zone change to R1-1 is also recommended for subarea 97.

Sub-areas 101, 103: (Hyperion Avenue north of Udell)

1973 Plan: High Medium density housing (R4)
 Existing Zoning: C2-1
 Recommendation: Low Medium I - R2-1XL

Testimony and Communications: 5 letters and 2 speakers opposing a change to residential zoning; all cited the amount of traffic and the existing uses on Hyperion as justification for retention of a C-zoning.

Hearing Officer's Comments: These subareas currently are a mix of residential and commercial uses backing into a steep grade to the north and west. While C2 zoning is inappropriate, recognition of the predominantly commercial character of these sub-areas is justified. It is hereby recommended that the Plan designation for sub-areas 101 and 103 be Limited Commercial, with a zone of C1-1D (0.5:1 FAR).

Sub-area 113: (south of the ABC Television Center)

1973 Plan: Medium density housing (R3)
 Existing Zoning: R3-1
 Recommendation: Low II density - R1-1

Testimony and Communications: Two speakers, 6 letters in support; 1 letter in opposition, preferring retention of the R3 zone as a means of protecting land value.

Hearing Officer's Comments: While protection of land values is a concern, recommendations for land use regulation in this Revision process are based primarily on existing character/density of residential areas and capacity of streets and other public facilities to accommodate increased growth. Real estate market reaction to these proposed changes are not always predictable over the intermediate and long range. No change in recommendation is warranted.

Sub-areas 114a, 114b: (ABC Television Center)

10900200249

1973 Plan: Limited Industry (MR1, M1, P) for 114B, Low density housing (RE9, RS, R1) for 114A
 Existing Zoning: M1-1
 Recommendation: Limited Industry - M1-1

Testimony and Communications: Three speakers, 7 letters opposing the listed recommendation - a building height limit and reduced development capacity were strongly urged due to impacts on adjacent residential neighborhoods; 1 letter and speaker in support, but suggesting a 2D height district because of restrictive building height requirements of Height District 1 for film production stages.

Hearing Officer's Comments: The ABC Television Center is now surrounded by lower density residential neighborhoods. Terrain and the existing network of streets would normally make it an unlikely site for office/production facility use. It is however, a major employer presently in a growth mode, and accommodation is justified. By Ordinance No. 161,684 ("GarFinn") approximately one-third of the ABC site zoned M1 is, or shall be, subject to transitional building height regulation with a maximum building height of 61 feet. It is hereby recommended that a 60-foot building height (maximum 5 stories) restriction apply through a new [Q] condition, over the entire site zoned as M1. At FAR 1.5:1 the development capacity of the M1-zoned property is approximately 1.46 million square feet. As of late 1987, build-out of the property approximated 500,000 square feet - leaving over 950,000 square feet of additional capacity by right. Given the limited street capacity in its vicinity and its setting within low density neighborhoods, this site should be further limited in its development capacity. At FAR 1:1 an additional 470,000 square feet of new development could be accommodated. It is hereby recommended that a new "D" development condition be added to the zoning of Subareas 114A and 114B limiting development to a floor area ratio of 1:1. Development beyond that parameter would thus require a height district/zone change procedure with environmental review.

Sub-area 153: (north of Sunset Boulevard, west of Serrano)

1973 Plan: High density housing (R4)
 Existing Zoning: R3-2
 Recommendation: Low Medium II density - RD1.5-1XL

Testimony and Communications: One speaker and letter in opposition, specifically concerning Hobart Boulevard properties; 1 letter in opposition specifically concerning Kenmore Avenue. Both cite existing density as exceeding the LMED II range; in addition, the proximity of Kenmore to the medical complexes at Sunset-Vermont and to a future MetroRail Station was added as further justification for more density on Kenmore. R3 or R4 zoning is suggested in both cases.

Hearing Office's Comments: Recommendations for residential densities were not formulated on a street-by-street basis, although that is how the land use survey necessary for preliminary research was conducted. Streets were combined into logical "neighborhoods" and further analyzed at the aggregate density level. In the case of Kenmore Avenue the LMED II density range predominates both on Edgemont and on other streets to

the west. If indeed a MetroRail Station is to be operative in the area, the Community Plan Text (Circulation section) does encourage increased residential density/commercial intensity in the vicinity of MetroRail Stations and an increase in density above LMED II would certainly be justified through a Station Area Specific Plan. No change in the recommendation, however, is presently justified. In the case of Hobart Boulevard, existing density does indeed exceed the LMED II range; in addition, these properties are immediately adjacent to the Hollywood Redevelopment Project area where higher residential densities are encouraged. A modification of the recommendation is justified in this case. Medium density housing, with a zone of R3-1XL is hereby recommended for properties fronting on Hobart Boulevard for new sub-area 153A (refer to Map Exhibit B11).

Sub-area 163: (South of Sunset, east of Serrano)

1973 Plan: High Medium housing (R4-2)
 Existing Zoning: R4-2
 Recommendations: Low Medium II density, RD1.5-1XL

Testimony and Communications: One speaker and letter in opposition, citing existing density and street capacity as justification for a higher density zoning, such as R3, specifically for Hobart Boulevard.

Hearing Officer's Comments: The comments on Hobart Boulevard for Subarea 153 apply equally in this case. New Subarea 163A is hereby recommended to include residential properties fronting on Hobart Boulevard between Sunset and Fountain Avenues (refer to Map Exhibit B11). New recommendation: MED - R3-1XL.

Sub-area 164: (specifically the west side of Edgemont Avenue south of Sunset Boulevard)

1973 Plan: High density housing (R4)
 Existing Zoning: R4-2
 Recommendation: Low Medium II density, RD2-1XL

Testimony and Communications: One speaker and letter in opposition, citing existing density as a justification for less restrictive zoning, along with the need to redevelop properties.

Hearing Officer's Comments: The comment concerning Sub-area 153 (Kenmore Avenue) applies equally here. Higher density beyond LMED II cannot be recommended until there is certainty of mass transit service in this area. However, both sides of Edgemont Avenue should have the same zoning. It is hereby recommended that the boundary of Subarea 165 be modified to include the west side of Edgemont Avenue to the alley westerly. This alley would become the eastern boundary of Subarea 164. (refer to Map Exhibit B11).

Sub-area 167: (Vicinity of Fountain/Normandie)

1973 Plan: High density housing (R4)

Existing Zoning: C2-1
 Recommendation: Medium density, R3-1

Testimony and Communications: One speaker in opposition, citing existence of mixed (residential/commercial) use structures; retention of the C2 zone was strongly urged.

Hearing Officer's Comments: Fountain Avenue from New Hampshire west to Serrano is characterized by a mix of residential and commercial (often deteriorating) uses. Fountain Avenue is not appropriate for the type of strip commercial development that C2 zoning permits. The present recommendation provides an opportunity to redevelop properties along Fountain with improved rental housing. No change in recommendation is warranted.

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HOW TO USE THE RECOMMENDATION TABLE

1. Locate your property on the Hearing Maps and note the subarea number:

Exhibit B-1	Northwest section of the Hollywood Community Plan area
Exhibit B-2	Southern section of the Hollywood Community Plan area
Exhibit B-3	North central section of the Hollywood Community Plan area
Exhibit B-4	Northeast section of the Hollywood Community Plan area

The map on the next page shows the geographic area covered by each Hearing Map.

2. In the Recommendation Table, find your subarea number. Subareas are listed in numerical order starting with 1. for each Hearing Map.
3. Refer to column heading "EXISTING" to determine the current General Plan designation and prior zoning of your property. See Appendix B (page 21-) for an explanation of the General Plan codes. For example, in the sample table below, for subarea 81 on Exhibit B-2:
 - The current General Plan designation is "Medium Density Housing".
 - The zoning prior to the adoption of Interim Zoning in 1986 (Ord. 161,425) which changed the zoning to be consistent with the current plan designation was C2-1 -- commercial land use with a "Height District" of 1. Height District 1 limits the bulk of the building to a Floor Area Ratio (FAR), i.e. the ratio of building floor area to lot area, of 1.5:1. There is no height limit.
 - The existing use is a mix of residential ("R") and commercial ("C").
4. Refer to the "Recommendation" column to determine what change is being recommended for your property. For example, in the same table, for subarea 81:
 - The proposed plan designation is "Highway-Oriented Commercial" (HOC).
 - The proposed zone is C2-1D -- commercial land uses and a 1D bulk restriction, limiting development to an FAR of 0.5:1.
5. Refer to the "Comments" column for a further explanation of the recommendations. In the example, the comment column explains the "D" restriction.
6. Refer to Appendix a for an explanation of the standard comments indicated by numbers, such as (1).
7. Refer to Appendix B for an explanation of General Plan codes.
8. Refer to Appendix C for the range of corresponding zones for each Plan designation.

EXHIBIT A

GENERAL PLAN/ZONING CONSISTENCY PROGRAM

RECOMMENDATIONS TABLE
HOLLYWOOD COMMUNITY
CITY PLAN CASE NO. 86-831 GPC

The City of Los Angeles is required by State legislation and a court order to bring its zoning and General Plan into consistency. In compliance with this mandate, the General Plan/Zoning Consistency Program was established. Under this program, the City is initiating zone changes, height district changes, and General Plan amendment changes within each of its thirty five planning areas. At the conclusion of the program, the City's zoning will be fully consistent with the General Plan for the first time.

The General Plan/Zoning Consistency recommendations for Hollywood were prepared in conjunction with a comprehensive revision of the Community Plan.

CITY PLANNING DEPARTMENT
CITY OF LOS ANGELES

July, 1988

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EXHIBIT "B - 1"
NORTHWEST SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning-Height District	Existing Use	Plan	Zoning-Height District	Comments
EXHIBIT B-1:						
1	VLOW/LOW	R1-1	R	VLOW II	RE 11-1	
2	VLOW	RE15-1-H	R	VLOW II	NO CHANGE	
3	VLOW	R1-1	R	VLOW II	RE 11-1	
4	VLOW	R1-1	R	VLOW II	RE 11-1	
5	VLOW	R1-1	R	VLOW II	RE 11-1	
6	LOW/VLOW	R1-1/R3-1	R	LOW II	R1-1	
7	VLOW	RE15-1-H	R	LOW II	NO CHANGE	
8	LOW	PB-1	P	LOW II	R1-1	(3)
9	LOW	R2-1	R	LOW II	R1-1	
10	LOW	R2P-1	R	LOW II	R1-1	
11	MED	R3-1	P/VAC	LOW II	R1-1	(3)
12	MED	R3-1	R	LMED II	RD1.5-1XL	
13A	VLOW/LOW	R1-1	R	LOW II	NO CHANGE	
13B	VLOW	R1-1	C	LTDC	NO CHANGE	
14	VLOW	RE15-1-H	R	LOW II	NO CHANGE	
15	VLOW	PB-1	P	LOW II	R1-1	(3)
16	VLOW	R1-1	R	LOW II	NO CHANGE	
17	VLOW	RE15-1-H	R	LOW II	NO CHANGE	
18	VLOW	R1-1	VAC	MIN	RE40-1-H	
19	VLOW	RE15-1-H	R	MIN	RE40-1-H	
20	VLOW	R1-1	R	VLOW II	RE11-1	
21	VLOW	R1-1	R	VLOW II	RE11-1	
22	VLOW	R1-1	R	LOW I	RE9-1	
23	VLOW	R1-1	R	LOW I	RE9-1	
24	VLOW	RE15-1-H	VAC	MIN	RE40-1-H	
25	VLOW	R1-1	R	VLOW II	RE11-1	
26	VLOW	RE15-1-H	R	VLOW II	NO CHANGE	
27	VLOW	R1-1	R	VLOW II	RE 11-1	
28	VLOW	RE11-1	R	VLOW II	NO CHANGE	
29	VLOW	RE15-1-H	R	VLOW II	NO CHANGE	
30	VLOW	RE15-1-H	R	VLOW II	NO CHANGE	
31	VLOW	R1-1	VAC	MIN	RE40-1-H	
32	VLOW	RE15-1-H	VAC	MIN	RE40-1-H	
33	VLOW	RE15-1-H	VAC	MIN	RE40-1-H	

EXHIBIT "B - 1"
NORTHWEST SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning-Height District	Existing Use	Plan	Zoning-Height District	Comments
EXHIBIT B-1:						
34	VLOW	RE15-1-H	VAC	MIN	RE40-1-H	
35	VLOW	RE15-1-H	R	LOW II	NO CHANGE	
36	VLOW	R1-1	R	LOW II	NO CHANGE	
37	VLOW	RE15-1-H	R	LOW II	NO CHANGE	
38	RCSC	RE15-1-H	WATTLES	OS	RE15-1-H#	(1) (2)
39	RCSC	R1-1	WATTLES	OS	RE15-1-H#	(1) (2)
40	RCSC	R5-1	WATTLES	OS	RE15-1-H#	(1) (2)
41	VLOW/LOW	RE15-1-H	R	LOW II	NO CHANGE	
42	VLOW	RE15-1-H	VAC	MIN	RE40-1-H	
43	VLOW	RE15-1-H	R	VLOW II	NO CHANGE	
44	VLOW	RE15-1-H	R	MIN	RE40-1-H	
45	VLOW	R1-1	R	LOW I	RE9-1	
46	VLOW	R1-1	R	LOW I	RE9-1	
47	VLOW/LOW	R1-1	R	VLOW II	RE11-1	
48	LOW	R1-1	R	LOW II	NO CHANGE	
49	HMED	R4-2	R	LMED I	R2-1XL	
50	HMED	R4-1	R	MED	R3-1XL	(10)
51	HMED	R4-1	R	MED	R3-1XL	(10)
52	LOW	R4-1	R	LOW II	R1-1	
53	VHIGH	R5-2	R/C	LTDC	R3-1D	(14)
54	LOW/LMED	R2-1	R	LMED I	R2-1XL	
55	OTPB	RE15-1-H	HOLLY, BOWL	PQP	RE15-1-H#	(1)(2)
56	VLOW	RE15-1-H	VACANT	MIN	RE40-1-H	
57	VLOW	RE15-1-H	R	VLOW II	NO CHANGE	
58	VLOW	RE15-1-H	R	MED	NO CHANGE	
59	OS	RE15-1-H	C	LTDC	NO CHANGE	
60	VLOW	RE15-1-H	R	LMED I	NO CHANGE	
61	VLOW	RE15-1-H	R	LOW II	NO CHANGE	
62	VLOW	RE15-1-H	R	LOW II	NO CHANGE	
63	MED	R3-1	R	MED	R3-1XL	
64	VLOW	R4-2	HOTEL	NOC	R4-1D	(15)
65	COMC	R1-1	HOTEL	NOC	NO CHANGE	
66A	HOC/COMC	C2-1	R/C	NOC	C4-1D	(15)
66B	COMC	(Q)CR-1	C	NOC	CR-1D	(14)
67	COMC	R5-2	R	LMED I	R2-1XL	
68	HOC	P-1	R	NOC	NO CHANGE	

EXHIBIT "B - 1"
NORTHWEST SECTION

EXISTING

RECOMMENDATION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning- Height District	Existing Use	Plan	Zoning- Height District	Comments
EXHIBIT B-1:						
69A	COMC	(T)(Q)C2-1	R/C	NOC	[T][Q]C2-1	(5)(6)(13)
69B	COMC	(T)(Q)C2-2	C	NOC	[T][Q]C2-1	(5)(6)(13)
70	HOC	C2-1	V	NOC	C4-1D	(15)
71	HOC	P-1	P	NOC	NO CHANGE	
72A	HOC	C2-1VL	C	NOC	C4-1VL	
72B	HOC	C1-1VL	C	NOC	NO CHANGE	
73A	HOC	C1-1VL	C	NOC	NO CHANGE	
73B	HOC	P-1	P	NOC	NO CHANGE	
74	HOC	R1-1	R	LOW II	NO CHANGE	(10)
75	HOC	R1-1	R	LOW II	NO CHANGE	(10)
76	HOC	R1-1	R	LOW II	NO CHANGE	(10)
77	HOC	C2-1VL	C	NOC	C4-1VL	
78	HOC/NOC	C2-1	C	NOC	C4-1D	(15)
79	LOW/LMED	R1-1	R	LOW II	NO CHANGE	
80	RCSC	R1-1	ELEM SCH	PQP	R1-1#	(1)(2)
81	RCSC	C2-1	ELEM SCH	PQP	R1-1#	(1)(2)
82	VHIGH/HIGH	R4-1	R	MED	R3-1	
83	VHIGH	R5-1	R	MED	R3-1	
84	VHIGH	R5-1	R	MED	[Q]R3-1XL	(10)(16)
85	VHIGH	R5-2	R	MED	R3-1	(10)
85A	VHIGH	R5-1	R	MED	R3-1	
86	LOW/HMED	R4-1	R	MED	R3-1	
86A	HMED	R4-1	R	MED	[Q]R3-1XL	(10)(16)
86B	LOW/HMED	R4-1	R	MED	[Q]R3-1XL	(10)(17)
87	LOW	R1-1	R	LOW I	RE9-1	
88	VLOW	RE15-1-H	VAC	MIN	RE40-1-H	
89	HIGH	R4-1	R	MED	R3-1	
90	OTPB	R4-1	LIBRARY	PQP	R3-1#	(1)(2)
91	HOC	R4-1	FIRESTA	PQP	R3-1#	(1)(2)
92	HIGH	R4-1	R	LMED II	RD1.5-1XL	
93	HIGH	R4-1	R	MED	R3-1XL	
94	LOW	R1-1	R	LOW II	NO CHANGE	
95	MED	R3-1	R	LMED I	R2-1XL	
96	MED	R1-1	R	LMED I	NO CHANGE	
97	MED	R3-1	R	LMED I	R2-1XL	
98	MED	R1-1	R	LMED I	NO CHANGE	
99	MED	R3-1	R	LMED I	R2-1XL	
00	MED	R1-1	R	LMED I	NO CHANGE	
01	MED	R3-1	R	LMED I	R2-1XL	
02	MED	(Q)R3-1	R	MED	(Q)R3-1XL	(5)(10)(12)(13)

EXHIBIT "B - 1"
NORTHWEST SECTION

Sub- area #	EXISTING			RECOMMENDATION		
	Plan	Zoning- Height District	Existing Use	Plan	Zoning- Height District	Comments
EXHIBIT B-1:						
103	MED	R3-1	R	MED	R3-1XL	(10)
105	HMED	R4-1	R	MED	R3-1XL	
106	HMED	R4-1	R	LMED II	RD1,5-1XL	
106A	LTM	R4-1	R	MED	R3-1XL	(10)
107	HMED	R4-P1	R	LMED II	RD1,5-1XL	
108	HMED	R4-1	P	LMED II	RD1,5-1XL	(3)
109	LTM	M2-1	C/M	HOC	C2-1D	(14)
110	HOC	C2-1	C/M	HOC	C2-1D	(14)
111	LTM/LTDM	M2-1	C/M	LTDM	M1-1VL	(10)

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EXHIBIT "B - 2"
SOUTHERN SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning- Height District	Existing Use	Plan	Zoning- Height District	Comments
1	LMED	R2-1	R	LMED I	R2-1XL	
2	RCSC	R1-1	ELEM SCH	PQP	R1-1#	(1)(2)
3	LMED	RD1.5-1	R	LMED II	RD1.5-1XL	
4	LMED	R2-1	R	LMED I	R2-1XL	
5	RSCS	R4-1	PARK	OS	R3-1#	(1)(2)
6	OTPB	M2-1	DWP	PQP	MR1-1#	(1)(2)
7	MED	[Q]R3-1	R	MED	[Q]R3-1XL	(5)
8A	RCSC	C2-1XL	ELEM SCH	PQP	R3-1XL#	(1)(2)
8B	RCSC	R2-1	ELEM SCH	PQP	R3-1XL#	(1)(2)
9	LMED	R2-1	R	LMED I	R2-1XL	
10A	HOC	C2-1VL	C	NOC	C4-1VL	
10B	HOC	C4-1VL	C	NOC	NO CHANGE	
11	MED	R3-1	R	MED	R3-1XL	
12	LMED	R2-1	R	LMED I	R2-1XL	
13	HOC	C2-1	M/C	CM	[Q]C2-1VL	(11)
14	RCSC	M2-2	JH SCH	PQP	MR1-1#	(1)(2)
15	OTPB	M2-2	DWP	PQP	MR1-1#	(1)(2)
16	LMED	M2-2	R	LMED I	R2-1XL	
17	LMED	RD1.5-1	R	LMED II	RD1.5-1XL	
18	LMED	R2-1	R	LMED I	R2-1XL	
19	LMED	R2-1	LIBRARY	PQP	R2-1#	(1)
20	MED	MR1-1	VACANT	MED	R3-1	
21A	MED	R3-1	DMV	PQP	R3-1#	(1)
21B	MED	MR1-1	DMV	PQP	R3-1#	(1)
22	HOC	C2-1VL	C	HOC	C2-1D	
23	HOC	C2-1VL	DWP	PQP	C2-1#	(1)(2)
23A	RCSC	C2-1	ELEM SCH	PQP	C2-1#	(1)(2)
24B	RCSC	R4-1	ELEM SCH	PQP	C2-1#	(1)(2)
24C	HOC	C2-1VL	C	HOC	C2-1D	(14)
25	HOC	C2-1VL	C	HOC	C2-1D	(14)
26	MED	R4-1	R	LMED II	RD1.5-1XL	
27	LOW/LMED	R2-1	R	LOW II	R1-1	
28	LOW/MED	R1-1	R	LOW II	NO CHANGE	
29	MED	R3-1	R	MED	R3-1XL	
30	NOC	C2-1VL	C	NOC	C4-1VL	
31	RCSC	R4-1	HIGH SCH	PQP	C4-1XL#	(1)(2)
32	LMED	R4-1-0	R	LMED II	RD1.5-1XL-0	
33	LOW/MED	R1-1-0	R	LOW II	NO CHANGE	
34	LOW	R2-1-0	R	LOW II	R1-1-0	

EXHIBIT "B - 2"
SOUTHERN SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning-Height District	Existing Use	Plan	Zoning-Height District	Comments
EXHIBIT B-2:						
35	LOW	R1-1	R	LOW II	NO CHANGE	
36	LOW	R2-1	R	LOW II	R1-1	
37	LOW/NOC	R1-1	R	LOW II	NO CHANGE	
38	LOW/NOC	R2-1	R	LOW II	R1-1	
39	LTDM	C2-1VL	C/M	NOC	C4-1VL	
40	MED	R4-1	R	LMED II	RD1.5-1XL	
41	LMED	R4-1	R	LMED II	RD1.5-1XL	
42	LMED	R3-1	R	LMED II	RD1.5-1XL	
43	LOW	C2-1	C	NOC	C4-1D	(15)
44	LOW	R2-1	R	LOW II	R1-1	
45	LOW	R1-1	R	LOW II	NO CHANGE	
46	MED/OS	C2-1	C	HOC	C2-1D	(14)
47	MED	R4-1	R/C	MED	R3-1XL	
48	MED	C2-1	R/C	MED	R3-1XL	(7)
49	HOC	C2-1	C/R/M	HOC	C2-1D	(14)
50	MED	C2-1	C	NOC	C4-1D	(15)
51	LTDM	M1-1	C/M	LTDM	NO CHANGE	
52A	LTDM	[Q]M1-2	M	LTDM	[Q]M1-1	(5)
52B	LTDM	C2-1	M	LTDM	[Q]C2-1	(4)(5)
53	OS	R4-1	CEMETERY	OS	RD1.5-1#	(1)
54	OS	C2-1	C	HOC	C2-1D	(14)
55	RCSC	C2-1	PUBL SCH	PQP	RD1.5-1#	(1)(2)
56	RCSC	R4-1	PUBL SCH	PQP	RD1.5-1#	(1)(2)
57	MED	R4-1	R	LMED II	RD1.5-1XL	
58	MED	R4P-1	MOTEL	LMED II	RD1.5-1XL	(7)
59	MED	R4-1	R	LMED II	RD1.5-1XL	
60	HOC	P-1	P	LMED II	RD1.5-1XL	(3)
61	MED	R3-1	R	LMED II	RD1.5-1XL	
62	MED/NOC	C2-1	R/C	HOC	C2-1D	(14)
63	MED	R4-1	R	LMED I	R2-1XL	
64	MED	R41	R	LMED I	R2-1XL	
65	MED	R4-1	R	LMED II	RD1.5-1XL	
66	MED	C2-1	C	NOC	C4-1D	(15)
67	MED	C2-1	C	NOC	C4-1D	(15)
68	MED	C2-1	R/C	NOC	C4-1D	(7)(15)
69	HOC	C2-1	R/C	NOC	C4-1D	(15)
70	HOC	P-1	C	NOC	NO CHANGE	

EXHIBIT "B - 2"
SOUTHERN SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning- Height District	Existing Use	Plan	Zoning- Height District	Comments
EXHIBIT B-2:						
71	MED	R4-1	R	LMED II	RD1.5-1XL	
72	MED	R4-1	R	LOW II	R1-1	
73	LOW	R1-1	R	LOW II	NO CHANGE	
74	LMED	R2-1	R	LOW II	R1-1	
75	MED	C2-1	R/C	LTDC	C1-1D	(14)
76	MED	C2-1	FIRE STA	PQP	C2-1#	(1)
77	RCSC	R4-1	R	LMED II	RD1.5-1XL	
78A	RCSC	R4-1	PARK	RCSC	RD1.5-1XL#	(1)(2)
78B	RCSC	R4-1	PARK	RCSC	RD1.5-1XL#	(1)(2)
79	MED	R4-1	R	LMED II	RD1.5-1XL	
80	MED	R3-1	R	LMED II	RD1.5-1XL	
81	MED	C2-1	R/C	HOC	C2-1D	(14)
82	MED	(T)(Q)C2-1	C	HOC	[T][Q]C2-1D	(5)(6)(14)
83	MED	CM-1	C	HOC	C2-1D	(14)
84	NOC/H/MED	C2-1	C/R	HOC	C2-1D	(14)
84A	NOC	(T)(Q)C2-1	C	NOC	[T][Q]C2-1	(5)(6)(13)
85	NOC/MED	R4-1	R	HOC	R4-1D	(14)
85B	NOC	C2-1	C/R	NOC	C4-1D	(15)
86	NOC	CM-1	C	HOC	C2-1D	(14)
87	MED	R4-1	R	MED	R3-1XL	
88	MED	R3-1	R	MED	R3-1XL	
89	MED	R4-1	R	LMED II	RD1.5-1XL	
90	MED	R4-1	R	LOW II	R1-1	
91	MED	R3-1	R	LOW II	R1-1	
92	MED/OS	C2-1	R/C	HOC	C2-1D	(14)
93	MED	C2-1	C	NOC	C4-1D	(15)
94	MED	R4-1	R	LMED II	RD1.5-1XL	
95	MED	R3-1	R	LMED II	RD1.5-1XL	
96	RCSC	R3-1	JR. COLLEGE	PQP	RD1.5-1#	(1)(2)
97	RCSC	C2-1	JR. COLLEGE	PQP	RD1.5-1#	(1)(2)
98	RCSC	R4-1	JR. COLLEGE	PQP	RD1.5-1#	(1)(2)
99	NOC	(T)(Q)C2-1	BRAILLE	NOC	[T)(Q)C2-1	(5)(12)(13)
100	NOC	C2-1	BRAILLE	NOC	C2-1VL	(10)
101	RCSC	C2-1	LACC	PQP	C4-1#	(1)(10)
102	RCSC	R4-P-1	LACC	PQP	RD1.5-1#	(1)
103	RCSC	R4-1	LACC	PQP	RD1.5-1#	(1)
104	MED	R4-1	R/C	LMED II	RD1.5-1XL	(7)
105	HIGH	R4-1	R/C	LMED II	RD1.5-1XL	(7)
106	NOC	C1-1	R	MED	R3-1	
107	NOC/HIGH	R4-1	R	MED	R3-1	
108	OTPB/NOC	CM-1	ST LIGHTING	PQP	C2-1#	(1)(2)(10)
109	OTPB	R4-1	ST LIGHTING	PQP	C2-1#	(1)(2)(10)
110	MED	C2-1	ST LIGHTING	PQP	C2-1#	(1)(2)(10)

EXHIBIT "B - 2"
SOUTHERN SECTION

Sub- area #	EXISTING			RECOMMENDATION		
	Plan	Zoning- Height District	Existing Use	Plan	Zoning- Height District	Comments
EXHIBIT B-2:						
111	NOC	C2-1	C	HOC	C2-1D	(14)
112	MED	M1-1	C/M	CM	CM-1VL	
113	MED	C2-2	R/C	MED	R3-1	(7)
114	MED	R4-1	ELEM SCH	PQP	R3-1#	(1)
115	MED	R4-2	R/C	MED	R3-1	
116	MED	C2-1	C	LTDC	C1-1D	(14)
118	MED	C2-1	R/C	LTDC	C1-1D	(14)
119	MED	R4-1	R	LMED II	RD1.5-1XL	
120	MED	R3-1	R	LMED II	RD1.5-1XL	
121	RCSC	R4-1	ELEM SCH	PQP	RD1.5-1#	(1)(2)

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EXHIBIT "B - 3"
NORTH CENTRAL SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning- Height District	Existing Use	Plan	Zoning- Height District	Comments
EXHIBIT B-3:						
1	LMED	RD1.5-1	R	LMED II	RD1.5-1XL	
2	HMED	R4-1VL	R	HMED	[Q]R4-1VL	(18)
3	HMED	R4-1VL	R	LMED II	RD2-1XL	
4	HOC	[Q]C2-1VL	C	NOC	NO CHANGE	(5)(6)(13)
5	LMED	RD1.5-1	R	LMED II	RD1.5-1XL	
6	LOW	RE15-1-H	HOLLY. BOWL	PQP	RE15-1-H#	(1)(2)
7	LMED	RD3-1	R	LMED I	RD3-1XL	
8	LMED	RD1.5-1	R	LMED II	RD1.5-1XL	
9	HOC	[Q]C2-1XL	C	HOC	[Q]C2-1D	(5)(6)(13)(14)
10	LMED	R1-1	R	LMED I	NO CHANGE	
11	LMED	RD1.5-1	R	LMED II	RD1.5-1XL	
12	LMED	RD2-1	R	LMED II	RD2-1XL	
13	LMED	RD2-1	R	LMED II	RD2-1XL	
14	OTPB	RE15-1-H	THEATER	PQP	RE15-1-H#	(1)(2)
15	OTPB	RE15-1-H	VAC	PQP	RE15-1-H#	(1)
16	OTPB	R4-1	VAC	PQP	R1-1#	(1)
17	VLOW	RE15-1-H	R	MED	NO CHANGE	
18	OTPB	RE15-1-H	LK HOLLY.	OS	RE15-1-H#	(1)
19	VLOW	RE15-1-H	R	LOW II	NO CHANGE	
20	VLOW	RE15-1-H	R	LOW II	NO CHANGE	
21A	VLOW/MED	R1-1	R	LOW II	NO CHANGE	
21B	MIN	RE15-1-H	R	VLOW II	NO CHANGE	
22	MED	C2-1	C	LTDC	C1-1D	(14)
23A	MED	R3-1	R	LMED I	R2-1XL	
23B	MED	C2-1	R	LMED II	RD1.5-1XL	
24	HOC	C2-1	C	LTDC	C1-1D	(14)
25	HOC/MED	R3-1	R	LMED I	R2-1XL	
26	MIN/VLOW	R3-1	VAC	MIN	RE40-1	
27	MIN	R3-1	R	MED	NO CHANGE	
28	MED	R3-1	R	MED	NO CHANGE	
29	HOC	C2-1/P-1	C	LTDC	C1-1D	(14)
30	MIN/VLOW	RE15-1-H	VAC	MIN	RE40-1-H	
31	VLOW	RE15-1-H	R	LOW I	NO CHANGE	
32	OS/MIN	RE15-1-H	FRST LAWN	OS	RE15-1-H#	(1)
32A	RCSC	RE15-1-H	VAC	MIN	RE40-1-H	(13)
33	MIN	RE15-1-H	VAC	MIN	RE40-1-H	
34	RCSC	RE15-1-H	STABLE	MIN	RE40-1-H	

EXHIBIT "B - 3"
NORTH CENTRAL SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning-Height District	Existing Use	Plan	Zoning-Height District	Comments
EXHIBIT B-3:						
35	RCSC/MIN	R1-1	GRIFFITH PK OS	OS	RE15-1-H#	(1)(2)
36	VLOW	R1-1	R/VAC	LOW I	RE9-1	
36A	VLOW	R1-1	R/VAC	VLOW II	RE15-1	
37	VLOW	R1-1	R	LOW II	NO CHANGE	
38	LOW	R4-1	R	LOW II	RD1.5-1XL	(10)
39	LMED	R2-1	R	LOW II	R1-1	
40	VLOW	R3-1	R	LMED II	RD1.5-1XL	
41	LMED	RD4-1	R	LMED I	RD4-1XL	
42	LMED	RD4-1	R	LMED I	RD4-1XL	
43	LMED	R1-1	VAC	LMED I	NO CHANGE	
44	LMED	RD4-1	R	LMED I	RD4-1XL	
45	VLOW	R2-1	R	LOW II	R1-1	
46	HOC	C1-1-H	C	LTDC	C1-1D	(14)
47	LMED	RD4-1	R	LMED II	NO CHANGE	
48	LMED	RD4-1	R	LMED II	NO CHANGE	
49	LMED	RD4-1	R	LMED II	NO CHANGE	
50	LMED	R3-1	R	LMED II	RD1.5-1XL	
51	MED	R4-1	R	LMED II	RD1.5-1XL	
52	MED	R3-1	R	LMED II	RD1.5-1XL	
53	MED	R4-1	R	MED	[Q]R3-1XL	(17)
54	MED	R3-1	R	MED	[Q]R3-1XL	(17)
55	MED	R4-1	R	MED	R3-1XL	
56	MED	R3-1	R	MED	R3-1XL	
57	VHIGH	R5-2	R/C	MED	R3-1	(7)
58	MED	R5-1	R	MED	R3-1	
59	MED	R4-1	ELEM SCH	PQP	R3-1#	(1)
60	MED	R5-1	ELEM SCH	PQP	R3-1#	(1)
61						
62	MED	R5-1	R	MED	R3-1	
63	NOC	C2-1	C	LTDC	C1-1D	(14)
64	NOC	C2-2	C	LTDC	C1-1D	(14)
65	NOC	P1-1	P	LTDC	NO CHANGE	
66	LOW/NOC	C2-1	P	LTDC	C1-1D	(14)
67	LOW	R3-1	R	LMED II	RD1.5-1XL	
68	LOW	R2-1	R	LMED II	NO CHANGE	
69	LOW/MED	R4-1	R	LMED II	RD1.5-1XL	
70	LOW	R1-1	R	LMED II	NO CHANGE	

EXHIBIT "B - 3"
NORTH CENTRAL SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning-Height District	Existing Use	Plan	Zoning-Height District	Comments
71	LOW	R2-1	R	LMED II	NO CHANGE	
72	LOW/VLOW	R1-1	R	LOW II	NO CHANGE	
73	LOW	R4-1L	R	LOW II	R1-1	
74	LOW	R3-1	R	LOW II	R1-1	
75	LOW	R2-1	R	LOW II	R1-1	
76	LOW	R3-1	R	LOW II	R1-1	
77	LOW	R2-1	R	LOW II	R1-1	
78	LOW	R1-1	PRI SCH	LOW II	NO CHANGE	
79	VLOW	RS-1	R	LOW I	RE9-1	
80A	LOW	RS-1	R	VLOW II	RE11-1	
80B	VLOW	R1-1	R	VLOW II	RE11-1	
80C	VLOW	R1-1	R	VLOW II	RE11-1	
81	VLOW	RS-1	R	VLOW II	RE15-1	
82	VLOW	R1-1	VAC	VLOW II	RE15-1	
83	VLOW	RS-1	R	LOW I	RE9-1	
84	LOW	R1-1	R	LOW I	RE9-1	
85	VLOW	R1-1	R/VAC	LOW I	RE9-1	
86	VLOW/LMED	RD4-1	R	LOW II	R1-1	
87	LMED	RD4-1	R	LMED II	NO CHANGE	
88	MED	R4-1	R/VAC	LMED I	R2-1XL	
89	VHIGH	R4-2	R	MED	R3-1	
90A	MED/HMED	R4-1	R	MED	R3-1	
90B	MED/HMED	R4-1	FIRE STA	PQP	R3-1#	(1)
91	MED	R3-1	R	MED	NO CHANGE	
92	HMED	R5-1	R	MED	R3-1	
93	MED	R4-2	R	MED	R3-1	
94	MED	R4-1L	R	LMED II	RD1.5-1XL	
95	MED	R4-1L	R	LMED II	RD1.5-1XL	
96	MED	R3-1	R	LMED II	RD1.5-1XL	
97	MED	R4-1	R	LMED II	RD1.5-1XL	
98	LOW	R4-1L	R	LOW II	R1-1	(7)
99	MED	R4-1	R	MED	R3-1	
100	MED	R3-1	R	LMED II	RD1.5-1XL	
101	MED	R4-1L	R	LMED II	RD1.5-1XL	
102	MED/HIGH	R4-1	R	LMED II	RD1.5-1XL	
103	HMED	R4-1L	R	LMED II	RD1.5-1XL	
104	HMED	R4-1L	R	LMED II	RD1.5-1XL	
105	HMED	R4-1L	R	MED	R3-1	

EXHIBIT "B - 3"
NORTH CENTRAL SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning- Height District	Existing Use	Plan	Zoning- Height District	Comments
EXHIBIT B-3:						
106	HMED	R4-1	R	MED	R3-1	
107	HMED/HIGH	R4-2	R	MED	R3-1	
108	HIGH/NOC	C2-2	R/C	NOC	C4-1D	(15)
109	NOC	C2-1	R/C	NOC	C4-1D	(15)
110	LOW	R2-1	PRI SCH	LOW II	R1-1	
111	HOC	R4-P-1	R	MED	R3-1XL	
112	HOC	R4-P-1	R	LMED II	RD1.5-1XL	(10)
113	HMED	R4-1	R	MED	R3-1XL	(10)
115	HMED	R4-1	R	LMED II	RD1.5-1XL	
116	LTM/LTDM	M1-1	C/M	LTDM	[Q]M1-1VL	(10)(20)
117	LTDM	M1-1	C/M	HOC	C2-1D	(14)
118	RCSC	M1-1	PARK	RCSC	RD1.5-1XL#	(1)(2)
119	RCSC	R4-1	PARK	RCSC	RD1.5-1XL#	(1)(2)
120	LTDM	R4-1	R	MED	R3-1XL	(10)
121	HMED	P-1	P	MED	R3-1XL	(3)(10)
122	HMED	CM-1	M	MED	R3-1XL	(7)(10)
123	HOC	M1-1	R	MED	R3-1XL	(10)
124	HOC	M1-1	C	HOC	C2-1D	(14)
125	HOC	M1-1	C	NOC	C4-1D	(15)
126	HOC	C2-1	C	HOC	C2-1D	(14)
127	HOC	R4-1	R	LMED II	RD1.5-1XL	
128	HMED	R4-1	P	LMED II	RD1.5-1XL	(3)
130	HMED/HOC	M1-1	C/M	HOC	C2-1D	(7)(14)
131	MED	R3-1	R	LMED II	RD1.5-1XL	
132	MED	R4-1	R	MED	R3-1XL	
133	MED	R5-2	R	MED	R3-1	
134	MED	R2-1	R	MED	NO CHANGE	
135	MED	R3-1	R	MED	NO CHANGE	
136	MED	R3-1	R	LMED I	R2-1XL	
137	LOW	R1-1	R	LMED I	NO CHANGE	
138	LOW	R1-1	R	LMED I	NO CHANGE	
139	MED/LMED	R2-1	R	LMED I	R2-1XL	
140	VHIGH	C2-2	C	LTDC	C1-1D	(14)

EXHIBIT "B - 4"
NORTHWEST SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning-Height District	Existing Use	Plan	Zoning-Height District	Comments
EXHIBIT B-4:						
1	RCSC	R1-1	GRIFFITH PK OS	RE40-1-H#		(1)(2)
2	VLOW	RE11-1	R	VLOW II	NO CHANGE	
3	LOW	R1-1	R	VLOW II	RE11-1	
4	LOW	RE11-1	R	VLOW II	NO CHANGE	
5	VLOW	RS-1	R	VLOW II	RE11-1	
6	VLOW	R1-1	R	VLOW II	RE11-1	
7	VLOW	RE11-1	R	LOW II	NO CHANGE	
8	VLOW	RS-1	R	LOW II	NO CHANGE	
9A	VLOW	R1-1	R	LOW II	RS-1	
9B	VLOW	R1-1	R	LOW II	NO CHANGE	
10	LOW	R2-1	R	LOW I	RE9-1	
11	LOW	R1-1	R	LOW I	RE9-1	
12	LOW	RE11-1	R	LOW I	NO CHANGE	
13	VLOW	RE11-1	R	LOW I	NO CHANGE	
14	VLOW	RE11-1	R	LOW I	NO CHANGE	
15	VLOW	RE11-1	R	LOW I	NO CHANGE	
16	LOW	R1-1	R	LOW I	RE9-1	
17	LOW	R2-1	R	LMED I	R2-1XL	
18	MED	R4-1	R	LMED I	R2-1XL	
19	MED	R3-1	R	LMED I	R2-1XL	
20	MED	R4-1L	R	LMED I	R2-1XL	
21	LOW	R1-1	R	LOW II	NO CHANGE	
22	LOW	R1-1	R	VLOW II	RE11-1	
23	MED	R4-1L	R	MED	R3-1	
24	MED	R4-1L	R	MED	R3-1XL	
25	MED	R4-1	R	MED	R3-1XL	
26	MED	R3-1	R	LMED II	RD1.5-1XL	
27	HMED	C2-1L	C	NOC	C4-1D	(15)
28	MED/NOC	C2-1	R/C	NOC	C4-1D	(15)
29	NOC	R4-1	R	NOC	R4-1D	(15)
30A	HIGH	P1-1	P	NOC	NO CHANGE	
30B	HIGH	C2-1	SIGN	NOC	P1-1	
30C	HIGH	C2-1	SIGN	NOC	P1-1	
31	HIGH	C2-1	R	NOC	C4-1D	(15)
32A	HMED	C2-1	R/C	NOC	C4-1D	(15)
32B	NOC	C2-1	C	NOC	C4-1D	(15)
33	LOW/MED	R3-1	R	LMED I	R2-1XL	
36A	MED	R3-1	P	LMED I	R2-1XL	(3)

EXHIBIT "B - 4"
NORTHWEST SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning-Height District	Existing Use	Plan	Zoning-Height District	Comments
EXHIBIT B-4:						
34B	MED	C2-1	R	LMED I	R2-1XL	
35	LOW/MED	R4-1	R	LMED I	R2-1XL	
36	LOW	R1-1	R	LMED I	NO CHANGE	
37	LOW/MED	R4-1	R	LMED I	R2-1XL	
38	MED	R3-1	R/P	LMED I	R2-1XL	(3)
39A	MED	R4-1	R	LMED I	R2-1XL	
39B	RCSC	R4-1	ELEM SCH	PQP	R2-1#	(1)(2)
40	RCSC	R3-1	ELEM SCH	PQP	R2-1#	(1)(2)
41	MED	R4-1	R	LMED I	R2-1XL	
42	MED	R4-2	R	LMED I	R2-1XL	
43	MED	R3-1	R	LMED I	R2-1XL	
44	LOW	R1-1	R	LOW II	NO CHANGE	
46	LOW	R4-1	R	LOW II	R1-1	
48	MED	R4-1	R	LOW II	R1-1	
49	LOW	R1-1	R	LMED I	NO CHANGE	
50	LOW/MED	R3-1	R	LOW II	R1-1	
51	LOW	R3-1	R	LOW II	R1-1	
52	LOW	R2-1	R	LOW II	R1-1	
53	MED	R4-1	R	LMED II	RD1.5-1XL	
54	MED	R4-1	R	LMED II	RD1.5-1XL	
55	MED	R3-1	R	LMED II	RD1.5-1XL	
56	LOW	R4-1	R	LMED II	RD1.5-1XL	
57	MED	R3-1	R	LMED II	RD1.5-1XL	
58	LOW/MED	R4-1	HIGH SCH	PQP	R1-1#	(1)(2)
59	RCSC	R4-1	HIGH SCH	PQP	R1-1#	(1)(2)
60	LOW	R1-1	HIGH SCH	PQP	R1-1#	(1)(2)
61	MED	R4-1L	R	LOW II	R1-1	
62	MED	R4-1	R	LOW II	R1-1	
63	LOW/HMED	R4-1	R	LMED II	RD1.5-1XL	
64	HMED	R4-1L	R	LMED II	RD1.5-1XL	
65A	HMED	R4-1L	R	MED	R3-1	
65B	HMED	R4-1L	R	MED	R3-1XL	(10)
66	LOW	R2-1	R	LMED I	R2-1XL	
67	LOW	R2-1	R	LMED I	R2-1XL	
68	RCSC	R4-1L	R	LMED II	RD1.5-1XL	
69	RCSC	R4-1L	PARK	OS	R1-1#	(1)(2)
70	RCSC	R1-1	PARK	OS	R1-1#	(1)(2)

EXHIBIT "B - 4"
NORTHWEST SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning-Height District	Existing Use	Plan	Zoning-Height District	Comments
EXHIBIT B-1:						
71	RCSC	C2-1	PARK	OS	R1-1#	(1)(2)
72	HMED	R4-1L	R	LMED II	RD1.5-1XL	
73	HMED	R1-1	R	LMED II	NO CHANGE	
74	RCSC	R1-1	PARK	OS	R1-1#	(1)(2)
75	LOW	R1-1	R	LOW I	RE9-1	
76	LOW	R2-1	R	LOW I	RE9-1	
77	LOW	R1-1	R	LOW II	NO CHANGE	
78	OTPB	R1-1	RESERVOIR	OS	R1-1#	(1)
79	LOW/RCSC	C2-1	VAC	HOC	C2-1D	(14)
80	--	C2-1	DWP	PQP	C2-1#	(1)(2)
81	--	M1-1	C	HOC	C2-1D	(14)
82	LTDM/HOC	M1-1	R/M	CM	CM-1VL	
83	LOW	R3-1	R	LOW I	RE9-1	
84A	LOW	R3-1	R	LMED II	RD1.5-1XL	
84B	HOC	R3-1	R	LMED II	RD1.5-1XL	
85	LOW	R3-1	R	LOW II	R1-1	
86	HOC	C2-1	R	LMED II	RD1.5-1XL	
87	LOW	R3-1	ELEM SCH	PQP	C4-1#	(1)(2)
88	RCSC	C2-1	ELEM SCH	PQP	C4-1#	(1)(2)
89	HMED	C2-1	R/C	NOC	C4-1D	(15)
90	MED/HOC	C2-1	R/C	NOC	C4-1D	(15)
91	HOC	C2-1	C	NOC	C4-1D	(15)
92	HOC/MED	P-1	C	NOC	NO CHANGE	
93	HOC	M1-1	C	NOC	C4-1D	(15)
94	HMED/HOC	C2-1	R/C	NOC	C4-1D	(15)
95	LOW/HMED	R3-1	R	LMED I	R2-1XL	
96	LOW	R2-1	R	LOW II	R1-1	
97	LOW	R2-1	R	LOW II	R1-1	(10)
98	LOW	R1-1	R	LOW II	NO CHANGE	(10)
99	MED	R3-1	R	LMED I	R2-1XL	
100	MED	R4-1	R	LMED I	R2-1XL	
01	HMED	C2-1	R/C	LTDC	C1-1D	(10)(14)
02	LOW	R1-1	R	LMED I	NO CHANGE	
03	HMED	C2-1	R/C	LTDC I	C1-1D	(10)(14)
04	LOW	R1-1	R/C	LMED I	RD1.5-1XL	(7)
05	LOW	R3-1	R	LOW II	R1-1	
06	LOW/MED	R3-1	R	LMED II	RD1.5-1XL	

EXHIBIT "B - 4"
NORTHWEST SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning- Height District	Existing Use	Plan	Zoning- Height District	Comments
EXHIBIT B-4:						
108	HMED	C2-1	R/C	LTDC	C1-1D	(14)
109	RCSC	C2-1	JR. HGH SCH	PQP	RD1.5-1#	(1)(2)
110	RCSC	R3-1	JR. HGH SCH	PQP	RD1.5-1#	(1)(2)
111	MED	R3-1	R	LMED II	RD1.5-1XL	
112	MED	C2-1	R/C	LMED II	RD1.5-1XL	
113	MED	R3-1	R	LOW II	R1-1	
114A	LOW	M1-1	P	LTDM	[Q]M1-1D	(10)(15)(19)
114B	LTDM	M1-1	M	LTDM	[Q]M1-1D	(10)(15)(19)
115	LOW	R3-1	R	LMED I	R2-1XL	
116	MED/COMC	R4-1	R	LMED II	RD1.5-1XL	
117	COMC	C1-1	R	LMED II	RD1.5-1XL	
118	LTDM	(Q)M1-1	KCET	LTDM	NO CHANGE	(5)(6)(13)
119	COMC/M	M1-1	KCET	LTDM	NO CHANGE	
120	COMC	(Q)C2-1	KCET	LTDM	NO CHANGE	(5) (6)(13)
121	COMC	C2-1	M	LTDM	[Q]C2-1	(4)
122	COMC	C2-1	C	HOC	C2-1D	(14)
122B	COMC	[T][Q]C2-1	C	HOC	[T][Q]C2-1	(5)(13)
123	COMC	CM-1	C	HOC	C2-1D	(14)
125	COMC	R4P-1	P	HOC	P1-1	
126	COMC/HMED	R4-1	R	MED	R3-1	
127	OTPB	C2-1	DWP	PQP	C4-1#	(1)(2)
128	COMC	R4-P-1	R	LMED II	RD1.5-1XL	
129	OTPB	C2-1	FIRE STA	PQP	C4-1#	(1)(2)
130	HIGH/MED	R4-1	R	LMED I	R2-1XL	
131	NOC	C2-1	R	LMED I	R2-1XL	
132	COMC	C1-1	P	LMED II	RD1.5-1XL	(3)
133	COMC	R4-1	P	LMED II	RD1.5-1XL	(3)
134	COMC	C2-1	C	NOC	C4-1D	(15)
135	RCSC	C2-1	ELEM SCH	PQP	R4-1#	(1)(2)
136	RCSC	R4-1	ELEM SCH	PQP	R4-1#	(1)(2)
137	COMC	R4-1	R	MED	R3-1	
139	HMED	R4-1L	R	MED	R3-1	
140	HMED	R4-1L	R	MED	R3-1	

EXHIBIT "B - 4"
NORTHWEST SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning-Height District	Existing Use	Plan	Zoning-Height District	Comments
EXHIBIT B-4:						
141	HIGH	R4-2	R	MED	R3-1	
142	HMED	R4-1L	R	LMED II	RD1.5-1XL	
143	HMED	R4-1L	R	LMED II	RD1.5-1XL	
144	HIGH	R4-2	R	LMED II	RD1.5-1XL	
145	HMED	R4-1L	R	MED	R3-1	
146	HMED	R4-1L	R	MED	R3-1	
147	HIGH	R4-2	R	MED	R3-1	
148	NOC	C2-1	C/R	NOC	C4-1D	(15)
149	HIGH	C2-2	C/R	NOC	C4-1D	(15)
150	HOC	C2-1	R/C	HOC	C2-1D	(14)
151	HOC	C2-1	C	HOC	C2-1D	(14)
152	RCSC	C2-1	PARK	OS	RD1.5-1#	(1)(2)
153	HIGH	R3-2	R	LMED II	RD1.5-1XL	
153A	HIGH	R3-2	R	MED	R3-1XL	(10)
154	HIGH	R4-2	R	LMED II	RD1.5-1XL	
155	HIGH	R4-2	PB	LMED II	RD1.5-1XL	(3)
156	COMC	R4-2	PB	COMC	PB-1	(10)
157	RCSC	R4-1	PARK	RCSC	RD1.5-1#	(1)(2)
158	COMC	R4-2	PB	COMC	PB-1	(10)
159	COMC/HOC	C2-2	HOSPITAL	COMC	C2-CSA1	
160	COMC	R4-1	P/R	COMC	NO CHANGE	
162	HOC	C2-1	C/R	HOC	C2-1D	(14)
163	HIGH	R4-2	R/C	LMED II	RD1.5-1XL	(7)
163A	HIGH	R4-2	R	MED	R3-1XL	(10)
164	HIGH	R4-2	R	LMED II	RD2-1XL	
165	COMC	R4-1	R/C	LMED II	RD1.5-1XL	
166A	COMC	R4-1	R/C	MED	R3-1	
166B	COMC	R4-3	R	MED	R3-1	
166C	COMC	(T)(Q)PB-2	PB	COMC	PB-1	(10)
167	HIGH	C2-1	R/C	MED	R3-1	
168A	HMED/MED	R4-1	R	LMED II	RD1.5-1XL	
168B	MED	R4-1	R	LMED II	RD2-1XL	
169	MED/HMED	R4-1	C	HOC	C2-1D	(14)
170A	MED/HMED	C2-1	C	HOC	C2-1D	(14)
170B	HMED	CM-1	C	HOC	C2-1D	(14)
171	RCSC/MED	R4-1	ELEM SCH	PQP	R4-1#	(1)(2)
172	RCSC	C2-1	ELEM SCH	PQP	R4-1#	(1)(2)

EXHIBIT "B - 4"
NORTHWEST SECTION

Sub-area #	EXISTING			RECOMMENDATION		
	Plan	Zoning-Height District	Existing Use	Plan	Zoning-Height District	Comments
EXHIBIT B-4:						
173	MED	R4-2	R	MED	R3-1	
174	NOC/MED	R4-1	R	HOC	R4-1D	(14)
175	MED	R4-1	R	LMED II	RD1.5-1XL	
176	MED	C2-1	C/R	HOC	C2-1D	(14)
177	MED	R4-1	R	MED	R3-1XL	
178	NOC	C2-1	R	MED	R3-1	
179A	NOC	C2-1	C/P	NOC	C4-1D	(15)
179B	NOC	(T)(Q)C2-2D	C	NOC	[T][Q]C2-2D	(5)(6)(13)
180A	MED/COMC	C2-1	R	NOC	C4-1D	(15)
180B	COMC	(T)(Q)C2-1	C	NOC	[T][Q]C2-1	(5)(6)(13)
180C	COMC	R4-2	R	NOC	R4-1D	(15)
180D	COMC	(T)(Q)C2-1	C	NOC	[T][Q]C2-1	(5)(6)(13)
181	MED/COMC	C2-1	R/C	NOC	C4-1D	(15)
182	COMC	R4-1	R/C	NOC	R4-1D	(7)(15)
183	MED	R4-1	R/C	LMED II	RD1.5-1XL	
184	MED	P-1	P	LMED II	RD1.5-1XL	(3)
185	MED	P-1	C	HOC	NO CHANGE	
186A	NOC	C2-1	C	HOC	C2-1D	(14)
186B	NOC	CM-1	C	HOC	C2-1D	(14)
187	OTPB	C2-1	LIBRARY	PQP	C2-1#	(1)(2)
188	OTPB	CM-1	LIBRARY	PQP	C2-1#	(1)(2)
189	NOC	CM-2	C	HOC	C2-1D	(14)
190	NOC	M1-1	C	HOC	C2-1D	(14)
191	MED	C2-1	R	LMED I	R2-1XL	
192	MED	R4-1	R	LMED I	R2-1XL	
193	MED	M1-1	M/C	CM	CM-1VL	
194	MED	C2-1	M/C	CM	[Q]C2-1VL	(11)
195	HOC	C2-1	C/M	HOC	C2-1D	(14)
196	HOC	R4-1	R	LMED II	RD1.5-1XL	
197	MED	R4-1	R	LOW II	R1-1	
198	HOC	R4-1	R	LMED II	RD1.5-1XL	
199A	MED	C2-1	C	HOC	C2-1D	(14)
199B	NOC	(T)(Q)C2-1	C	NOC	[T][Q]C2-1	(5)(6)(13)

APPENDIX A

COMMENTS

HOLLYWOOD COMMUNITY PLAN

1. "When the use of property designated as OPEN SPACE or Public/Quasi-Public is proposed to be discontinued, the proposed new use must be approved by the City Planning Commission through the procedure set forth in LAMC Section 12.24.1.
2. Public facility symbol shall be retained as shown on adopted Plan.
3. The existing use is permitted in the recommended zone as a conditional use, and shall be deemed to be approved per LAMC 12.24-F.
4. A new or additional "Q" condition shall be imposed as follows: "Residential uses shall be prohibited, except as otherwise permitted in the industrial zone".
5. Existing "Q" and/or "T" conditions shall be retained.
6. Underlying zone is inconsistent with the adopted plan. "T" and/or "Q" conditions shall be made permanent per LAMC 12.32-K to prevent expiration.
7. The property includes existing uses which are nonconforming in the recommended zone, but shall be permitted to be maintained pursuant to LAMC 12.23.
8. The existing ordinance-withheld zone change approval on the subject property is in conflict with the adopted General Plan and is recommended for termination.
9. The "T" designation on the subject property is recommended to be bracketed per LAMC 12.32-K, to reflect that the zone change was approved prior to March 26, 1973, and is not subject to a time limit for effectuation.
10. Current recommendation has been changed from previous one.
11. A new or additional "Q" condition shall be imposed as follows: "R4 density residential use shall be prohibited".
12. Underlying zone is consistent with the adopted Plan. "T" and/or "Q" conditions may expire, at which time the zoning would revert to the underlying zoning.
13. Recent action by the Planning Commission and/or City Council has resulted in the approval of Plan Amendment and/or zone change consistent with the recommendation.

14. A new "D" development limitation is recommended: "The total floor area contained in all buildings on a lot shall not exceed one-half (0.5) times the buildable area of the lot".
15. A new "D" development limitation is recommended: "The total floor area contained in all buildings on a lot shall not exceed one (1) times the buildable area of the lot".
16. The following permanent "Q" condition is recommended: "Residential density shall be limited to a maximum of one dwelling unit for each twelve hundred (1,200) square feet of lot".
17. The following permanent "Q" condition is recommended: "Residential density shall be limited to a maximum of one dwelling unit for each one thousand (1,000) square feet of lot".
18. The following permanent "Q" condition is recommended: "Residential density shall be limited to a maximum of one dwelling unit for each six hundred (600) square feet of lot".
19. The following permanent "Q" condition is recommended: "No building or structure shall exceed sixty (60) feet in height above grade or five (5) stories. Roof structures are exempted pursuant to Section 12.21B.3 of the Municipal Code".
20. The following permanent "Q" condition is recommended: "Commercial uses shall be limited to those permitted in the C4 Zone."

APPENDIX B ABBREVIATIONS FOR GENERAL PLAN DESIGNATIONS

HOLLYWOOD COMMUNITY

Land Use Designations:

MIN Minimum Density Housing
VLOW Very Low Density Housing
LMED Low Medium Density Housing
HMED High Medium Density Housing
HIGH High Density Housing
VHIGH Very High Density Housing
LTDC Limited Commerce
HOC Highway Oriented Commerce
NOC Neighborhood Oriented Commerce
COMC Community Commerce

CM Commercial Manufacturing
LTDM Limited Manufacturing

OS Open Space (Cemeteries)
OTPB Other Public
RSCS Recreation and Schools
PQP Public/Quasi-Public

Bulk/Height Designations:

-1 Height District No. 1 -- Commercial/Industrial building bulk up to Floor Area Ratio 1.5:1 permitted; Residential building bulk up to 3:1 FAR.
-H Hillside District
-O Oil Drilling District
-CSA1 Centers Study Area -- building bulk up to Floor Area Ratio 3:1 permitted.
XL 30-foot height limit.
VL 45-foot height limit.
D Building bulk restricted to less than FAR 1.5:1
[Q] "Q" condition(s) imposing additional restrictions on development.

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APPENDIX C

CORRESPONDING ZONES FOR PLAN LAND USE DESIGNATIONS

Hollywood Community Plan Land Use

Corresponding Zone(s)

Housing

Minimum	A1, A2, RE40
Very-Low I	RE20, RA
Very-Low II	RE15, RE11
Low I	RE9
Low II	RS, R1
Low-Medium I	R2, RD5, RD4, RD3
Medium	R3
High-Medium	[Q]R4*
High	R4

Commerce

Limited	CR, C1, C1.5, P
Highway-Oriented	C1, C2, P
Neighborhood and Office	C1, C4, C2, P
Community	CR, C4, C2, P, PB
Regional Center	C2, C4, P, PB

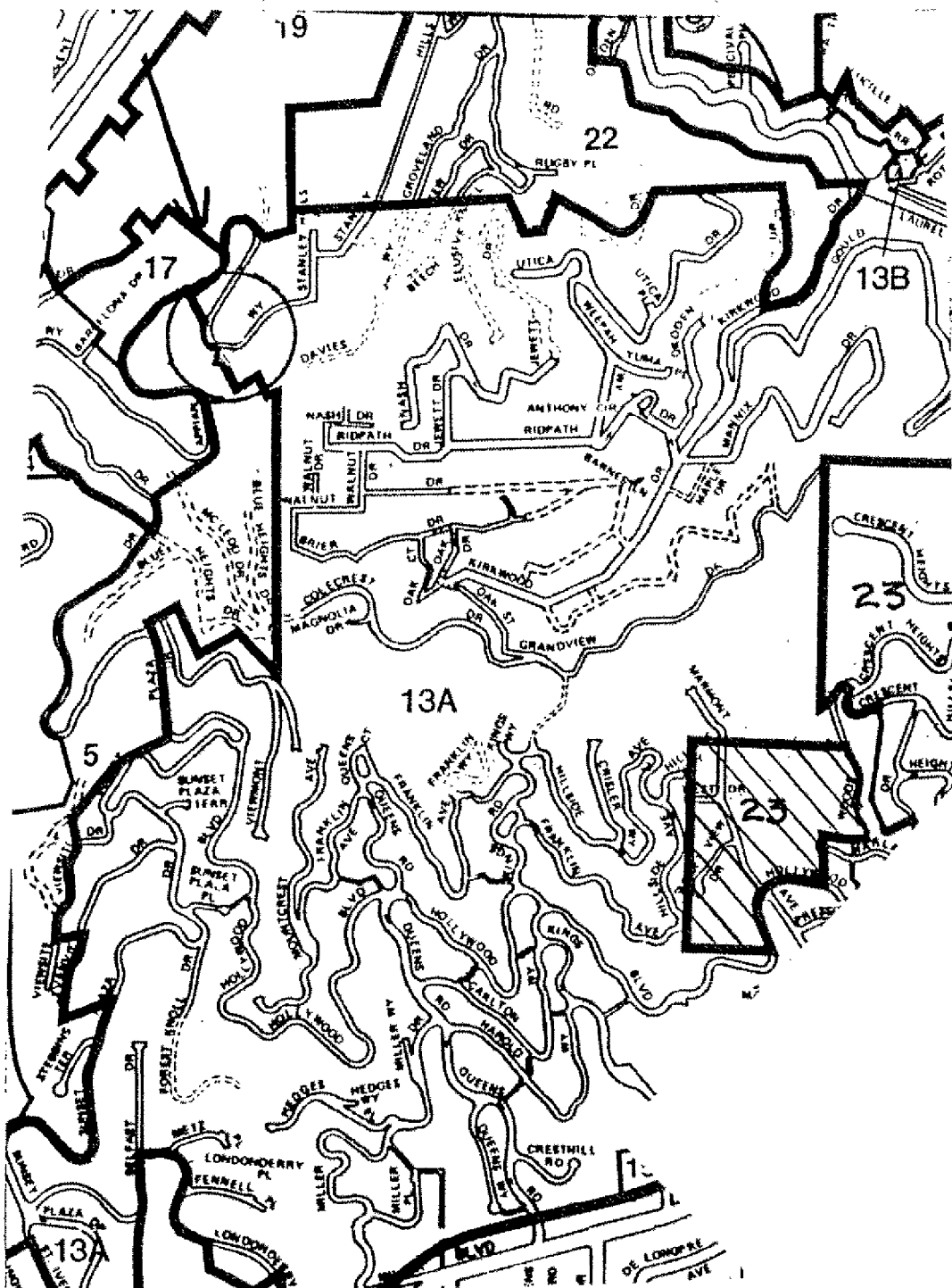
Industry

Commercial Manufacturing	CM, P
Limited	MR1, M1, P, PB

*Maximum density: 1 dwelling unit/600 square feet of lot.

COM745
trt

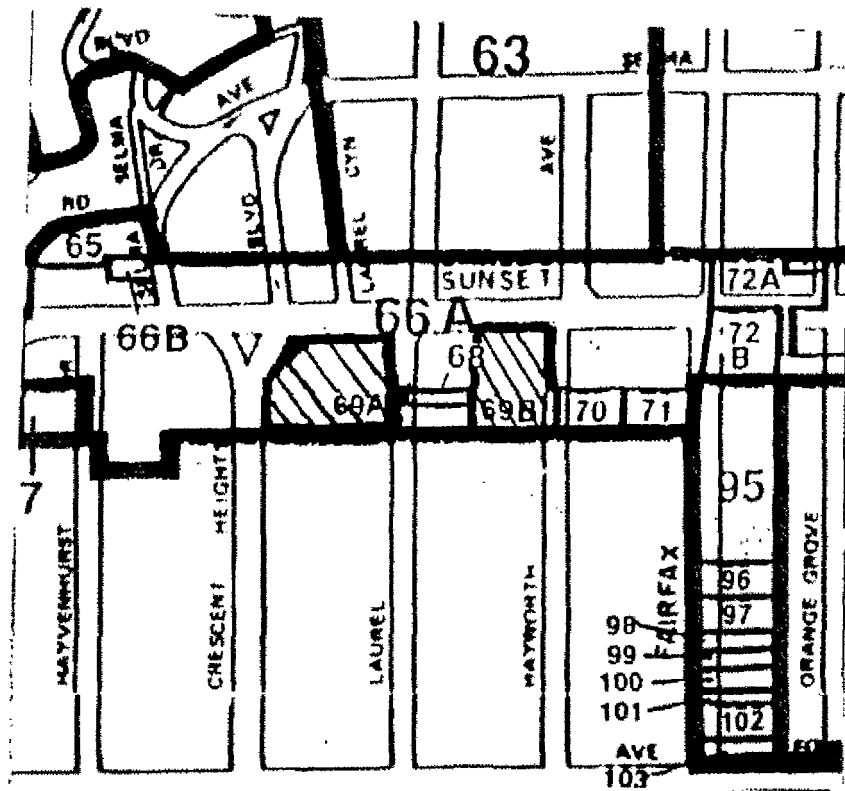
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(base map : Exhibit B1)

Subareas 5 / 13A (circled) : slight modification to include Lot D Sheet 4 of Lookout Mountain Park Tract in Subarea 13A (Low II: R1-1)

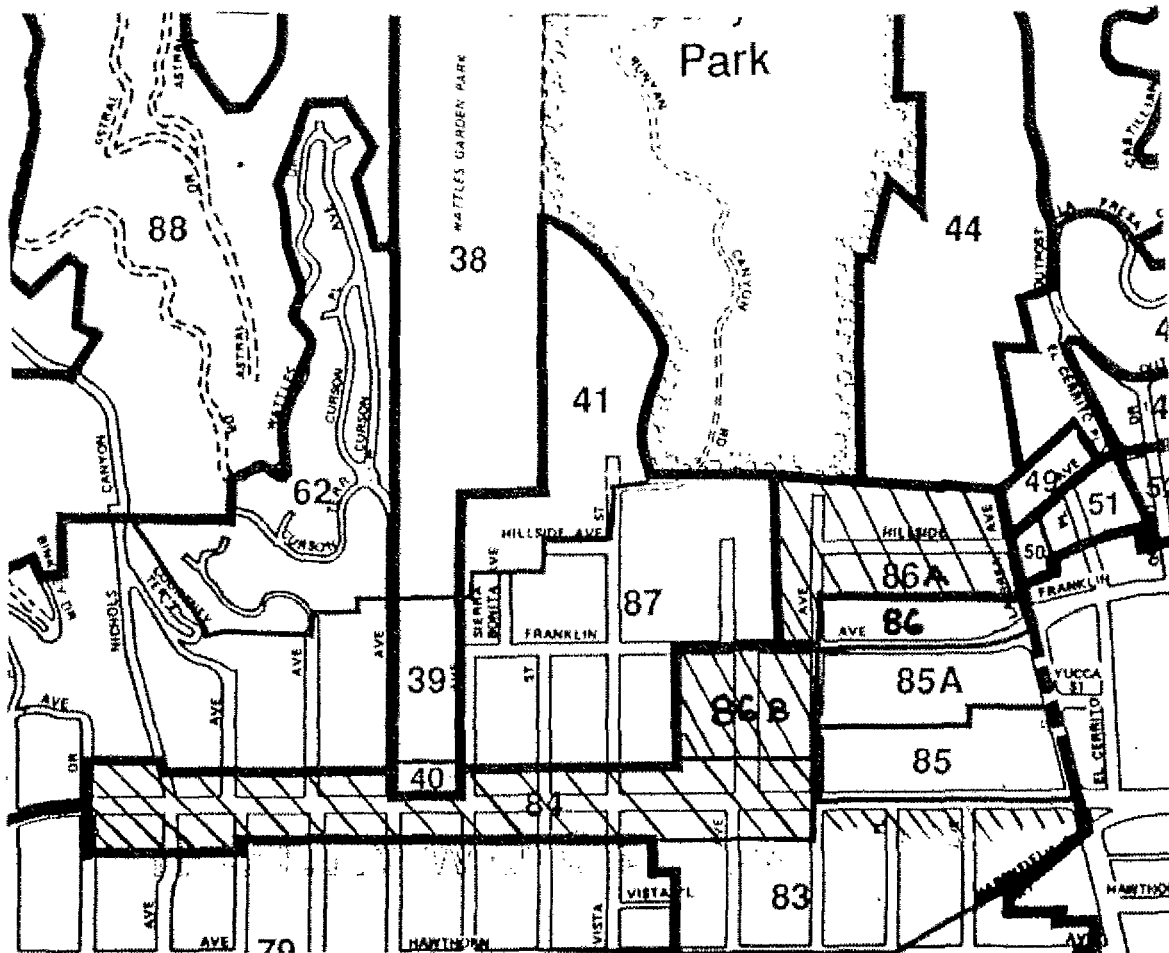
Subareas 13A / 23: slight modification to include the entire east side of Woods Drive in Subarea 13A (Low II: R1-1)



(base map : Exhibit B1)

Subarea 69B : slight addition to include entire Directors Guild site reflective of Ord. 163084 (CPC 84-451 ZC).

Subarea 69A : slight addition to include entire ownership; reflective of Ord. 163513 (CPC 87-368 ZC).

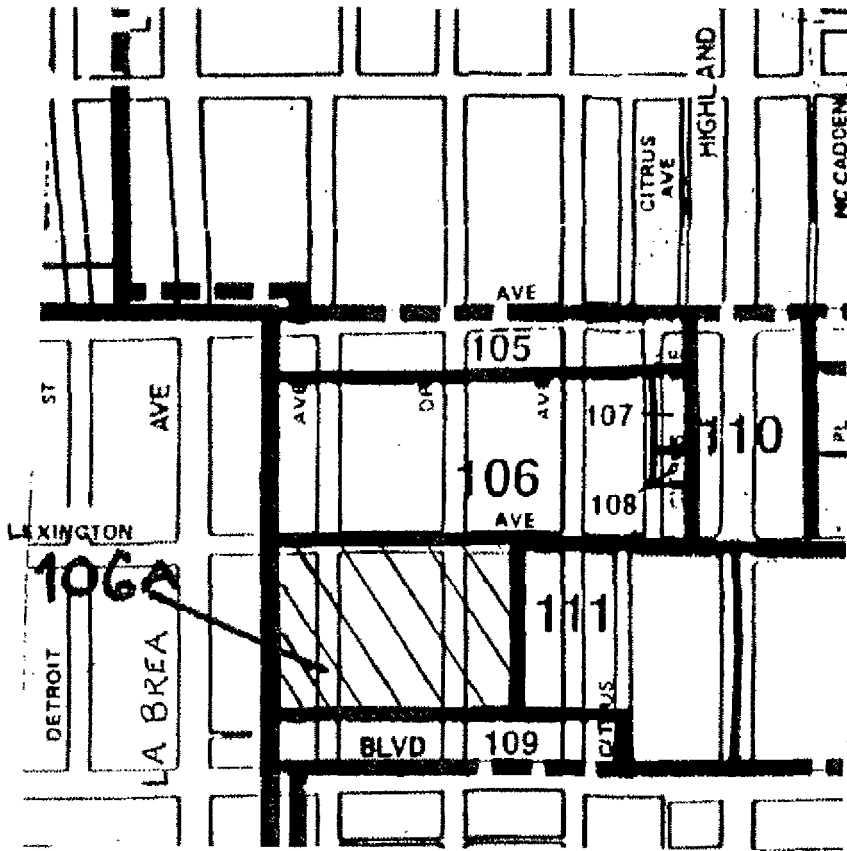


(base map : Exhibit B1)

Subarea 83 : slight addition to include the south side of Hollywood Boulevard from LaBrea west to Fuller Avenue (MED : R3-1)

Subarea 86A : new subarea (MED : [0] R3-1XL)

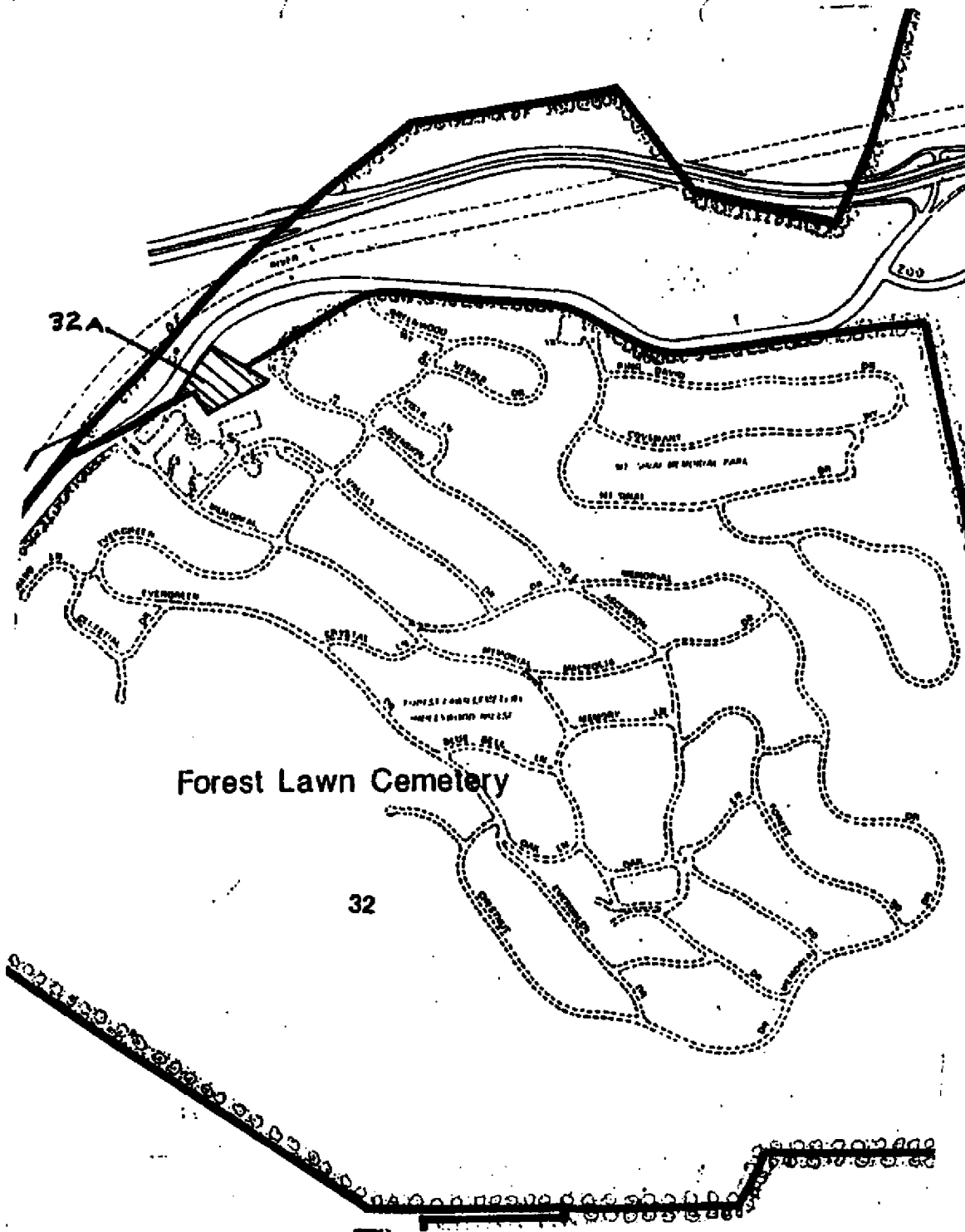
Subarea 86B : new subarea (MED : [0] R3-1XL)



(base map : Exhibit B1)

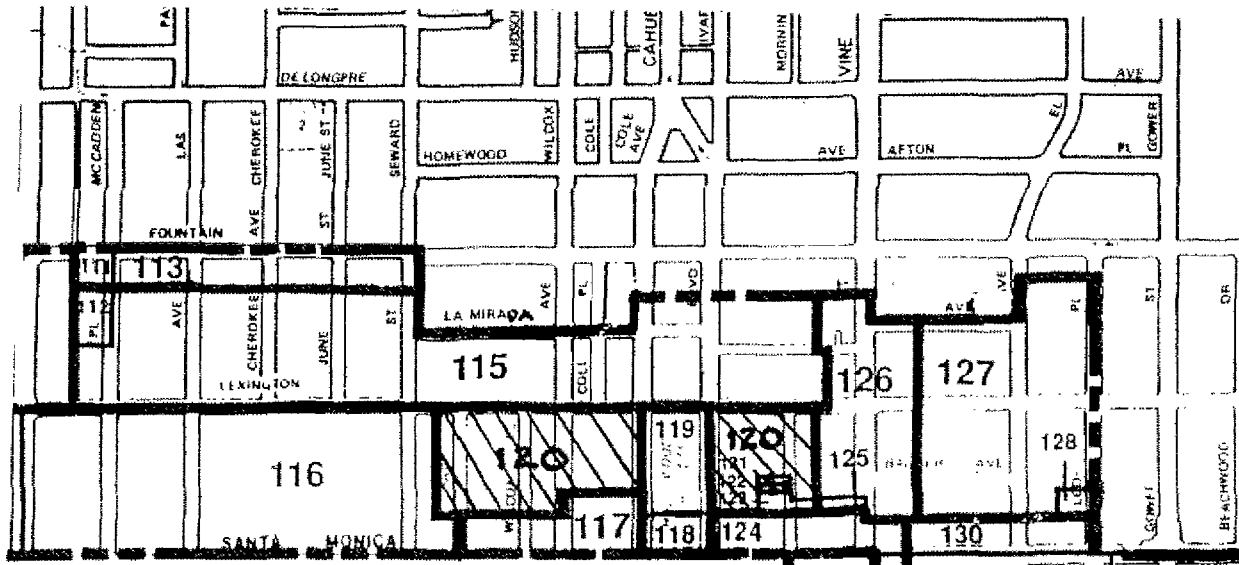
Subarea 106A : new subarea (MED : R3-1XL)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50



(base map : Exhibit B3)

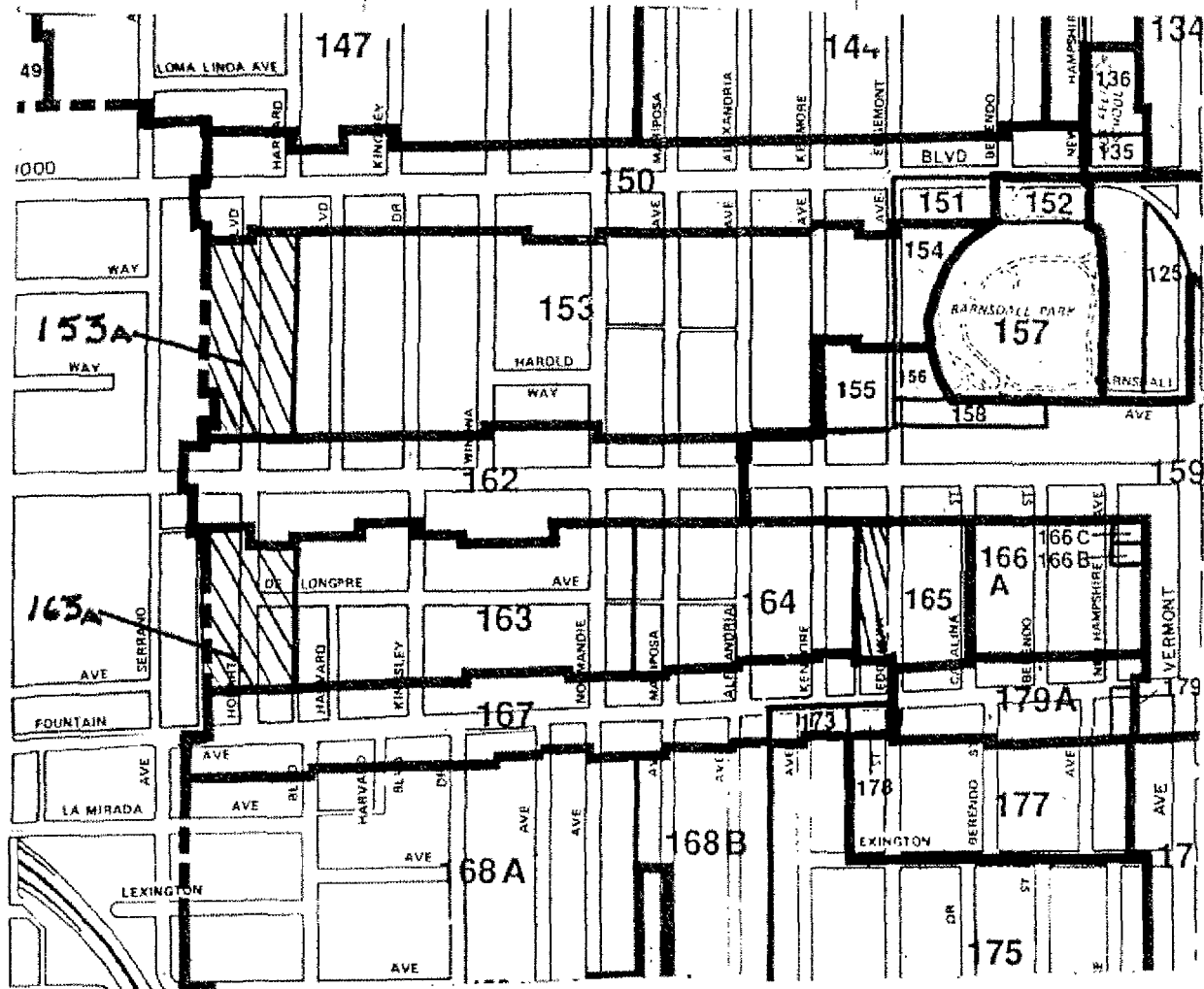
Suharea 32A : new subarea corresponding to Junior Achievement site
(MIN : RE40-1-H)



(base map : Exhibit B3)

Subarea 113 : slight addition to maintain uniform zone boundary depth south of Fountain Avenue (MED: R3-1XL)

Subareas 115 / 120 : slight modification to provide Lexington Avenue as the subarea boundary between 115 and 120. (Subarea 115 : LMED II - RD1.5-1XL; Subarea 120 : MED - R3-1XL)



(base map : Exhibit B4)

Subarea 153A : new subarea (MED: R3-1XL)

Subarea 163A : new subarea (MED: R3-1XL)

Subarea 165 : slight addition to provide uniform zoning on both sides of Edgemont Avenue (LMED II : RD1.5-1XL)

RESOLUTION

WHEREAS the City Planning Commission on _____, 1988 approved the proposed Revision of the Hollywood Community Plan; and

WHEREAS, pursuant to City Charter and Municipal Code provisions, the City Planning Commission and the General Plan Advisory Board transmitted their recommendations; and

WHEREAS, the General Plan Consistency Maps, as defined in Section 1 of Ordinance No. 159,748 may be amended by resolution of City Council, and the Department of City Planning is charged with the preparation and maintenance of all General Plan Consistency Maps to be utilized by the City;

NOW THEREFORE, BE IT RESOLVED that the Proposed Revision of the Hollywood Community plan be adopted by the Council of the City of Los Angeles, superseding all previously adopted General Plan elements relating to that community, most particularly the Hollywood Community Plan Map and Text.

BE IT FURTHER RESOLVED that the General Plan Consistency Maps for the area affected by the Hollywood Community Plan be amended to conform to this plan revision adopted by City Council.

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