

EXHIBIT 4

Many projects are underway and planned at the Hyperion Treatment Plant to provide a significant improvement in quality of the discharges to Santa Monica Bay. Recently completed and in the start-up/operational stage as of late 1987 is the Hyperion Energy Recovery System (HERS) which was designed to stop discharging sludge into Santa Monica Bay. By the HERS process, the sludge is dehydrated and combusted into ash which then is trucked offsite for reuse as a copperflux replacement. A highly usable byproduct of the HERS is steam which is harnessed to generate electricity for the plant.

The next major series of projects at HTP will provide full secondary treatment by December 31, 1998. Accomplishing full secondary treatment requires new facilities, refurbishing or modernizing others, as well as removing and replacing a number of facilities which have exceeded their useful life. When the projects become operational, only secondary effluent will continue to be discharged to the ocean. However, this effluent is available for appropriate applications.

Solid Waste Disposal -- The Hollywood Community Plan area is severely limited when it comes to available landfills for solid waste. There are no operating landfills within the Community Plan area. According to the Los Angeles County Department of Public Works, all residential pick-up is disposed of at Lopez Canyon. Other sites servicing the Hollywood area include Bradley West and Sunshine Canyon.

Moreover, only 10 landfills service all of Los Angeles County, and none of the surrounding counties, e.g. Orange, Riverside or San Bernardino, permit the importation of solid waste. As of December 1987, there are approximately 152 million tons of remaining capacity in Los Angeles County. However, due to permit inflow limitations and multiple operational constraints only 98 million tons are fully permitted.

Electrical Power -- The Los Angeles Department of Water and Power provides service to the Plan area. The policy of the Department of Water and Power is to provide electricity, as needed. According to department staff, the existing infrastructure is adequate to serve the projected year 2010 population in Hollywood.

Water Supply -- Water is supplied to the Community Plan area by the Los Angeles Department of Water and Power. According to department staff, the existing infrastructure is adequate to serve the projected year 2010 population in Hollywood.

Natural Gas -- The Northwest Division of the Southern California Gas Company provides service to the Community Plan area.

Environmental Effects

Sanitary Sewers -- Based on the level of residential and non-residential development anticipated with the Proposed Plan, wastewater generation would increase by approximately 6 million gallons per day (mgd) over existing levels (a 24 percent increase). In comparison the Current Plan would produce wastewater flows of 35 mgd over existing levels (a 148 percent increase). See Table 28.

The potential production of 30 mgd at buildout of the Proposed Plan would constitute approximately 9 percent of the 335 mgd capacity of the Hyperion Plant, compared to utilization of 18 percent of the plant's capacity if the Current Plan were built out. Furthermore, it should be recognized that the Proposed Plan's population capacity is tied directly to SCAG 82 growth forecast for 2010. This is the same forecast upon which Hyperion planning has been based. This consistency is a marked departure from past land use and zoning-based holding capacity estimates for community plan areas in Los Angeles. Thus, if the remaining community plan areas and jurisdictions within the Hyperion service area were also planned to reflect SCAG projections, then cumulative buildout levels would be consistent with planned and programmed improvements at Hyperion. Nevertheless, under present circumstances, build-out of the Proposed Plan would increase demand on the Hyperion treatment system.

TABLE 28
WASTE WATER GENERATION

Use	Generation Rate*	Existing		Proposed Plan		Current Plan	
		Units	MGD	Units	MGD	Units	MGD
Residential	250 Gal/DU	81,000 du	20.3	93,000 du	23.3	154,000 du	38.5
Non-Res.	200 Gal/1000 sf	17 mil sf	3.4	31 mil sf	6.2	101 mil sf	20.2
Total			23.7		29.5		58.7

DU = dwelling unit; sf = square feet; mil = million; MGD = million gallons/day.

*Source: City of Los Angeles, EIR Manual. Non-residential rate assumes that an extensive amount of office space is included in the commercial and industrial categories.

Solid Waste Disposal -- There would also be an increase in the production of solid waste. At build-out for the Proposed Plan, approximately 447 tons per day would be generated within the Community Plan area (Table 29). In comparison, approximately 357 tons/day are generated daily under existing conditions. The resulting increase would be 86 tons daily (a 25 percent increase). Build-out of the Current Plan would generate 767 tons/day (a 115 percent increase over existing production). Nevertheless, buildout of the Proposed Plan would increase demand on existing landfills in Los Angeles County. The Proposed Plan would generate 1.2 million tons of solid waste over the 10-year period (approximately 377 tons per day average) from 1987 to 1997. This would constitute approximately 1 percent of the remaining county landfill capacity. In the year 2000 it is projected that there would be a countywide annual production of 18.6 million tons. Assuming straight-line growth, the Hollywood Community Plan area for that same year would represent approximately 1 percent of that total (127,300 tons/year).

Although the contribution of the Community Plan area is only a small proportion of the total remaining capacity, alternative action is needed because present landfill capacity in Los Angeles County is soon to be exhausted. According to the January 1988 Executive Summary, Solid Waste Management Status and Disposal Options in Los Angeles County, prepared by the staff of the City Bureau of Sanitation and the County Department of Public Works:

- By 1992 if existing sites are not expanded or new sites not developed there will be a countywide shortfall of 6,400 tons per day.
- By 1997, within the City of Los Angeles, there will be no remaining disposal capacity.

TABLE 29
DAILY SOLID WASTE GENERATION

Use	Generation Rate*	Existing		Proposed Plan		Current Plan	
		Units	Tons	Units	Tons	Units	Tons
Single Res.	20 lbs/du/day	18,000 du	180	21,000 du	210	21,000 du	210
Multi Res.	4 lbs/du/day	63,000 du	126	72,000 du	144	133,000 du	266
Non-Res.	6 lbs/1000sf/day	17 mil sf	51	31 mil sf	93	97 mil sf	291
Total			357		447		767

DU = dwelling unit; sf = square feet; mil = million;

*Source: City of Los Angeles, EIR Manual. Non-residential rate assumes an extensive amount of office space is included in the commercial and industrial categories.

Electrical Power -- The Proposed Plan would increase electrical energy requirements over existing levels (See Table 30). Based on typical usage factors, it is estimated that currently 710 million kilowatt hours are used in the Plan revision area. The Proposed Plan would increase this demand to approximately 1 billion kilowatt hours (a 41 percent increase). The Current Plan would increase demand to approximately 2.5 billion annual kilowatt hours

(a 260 percent increase). To provide a context for these electricity demand levels, the Los Angeles Department of Water and Power indicates that 20.3 billion kilowatt hours were sold by the Department in the 1985-86 period.⁴ Annual projections for future years from the Department are over 25 billion kilowatt hours. Thus, electrical needs in the Hollywood Community Plan area would constitute 2-3 percent of the demand anticipated by DWP.

⁴. Source: City of Los Angeles, Department of Water and Power, Statistics, Fiscal Year 1985-1986.

TABLE 30
ANNUAL ELECTRICAL CONSUMPTION

Use	Generation Rate*	Existing		Proposed Plan		Current Plan	
		Units	MKWH	Units	MKWH	Units	MKWH
Residential	5,172 kwh/du/yr	81,000 du	419	93,000 du	471	154,000 du	796
Non-Res.	17.1 kwh/sf/yr	17 mil sf	289	31 mil sf	530	97 mil sf	1,659
Total			708		971		2,555

DU = dwelling unit; sf = square feet; mil = million; MKWH = Million kilowatt hours
*Source: South Coast Air Quality Management District, Air Quality Impact Handbook, April 1987. Non-residential rate assumes an extensive amount of office space is included in the commercial and industrial categories.

Water Supply -- There will be an increase in demand for water in the Community Plan area. Total consumption would be approximately 54 million gallons per day (mgd) when the maximum allowed development level is reached under the Current Plan (Table 31). In comparison, the existing consumption level is estimated at 21.5 mgd, and the Proposed Plan would result in consumption of approximately 26 mgd.

The Department of Water and Power estimates current water use in the city at 583.7 million gallons per day. By the year 2010, the Department projects that water use citywide will be approximately 663.8 million gallons daily, a 13 percent increase¹. The comparable increase in water use for Hollywood during this same period would be 21 percent with build-out of the Proposed Plan. Thus, permitted growth in the Community Plan area would have a disproportionate impact on citywide water resources. Retention of the Current Plan would exacerbate this problem.

TABLE 31
DAILY WATER CONSUMPTION

	Consumption Rate*	Existing		Proposed Plan		Current Plan	
		Persons	MGD	Persons	MGD	Persons	MGD
Population	120 gpcd	170,000	20.4	199,000	23.9	389,000	46.7
Employment	30 gpcd	37,400	1.1	65,000	2.0	233,000	7.0
Total			21.5		25.9		53.7

MGD = million gallons per day; gpcd = gallons per capita per day.
*Source: City of Los Angeles, EIR Manual. Non-residential rate assumes an extensive amount of office space is included in the commercial and industrial categories.

¹. See Department of Water and Power, Urban Water Management Plan, December 1985, Exhibit 3.3-2.

Natural Gas -- There will be an increase in demand for natural gas in the Community Plan area. At buildout for the Proposed Plan, approximately 5.8 billion cubic feet of natural gas would be required (Table 32). This would increase existing consumption of natural gas by almost 1 billion cubic feet annually.

TABLE 32
ANNUAL NATURAL GAS CONSUMPTION

Use	Generation Rate*	Existing		Proposed Plan		Current Plan	
		Units	MCF	Units	MCF	Units	MCF
Single Res.	6,665 cf/mo/du	18,000 du	1440	21,000 du	1680	21,000 du	1680
Multi. Res.	3,918 cf/mo/du	63,000 du	2962	72,000 du	3385	133,000 du	6253
Non-Res.	2.0 cf/mo/sf	17 mil sf	408	31 mil sf	744	97 mil sf	2328
Total			4810		5809		10261

DU = dwelling unit; sf = square feet; mil = million; MCF = Million cubic feet
 *Source: South Coast Air Quality Management District, Air Quality Impact Handbook, April 1987. Non-residential rate assumes an extensive amount of office space is included in the commercial and industrial categories.

Mitigation Measures

- Energy. On a project-specific basis, compliance with energy conservation requirements contained in the California Administrative Code, Title 24, Building Standards will provide energy conservation benefits.
- Sewer. Development should be permitted when phased with improvements in the local sewer lines, as well as at Hyperion. This phasing should be undertaken for all community plans in the Hyperion service area. Holding capacities in each Plan area should be consistent with SCAG growth forecast.
- Water Supply - The Proposed Plan should encourage the use of water conservation measures consistent with the Department of Water and Power's Urban Water Management Plan.
- Solid Waste. Disposal of solid waste is and will become an increasing problem in Los Angeles County. Potential mitigation measures should include some combination of the following: 1) recycling of residential, landfill and commercial/industrial waste materials, particularly a City-sponsored curbside recycling program, 2) composting, 3) refuse-to-energy projects, 4) expansion of existing landfill sites.
- Electricity and Natural Gas - No mitigation required.

5.9 EARTH

Existing Conditions

The Seismic Safety Plan, which was adopted in 1974, identifies "fault rupture study areas" and "slope stability study areas" and identifies policies and programs to mitigate potential injuries and property damage in these areas. The Santa Monica Fault, a potentially active fault, the precise location of which is not known, is thought to run more-or-less parallel to and south of Los Feliz Boulevard from the vicinity of La Brea/Fountain avenues to the vicinity of Hyperion Avenue/Riverside Drive. Another potentially active fault is thought to run through the northeast portion of Griffith Park. Areas of Hollywood north of Hollywood Boulevard are considered to be slope stability study areas. No Alquist-Priolo Special Studies Areas, designated by the State of California Division of Mines and Geology, are located within the Plan area. In addition to seismic constraints, major community concerns have developed regarding hillside development, and grading and landslide potential.

Environmental Effects

As is common in the Southern California region, there will be continued risks of human injury and property damage because of potential regional earthquakes. Regardless of the land use plan implemented, there will be a continued risk of human injury and property damage because of potential regional earthquakes.

Because there would be a relatively higher degree of risk in densely developed/high-rise areas than in low-rise single-family residential areas. The elimination of high density residential categories in Proposed Plan would contribute to minimizing the degree of risk.

Continued development in the Hollywood Hills will raise concerns regarding grading practices and landslide potential.

Mitigation Measures

- Compliance of all affected projects with the provision of the Seismic Safety element and the requirement to prepare a geologic and soils report, when the project is located in a "detailed study area", when so designated in the Seismic Safety element.
- Adherence to the Standard Grading Specifications provided by the required Geological Report.
- Requirement that all projects satisfy the Department of City Planning's "Planning Guidelines Landform Grading Manual."
- On a project-specific basis, compliance with the Los Angeles City Building Code would minimize adverse grading and earth moving-related impacts. Similarly, compliance with applicable City building codes on a project-specific basis would reduce potential seismic-related impacts to an acceptable level of risk.

5.10 DRAINAGE

Existing Conditions

A large portion of the Hollywood Community Plan area is designated a hillside area, subject to the Flood Hazard Management Ordinance. In addition, Flood Insurance Rate Maps (FIRM) available from the Federal Emergency Management Agency indicate there are scattered locations throughout the Plan area subject to flooding, including:

- La Rocha Drive
- Beachwood Drive (north of Franklin Avenue)
- Greek Theatre vicinity
- Mariposa Avenue (south of Franklin Avenue)
- Griffith Park Boulevard (south of Hyperion Avenue)
- Area north of the Pan Pacific Auditorium (Beverly Blvd at Stanley)
- Myra Avenue south of Effie Street
- Pass Avenue
- Laurel Canyon Boulevard
- Nichols Canyon Road
- Fuller Avenue (north of Hollywood Boulevard)
- El Cerrito/Sycamore (north of Hollywood Boulevard)
- Area generally bounded by Hollywood Boulevard, Laurel Avenue, Fountain Avenue, and Formosa Avenue.

Environmental Effects

Runoff: The Proposed Plan would continue to permit hillside development. As a result, there would be some increase in impervious surface and consequent increase in stormwater runoff.

Flooding: The Proposed Plan would have no discernible effect on existing flooding patterns. With the exception of the canyon drainages, most flood-prone areas identified are in urbanized and developed areas. As noted above, it is not the intent of the Proposed Plan to be a major stimulant for land use change and redevelopment in existing neighborhoods.

Mitigation Measures

On a project-specific basis, all development would comply with the provisions of the Flood Hazard Management Specific Plan and any additional requirements that may be identified by the Bureau of Engineering.

5.11 NATURAL RESOURCES

Existing Conditions

There are no designated sand and gravel districts or oil drilling districts within the Plan area. No urban drill sites are located within the area, and no oil fields are known to exist. There is no agricultural cropland within the Plan area.

Environmental Effects

No adverse impacts on natural and/or mineral resources are anticipated.

Mitigation Measures

None required.

5.12 PLANT AND ANIMAL LIFE

Existing Conditions

The Conservation Element of the City of Los Angeles General Plan identifies Griffith Park as an "Area of Major Wildlife Concentration." No other areas in the Hollywood Community Plan area are identified. Outside of the boundaries of Griffith Park, the remaining undeveloped portions of the Hollywood Hills serve as habitat for a wide variety of plants and animals.

Environmental Effects

The Proposed Plan would not affect the geographic boundaries of Griffith Park, nor would development be permitted in the park. The Proposed Plan would, however, continue to permit hillside development. The development of residences in this area would remove undeveloped and natural areas. Plant and animal habitats would be displaced.

Mitigation Measures

- Compliance with provisions of the Department of Building and Safety to minimize grading.
- On a project-specific basis, all grading should be completed on a "unitized" basis such that grading would occur only at times and in areas where construction is to be undertaken.
- Subsequent environmental review of specific hillside projects, particularly residential subdivisions, should directly consider impacts on habitat and wildlife and the potential occurrence of any state and/or federally listed threatened or endangered species.

5.13 CULTURAL AND HISTORIC RESOURCES

Existing Conditions

Hollywood is recognized throughout the world as the center of the motion picture industry. It was the historic cradle and site of the period of intensive growth within the industry. Between 1915 and 1935, Hollywood underwent rapid residential and commercial development, largely due to the growing film industry. Many architecturally significant structures and neighborhoods remain in the area.

Of the 335 Cultural Historic Monuments recognized by the City, 43 of these are located in the Hollywood Community Plan area. A survey conducted by Hollywood Heritage for the Community Redevelopment Agency within and around the Redevelopment Project area concluded that over 170 structures were eligible or appeared to be eligible for listing on the National Register of Historic Places.

As a result of its high visibility and close association with the motion picture industry, Hollywood is historically significant at the local, state, national and international levels. Neighborhoods and areas of historical and architectural interest include:

- Hollywood Crescent
- Franklin West
- Spaulding Square
- Hollywood Heights
- Ogden Drive
- Hollywoodland
- South Los Feliz
- Melrose Hill (HPOZ adopted 1/20/88)
- Whitley Heights
- Hollywood Boulevard Commercial and Entertainment District

Environmental Effects

The Proposed Plan revision cannot directly address the preservation of cultural resources. The Proposed Plan does, however, scale back development potentials and thus reduces the incentive to redevelop historic and cultural resource properties. Without the enforcement inherent in Specific Plans or in the adoption of an Historic Preservation Overlay Zone, the Plan cannot guarantee the preservation of historic resources.

Mitigation Measures

Prepare a historic and architectural survey of the Plan area outside of the Redevelopment Project. Based on the survey develop specific plans and/or adopt Historic Preservation Overlay Zones. See Section 5.4 (Urban Design) for an additional discussion of possible mitigation steps.

6.0 UNAVOIDABLE ADVERSE EFFECTS

The Proposed Plan would result in environmental impacts which cannot be fully mitigated. In general, these unavoidable impacts consist of:

- The potential for residential and commercial displacement resulting from the redevelopment of properties to higher densities.
- The potential for loss of historically significant buildings or areas resulting from the redevelopment of properties to higher densities.
- Increased demand on schools.
- Inability to satisfy the City's parkland-to-population criteria.
- Traffic delays and congestion.
- Traffic-related noise levels adjacent to major and secondary highways in excess of City standards.
- Continued hillside development, including the removal of natural areas and the alteration of existing views and vistas.
- Increased use of extremely limited landfill resources for solid waste disposal.

7.0 ALTERNATIVES CONSIDERED

7.1 DESCRIPTION OF ALTERNATIVES

The No Project Alternative: Throughout this report, the Proposed Plan has been directly compared to the No Project Alternative (retaining the Current Hollywood Community Plan). As has been noted, the Current Plan would provide for more population, housing and employment capacity than the Proposed Plan. This assessment shows, however, that neither the existing nor a fully improved transportation network can provide acceptable service at the levels of residential and non-residential development contemplated in the Current Plan. From a neighborhood and historic preservation perspective, the Current Plan would raise the potential for redevelopment to higher densities, and, as a result, neighborhood and historic resources would likely be lost. With respect to other public services and facilities, the substantial growth above existing levels permitted by the Current Plan would generate severe demands and pressures.

Non-Residential Alternative 1: The transportation section of this report fully documents an evaluation of the impacts of permitting existing non-residential development to develop to a floor to lot area ratio of 1.5:1 (called Alternative 1). In this regard, the transportation analysis demonstrates that this alternative is also unworkable. Trips generated by this level of development cannot be accommodated by the local street system, even with operational and capacity improvements.

Non-Residential Alternative 3: This alternative would remove non-conforming commercial and industrial uses and would allow residential development in these areas as originally designated in the Current Hollywood Community Plan. This alternative, however, would not reduce the total permitted commercial/industrial development in the Plan area. As a result, it would not substantially reduce traffic and circulation impacts. In addition, this alternative would impose substantial hardships on many businesses that serve the community. Most of the commercial areas that would be eliminated (like the Hillhurst, Fountain, Laurel Canyon and Melrose shopping areas) provide valuable services to nearby residents. The alternative would also be contrary to the objective of providing commercial services that are easily accessible to residents.

Residential Alternatives: Several alternatives for distributing additional residential development were considered, including concentrating development around future Metro Rail stations or adjacent to neighborhood centers. These options were not considered further because the greater amount of residential development could not be reconciled with two basic plan revision objectives: 1) accommodate only year 2010 population growth plus a 10 to 15 percent buffer, and 2) create cohesive neighborhoods by permitting only enough new housing to provide an overall uniformity of building types, compatible with existing residences.

No Growth Alternative: The purpose of the plan revision process was to establish a means to accommodate growth levels projected in the SCAG-82 population forecast. An alternative to consider less growth than the adopted forecast was not considered.

7.2 COMPARISON OF ALTERNATIVES

The No Project Alternative (Current Plan) would allow for a population and housing capacity substantially greater than the Proposed Plan. It should be recognized that the Current Plan would permit development that would greatly exceed the SCAG year 2010 population projections for the Hollywood Community Plan area. Non-residential alternatives 1 and 3 would also permit development of commercial, office and industrial development levels greater than the Proposed Plan. This additional permitted growth must be weighed, however, against the findings of this report that demonstrate that the arterial and street system in Hollywood (even when improved to Community Plan standards) cannot accommodate substantial new trips, particularly commercial/office/industrial-related trips.

The added growth potentials of the Current Plan would also negatively contribute to impacts on public services and facilities, particularly schools, parks, sewer treatment capacity and landfill capacity. The greater number of vehicle trips potentially generated by the Current Plan or the non-residential alternatives along with attendant increases in congestion and delays would result in substantially greater air pollution emissions than the Proposed Plan.

From a land use perspective, any alternative should be accompanied by the adoption of development standards for residential and commercial areas in Hollywood. Without consideration of the mitigation effects of development standards, the Current Plan would continue to allow a level of development, particularly high density residential and office/commercial projects, that could foster land use conflicts and incompatibility, including parking conflicts, height conflicts, shade/shadow effects, obstruction of views and vistas and other potential nuisances. The Proposed Plan which has focused largely on matching existing densities and preserving the existing character of areas would minimize adverse land use impacts. Also the Proposed Plan, by scaling back development levels to match existing levels, reduces the incentive to redevelop. This effect is a particular benefit to historic properties and areas. In contrast, the higher development potential of the Current Plan or the other non-residential alternatives would provide incentives to redevelop historic resources. Thus, from both the perspective of transportation and land use, the Proposed Plan is environmentally superior to alternatives that would allow greater amounts of development.

When compared to a No Growth option, the Proposed Plan is not environmentally superior due to the fact that there would be some increase in development potential over existing levels. Current environmental problems (traffic-related air pollution, for example) would be exacerbated. It should be recognized, however, that an alternative to limit growth to existing levels, if not enacted citywide, would simply channel development to other parts of the city or county where there is less restriction and any adverse impacts would be shifted to other areas.

8.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

8.1 THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

A significant portion of the Hollywood Community Plan area includes hillside and canyons in the Hollywood Hills. The 4,108-acre Griffith Park area would not be affected by the Proposed Plan. The Plan does, however, anticipate the continued development of residences in hillside areas.

8.2 IRREVERSIBLE ENVIRONMENTAL CHANGES RESULTING FROM IMPLEMENTATION OF THE PROPOSED COMMUNITY PLAN REVISION

Build-out of development consistent with the densities and land uses allowed in the Hollywood Community Plan would ultimately involve the irreversible commitment of limited resources including energy, water, and land. New development would require the commitment of land to residential, commercial, office and industrial uses. The Proposed Plan would permit the continued development of the Hollywood Hills.

8.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED COMMUNITY PLAN REVISION

Comparison to Existing Conditions. The build-out of the Proposed Plan Revision would permit a capacity of approximately 93,000 dwelling units outside of the Redevelopment area, and 31 million square feet of non-residential development. This land use development potential would translate into a population capacity for 199,000 persons and for approximately 65,000 jobs. Compared to existing population and employment (170,000 population and 37,400 employment), this change would represent a 17 percent growth in population and 73 percent growth in employment.

Comparison to the Current Plan. It should be recognized, however, that while the Proposed Plan would allow increases above existing levels, the proposed revision reduces the potential build-out levels permitted by the Current Plan. The population capacity would be reduced from 389,000 persons to 199,000 persons (a reduction of 49 percent) and employment capacity would be reduced from 233,000 jobs to 65,000 jobs (a reduction of 72 percent).

Comparison to Regional Growth Projections. From a regional perspective, the Southern California Association of Governments (SCAG) has indicated that the Hollywood Community Plan area is located within Regional Statistical Area (RSA) No. 17. The 1984 SCAG estimate for the RSA was a population of 1,026,000 persons and 604,500 jobs. Of these totals, the Plan area represents approximately 11 percent of the RSA population and 6 percent of the employment.

SCAG has forecasted that by 2010 there will be 1,181,000 persons in the RSA and 696,600 jobs. The Proposed Plan area population capacity (199,000) would represent 19 percent of the total RSA population, and the Proposed Plan employment capacity of 65,000 jobs would represent 9 percent of the employment in the RSA. These statistics suggest that the population growth in the Plan area is consistent with 2010 regional growth projections and that the employment capacity is slightly higher than the 2010 regional projection.

8.4 CUMULATIVE IMPACTS

This report has evaluated the potential environmental impacts resulting from the maximum build-out of the Hollywood Community Plan Area under the Proposed Revision. No specific projects or development proposals have been considered as part of this analysis; however, evaluation of the Community Plan Revision has been considered in the context of the population, housing, and employment projections prepared by the Southern California Association of Governments for the year 2010. The traffic analysis, in particular, considered the combined effect of locally generated traffic and future regional traffic on the Hollywood Community Plan street network. Specific impacts that would result from the combined effect of the Proposed Plan and growth and development in adjacent community plan areas and jurisdictions would include:

- Negative effect on the Jobs-Housing Balance
- Increased trip making and traffic congestion
- Increased vehicular and stationary emissions
- Increased demand on schools
- Increased demand for parks
- Increased demand for police and fire services
- Increased demand on sewers and treatment capacity at Hyperion.
- Accelerated use of existing landfills
- Increased demand on utilities and energy sources

9.0 ORGANIZATIONS AND PERSONS CONSULTED

1. California Department of Fish and Game, John Hernandez, Warden.
2. California Regional Water Quality Control Board, Los Angeles Region, Michael L. Sowby, Environmental Specialist IV (Letter response to NOP)
3. City of Glendale, Planning Division, Gerald Jamriska, Director of Planning (Letter response to NOP)
4. City of Los Angeles, Bureau of Engineering, Land Development, Edmond Yew (Memo response to NOP)
5. City of Los Angeles, Department of City Planning, Community Planning Division, Michael Davies.
6. City of Los Angeles, Department of Recreation and Parks, Alonzo Carmichael, Planning Officer.
7. City of Los Angeles, Department of Transportation, Allyn Rifkin.
8. City of Los Angeles, Department of Water and Power, Edward Karapetian, Engineer of Environmental and Governmental Affairs (Letter response to NOP)
9. City of Los Angeles, Department of Water and Power, Mr. Collins.
10. City of Los Angeles, Fire Department, Bureau of Fire Prevention, James W. Young, Assistant Bureau Commander (Letter response to NOP)
11. City of Los Angeles, Fire Department, Captain Cooper and Inspector Justice.
12. City of Los Angeles, Police Department, Sergeant Bryan Galbraith.
13. City of Los Angeles, Public Works Department, Storm Drains and Sewers, Mr. Estilban, and Bob Kimora.
14. City of Los Angeles, Public Works Department, Wastewater, Sam Feruta.
15. City of Los Angeles, Robert S. Horii, City Engineer (Letter response to NOP)
16. County of Los Angeles, Department of Public Works, N. C. Datwyler, Assistant Deputy Director, Planning Division (Letter response to NOP)
17. County of Los Angeles, Department of Public Works, Michael Mohajer.
18. Los Angeles Unified School District, Robert J. Niccum, Director of Real Estate. (Letter response to NOP)
19. Los Angeles Unified School District: Jean Acosta; Jackie Goldberg, member, Los Angeles City Board of Education; Dominic Shambra, administrator, Special Projects.

20. Nature Center Association
21. Santa Monica Mountains Conservancy, John Diaz, Conservancy Analyst.
22. Southern California Association of Governments, Richard Spicer, Principal Planner (Letter response to NOP)
23. Southern California Rapid Transit District, Gary S. Spivack, Director of Planning (Letter response to NOP)

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10.0 REFERENCES

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U.S. Department of Agriculture, Soil Conservation Service, Soil Report for Los Angeles County, California, September 1969

U.S. Department of Transportation, Federal Highway Administration, FHWA Highway Traffic Noise Prediction Model, December 1978.

**APPENDIX A
INITIAL STUDY**

City of Los Angeles
Office of the City Clerk
Room 395, City Hall
Los Angeles, CA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF PREPARATION

(Article VI, Section 2 - City CEQA Guidelines)

TO: RESPONSIBLE OR TRUSTEE AGENCY

FROM: LEAD AGENCY

City of Los Angeles
Department of City Planning
Community Planning Division
200 N. Spring Street, Room 505
Los Angeles, CA 90012

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Project Title: Hollywood Community Plan Revision

Project Applicant: City of Los Angeles, Dept. of City Planning

Case Number: 18473

The City of Los Angeles will be the Lead Agency and will prepare an environmental impact report for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by this City when considering your permit or other approval for the project.


The project description, location and the probable environmental effects are contained in the attached materials.

 X A copy of the Initial Study is attached.

 A copy of the Initial Study is not attached.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later 30 days after receipt of this notice.

Please send your response to Michael Davies at the address of the lead City Agency as shown above. We will need the name of a contact person in your agency.


Signature

City Planner
Title

(213)485-2478
Telephone No. 11-12-87
Date

INITIAL STUDY AND CHECKLIST

LEAD AGENCY: City of Los Angeles, Department of City Planning
 COUNCIL DISTRICT: 4, 5, and 13

PROJECT TITLE/NO. Hollywood Community Plan Revision
 CASE NO. 18473

PREVIOUS ACTIONS CASE NO. Not applicable
 DOES have significant changes from previous actions.
 DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION: The proposed revision would modify and reduce residential and commercial development levels allowed under the existing Hollywood Community Plan, adopted in 1973. Objectives of the revision are: 1) to accommodate the year 2010 projected population plus a 10-15% buffer, 2) provide community-serving commercial uses in small centers in areas outside of the Hollywood Redevelopment Plan area, 3) concentrate major commercial development within the redevelopment plan area, 4) define a transportation system that works in conjunction with the land use plan, and 4) establish community-wide development standards.

PROJECT LOCATION: See Figures 1 and 2, attached. The area is located within central portion of the City of Los Angeles, approximately 3 miles northwest of the Los Angeles central business district.

PLANNING DISTRICT: Hollywood

STATUS: Preliminary
 Proposed
 Adopted

EXISTING ZONING:	MAX DENSITY ZONING	PROJECT DENSITY
Various	Various	Various
PLANNED LAND USE & ZONE	MAX DENSITY PLAN	<input type="checkbox"/> Does conform to plan <input checked="" type="checkbox"/> Does not conform to plan <input type="checkbox"/> No district plan
Various	Various	

DETERMINATION:

I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED (See attached conditions).

I find the proposed project MAY have a significant effect on the environment and a ENVIRONMENTAL IMPACT REPORT is required.



Signature

CITY PLANNER
 Title

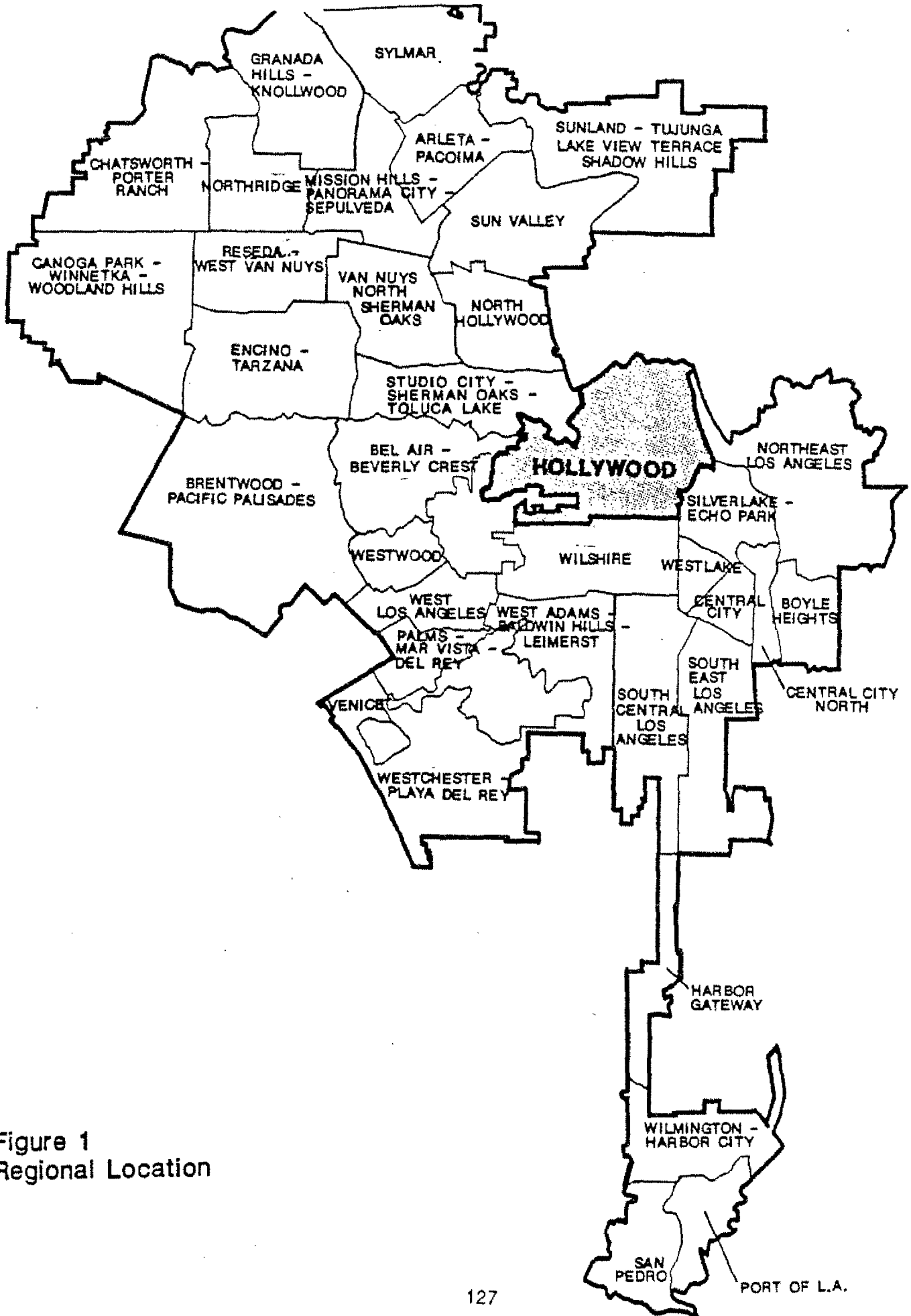
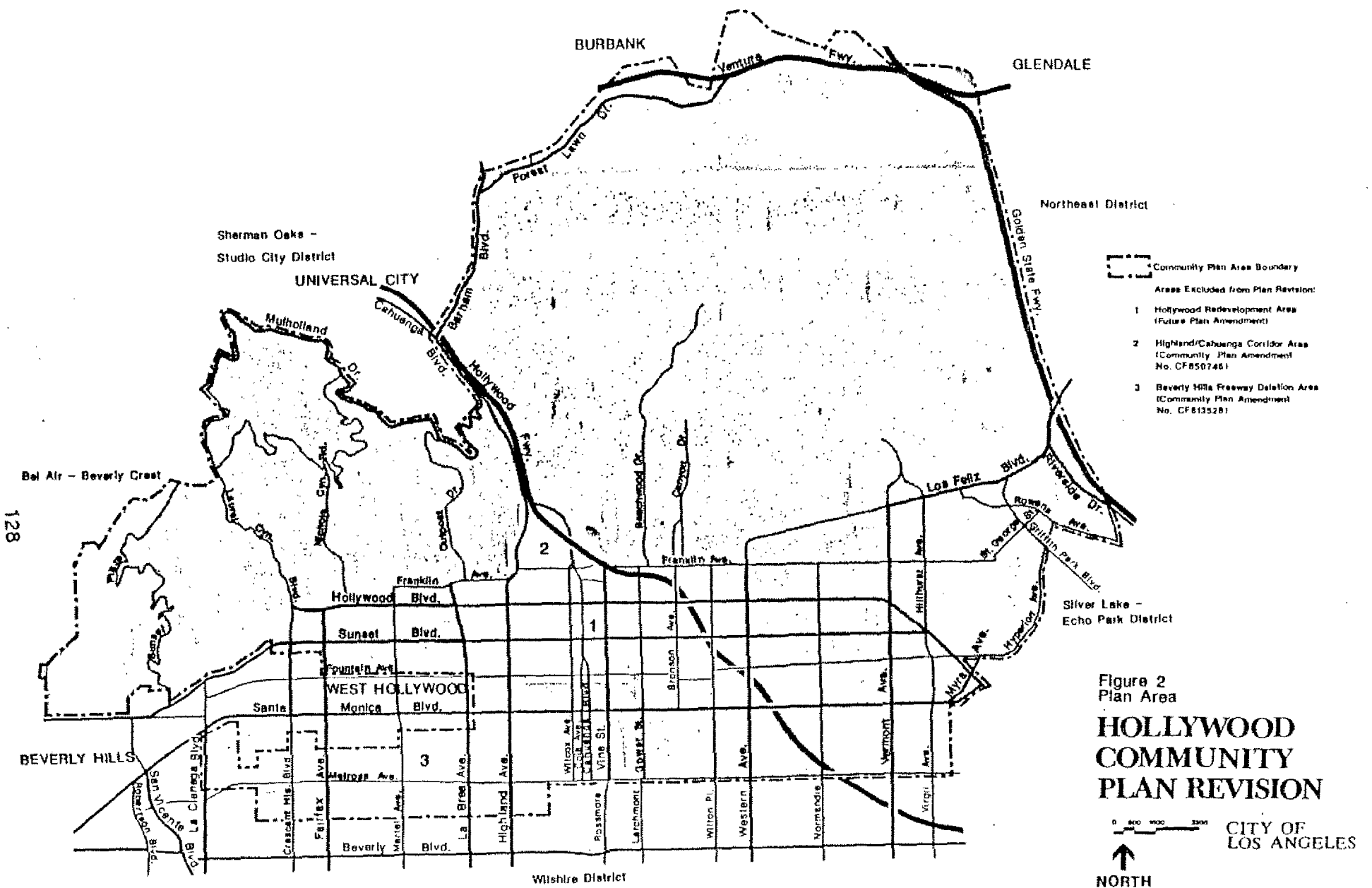


Figure 1
Regional Location



INITIAL STUDY CHECKLIST

BACKGROUND

PROPOSER NAME:
City of Los Angeles, Department of City Planning

PHONE:
(213) 485-2478

PROPOSER ADDRESS:
200 N. Spring Street, City Hall, Room 505, Los Angeles, CA 90012

AGENCY REQUIRING CHECKLIST:

DATE SUBMITTED:

PROPOSAL NAME:
Hollywood Community Plan Revision

ENVIRONMENTAL IMPACTS

	YES	MAYBE	NO
1. EARTH. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?			X
b. Disruptions, displacements, compaction or overcovering of the soil?		X	
c. Change in topography or ground surface relief features?		X	
d. The destruction, covering or modification of any unique geologic or physical features?			X
e. Any increase in wind or water erosion of soils, either on or off the site?			X
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream or the bed of the ocean or any bay, inlet or lake?			X
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure or similar hazards?		X	
2. AIR. Will the proposal result in:			
a. Air emissions or deterioration of ambient air quality?		X	
b. The creation of objectionable odors?			X
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			X
d. Expose the project residents to severe air pollution conditions?			X
3. WATER. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements in either marine or fresh waters?			X
b. Changes in absorption rates, drainage patterns, or the rate and the amounts of surface water runoff?		X	
c. Alterations to the course or flow of floodwater?			X
d. Change in the amount of surface in any water body?			X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			X
f. Alteration of the direction or rate of flow of ground waters?			X
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			X

- h. Reduction in the amount of water otherwise available for public water supplies.
 - i. Expose people or property to water related hazards such as flooding or tidal waves?
 - j. Changes in the temperature, flow or chemical content of surface thermal springs?
4. **PLANT LIFE.** Will the proposal result in:
- a. Change in the diversity of species or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?
 - b. Reduction of the numbers of any unique, rare or endangered species of plants?
 - c. Introduction of new species of plants into an area, or is a barrier to the normal replenishment of existing species?
 - d. Reduction in acreage of any agricultural crop?
5. **ANIMAL LIFE.** Will the proposal result in:
- a. Change in the diversity of species, or numbers of any species of animals (birds, land animals, including reptiles, fish and shellfish benthic organisms or insects)?
 - b. Reduction of the numbers of any unique, rare or endangered species of animals?
 - c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?
 - d. Deterioration to existing fish or wildlife habitat?
6. **NOISE.** Will the proposal result in:
- a. Increases in existing noise levels?
 - b. Exposure of people to severe noise levels?
7. **LIGHT AND GLARE.** Will the proposal
- a. Produce new light or glare from street lights or other sources?
 - b. Reduce access to sunlight or adjacent properties due to shade and shadow?
8. **LAND USE.** Will the proposal result in an alteration of the present or planned land use of an area?
9. **NATURAL RESOURCES.** Will the proposal result in:
- a. Increase in the rate of use of any natural resource?
 - b. Depletion of any non-renewable natural resource?
10. **RISK OF UPSET.** Will the proposal involves:
- a. A risk of explosion or the release of hazardous substances (including but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?
 - b. Possible interference with an emergency response plan or an emergency evacuation plan?

YES	MAYBE	NO
		X
		X
		X
	X	
		X
		X
		X
	X	
		X
		X
	X	
		X
		X
X		
	X	
X		
		X
	X	

	YES	MAYBE	NO
11. POPULATION. Will the proposal result in:			
a. The relocation of any persons because of the effects upon housing, commercial or industrial facilities?		X	
b. Change in the distribution, density or growth rate of the human population of an area?	X		
12. HOUSING. Will the proposal:			
a. Affect existing housing, or create a demand for additional housing?	X		
b. Have an impact on the available rental housing in the community?			X
c. Result in demolition, relocation, or remodeling of residential, commercial, or industrial buildings or other facilities?		X	
13. TRANSPORTATION/CIRCULATION. Will the proposal result in:			
a. Generation of additional vehicular movement?	X		
b. Effects on existing parking facilities, or demand for new parking?	X		
c. Impact on existing transportation systems?	X		
d. Alterations to present patterns of circulation or movement of people and/or goods?		X	
e. Alterations to waterborne, rail or air traffic?			X
f. Increases in traffic hazards to motor vehicles, bicyclists or pedestrians.			X
14. PUBLIC SERVICES. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire Protection?	X		
b. Police Protection?	X		
c. Schools?	X		
d. Parks or other recreational facilities?	X		
e. Maintenance of public facilities, including roads?	X		
f. Other governmental services?	X		
15. ENERGY. Will the proposal result in:			
a. Use of exceptional amounts of fuel or energy?			X
b. Increase in demand upon existing sources of energy, or require the development of new sources of energy?		X	
16. ENERGY. Will the proposal result in:			
a. Use of exceptional amounts of fuel or energy?			X
b. Significant increase in demand upon existing sources of energy, or require the development of new sources of energy?		X	
17. UTILITIES. Will the proposal result in a need for new systems, or alterations to the following utilities:			
a. Power or natural gas?		X	
b. Communications systems?		X	
c. Water?		X	
d. Sewer or septic tanks?		X	
e. Storm water drainage?		X	
f. Solid waste and disposal?		X	

	YES	MAYBE	NO
18. HUMAN HEALTH. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?			X
c. Exposure of people to health hazards?			X
19. AESTHETICS. Will the proposed project result in:			
a. The construction of any scenic vista or view open to public?	X		
b. The creation of an aesthetically offensive site open to public view?			X
c. The destruction of a stand of trees, a rock outcropping or other locally recognized desirable aesthetic natural feature?			X
d. Any negative aesthetic effect?			X
21. REDREATION. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities.			X
22. CULTURAL RESOURCES.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?		X	
b. Will the proposal result in adverse physical or aesthetic effects to prehistoric or historic building, structure or object?		X	
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?			X
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?			X
23. MANDATORY FINDINGS OF SIGNIFICANCE.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause fish or wildlife population to drop below self sustaining levels, threaten to eliminate plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory?		X	
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?		X	
c. Does the project have impacts which are individually limited, but cumulatively considerable?		X	
d. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?			X

DISCUSSION OF ENVIRONMENTAL EVALUATION: See attached.

Prepared by: Michael Davies
 Title: City Planner, City of Los Angeles, Dept of City Planning
 Telephone: (213) 485-2478
 Date: November 12, 1987

DISCUSSION OF ENVIRONMENTAL EVALUATION

1. Earth

- b. New development allowed under the proposed plan revision would in most instances require site preparation and grading.
- c. In the hillside areas, new development allowed under the plan revision could entail cuts and fills as well as modification of land forms.
- g. Two active faults are located within the plan revision area. Areas of Hollywood north of Hollywood Boulevard are considered to be slope stability study areas according to the City of Los Angeles Seismic Safety Plan.

2. Air

- a. Although the proposed plan revision would reduce development levels when compared to the current Hollywood Plan, increases in development and associated increases in vehicular trips would occur. Additional trip generation would increase air pollutant emissions over existing levels.

3. Water

- b. New development allowed under the proposed plan revision would, in instances where the land is vacant or undeveloped, increase the amount of impervious surface and alter the rate of stormwater runoff and drainage patterns.

4. Plant Life

- a. New development allowed, particularly in the residentially zoned hillside areas would remove vegetation and associated habitats.

5. Animal Life

- a. New development allowed, particularly in the residentially zoned hillside areas may affect local wildlife.

6. Noise

- a. Construction activity as well as increases in traffic anticipated under the plan revision would likely increase ambient noise levels.

7. Light and Glare

- a. Additional development within the plan revision area could increase illumination sources, particularly in the case of new commercial developments and associated parking areas.
- b. The possibility exists, that in those locations where commercial development is allowed adjacent to residential areas, as well as where multi-family residential buildings are adjacent to single family residences that there could be adverse shade and shadow effects. Development standards considered as part of the plan revision are intended to mitigate these effects. In addition, provisions of the Neighborhood Protection Ordinance would reduce the effects at locations where commercial and single family areas are adjacent.

8. Land Use

The proposed Hollywood Plan Revision would result in an overall reduction in the development levels allowed under the current Hollywood Community Plan. The proposed revision would allow for a total population of 257,600 persons compared to 525,000 persons in the current plan. The existing population in the plan area is 180,996 persons.

Similarly, the proposed revision would allow for 125,000 housing units, compared to 206,100 units in the current plan. For commercial and industrial categories the proposed revision would allow for 114.4 million square feet (maximum build-out) compared to 163.8 million square feet under the current plan.

9. Natural Resources

- a. The rate of growth in the plan revision area is dependent on socioeconomic and market factors. The plan revision itself will not increase the rate of use of natural resources.
- b. In general, additional growth and development allowed under the proposed plan revision would increase use of non-renewable resources, particularly fossil fuel-related.

10. Risk of Upset

- b. Increased traffic and associated congestion could have an adverse affect on emergency response (fire, police, ambulance) during peak travel periods.

11. Population

- a. As is currently the case, the plan revision would allow for increased development levels above existing conditions. Achieving this increase under various circumstances could entail the removal of existing residences.
- b. See item # 8.

12. Housing

- a. See item # 8.
- b. See items # 8 and # 11
- c. See item # 11

13. Transportation/Circulation

- a. The proposed plan revision would result in an increase in trip generation above existing levels. This increase, however, would be less than the trip generation from the current adopted Hollywood Community Plan.
- b. The increase in commercial development as well as multi-family residential development allowed in the proposed plan revision would likely increase parking demand. Development standards established in the plan revision would address parking requirements to avoid or mitigate anticipated adverse impacts.
- c. Circulation improvements to be identified in the plan revision would be designed to meet project traffic volumes and demand. In those locations where additional capacity is added, or where streets are reconfigured, some potential exists to alter existing circulation patterns.

14. Public Services

- a. Proposed increases in development would place additional demands on fire protection services. Additional development in hillside areas would be of particular concern.
- b. Projected population increases in the plan revision area would likely result in increased demand on police services.
- c. Projected population increases would further exacerbate overcrowded school conditions in the plan revision area. Additional capital expenditures and classrooms would be needed.
- d. Projected population increases in the plan revision area would increase the need for accessible passive and active recreational open space within or adjacent to residential areas to achieve city standards.
- e. Increased trip generation and traffic, particularly truck traffic in industrial and commercial areas will likely increase maintenance requirements for local roads.
- f. Projected increases in development and population growth would likely increase the demand for a variety of governmental services.

15. Energy

- b. See item # 9.

16. Energy

- b. See item # 9.

17. Utilities

- a. Increase in development (residential and non-residential) will incrementally increase electricity and natural gas consumption. According to service providers, the supply of these services will be adequate to meet future demand.
- b. Increases in development and population will increase demand for telephone services.
- c. Increases in development (residential and non-residential) will incrementally increase water consumption. According to service providers, the water supply will be adequate to meet future demand.
- d. Increased development will increase wastewater flow. It is likely that increased development will have to be phased to meet the incremental increases in sewage treatment capacity planned for the Hyperion Treatment Plant.
- e. The timing of development may also be constrained by the replacement schedule for inadequate interceptor sewers within the plan revision area.
- f. Increases in development in the plan revision area will incrementally increase the generation of solid waste.

18. Aesthetics

- a. Views to and from the Hollywood Hills/Santa Monica Mountains may be affected by new development. However, development standards will be established to avoid or mitigate significantly adverse visual impacts.

19. Cultural Resources

- a. New development on undeveloped sites, particularly in the hillside areas may affect archaeological resources.
- b. It will be the intent of the proposed plan revision to establish development standards that will increase the possibilities for historic preservation. However, allowable increases in development could under various circumstances entail the removal of existing land uses, some of which may have cultural/historical significance.

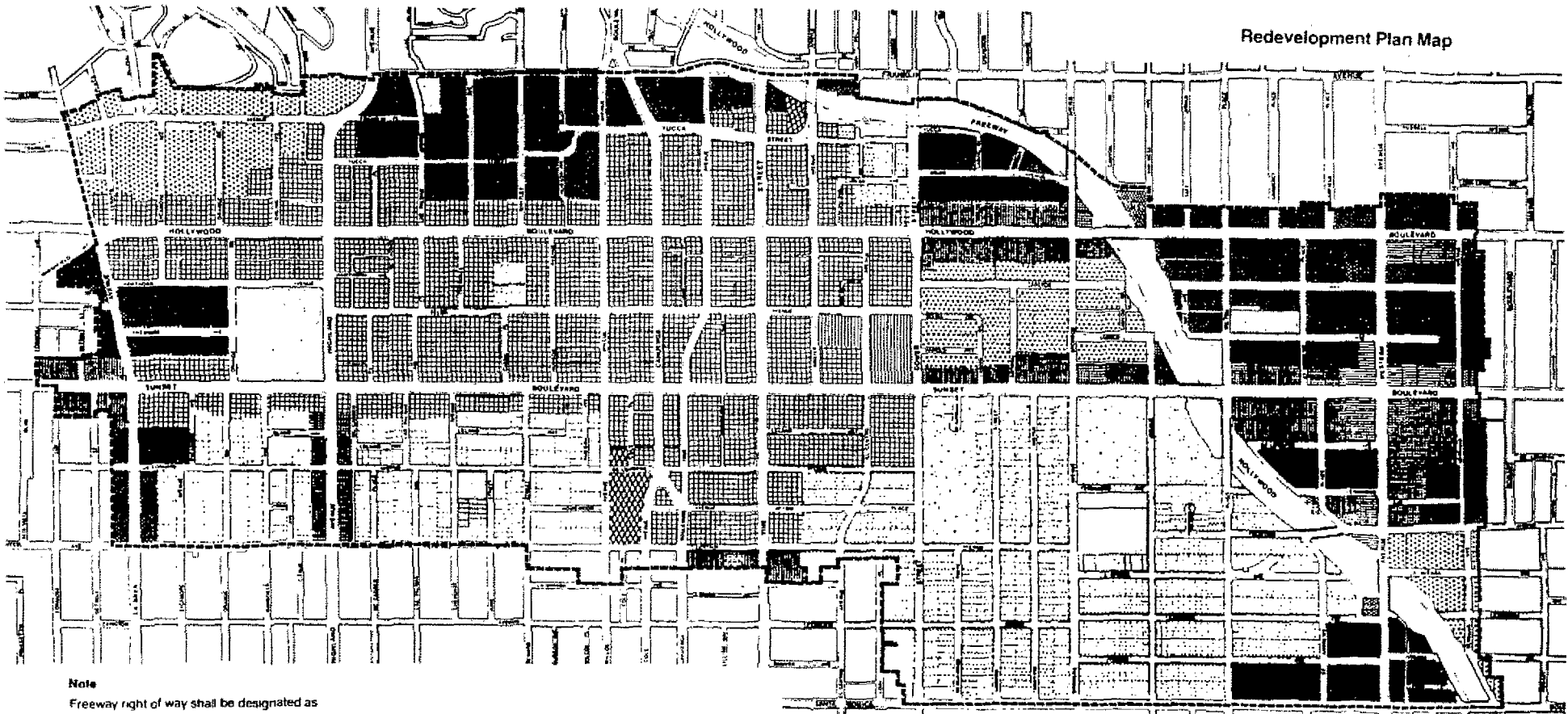
23 Mandatory Findings of Significance

- a. Within the plan revision area, the proposed plan would allow for increased residential and non-residential development. This change would increase traffic and pollutant emissions. The change could also entail the development of undeveloped hillside areas and the redevelopment of existing areas. In either case adverse impacts may result.
- b. The intended purpose of the plan revision and "downzoning" is to improve the quality of life in the Hollywood community. In certain instances however, the additional growth allowed by the plan may adversely affect some specific element of the environment, e.g. natural hillside areas, cultural resources, etc.
- c. The proposed plan revision by its nature is cumulative. As indicated in item # 8 the proposal would add approximately 77,000 persons, 32,000 housing units and as much as 88 million square feet of development above existing levels. This growth will be reflected in increased traffic and demand for utilities, services and public facilities.

APPENDIX B

HOLLYWOOD REDEVELOPMENT PLAN

Redevelopment Plan Map



Note
 Freeway right of way shall be designated as open space unless otherwise indicated.

The redevelopment plan text will permit recreational and institutional uses within any appropriate portion of the project.

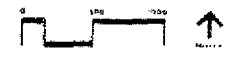
- Public**
- Open Space
 - Recreational and School Site
 - Other Public Land

- Residential**
- Low (Max 7 Units / Gross Acre)
 - Low Medium 2 (Max 24 Units / Gross Acre)
 - Medium (Max 40 Units / Gross Acre)
 - High Medium (Max 60 Units / Gross Acre)
 - High (Max 80 Units / Gross Acre)

- Commercial**
- Neighborhood and Office
 - Highway Oriented Commercial
 - Regional Commercial
- Industrial**
- Commercial Manufacturing
 - Limited Industrial

Project Area Boundary

Hollywood Redevelopment Project
 Community Redevelopment Agency
 City of Los Angeles
 Adopted May 1986



CITY OF LOS ANGELES
CALIFORNIA

ELIAS MARTINEZ
CITY CLERK

OFFICE OF
CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CA 90012
485-5705



FILE COPY

WHEN MAKING INQUIRIES
RELATIVE TO THIS MATTER,
REFER TO FILE NO.

86-0695-S1

TOM BRADLEY
MAYOR

CD 4, 5 & 13
CPCs 18473

Environmental Management, Water
Sewerage & Subdivision Control Sec.

86-831 GPC
86-835 GPC

Department of Telecommunications
Bureau of Engineering,
Land Development & Map Division
Attn: L. Wyatt
Honorable Tom Bradley, Mayor
Community Development Department
Housing Division
Councilman Woo
Councilwoman Molina
Councilman Yaroslavsky
Councilman Ferraro
Water & Power Commission
Attn: Judith Davison

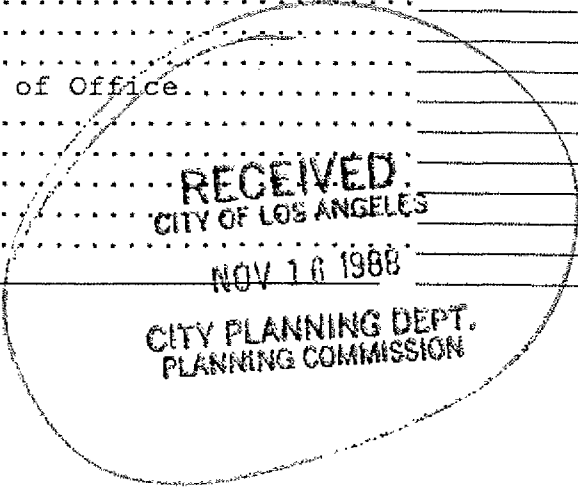
October 31, 1988

City Attorney
City Planning Department (w/file)
Advisory Agency - Rm 655 CH
Department of Transportation
Traffic Sec.
Building & Safety Department
Bureau of Street Lighting
E Permit Section
Fire Commission

RE: COMMUNITY PLAN REVISION, ZONE AND HEIGHT DISTRICT CHANGES RELATIVE
TO THE HOLLYWOOD COMMUNITY PLAN

At the meeting of the Council held October 26 1988, the following
action was taken:

Attached report adopted as amended.....	X
" verbal amending motion adopted (Woo-Molina).....	X
" resolution " ().....	
Ordinance adopted.....	
Motion adopted to approve attached report.....	
" " " " " communication.....	
To the Mayor for concurrence.....	
To the Mayor FORTHWITH.....	
Mayor concurred.....	
Appointment confirmed.....	
Appointee has/has not taken the Oath of Office.....	
Findings adopted.....	
Negative Declaration adopted.....	
Categorically exempt.....	
Generally exempt.....	
EIR certified.....	
Special Instructions.....	



Elias Martinez
City Clerk
ca

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your PLANNING AND ENVIRONMENT Committee

reports as follows:

PUBLIC COMMENTS: YES

RECOMMENDATION

I. Pursuant to City Charter Section 96.5(3) and Los Angeles Municipal Code Section 11.5.6, that the proposed Community Plan Revision, zone and height district changes relative to the Hollywood Community Plan and the Circulation Element of the General Plan of the City of Los Angeles, as submitted by the Mayor, the City Planning Commission, the Director of Planning and the General Plan Advisory Board, in connection with the State-mandated General Plan/Zoning Consistency program, be forwarded to the Council for adoption also that the Council consider the following changes recommended by the Committee:

CPCs 18473
86-831 GPC
86-835 GPC

1. Hollywood Community Plan Revision (CPC 18473)

a. A community plan designation of "Low Medium II density housing" for the following properties generally fronting on Fairfax Avenue between Sunset Boulevard and Selma Avenue and described as:

Tract No. 3390, Lots 3-11; Tract No. 1607, Lots 37-45

b. An additional footnote (footnote No. 14) to be added to the Hollywood Community Plan map to be placed on the map face at the southeast corner of Sunset Boulevard and Crescent Heights (property extending east from Crescent Height to Laurel Avenue); the map legend to read:

"14. Development of these properties shall be limited to a maximum floor area ratio of 1.9:1."

c. An additional footnote (footnote No. 15) to be added to the Hollywood Community Plan map to be placed on the map face at the circular area bounded by Sycamore Avenue and Fitch Drive north of Franklin Avenue; the map legend to read:

"15. Development of these properties shall be limited to a maximum floor area ratio of 1:1."

ADOPTED AS AMENDED BY CCL. Action of 10-26-88.
(See attached Motion)

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your PLANNING AND ENVIRONMENT Committee

reports as follows:

agreement which addresses the following: setbacks from public streets, automobile access, landscaping, and building design."

3. General Plan Consistency - Hollywood II (CPC 86-835 GPC)

a. Subarea No. 40 (Magic Castle site)

A new Subarea No. 43 (attached as Map Exhibit B9 of CPC 86-831 GPC) with a [Q]R5-1VL zone; the R5 zone being subject to the following "Q" qualified condition:

"Uses shall be limited to private clubs and all other uses permitted in the R4 zone. Residential development shall be limited to a maximum of one dwelling unit for each 600 (six hundred) square feet of lot area."

b. Clarification of the "D" development limitations listed as "D-1" through "D-5" of the Planning Commission action report of August 11, 1988 (Appendix I of transmitted to Mayor). Section "b" of each D limitation to include the following introductory clause:

"b. The project complies with the following two requirements .."

That such proposed changes as approved by the Council be referred to the Director of Planning, the City Planning Commission and the Mayor for their consideration and recommendation. (The Commission and the Mayor must act thereon within 60 days or such longer period as the Council may designate ... Final action by the Council shall be taken within 120 days after the receipt of both the Mayor's and the City Planning Commission's recommendations on any proposed changes, or the expiration of their time to act thereon ...)

That upon the return of the proposed changes to the City Council, further consideration and actions be taken with respect to its inclusion in the proposed Plan.

That the Proposed Plan, as then changed, be considered for adoption by Resolution.

II. That the Planning Department and Commission be instructed to prepare and present the final consistency zone and height district change ordinances including the above recommended changes.

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your PLANNING AND ENVIRONMENT Committee

reports as follows:

(SCHEDULED IN COUNCIL OCTOBER 26, 1988)

SUMMARY

The Mayor and the Director of Planning transmit communications relative to the recommendations of the City Planning Commission in approving the proposed amendments to the Hollywood Community Plan and the accompanying zone and height district changes in connection with the State-mandated consistency program (AB 283). Said amendments have also been approved by the General Plan Advisory Board. It is also recommended that the Council consider the Final EIR.

The Director of Planning states in his report that the City Planning Commission on August 11, 1988 approved the proposed Revision and recommended that it be adopted by the City Council as set forth in Attachment I in the Council file. The General Plan Advisory Board approved the Plan Revision on June 15, 1988. Changes made by the Commission to the Revision as approved by the Board are explained in Annexes A and B of Attachment I.

This Hollywood Community Plan Revision was prepared by the City Planning Department with the assistance of Gruen Associates, a private consultant, as well as with the assistance and cooperation of other City agencies, the offices of Council District Nos. 4, 5 and 13, and residents/property owners of the Community Plan area. Transmitted as background to the Plan Revision are the Staff Report dated July 28, 1988 and a Supplemental Staff Report dated August 11, 1988. The Staff Report briefly describes the public involvement process (p. 12) and addresses itself to the major issues, objectives, and methodology of the Revision. The Supplemental Staff Report summarizes public comments presented to the Planning Commission at its July 28, 1988 meeting and the Staff's analysis. In addition, this Revision, as proposed, will accommodate the Council-adopted Hollywood Redevelopment Plan.

Zone changes accompanying this Revision will accomplish zoning consistency in accordance with California Government Code 65860d and the Superior Court settlement agreement. Those zone changes are being processed as CPC Nos. 86-831 GPC and 86-835 GPC and shall be considered by Council concurrently with this Revision.

On September 20, 1988, the Planning and Environment Committee held a public hearing on this matter attended by approximately 25 interested persons/property owners from the area. After the Planning staff explained the Commission's position, various persons spoke in regard to their respective subareas. At the conclusion of the testimony, the Deputy City Attorney and Planning staff members responded to questions from the two

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your PLANNING AND ENVIRONMENT Committee

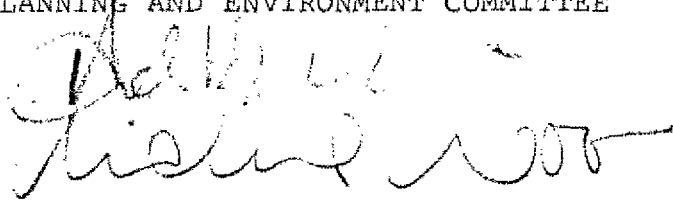
reports as follows:

Committee members present. The Committee made various changes as described in detail in the recommendation portion of this Committee report.

After careful review of the reports in the file, letters received, as well as the testimony presented by the proponents and opponents, your Committee is of the opinion that the Plan amendments and zone/height district changes as submitted by the Planning Commission together with the changes made by the Committee should be approved. Therefore, pursuant to Charter Section 96.5(3) and Los Angeles Municipal Code Section 11.5.6, the Planning and Environment Committee recommends that the proposed amendments, as well as the changes of zone and height districts for the Hollywood Community Plan (a part of the General Plan of the City) as approved by the Mayor and the Planning Commission with changes proposed by the Committee, be forwarded to the Council for consideration and approval. The final EIR was also approved.

Respectfully submitted,

PLANNING AND ENVIRONMENT COMMITTEE



✓
AEl:mcg
10-4-88
CPCs 18473
86-831 GPC
86-835 GPC
CDs 4, 5 & 13
Attachments(3) - Maps

Note: (Notice has been published not less than 10 days prior to the public hearing date pursuant to Section 11.5.6 B and D of the Municipal Code).

ADOPTED
* AS AMENDED
OCT 26 1988

LOS ANGELES CITY COUNCIL
(SEE ATTACHED MOTION)

#1

VERBAL AMENDING MOTION

I HEREBY MOVE that the Planning and Environment Committee Report(CF86-0695 S1) relative to the Hollywood Community Plan Revision recommendations BE AMENDED to instruct the Planning Department staff to create a new subarea in the area on the south side of Hollywood Boulevard between Fullerton and Martel on the the property owned by Temple Israel and that a [Q] R5-1 density designation be placed on that property. The permanent [Q] would restrict residential density to R3 density.

I FURTHER MOVE that the Planning and Environment Committee Report BE AMENDED to add item "f" to the Hollywood Community Plan Revision recommendations:

- f. An additional footnote (No. 16) to be added to the Hollywood Community Plan Map to be placed on the map face at the area generally bounded by Sycamore Ave., Bonita Terrace, Orchid Ave, and Franklin Ave. (designated as Subarea 43, CPC 86-835 GPC) to read:

"16. Hotels may be permitted within this area subject to approval pursuant to LAMC Sec 12.24 C1 (t)."

PRESENTED BY _____

MICHAEL WOO
Councilman 13th District

SECONDED BY _____

GLORIA MOLINA
Councilwoman 1st District

CF86-0695 S1
October 26, 1988

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RESOLUTION

WHEREAS, the City Planning Commission on August 11, 1988 approved the proposed Revision of the Hollywood Community Plan and its accompanying zoning and

WHEREAS, pursuant to City Charter and Municipal Code provisions, the City Planning Commission has transmitted its 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 General Plan Consistency Maps for the area affected by the Hollywood Community Plan be amended to conform to this plan revision and accompanying zoning adopted by City Council

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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."

Q-11: The zoning of B4 Subarea No. 166D shall be subject to the following [Q] Qualified condition:

"Expansion of the existing institutional use shall be subject to site plan approval by the City Planning Commission."

"D" Development Limitations
Conditions of Approval

D-1: The Height District (HD 1) of Subarea Nos. 53[B1], Subarea Nos. 22, 24C, 25A, 46, 49, 54, 62, 75, 81, 82, 83, 84, 85, 86, 92, 111, 116, 118[B2]; Subarea Nos. 9, 22, 24, 29, 46, 63, 64, 65, 66, 124, 126, 130, 140[B3]; and Subareas Nos. 79, 81, 101, 103, 108, 122, 122B, 123, 125, 151, 162, 169, 170A, 170B, 174, 176, 185, 186A, 186B, 189, 190, 195, 199A[B4] shall be subject to the following condition:

"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."

D-2: The Height District (HD 1) of Subarea Nos. 64, 65, 66A, 66B, 69A, 69B, 70, 78[B1]; Subarea Nos. 43, 66, 67, 68, 69, 85B, 93[B2]; Subarea Nos. 108, 109, 125[B3]; and Subarea Nos. 27, 28, 29, 31, 32A, 32B, 89, 90, 91, 93, 94, 114A, 114B, 134, 148, 149, 179A, 180A, 180C, 181, 182[B4] shall be subject to the following condition:

"The total floor are contained in all buildings on a lot shall not exceed one (1) time the buildable area of the lot."

D-3: The Height District (HD 2) of Subarea Nos. 51 and 52A[B2] shall be subject to the following condition:

"The total floor area contained in all buildings on a lot shall not exceed one-and-one-half (1.5) times the buildable area of the lot."

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PERMANENT [Q] QUALIFIED CONDITIONS

- Q-1: The Zoning of B1 Subarea Nos. 11, 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 Nos. 13 and 48 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 Nos. 52B and 25B 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 B2 Subarea Nos. 51 and 52A and 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. Motion picture studio stages, scenes or sky-backings, temporary towers, and the like shall not exceed seventy-five (75) feet in height above grade."
- 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.

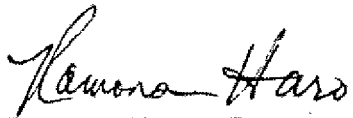
Moved: Botwin
Second: Neiman
Ayes: Abernathy, Garcia, Luddy

Furthermore, the City Planning Commission: Initiated a height district change to 1XL for Subarea 86 as mapped on Exhibit B7.

This action was taken by the following vote:

Moved: Botwin
Second: Neiman
Aye: Garcia
No: Abernathy, Luddy

Kenneth C. Topping
Director of Planning


Ramona Haro, Secretary
City Planning Commission

KCT:sm
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CITY PLANNING DEPARTMENT
ACTION OF THE CITY PLANNING COMMISSION

CITY PLAN CASE NO. 86-831-GPC

August 11, 1988

Following public hearings conducted March 15 and March 17, 1988; and following an extended public comment period and Commission deliberations July 28 and August 11, 1988; the City Planning Commission on August 11, 1988:

1. Considered the Hollywood Plan Revision Environmental Impact Report (SCH No. 87-112504).
2. Adopted the Staff Report of July 28, 1988 and the Supplemental Staff Report of August 11, 1988, as its report on this matter.
3. Recommended Approval of the zone changes and height district changes presented in Exhibit A (dated August 1988) as hereby modified:

Map Exhibit B1	Subarea 11	[Q]R3-1XL	Comment 16
Map Exhibit B2	Subarea 48	[Q]C2-1VL	Comment 11
Map Exhibit B2	Subarea 51	[Q]M1-2D	Comments 19, 21
Map Exhibit B2	Subarea 52A	[Q]M1-2D	Comments 5, 19, 21
Map Exhibit B2	Subareas 90, 91	RD2-1XL	
Map Exhibit B3	Subarea 26	R3-1	
Map Exhibit B4	Subareas 114A, 114B	[Q]M1-1D	Comments 15, 19
Map Exhibit B15	Subarea 166D	[Q]R4-1	Comment 22
Map Exhibit B16	Subarea 57A	R3-1XL	

4. Recommended that the Permanent [Q] Qualified classification changes of zone include the attached Conditions of Approval.
5. Recommended that the "D" Development Limitation changes of height district include the attached Condition of Approval.
6. Recommended that 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

7. Recommended Approval of a "Minor Addition" to Subarea Nos. 13A, 22, 66A, 69B and 86 [B1]; 25A [B2]; 32, 113, 115 [B3]; and 153, 163, 165 [B4] as shown on Map Exhibits B12, B6, B7, B13, B9 and B11, respectively, as provided for in Section 12.32-D3 of the Municipal Code.

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8. Recommended Approval of a "Minor Modification" to Subarea Nos. 5, 13A, 23, 84, 106 [B1]; 57, 112[B2]; 13A [B3]; 164, 166A, and 179A [B4] as shown on Map Exhibits B5, B7, B8, B16, B14, B9, B10, B11, B15, respectively, as provided for in Section 11.5.6-B of the Municipal Code.
9. Approved and Recommended the adoption of zone and height district change ordinances by the City Council.
10. Directed staff to update the General Plan Consistency Maps, as necessary, and approved the attached Resolution, Exhibit C.

Adopted 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(d) 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 zone 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.

These actions were taken by the following vote:

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

August, 1988