### Council File 18-0873

1 message

Veronica Lebron <veronica@robertsilversteinlaw.com>

Thu, Nov 1, 2018 at 6:36 PM

To: may.sirinopwongsagon@lacity.org, shannon.hoppes@lacity.org, zina.cheng@lacity.org

Cc: Dan Wright <Dan@robertsilversteinlaw.com>, Esther Kornfeld <Esther@robertsilversteinlaw.com>, Robert Silverstein <Robert@robertsilversteinlaw.com>

Dear Ms. Cheng:

We are submitting the letters in the following link for inclusion in Council File 18-0873. Please confirm receipt. Thank you.

https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Ascds%3AUS%3Aba084061-f8f4-4cc1-adf8-fb9659c2283a

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March 23, 2018

### VIA HAND DELIVERY

May Sirinopwongsagon Planning Commission Hearing Officer Los Angeles Advisory Agency Department of City Planning 200 N. Spring Street, Room 621 Los Angeles, CA 90012



CITY PLANNING PROJECT PLANNING

Re:

TAO HOTEL - Objections to the Site Plan Review, Zone Change, Height District Change, Conditional Use Permit-Alcohol, Mitigated Negative Declaration and all other entitlements for the Selma Wilcox Hotel Project located at 6421-6429 W. Selma Ave. and 1600-1604 N. Wilcox Ave; CPC-2016-2601-VZC-HD-CUB-ZAA-SPR; VTT-74406; ENV-2016-2602-MND and related cases.

NOTE: In a separate, but coordinated cover letter, we attach a single copy of the voluminous exhibits that support this Project comment letter for the record. This Project comment letter (original and 3 copies) will be submitted without multiple reproduction of the Exhibits, and reference can be made to the record for the supporting documentation.

Dear Ms. Sirinopwongsagon and Advisory Agency:

#### I. INTRODUCTION.

This firm and the undersigned represent The Sunset Landmark Investments, LLC (hereinafter "Sunset Landmark"). Please keep this office on the list of interested persons to receive timely notice of all hearings and determinations related to the proposed approval of an eight-story hotel at 6421-6429 W. Selma Avenue and 1600-1604 N. Wilcox Avenue, commonly known as the Selma Wilcox Hotel Project ("Tao Hotel" or "Project"). Pursuant to Public Resources Code Section 21167(f), provide a copy of each and every Notice of Determination issued by the City in connection with this Project. Sunset Landmark adopts and incorporates by reference all Project objections raised by themselves and all others during the environmental review and land use entitlement processes.

Department of City Planning March 23, 2018 Page 2 of 24

## II. CITY COUNCIL MUST DENY ALL APPLICATIONS FOR TAO HOTEL BECAUSE THE PROJECT AS PROPOSED IS UNLAWFUL.

Sunset Landmark Investments respectfully submits this letter and accompanying exhibits, demanding that the City Council deny all above-referenced applications submitted by the owner/applicant for the following reasons:

- (1) The entire concept for the Tao Hotel is to create an over-developed, nuisance-generating, "party hotel" as part of a whole line of similar projects developed by the same developer for the purpose of injecting foreign investment money into a place where none of this was planned, and for which the infrastructure is not designed to support. The developer asks for the "sun, the moon, and the stars" when there is not a hint that the scope of this request is appropriate.
- (2) The City relies upon facially invalid interpretations of LAMC 12.22 A18 and 12.12 C4 (Exhibit 1 [Summary of Zoning Administrator Interpretation dated May 18, 2000 and Zoning Engineer Memo dated February 10, 2009]) to claim that R5 zone density is permitted on commercially zoned lots in Regional Center Commercial land use designations across the City, including Hollywood, and, even more incredibly, that the authorized residential unit density limit is "unlimited" as to hotel rooms because City Council failed to specify a guest room limit in LAMC 12.12 C. Based upon these ludicrous interpretations, that are injecting more than double unit density into Regional Commercial Centers across the City without any textual support in the LAMC sections cited, and without environmental review of the cumulative impacts, the City claims the Tao Hotel can have 114 rooms. Thus, the Project as proposed is unlawful because it proposes a project more than 104 hotel rooms which is the lawful number of guest rooms in the C4 or C2 zone in which this site lies. The hotel will therefore be a monster building, twice the size the City planned for in the Hollywood Community Plan, the Hollywood Redevelopment Plan, and the City's zoning.
- (3) The Project as proposed is inconsistent with the permanent "D" Development Limitation of 2:1 Floor Area Ratio ("FAR") imposed on the site as part of the General Plan Consistency Case 86-835-GPC and applicable City ordinances (**Exhibit 2** [Hollywood General Plan/Zoning

Department of City Planning March 23, 2018 Page 3 of 24

Consistency Program]). Having imposed this 2:1 FAR limit in 1988 to protect the Hollywood community from negative environmental impacts as part of an extensive General Plan Consistency process (**Exhibit 3** [Ordinance 165660]), the City has no authority under Government Code Section 65860 or CEQA to remove the permanent "D" Development Limitation until:

- a. The City demonstrates that the negative impacts of overdense development on Hollywood's deficient infrastructure have been mitigated to the maximum extent feasible as part of a lawful comprehensive community planning process (and then comprehensively adjust the 1988 General Plan Consistency Program density restrictions in accordance with the comprehensive review of the community planning process); or
- b. The City reduces density on other land in the Community Plan area on a 1 to 1 basis for each parcel of land it purports to increase density (in order to maintain the density limit imposed in the 1988 Hollywood Community Plan and Hollywood General Plan Consistency Program). Such a Floor Area Transfer Program was authorized in the Hollywood Community Plan Section 511, but was never implemented by the former redevelopment agency or its successor agency, CRA/LA; or
- c. The City demonstrates compliance with the required enactment of the Transportation Plan identified in the 1988 Hollywood Community Plan Revision process and the 1986/2003 Hollywood Redevelopment Plan process, and guaranteed by the City in Ordinance 165660 to provide a substitute mitigation to the 2:1 FAR density restriction imposed on these parcels in 1988.

The FAR limit of 2:1 was imposed as a CEQA mitigation measure as part of a comprehensive planning process that occurred in conjunction with the 1988 Hollywood Community Plan Revision <u>and</u> the 1988 Hollywood General Plan Consistency Program. As extensively documented in **Exhibit 2**, there is no reasonable dispute that a comprehensive downzoning of Hollywood occurred in 1988 because significant negative impacts would occur if the City's 1946 zoning densities were allowed to be constructed

Department of City Planning March 23, 2018 Page 4 of 24

without limitation -- which is what the City is doing on a parcel by parcel based now.

Based upon this zoning history, the Tao Hotel Project is actually asking for a rezoning that authorizes a taller and larger building than allowed by law. The City and Developer, once again presume the City can just enact a new ordinance and it will override Ordinance 165,660 that imposed the 2:1 FAR "D" Development Limitation.

Because the City proposes to erase the FAR density limit without complying with any of these requirements so as to avoid cumulative negative impacts in raising density without protecting the Hollywood community with equally effective mitigation measures, its action is unlawful and cannot be approved. Napa Citizens for Honest Government v. Napa County Board of Supervisors (2001) 91 Cal. App. 4th 342, 358-359 ("We therefore hold that a governing body must state a legitimate reason for deleting an earlier adopted mitigation, and must support that statement of reason with substantial evidence. If no legitimate reason for the deletion has been stated, or if the evidence does not support the governing body's finding, the land use plan, as modified by the deletion or deletions, is invalid and cannot be enforced.") See also Federation of Hillside & Canyon Associations v. City of Los Angeles (2000) 83 Cal. App. 4th 1252, 1261 (City must assure that mitigation measures "will actually be implemented as a condition of development, and not merely adopted and then neglected or disregarded.")

The City may not replace the 2:1 FAR density limit of Ordinance 165,660 without a valid reason. Such a valid reason would be that the long awaited Transportation Plan mitigation has been enacted, or a valid new community plan process that includes proper cumulative impact review has been completed. Neither of those things have occurred due to the City's ongoing neglect of the force of law of its general plan.

(4) The former redevelopment agency, its lawful successor CRA/LA, and the Los Angeles City Council have violated their duties imposed by the Hollywood Redevelopment Plan, and cited in Ordinance 165,660 as a valid basis to modify the mitigation measure of the 2:1 FAR limit imposed in 1988, by failing to adopt the mandatory Transportation Plan that must be in place before the CRA/LA has legal authority to authorize any increase on

Department of City Planning March 23, 2018 Page 5 of 24

this property above 2:1 FAR. We have confirmed with CRA/LA that it never completed and the City Council never enacted the Transportation Plan required by the Hollywood Redevelopment Plan before increases in density would be allowed. Because the Hollywood Redevelopment Plan was adopted by City Ordinance Nos. 161202 and 175236, any project approved without the mandatory Transportation Plan violates City Ordinances 161202 and 175236. (Exhibit 6 [Ordinances Incorporating Hollywood Redevelopment Plan as City Law].) CRA/LA has been sued by Hollywood Heritage for CRA/LA's more than three decade dereliction of duty to complete any of the implementing programs of the Hollywood Redevelopment Plan. This significantly includes failure to complete and adopt a protective and mitigating Transportation Plan. Therefore, this Project as proposed at nearly double the authorized FAR, is unlawful.

- (5) The MND prepared by the City for the Tao Hotel is fatally flawed and cannot support a project approval. The MND failed to accurately disclose and analyze the current zoning, FAR, height, and residential density elements of the Project in the project description and the land use sections of the MND. Moreover, the MND failed to adequately analyze air quality, land use, noise, traffic, and greenhouse gas emissions.
- (6) This is the fifth alcohol-soaked "Animal House" party hotel proposed by the same developer group within a few hundred feet of each other yet the City Environmental Review Unit acts as if they are unrelated. This piecemealing of what has been touted in the media as a "new hotel district" by the developer somehow is allowed to roll out bit-by-bit and piece-by-piece without the comprehensive review CEQA requires. Even more astounding is the fact the City actually approved an MND for a piece of this building in 2015 without requiring review of even the whole building. This is professional environmental review malpractice. It used to be that the City enforced CEQA to prevent developer fraudulent applications of pieces of a larger project. Arviv Enterprises v. South Valley Area Planning Commission (2002) 101 Cal.App.4th 1333. Now the City colludes to ignore and openly defy CEQA's duties.

For all of these basic reasons, most of them fundamental planning concepts apparently thrown out the window by the City Planning Director and his employees, the City Planning Commission and Advisory Agency must exercise restraint by not

Department of City Planning March 23, 2018 Page 6 of 24

rubberstamping another planning disaster in Hollywood fueled by greed and foreign investors with no stake in the integrity of the City's planning processes.

### III. RELEVANT FACTS AND BACKGROUND.

The Project site sits within a portion of the Hollywood Community Plan specifically planned and zoned in the 1980s to comply with the mandate of Government Code Section 65860, subdivision (d) ("AB 283"). AB 283 required the City to make its zoning consistent with its General Plan land use designations.

The land use densities adopted in the 1988 Hollywood Community Plan were less dense than the land use densities allowed in the City's 1946 Zoning Ordinance. To make its zoning consistent with the 1988 Hollywood Community Plan, the City Council adopted numerous ordinances, including Ordinance No. 165660, to limit density and height because the area was so distant from high capacity transit. (**Exhibits 2 & 3.**) The City staff, as it has done for four previous hotel projects by this developer, ignores the 2:1 FAR limitation placed on the Project site (via the 1990 Ordinance No. 165660 to restrict these parcels using a "D" Development Limitation), which was specifically imposed to avoid City-acknowledged area wide significant environmental impacts if development was allowed to proceed at the densities under the City's 1946 Zoning ordinance and its 1973 Hollywood Community Plan.

Under the City's Hollywood General Plan Consistency Program, the widespread use of "D" Development Conditions like the one imposed on the Tao Hotel parcel were determined by the City Council to be necessary to bring the City's 1988 Hollywood Community Plan and zoning into conformity, as mandated by Government Code Section 65860(d) and the settlement agreement in litigation brought to enforce the City's mandatory duty to make its zoning consistent with its General Plan. The City made express findings that the "D" Development limitations were imposed to avoid environmental impacts – thus, the mitigation of impacts was incorporated into the City's zoning rules and general plan in order to make the mitigation measure legally enforceable.

Now the developer asks the City to override Ordinance No. 165,660, just like it purported to do on this developer's other projects in the vicinity. In accordance with the Napa and Hillside Federation cases cited above, the City has to show it has a valid basis to allow a density increase when the long-delayed CRA/LA transportation plan required in Ordinance 165,660 as a mitigation measure has never been completed. The developer offers no legitimate basis to take the proposed action. The entire project concept is a

Department of City Planning March 23, 2018 Page 7 of 24

giant noise-generating party hotel proposed next to sensitive receptors who have already bitterly complained about the nuisance noise from the other hotel of this developer.

# IV. THE LAWFUL NUMBER OF HOTEL ROOMS IS SET BY THE MUNICIPAL CODE AT 200 SQUARE FEET OF LOT AREA WHICH IS MUCH LESS THAN THE 114 ROOMS PROPOSED BY THE DEVELOPER.

The number of hotel rooms permitted by the express language of LAMC Sections 12.16 or 12.14 is set forth. The math is simple: Divide the appropriate lot size square feet by 200 sf per unit equals the authorized number of hotel rooms. These facts are verifiable. At the moment, the lawful number of units cannot be determined because it appears that the developer has engaged in some kind of piecemeal scheme to count lot area of another building that is not part of this project. Further study of this highly improper process requires the Advisory Agency and Planning Hearing Officer to sever the two projects and count only the lot area where the Tao Hotel is proposed.

Nowhere in the environmental review documents is there a complete, honest, and open explanation of the staff's "logic" and math showing how it determined that 114 hotel rooms was permissible. The Planning staff's obscuring of the basis of their decision telegraphs that even City staff lacks confidence in the legality of a May 18, 2000 Zoning Administrator Interpretation of the zoning code and the February 10, 2009 Zoning Engineer memo. As summarized at page 222 of the LADBS Zoning Manual, the Zoning Administrator claims without any credible basis that a reference in LAMC 12.22-A.18 to R5 land uses are permissible. Closer examination of this "interpretation" reveals that it is a fabrication. The ZAI is unlawful because the Zoning Administrator has undertaken to re-write the Municipal Code, which is a power only held by the City Council.

Additionally, because of the

The plain language of Section 12.22-A,18 does not authorize R5 residential density for a mixed use project in the regional center commercial land use designation. The first portion of LAMC Section 12.22-A,18 provides:

"18. Developments Combining Residential and Commercial Uses. Except where the provisions of Section 12.24.1 of this Code apply, notwithstanding any other provision of this chapter to the contrary, the

Department of City Planning March 23, 2018 Page 8 of 24

following uses shall be permitted in the following zones subject to the following limitations: (Amended by Ord. No. 163,679, Eff. 7/18/88.)

(a) Any use permitted in the R5 Zone on any lot in the CR, C1, C1.5, C2, C4 or C5 Zones provided that such lot is located within the Central City Community Plan Area or within an area designated on an adopted community plan as "Regional Center" or "Regional Commercial". Any combination of R5 uses and the uses permitted in the underlying commercial zone shall also be permitted on such lot." (Emphasis added.)

The express language applies only to permitted <u>uses</u>, not to permitted residential dwelling unit density expressed in lot area regulation. It is silent as to residential dwelling unit density. Thus, the "theory" that LAMC Section 12.22-A,18 "allows" R5 residential dwelling unit <u>density</u> is incorrect, and omission of any reference to it by City staff has the effect of misleading the public.

Even more damning however is the fact that LAMC Section 12.22C, where one would expect to find exceptions stated for lot area residential unit densities, is silent on the question of whether R5 density ought to be allowed in commercially zoned lots in Regional Center land use designations. Silence in no way can be interpreted by a City official as authority to provide for such an exception – especially one which would more than double hotel room densities without any environmental review or notice to anyone.

The undisclosed Zoning Administrator Interpretation of LAMC Section 12.22-A,18(a) is void as contrary to the plain language of the law. If the City Planner is relying on a May 18, 2000 Zoning Administrator Interpretation of LAMC 12.22-A as the basis to allow a R5 zone residential unit density in the Tao Hotel, that reliance is unlawful. The Interpretation reads as follows:

"One question related to density that arises is whether to apply R5 lot area requirements or R3 / R4 lot area requirements as referenced in the lot area requirements of C zones. In the enforcement of this section, the Zoning Administrator has determined that the lot area requirements of the R5 zone are to be applied to projects subject to this

Department of City Planning March 23, 2018 Page 9 of 24

section. Although it is not explicitly stated in the section, the last sentence of the section <u>implies</u> applying area requirements of R5 zone, not R3 or R4 zone. This interpretation has been confirmed by the Office of Zoning Administrator who reviewed the original staff report for the ordinance." (Emphasis added.)

While the Zoning Administrator may possess the authority to clarify an ambiguity in a municipal code provision, he or she has no authority to re-write a City ordinance. Only the City Council has that authority. There is no lawful basis to "interpret" LAMC Section 12.22A18(a) related to authorized "uses" as permitting R5 residential unit density which if it was allowed as the Zoning Administrator claims, the exception would be written into LAMC Section 12.22C – Lot Area.

Stacking one misreading of the LAMC on top of another the City is also relying upon the City's Zoning Manual, page 66, which asserts that because LAMC Section 12.12C4, related to rules for the R5 Zone, is silent as to minimum lot area per hotel guest room, it must be interpreted to mean guest room density is "unlimited." This contention is contrary to basic principles for the construction of a law or ordinance. If the residential unit density for R5 zones was "unlimited", it would say so – it would not be silent. Omission means no authority is granted. If the omission is a mistake, then the proper action of the Zoning Administrator or Zoning Engineer would be to refer the problem to the City Planning Commission for review and enactment of a legislative amendment. The Zoning Engineer does not possess the legislative power of the City Council – especially when releasing unlimited density into thousands of acres of Regional Center Commercial land would have huge environmental impacts.

Additionally, for any code provision to permit "unlimited" density is inconsistent with the entire concept of having a General Plan. The purpose of the General Plan is to determine anticipated future population, and plan for that growth by allocating where in the City the densities are needed and appropriate to meet the expected demand within the planning time frame. To suggest that any part of a zoning code, which implements the density limits of a General Plan, can allow "unlimited" density, is to create a giant loophole that would encourage abusive project applications such as the over dense, noise generating, party hotel that Tao Hotel is destined to become.

The City Planning staff appears to have relied upon the improper Zoning Administrator and Zoning Engineer Interpretations as a pretense to more than double the residential dwelling unit density for the Tao Hotel above that authorized in the LAMC

Department of City Planning March 23, 2018 Page 10 of 24

Sections 12.14 and 12.16. The May 18, 2000 Zoning Administrator Interpretation and the February 10, 2009 Zoning Engineer memo are void because they violate <a href="the plain">the plain</a> <a href="Image: Lamburg Engineer">Image: Lamburg Engineer</a> memo are void because they violate <a href="the plain">the plain</a> <a href="Image: Lamburg Engineer">Lamburg Engineer</a> memo or an exception in LAMC</a> <a href="Eagle Engineer">Section 12.22 C</a>. And even if this were so, under no circumstances may a City staff member seize upon the absence of a residential unit density limit in LAMC Section 12.12 <a href="C4">C4</a> to "mean" the sky's the limit. That is not how zoning ordinances work. While the Zoning Administrator or Zoning Engineer may have authority to make reasonable interpretations of language <a href="actually">actually</a> used by the City Council, he or she has no authority to devise "interpretations," untethered to any fair reading of a municipal code provision. If this is not true, then the Zoning Administrator and Zoning Engineer just became a Los Angeles super legislature to re-write City Council laws. Of course, this is not lawful behavior.

VI. THE CURRENT ZONING OF THE TAO HOTEL WAS ENACTED UNDER THE COMPREHENSIVE GENERAL PLAN CONSISTENCY PROGRAM AS A DOWNZONING MITIGATION MEASURE AND THEREFORE SUCH MITIGATION MEASURE CANNOT BE MODIFIED BY SIMPLE REPEAL, AS THE DEVELOPER HAS ASKED THE CITY TO DO AGAIN AND AGAIN.

Since 1971, the Legislature has required in Government Code Section 65860(a) that all general law cities and counties make their zoning consistent with the adopted general plan. In this way, the Legislature sought to ensure that real planning occurred for the future development of cities and counties, and that the zoning actually implemented it.

Although this law did not apply to charter cities, most of them voluntarily undertook to make their zoning consistent with their general plan – except one. Los Angeles' 1946 zoning code had densities far in excess of the capability of the City's infrastructure to hold it -10 million people. The City's first community plans concluded after environmental review that the infrastructure could only support between 4 and 5 million residents.

The City Council refused to downzone to make its zoning law consistent with the density its community plans said could realistically be accommodated. Thus, the City Council during the mid- and late-1970s continued to allow developers to construct projects consistent with the 1946 zoning, but grossly inconsistent with the general plans of the City.

Department of City Planning March 23, 2018 Page 11 of 24

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## A. The Legislature In 1979 Mandated That Los Angeles Make Its Zoning Ordinances (Codes) Consistent With Its General Plans.

Responding to calls for intervention, the State Legislature in Assembly Bill 283 ("AB 283") amended Government Code section 65860 to add subdivision (d) that applied to the City of Los Angeles:

- "(a) County or city zoning ordinances shall be consistent with the general plan of the county or city by January 1, 1974. A zoning ordinance shall be consistent with a city or county general plan only if: (i) The city or county has officially adopted such a plan, and (ii) The various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan.
- (d) Notwithstanding Section 65803, this section shall apply in a charter city of 2,000,000 or more population to a zoning ordinance adopted prior to January 1, 1979, which zoning ordinance shall be consistent with the general plan of such city by July 1, 1982." (Emphasis added)

Subdivision (d) required the City to make all of its zoning ordinances (municipal code provisions) and zoning maps consistent with its adopted general plan no later than 1981, and then after amendment, 1982. The City instead sued the State of California claiming that the act was unconstitutional.

After the City won in the trial court, the State prevailed in the Court of Appeal and the California Supreme Court denied review. Thus, the Court of Appeal's decision in City of Los Angeles v. State of California (1982) 138 Cal.App.3d 526 made the consistency requirement between general plans and zoning ordinances a mandatory duty of the City.

Department of City Planning March 23, 2018 Page 12 of 24

## B. Center For Law In The Public Interest Sues To Force City To Comply With The State Consistency Requirement Of AB 283 (Government Code § 65860(d)).

Because the Court of Appeal decision did not order the City to comply with state law, the City continued to drag its feet in commencing proceedings to downzone properties to make all zoning ordinances and maps conform with City general plans. The Center for Law In The Public Interest then initiated litigation seeking a writ of mandate to force the City to comply with the state law. In Federation of Hillside and Canyon Associations et al. v. City of Los Angeles (C 526616), the Superior Court quickly issued a writ ordering the City to make its zoning code consistent within 120 days. For reasons not relevant to the issues in this case, the City ultimately entered into a stipulated judgment with the Federation and other plaintiffs to take longer to complete the project under a court-appointed monitor to oversee the consistency process and report back to the Court – a process which ended up taking more than a decade.

C. The Hollywood Community Plan Zoning Map Was Made Consistent With The Hollywood Community Plan In Case Numbers 83-368 and 86-835-GPC And Supported With Recirculation Of The Original Hollywood Community Plan EIR (EIR No. CPC-1070-GP/ZC) and the Hollywood Redevelopment Plan EIR (SCH No. 85052903).

As the City carried out the AB 283 consistency process under the supervision of a court monitor, it complied with CEQA by recirculating the Hollywood Community Plan EIR in May 1988 and the January 1986 Hollywood Redevelopment Plan EIR in May 1988. The General Plan Consistency Program, as explained under oath by the City's former Planning Director, was necessary to significantly reduce the City's zoning density to conform with its 35 community plans. (Exhibit 2 [Hollywood General Plan Consistency Proceedings; Declaration of Cal Hamilton].) From spring of 1988 to early 1990, the City carried out the Hollywood General Plan Consistency Program to bring itself in compliance with Government Code Section 65680(d) and the Hillside Federation settlement agreement. (Exhibit 2.) The downzoning of the Hollywood Community Plan. in the form of changes to the Community Plan and imposition of permanent "D" Development and "Q" Qualified Conditions, were expressly required as a mitigation measure to avoid infrastructure failures across the Hollywood Community Plan area – until the CRA and City implemented a Transportation Plan. (Id.) Documents of the City and CRA acknowledge that these reductions in density were required until such time as the Transportation Plan was enacted. (Exhibit 2.)

Department of City Planning March 23, 2018 Page 13 of 24

A similar process was carried out for every community plan across the City until 200,000 lots were downzoned to protect the City's residents from serious negative impacts of deficient public services infrastructure to support the overly-intense City zoning map densities dating back to 1946.

The subject properties for the Tao Hotel (SubArea 90) were expressly down zoned as to FAR to 2:1, as set in Ordinance 165,660. (Exhibit 3.) In downzoning these lots, the City was made findings relied upon by the public and the monitoring court in the Hillside Federation litigation that it would enforce the mitigation measure of downzoning by incorporating the changes into zoning, including the zoning changes now in place on the Project Site for the Tao Hotel. These limits of density remain in place and binding today because, incredibly, 30 years later neither the former CRA, nor its successor agency, nor the City, ever enacted the promised Transportation Plan to provide the required planning framework and infrastructure to enable increases in authorized density. The record in this case is devoid of any evidence the Transportation Plan was ever enacted, and it fact we have verified with CRA/LA it was never enacted. In fact, Hollywood Heritage has sued the CRA/LA for non-performance and completion of any of the Hollywood Redevelopment Plan implementing programs, including the never completed Transportation Plan.

Our Court of Appeal, in a case against the City of Los Angeles over its General Plan Framework, made quite clear that when the City adopts mitigation measures to implement a general plan, it has a duty to make sure they are carried out:

"CEQA requires the agency to find, based on substantial evidence, that the mitigation measures are 'required in, or incorporated into, the project' . . . ([Public Resources Code] § 21081; [CEQA] Guidelines, § 15901, subd. (b).) In addition, the agency 'shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.' ([Public Resources Code] § 21081.6, subd. (b))(fn.4) and must adopt a monitoring program to ensure that the mitigation measures are implemented. ([Public Resources Code] § 21081.6, subd. (a)). The purpose of these requirements is to ensure that feasible mitigation measures will actually be implemented as a condition of development, and not

Department of City Planning March 23, 2018 Page 14 of 24

merely adopted and then neglected or disregarded. (See [Public Resources Code § 21002.1, subd. (b).)(fn. 5)"

[Footnote 4 by the Court]: "A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, incorporating the mitigation measures into the plan, policy, regulation, or project design." (§ 21081.6, subd. (b).) In the context of this statute, to incorporate mitigation measures into a project means to amend the project so that the mitigation measures necessarily will be implemented, such as by reducing the scope of the project or requiring that mitigation measures be implemented as a condition of the project. (See Guidelines, § 15126.4, subd. (a)(1)(A), and former § 15126, subd. (c), both distinguishing mitigation measures proposed by the project proponent from those 'required as conditions of approving the project.')"

[Footnote 5 by the Court]: "Each public agency shall mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so.' (§ 21002.1, subd. (b).)" Federation of Hillside and Canyon Associations v. City of Los Angeles (2000) 83 Cal.App.4th 1252, 1260-1261 (italic emphasis by the Court, bold and underline emphasis added.)

Based upon this precedent, there can be no serious claim by the City that it does not have a legal duty to assure full implementation of the Hollywood Community Plan General Plan Consistency Program in order to protect the health, safety and environmental welfare of the community. That includes maintaining the permanent D

Department of City Planning March 23, 2018 Page 15 of 24

Limitation <u>until alternative mitigation measures are comprehensively evaluated and imposed to protect the Hollywood community.</u>

D. Because The FAR Restrictions Were Adopted Environmental
Mitigation Measures To Avoid Significant Impacts, The City Council
May Not Amend Or Delete These Mitigation Measure Enactments
Without Full Disclosure And Analysis In An EIR, As Well As A
Comprehensive Planning Process That Accounts For The Potential
Cumulative Negative Impacts Of Ignoring General Plan Consistency
Program Measures.

This case, like many cases in Hollywood recently, poses the question of whether the City may bring its Hollywood Community Plan and zoning into consistency with the density projections underlying the Plan for a moment in time (1988) (what would be called "paper consistency"), and then begin an incremental parcel by parcel removal of the density limits imposed as a mitigation measure to comply with the Community Plan's density limits. The answer is obvious: such modification of community-wide mitigation may not be removed or changed without a new comprehensive general plan and zoning consistency process such as what occurs in association with amendment of an entire community plan. Nor, of course, has any proper or adequate level of disclosure and analysis of this type been provided in the instant MND, further rendering it deficient and in violation of CEQA.

This conclusion is supported by two important limitations on the City Council's authority. First, parcel-based general plan amendments were prohibited as part of the 1969 City Charter amendments to the Planning Department provisions. These critical Charter amendments were enacted by the People to: (1) enforce the comprehensive planning goals of the People in having a meaningful General Plan, and (2) eliminate the very parcel-based rezoning scam that led to the conviction of a City Councilmember for bribery.

Second, the adoption of the City's General Plan Consistency recommendations for Hollywood was a comprehensive set of recommended reductions in permitted FAR, height, and uses intended to enforce the density planned for in the 1988 Hollywood Community Plan. These critical reductions in density, collectively brought Hollywood's zoning density into consistency with its general plan density.

It is still unclear how quickly after the City certified to the Court in the <u>Hillside</u> <u>Federation</u> case that the City's general plan consistency was "complete" that it began to

Department of City Planning March 23, 2018 Page 16 of 24

quietly allow developers to apply for general plan amendments and/or zoning changes to change that reduced density zoning without maintaining the protective effect of the density limits until alternative plans, like the Transportation Plan of the CRA, were in place.

Parcel-by-parcel, the City is asserting it has the authority to simply rezone every parcel in the City without regard to whether the present zoning, FAR limits, permanent "D" or "Q" conditions were imposed as a mitigation measure of the City's General Plan Consistency Program. The Palladium Project, the Columbia Square Project, 5901 Sunset Project, the Dream, Wilcox and Selma Hotels (the same applicant as the Tao Hotel) and many other projects within a short distance from the Tao Hotel, all include rezoning that purported to lawfully wipe out General Plan Consistency mitigation measures imposed on those lots. Incredible density increases are being authorized, including as proposed in this Project, without disclosure in the MND or the Staff Recommendation Report to the public or analysis of the potential negative cumulative impact on the Hollywood General Plan Consistency Program.

In essence, the City has embarked on a giant expansion of density in Hollywood without even bothering to lawfully complete a Hollywood Community Plan Update that analyzed it and justified changes to the current limitations imposed on many parcels of land in the Hollywood Community Plan area.

In recent years, the City undertook to revise and update the Hollywood Community Plan. Unfortunately, the City Planning Department's environmental review and planning process for that comprehensive planning activity went off the rails. The trial court, the Hon. Allan Goodman, found the City's planning and environmental review process for the Hollywood Community Plan Update ("HCPU") was "fatally flawed". Multiple groups sued the City over the HCPU because it used demonstrably false and inflated population projections to try to justify massive increases in density. Additionally, the City failed to properly conduct environmental analysis related to the HCPU.

Accordingly, neither in the EIR for the now rescinded HCPU, nor in the EIR or MND for individual projects where the City proposes to wipe out protective mitigation measures of the General Plan Consistency Program, including the MND in this case, has the City ever analyzed and accounted for its incremental increases in density without regard to the potential negative impacts on the community. The City has simply presumed it can do it because no one has previously objected to it.

Department of City Planning March 23, 2018 Page 17 of 24

Our client and many other community organizations strenuously object. The City could only remove General Plan Consistency Program mitigation down zoning as part of the next comprehensive update of its Hollywood Community Plan, and only if it does so in full compliance with CEQA. That clearly has not yet happened. In the alternative, assuming that a parcel-based general plan amendment is lawful, which it is not, then any rezoning that upzones parcel(s) in the Hollywood Community Plan area could only be lawful if the City Council downzones other parcel(s) to maintain the cumulative protective balance of the General Plan Consistency Program. Such a density transfer program was contemplated in Section 511 of the Hollywood Redevelopment Plan, but like the 30 year absence of an adopted Transportation Plan, the redevelopment agency nor CRA/LA ever completed a Density Transfer program in Hollywood. With each unmitigated parcel-by-parcel removal of a General Plan Consistency Program mitigation zoning provision, the City has engaged in an extremely serious and unaccounted for densification of the Hollywood Community Plan area that is inconsistent with the density for which it is currently planned.

# VII. THE FORMER REDEVELOPMENT AGENCY'S FAILURE TO PREPARE A TRANSPORTATION PLAN MEANS THAT NO INCREASES IN DEVELOPMENT DENSITY CAN BE GRANTED UNDER THE "D" DEVELOPMENT LIMITATION.

Even if the "D" Development Limitation remained in place on the Tao Hotel property, its density could not be properly increased because the former redevelopment agency and the Los Angeles City Council have failed for 30 years to prepare a Transportation Plan intended as a substitute mitigation measure. As written in plain language and as explained in a letter from CRA in August 1988, the intent of all the reductions in density adopted as part of the Consistency Program was to keep them in place until the Transportation Plan was completed. Thus, the program intent was expressly acknowledged by the CRA itself.

Since 1986, when the Hollywood Redevelopment Plan was first approved, the former redevelopment agency committed to developing and adopting a Transportation Plan. This critical plan has never been completed and it has been sued over the failure to do so twice. Nonetheless, the former redevelopment agency, and now the CRA/LA, has begun approving development permits in the Redevelopment Plan area without knowing whether or not the cumulative impact of development has reach critical thresholds. The Redevelopment Plan EIR specifically concluded that Hollywood would have unacceptable levels of traffic service when average FAR for the entire Plan area reached 2:1. We now possess evidence that the City has reached the 2:1 density which obligates

Department of City Planning March 23, 2018 Page 18 of 24

CRA/LA to immediately commence a plan to reduce the impacts on the infrastructure of Hollywood. CRA/LA refuses to acknowledge that the 2:1 threshold has been reached and is shirking its duties under the Hollywood Redevelopment Plan that would entitle any owner to access the land use benefits of the Plan.

Under the Plan, the former redevelopment agency, and now the CRA/LA, was required to prepare a plan for how to constrain and protect Hollywood's transportation infrastructure if average FAR reached 2:1. Recently, Barron McCoy of the CRA/LA gave a letter to the City of Los Angeles claiming that development activity has not yet reached 2:1, but his letter was unsupported with any evidence. It was bold assertion with no supporting evidence, substantial or otherwise, behind it. If the City and the CRA/LA cannot show their math, they have no credible evidence to support proceeding to approve any more increases in development such as the Tao Hotel, until such time as they can prove it.

We understand that the former redevelopment agency, and the CRA/LA, has not submitted any of the required transportation monitoring reports to the City for years. In the absence of an adopted and enforceable Transportation Plan, and ongoing noncompliance with monitoring commitments of the former redevelopment agency, there would be no valid basis for the City or CRA/LA to allow any increase in density.

The developer's attorneys in the other cases by the developer tried to skirt this issue by claiming that since the 1988 Hollywood Community Plan and the Hollywood General Plan/Zoning Consistency Program were adopted, the Metrorail Red Line was added as a transportation improvement. The Hollywood Community Plan, Hollywood Redevelopment Plan and the Hollywood General Plan/Zoning Consistency Program all took into account the planned subway improvement. (Exhibit 2.) It is shown on the maps and zoning was put in place to encourage the greatest density immediately adjacent to the stations. The Red Line is a "red herring" of the developer's attorneys. All plans acknowledged that the former redevelopment agency was required to undertake and develop major street improvements, improve traffic management systems, carry out transportation demand management initiatives, in order to avoid system failure at average FAR densities above 2:1 throughout the Hollywood core. The utter failure to complete a transportation plan lies at the feet of the former redevelopment agency and the Los Angeles City Council. No one should be distracted by the waving of a Red Line subway map by the developer's attorneys. They cannot make excuses for the City and redevelopment agency's failures.

Department of City Planning March 23, 2018 Page 19 of 24

By approving Land Use Entitlements for the Tao Hotel project, the City would violate the General Plan/Zoning Consistency Program's limitation placed on the property because the Project cannot be approved for FAR above 2:1 without a completed CRA/LA Transportation Plan. The permanent "D" Development Limitation cannot be removed from this parcel of land without the City and CRA/LA satisfying all of its requirements, including a completed Transportation Plan. Since 1986, the former redevelopment agency had failed to complete and enact the Transportation Specific Plan to avoid significant impacts from increased density development – an ongoing violation being carried forward by the CRA/LA – the Tao Hotel site may only be developed to a density of 2:1. Having approved the Project with a density nearly two times the authorized density, the City Council would violate law if it approved this Project as currently proposed.

## VIII. THE MITIGATED NEGATIVE DECLARATION VIOLATES CEQA. BECAUSE THERE IS NO SHOWING THAT SIGNIFICANT IMPACTS ARE NOT POSSIBLE, AN EIR IS REQUIRED.

The City has chosen to prepare a mitigated negative declaration ("MND") for the Tao Hotel project, just like it did for the Wilcox Hotel, the Selma Hotel, and a chunk of the proposed Tao Hotel. The choice blatantly and unquestionably violates the California Environmental Quality Act ("CEQA"), found at Public Resources Code § 21000, *et seq.*, because the evidence in the MND shows that the Project will likely have a significant impact in several areas examined herein.

An MND may only be used for a project where the public agency can demonstrate that, with the mitigation measures incorporated in the MND, "clearly no significant effect on the environment would occur, and [] there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant impact on the environment." (CEQA § 21064.5, emphasis added; Guidelines § 15070 (b), 15369.5.) Thus, the MND here must show "clearly" that there is no substantial evidence that the Tao Hotel may cause a significant impact on the environment in Hollywood. The City must prepare an EIR if there is any substantial evidence in the record that would support a fair argument that a significant impact is possible, regardless of any other evidence in the record. Parker Shattuck Neighbors v. Berkeley City Council (2013) 222 Cal.App.4<sup>th</sup> 768,776; Friends of "B" Street v. City of Hayward (1980) 106 Cal.App.3d 988, 1002. The determination of whether a fair argument exists is a question of law. Sierra Club v. County of Sonoma (1992) 6 Cal.App.4th 1307, 1319.

Department of City Planning March 23, 2018 Page 20 of 24

A strong presumption in favor of requiring preparation of an Environmental Impact Report ("EIR") is built into CEQA. This presumption is reflected in what is known as the "fair argument" standard, under which an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. Laurel Heights Improvement Ass'n v. Regents of the Univ. of Cal. (1993) 6 Cal.4th 1112, 1123; No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75.

Under CEQA and the CEQA Guidelines, if a project may cause a significant effect on the environment, then the lead agency must prepare an EIR. Pub. Res. Code §§ 21100, 21151. A project "may" have a significant effect on the environment if there is a "reasonable probability" that it will result in a significant impact. No Oil, Inc. v. City of Los Angeles, supra, 13 Cal.3d at 83 n. 16. If any aspect of the project may result in a significant impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. CEQA Guidelines § 15063(b)(1).

The fair argument test is a "low threshold" test for requiring the preparation of an EIR. No Oil., supra,13 Cal.3d at 84. This standard reflects a preference for requiring an EIR to be prepared, and a preference for resolving doubts in favor of environmental review. Mejia v. City of Los Angeles (2005) 130 Cal.App.4th 322, 332.

CEQA Guidelines Section 15384(a) defines "substantial evidence" as "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached . . . ." (Emphasis added.) Under Pub. Res. Code Sections 21080(e), 21082.2(c), and CEQA Guidelines Sections 15064(f)(5) and 15384, facts, reasonable assumptions predicated on facts, and expert opinions supported by facts can constitute substantial evidence.

An agency must prepare an EIR whenever it can be fairly argued on the basis of substantial evidence that a project may have a significant environmental impact. If there is substantial evidence both for and against preparing an EIR, then the agency must prepare the EIR.

There is substantial evidence in the MND, considered together with its technical appendices, showing the possibility that the Tao Hotel will cause a significant adverse impact on the environment in several topic areas. Substantial evidence supports a fair argument that there will in fact be a significant effect as to construction noise. Further, the MND fails to show "clearly" that there will be no significant impact on air quality,

Department of City Planning March 23, 2018 Page 21 of 24

greenhouse gas emissions, land use, and cumulative traffic. The evidence in the City's own CEQA document shows conclusively that a full environmental impact report is required for this Project. Gentry v. City of Murietta (1995) 36 Cal.App.4th 1359, 1399-1400 ("an agency may adopt a negative declaration only if there is no substantial evidence that the project 'may' have a significant effect on the environment." [Emphasis in original.])

## A. The Project Description is Deficient and Masks Potential Significant Impacts.

The City did not provide a full and accurate Project description for the MND circulated to the public for review. Nowhere does the MND disclose that the Project as proposed conflicted with the current C4 or proposed C2 zoning limitations on residential unit density (number of hotel rooms). And while it begrudgingly acknowledged that there was a "D" Development Limitation that restricted the FAR to 2:1, there was no disclosure to the public and decision makers that the City committed in 1988 to the density limit on the Project site unless or until a density transfer program was created under Hollywood Redevelopment Plan Section 511, or a Transportation Plan was created under Section 518.1 thereof. In fact, none of the terms of Ordinances 165,660 are described that would have illustrated that the current law does not allow anything close to the massive size of the Tao Hotel.

Additionally, the MND's use of not one but two baselines is an open admission that the City's MND for the "Tao Restaurant and Retail Project" was nothing but analysis of a chunk of an overall project that was required, at a minimum, to be analyzed in the same environmental document. Under what theory did the City approve an MND for a partial complete building, and then issued building permits for it when an application for another piece of the same building was to be later sought? What kind of three card Monte game is the City playing with the public and those whose lives are affected by this Project?

It is time for the City Hearing officers to stop signing their names to facially invalid environmental review documents, and require this development scam to prepare a full EIR for all of his known and unknown hotel aspirations.

"Where an agency fails to provide an accurate project description, or fails to gather information and undertake an adequate environmental analysis in its initial study, a negative declaration is inappropriate." Nelson v. County of Kern (2010) 190 Cal.App.4th 252, 267 (emphasis added).

Department of City Planning March 23, 2018 Page 22 of 24

"An accurate and complete project description is necessary for an intelligent evaluation of the potential environmental impacts of the agency's action." City of Redlands v. County of San Bernardino (2002) 96 Cal.App.4th 398, 406. Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal's benefit against its environmental cost, consider mitigation measures, assess the advantage of terminating the proposal . . . and weigh other alternatives in the balance.' [Citations omitted]." Center for Sierra Nevada Conservation v. County of El Dorado (2012) 202 Cal.App.4th 1156, 1171.

Here, in violation of CEQA, the City's project description fails to include the full zoning history of the site, including the fact that Ordinance 165,660 imposed the 2:1 FAR limit as an adopted mitigation measure for the Hollywood Community Plan and Hollywood General Plan/Zoning Consistency Program EIRs. The project description also omits the City's "logic" in applying a May 2000 Zoning Administrator Interpretation and February 2009 Zoning Engineer memo to enable the reviewing public to comprehend that the Project involved a building with more than twice the number of hotel rooms as allowed by the correctly applied zoning code for the applicable commercial zoning. If the City is relying on a Zoning Interpretation, it must be cited and appended to the environmental review documents instead of gaslighting the public by pretending this reality does not exist.

On more than one occasion, when the City or CEQA consultants for developers have no answer regarding violations of land use laws of the City, they simply omit the analysis. This was done here. By purposely omitting key aspects of the zoning history and various interpretations it relied upon, such omissions led to a fatally flawed analysis of other issues in the MND.

## B. The MND's Land Use Analysis Fails To Disclose Significant Land Use Impacts.

In City Planning Case No. 86-835 GPC [General Plan Consistency], the City prepared and/or recirculated an EIR for the Hollywood Community Plan in support of the consistency program. (**Exhibit 2**.) At various times in 1988-1990, the City approved resolutions and enacted ordinances to impose PERMANENT "D" Development Limitations of Subarea Map parcels throughout the Hollywood Community Plan and Redevelopment Plan area.

In Ordinance 165,660 dated May 6, 1990, as part of AB 283 compliance under City Planning Case 86-835- GPC, the City enacted the ordinance that imposed the

Department of City Planning March 23, 2018 Page 23 of 24

permanent "D" Development Limitation on the Tao Hotel property, which was located within Subarea 90 on the General Plan Consistency map. (**Exhibit 2**.) LAMC Section 12.32 regarding D Development conditions expressly provides that "D" Development Limitations are permanent (until revised in the next community plan revision process).

The City's supporting EIR for these actions (Hollywood Plan Revision Environmental Impact Report (SCH NO. 87-112504)) concluded that without reductions in authorized density to mitigate or avoid significant environmental impacts, the City's infrastructure in Hollywood would suffer overwhelming impacts that endangered public health and safety (including police and fire response times). The imposition of the AB 283 "D" Development Limitation on the Tao Hotel site, and many parcels in Hollywood, was intended to avoid environmental impacts from over-dense development, unless and until the CRA completed a Transportation Plan to avoid those significant impacts. That the former redevelopment agency would be responsible for balancing the infrastructure issues through the Transportation Plan was summarized in a "Next Steps Hollywood Community Plan Revision" memo made public in the midst of the planning process. This memo explains that it was necessary to limit development by right to reduced densities which the CRA called "practical buildout", or 36 million square feet of development, instead of the "theoretical buildout" of the zoning from the City's 1946 zoning code, which would have allowed 88 million square feet. (Exhibit 2.)

The City has been on notice that it could not remove the permanent "D" Development Limitation until such time as the CRA/LA (successor agency to the former redevelopment agency) prepared the Transportation Plan it committed to complete in the 1986 Hollywood Redevelopment Plan, and supported it with new environmental analysis showing that the adopted Transportation Plan solved the risks of environmental harm that had justified imposition of the permanent "D" Development Limitation in the first place.

Accordingly, the "D" Development Limitation cannot be removed by the City Council as it proposes to do in this case, and substituted with a new CONDITIONAL "Q" condition and "D" Development Limitation. The permanent "D" Development Limitation, given that it was imposed to avoid significant environmental harm from overdense development, and that it was required to be imposed in order to bring the City into compliance with Government Code Section 65680(d) under a legal settlement, means that it cannot be removed until the CRA/LA completes and adopts a Transportation Plan that eliminates the potential environmental harm from development at a FAR greater than the 2:1 imposed on this parcel.

Department of City Planning March 23, 2018 Page 24 of 24

None of this critical land use history was included in either the Project Description or the Land Use analysis of the MND materials. In fact, due to its complexity, and because the Project as proposed grossly violates the 2:1 FAR limit imposed by the "D" Development Limitation under the General Plan/Zoning Consistency program, the City, and now CRA/LA, must prepare an EIR to explain these complexities and provide the public an opportunity for participation in the CEQA process.

Accordingly, the MND fails to properly disclose and analyze the proper Project description or disclose, analyze and mitigate the land use impacts of the proposed Project, which nearly doubles the authorized FAR, and more than doubles the authorized number of hotel rooms.

### C. CONCLUSION REGARDING ENVIRONMENTAL REVIEW.

In sum, the MND fails on multiple grounds, and as to multiple types of environmental effects, to meet the test for a mitigated negative declaration. It has failed to show no possibility of a significant impact on the environment as to air quality, noise and vibration, greenhouse gas emissions, and traffic. An EIR is clearly required.

#### IX. SUMMATION.

The Tao Hotel is an ill-conceived, noise generating nuisance "party hotel" that should have never come out of a Planning Department conference room. Multiple deliberate misconstructions of the LAMC are used to unlawfully increase the residential unit density, FAR, and height of the building. There is no legitimate basis to approve this Project as proposed. Given the numerous hotels of the same developer in the immediate vicinity, it is time for the City to acknowledge that this multi-hotel project must be analyzed comprehensively in a full EIR.

Very truly yours.

Wight DANIEL WRIGHT

FOR

THE SILVERSTEIN LAW FIRM, APC

DEW:vl Client cc:

## **Conformed Copy**

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March 23, 2018

### VIA HAND DELIVERY

May Sirinopwongsagon Planning Commission Hearing Officer Los Angeles Advisory Agency Department of City Planning 200 N. Spring Street, Room 621 Los Angeles, CA 90012



MAR 23 2018

CITY PLANNING PROJECT PLANNING

Re: TAO HOTEL - Objections to the Site Plan Review, Zone Change, Height District Change, Conditional Use Permit-Alcohol, Mitigated Negative Declaration and all other entitlements for the Selma Wilcox Hotel Project located at 6421-6429 W. Selma Ave. and 1600-1604 N. Wilcox Ave; CPC-2016-2601-VZC-HD-CUB-ZAA-SPR; VTT-74406; ENV-2016-2602-MND and related cases.

### **MARCH 23, 2018 COMMENT LETTER WITH EXHIBITS**

Dear Ms. Sirinopwongsagon and Advisory Agency:

In a separate, but coordinated Project comment letter of this same date, we analyze the above-referenced project. Attached hereto for the administrative record is a single copy of that coordinated Project comment letter with the voluminous four exhibits that support the comment letter. The attached Exhibits should be referenced in examining the versions of the coordinated Project comment letter submitted without these exhibits.

Please contact me if there are any questions.

Very truly yours

DANIEL WRIGHT

**FOR** 

THE SILVERSTEIN LAW FIRM, APC

DEW:vl

## EXHIBIT 1

# Zoning Code Manual and Commentary

### Fourth Edition

The City of Los Angeles Department of Building and Safety (LADBS) is pleased to announce the publication of the newly updated fourth edition of the **Zoning Code Manual and Commentary**. This manual will assist in providing consistent and uniform interpretations of the Zoning Code.

The Zoning Code Manual and Commentary provides a cumulative summary of more than 230 written policies and interpretations made by the Department of Building and Safety, the Department of City Planning, and the Office of the City Attorney pertaining to the interpretation and administration of specific sections of the City of Los Angeles Planning and Zoning Code. Many of the original versions of these policies and interpretations were decades old, not easily located and consequently, not consistently applied. The obsolete policies and interpretations were not included in this manual.

Each topic has been presented in this manual in a Question and Answer format with illustrated examples and a simplified explanation of the underlying concept intended to facilitate the user's understanding of the code and provide an easy reference to the various interpretations. Ten new interpretations related to zoning issues contained in the previously released collection of LADBS Information Bulletins have been included in this manual and the corresponding updated Bulletins have been made a part of the appendices for reference purposes.

This manual is a commentary that should be used as a supplement to the Code and not as a substitute for it. A final decision regarding a particular zoning issue will be made only after due consideration has been given to all other applicable Zoning Code provisions.

As a part of our continuing effort to enhance customer service and assist the development industry, the Zoning Code Manual and Commentary has been made available on LADBS' Internet site at www.ladbs.org under the heading "Zoning."

We will continue to update this Zoning Code Manual and Commentary on the Department's website and will include new Zoning Code issues and commentaries to facilitate the efficient distribution of information to the public. Your comments and suggestions for improving this document are requested and welcome.

## Section 12.22A18(a) Application of Lot Area (Density) Requirements for Developments Combining Residential and Commercial Uses

**Q** - Section 12.22A18(a) allows "... any combination of R5 uses and the uses permitted in the underlying commercial zone..." in the CR, C1, C1.5, C2, C4, and C5 Zones within the area specified in this section. Does the phrase "R5 uses" as used therein refer to the lot area requirements (density) of the R5 zone or the underlying C zone?

**A** - Generally, the lot area requirements for the C zones, as mentioned in the section, refer to the lot area requirements of R4 or R3 Zones. However, this section for developments combining residential and commercial uses specifically allows R5 uses. One question related to density that arises is whether to apply R5 lot area requirements or R3 / R4 lot area requirements as referenced in the lot area requirements of C zones.

In the enforcement of this section, the Zoning Administrator has determined that the lot area requirements of the R5 zone are to be applied to projects subject to this section. Although it is not explicitly stated in the section, the last sentence of the section implies applying area requirements of R5 zone, not R3 or R4 zone. This interpretation has been confirmed by the Office of Zoning Administrator who reviewed the original staff report for the ordinance.

(ZA / ZE joint memo 5-18-2000)

# EXHIBIT 2

1 GRONEMEIER, BARKER & HUERTA John E. Huerta Dale L. Gronemeier FXHIBIT Nicholas George Rodriguez Christopher A. Sutton 199 South Los Robles Avenue, Suite 810 Pasadena, California 91101 (818) 796-4086 / (213) 681-0702 5 Attorneys for Plaintiffs/Petitioners Nelson et al in Case No. C 607295 6 8 SUPERIOR COURT OF THE STATE OF CALIFORNIA 9 COUNTY OF LOS ANGELES 10 DAVID MORGAN; NORTON HALPER; and ) CASE NO. C 607002 RICHARD CARMAN, consolidated with 11 CASE NO. C 607295 12 Plaintiffs, 13 . V. Date: February 12, 1987 Time: 9:00 a.m. ALL PERSONS INTERESTED IN THE MATTER Dept: 88 OF THE REDEVELOPMENT PLAN FOR THE HOLLYWOOD COMMUNITY REDEVELOPMENT DECLARATION OF AREA, etc., et al., CALVIN S. HAMILTON 16 Defendants. IN OPPOSITION TO 17 DEFENDANTS' MOTION TO QUASH SUBPOENAS SUSAN B. NELSON, President of Save ) DUCES TECUM 181 Hollywood - Our Town; KAREN HALE WOOKEY, Vice-President Hollywood - Our Town; JAMIA RIEHL, Secretary of Save Hollywood - Our Town; KATHERINE ARMOUR, Board Member 21 of Save Hollywood - Our Town, 22 Plaintiffs/Petitioners, 23 Vs. COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES; CITY OF ANGELES; ALL PERSONS INTERESTED THE MATTER OF THE REDEVELOPMENT PLAN THE HOLLYWOOD REDEVELOPMENT FOR PROJECT IN THE CITY OF LOS ANGELES as adopted and approved by Ordinance No. 27

161202 on May 9, 1986, by the City

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Council and Mayor of the City of Los.)
Angeles, the Validity of the )
Hollywood Redevelopment Plan, and any )
and all said matters or any other )
matters relating to or encompassed )
within the Hollywood Redevelopment )
Plan; COUNTY OF LOS ANGELES; MARK )
BLOODGOOD, Auditor-Controller of the )
County of Los Angeles;

Defendants/Respondents.

CALVIN S. HAMILTON declares and states as follows:

- 1. I am over the age of 18 years, am a resident of the City of Los Angeles, and unless the context indicates otherwise I have personal and first hand knowledge that the facts set forth herein are true and correct and if called as a witness I could and would competently testify thereto.
- 2. Attached hereto as Exhibit "A" and incorporated by this reference herein is a true and correct copy of my resume and professional history. It accurately describes my education, professional experience and qualifications.
- 3. On July 1, 1986, I retired as Planning Director for the City of Los Angeles, after having held that post for 21 years.
- 4. The Hollywood Redevelopment Project was one of the alternatives incorporated into the Community Planning process, initiated in Hollywood around 1968 and completed in 1973 with the adoption by the Los Angeles City Council of the Hollywood Community Plan element of the Los Angeles General Plan. The Hollywood Community Plan recommended that various actions be taken to carry out the Community Plan, and redevelopment was one

of the possible actions.

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- 5. During the 1970's because of opposition of then Councilwoman Peggy Stevenson and conservative property owners in Hollywood a redevelopment plan was not considered. Proposals for a Specific Plan were instead put forward. A Specific Plan is provided for in the state's planning and zoning law at Government Code §§ 65450 et seq. and in the Los Angeles City Charter. A Specific Plan has some of the same design controls, land use controls, and special requirements for developers of a redevelopment plan, but without the power to condemn property for development and without the creation of revenues through tax increment funding involved with a redevelopment plan. Other areas in the City of Los Angeles such as Century City, Warner Center, and Costal areas, among others, have had adopted specific plans.
  - 6. On two different occasions a Specific Plan was considered for Hollywood and a citizens advisory panel was formed each time. Prior to formation of those two committees a citizen advisory committee suggested a Specific Plan as a vehicle for carrying out the Hollywood Community Plan and other design and improvement proposals. Each of those three times after a while Councilwoman Peggy Stevenson abolished the advisory panel and halted the program in response to demands from conservative property owners in Hollywood.
  - 7. Eventually the conservative property owners, represented by the Hollywood Chamber of Commerce came to

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conclude that Hollywood needed redevelopment. These businesspersons then persuaded Peggy Stevenson to change her attitude on redevelopment. They raised \$150,000 to fund a study to initiate the beginnings stages of a redevelopment project during 1983.

- 8. I spoke to a meeting of members of the Hollywood Chamber of Commerce during 1983 at the Yamashiro restaurant in I told the gathering I supported and encouraged such Hollywood. a redevelopment idea, but warned them that severe restraints existed in Hollywood, particularly from the limited size of the streets that could not be expanded. I recommended reducing possible development densities contained in the Hollywood Community Plan, downzoning, and inclusion of the hillside residents in the planning process. This was greeted by "boos" from some conservative property owners and applause from some residents attending the gathering. This suggestion for reduced densities was the first time I know of that anyone had publicly stood up to Peggy Stevenson and her view of Hollywood. views reflected the demands of the conservative Hollywood property owners that the intensity of development should be as it was zoned and not as it was adopted in the Hollywood Community Plan, which reduced the maximum floor-to-lot area ratio from 13-to-1 down to a maximum of 6-to-1.
- 9. The role of the City Planning Department was very limited in the beginning of the redevelopment proposal. This was mostly due to antagonism of Peggy Stevenson and some members

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of the Hollywood Chamber of Commerce. After a while a citizens advisory group required by state redevelopment law called a Project Area Committee was formed. The leadership of the Project Area Committee came to the conclusion that the Planning Department should be no more than an observer in the process.

- 10. The Project Area Committee acted as an advisory committee elected from the Community to assist the Community Redevelopment Agency to prepare a preliminary redevelopment plan as required by state community redevelopment law. State law also requires city planning agencies to assist in the preparation of, or actually prepare, and approve redevelopment plans.
- 11. A redevelopment plan could not be approved without Planning Commission approval and without my recommendation as Planning Director. Therefore, gradually, the City Planning Department, including a designated staff member, exercised increasing efforts to influence the development of the preliminary redevelopment plan for Hollywood in accord with state law and the City Charter. After December, 1984, the designated staff member for the Planning Department was Mr. Michael Davies of my staff.
- 12. The City Planning Department as part of the Hollywood Community Plan process and the aborted 3 attempts to consider Specific Plans had worked with the City's Traffic and Transportation Department to analyze the future transportation needs for Hollywood. This started in the late 1960's and

extended into the 1970's.

- 13. The Hollywood Community Plan proposed rapid transit routes, light rail east/west along Selma, improved thoroughfares and transportation facilities, and increased parking facilities. The Planning Department and the Traffic and Transportation Department concluded that the intensity of development allowed by City zoning and by the Hollywood Community Plan should be reduced because of the lack of traffic carrying capacity of the street system and the lack of a rapid transit system.
- envisioned the Beverly Hills Freeway and the proposed Laurel Canyon Freeway. These planned or proposed freeways were repealed as planned routes and this further accentuated the disparity in traffic carrying capacity of the Hollywood street system compared to the allowed intensity of possible development under the Hollywood Community Plan and zoning. It was predicted that this disparity would cause particular problems for the North/South access through the Cahuenga pass and other routes over the mountains, for access to the south to the Wilshire Corridor, and for other shopping and employment areas to the west and south of Hollywood.
- 15. This concern with traffic impact in Hollywood and reduction in the permitted intensity of development was one of the early major concerns that needed to be satisfied through a redevelopment project and by a rapid transit system through

-6-

Hollywood. During the 1970's two studies were commissioned from private consultants related to the proposed Specific Plans that were aborted. These were the <u>APC/Crommelin</u> study and the <u>Skidmore, Owings & Merrill</u> study. They identified ways to improve Hollywood.

- 16. An initial document for the proposed redevelopment project was transmitted to me from the Community Redevelopment Agency in 1983 regarding establishment of a redevelopment survey area, the first step to a redevelopment project. As delivered I was not going to present it to the Planning Commission. It was a one-sided document, favoring development and not dealing with the realities constraining development, such as the streets' traffic carrying capacity. I worked the document over and took it home to incorporate the necessary concerns and to substantially modify it before presentation to the Planning Commission. I took a special interest in the Hollywood area.
- Community Redevelopment Agency ("C.R.A.") staff and Planning Department staff an agreement was reached whereby the C.R.A. would on a parallel schedule prepare a new Hollywood Community Plan along with the proposed Hollywood Redevelopment Plan. It was clear that in order to accomplish the redevelopment plan it would be necessary to amend the Hollywood Community Plan element of the Los Angeles City General Plan. This would facilitate the consistency between the two documents required by state law. I was a friend of C.R.A. Director Edward Helfeld. I had insisted

on the Community Plan/Redevelopment Plan parallel process and after a while Helfeld agreed.

18. A staffing discrepancy emerged between the C.R.A. and the Planning Department during the 1970's. The C.R.A. had a secure source of funding, but the Planning Department had to compete will other City Departments. Even though the C.R.A.'s jurisdiction was for 1/20th of the land area of the City it had a staff of almost twice the size of the Planning Department. This meant they could commit 5 or 6 full time staff persons to the Hollywood programs, but the Planning Department could only commit Michael Davies half time. This allowed them to out maneuver the Planning Department.

19. For the reason of staffing availability the C.R.A. was give the initial task of preparing <u>BOTH</u> the Redevelopment Plan and the revised Hollywood Community Plan. Final approval was to remain with the Planning Commission and major issues needed to be resolved. These included: (1) density, (2) traffic circulation, (3) Franklin Avenue land uses, and (4) an urban design plan for the core area of Hollywood.

20. During the preparation process my staff would meet with C.R.A. staff and reach agreements on portions of the two plans. The C.R.A. staff would be responsible for putting the agreements in writing, but they would continually delay doing so, and when the written word appeared it was not what had been agreed to. C.R.A. staff employees continued to misrepresent to the Project Area Committee the procedure that was being

followed, the authority of the Planning Department, and the agreement between Planning and C.R.A. They deliberately avoided telling the Project Area Committee of the Planning/C.R.A. agreement, they ignored the agreement regarding parallel adoptions, and lied about positions taken by the Planning Department on the Redevelopment Plan proposed land uses. It got so bad that finally I had to write to Ed Helfeld, C.R.A. Director.

Committee on April 29, 1985. The C.R.A. staff representatives to the Committee and the chairman and the conservative leadership of the Project Area Committee treated Michael Davies terribly by refusing to allow him to make presentations and ridiculing the information he did present. The C.R.A. staff had convinced the chairman to not let Davies speak. I told the Committee of the need for Community Plan/Redevelopment Plan consistency and the agreed procedure involved. My presentation lasted about one half hour. The C.R.A. staff still continued to mislead the Project Area Committee regarding the procedure and role of the Planning Department.

22. I informed the Project Area Committee of the development constraints in Hollywood----Franklin Avenue could not be widened because of the housing patterns, Hollywood Blvd. could not be made into a major thoroughfare without destroying its ambience. Some of the Committee members questioned the C.R.A. staff about doing a traffic study to determine the

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constraints imposed by traffic limits. The C.R.A. staff members said that such a study would be done later. The better practice used by the Planning Department is to have the traffic analysis done <u>FIRST</u>. Otherwise, you can't confirm the development intensity that should be permitted within the constraints of the street system carrying capacity. In the proposed Hollywood Redevelopment Plan the land use designations were decided upon by the C.R.A. staff and the Project Area Committee without the benefit of a traffic study.

23. There is no question in mind that the C.R.A. Hollywood Project Area staff in the development and adoption of the Hollywood Redevelopment Project did not play fair. They continually changed the wording agreed to by my department or the Project Area Committee in the preliminary redevelopment plan text. There never was an agreement regarding the traffic study. It should have been done first, before any land use decisions were made. In fact, land use decisions and designations for the proposed Hollywood Redevelopment Plan were made without the benefit of a traffic study.

24. Historically, the zoning in Hollywood had been the maximum allowed by the City Charter, a ratio of Floor to Area ("F.A.R.") of 13-to-1. The Community Plan allowed for about 6-to-1, but this was also excessively high, at least in some parts of Hollywood. Councilwoman Stevenson blocked any rollback of the zoning or the Community Plan allowed intensities. Projections had shown that the 6-to-1 F.A.R. ratio was too great

and would cause excessive vehicular congestion with no possible effective means of reducing that congestion or of solving the congestion problems. I recommended for parts of Hollywood a further reduction to a 3:1 Floor-to-Area F.A.R. ratio.

25. During the summer of 1985 I was on vacation in Kentucky and received phone calls from both the Councilwoman Stevenson's office and the mayor's office. They strongly demanded that the parallel adoption approach should be dropped. I agreed to drop the parallel requirement as long as the Community Plan would be amended later and the C.R.A. would provide staff for that job.

26. On more than one occasion during the Redevelopment Plan adoption process I privately confronted C.R.A. planner Rafique Khan and Hollywood Project Area staff, telling them that they had lied during the process, that they had treated Michael Davies miserably, and they had continually warped the truth to their own liking.

I declare under penalty of perjury that the foregoing is true and correct and that this was executed at Los Angeles, California on February 5, 1987.

CALVIN S HAMILTON

## ITY OF LOS ANGELE

CALIFORNIA



MAYOR

DEPARTMENT OF CITY PLANNING ROOM 561 CITY HALL 200 N. SPRING ST. LOS ANGELES, CA 90012-4856

KENNETH C. TOPPING

KEI UYEDA DEPUTY DIRECTOR

(213) 485-5073

CITY PLANNING COMMISSION

DANIEL P. GARCIA PRESIDENT

WILLIAM G. LUDDY VICE-PRESIDENT ROBERT J. ABERNETHY SAM BOTWIN SUZETTE NEIMAN

RAMONA HARO

ROOM 503, CITY HALL. 485-5071

May 6, 1988

Elias Martinez, City Clerk City of Los Angeles City Clerk's Officer Room 395, City Hall Los Angeles, CA 90012

ATTN: Maurice Gindratt

SUBJECT:

ENVIRONMENTAL NOTICE FOR THE HOLLYWOOD II (CRA PROJECT AREA), PORTION OF THE HOLLYWOOD COMMUNITY PLAN IN THE

GENERAL PLAN/ZONING CONSISTENCY PROGRAM

Please publish the attached environmental notice in accordance with your most recent procedures:

EIR No. 86-1071 CP/ZC

Hollywood Community

A Citywide program to bring zoning into conformance with the General Plan. Recommended actions will include height district changes, zone changes and community plan amendments. The changes for consistency are mandated by State legislation (AB283) and court settlement agreement No. 526.616.

DANIEL CREEN

Senior City Planner

General Plan/Zoning Consistency Program

DG:MD:bkm

# PUBLIC REVIEW OF COMMUNITY PLAN AMENDMENT ENVIRONMENTAL IMPACT REPORT HOLLYWOOD COMMUNITY, PART II

The City Planning Department, in accordance with the provisions of Section 15153 of the California Environmental Quality Act, is submitting for public review the following documents as the Draft Environmental Impact Report for Part II of the Hollywood Community portion of the General Plan/Zoning Consistency Program: (1) the Draft Environmental Impact Report (DEIR) for the Hollywood Community Plan Revision (previously referenced under City Plan Case No. 86-835 GPC) and (2) the Final Environmental Impact Report (FEIR) for the Hollywood Community Redevelopment Project Area (previously referenced under City Plan Case No. \_\_\_\_\_\_\_). This citywide Program is mandated by state legislation (AB283) and court settlement agreement No. 526,616.

Initial Studies were previously prepared by the Planning Department for these documents and it has been determined that the general environmental setting, the significant environmental impacts, the alternatives, and mitigation measures have been adequately described in this Draft EIR. The Draft EIR for the Hollywood Community Plan Revision revises portions of the Final EIR for the Hollywood Communicyt Redevelopment Project Area. Copies of the Draft Environmental Impact Report and related reports and maps with Planning Department staff recommendations are available at the following locations:

- 1) Thirteenth Council District Field Office 4640 Hollywood Boulevard, Hollywood
- 2) Hollywood Regional Library 1623 Ivar Avenue, Hollywood
- 3) Planning Department Room 605, City Hall, 200 North Spring Street, Los Angeles

Written comments may be submitted to the Planning Department during a 30-day circulation period. The Planning Department will prepare a Final EIR based on the Draft EIR and the comments received. Your comments should be submitted in writing by June 15, 1988 to:

Los Angeles City Planning Department General Plan/Zoning Consistency Section Room 605, City Hall 200 North Spring Street Los Angeles, CA 90012

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Any quesitons on this matter should be directed to David Ryan at (213) 485-3744.

KENNETH C. TOPPING Director of Planning

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DANIEL GREEN Senior City Planner

EIR1071/A004, 04/26/88

# CITY OF LOS ANGELE

CITY PLANNING COMMISSION

DANIEL P. GARCIA
PRESIDENT
WILLIAM G. LUDDY
VICE-PRESIDENT
ROBERT J. ABERNETHY
SAM BOTWIN
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RAMONA HARO SECRETARY

ROOM 503, CITY HALL . 485-5071

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TOM BRADLEY

DEPARTMENT OF CITY PLANNING ROOM 561 CITY HALL 200 N. SPRING ST. LOS ANGELES, CA 900 12-4856

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Los Angeles City Planning Department General Plan/Zoning Consistency Section Room 605, City Hall 200 North Spring Street Los Angeles, CA 90012

Any quesitons on this matter should be directed to David Ryan at (213) 485-5714.

KENNETH C. TOPPING

Director of Planning

DANIEL GREEN

Senior City Planner

# OVERVIEW OF THE GENERAL PLAN/ZONING CONSISTENCY PROGRAM HOLLYWOOD COMMUNITY, PART II

The City of Los Angeles is required by state legislation and a court order to bring its zoning into consistency with the General Plan. In compliance with this mandate, the City's General Plan/Zoning Consistency Program is systematically initiating changes of zone and height district which are consistent with the General Plan and, where appropriate, recommending Plan amendments which are consistent with the current existing land use and recent actions of the City Council.

The original Hollywood Community Plan was adopted in 1973. The City Council adopted a Redevelopment Plan for the Hollywood regional core in 1986, with instructions to proceed with necessary amendments to the Hollywood Community Plan as well as rezoning. Consistent with these instructions, a public hearing will be conducted on June 16, 1988 on both: (1) the proposed Community Plan Revision, and (2) corresponding changes of zone and height district. Planning Commission and Council actions are anticipated later in the year, which will supersede the 1973 Hollywood Community Plan.

The area being considered for Part II of the Hollywood Community of the General Plan/Zoning Consistency Program is within the Redevelopment Project Area which is generally bounded by Franklin Avenue to the north, Santa Monica Boulevard to the south, La Brea Avenue to the west, and Western Avenue to the east... The public hearing for the rest of the Hollywood Community was held on March 15 and 17, 1988.

Part II of the Hollywood Community Plan Revision incorporates the land use designations of the Redevelopment Plan previously adopted by City Council. The Plan Revision intends to limit development below the 1973 Hollywood Community Plan because the future population is projected to be lower than originally expected in the 1973 Plan. The population is now projected to increase by 40,000 people to about 220,000 in the year 2010. Therefore, only approximately 13,000 new housing units are needed to accommodate this increase in population.

The Redevelopment Plan calls for the creation and adoption of a transportation program, with appropriate mitigation measures, by City Council within two years of the 1986 adoption of the Redevelopment Plan. Because the transportation program has not yet been formulated and implemented, the Planning Department recommends in the interim that a more restrictive floor area ratio (FAR) be established for new development in the regional commercial core area. The specific limitations in floor area ratio are noted on the recommendations table which accompany the Draft Environmental Impact Report.

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Because of amendments to the Hollywood Community Plan, the Draft Environmental Impact Report for Part II of the Hollywood Community portion of the General Plan/Zoning Consistency Program is revised to incorporate new data summarized on the attached tables: (1) housing and population, and (2) land use and population.

# HOUSING AND POPULATION SUMMARY HOLLYWOOD COMMUNITY, PART II

RESIDENTIAL DENSITY	DWELI UNITS GROSS	S PE	R	PERSONS PER GROSS ACRE*	GROSS ACRES*	PERCENT OF RESIDENTIAL LAND	POPULATION CAPACITY	PERCENT OF POPULATION CAPACITY
Minimum	5	to	1	3.0	928	11.4	2,785	1.2
Very Low II	2+	to	3	9.0	1,668	20.5	15,010	6.5
Low I	3+	to	5	12.5	451	5.5	5,635	2.5
Low II	5+	to	7	18.5	2,371	29.1	43,865	19.0
Low Medium I	7+	to	12	26.0	456	5.6	11,855	5.1
Low Medium II	. 12+	to	24	40.0	967	11.9	38,680	16.8
Medium _	24+	to	4D	74.0	1,015	12.5	75,110	32.6
High Medium	40+	to	60	95.0	124	1.4	11,780	5.1
High		604	÷	152.0	170	2.1	25,840	11.2
TOTALS					8,150	100.0	230,560	100.0

# LAND USE AND POPULATION SUMMARY HOLLYWOOD COMMUNITY, PART II

LAND USE	TOTAL GROSS ACRES*	PERCENT OF TOTAL ACRES		POPULATION CAPACITY
HOUSING	•			
Single Family	5,418	34.9	20,996	67,295
Multiple Family	2,732	17.6	76,228	163,265
Total Housing	8,150	52.5	97,224	230,560
COMMERCE/PARKING				
Limited	50	3	•	
Neighborhood, Office	370	2.4		
Highway Oriented	368	. 2.4		
Community	68	.4		
Regional Center	268	1.7		
Total Commerce	1,124	7.2		
INDUSTRY	•	•		
Commercial Manufacturing	52	3		
Limited	273	1.8		
Total Industry	325	2.1		•
OPEN SPACE		•		
Public and Quasi-Public Land	300	1.9		
Open Space	5,625	36.3		
Total Open Space	5,925	38.2		
TOTALS	15,524	100.0	•	

<sup>\*</sup> Gross Acres includes streets.

#### GENERAL PLAN/ZONING CONSISTENCY PROGRAM

RECOMMENDATIONS TABLE
HOLLYWOOD COMMUNITY, PART II
CITY PLAN CASE NO. 86-835 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 amendments 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.

CITY PLANNING DEPARTMENT CITY OF LOS ANGELES

May 1987

## TABLE OF CONTENTS

	Page
HOW TO USE THE RECOMMENDATION TABLE	. ii
DETAILED EXPLANATION OF HEADINGS	-
RECOMMENDATIONS TABLE	. 1
APPENDICES	. 8
Appendix A: Comments	. 8
Appendix B: Abbreviations for Plan Land Use Designations	. 12
Appendix C: Corresponding Zones for Plan Land Use Designations	. 13

#### HOW TO USE THE RECOMMENDATION TABLE

- Locate your property on the Hearing Map. If your property is located within an outlined area, your property is proposed for a zone change, height district change, or plan amendment. The pattern on the map will indicate the type of change proposed (see map legend). Note the subarea number.
- 2. In the Recommendations Table, find your subarea number. Subareas are listed in numerical order.
- 3. Refer to the column heading "Existing" to determine the current status of your property, including the existing plan designation, zoning, and height district. See Appendix B for an explanation of General Plan codes. For example, in the sample table below, the adopted plan designation for subarea 15 is "Low Medium Density Housing I" and there are no height or bulk restrictions in the plan for this property. The subarea is currently zoned R4 and is within height district 1.
- 4. Refer to the "Recommendation" column to determine what change is being recommended for your property. If an entry appears under "Gnrl Plan Land Use Hgt", a plan amendment is being proposed. If an entry appears under "Zone & Hgt Dist", a zone change and/or height district change is being proposed. For example, in the sample table, a plan amendment to "Medium Density Housing" and a zone change from R4 to R3 is recommended for subarea 15.
- 5. Refer to the "Comments" column for a further explanation of the recommendation. Appendix A provides a list of the numbered comments. For example, in the sample table, the comment for subarea 25 is "6". Comment 6 in appendix A reads: "Existing 'Q' and/or 'T' conditions retained."

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#### Sample Table:

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1		3		É	existing 4	Init	iated 5	) Staff/	Consu	ltant	Recom	mendat	ion (	D	
S U B Area	(2) Street	Area In Acres (net)	Land	t Flan Hgt./ Bulk	Zone & Hgt Dist	Zone	Hgt Dist	6 Criteria	Land	Plan Hgt./ Bulk		& Hgt	Dist	Connent	8
15	Kain	0.67	LHI		R4-1	RD5		7	HED		R3-1				
		0.67													
25	Spring	0.29		IVL	(Q)C2-1		1-VL					2-1-VL		6	
25	Spring	0.61 	HOC	iVL	P-1		1-VL	10			P-1-\	/L			
		0.90													

DETAILED EXPLANATION OF HEADINGS IN RECOMMENDATION TABLE (refer to circled numbers in sample table):

- Subarea: An area of the community or district which is proposed for a plan amendment, zone change, or height district change. The subarea number corresponds to a geographic area outlined on the Hearing Map.
- 2) <u>Street</u>: Name of a street adjacent to the subarea.
- Area in Acres (net): The lot area of the subject property in acres.
- (4) Existing:
  - a. Adopted Plan Land Use: The land use designation for the subject property as shown on the adopted community or district plan. For an explanation of land use codes, see Appendix B.
  - b. Adopted Plan Height and Bulk: The height or bulk restrictions, if any, for the subject property as shown in the adopted community or district plan. For an explanation of height/bulk restrictions, see Appendix B.
  - c. Zone and Height District: The existing zone and height district for the subject property.
- (S) <u>Initiated</u>:

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- a. Zone: The most restrictive zone which corresponds to the existing plan designation for the subject property. By "initiating" to the most restrictive zone, the decision-maker is given maximum flexibility in determining the most appropriate zone for the subject property.
- b. <u>Height:</u> The height district which would implement the height or bulk restrictions, if any, contained within the adopted community or district plan.
- 6 <u>Criteria</u>: The primary reason for the recommended change. The listed number(s) refer to the Council-adopted "Criteria for AB283 General Plan/Zoning Consistency Project (Annotated with Reference Numbers)".
- Recommendation: The recommended action, which may include a plan amendment, a zone change, a height district change, or a combination of changes. The person or body making the recommendation will be indicated in the column heading (e.g. "Staff/Consultant Recommendation").
  - a. <u>General Plan Land Use</u>: Recommended plan amendment for the subject property (see appendix B for explanation of land use codes). If there is no entry in this column, no change is being recommended.
  - b. <u>General Plan Height and Bulk</u>: Recommended plan amendment for the subject property (see appendix B for an explanation of height and bulk codes). If there is no entry in this column, no change is being recommended.
  - c. Zone and Height District: Recommended zone change and/or height district change for the subject property. If either the height district or the zone is recommended for change, the recommended zone and height district will appear. If the recommendation is to retain the existing zoning and height district, the words "No Change" will appear in this column. Where a plan amendment to "open space" is proposed, the zone will generally be repeated with the symbol 1, which signifies that any new development on the property will be subject to a conditional use type procedure.
- (B) <u>Comment Nos.</u> Comments or explanations pertaining to specific recommendations (see Appendix A for a listing of comments).

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# EXHIBIT "A-1" RECONKENDATION TABLE HOLLYHOOD--PART II

		Existing			Initiated		Staf			
Sub Area	Street	SENERA Land Use	Hgt. Bulk	Zone/Height District		Height District	GENERAL Land Use	PLAN Hgt. Buik	Zone/Height	Cossents .
5	KARSHFIELD WAY	AH16H	2	C4-4 .	C4	1VL	NOC	1VL	C4-1VL	
7	MARSHFIELD WAY	KBIHV	5	R5-1	R4	1VL	KOC	IVL	R4-1YL	
10	LA BREA AVE	HISH	5	C4-4	C1	1VL	КОС	IVL	C4-1VL	
15 15 15	DETROIT ST LA BREA AVE LA BREA AVE	нос Нос нос	1D 1D 1D	R4-1 C2-2 C4-4	E1 Ci	1YL 1VL 1VL	90K 90K 90K	17L 17L 17L	R4-1VL C4-1VL C4-1YL	
15	SUNSET BLVD	HOC	1 D	C4-1	C1	1VL	XOC	1VL	C4-1YL	
20	LA BREA AVE	HIGH	2	C2-2	CI	1 D	HOC	10	C2-1	
25 25	FRANKLIN AVE FRANKLIN AVE	HKED	IVL IVL	R4-1 · R4-4	19184 19189	IVL IVL			[0]R4-1VL [0]R4-1VL	3; 19 19
30	FRANKLIH AVE	LOK	1	R4-4	RE9	i	ron II	i	R1-1	
35	FRANKLIN AVE	KHICH	. 2	R5-4	A1	1 X L	09	19L	[Q]R4-1VL#	1
40 40 40	HIGHLAND AVE ORANGE DR SYCAMORE AVE	AHICH AHICH AHICH	5	C4-4 R5-4 R5-1	EQ1R4 EQ1R4 EQ1R4	17L 17L 17L	HHED HHED	1VL 1VL 1VL	00184-1VL 00184-1VL 00184-1VL	7; 19 3; 19 19
45	EL CERRITO PL	REGC	20	R5-4	R4	5D			R4-2D	24
50 50	ORANGE DR ORCHID AVE	REGC Regc	2D 2D	(T)(Q)C4-4 R5-4	R4	50 50			(T)(0)C4-2D R4-2D	6; 24 3; 24
55	HIGHLAND AVE	YHIGH	2	C4-4	R4	5	H16H	5	[9]85-2	16; 22
60 60 60 60 60	EL CERRITO PL HANTHORN' AVE HANTHORN AVE HOLLYHOOD BLYD LA BREA AVE	REGC REGC REGC REGC REGC	2D 2D 2D 2D 2D	(0)PB-4 CR-4 PB-4 C4-4 (0)C4-4		5D 5D 5D 5D			(0)PB-2D CR-2D PB-2D C4-2D (0)C4-2D	5; 24 24 24 24 5; 24
<b>6</b> 5	LA DREA AVE	REGO	50	64-4		20			C4-21	18
68	LA BREA AVE	REGC	2D	R5-4	84	2D			R4-2D	19
70	HANTHORN AVE	REGC	20	R5-4	84	20			R4-2D	24
75	HAWTHORN AVE	RESC	20	R5-4	R4	<b>2</b> 0			R4-2D	24

<sup>#</sup> Official zoning maps will be flagged to warm property owners of additional restrictions (see Comment 1).

## EXHIBIT "A-1" RECOMMENDATION TABLE HOLLYNDOD--PART II

			Exist	ing	Ini	tiated	Staff	F Reco	mendations		
_	Sub Area	Street	GENERAL Land Use		Zone/Height District		Height District	GENERAL Land Use		Zone/Height District	Coagents
	80 80 80	HANTHORN AVE LA BREA AVE LANENDOD AVE	REGC REGC REGC	5D 5D 5D	R5-4 C4-4 R4-4	R4 R4	5 5 5	H16H H16H	5 5	R4-2 R4-2 R4-2	3 .
	85	HIGHLAND AVE	RCSC		R5-4	À1	1XL	POP .	IXE	R4-20#	1; 2; 18
	90	SUNSET BLVD	REGC	<b>2</b> D	£4-4		2D		•	C4-2D	18
:42	<b>9</b> 5	LA BREA AVE	HOIK	2	H1-2	R4	<b>5</b> D	REGC	50	C4-2D	18
e D	100	SYCAHORE AVE	HIGH	2	R4P-2		2D	REGC	20	P-2D	18
<b>-</b>	105	LA BREA AVE	RIGR .	5	H1-2	Cl	10	KOC	19	C2-1	14; 17
7	110	SYCAHORE AVE	HIGH	2	R4P-2	P	10	HOC	10	P-I	i7
स्र	115	SYCAHORE AVE	нзы	. 2	84-2	RD2	1 X L	FKED II	IXL	RD1.5-1XL	
>	120	SYCAHORE AVE	HIGH	s	R4-2	[Q]R3	1 XL	MED	i	R3-1XL	
<b>&gt;</b>	125	HIGHLAND AVE	HOC	19	C5-5	CI	10	٠		£2-1	17
o o	130	LAS PALHAS AVE	HIGH	2	R4-2	RDS	1 X L	LKED II	IXL	RD1.5-1XL	
 200	135 135 135 135 135	CHEROKEE AVE DE LONGPRE AVE LAS PALHAS AVE LELAND HAY WILCOX AVE	H16H H16H H16H H16H	5 50 5 5 50	P-2 R4-2 R4P-2 (T)(Q)R4P-2 C2-2	RD1.5 RD2 RD2 RD2 RD2	!XL !XL !XL !XL	FRED II FRED II FRED II FRED II	1 XL 1 XL 1 XL	RD1.5-1XL RD1.5-1XL RD1.5-1XL RD1.5-1XL RD1.5-1XL	3 3 3 3; 7
	142	CHEROKEE AVE	RCSC		R4-2	<b>A</b> 1	IXL .	FHED II	Ī	RD1.5-1XL	
	145 145	FOUNTAIN AVE NILCOX AVE	H16H H16H	5	R4-2 C2-2	(9)R3 (9)R3	IXL IXL	HED HED	i 1	R3-1XL R3-1XL	7 7
	150 150	FDUNTAIN AVE LA XIRADA AVE	HHED	1VL !VL	R4-2 R4-1	(0)83 [0)83	IXL IXL	KED KED	i 1	R3-1XL R3-1XL	
	155	FOUNTAIN AVE	RHED	IVL	5-53	[9]R3	IXL	HED	1	R3-1XL	7
	160	KITCOX ANE	07F8		C2-2	Al	1 XL	PQF	tχL	CS-1XF#	1; 8
	165	WILCOX AVE	REGC	2D	CS-5	RD2	IXL	LHED II	ΙXL	RD1.5-1%L	

<sup>8</sup> Official zoning maps will be flagged to warm property owners of additional restrictions (see Comment 1).

## EXHIBIT "A-1" RECONHENDATION TABLE HOLLYHOOD--PART 11

			-	Exist	ing	Ini	tiated	Staf	f Recor		
	Sub Area	Street	GENERA Land Use	L PLAN Hgt. Bulk	Zone/Height District	Zone	Height District	GENERAL Land Use	Hgt.	Zone/Height District	Coenents
	170	CAHUENGA AVE	REGC	20	C5-5	C4	20			C4-2D	18
	175	CAHUENBA AVE	REGC	SD	cs-š	£4	SD .			C4-2D	24
ij.	180 180 180 180	HIGHLAND AVE LELAND WAY SUNSET BLVD VINE ST	REGC REGC REGC REGC	50 50 50 50	C4-4 R4P-2 C4-3 C4-2		20 20 20 20	·	÷	C4-20 R4P-2D C4-2D C4-2D	84 24 24 24
្ន	185	CHEROKEE AVE	RE6C	<b>2</b> b	C4-4	AL	IXL	PQP	IXL	C4-2D#	1; 18
Û	190	HAHTHORN AVE	REBC	2D	CH-4	C4	20			CS-SD	18
3	195	HIGHLAND AVE	REGC	2D	€4-4		2D			C4-2D	18
<b>&gt;</b>	200	LAS PALHAS AVE	RCSC		R5-4	Ai	1XL	PQ5	1 XL	R4-2#	1; 2
ቻ ን	205	FRANKLIN AVE	HEIHV	5	R5-4	<b>R</b> 4	2	HIGH	5	R4-2 ·	
F	215	LAS PALHAS AVE	REGC	50	C4-4	R4	5	HIGH	2	EQJR5-2	15; 22
}	220	HOLLYNOOD BLVD	REGC	20	C4-4	R4	<b>2</b> 0		2	C4-2D	23
	225	YUCCA ST	REBC	2D	R5-4	R4	. 2	Heih	a	(Q)R5-2	15; 22
-	230	CAHUENGA BLYD	REGC	50	C4-4		20			C4-2D	18
	235	FRANKLIN AVE	HRIHV	5	R5-4	R4	2	Heih	2	R4-2	
	240	HOLLYWOOD BLVD	REGC	20	C4-4		20			C4-2D	18
	245	ARBYLE AVE	OTPB		C4-4	Al	!XL	PQP	1 XL	C4-2D#	1; 2
	250	FRANKLIN AVE	VHIGH	5	C2-4	R4	2	HIGH	а	R4-2	
	255	YUCCA ST	REGC '	2D	R5-4	<b>2</b> 4	2D			R4-2D	19
	560	SONER SI	KAIHV	5	R5-4	101R3	IXL	MED	1	(@]R3-1XL	21
	282	IVAR AVE	REGO	20	C4-4	Aí	IXL	POP	1XL	C4-20#	1; 2; 19
	270 270	HOLLYNOOD BLVD	REGC REGC	2D 2D	C4-3 C4-4		2D 2D			C4-2D C4-2D	18 18

A Official zoning maps will be flagged to warm property owners of additional restrictions (see Comment 1).

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## EXHIBIT "A-1" RECORNENDATION TABLE HOLLYNOOD--PART II

			Exist	ing	Ini	tiated	Stat			
Sub Area	Street	GENERAL Land Use		Zone/Height District	Zone	Height District	GENERAL Land Use	Hgt.	Zone/Height District	Connents
275	GOHER ST	CH	1	C4-3	CQ3C4	IVL .			[0]C4-1VL	4
580	SUNSET BLVD	RESC	5D	C4-3	-	3D			C4-2D	18
265	DE LONGPRE AVE	REGC	20	C2-2	C4	20	ē		C4-2D	18
285	DE LONGPRE AVE	REGC	SD a	R4P-2		50			R4P-2D	19
295	EL CENTRO AVE	REGC	5D	R4-2		20			R4-2D	18
290	DE LONGPRE AVE	REGC	2D	R4~2		2D			R4-2D	19
290	FOUNTAIN AVE	RESC	<b>2D</b>	C4-2		20			C4-2D	18
295	FOUNTAIN AVE	HIGH	5	R4-2	[@]R3	ixl	HED	1	R3-1XL	
300	FOUNTAIN AVE	HOC	1B -	(0)02-2	Ci	1D			(0)02-1	5; 17
300	FOUNTAIN AVE	HQC	1D	CS-5	Ci	10			C2-1	17
305	EL CENTRO AVE	HHED	IVL	R4-1	[9]R3	IXL	HED	1	R3-1XL	
310	SOKER ST	VHIGH		R5-4	84	2	HIGH	2	£4-2	
310	COHER ST	VHIGH	2 .	R5P-4	R4	5	HIGH	5	R4-2	3
315	CARLOS AVE	AH18H	5	R5-4	Āí	IXL	PQP	IXL	R4-1 <b>#</b>	1
320	HOLLYHOOD BLVD	нос	ID.	C4-4	Ai	IXL	POP	ΙXL	84-14	1
325	CARLOS AVE	VH16H	2	ñ4-4		2	HIGH	2	R4-2	•
330	GOHER ST	нос	1D	64-3	Ci	1D .			£4-1	17
330,	HOLLYWOOD BLVD	HOC	10	C5-3	Ci	10			C2-1	17
330	HOLLYWDOD BLVD	HOC	iD	C2-4	Ci	ip			1-53	17
330	KOLLAHOOD BLAD	HOC	1 D	C4-4	C1	10			C4-1	17
335	GONER ST	HIGH	5	C4-3	[Q]R4	IVL	ннер	LVL	£9384-1VL	19
340	CARLTON HAY	HIGH	5	R4-3	£2784	tVL .	dahh	İΆΓ	E@3R4-1VL	sı .
342	BROHSON AVE	HIGH	5	R4-3	[Q]R4	1VL	ннер	191	EQJR4-1VL	19
342	CARLTON HAY	H16H	5	R4-2	{@]R4	1VL	HHED	IVL	600R4-1VL	í 9
345	BRONSON AVE	HOC	10	(1)(0)98-3		10			P-!	17
350	GORDON ST	HOC	10	R4-3	<u>C1</u>	10			R4-1	17.
350	SUNSET BLVD	HOC	10	C5-5	C1	1D			C2-1	17
350	SUNSET BLYD	HOC	10	C2-3	Ci	1 D			02-1	17

<sup>₹</sup> Official zoning maps will be flagged to warm property owners of additional restrictions (see Comment 1).

EXHIBIT "A-1" RECOMMENDATION TABLE HOLLYHOOD-PART II

			Existing			: Ini	tiated	Staf	f Recos		
	Sub Area	Street 	GENERA Land Use	L PLAN Hgt. Bulk	Zone/Height Bistrict	Zone	Height District	GENERAL Land Use	Hgt.	Zone/Height District	Coa¤ent≤ 
	350	SURSET BLVD	нос	10	C4-3	C1	10			C4-1	1?
	355 355 355 355 355	SUNSET BLVD SUNSET BLVD SUNSET BLVD SUNSET BLVD SUNSET BLVD	LTDH LTDH LTDH LTDH LTDK	1 1 1 1 1	C4-3 CH-2 H1-2 H1-3 QM1-2	CQICH NRI HRI NRI	1VL 1VL 1VL 1VL 1VL			CQ)&4-1 CQ)CX-1 X1-1 X1-1 QY1-1	4 4
ď.	360	BRONSON AVE	LTDH	1	R4-2	HRI	IVL			KRI-IYL	7
Ð	365	BROKSON AVE	RCSC		R4-2	A1	1 XL	PQP	1%Ł	R3-1#	1; 2; 14
₹ ·	370	WILTON PL	HKED	IVL	R4-2	EQICX	1VL	CH	· !VL	(e)CK-1	13; 14
3	375 375 375 375	HILTON PL HILTON PL HILTON PL	HHED HHED	IVL IVL IVL	C2-2 P-1 R4P-1	00183 00183 00183	IXL IXL IXL	HED HED HED	1 1 1 ·	R3-1 R3-1 R3-1	7. 3 3
٠.:	380	LEXINGTON AVE	HHED	1VL	R4-2	[0]R3	1 XL	HED	i .	R3-1	
•	385	WESTERN AVE	08		CS-5	AI	1 XL			CS-1AF#	i
<b>)</b> -	390	NESTERN AVE	08		CH-8	AI	IXL	NOC	IVL	C4-1VL	14
<b>?</b>	395	VIRGINIA AVE	NOC	1YL	R4-2		10			R4-1VL	
٠.	400	SANTA HONICA BL	HHED	IVL	K1-2	EH	IVL	CX	IŸL	CX-1VL	14
	405	SANTA HONICA BL	HHED	1VL	CX-5		IVL	KO	₹ŸL	CH-1YL	
	410 410	SANTA HONICA BL SANTA HONICA BL	NOC HOC	IVL IVL	C2-2 R4-2	C1	10 10			C4-1VL R4-1VL	
	415	VAN NESS AVE	os		R3-2	A1	iXL	HiGK	2	R3-2	14
	420	HOLLYWOOD BLVD	H9C	10	02-2	R4 ·	5	HIEH	5	E03R5-2	15; 22
	425 425	HOLLYKOOD BLVD SERRAND AVE	KOC HOC:	19E 19E	9-52 8-48	61	1VL 1VL			C4-1VL F4-1VL	
	430	SERRAND AVE	HOC	1D	C2-2	CI	10			C2-1	17
	435	SERRANO AVE	HISH	2	84-5	[Q]R4				[@]R4-2	25

<sup>8</sup> Official zoning maps will be flagged to warm property owners of additional restrictions (see Comment 1).

# EXHIBIT "A-1" RECONHENDATION TABLE HOLLYNOOD--PART II

		Existing			Init	Initiated		Staff Recommendations			
	Sub Area	Street	GENERAL Land Use	Hgt.	Zone/Height District		Height District	GENERAL	. PLAN Hgt.	Zone/Height District	Coasents
	440	HESTERN AVE	HOC	1 D	CH-5	R4	2	HIGH	5	[ <b>0</b> ] <b>R</b> 5-2	15; 22
	445	CARLTON HAY	нівн	5	R4-2	Al	iχL	POP	1 X L	R4-28	1; 14
	450	WILTON PL	RCSC		R4-2	A1	1XL	Pep	IIL	R4-2#	1; 2; 14
	455 .	WILTON PL	05		C5-5	A1	۱XL			C2-18	i
800 in	460	van ness ave	os		R4-2	A1	IXL	HKED	IVL	[Q]R4-1VL	· 19
e L	· 465 465	DE LONGPRE AVE SUNSET BLVD	HOC	1D 1D	R4-2 C2-2	C1	1D 1D			R4-1 C2-1	17 17
Þ	470	VAN NESS AVE	HOC	10	H1-2	Ci	10			C2-1	17
t) E	480 480	FERNHOOD AVE HESTERN AVE		5	P-2 C2-2	Ci	1D 1D	HDC HOC	id id	P-1	. 17 17
þ	485	FERNHOOD AVE	QS		R4-2	ÁI	1 XL	HIGH	2	R4-2	
>	490	FÉRNHOOD AVE	KOC	ib .	R4P-2		1D			R4P-1	17
·	495	HESTERN AVE	НОС	10	6CK5	C1	10			C2-1D	17
<b>?</b>	500	SERRANO AVE	нзін	2	R4-2	<b>R</b> 4	2			R4-2	
•	505	WESTERN AVE	HOC	10	C5-5	C1	10			C2-1	17
	510	FOUNTAIN AVE	HIGH	5	C2-5	R4				R4-2	
	515	HESTERN AVE	0\$		CS-5	A1	1XL	HOC	10	C2-i	14; 17
	520	KESTERN AVE	KIGK	2	CK-5	R4	5			R4-2	7
	525	FOUNTAIN AVE	HMED	iŸL	£2-5	C03R4	1 VL			(Q)R4-1YL	19
	530	SERRAND AVE	HHED	IVL	C2-2	[Q]R4	IVL			[@]R4-1VL	26
	535	SERRAND AVE	HMED .	IVL	R4-2	[@]R4 ·	1VL			{9}R4-!VL	19
	540	SERRAND AVE	HAED	147	R4-2	( <u>0</u> )84	1VL			(Q)R4-1VL	20
	545	LA HIRADA AVE	08		R4-2	[Q]R4	īĀĒ	HKED	IVL	[8]R4-1VL	14; 19

<sup>♦</sup> Official zoning maps will be flagged to warm property owners of additional restrictions (see Comment 1).

#### EXHIBIT "A-1" RECOMMENDATION TABLE HOLLYWOOD--PART II

			Exist	-	Initiated		Staff R	•	
Sub Area	Street	SENERAL Land Use		Zone/Height District	Zone	Height District	GENERAL PLI Land Hg Use Bu	t. Zone/Height	Connents
550	SERRANO AVE	HHED	1VL	R4P-2	[0]R4	1ŸL		[@]R4-1VL	3; 19
555	SERRAND AVE	HHED	19L	cs-5	Ci	10		C2-1	14;17
560	HOLLYWOOD FWY	OS		VARIOUS	A1	1 XL		VARIOUS-#	1

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#### APPENDIX A

#### COMMENTS

#### HOLLYWOOD COMMUNITY PLAN AMENDMENTS - PART II

- 1. The following footnote shall be added to the Community Plan map:
  "When the use of property designated as Public/Quasi Public or Open
  Space is proposed to be discontinued, the proposed use shall be
  approved by the appropriate decision-makers through a procedure
  similar to a conditional use. The decision-maker shall find that
  the proposed use is consistent with the elements and objectives of
  the General Plan and may impose additional restrictions on the
  existing zoning as deemed necessary to assure that the proposed land
  use will be compatible with the land uses, zoning, or other
  restrictions of adjacent and surrounding properties, and consistent
  with the General Plan."
- 2. Public facility symbol shall be retained as shown on adopted Plan.
- 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 permanent "Q" condition shall be imposed as follows: "Residential uses shall be prohibited, except as otherwise permitted in the industrial zones."
- 5. Existing "Q" and/or "T" conditions shall be retained.

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- 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 is not subject to a time limit for effectuation.
- 11. A new permanent "Q" condition shall be imposed as follows: "R4 density residential use shall be prohibited."

- 13. Recent action by the Planning Commission and/or City Council has resulted in the approval of a Plan Amendment and/or zone change consistent with the recommendation.
- 14. Recommendation corresponds to an "Alternate use" as depicted in Exhibit A2 of the Hollywood Redevelopment Plan (adopted in May, 1986).
- 15. A new permanent "Q" condition is recommended: "The property shall be limited to the following uses:
  - a. Residential uses permitted in the R4 Zone.
  - b. Hotels, motels, and apartment hotels
  - c. The following uses, subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24C1.5(j):
    - Parking buildings, provided such parking is accessory to the main use of the lot or accessory to the main use of another lot located within the Hollywood Redevelopment Project area.
    - 2) Any use permitted in the Cl Zone within buildings which were in existence on the lot upon the effective date of this ordinance."

The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan and the Redevelopment Plan for Hollywood."

- 16. A new permanent "Q" condition is recommended: "The property shall be limited to the following uses:
  - a. Residential uses permitted in the R4 Zone.
  - b. Hotels, motels, and apartment hotels.
  - c. The following uses, subject to Zoning Administrator approved pursuant to Municipal Code Section 12.24.Cl.5(j):
    - 1) Any other use permitted in the Cl Zone provided that the floor area of such use does not exceed 1:1; and further provided that such commercial use is combined with multiple unit residential use for which the floor area ratio is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).

The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the

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objectives and intent of the Hollywood Community Plan and the Redevelopment Plan for Hollywood."

- 17. A footnote to the Community Plan will be added follows: "A floor area ratio of 1.5:I shall be permitted on properties designated Highway Oriented Commerce located within the Hollywood Redevelopment Project Area."
- 18. A new "D" Development limitation is recommended: "The total floor area of a lot shall not exceed two (2) times the buildable of the lot. A project may exceed the 2:1 floor area ratio provided that:
  - a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan and, if applicable, (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan.
  - b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3."
- 19. A new permanent "Q" condition is recommended: "Residential density shall be limited to a maximum of one dwelling unit per 600 square feet of lot area."
- 20. A new permanent "Q" condition is recommended: "Residential density shall be limited to a maximum of one dwelling unit per 800 square feet of lot area."
- 21. A new permanent "Q" condition is recommended: "Residential density shall be limited to a maximum of one dwelling unit per 1200 square feet of lot area."
- 22. A footnote to the Community Plan will be added as follows: "This Plan contemplates that certain commercial uses may be allowed on properties designated High density housing under Municipal Code Section 12.24.C.1.5(j). Commercial uses should be limited to those permitted in the Cl Zone, and the floor area ratio (FAR) of such uses should not exceed 1:1. Whenever possible commercial uses should be located at street level, with residential uses on the upper floors."
- 23. A new "D" development limitation is recommended: "No building or structure shall exceed a height of forty five (45) feet in height above grade. Roof structures are exempted pursuant to Section 12.21.B.3 of the Municipal Code. The total floor area of a lot shall not exceed two (2) times the buildable of the lot. A project may exceed the 2:1 floor area ratio provided that:

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- a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan and, if applicable, (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan.
- b. A Dispostion and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3."
- 24. A new "D" Development limitation is recommended: "The total floor area of a lot shall not exceed three (3) times the buildable of the lot. A project may exceed the 3:1 floor area ratio provided that:
  - a. The Community Redvelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan and, if applicable, (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and
  - b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3."
- 25. A new permanent "Q" condition is recommended: "No building or structure shall exceed a height of forty five (45) feet in height above grade. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code."

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## APPENDIX B

### ABBREVIATIONS FOR GENERAL PLAN DESIGNATIONS

## HOLLYWOOD COMMUNITY PLAN, PART II

## Land Use Designations:

<b>TOM</b>	Low Density Housing
LMED	Low Medium Density Housing
MED	Medium Density Housing
HMED	High Medium Density Housing
HIGH	High Density Housing
VHIGH	Very High Density Housing
HOC	Highway Oriented Commercial
NOC	Neighborhood and Office Commercial
REGC	Regional Center Commercial
	_
CM	Commercial Manufacturing
LTDM	Limited Industry
	•
OS	Open Space
OTPB	Other Public Land
PQP	Public/Quasi-Public
RCSC	Recreation and School Site
	4

## Bulk/Height Designations:

1 1D 2 2D	Height District No.1 with building bulk up to 1.5:1 FAR Height District No.1 with building restricted to 1:1 FAR or less Height District No.2 with building bulk up to 6:1 FAR Height District No.2 with building bulk restricted to average FAR of 4.5:1
1-XL	Building height limited to 30 feet (and two stories for non-residential use)
1-VL	Building height limited to 45 feet (and three stories for non-residential use)

APPENDIX C

CORRESPONDING ZONES AND HEIGHT DISTRICTS FOR PLAN LAND USE DESIGNATIONS

	PLAN LAND USE	CORRESPONDING ZONES	CORRESPONDING HEIGHT
	Housing	,	
	Minimum Very-Low I Very-Low II Low I	A1, A2, RE40 RE20, RA RE15, RE11 RE9	. 1 1 1
₹-	Low II Low-Medium I Low-Medium II	RS, R1 R2, RD5, RD4, RD3 RD2, RD1.5	IXL IXL
<b>3</b>	Medium High-Medium	R3 R4	1 1VL
ß	High	R4, R5	lvl
	Commerce		
5 .	Limited	CR, C1, C1.5, P	ı
\$T	Highway-Oriented Neighborhood and Office	C1, C2, PHE	1 1
<b>)</b> .	Community	CR, C4, C2, P, PB	.1
ָל פ	Regional Center	C2, C4, P, PB	2
to .	Industry		
9 .	Commercial Manufacturing Limited	CM, P MR1, M1, P, PB	IVL 1

# HOUSING AND POPULATION SUMMARY HOLLYWOOD COMMUNITY, PART II

	DWELL	INC	3	PERSONS		PERCENT OF	•	PERCENT OF
RESIDENTIAL	UNITS	S PE	R	PER GROSS		RESIDENTIAL	POPULATION	POPULATION
DENSITY	GROSS	S AC	:RE*	ACRE*	GROSS ACRES*	LAND	CAPACITY	CAPACITY
Minimum	5	to	1	3.0	928	11.4	2,785	1.2
Very Low II	2+	to	3	9.0	1,668	20.5	15,010	6.5
Low I	3+	to	5	12.5	451	5.5	5,635	2.5
Low II	` 5+	to	7	18.5	2,371	29.1	43,865	19.0
Low Medium I	7+	ło	12	26.0	456	5.6	11,855	5.1
Low Medium II	12+	to	24	40.0	.967	11.9	38,680	16.8
Medium _	24+	to	40	74.0	1,015	12.5	75,110	32.6
High Medium	40+	to	60	95.0	124	1.4	11,780	5.1
High		60-	١	152.0	170	2.1	25,840	11.2
TOTALS					8,150	100.0	230,560	100.0

# LAND USE AND POPULATION SUMMARY HOLLYWOOD COMMUNITY, PART II

LAND USE	GROSS ACRES*	PERCENT OF TOTAL ACRES	CAPACITY	CAPACITY
HOUSING	·			
Single Family	5,418	34.9	20,996	67,295
Multiple Family	2,732	17.6	76,228	163,265
Total Housing	8,150	52.5	97,224	230,560
COMMERCE/PARKING				
Limited	50	3	•	
Neighborhood, Office	370	2.4		
Highway Oriented	368	. 2.4		
Community	68	.4		
Regional Center	268	1.7		
Total Commerce	1,124	7.2		
INDUSTRY		•		
Commercial Manufacturing	52	. •3		
Limited	273	1.8	•	
Total Industry	325	2.1		•
OPEN SPACE				
Public and Quasi-Public Land	300	1.9		•
Open Space	5,625	36.3		
Total Open Space	5,925	38.2		
TOTALS	15,524	100.0	•	

<sup>\*</sup> Gross Acres includes streets.

#### ADDENDUM TO EIR. NO. 1071

# GENERAL PLAN/ZONING CONSISTENCY PROGRAM HOLLYWOOD COMMUNITY, PART II

The City of Los Angeles is required by state legislation and a court order to bring its zoning into consistency with the General Plan. In compliance with this mandate, the City's General Plan/Zoning Consistency Program is systematically initiating changes of zone and height district which are consistent with the General Plan and, where appropriate, recommending Plan amendments which are consistent with the current existing land use.

The original Hollywood Community Plan was adopted in 1973. The City Council adopted a Redevelopment Plan for the Hollywood regional core in 1986, with instructions to proceed with necessary amendments to the Hollywood Community Plan as well as rezoning. Consistent with these instructions, a public hearing will be conducted on the proposed Community Plan Revision on June 16, 1988. Planning Commission and Council actions are anticipated later in the year.

Because of amendments to the Hollywood Community Plan, the Draft Environmental Impact Report for Part II of the Hollywood Community portion of the General Plan/Zoning Consistency Program is revised to incorporate new data summarized on the attached tables: (1) housing and population, and (2) land use and population.

Furthermore, the Redevelopment Plan calls for the creation and adoption of a transportation program, with appropriate mitigation measures, by City Council within two years of adoption of the Redevelopment Plan. Because the transportation program has not yet been formulated and implemented, the Planning Department recommends in the interim that a more restrictive floor area ratio (FAR) be established for new development in the regional commercial core area. The specific limitations in floor area ratio are noted on the recommendations table which accompany the Draft Environmental Impact Report.

EIRADD/A011 05/13/88

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February 8, 1988

To:

Public Agencies and Officials, Interested Parties

SUBJECT:

DRAFT EIR, HOLLYWOOD COMMUNITY PLAN REVISION,

SCH NO. 87112504

This transmits to you for comment the above referenced draft EIR. Written comments on the draft EIR should be received by March 28, 1988. The City Planning Department will prepare a Final Environmental Impact Report based on the draft EIR and the comments received.

Submit your comments in writing to:

Community Planning Division - Hollywood DEIR City Planning Department Room 505, City Hall 200 N. Spring Street Los Angeles, CA 90012

Any questions on this matter should be directed to Lynell Washington or Michael Davies at (213)485-2478.

Michael F. Davies

City Planner

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March 24, 1988-

To:

Public Agencies and Officials, Interested Parties

SUBJECT: DRAFT EIR, HOLLYWOOD COMMUNITY PLAN REVISION SCH NO. 87112504

This is to inform you that the comment period for the above referenced Draft Eir has been extended to April 8, 1988. The City Planning Department shall prepare a Final Environmental Impact Report based on the Draft EIR and the comments received.

Submit your comments in writing to:

Community Planning Division - Hollywood DEIR City Planning Department Room 505, City Hall 200 N. Spring Street Los Angeles, CA 90012

Any questions on this matter should be directed to Lynell Washington or Michael Davies at (213) 485-2478.

Michael F. Davies

City Planner

### TABLE OF CONTENTS

•	<u>Page</u>
1.0 INTRODUCTION	1
2.0 SUMMARY	
3.0 PROJECT DESCRIPTION	14
3.1 Location :	14
3.2 Purpose of the Community Plan	14
3.3 Basis for Revising the Hollywood Community Plan	
3.4 Geographic Areas Covered by the Proposed Plan Revision	
3.5 Objectives of the Plan Revision	17
3.6 Plan Land Uses	19
3.7 Plan Capacity	26
4.0 OVERVIEW OF ENVIRONMENTAL SETTING	30
5.0 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES	31
5.1 Land Use	31
5.2 Population and Housing	3,4
5.3 Traffic and Circulation	
5.4 Aesthetics and Urban Design	78
5.5 Public Services	-
5.6 Air Quality	
5.7 Noise	
5.8 Energy and Utilities1	
5.9 Earth	
5.10 Drainage1	
5.11 Natural Resources1	
5.12 Plant and Animal Life	
5.13 Cultural and Historic Resources	
6.0 UNAVBIDABLE ADVERSE IMPACTS	
7.0 ALTERNATIVES TO THE PROJECT	
8.0 LONG-TERM IMPLICATIONS	17
8.1 The Relationship between Local Short-term Uses of the	
Environment and the naintenance and Enhancement of	
Long-term Productivity1	17
8.2 !rreversible Environmental Changes Resulting from	
Project Implementation	
8.3 Growth Inducing Impact	
8.4 Cumulative Impacts	
9.0 ORGANIZATIONS AND PERSONS CONSULTED	
APPENDIX A INITIAL STUDY	
ADDENDIY D. HOLLYWOOD DEDEVELODWENT DLAN. 1	τΩ

#### 1.0 INTRODUCTION

#### 1.1 AUTHORIZATION AND FOCUS .

This report has been prepared for the City of Los Angeles Department of City Planning in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA) as amended and the City of Los Angeles Environmental Guidelines.

In accordance with the CEQA Guidelines, an Initial Study of the proposed project was prepared. Other environmental effects, considered in the Initial Study, which were determined to be clearly insignificant and/or unlikely to occur are not addressed in this report. The complete Initial Study is attached as Appendix A.

The purpose of this EIR is to provide an informational document that will inform the Planning Commission, the Los Angeles City Council and the general public of the environmental effects of the Proposed Hollywood Community Plan Revision. Per Section 15168 of the CEQA Guidelines, this report is intended to function as a <a href="Proposed Program EIR">Program EIR</a>.

#### 1.2 PROJECT PROPONENT

The Revision to the Hollywood Community Plan is proposed by:

1 Harry Combine

Department of City Planning Community Planning and Development Division City of Los Angeles City Hall Room 505 200 North Spring Street Los Angeles, CA 90012-4856

### 2.0 SUMMARY

Summary of Proposed Action: The proposed revision would modify and reduce residential and commercial development levels allowed under the current Hollywood Community Plan, adopted in 1973. Objectives of the revision are to:

- Accommodate the year 2010 projected population, plus a 10-15 percent buffer;
- Provide community-serving commercial uses in small centers in areas outside the boundaries of the designated Hollywood Redevelopment Plan area;
- Concentrate major commercial development within the Redevelopment Plan area; and
- Define a transportation and circulation system that provides for acceptable levels of traffic service in conjunction with community plan land uses.

The Proposed Plan revision would provide capacity for 199,000 people, 93,000 housing units and 31 million square feet of development. These capacities would represent the following increases over existing levels outside of the Hollywood Redevelopment Plan area:

- 29,000 persons
- 12,000 housing units
- 8 million square feet of commercial space
- ·7 million square feet of industrial space.

Location and Boundaries: The Hollywood Community Plan area is located within the central portion of the City of Los Angeles, approximately 3 miles northwest of downtown Los Angeles. The Plan area is generally bounded by the City of Glendale on the northeast, the Northeast District Plan Area (City of Los Angeles) on the east, the Silver Lake - Echo Park District (City of Los Angeles) on the southeast, the Wilshire District (City of Los Angeles) on the south, the City of Beverly Hills on the southwest, the City of West Hollywood on the west, the Bel Air - Beverly Crest District (City of Los Angeles) on the west, the Sherman Oaks - Studio City District (City of Los Angeles) on the northwest, Universal City (County of Los Angeles) on the northwest, and the City of Burbank on the north.

Project Background: The current Hollywood Community Plan was adopted in 1973. Work on the plan revision was initiated in October 1986. The plan revision was undertaken as part of the Department of City Planning's effort to update plans and to address plan and zone inconsistencies.

The Hollywood Redevelopment Plan was adopted in May 1986. An Environmental Impact Report (State Clearinghouse Number 85052903) was prepared in late 1985 for the plan and redevelopment area. The land use man of the Pedevelopment Plan is attached as Annendix B.

Pre-circulation Issues: A Notice of Preparation (NOP) and Request for Comments were distributed to local agencies, organizations and interested citizens. Responses are on file with Department of City Planning, Community Planning and Development Division, Room 505, Los Angeles City Hall. Issues raised encompassed a wide variety of concerns, including:

- Traffic impacts
- Noise
- Air quality
- Land use compatibility
- Consistency with regional plans and policies
- Consideration of SCAG plans and policies
- Population, employment and housing
- School facilities
- Adequacy of public services
- Sewer capacity
- Energy use
- Public transit

Areas of Controversy: Public involvement has been an important element in the development of the Hollywood Community Plan. In order to identity issues, problems, and alternatives, a series of public meetings were held where differing perspectives on the following category of issues were raised.

- Residential density
- Traffic
- Parks and open space
- Conflicts between commercial and residential uses
- Support for motion picture industry
- Infrastructure over-capacity
- Safety
- Relation of the Community Plan to Redevelopment Plan
- Hillside development on substandard lots
- Land use classification of studio properties
- Slope density
- Hillside cluster housing zoning category
- Conflicts of schools with surrounding uses
- Neighborhood conservation
- Historic preservation
- Aesthetics of public improvements
- Aesthetics of private improvements
- Public participation in the planning of public improvements
- Mini-malls
- Provision and conservation of neighborhood-serving commercial uses
- Non-conforming uses

For additional details, please refer to the <u>Hollywood Community Plan</u>
<u>Revision: Background Report</u>, Gruen Assoc<u>ia</u>tes, July 15, 1987.

Alternatives: In addition to the Proposed Plan revision, this report considers 1) retention of the current Community Plan, and 2) an alternative that would hold residential development potential to the same level as the Proposed Plan, and would increase non-residential development to a level greater than the Proposed Plan and less than the Current Plan.

# SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The following paragraphs summarize the key findings of the environmental report prepared for the Hollywood Community Plan Revision. It should be recognized at the outset that the purpose of the Plan Revision has been to eliminate and/or mitigate the adverse effects on transportation, public services and infrastructure that have resulted from development that has occurred under the Current Hollywood Community Plan, adopted by the City Council 15 years ago.

#### LAND USE

#### Impact.

- Development potentials for all land uses are scaled back under the Proposed Plan revision. Residential land uses are limited to be consistent with the year 2010 population projection prepared by the Southern California Association of Governments (SCAG). Commercial, office and industrial development potentials, the source of the bulk of the traffic generation in the Plan area, are set at reduced densities that will allow the Plan area roadway system to function at acceptable levels of service.
- The Proposed Plan establishes residential development densities that reflect existing conditions and allow for in-fill housing growth to attain the SCAG forecast. Very High and High residential density categories are eliminated (outside of the Redevelopment Plan area) and the majority of the residential use is shifted into mid-range density categories such as Medium and Low Medium.
- The Proposed Plan (Revision Area only) would provide for a population capacity of 199,000 persons. This would be a 17 percent increase from existing levels and a 49 percent decrease in the build-out capacity of the Current Community Plan. Non-residential densities are similarly reduced. The Proposed Plan would provide for 31 million square feet (not including the Redevelopment Area). This would be a 82 percent increase over existing levels but a 69 percent decrease from build-out of the Current Plan.

# . . . Mitigation:

 Implementation of a Transportation Specific Plan, transportation and circulation improvements, as well as development standards to ensure that land use capacity and transportation service are in balance and that land use conflicts and incompatibilities are minimized.

# Net Effect After Mitigation:

The net effect of the proposed action would be to "down zone" property, to reduce the incentive to redevelop in residential areas, and to provide small scale neighborhood-oriented commercial developments.

#### POPULATION AND HOUSING

#### Impact:

- Changes in land use density in the revision area would provide for the addition of approximately 10,000 housing units or about 30,000 persons.
- The Proposed Plan would result in a single family and multiple-family unit distribution similar to existing conditions, i.e. 20 percent single-family and 80 percent multi-family. The Current Plan would result in 10 percent single-family, 90 percent multi-family split.
- e Given the potential population capacity and employment capacity, the Proposed Plan would result in a employment to population ratio of 0.59. According to SCAG criteria this ratio reflects an "employment rich" condition and would slightly exceed the 0.55 ratio considered to be indicative of a jobs-housing balance.

#### Mitigation:

 Non-residential development levels in either the revision area or the redevelopment area should be reduced to achieve a better a jobs-housing balance in the Community Plan area.

#### Net Effect After Mitigation:

Jobs-Housing balance within Hollywood Community Plan area.

#### TRANSPORTATION AND CIRCULATION

#### | Impact:

- The Proposed Plan would increase evening peak period trips in the Plan area by 48 percent. In comparison, the Current Plan would increase trips by 209 percent.
- With the Proposed Plan, 28 of the 39 intersections studied would operate at Level of Service F during the evening peak hour. In comparison, 36 intersections would operate at LOS F due to the Current Plan.

#### Mitigation:

- Prepare a Transportation Specific Plan to implement operational and physical improvements in the Plan area, including: ATSAC, peak period parking restrictions, one-way couplets, reversible lane operations, street widening, jog eliminations, and localized intersection improvements.
- Transportation Systems Management and Transportation Demand Hanagement plans should be developed and implemented for large scale commercial developments and employers in the Community Plan area.

Future office development in the Redevelopment Area should be limited to a level similar to that contained in the Redevelopment Project EIR's 20-year market-based forecasts, at least until steps are taken to implement major street system improvements in excess of improvements feasible within existing rights-of-way.

## Net Effect After Mitigation:

Transportation service would be improved. With operational and physical improvements, it of the 39 studied intersections would operate at LOS F. With street widening consistent with the standards and classifications in the Circulation Element, 13 of the 39 intersections would operate at LOS F.

#### AESTHETICS AND URBAN DESIGN

#### Impacts:

The Proposed Plan can only directly regulate general land use, residential density, and non-residential development intensity. If development occurs without the imposition of development standards and transportation system improvements, then future development (while at lower development intensities) will look much like recent development. The visual and functional quality of the Hollywood environment will continue to decline.

#### Mitigation:

- Programs and development standards should be implemented through inclusion in the Zoning Code or other enforceable means. These actions should include as a minimum:
  - Preservation of historically and architecturally significant neighborhoods through Specific Plans or the Historic Preservation Overlay Zone (HPOZ).
  - Development Standards for all land uses addressing street trees.
  - Commercial Development Standards (parking, screening, landscaping, access, etc.)
    - Residential Development Standards, addressing hillside areas and multi-family housing (setbacks, lot coverage, dedications, open space, etc.).
  - Neighborhood Plans and Improvement Districts. The Proposed Plan should allow for specific standards on a neighborhood basis for both commercial and residential areas.

#### Net Effect After Mitigation:

 Preservation and enhancement of neighborhood environmental quality in Hollywood.

#### PUBLIC SERVICES

#### impact:

- Schools The Proposed Plan would generate a 13 percent increase in students. In comparison, the Current Plan would generate a 114 percent increase in students.
- Parks The Proposed Plan would require 540 acres of parkland to meet City standards. This is 2.7 times more parkland than is currently provided. In comparison, the Current Plan would require more than 900 acres of parkland.
- <u>Fire Protection</u> The Proposed Plan would result in increased demand. Under the Proposed Plan the hillside areas would continue to develop and a be a source of continuing concern to the Fire Department.
- Police Service The Proposed Plan would result in increased demand. To maintain typical citywide ratios of police personnel to population, a 17 percent increase in personnel would be needed to accommodate the Proposed Plan population capacity. The Current Plan would require a 135 percent increase in personnel.
- <u>Libraries</u> No adverse impacts anticipated.

#### Mitigation

- Schools Expand facilities on current sites. Allow residential development only in areas where there is remaining enrollment capacity.
- Parks Provide neighborhood-oriented recreation at Griffith Park. Use school yards. Develop pocket parks. Require dedication of usable open space as part of new residential developments.
- <u>Fire Protection</u> Compliance with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan.
- Police Service Over the life of the plan, assign additional personnel consistent with Police Department policy and budgetary constraints.
- <u>Libraries</u> No mitigation required.

#### Net Effect After Mitigation

- Schools Unavoidable adverse effect anticipated.
- Parks Unavoidable adverse effect anticipated.
- Fire Protection Acceptable level of service provided.
- . Police Service Acceptable level of service provided.

#### AIR QUALITY

#### Impact:

- Short-term construction-related emissions anticipated on a project basis.
- Long-term increase in stationary emissions.
- Long-term increase in vehicular emissions. For carbon monoxide, the Proposed Plan would result in 57 percent reduction in potential emissions when compared to the Current Plan.

# Mitigation:

- Construction-related emissions to be reduced through implementation of dust control measures such as wetting.
- Implementation of the Transportation Specific Plan discussed above.

#### Not Effect After Mitigation:

 Although emissions would increase above existing levels due to the Proposed Plan, the Proposed Plan would represent a significant reduction in potential development and associated trip generation in the Community Plan area and would have a beneficial impact.

#### NOISE

#### Impact:

- On an intermittent short-term basis, construction-related noise would occur.
- With the Proposed Plan, traffic-related noise levels would exceed City standards at 22 of the 28 locations studied. In comparison, the Current Plan would result in unacceptable noise at 27 of the 28 locations studied.

#### Mitigation:

- on a project basis, construction related activities should be limited to daytime hours. These activities should comply with the provisions of City Ordinance No. 144,331. Construction equipment should be properly fitted with noise attenuation devices.
- Development standards for residential should address site plans and building layouts to minimize noise impacts.
- For stationary noise sources, adjacent properties should be adequately buffered, including use of walls and earth berms.

#### Net Effect After Mitigation:

- Construction-related noise would be reduced to acceptable levels.
- For existing residential development, adjacent to major and secondary roads, noise impacts may not be mitigated and would result in unavoidable adverse effects. For new residential development, site plan design and development standards would substantially reduce noise impacts.

#### ENERGY AND UTILITIES

#### impact:

- Sewer/Wastewater Compared to existing levels, the Proposed Plan would increase wastewater generation by 5 million gallons/day (mgd) at build-out (a. 22 percent increase). This would place an additional demand on the Hyperion Treatment Plant and on the local sewer system. The Current Plan would result in an increase of 39 mgd (a 167 percent increase).
- Solid Waste At build-out, the Proposed Plan would produce 447 tons of solid waste per day (a 25 percent increase over existing generation). Housing and commercial/industrial growth permitted by the Proposed Plan would contribute to the use of remaining landfill capacity in Los Angles County. Build-out of the Current Plan would produce 803 tons of solid waste/day.
- <u>Electrical Power</u> The Proposed Plan would increase electrical demand to 971 million kilowatt hours annually (a 37 percent increase over existing consumption). In comparison, the Current Plan would result in the consumption of 2.5 billion kilowatt hours annually.
- <u>Water Supply</u> The Proposed Plan would increase water consumption to 25 mgd (a 22 percent increase above existing levels). The rate of increase in water use is higher for the Community Plan area than the consumption growth forecast by the Department of Water and Power citywide. The Current Plan would result in the consumption of 59 mgd.
- Natural Gas The Proposed Plan would result in the consumption of 5.9
   billion cubic feet (a 19 percent increase over existing consumption). The Current Plan would result in the consumption of 11.5 billion cubic feet.

#### Mitigation '

- e. <u>Energy</u> Compliance with conservation requirements contained in the California Administrative Code, Title 24, Building Standards.
- <u>Sewers/Wastewater</u> Development should be permitted when phased with improvements in the local sewer system, as well as programmed improvements at the Hyperion Treatment Plant. Phasing of development should be undertaken for all communities within the Hyperion service area. Similar to the Proposed Plan, population holding capacities in each area should be consistent with SCAG growth forecast.

- e Solid Waste The Proposed Plan should encourage a variety of waste reduction techniques. These, as a minimum, will include separation, recycling and composting. Growth in the Plan area must also be tied directly to Citywide and Countywide Solid Waste Management Plans, where development will need to be kept in balance with available landfill capacity in combination with other solid waste disposal technologies. According to the most recent assessment of solid waste needs by the Bureau of Sanitation and the County Department of Public Works(1/88), available landfill capacity in the City of Los Angeles will be exhausted in 1997 and countywide there will be significant shortfalls by 1992. Thus, mitigation of plan area solid waste impacts must address new landfills or alternatives.
- <u>Water Supply</u> The Proposed Plan should encourage the use of water conservation measures consistent with the Department of Water and Power's Urban Water Management Plan.
- Electricity and Natural Gas No mitigation required.

# Net Effect After Mitigation

Energy and utilities impacts would be reduced but not eliminated. Impacts
on Hyperion will only be reduced if coordinated with a citywide phasing of
development to match improvements in treatment capacity.

#### EARTH

#### Impact:

- Regardless of the land use plan implemented, there will be a continued risk of human injury and property damage because of potential regional earthquakes. The elimination of high density residential categories in the Proposed Plan would contribute to minimizing the degree of risk.
- Continued development in the hillside areas will raise concerns regarding grading practices and landslide potential.

#### Mitigation:

- Compliance with the Seismic Safety Element and other City Building Code requirements regarding earth moving and grading.
- Require that all projects use the practices identified in the Department of City Planning's "Planning Guidelines Grading Manual."

#### DRAINAGE

#### Impact:

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

#### Mitigation:

 On a project basis, compliance with provisions of the Flood Hazard Management Specific Plan and any additional requirements identified by the Bureau of Engineering.

#### Net Effect After Mitigation:

Impacts reduced to acceptable levels.

# NATURAL RESOURCES

#### impact:

No impacts anticipated.

#### PLANT AND ANIMAL LIFE

#### Impact:

 The Proposed Plan would continue to permit hillside development, and as a result undeveloped and natural areas containing local habitat would be removed.

#### Mitigation:

 Compliance with grading regulations and use of "unitized" grading procedures to reduce impacts on remaining natural areas.

# · Net Effect After Mitigation:

Unavoidable adverse effect on hillside habitat areas.

# HISTORIC AND CULTURAL RESOURCES

#### Impact:

The Proposed Plan revision cannot directly address the preservation of cultural resources. The Proposed Plan does, however, scale back development potentials to reduce the incentive to redevelop historic and cultural resource properties.

#### Mitigation:

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• An historic and architectural survey of the Plan revision area should be prepared. Based on the findings of the survey, specific plans and/or Historic Preservation Overlay Zones should be adopted. Also, the designation of individual structures as Cultural-Historical Monuments through the Cultural Heritage Commission should sought.

#### Net Effect After Mitigation:

 Preservation of neighborhoods and buildings that have contributed to the overall character and uniqueness of the Hollywood Community Plan area.

## 3.0 PROJECT DESCRIPTION

#### 3.1 LOCATION AND BOUNDARIES

The Hollywood Community Plan area is located west of Pasadena and downtown Los Angeles, and south of Glendale and Burbank (see Figure 1). The Plan area is irregular in shape and is generally bounded by Helrose Avenue on the south, Hyperion Avenue and Golden State Freeway on the east, and Barham Boulevard, Forest Lawn Drive and Ventura Freeway on the north. On the west, it is bordered by Cahuenga Boulevard, Mulholland Drive, Laurel Canyon Boulevard and a line running at a southwest tangent from Laurel Canyon Boulevard.

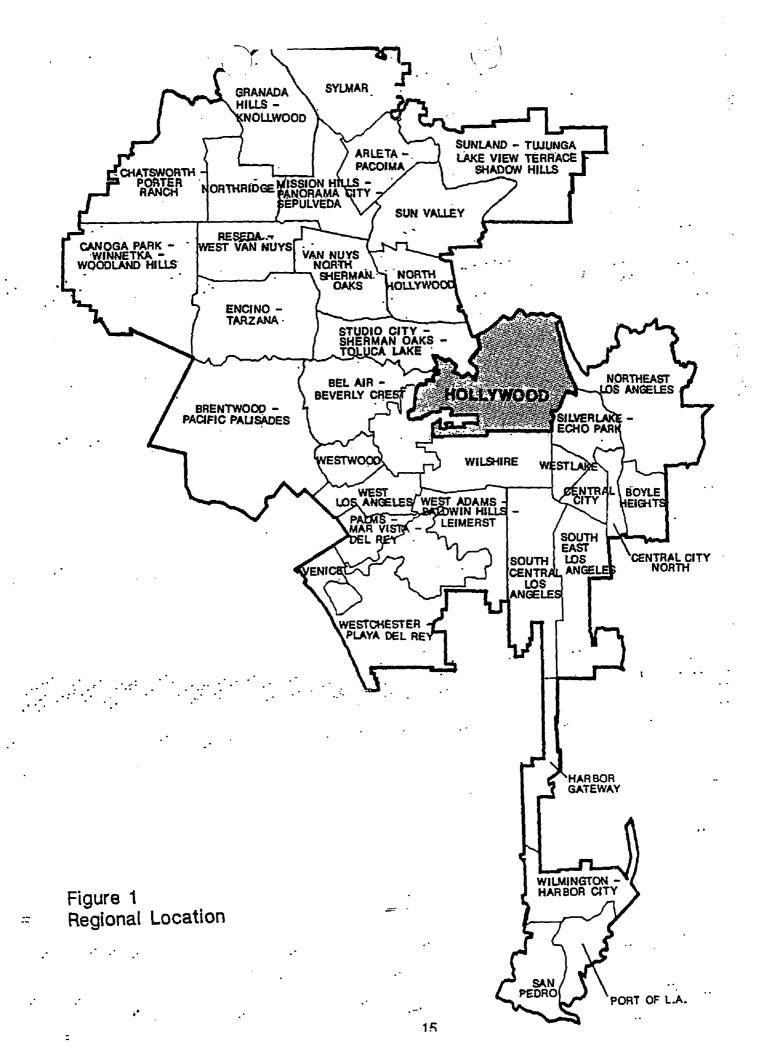
#### 3.2 PURPOSE OF THE COMMUNITY PLAN

In the City of Los Angeles, the land use element of the General Plan is divided into 35 community or district plans. Each community or district plan area is about the size of a medium or large city. The Hollywood Community Plan area has a population of almost 200,000 people, making it bigger than most cities in California.

State law [Government Code Section 65860(d)] requires that the General Plan and zoning in the City of Los Angeles be consistent. To comply with this law, the City now requires that what the Plan says about generalized use, density and intensity for an area be the same as the zoning assigned to each parcel in that area. As a result of this law, there are two things that the Community Plan regulates definitively: 1) the general type of use, and 2) the residential density (number of units) or commercial intensity (square feet of floor space) permitted in a particular area.

Everything else in the Community Plan is considered to be a recommendation and is taken into consideration whenever a "discretionary action" (for example, a zone change) is requested. The Community Plan can recommend "programs" for implementing the Plan. For example, it can recommend that the Circulation Element be revised and that a "Transportation Specific Plan" be adopted to make sure that transportation improvements will be made in coordination with development permitted by the Community Plan. It can recommend that a series of development standards be included in the Zoning Code to address specific uses, parking requirements, landscaping, height and other design considerations for each land use category. It can also recommend that historic surveys be undertaken and Specific Plans be prepared for areas within the Community Plan Area that need special attention.

<sup>1.</sup> This chapter summarizes the key elements of the Plan revision proposal, prepared by Gruen Associates. For additional details please refer to the Hollywood Community Plan Revision Background Report available from the Department of City Planning, City Hall, Room 505.



This Proposed Plan revision contains the corresponding zoning designations needed to make the zoning consistent with the Proposed Plan with respect to general land use, density and intensity. If the Proposed Plan designation for a particular area would make the zoning "less restrictive" than it is today, the zoning will not be changed at this time. Instead, a zone change will be considered and may be granted upon request by the property owner. The zone changes necessary to bring about compliance with State law are being processed through CPC No. 86-831-GPC.

Land use designations/regulations in other elements of the General Plan which are applicable to Hollywood are also included in the Plan. Other elements include: circulation, fire protection, safety, seisaic safety, noise, libraries, bicycles, conservation, open space, scenic highways, public recreation, major equestrian and hiking trails, and City-owned power transmission rights-of-way facilities.

#### 3.3 BASIS FOR REVISING THE HOLLYWOOD COMMUNITY PLAN

There are four primary reasons for revising the Hollywood Community Plan at this time:

- 1. Land use plans are typically prepared to accommodate 20 years of growth and are updated every 5 years to respond to unanticipated changes in conditions. The Current Plan was prepared in the late 1960's with a 1990 time horizon; however, its capacity greatly exceeds growth projections for the next 20 years. Moreover, until the recently adopted Beverly Hills Freeway Deletion Area and Highland-Cahuenga Area Plan amendments, the Plan had not been updated. Until now, no comprehensive update was undertaken.
- 2. The City is under a court order to bring its General Plan and zoning into conformance by March 1988.

For example, if the current zoning on a lot is residential and the Proposed Plan designation is commercial, or if the current zoning permits a duplex and the plan permits a fourplex, the zoning is not changed. This means that, if the property owner wants to build a commercial use permitted by the plan in the first example or a fourplex instead of a duplex in the second example, he or she must request a zone change. The zone change will generally be permitted because it is consistent with the Community Plan, but the request for a zone change gives the City the opportunity to impose development standards which are recommended by the Plan but which are not currently in the Zoning Code. Other conditions may be imposed based on need to mitigate adverse environmental impacts of the proposed project.

- 3. More importantly, the transportation system and other public facilities and services in Hollywood are at, or approaching, capacity today and cannot accommodate the additional development permitted by the Current Plan without substantial improvements.
- 4. There is a widespread concern within the Hollywood community that "quality of life" has declined dramatically in recent years, largely because public facility improvements have not kept pace with development, and because there are no standards or design guidelines to ensure that new development projects are functional and attractive.

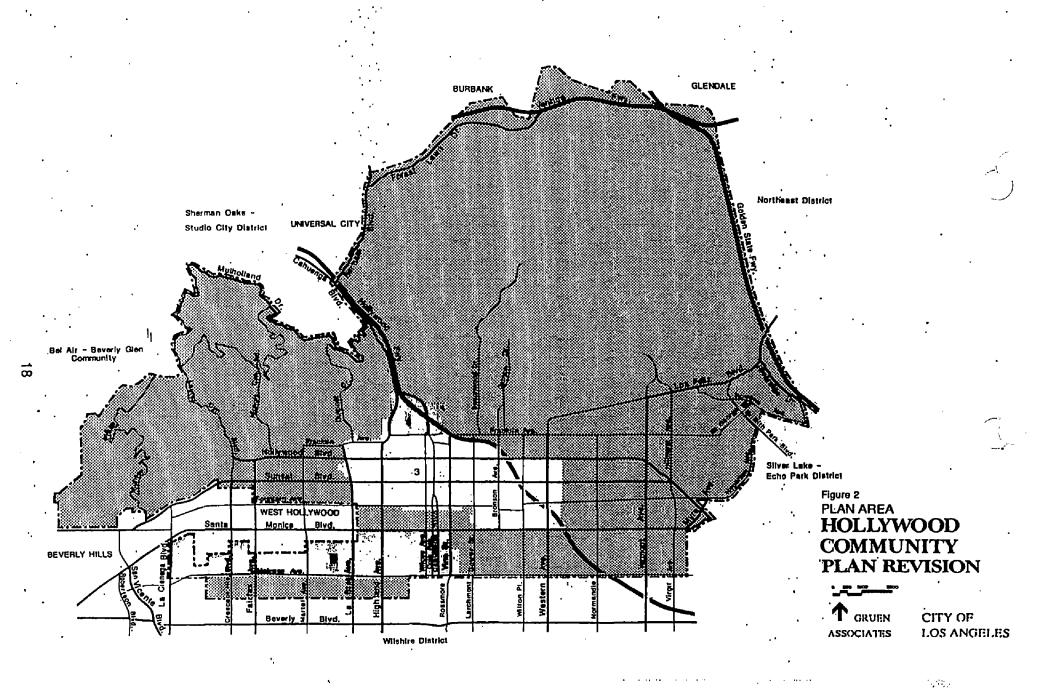
# 3.4 GEOGRAPHIC AREAS COVERED BY THE PROPOSED PLAN REVISION

The Hollywood Community Plan Area is shown in Figure 2. The Plan Revision proposes changes in land use designations in all parts of the Community Plan area except the Redevelopment Area. A plan for that area was recently prepared by the Community Redevelopment Agency (CRA) and adopted by the City Council in May 1986. Although this Plan Revision cannot alter the recently adopted Redevelopment Plan, the Redevelopment Plan is included in the evaluation of transportation and other service system capacities and other impacts. Furthermore, the Plan Revision identifies refinements to the Redevelopment Plan's land use designations which are needed to make the community-wide transportation system work. (Tefer to APPENDIX B).

In the two recently adopted plan amendment areas — the Beverly Hills Freeway Deletion Area and the Highland Cahuenga Area — the Plan Revision proposes only minor changes to make land uses in those areas consistent with the rest of the Plan Revision area.

# 3.5 OBJECTIVES OF THE PLAN REVISION

- 1. With respect to the Plan's capacity for additional development, the objectives are to accommodate:
  - The total population projected by the Southern California Association of Governments (SCAG) for the year 2010, plus a 10 to 15 percent capacity buffer in the entire Hollywood Community Plan area, including the Redevelopment Area;
  - Enough additional community-serving retail and services outside the Redevelopment Area to serve that additional population;
  - Enough additional community and regional-serving office development, retail and services to revitalize downtown Hollywood and create an employment center that is concentrated enough to be served by public transportation, carpooling and vanpooling, and with nearby housing to facilitate walking and bicycling to work.
  - Enough additional industrial capacity to permit the film and television industries to remain in Hollywood and to expand.
- To create cohesive neighborhoods with generally similar building types
  (for example, mostly single-family houses or mostly duplexes or mostly
  apartment buildings).



- 3. To provide commercial uses to serve the Hollywood residential community in a logical land use pattern that provides a choice of shopping opportunities and reduces automobile trips, including:
  - A limited amount of highway-oriented uses along major highways that earry high volumes of local and through traffic, like Santa Monica, Sunset and Hollywood Boulevard;
  - A substantial amount of neighborhood-oriented uses along secondary highways which carry less traffic and are surrounded by residential neighborhoods. Ideally, every residential neighborhood should have a pedestrian-oriented shopping area to which people can walk and which can provide a focus for neighborhood activity;
  - Major shopping facilities and employment in the center of Hollywood, so that residents do not have to drive to regional centers in other communities, like the Glendale Galleria or Beverly Center.
- 4. To ensure adequate traffic capacity and public improvements and facilities to support the build-out population.
- 5. To enhance the quality of life in Hollywood.

#### 3.6 PLAN LAND USES

Table 1 shows the distribution of land area in the Plan Revision area under the Proposed Plan: 54 percent residential, 39 percent open space and public facilities, 5 percent commercial and 1 percent industrial. This distribution reflects the existing distribution of land uses. In comparison the Current Plan distribution is: 60 percent residential, 33 percent open space, 5 percent commercial and 2 percent industrial.

Figure 3 shows the proposed residential land uses for the Plan Revision area. As the figure and Table 1 indicate, 71.1 percent of the residential land would be devoted to single family housing (Minimum, Very Low II, Low I and Low II plan categories), 6 percent to duplexes (Low Medium I), 16.7 percent to low density apartments or townhouses (Low Medium II), 11.7 percent to medium density apartments, 0.3 percent to high medium density apartments (located only in the Highland-Cahuenga Corridor Area just north of downtown Hollywood), and none to high or very high density apartments. In contrast, the Current Plan devotes only 3.5 percent of residential land to duplexes and low density apartments, 15.2 percent to medium density apartments, and 8.9 percent to high medium, high and very high density apartments. Table 2 summarizes the densities, zoning and housing types that correspond to each residential plan category.

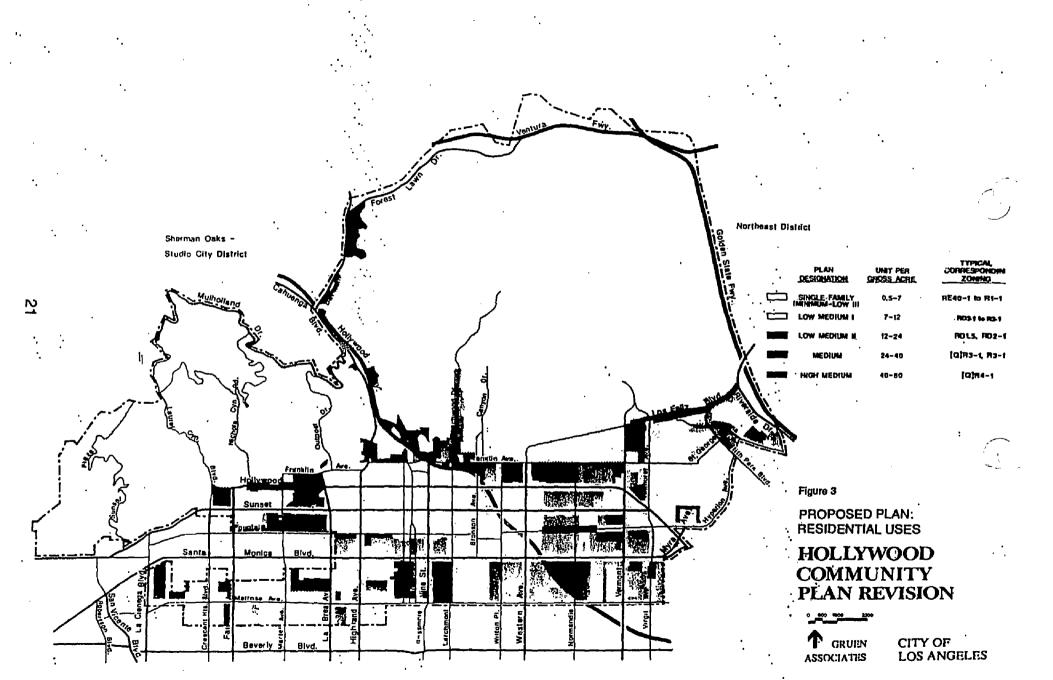
<sup>.</sup> Build-out is defined here as the population resulting from the maximum development permitted for a given land use category.

TABLE 1/a/
PROPOSED LAND USE CATEGORIES AND DISTRIBUTION

·		Units per		
Plan Category	Corresponding Zone		Acres	Percent
Minimum	A1, A2, RE40	.5 to 1	928	6.6 %
Very Low I	RE20, RA	1+ to 2	-	-
Very Low II	RE15. RE11	2+ to 3	1,668	11.9
Low I	RE9	3+ to 5	451	3,2
ll wol	R1, RS, RD6	5+ to 7 ·	2,370	16.8
	R2, RD5, RD4, RD3	7+ to 12	456	3.2
	RD1.5, RD2	12+ to 24	. 889 .	6.3
Medium	R3	24+ to 40	830	5.9
•	.R4	40+ to 60	23	0.2
High	R4	60+ to 80	-	-
Very High	R5	80+	-	~
RESIDENTIAL SU	BTOTAL.		7,615	54.1
Recreation and	<del>-</del>	• .	4,228	30.1
Other Public U	ses		341	2.4
Open Space/Fre	eway		956	<b>6.</b> 8
OPEN SPACE/PUB	LIC SUBTOTAL		5,525	39.3
Limited Commer	r fa l		50	0.3
Highway Orient			235	1.7
Neighborhood 0		331	2.4	
Community Comm	. 68	0.5		
Manufacturing		244	1.7	
NON-RESIDENTIA	L SUBTOTAL		928	6.6
GRAND TOTAL			14,068	100.0

/a/ Does not include the Hollywood Redevelopment Area.

Source: Gruen Associates,



# Table 2 FOR THE HOLLYWOOD COMMUNITY PLAN REVISION AREA

Plan Designation	Gross Density (Units/ Gross Acre <sup>1</sup> )	Corresponding Zoning	Housing Type <sup>3</sup>	Illustrative Development <sup>4</sup>
Minimum	0.5 - 1	RE40	SFD <sup>5</sup>	I house on a minimum 40,000 square foot (1 acre) lot.
Very Low I	1 - 2	RE20, RA	SFD	1 house on a minimum 20,000 square foot (1/2 acre) lot.
Very Low II	2 - 3	RE11, RE15	SFD	1 house on a minimum 15,000 square foot lot (RE15) or 1 house on a minimum 11,000 square foot lot (RE11).
Low I	3 - 5	RE9	SFD	1 house on a minimum 9,000 square foot lot.
Low II	5 - 7	R1, RS,	SFD	1 house on a minimum 7,500 square foot lot (RS) or 1 house on a minium 7,500 square foot lot.
Low Medium I	7 - 12	<b>R2</b> , RD5, RD4, RD3	Duplex	2 houses or a duplex on a 5,000 square foot lot.
Low Medium II	12 - 24	RD1.5, RD2	Multiple	1 housing unit per 1,500 square feet of lot area (RD1.5): 4 or 5 units on a 6,000 square foot lot or 10 units on a 15,000 square foot lot (2 stories with suface parking or 2 stories over 1 level of parking).
Medium	24 - 40	R3	Multiple	11 to 18 units on a 15,000 square foot lot (2 or 3 stories over 1 level of parking or 3 stories with surface parking).

Gross acreage includes streets.

Bold type indicates most common choice of zones for each land use category in Hollywood.

45 foot height limit applies to all residentially zoned land outside the Redevelopment Area in Hollywood; in certain areas the height limit may be futher reduced to 30 feet.

Density bonuses for 25% low and moderate-income housing would permit a 25% increase in units in the Low

Medium II and Medium categories. SFD = Single Family Detached.

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Source: Gruen Associatés

Figure 4 shows the proposed nonresidential land uses. Of the total land area devoted to commercial uses, 7% would be Limited Commercial, 34% Highway-Oriented Commercial, 48% Neighborhood-Oriented Commercial, and 10% Community Commercial (medical center). In the Current Plan, approximately the same land area is devoted to commercial uses, but that land is almost evenly split among the highway-oriented, neighborhood office and community commercial categories. Table 3 summarize the zones, development intensities, and specific uses recommended for each nonresidential category.

The current commercial categories in the zoning code do not correspond exactly to Community Plan commercial categories, nor do they permit such differentiation except through additional development standards. Therefore, the revised text of the Community Plan recommends that specific development standards be adopted as part of the zoning code for each commercial category. The intent of the development standards is to achieve the following general development character for each area:

- Highway-Oriented Commercial would be located along major traffic corridors with high volumes of local and through traffic. Uses would include supermarkets, strip centers, auto sales and repair, and motels. Users would arrive primarily by car or bus; a minimum of 5 parking spaces per 1,000 square feet would be provided. Shade trees, landscape buffers and minimal architectural standards would be established.
- Neighborhood-Oriented Commercial would be located along secondary streets surrounded by residential neighborhoods. These uses would be permitted to be built to 1 time the lot area. Shops would be oriented to pedestrians along the street, with parking behind or in centralized structures; certain uses would be limited to encourage a high percentage of neighborhood-serving uses (like supermarkets, drug stores, hardware stores, shoe repair, and dry cleaners); users would walk from their homes, as well as drive to these neighborhood areas.

The City would facilitate the establishment of parking assessment districts to help merchants provide adequate off-street parking.

• Community Commercial. Hospitals in the East Hollywood Center Study Area would be permitted to develop to 3 times buildable area.

<sup>&#</sup>x27;. The Zoning Code defines "buildable area" as all that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses.

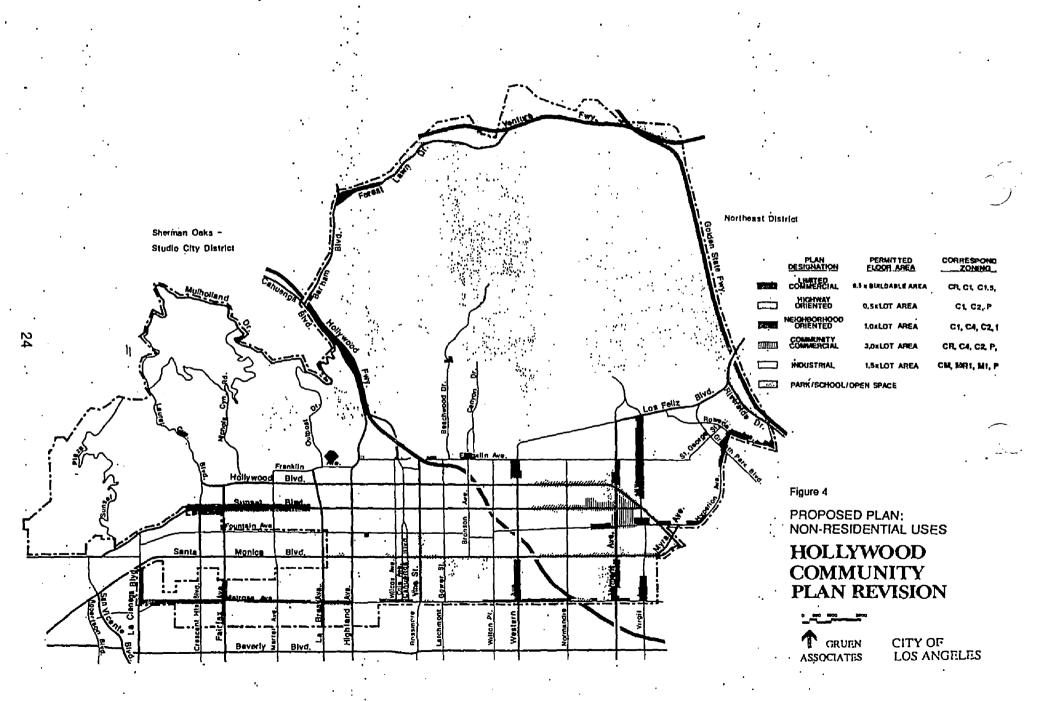


Table 3
SUMMARY OF COMMERCIAL AND INDUSTRIAL PLAN/ZONING DESIGNATIONS
FOR THE HOLLYWOOD COMMUNITY PLAN REVISION AREA

Community Plan Designation	Potential Corres- ponding Zones	Permitted Floor Area	Illustrative Development
Limited Commercial	CR, C1, C1.5,P	0.5 x lot area	CR - Professional offices with ground floor retail C1; C1.5 - Neighborhood-serving retail and services P - Parking
Highway- Oriented Commercial	C1, <b>C2,</b> P	0.5 x lot area	Supermarkets, highway-oriented retail convenience stores and strip-centers, auto sales and repair, hotel/motels. Plan intent is to have adequate landscaping and parking.
Neighborhood- Oriented Commercial	C1, C2, C4, P	1.0 X lot area	Pedestrian-oriented neighborhood retail shops and services, such as shoe repair, dry cleaners, pharmacies, hardware stores, grocery stores. Plan intent is to provide 50% neighborhood serving uses.
Community Commercial	C2, C4, CR, P, PB	3.0 x lot area	Hospitals and related facilities; Plan intent is to encourage retail on ground floor along Vermont and Sunset.
Commercial Manufacturing	CM, P	1.5 x lot area	Mix of commercial and light industrial uses.
Limited Manufacturing	M1, MR1, P, PB	1.5 x lot area	Motion picture production facilities, parking structures.

<sup>1</sup> Bold type indicates most common corresponding zone.

Source: Gruen Associates

#### 3.7 PLAN CAPACITY

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Table 4 and Figure 5 summarize the development capacity of the Proposed Plan for the Revision Area and the adopted Redevelopment Plan, and compares that capacity with 1987 development and with the capacity of the Current Plan. Capacity is described in terms of housing units, population, and non-residential floor space.

Housing Capacity. Build-out of the Proposed Plan, which achieves the objective of accommodating only the year 2010 population projection plus a 15 percent capacity buffer, represents a 26 percent increase in housing units for the entire Community Plan area, compared with an increase in excess of 89 percent permitted by the Current Plan plus the adopted Redevelopment Plan area.

In order to reduce the Plan capacity from over 180,000 units permitted by the Current Plan to 120,000 units, it was generally necessary to zone residential neighborhoods consistent with either their predominant or median (mid-range) existing density. The permitted density could not exceed the predominant existing use, since that would permit too many additional units and would overtax streets and other public facilities. Conversely, the permitted density could not be less than the predominant existing use, because that would not allow the neighborhood to achieve a consistent overall building character, would not allow the additional units needed for the year 2010, and would create an excessive number of nonconforming uses.

Because so much of Hollywood was previously zoned for maximum densities i.e., R4 and R5 which permit densities of 108 to 217 units per net acre), there are apartment buildings at R4 densities sprinkled throughout the community. Many of these buildings are already nonconforming with respect to the Current Plan and with respect to the interim zoning controls which have been in place since 1986. They will continue to be nonconforming under the Proposed Plan. Specifically, approximately 6 percent of all lots in the Plan area will be nonconforming with respect to density; almost none will be nonconforming with respect to use. In order to eliminate all nonconforming uses, it would be necessary to zone most of the community south of the Hollywood Hills R4; the result would be about twice as many housing units as the Current Plan permits and a corresponding increase in traffic. Since the traffic generated by build-out of the Current Plan is already impossible to accommodate, as shown in Figure S-2, a further increase would only make conditions more unmanageable.

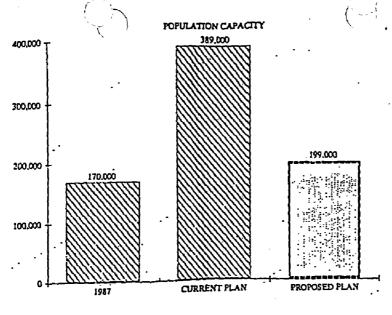
The Proposed Plan does eliminate the nonconforming status of most single-family houses in the Hollywood Hills. The Current Plan shows most lots in the hills at Very Low densities. However, the majority of those areas are already built at Low I and Low II densities and/or have been subdivided at those densities. The Proposed Plan designates them at those actual existing densities. This change has no effect on Plan capacity (that it, it does not increase the capacity). It simply shows what is already there and minimizes the need for existing homeowners to get variances for home improvements.

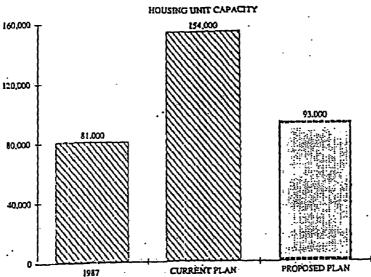
TABLE 4
HOLLYWDOD GROWTH PROJECTIONS/4/

	1987	Additional	Build-out
Housing Units			
Redevelopment Area	16,000	+13,000	29,000
Revision Area	B1,000	+12,000	93,000
Total	97,000	+25,000	122,300
Population .	•		
Redevelopment Area	34,000	+39,000	73,000
Revision Area	170,000	+29,000	199,000
Total	204,000	+68,000	272 000
Commercial Development	in Million	s of Square Fe	<u>et</u>
Redevelopment Area	12	+22	 34/b/
Revision Area	12	+ 7	19.
Total	24	+29	53
Industrial Development	in Million	s of Square Fe	<u>et</u>
Redevelopment Area	3	+ 2	5
Revision Area	. 5	+ 7	12
Total	8	+ 9	17

/a/ Redevelopment Area statistics are based on the adopted Redevelopment Plan. All other figures are estimates prepared by Gruen Associates.

/b/ Assumes "practical build-out" as defined by the Community Redevelopment Agency (CRA). The underlying assumptions are: 1) Redevelopment would occur if a) the existing number of residential units is 50 percent or less than permitted by the Redevelopment Plan, or b) the existing commercial square footage is 25 percent or less than the potential build-out permitted by the Redevelopment Plan, or c) the existing industrial square footage is 25 percent or less than the potential build-out permitted by the Redevelopment Plan, and d) the existing building is substantially deteriorated and e) the existing development is not in conformance with the Redevelopment Plan. 2) Redevelopment would not occur if a) the existing buildings are of historical or architectural significance, or b) the existing use is open space, recreation, public, quasi-public or institutional.





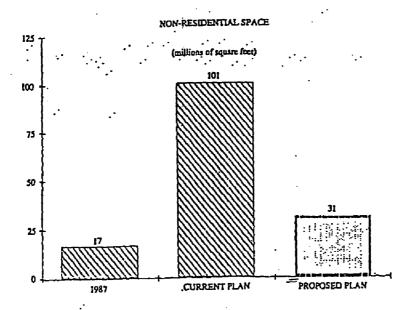


Figure 5
COMPARISON OF HOLLYWOOD COMMUNITY PLAN DEVELOPMENT CAPACITY

For example, if a neighborhood is mostly duplexes today, it was designated Low Medium I (LM1) which allows duplexes. It was not designated Low II (L2) which permits only single-family houses. Nor was it designated Low Medium II (LM2) or Medium (Med) which would allow complete redevelopment and would result in more housing units than are needed for the year 2010.

Nonresidential Development Capacity. In an effort to make the transportation system and other public facilities and service systems workable, the Proposed Plan (within the revision area) reduces the development capacity of commercially and industrially zoned land to:

- 0.5 times lot area (i.e. a "Floor Area Ratio" of 0.5:1) for Highway-Oriented and Limited Commercial development;
- 1 times lot area for Neighborhood-Oriented Commercial development;
- 1.5 times lot area for all industrial development;
- 3 times lot area for Community Commercial development, which is limited to land currently owned by three hospitals in the medical center at the intersection of Sunset Boulevard and Vermont Avenue.

The resulting commercial development capacity in the Revision Area, excluding the medical center area, is 15.4 million square feet of floor space, an increase of 54 percent over the existing estimated 10 million square feet. This additional development is estimated to be just enough additional retail sales and services to serve the added population, assuming that 15 to 20 percent of the commercial development in the Redevelopment Area which currently provides community service will be replaced by regional serving uses.

The Proposed Plan would permit the medical center to double in size from an estimated 1.85 million square feet in 1987 to 3.7 million square feet at build-out. It would permit industrial development, consisting primarily of film and video production, to more than double in size, from an estimated 5 million square feet in 1987 to 11.9 million square feet at build-out.

# 4.0 OVERVIEW OF THE ENVIRONMENTAL SETTING

The Hollywood Community Plan area is located in the central portion of the City of Los Angeles, approximately 3 miles northwest of downtown Los Angeles. The Plan area encompasses approximately 23 square miles. The area is situated south of the Santa Monica Mountains. It includes the Hollywood Hills, as well as highly urbanized residential and commercial areas to the south. The major ecological and open space resource in the Plan area (as well as the City as a whole) is Griffith Park (4,108 acres), located in the northern third of the Plan area. The channel of the Los Angeles River skirts the north and northeastern perimeter of the Plan area.

The Hollywood Community Plan area is located within the South Coast Air Basin (SCAB). The South Coast Air Basin is a 6,600-square mile basin encompassing all of Orange County, most of Los Angeles and Riverside counties, and the eastern portion of San Bernardino County. The climate of the South Coast Air Basin is determined by its terrain and geographical location. The Basin is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean to the southwest, and high mountains around the rest of its perimeter. The region generally lies on the semi-permanent high pressure zone of the eastern Pacific. As a result, the climate is mild, tempered by cool sea breezes. The usually mild climatological pattern is interrupted occasionally by periods of extremely hot weather, winter storms, or Santa Ana winds.

Under the provisions of the Clean Air Act, areas are classified by the U.S. Environmental Protection Agency as either "attainment" or "non-attainment" areas, for pollutants such as carbon monoxide, sulfur dioxide (SO2), nitrogen oxides (NO2), ozone (O3), hydrocarbons (HC), total suspended particulates (TSP) and lead (Pb), based on whether the National Ambient Air Quality Standards (NAAQS) are being met or not. The Plan Revision area is located in the Los Angeles County sub-area of the South Coast Air Basin. Los Angeles County is designated a non-attainment area for O3, CO, NO2, and TSP; the County is classified as an attainment area for SO2.

Overall growth and development for the region encompassing the Hollywood Community Plan area is guided by the population, housing and employment forecast prepared by the Southern California Association of Governments (SCAG). The SCAG 82 modified projections, as they are known, are utilized as the base for other regional plans that affect the Plan area such as the Air Quality Management Plan and the Regional Transportation Plan. Other applicable plans which encompass the Plan revision area include:

- Regional Water Quality Control Plan, Los Angeles Basin
- Urban Vater Management Plan

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- Los Angeles County General Plan
- Los Angeles County Solid Waste Management Plan
- Elements of the City of Los Angeles General Plan (Housing, Conservation, Seismic, Open Space, Noise, Scenic Highway, Safety, Public Library, Public Recreation, Fire Protection and Prevention).

## 5.0 ENVIRONMENTAL IMPACT ANALYSIS.

This section presents an assessment of the environmental impacts that would result from the Proposed. Plan. As required by the California Environmental Quality Act. (CEQA), the following environmental factors have been addressed:

- Land Use
- Population and Housing
- Traffic and Circulation
- Urban Design
- Public Services
- Air Quality
- Noise
- Earth
- Energy and Utilities
- Drainage
- Natural Resources
- Cultural and Historic Resources
- Plant and Animal Life

Other environmental effects, considered in the Initial Study, which were determined to be clearly insignificant and/or unlikely to occur are not addressed in detail in this report. The complete Initial Study is attached as Appendix A.

#### 5.1 LAND USE

#### Existing Conditions

The Current Hollywood Community Plan was approved by the City Council In September 1973 after several years of study. The northern part of the area has been designated for recreation and other public land uses, as well as open space. Much of northwest section has been designated for minimum or very low density housing. The southern section has been designated for more intensive development. These include low to very high density housing, and commercial and industrial uses. The Plan enumerates policies for commerce, housing and industry. Also discussed are specific programs for public improvements, circulation, and zoning actions. The Current Plan provides for residential densities ranging from minimum to very high. The Current Plan, exclusive of the Redevelopment Area; provides for a population capacity of 389,000 persons and for approximately 101 million square feet of non-residential development. With the Redevelopment Area included, these overall capacities would be increased to a population of 462,000 and a development level of approximately 140 million square feet.

Since the adoption of the plan, real estate and development activities have taken place within these substantial capacities. In addition, it should be recognized that much previous development has taken place under even higher densities due to the inconsistency between the Community Plan and the underlying zoning. This level of development activity has resulted in significant burdens on the traffic circulation system within the Community Plan area, as well as other adverse impacts on public services and infrastructure. Development activity has also resulted in numerous land use conflicts and incompatibilities reflected in parking problems, aesthetic impacts, light,

shade-shadow impacts of new larger buildings on existing lower density properties, the removal of architecturally or historically significant buildings, among other impacts.

#### Environmental Effects

One of the major objectives of the plan revision process was to bring the population and employment capacities of the Plan area into line with SCAG growth projections for 2010 for approximately 219,000 persons and 107,000 jobs. To accomplish these development levels, "down zoning" is required. As a result, the development potential for residential and commercial/industrial properties would be reduced in subareas throughout the Community Plan area, with the exception of the Redevelopment Area and areas where there have been recent plan amendments.

Changes in Residential Categories: In general, this work focused on minimizing non-conforming uses, matching plan categories to existing typical densities or median densities, while at the same time allowing for some growth potential. Table 5 compares the Current Plan with the Proposed Plan. It shows that the primary effect of the Proposed Plan would be to eliminate the High and Very High residential density categories (60 dwelling units per acre or greater) as well as greatly reduce the acreage devoted to the High Medium category (40 to 60 dwelling units per acre). The Proposed Plan also entails a substantial shift from the Very Low residential density categories to the Low I and Low II categories, generally to reflect existing conditions.

TABLE 5
COMPARISON OF PROPOSED AND CURRENT PLAN FOR RESIDENTIAL CATEGORIES/R/

Plan Category	Corresponding	Zone			per Acre		Current Plan Acres/b/
Minimum	A1, A2, RE40		.5	to	1	928	1,084
Very Low i	RE20, RA				2	_	·-
Very Low II	RE15, RE11					1,668	3,878*
Law I	RE9:	<u>.</u> .	З÷	to	5	451	•
Low II	R1, R5, RD6		. ∵5'+	to-	7	2,370	1,120*
Low Medium I	R2, RD5, RD4,	RĎ3	7+.	to	12	456	·
Low Medium []	RD1.5, RD2	• :	12+	to	24	889	293*
Medium	R3 .		24+	to	40	830	1,281
High Medium	R4		40+	to	60	23	307
High	R4		60+	to	80	-	357
Very High	R5	•	80+			<u>.</u>	
TOTAL						7,615	8,408

/a/ Does not include the Hollywood Redevelopment Area.

/b/ Includes recent amendments to the Plan.

\*In the 1973 Plan, distinctions between Fand II were not made.

Changes in Non-residential Categories: Table 6 compares the Proposed Plan with the Current with respect to commercial and industrial land use categories on an acreage and square foot basis. As can be seen, the Proposed Plan would reduce commercial and industrial acreage by 108 acres (a 10 percent reduction). However, substantially reduced floor to area ratios in all categories would reduce the development potential by 69 percent (a reduction of 70.4 million square feet), when compared to the Current Plan. The reduction in development was based on a desire to concentrate higher intensity development within the Redevelopment Area, and to limit the trip generation from non-residential uses to be compatible with the street system capacity.

TABLE 6
COMPARISON OF PROPOSED AND CURRENT PLAN FOR
COMMERCIAL AND INDUSTRIAL CATEGORIES/2/

•	Acr	es	Sq.Ft.(Killions)	
Category	Proposed Plan	Current Plan	Proposed Plan/b/	Current Plan/c/
Limited Commercial	50.	-	0.8	
Highway Oriented Commercial	235	294	3.8	28.8
Neighborhood Office Commercial	331	236	10.8	23.1
Community Commercial	68	179	3.7	17.5
Manufacturing/d/	244	327	11.9	32.0
TOTAL	928	1,036	31.0	101.4

Source: Gruen Associates

./a/ Does not include the Redevelopment Area.

/b/ Square Feet based on the following floor area ratios: Highway Oriented = FAR 0.5:1, Limited Commercial = FAR 0.5:1, Neighborhood Office = FAR 0.75:1 for retail and FAR 0.25:1 for office, Community Commercial = FAR 3:1, Hanufacturing categories = FAR 1.5:1.

/c/ Assumes an FAR 3:1 for non-residential uses.

/d/ Includes commercial-manufacturing, limited manufacturing and light manufacturing categories.

#### **Hitigation Measures**

The Proposed Plan is intended as mitigation for the effects of the Current Plan. Nevertheless, the Proposed Plan does not eliminate the growth potential in the Plan area. It would allow for the development of approximately 12,000 additional housing units and approximately 14 million square feet of new development above existing levels. It should also be recognized that the Redevelopment Area could accommodate an additional 13,000 dwelling units and approximately 39 million square feet of development.

#### 5.2 POPULATION AND HOUSING

#### Existing Conditions

1987 Estimate: Based on building permit activity, Gruen Associates has estimated that the 1987 Plan area population is 204,000 persons; 170,000 persons are thought to reside in the Plan revision area and 34,000 live in the Redevelopment Area. Similarly with housing, 81,000 units are estimated for the revision area and 16,000 units are located in the Redevelopment area.

Housing Mix: According to estimates prepared by Gruen. Associates, there were approximately 19,000 single family homes in the Plan area in 1987. In addition, there are estimated to be 78,000 multiple-family units. Thus, 80 percent of the existing stock is multiple family units, and the remaining 20 percent consists of single-family homes.

#### Environmental Effects

Capacity: Table 7 compares the Proposed Plan with the Current Plan and existing conditions relative to housing units and population. Within the revision area, the Proposed Plan would result in the addition of approximately 12,000 dwellings above 1987 levels. Similarly, the Proposed Plan would add 29,000 persons to the population. With respect to the Current Plan, the Proposed Plan would reduce potential housing capacity from 154,000 units to 93,000 units (a 40 percent reduction in capacity). Population capacity would be reduced from 389,000 persons to 199,000 persons (a 49 percent reduction in capacity).

Housing Mix: As indicated above, the mix between single family units and multifamily units is 20 percent and 80 percent, respectively. The Proposed Plan would maintain this mix of units. The Current Plan, however, would allow for the development of a substantial number of multi-family units. At Current Plan build-out, the overall mix of units would be approximately 10 percent single family and 90 percent multi-family. This change would suggest the redevelopment of lower density residential areas to higher densities. In contrast, the Proposed Plan would maintain the overall status quo relative to residential density mix.

Jobs-Housing Balance: It has been estimated that the Proposed Plan would provide capacity for approximately 65,000 jobs within the Plan revision area. For this same area, the Current Plan would provide capacity for approximately 233,000 jobs. The Southern California Association of Governments has indicated that an approximate indicator of the balance between jobs and housing is the ratio of employment to population. A balance between jobs and housing is typically represented by a ratio of 0.38 to 0.55. For the revision area, Table 8 illustrates the ratio for the Proposed and Current Plan.

<sup>&#</sup>x27;. See California Department of Housing and Community Development, Issue Paper "Jobs-Housing Balance", December 1987, page 5.

# TABLE 7 HOUSING UNITS AND POPULATION COMPARISON (in thousands)

	Existing/a/		Current	Plan/b/	Proposed Plan	
•	Revision Area	Entire Plan Area	Revision Area	Entire Plan Area	Revision Area	Entire Plan Area
Single Family	18	19	21 、	21	21	21
Multi-Family	63 .	78 ·	133	162	72	101
TOTAL UNITS	81	97	154	183	93	122 .
POPULATION	170	204	389	462 .	199	272

/a/ 1987 estimated developed by Gruen Associates. /b/ Includes Amended Redevelopment Plan Build-out Source: Gruen Associates

# TABLE 8 JOBS-HOUSING BALANCE

#### Proposed Plan (Revision, Area Only)

Employment Capacity = 65,000 jobs
Population Capacity =199,000 persons
Employment/Population = 0.33 (housing-rich)

#### Current Plan (Revision Area Only)

Employment Capacity = 233,000 jobs Population Capacity = 389,000 persons Employment/Population = 0.60 (job-rich)

#### Proposed Plan (Entire Plan Area)

Employment Capacity = 161,000 jobs/a/
Population Capacity =272,000 persons
Employment/Population = 0.59 (job-rich)

#### Current Plan (Entire Plan Area)

Employment Capacity = 329,000 jobs/a/ Population Capacity = 462,000 persons Employment/Population = 0.71 (job-rich)

/a/ Includes approximately 96,000 jobs estimated in Redevelopment Area (39 million square feet of development)

It can be seen that the Proposed Plan would result in a ratio of 0.33 (indicative of too much housing) while the Current Plan would result in a ratio 0.60 (indicative of too many jobs in relation to housing). When the substantial amount of employment anticipated in the Redevelopment Area (96,000 jobs) is added, the ratio for the Proposed Plan shifts to favor jobs (a ratio of 0.59). In contrast, the imbalance is further exaggerated under the Current Plan, where the ratio would shift to 0.71. In both of these cases, non-residential development levels would need to be scaled back to achieve a jobs-housing balance in the Hollywood Community Plan area.

#### Mitigation Measures

- For units lost through displacement and redevelopment, relocation assistance should be provided per City of Los Angeles requirements.
- To achieve a jobs-housing balance in Hollywood, commercial and industrial development densities in the Redevelopment Area should be reduced.

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The Redevelopment Area employment estimate assumes approximately 20 million s.f. of office, 14 million s.f. of retail and 5 million s.f. of industrial.

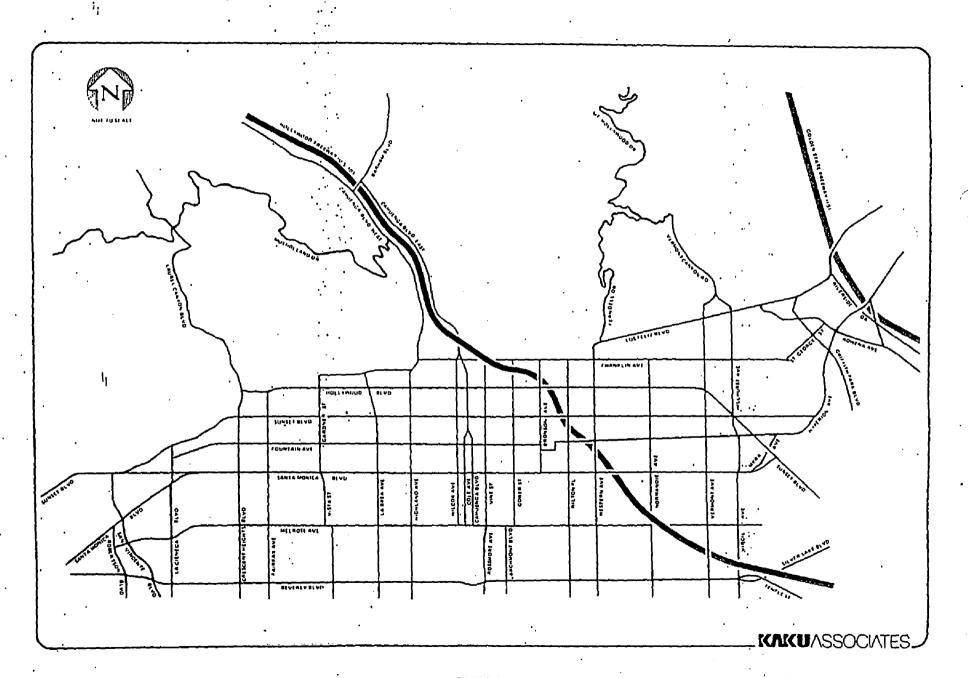
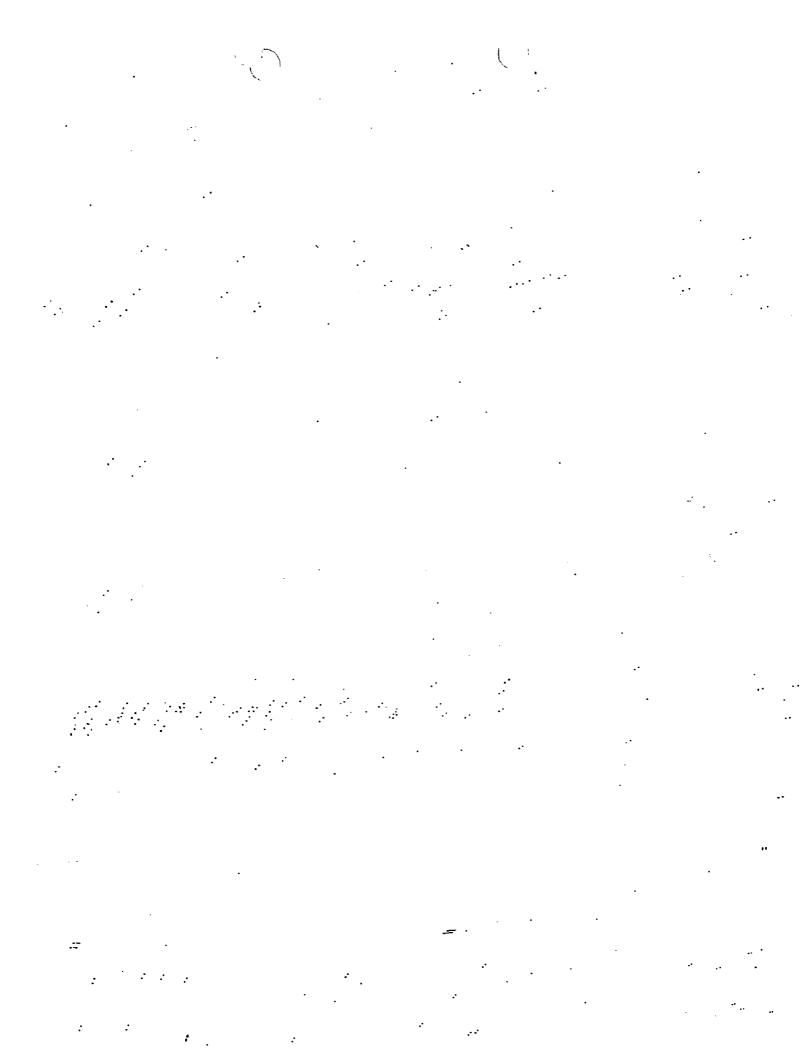
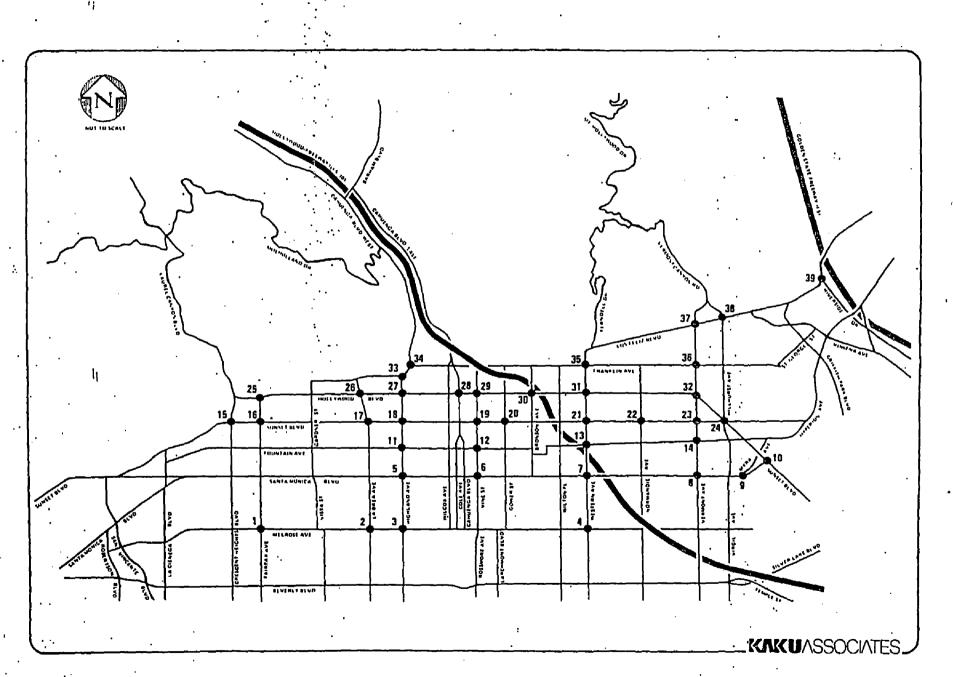


FIGURE 6 STUDY AREA





. FIGURE 7
ANALYZED INTERSECTIONS



TABLE 9
.
STREET SYSTEM DESCRIPTION

	·			
•		Existing Th		
Street/Segment	1973 CP Classification	066-Deeb	Deek	Veten
Street/segment	Classification	Off-Peak	Peak	Notes
				•
EAST/WEST STREETS			•	· ·
	•		٠.	
MULHOLLAND DR		•		
Laurel Canyon-Cahuenga	Major	2	. 2	
LOS FELIZ BLVD				
Western-Vermont	Secondary	4	4	
Vermont-Riverside	Major	4	5	(2)
FRANKLIN AVE				•
Gardner-La Brea	Secondary	2	2	
La Brea-Highland	Secondary	4	4	
Highland-Wilcox	Secondary	2	2	
Wilcox-Normandie	Secondary	4	4	
Normandie-St George	Secondary	2	2	
ST GEORGE ST		•		
Franklin-Rowena	Secondary	2	2	•.*
HOLLYWOOD BLVD				
Laurei Canyon-La Brea	Мајог	2	4	(11)
La Brea-Sunset	Major	4	4	
SUNSET BLVD				
La Cienega-Kings	Major	4	4	
Kings-Wilton	Major	4	6	(1)
Wilton-Santa Monica .	Major	4	. 4	,
FOUNTAIN AVE				
La Cienega-Fairfax	Secondary	2	4	(1)
Fairfax-Orange	Secondary	4	. 4	(5)
Orange-Bronson	Secondary	. 2	. 2 .	
LA HIRADA AVE (Fountain Ave jog)		•	•	•
8ronson-Van Wess	: Secondary	. 2	2	•
FOUNTAIN AVE				
Van Ness-St Andrews	Secondary	2	2 .	
St Andrews-Western	Secondary	. 4	4	
Vestern-Sunset	Secondary	2.	2	
Sunset-Hyperion	Secondary	4	4	
SANTA MONICA BLVD		•		
La Ci <del>enega</del> -S <del>wec</del> tzer	Major	. 4	. 6	(1)
Sweetzer-La Brea	Major	4	4	
La Brea-Highland	Major	4	6 '	· (1)
Highland-Wilcox	Major	4	4	
Wilcox-Gower	Major	4	6	(1)
Gower-Sunset	Major	4 -	4	

TABLE 9 (continued)

### STREET SYSTEM DESCRIPTION

•	·	Existing Th		
	1973 CP			
Street/Segment	Classification	Off-Peak	Peak	Notes
MYRA AVE		::		
Santa Monica-Sunset	Hajor	4	4 .	•
MELROSE AVE	iv.	•		
La Cienega-La Brea	Secondary	4	4	-
La Brea-Citrus	Secondary	3	4	(9)
Citrus-Normandie	Secondary	2	3	(10)
Normandie-Alexandria	Secondary	4	4	•
Alexandria-Hoover	Secondary	2	4	(1)
HORTH/SOUTH STREETS				
	•			
LA CIENEGA BLVD	44- 11-	,	,	
Helrose-Santa Monica	Hajór Sacadan	4	4	
Santa Monica-Sunset	Secondary	4	4	
CRESCENT HEIGTS BLVD	Cde	-	7	471
Rosewood-Santa Honica	Secondary	. 4	3	(3)
Santa Monica-Sunset	Major '	4	4	
LAUREL CANYON BLVD		,		
Sunset-Hollywood	Secondary	4	3	(6)
Rollywood-Mt Olympus	Secondary	3	2	(6)
Mt Olympus-Mulholland	Secondary	2	. "	
FAIRFAX AVE	4-1	,	4	
Rosewood-Helrose	Major Wala	4	-	
Melrose-Santa Monica	Major 	6		
Santa Monica-Hollywood	Major	4	. 4	
MARTEL AVE Rosewood-Melrose	Secondary	.· 2	2	
VISTA ŠT		_	_	
Melrose-Santa Monica	Secondary	.· 2	2	
GARDHER ST				
Santa Konica-Fountain	Secondary.	4	4	
Fountain-Franklin	Secondary	2 .	2	
LA BREA AVE				
Rosewood-Hollywood	Major ·	4	6	. (1)
Not Lywood-Franklin	Secondary	4	4	
HIGHLAND AVE		· ·		
Rosewood-Hel rose	Hejor	4	. 4	/44
Helrose-Sunset	Hajor	4	6	(1)
Sunset-Franklin (west)	Major	5.	7	(4)
Franklin (west)-Franklin (east)	Major	7	7	(4)
Franklin (east)-Odin	Major_	6	7	(4)

==

TABLE 9 (continued)

### STREET SYSTEM DESCRIPTION

	1973 CP	Existing Th	rough Lanes	
Street/Segment	Classification	Off-Peak	Peak	- Notes
	*************	OTT-FERK	reak ,	A0162
CAHUENGA BLVD WEST				
Righland-SB Off Ramp	Major	4	. 4	(7)
SB Off Remp-Hulholland	Major	4	4 .	
Mutholland-Barham	Major	3	3	. (7)
VILCOX AVE			_	, ,
Metrose-Franklin	Secondary	2	2	
COLE AVE		_	,	
Helrose-Cahuenga	Secondary	2	2	
CAHUENGA BLVD	,	_	-	
Melrose-Franklin	Secondary	4	4	
Franklin-Odin	Kajor	4	4	-
CAHUENGA BLVD EAST	,			
Odin-Pilgrimage Bridge	Local	3	. з	(8)
Pilgrimage Bridge-n/o NB On Ramp	Local	2	2	(13)
n/o NB On Ramp-Barham Off Ramp	Local	1	1	(13)
Barham Off Ramp-Barham	Local	2	2	(13)
VINE ST		-		
Melrose-Franklin	Major	4	4	
GOWER ST		_	· ·	
Helrose-Hollywood	Secondary	2	. 2	
Hollywood-franklin	Secondary	. 4	4	
BRONSON AVE				•
Santa Monica-Franklin	Secondary	2	2	
WILTON PL	•			
Melrose-Franklin	Secondary	2	4	(1)
WESTERN AVE	•		•	·
Melrose-Franklin	Kajor	4 .	4	_
NORMANDIE AVE		•		•
. Metrose Santa Honica	Secondary	2	3	(12)
Santa Monica-Franklin	Secondary	2	. 2	
VERMONT AVE		•		
Helrose-Sunset	Major	4	6	(1)
Sunset-Los Feliz	Major	4	4	
Los Feliz-Vermont Canyon	Secondary	4	4	•
VIRGIL AVE	•	•		•
Melrose-Sunset	Secondary	4	. 4	
HILLHURST AVE			•	
Sunset-Los Feliz	Secondary	4	4 .	
· Los Feliz-Vermont	Secondary	2	2 .	
HYPERION AVE	. •	,		•
Fountain-Glendale	Secondary	4	4	

### TABLE 9 (continued)

### STREET SYSTEM DESCRIPTION

.•	1973 CP	Existing Th		
Street/Segment	Classification	Off-Peak	. Peak	Notes
			******	. *
GRIFFITH PARK BLVD				
Hyperion-Los Feliz	Secondary	2	2	
ROWENA AVE		_		•
. Los Feliz-Hyperion	. Secondary	2	2	
Hyperion-Glendale	Secondary	. 4	4	
RIVERSIDE DR	•	•. •		
Glendale-Los Feliz	Major	4	· 4	·

### Notes:

- 1. Peak parking restrictions in both directions during both peak periods (various locations).
- Los Feliz peak parking restrictions: W8 during morning peak and E8 during evening peak (Vermont-Riverside).
- Crescent Heights peak parking restrictions: HB during morning peak and SB during evening peak (Rosewood-Santa Monica).
- 4. Highland reversible lane sections operate as follows:

	Off-Pk		AN Pk		PM	Pk
	NB	SB	NB	SB	NB	SB
Sunset-Franklin (west)	2	3	3	3	4	3
Franklin (west)-Franklin (east)	3	4*	3	4*	4	3*
Franklin (east)-Odin	3	3	3	4	4	3

- \* includes long southbound right-turn lane to Franklin.
- 5. Fountain lanes: number of lanes varies, portions are two-lane (Fairfax-Orange).
- 6. Laurel Canyon lanes: 1 lane NB, 2 lanes SB (Hollywood-Mt Olympus).
- Cahuenga West lanes: 1 lane NB, 3 lanes SB (Kighland-SB Off Ramp); 1 lane NB, 2 lanes SB (Mulholland-Barham).
- 8. Cahuenga East lanes: 2 lanes NB, 1 lane SB (Odin-Pilgrimage Bridge).
- 9. Helrose lanes: 1 lane EB, 2 lanes WB during off-peak periods (La Brea-Citrus).
- 10. Helrose peak parking restrictions: WB during morning and evening (Citrus-Normandie).
- Hollywood peak parking restrictions: EB and W8 during evening peak only (Laurel Canyon-La Brea).
- 12. Hormandie peak parking restrictions: SB during morning peak and NB during evening peak (Melrose-Santa Monica).
- 13. Cahuenga Boulevard East is one-way northbound over Cahuenga Pass.

### Existing Traffic Volumes and Levels of Service

Level of service is a qualitative measure used to describe the condition of traffic flow, ranging from excellent conditions at level of service (LOS) A to overloaded conditions at LOS F. LOS C is the level of operation typically used as a design standard, while LOS D is typically considered to be acceptable for street Level of service definitions for signalized systems. intersections are provided in Table 10.1 Weekday morning and evening peak hour intersection turning movement counts were provided by the City of Los. Angeles Department of Transportation for 39 intersections. The results of the level of service analysis for the morning and evening peak hours are shown in . Table 11. As indicated in the table, 3 of the 39 intersections are currently operating at an unacceptable level of service (LOS E or F) and 11 are currently operating at LOS D during the morning peak period, while is intersections are currently operating at an unacceptable level of service and 13 are currently operating at LOS D during the evening peak period.

Existing daily traffic volumes on streets throughout the Hollywood area were obtained from the City of Los Angeles traffic count files. Existing daily volumes on streets in the West Hollywood area were obtained from the County of Los Angeles for 1986 and 1987, and 1986 daily volumes on the Hollywood and Golden State Freeways were obtained from Caltrans. Figure 8 illustrates the existing daily traffic volumes on the street and highway network in the Hollywood area.

Utilizing the calculated v/c ratios from the calibrated model in conjunction with observations of the existing traffic conditions and congested areas, the street segments which are currently estimated to experience fair to poor levels of service of D, E or F during the afternoon peak commute period are illustrated in Figure 9. As can be seen, the street segments currently experiencing the most congestion include the Highland Avenue/Franklin Avenue vicinity, street segments in the vicinity of Hollywood Freeway ramps, and portions of Los Feliz Boulevard, Franklin Avenue, Hollywood Boulevard, Sunset Boulevard, Santa Monica Boulevard, Helrose Avenue, Beverly Boulevard, La Cienega Boulevard, Laurel Canyon Boulevard, Cahuenga Boulevard West, Highland Avenue, Vine Street, Western Avenue and Vermont Avenue.

The "Intersection Capacity Utilization" method of intersection capacity analysis was used to determine the intersection volume/capacity (v/c) ratio and corresponding level of service for the existing turning movements and intersection characteristics at signalized intersections. As part of the development of the highway network for the computer model, existing capacities were estimated for each street in the network based upon the physical and operational characteristics of the street. The existing traffic volumes were compared to the estimated capacities to develop v/c ratios for the various highway segments throughout the area.

TABLE 10
INTERSECTION LEVEL OF SERVICE DEFINITIONS

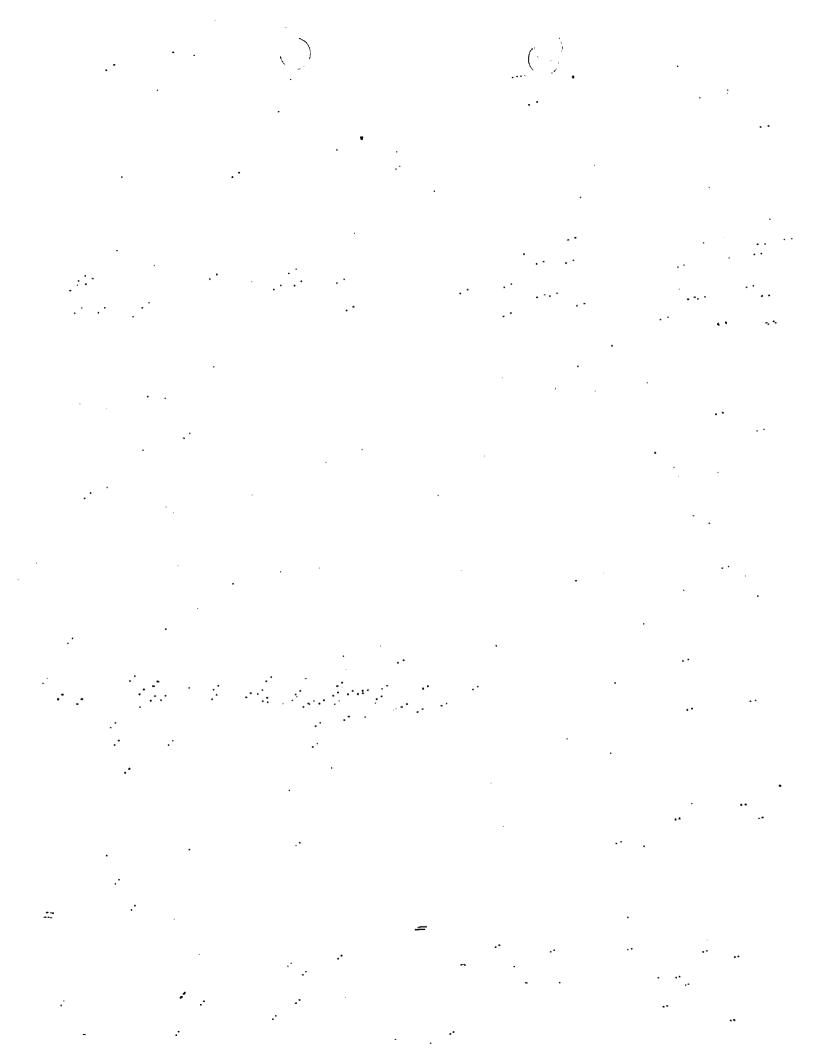
Level of <u>Service</u>	Volume/Capacity Ratio	<u>Definition</u>
Α	0.00 - 0.60	EXCELLENT. No vehicle waits longer than one red light and no approach phase is fully used.
В	0.61 - 0.70	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.
c	0.71 - 0.80	GOOD. Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.
<b>D</b>	0.81 - 0.90	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.
<u>E</u>	0.91 - 1.00	POOR. Represents the most vehicles intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.
F	Greater than 1.00	FAILURE. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths.

TABLE 11

PM PEAK HOUR INTERSECTION LEVEL OF SERVICE ANALYSIS

EXISTING CONDITIONS

	an.		Hour	PM Peak Hour .		
Map Num	Intersection	V/C ·	LOS	V/C	LOS	
1	Helrose Ave & Fairfax Ave	0.72	c	0.87	D .	
2	Nelrose Ave. & La Brea Ave	0.80	·C/D	0.93	E	
3	Helrose Ave & Highland Ave	0.95	E	1.03	· F	
4	Melrose Ave & Western Ave	0.87	. D	0.99	E	
5	Santa Monica 81 & Highland Ave	0.85	D	1.00	E/F	
6	Santa Honica Bl & Vine St	0.79	C	0.97	E	
7	Santa Honica Bl & Western Ave	0.81	D	0.89	D	
8	Santa Monica Bl & Vermont Ave	0.48	A	0.65	8	
9	Santa Honica Bl & Hyra Ave/Hoover St	0.51	A	0.79	C	
10	Santa Honica Bl & Sunset Bl	0.45	A	0.69	B	
11	Fountain Ave & Highland Ave	1.05	F	1.07	F	
12	Fountain Ave & Vine St	0.71	C	0.84	D	
13	Fountain Ave & Western Ave	0.56	A	0.78	C	
14	Fountain Ave & Vermont Ave	0.49	A	0.65	В.	
15	Sunset Bl & Crescent Hgts/Laurel Cyn	0.88	D	0.94	Ε	
16	Sunset Bl & Fairfax Ave	0.65	В	0.87	D	
17	Sunset Bl & La Brea Ave	0.66	B	0.87	D	
18	Sunset Bl & Highland Ave	0.86	D.	0.83	D .	
19	Sunset Bl & Vine St	0.73	, c :	0.82	D	
20	Sunset Bl & Gower St	0.71	C	0.87	D	
21	Sunset Bl & Western Ave	0.71	ε	0.97	£	
22	Sunset Bl & Normandie Ave	0,46	A	0.82	D	
23	Sunset Bl & Vermont Ave	0.75	С	0.85	D	
24	Sunset BL & Hollywood Bl/Hillhurst St	0.82	D	0.99	E	
25	Hollywood Bl & Fairfax Ave	0.69	B	0.67	В	
26	Hollywood Bl & La Brea Ave	. 0.77	C.	0.76	C	
27	Hollywood Bl & Highland Ave	0.89	D	0.74	C	
28	Hollywood Bi & Cahuenga Bi	0.78	C	0.87	D	
29	Kollywood Bl & Vine St	0.75	С	0.74	С	
30	Hollywood Bl & Bronson Ave	0.57	A	0.69	В	
31 .	Hollywood Bl & Western Ave	0.73	С	0.75	Ċ	
32	Hollywood Bl & Vermont Ave	0.45	A	0.57	A	
33	Franklin Ave (West) & Highland Ave	0.93	E	1.03	F	
34	Franklin Ave (East) & Highland Ave	0.74	C	0.76 -	С	
35	Franklin Ave & Western Ave	0.67	В	0.72	C	
36	Franklin Ave & Vermont Ave	0.66	В	0.92	E .	
37	Los Feliz Bl & Vermont Ave	0.82	D	0.89	Ð	
38	Los Feliz Bl & Hillhurst Ave	0.87	Ð	0.83	D	
39	Los Feliz Bl & Riverside Dr	0.81	D.	0.77	С	



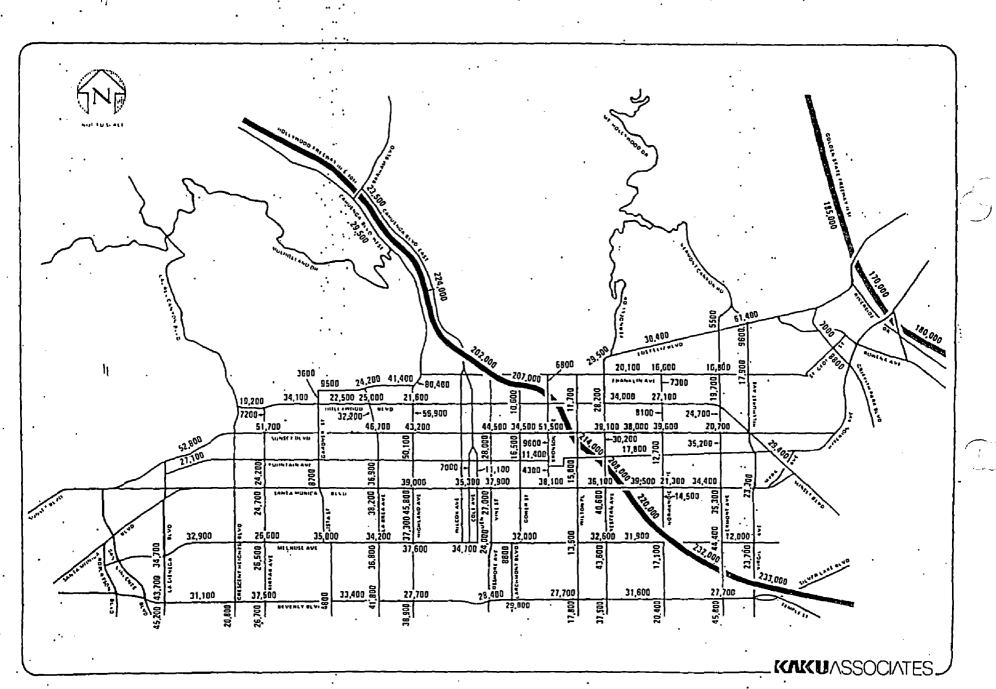
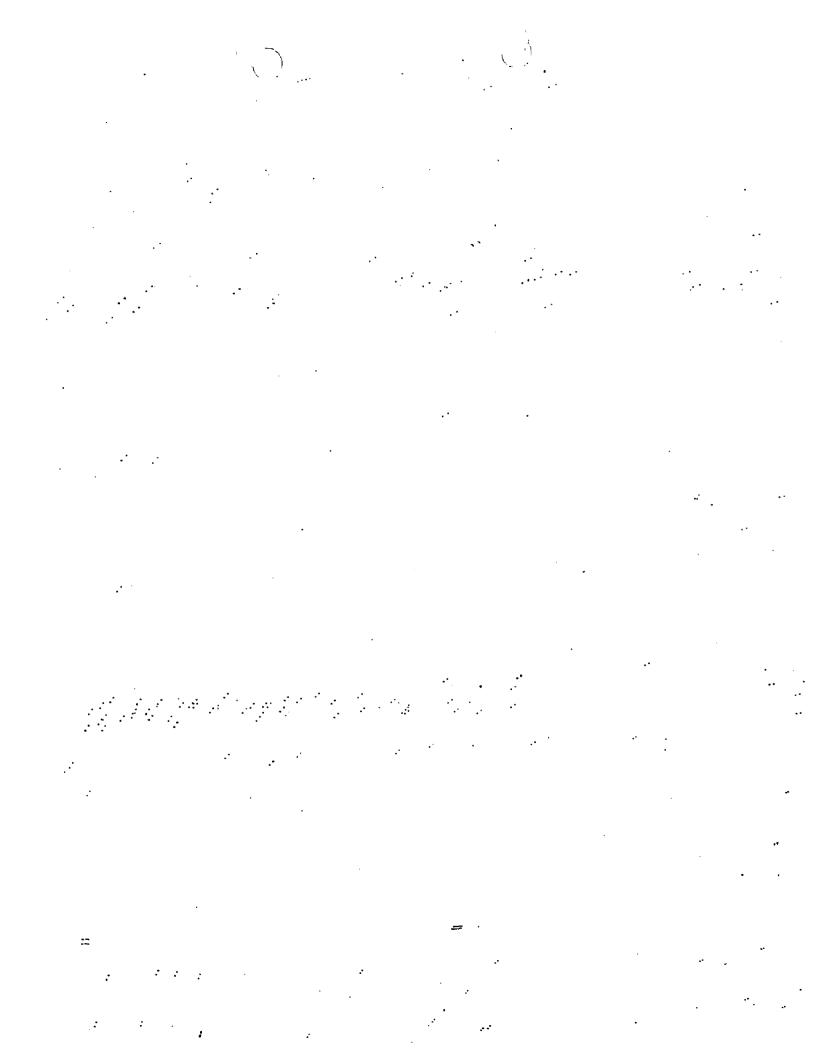
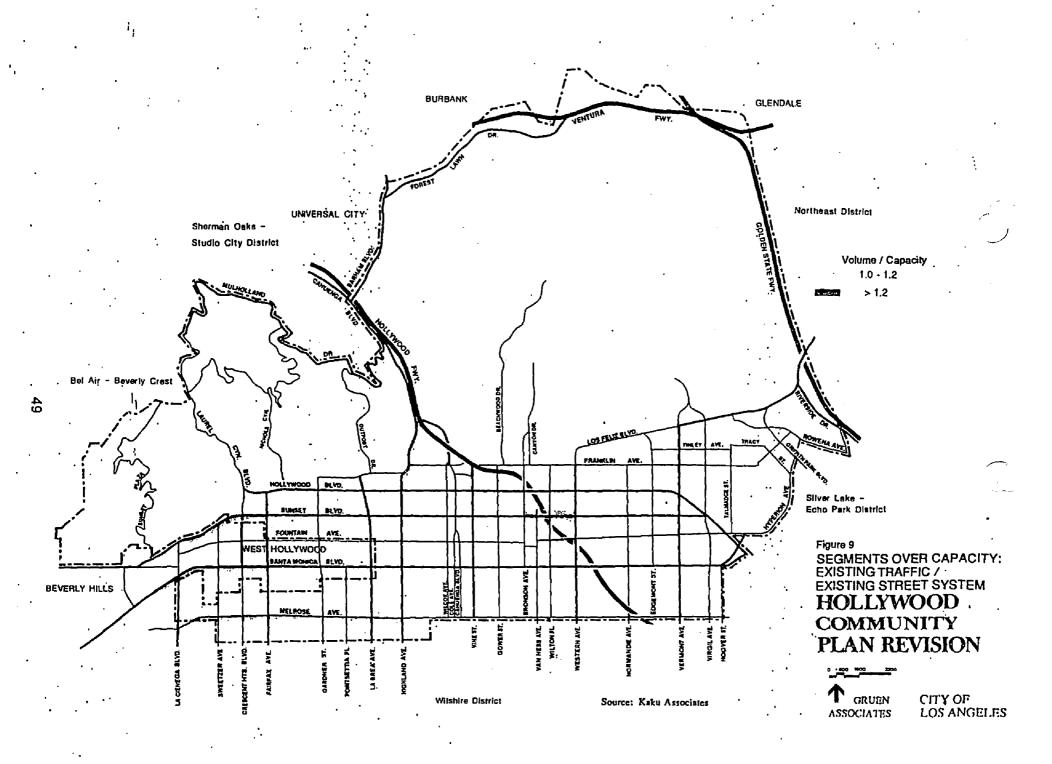
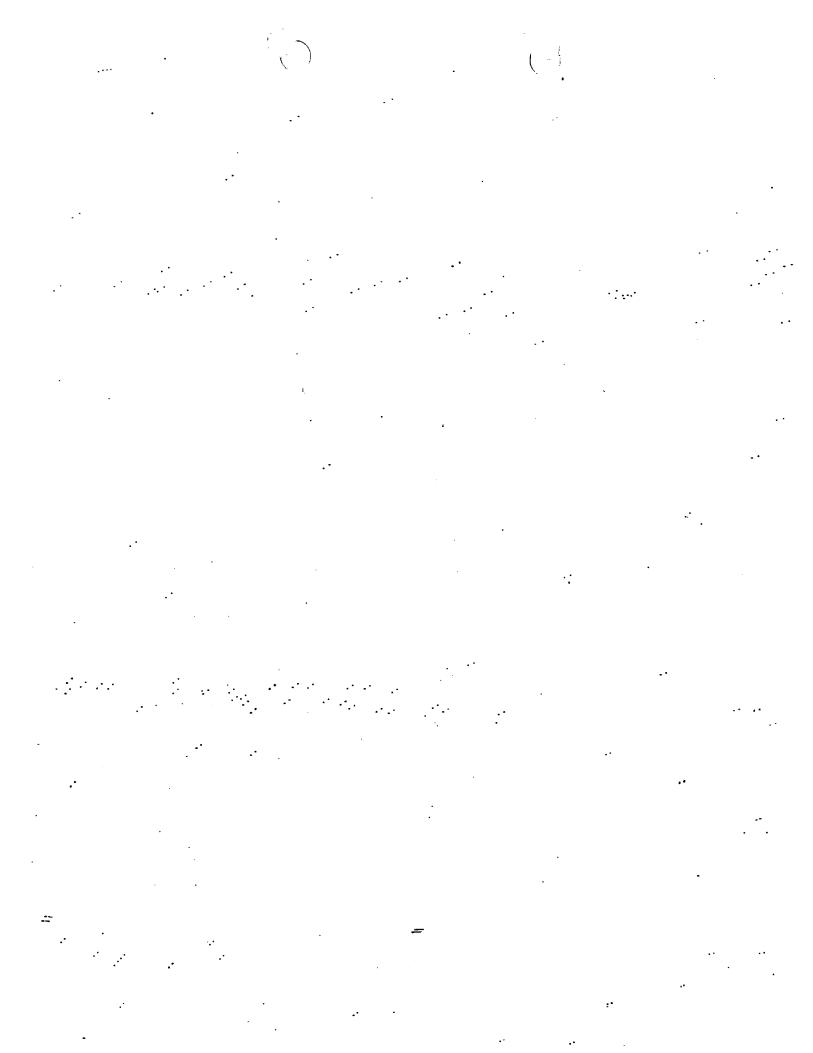


FIGURE 8







### Regional versus Local Trips

The location of Hollywood adjacent to a major commuting route between the San Fernando Valley and downtown Los Angeles, coupled with the physical constraints on travel across the Hollywood Hills, has a significant impact on travel patterns in the Hollywood area. Practically all traffic between the eastern San Fernando Valley and the Los Angeles basin (whether downtown Los Angeles to the southeast, the Wilshire corridor area to the south, or the West Hollywood/Beverly Hills area to the southwest) must either travel through the Cahuenga Pass on either the Hollywood Freeway or Cahuenga Boulevard, or must utilize cross-mountain routes such as Laurel Canyon Boulevard. This regionally-oriented traffic is funneled through the Hollywood area, adding to traffic congestion on key streets in the area.

An analysis of through trips was performed using the existing volumes from the calibrated model. Table 12 shows the percentage breakdown of usage of key streets in the study area by regional and Community Plan generated traffic. While regional trips are generally higher toward the edges of the study area, regional trips tend to be between 20% and 40% even in the center of the Community Plan study area.

### Environmental Effects

As indicated in the previous section, more than half of the analyzed intersections are either approaching or are currently operating at an unacceptable level of service during the evening peak hour. Further development within the Hollywood area coupled with regional growth could overload the already congested transportation facilities. The purpose of this section is to assess the impacts of the land use alternatives on the street system.

### Trip Generation

The land use alternatives represent varying degrees of development within the Hollywood Community Plan study area. Population and employment projections were used to determine the generation of vehicle trips within the study area, which is presented in Table 13. As can be seen, the Build-out of the 1973 Hollywood Community Plan generates 209% more evening peak period trips and 227% more daily trips than are currently generated. The Increased Non-Residential Development Alternative (Alternative 1) generates 84% more evening peak period trips and 88% more daily trips than are currently generated, while the Proposed Plan Revision only generates 48% more evening peak period trips and 50% more daily trips than are currently generated.

Traffic forecasts were produced for each of the alternative development scenarios. While the existing network was used for the Proposed Plan and Alternative 1, the 1973 Hollywood Community Plan designates a classification for each of the streets in the study area, with each classification having a standard number of travel lanes and roadway widths. These standards are presented in Table 14.

TABLE 12 EVENING PEAK PERIOD THROUGH TRIP ANALYSIS EXISTING CONDITIONS (ESTIMATED)

Street	Regional Traffic *	Local Traffic **	Total
La Cienega at Sunset	47%	53%	100%
Fairfax at Sunset	<sup>.</sup> 35%	65%	100%
La Brea at Sunset	29%	71%	100%
Highland at Sunset	37%	63%	100%
Vine at Sunset	24%	76%	100%
Western at Sunset	12%	888	100%
Vermont at Sunset	10%	·- 90%	100%
Franklin at Highland	35%	65%	100%
Hollywood at Highland	25%	∙ 75%	100%
Sunset at Highland	29%	71%	100%
Santa Monica at Highland	14%	86%	100%
Melrose at Highland	. 12%	888	100%
Los Feliz at Vermont	15%	85%	100%
Franklin at Vermont	5% ·	95%	100%
Hollywood at Vermont	37%	63%	100%
Sunset at Vermont	14%	86%	100%
Santa Monica at Vermont	36%	64%	100%
Melrose at Highland	47%	53%	100%
•			

### Notes:

:-

Percentages represent estimates from travel demand model developed for Hollywood, not actual traffic count data.

Regional traffic = vehicle trips with both origin and destination

outside of the Hollywood Community or Redevelopment Plan areas.

\*\* Local traffic = vehicle trips with either origin or destination, or both, within Hollywood Community or Redevelopment Plan areas.

TABLE 13

PROJECTED TRIP GENERATION FOR LAND USE ALTERNATIVES

	AM Peak Period			PH	-		
Alternative	In	Duț	Total	In	Out	Total	Daily .
	`				· · · · · · · · · · · · · · · · · · ·		:::
Existing	56,510-	47,640	104,150	121,010	126,590	247,600	932,630
1973 CP Buildout	151,450	86,210	237,660	346,230	418,980	765,210	3,045,640
Alternative 1	101,540	62,250	163,790	205,580	250,870	456,450	1,754,480
Proposed Plan	82,640	56,770	139,410	168,840	197,380	366,220	1,395,130

### Note:

o Trip projections represent estimated trips for both the Hollywood Community Plan and Redevelopment Plan area, assuming full buildout of each Community Plan alternative and full buildout of the Redevelopment Plan.

o All trip projections rounded to meanest 10 yehicle trips.

### TABLE 14 1973 COMMUNITY PLAN STREET STANDARDS

	Right-of-Way	Pavement	Number of Through
Classification	Width (feet)	Width (feet)	Lanes (Two-Way)
Major Highway	100 to 104	80 to 84	6
Secondary ·	86	66 .	4
Çollector	64	44	2

Since many streets in the network do not currently meet the 1973 Community Plan criteria, a build-out network was created and was used for the 1973 Community Plan Build-out land use alternative. In addition to the increased capacity of selected streets, the 1973 Community Plan includes the elimination of the Franklin Avenue/Highland jog by realigning the western approach of Franklin Avenue, and the Fountain Avenue jog at Bronson Avenue and Van Ness Avenue has also been eliminated by realigning Fountain Avenue between Tamarind Avenue and St. Andrews Place.

Summary results based on the traffic forecasts are presented in Table 15 including values for the estimated existing conditions, the build-out of the 1973 Community Plan on the build-out network, and the Proposed Plan and Alternative 1 on the existing network. Traffic impact measures shown include vehicle-miles of travel (VMT), average speed (MPH), and vehicle-hours of delay for the evening peak period, aggregated across the entire Hollywood Community Plan highway network. It should be noted that these numbers do not necessarily represent actual conditions, but rather are intended for use in making relative comparisons between the various alternatives.

### Projected Operating Conditions

:=

Evening peak period turning movements were obtained from the model for each alternative, and the corresponding levels of service are presented in Table 16. The calculated v/c ratios from the traffic forecasts were used to identify the street segments which are projected to experience poor levels of service, E and F, during the evening peak period. The street segment levels of service for each of the land use alternatives are presented in Figures 10 through 12.

Current Plan Build-out on Build-out Network: As indicated in Table 16, 36 of the 39 analyzed intersections are projected to operate at LOS F during the evening peak hour with the build-out of the 1973 Community Plan. In addition, nearly every street in the study, area is expected to be extremely congested, with all of the streets in the core of the Hollywood business district projected to have v/c ratios greater than 1.20. As can be seen in Figure 10, the street segments that are expected to experience extreme congestion, with v/c ratios greater than 1.20, include the entire lengths of Franklin Avenue and Fountain Avenue; the majority of Hollywood Boulevard and Sunset Boulevard; and the segments of Highland Avenue, Wilcox Avenue, Cahuenga Boulevard, Wilton Place, Western Avenue, Normandie Avenue and Vermont Avenue between Fountain Avenue and Franklin Avenue. The complete failure of this land use alternative to function on the build-out network is significant, since it implies that the land usage and recommended street network as established in the 1973 Community Plan are not compatible.

TABLE 15

TRAFFIC IMPACT INDICATORS FOR EVENING PEAK PERIOD

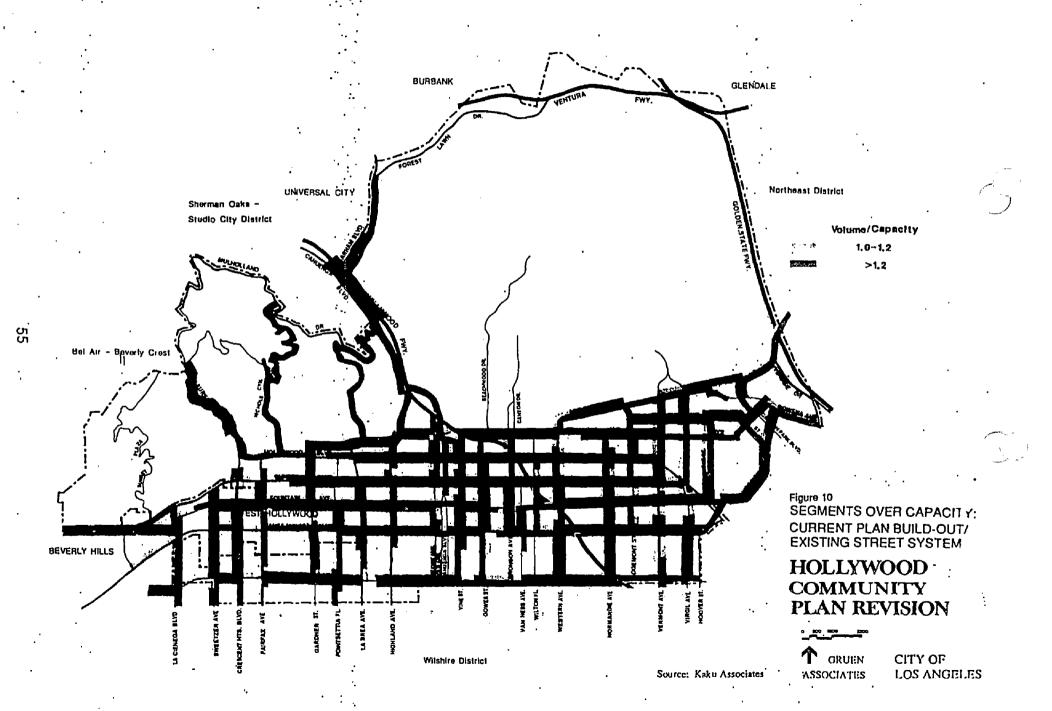
· Land Use	VHT		Average	Average Speed		ву
Alternative `	Veh-Miles	% Change	ирн	% Change	Veh-Hours	% Change
Existing Conditions (estimated)	1,524,800	n/a	12.9	n/a	78,300	n/a
1973 CP Buildout with Buildout of Street Network	2,428,500	59.3%	4.2	-67.4%	508,400	549.32
Alternative 1 on Existing Network	2,064,600	35.4%	6.0	-53.5%	288,800	268.8%
Proposed Plan on Existing Network	1,929,500	26.5%	8.4	-34.9x	178,900	128.5%

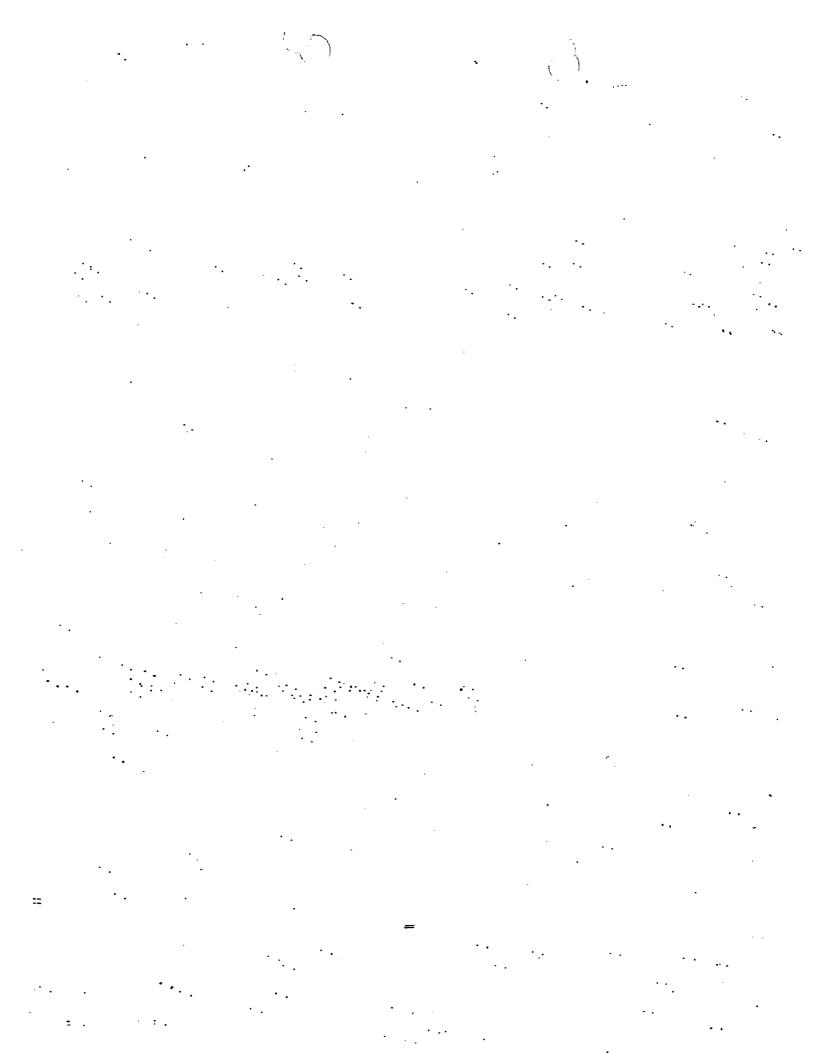
### Notes:

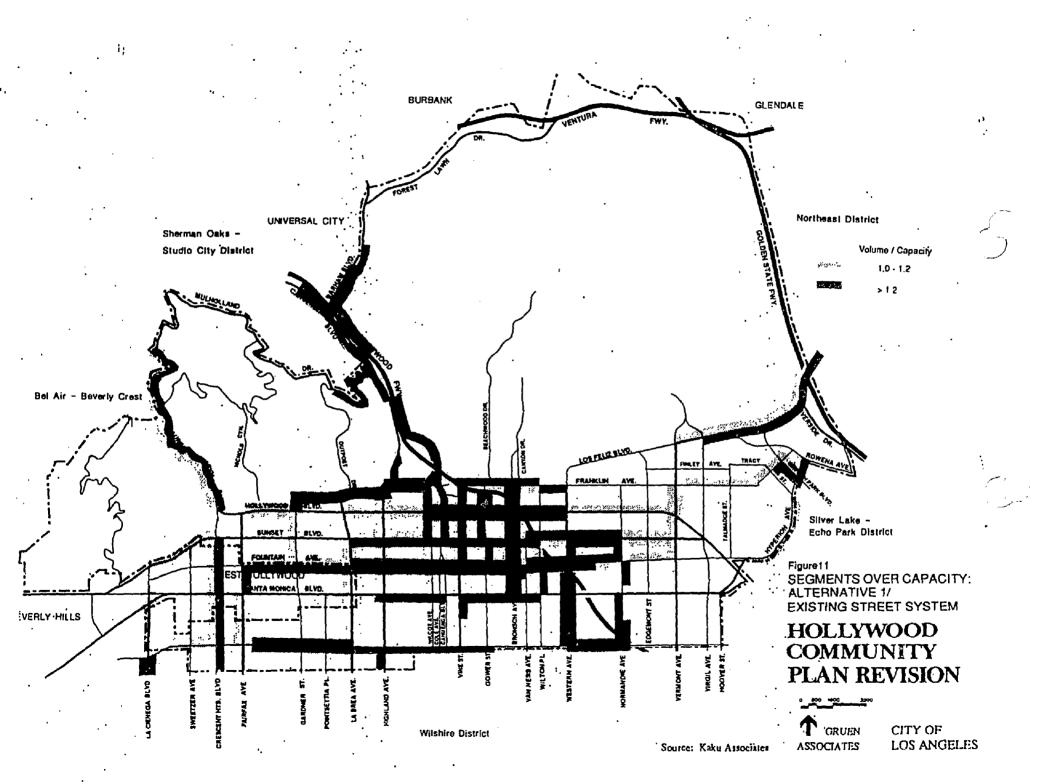
o Data indicates aggregate values from Hollywood Community Plan travel demand model.

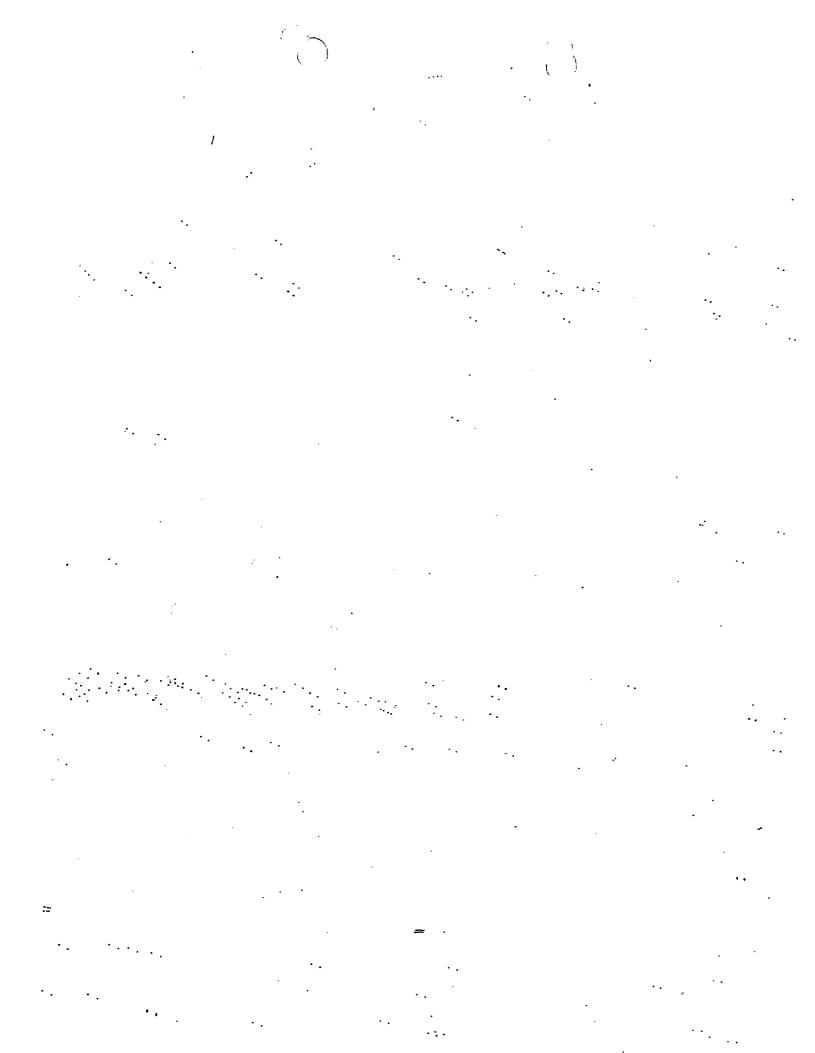
o "% Change" indicates percent change from estimated existing conditions.

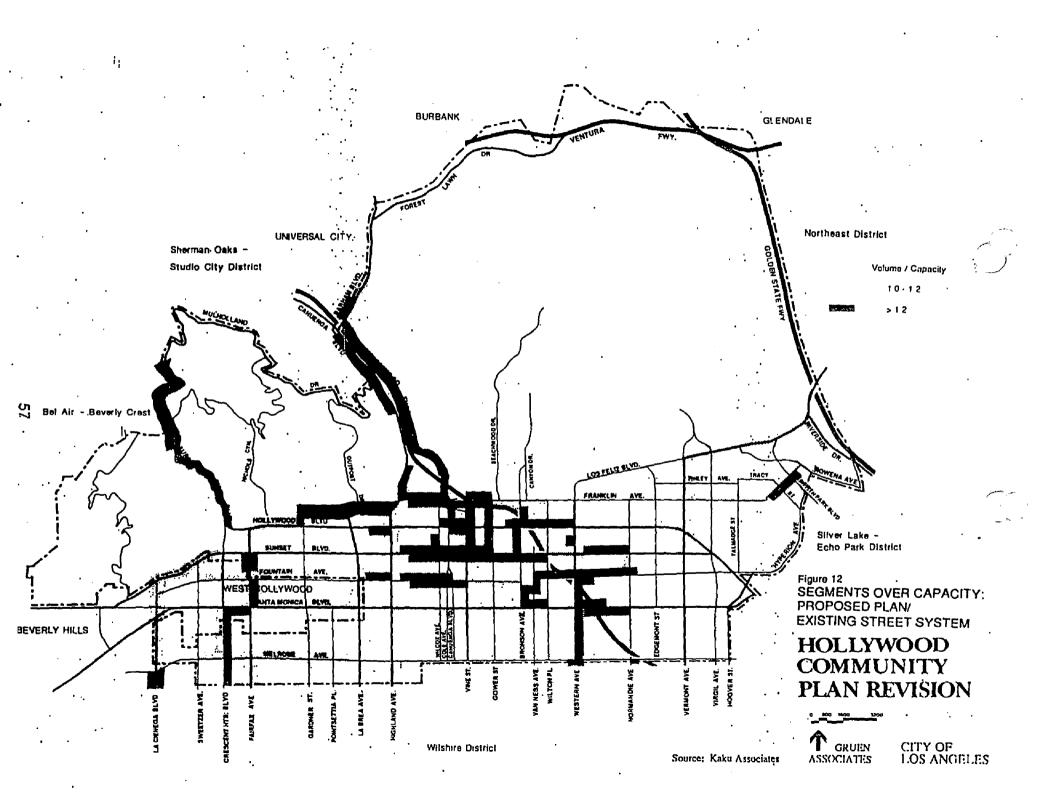












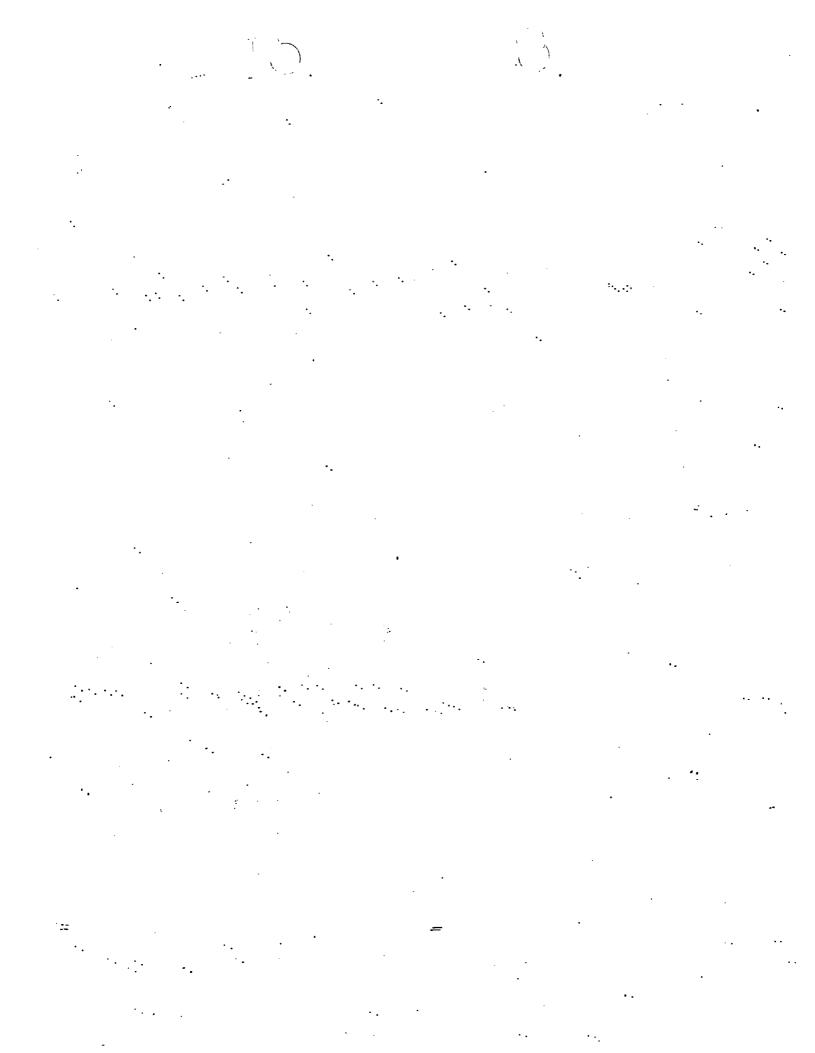


TABLE 16

### PM PEAK HOUR INTERSECTION LEVEL OF SERVICE ANALYSIS FOR COMMUNITY PLAN LAND USE ALTERNATIVES

Map		Existing Conditions		1973 CP Buildout with Buildout of Street Network		Alternative 1 on Existing Network		Proposed Plan o	
Num	Intersection	V/C	LOS	V/C	LOS	V/C ~ .	Los	V/C	LOS
*** . *1	Melrose Ave & Fairfax Ave	. 0.87	D	. 1.12		·1.15			
2	Metrose Ave & La Brea Ave	σ.93	E	1.52	F	1,40	F	1.00 1.14	. E/F F
3	Melrose Ave & Highland Ave	1.03	F	1.67	F	1.29	F	1.11	F
4	Helrose Ave & Western Ave	0.99	E	1.50	F	1.31	F	1.10	F
5	Santa Monica Bl & Kighland Ave	1.00	E/,F	1.74	F	2.09	F	1.80	F
6	Santa Honica Bl & Vine St	0.97	E	1.68	F	1.80	F	1.62	, F
7	Santa Honica Bl & Western Ave	0.89	D .	1.35	F	1.34	F	1.22	F
8	Santa Honica Bl & Vermont Ave	0.65	8	1.27	F	0.92	Ē	0.87	D D
. 9	Santa Honica Bl & Myra Ave/Hoover St	0.79	C C	1.41	F	0.96	E	. 0.89	D
10	Santa Monica Bl & Sunset Bl	0.69	8	0.61	В	0.69	В	0,68	В.
11	Fountain Ave & Highland Ave	1:07	F	1.74	F	1.97	F	1.38	F
12	Fountain Ave & Vine St	0.84	D	2.46	F .	1.62	F	1.08	F
13	Fountain Ave & Western Ave	0.78	С	2.08	F	1.66	F	1.43	F
14	Fountain Ave & Vermont Ave	0.65	В	2.29	· F	1.24	F	0.97	E
15	Sunset Bl & Crescent Hgts/Laurel Cyn	0.94	E	1.34	F	1.15	F	1.07	F
16	Sunset Bl & Fairfax Ave	0.87	D .	1.17	F	1.10	F	1.09	F
17	Sunset Bl & La Brea Ave	0.87	D	1.29	F	1.58	F	1.28	· F
18	Sunset Bl & Highland Ave	0.83	D	1.44	.F	1.19	F	1.29	F
19	Sunset Bl & Vine St	0.82	D .	1.49	F.	1.22	F	1.02	F
20	Sunset Bl & Gover St	0.87	D	1.78	F	1.79	F	1.47	, F
21.	Sunset Bl & Western Ave	0.97	Ε	2:47	F	1.77	F	1.34	F
22	Sunset Bl & Hormandié Ave	0.82	D	2.46	F	1.52	F	1.15	F
23	Sunset Bl & Vermont Ave	0.85	D	2.17	F	1.16	F	1.07	· F
24	Sunset Bl & Höllywood Bl/Hillhurst St	0.99	- E	2.01	F	1.22	F	1.12	F
25	Hollywood Bl & Fairfax Ave	0.67	В	0.75	C	0.75	C	0.90	, D/E
26	Hollywood Bl & La Brea Ave .	0.76	. с	1.11	F.	-1.44	F.	1.29	F
27 .	Hollywood Bt & Highland Ave	0.74	.c	1.64	F	1.40	F	1,27	F ·
58.	Hollywood Bl & Cahuenga Bl	0.87	D	1.97	F	2.18	F	2.07	F
29 .	Hollywood Bl & Vine St	0.74	Ç	1.90	F.	1.05	·F	1.08 ·	F
30	Hollywood Bl & Bronson Ave	0.69	В	2.03	F	1-16	F	1.16	F
31	Hollywood Bl & Western Ave	0.75	C	1,12	F	1.07	F	0.92	Ε
32	Hollywood Bl & Vermont Ave	0.57	- <b>A</b> -	1.32	°F	0.88	D	18.0	D
33	Franklin Ave (West) & Highland Ave	1.03	F		*	1.34	. F	1.26	F
34	Franklin Ave (East) & Highland Ave	0.76	Ċ	2.12	F	1.06	F	0.99	£
35	Franklin Ave & Western Ave	0.72	<b>C</b> .	2.09	F	- 1-40	È	1.12	F
36	Franklin Ave & Vermont Ave	0.92	E	1.72	F	1.48	F	1.33	F
37	Los Feliz Bl & Vermont Ave	0.89	Ð	1.16	F	1.09	F	1.05	F
38	Los Feliz Bl & Hillhurst Ave	0.83	Ð	1.17	F	1.01	F	0.95	E
39	Los Feliz Bi & Riverside Dr	0,77	С	1.52	. F	1.02	F	0.87	D

<sup>\*</sup> Realignment of franklin under buildout of 1973 CP street network would eliminate conflicting movements at this location.

Proposed Plan Revision on Existing Network: While 28 of the 39 intersections are projected to operate at LOS F during the evening peak hour for this alternative, the v/c ratios are much lower than the v/c ratios for Alternative 1. Similarly, the street segments are not expected to be as congested as for the increased non-residential development alternative discussed below. While there are segments which have v/c ratios greater than 1.20, they are isolated cases immediately adjacent to the Hollywood Freeway and the Cahuenga Pass. As can be seen in Figure 12, the street segments which are expected to experience extreme congestion, with v/c ratios greater than 1.20, include portions of Franklin Avenue, Sunset Boulevard, Fountain Avenue, Cahuenga Boulevard, Vine Street, Gower Street, and segments in the vicinity of Hollywood Freeway ramps.

Increased Non-Residential Development Alternative on Existing Network: As indicated in Table 16, 34 of the 39 analyzed intersections are projected to operate at LOS F during the evening peak hour for this land use alternative. While street segment congestion is fairly widespread, the segments which are projected to have a v/c ratio greater than 1.20 are primarily concentrated near the Hollywood Freeway and the Cahuenga Pass.

As can be seen in Figure 11, the street segments that are expected to experience extreme congestion, with v/c ratios greater than 1.20, include the Highland Avenue/Franklin Avenue vicinity; portions of Hollywood Boulevard, Sunset Boulevard, Fountain Avenue and Santa Monica Boulevard; portions of Wilcox Avenue, Cahuenga Boulevard, Vine Street, Gower Street, Bronson Avenue and Western Avenue between Santa Monica Boulevard and Franklin Avenue; and street segments in the vicinity of the Hollywood Freeway ramps.

### Mitigation Measures

In reaction to the high levels of traffic congestion and poor levels of service which either already exist or have been projected for many locations within the Hollywood Community Plan area, a variety of alternative street and intersection improvements have been evaluated. Development of the conceptual improvements for this analysis included a review of previous recommendations for the Hollywood area and discussions with staff of the Los Angeles Department of Transportation (LADOT).

As a result of this process, two different sets of street system improvements have been developed for further analysis in this study. The first set, hereafter referred to as the "Constrained Improvement Scenario," incorporates improvements which can generally be accommodated within the existing street system. The intent of this scenario is to assess the level of land use development which could be accommodated, and the traffic operating conditions which would result, if improvements are limited to those which do not require substantial right-of-way acquisition (which is likely to prove difficult, if not impossible, throughout most of the Hollywood area).

The second improvement scenario, hereafter referred to as the "Build-out Improvement Scenario," presumes that each of the streets within the Hollywood area is eventually widened to provide capacity commensurate with the street's classification in the Community Plan. Hany of the streets within Hollywood are not currently constructed to the highway classification standards established by the City of Los Angeles. This scenario represents build-out of the Community Plan street network over an extremely long-term period, since it is likely that acquisition of the right-of-way necessary to implement these widenings would depend upon right-of-way dedications from redevelopment of adjacent parcels. As such, the full level of improvements implicit in this scenario may not ever be achieved. However, the scenario is useful for analyzing the impact of build-out of the Community Plan street system, if it were to be implemented.

### Constrained Improvement Scenario:

As noted previously, the improvements included in the Constrained Improvement Scenario were developed in an attempt to maximize the potential capacity of the existing street system in the Hollywood area. They are therefore based on the following general guidelines:

- Any improvements must either fit within the existing right-of-way or require only a minimal amount of new right-of-way. In the latter case, any new right-of-way must be available without requiring demolition of existing buildings.
- A level of service of D or better during peak periods was the desired target. However, as will be seen, even with the potential improvements, it was not possible to achieve this level of operation at all locations.
- The improvements were developed in relation to the projected traffic volumes under the Proposed Plan growth scenario.

It should be noted that these improvements are intended to be indicative of the extent to which impacts of future growth can be mitigated by street system improvements, and are conceptual in nature. They are not intended as hard recommendations for specific improvements. The most appropriate improvements for locations throughout the Hollywood area must ultimately be developed in conjunction with more precise knowledge of the specific developments which may ultimately occur.

### Potential Street System Improvements

Table 17 lists the various conceptual street system improvements included in the Constrained improvement Scenario. As can be seen, these improvements tend to fall into one of two types: operational improvements such as implementation of an automated traffic surveillance and control (ATSAC) system. peak period parking restrictions, one-way couplets, or reversible operations; and physical improvements such as street widenings, jog eliminations; or localized intersection improvements.

TABLE 17

# CONCEPTUAL STREET SYSTEM IMPROVEMENTS FOR HOLLYWOOD COMMUNITY PLAK (CONSTRAINED IMPROVEMENT SCENARIO)

		Pavement Width	Humber	of Lanes	Time	Direc-		Previ Recom
Street	Location ·	(feet)	Existing	Improved	Period	tion	Comments .	datio
SIGNAL SYSTEM	I IMPROVEMENTS						***************************************	······.
Installation	of ATSAC system through	out Hallywo	od area			-		
ngay nenton n						•		
PEAK PERIOD P	ARKING RESTRICTIONS							
La Cienega	Santa Monica to Olympic	· 70	4	6	PM Pk	both :	requires coordination with Beverly Hills & West Hollywood	LAD
Crescent Heights	s/o Santa Monica	varies	3	4	PM Pk	NB	expand existing restrictions to include NB during PM peak; requires coordination with West Hollywood	
Fairfax	Sunset to Pico	varies	4	6	PM Pk	both	requires coordination with West Hollywood	LAÐ
Cahuenga	Franklin to freeway	. No	4	6	PH Pk	both	in conjunction w/1-way couplet	•
Cahuenga	freeway to Odin	na	4	5	PH Pk	· NB	could be reversible operation instead of parking restriction	
Viñe	Franklin to Helrose	70	. 4	6	PM Pk	both		 P80
Vestern	Franklin to Venice	60			PH Pk	both .	10-foot lanes; would need spot widening for left-turn pockets	LAD 
Normandie	s/o freeway	na :	3	4	PM Pk	-\$8	expand existing restrictions to include SB during PM peak	
Sunset	Wilton to Hollywood	70	4	6	PM Pk	both	extension of existing restrictions eastward	
Santa Monica	La Cienega to Hoover	60	. 4	6	PM Pk	<b>both</b>	10-foot lanes; would need spot widening for left-turn pockets; requires coordination with West Hollywood	PBC

### TABLE 17 (continued)

# CONCEPTUAL STREET SYSTEM IMPROVEMENTS FOR HOLLYWOOD COMMUNITY PLAN (CONSTRAINED IMPROVEMENT SCENARIO)

		Pavement Width	Number of Lanes		Time	Direc-		Previou Recomm
Street	Location	(feet)	Existing	Improved	Period	tion.	Connents	dation
ONE-WAY COUPLE	ets	•		-	. •	•	•	٠.
Cahuenga/ Wilcox	Franklin to Helrose	Ca: 56 Wc: 35	Ca: 4 Wc: 2	4 NB,	All Day	Na ·	requires parking restrictions on Wilcox (one side)	LAD01
Wilton/ Van Ness	freeway to 3rd	Wt: 40 VN: na	WE: 4 VN: 2	4 MB, 4 SB	All Day	· na	requires parking restrictions on Van Ness; continuation of parking restrictions on Wilton	ŁADOT
REVERSIBLE OPE	RATIONS	•					•	
Kighland	Sunset to Santa Monica	70	6	7	AM Pk PM Pk	SB NB	extension of existing rever- sible operations southward; use left-turn lane for additional through lane in peak direction	
STREET WIDENIN	GS							
Fountain	Highland to Bronson, & Western to Sunset	varies	. , 2	4	All Day	both		
Frenklin	Highland to Wilcox	38		4	AN & PH	both	widen to 40 to 44 feet; implement parking restrictions during AM & PH peaks	•••
Cahuenga East	Odin to Barham	varies	1-3	2-4	All Day	. NB		
Barham .	Cahuenga to Forest Lawn	na	4	6	All Day	both	includes widening US 101 overpass to 7 lames as per LA 5 year CIP	

### TABLE 17 (continued)

### CONCEPTUAL STREET SYSTEM IMPROVEMENTS FOR HOLLYWOOD COMMUNITY PLAN (CONSTRAINED IMPROVEMENT SCENARIO)

Street	Location	Pavement Width (feet)	Number of Lanes Existing Improved		Time Period	Oirec- tion	Comments	Previous .Recommen- dation *	
· · · · · · · · · · · · · · · · · · ·		·:···							
JOG IHPROVENEN	TS OR ELIMINATIONS								
Franklin ·	at Highland	Hi: 70 Fr:38/44	Hi: 7	na na	All Day	na ·	<ol> <li>widen Franklin approaches &amp; Highland through jog area;</li> </ol>	LADOT	
	· .						<ol> <li>realign Franklin to eliminate jog;</li> <li>grade-separation (depress Highland under Franklin)**</li> </ol>	1973 CP	
Fountain	Bronson to Van Wess	.· 40	2	4	All. Day	both	realign Fountain between Bronson & St Andrews to eliminate jog; included in LA 5 year CIP	LADOT & 1973 CP	
LOCALIZED INTE	ERSECTION IMPROVEMENTS								

(see Table 10)

Notes:

Ca = Cahuenga Boulevard .

" Wc'= Wilcox Avenue

Wt = Wilton Place

VN = Van Ness Avenue

Hi = Highland Avenue

\* Fr = Franklin Avenue

AM Pk = AM peak period .

PM Pk = PM peak period

- \* Previous recommendation:
  - o. LADOT indicates recommended by memorandum from Donald R. Howery, General Manager, Department of Transportation, to Councilman Hike Woo, June 2, 1987.
  - o PBQD indicates recommended in Hollywood Circulation Study (Parsons Brinckerhof Quade & Douglas, 1985).
  - o 1973 CP indicates included in 1973 Hollywood Community Plan.
- \*\* The grade-separation alternative for the Highland/Franklin intersection was used for the Constrained Improvement Scenario since traffic projections indicate this alternative is needed to provide sufficient capacity through the intersection.

- ATSAC. At present, LADOT is beginning to install ATSAC systems in various areas throughout the City. Implementation of an ATSAC system in Hollywood would provide more efficient and flexible control of traffic, thereby increasing the carrying capacity of signalized intersections. LADOT estimates that ATSAC systems may provide a seven percent increase in traffic capacity or throughput when compared to conventional traffic signal controls, as are currently in place in Hollywood. ATSAC also improves reliability and safety through surveillance and responsiveness of control.
- Peak Period Parking Restrictions. New or expanded peak period parking restrictions are indicated for segments of La Cienega Boulevard, Crescent Heights Boulevard, Fairfax Avenue, Cahuenga Boulevard, Vine Street, Western Avenue, Normandie Avenue, Sunset Boulevard and Santa Honica Boulevard. The intent of these restrictions are to provide additional through lanes during peak periods (similar to current restrictions along sections of La Brea Avenue, Highland Avenue and Sunset Boulevard, among others). Potential implementation issues would relate to the need to either accept the loss of on-street parking spaces or replace the displaced spaces. Furthermore, inadequate street widths along Western and Santa Honica would necessitate spot widenings in order to continue to provide left-turn lanes at major intersections.
- One-Way Couplets. Two pairs of potential one-way couplets, Cahuenga Boulevard/Wilcox Avenue and Wilton Place/Van Ness Avenue, would improve north-south circulation within the Hollywood core area.
- Reversible Operations. At present, traffic cones are used along Highland Avenue between Odin Street and Sunset Boulevard to provide reversible lane operations during peak periods. Basically, the center left-turn lane is used as an additional through lane in the peak direction (southbound in the morning and northbound in the evening), with left-turns prohibited. This concept could be extended along Highland from its present terminus at Sunset Boulevard south to Santa Monica Boulevard, in order to more adequately accommodate the projected heavy traffic flows along this section of Highland.
- Street Widenings. In conjunction with the potential jog realignment discussed below. Fountain Avenue could be further developed as an alternative east-west route by widening the existing two-lane segments to provide four lanes. The two-lane section of Franklin Avenue between Highland Avenue and Wilcox Avenue is both a current and future bottleneck, and could be widened to provide four travel lanes by widening the pavement approximately 4 to 8 feet and restricting parking during peak periods.

Furthermore, Cahuenga Boulevard East could be widened by one lane between Odin Street and Barham Boulevard in order to provide much-needed additional street capacity northbound over the Cahuenga Pass. Barham Boulevard could be widened to provide six through lanes from Cahuenga to Forest Lawn Drive. These widenings, along with the Cahuenga/Wilcox oneway couplet and the potential parking restrictions on Cahuenga Boulevard described previously, and the planned widening of the Barham Boulevard bridge over U.S. 101 to seven lanes (included in the City of Los Angeles 5

Year Capital Improvement Program', would combine to provide additional capacity along an entire corridor from Melrose Avenue on the south to the Universal City area and Burbank to the north.

• <u>Jog Eliminations</u>. The existing Fountain Avenue jog around Le Conte Junior High School could be eliminated by realigning Fountain between Bronson Avenue and St. Andrews Place (as included in the City of Los Angeles 5 Year Capital Improvement Program). In combination with widening the existing two-lane sections of Fountain as described above, this improvement would improve east-west capacity throughout the Hollywood area.

A variety of alternatives are possible to eliminate or alleviate the existing Franklin Avenue jog at Highland Avenue, ranging from: (1) widening the Franklin Avenue intersection approaches and Highland Avenue itself through the jog area (as included in the City of Los Angeles 5 Year Capital Improvement Program); to (2) realigning Franklin to eliminate the jog (as included in the 1973 Community Plan); to (3) grade-separation by either depressing Highland Avenue through traffic below the jog area or constructing a flyover for eastbound Franklin to northbound Highland left-turning traffic.

Localized Intersection Improvements. A series of potential intersection improvements were evaluated for the 39 analyzed intersections and are summarized in Table 18. As can be seen, these improvements typically consist of the provision of additional turning lanes. The potential intersection improvements also incorporate the various street system improvements described previously.

### Effectiveness of Improvements

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Projected traffic volumes for the Proposed Plan were reassigned to the street system assuming implementation of the various conceptual improvements described above. Table 19 presents the resulting levels of service at the 39 analyzed intersections, while Figure 13 illustrates the projected levels of service along street segments.

As can be seen, implementation of these (or similar) improvements would significantly improve projected operating conditions in many areas from those forecast for The Proposed Plan without improvements. However, a number of streets would still experience traffic demands far in excess of the capacity. Eleven of the 39 intersections are projected to operate at LOS F during the evening peak hour (as opposed to 28 intersections for The Proposed Plan on the existing network), while an additional 11 intersections are projected to operate at LOS E. As indicated on Figure 13, a number of street segments would still experience extreme congestion. However, sections of Vermont Avenue, Cahuenga Boulevard, Sunset Western Avenue, Vine Street. Gower Street, Boulevard, Fountain Avenue, Santa Monica Boulevard and Melrose Avenue are projected to operate at much better conditions than under The Proposed Plan without improvements (Figure 12).

### TABLE 18

# CONCEPTUAL INTERSECTION IMPROVEMENTS FOR HOLLYWOOD COMMUNITY PLAN (CONSTRAINED IMPROVEMENT SCENARIO)

an P	Intersection	Improvement	Note:
-			
	Melrose Ave & Fairfax Ave	no improvements suggested	
	Melrose Ave & La Brea Ave	no improvements suggested	
	Melrose Ave & Highland Ave	no improvements suggested	
	Helrose Ave & Western Ave	restrict parking on Western for additional through lanes during peak periods (spot widen Western for left-turn pockets)	(1)
	Santa Monica Bl & Highland Ave	restrict parking on Santa Monica for additional through lanes during peaks (spot widen Santa Monica for left-turn pockets)	. (1)
	·	extend reversible lane operations on Highland to Santa Monica	(1)
	Santa Monica Bl & Vine St	restrict parking on Santa Monica for additional through lanes during peaks (spot widen Santa Monica for left-turn pockets)	(1)
		additionally widen eastbound Santa Honica to provide dual left-turn lanes restrict parking on Vine for additional through lanes during peak periods	(1)
	Santa Monica Bl & Western Ave	restrict parking on Santa Monica for additional through lanes during peaks (spot widen Santa Monica for left-turn pockets)	(1)
		restrict parking on Vestern for additional through lanes during peak periods (spot widen Western for left-turn pockets)	(1)
	Santa Monica Bl & Vermont Ave	restrict parking on Santa Monica for additional through lanes during peaks (spot widen Santa Monica for left-turn pockets)	(1)
	Santa Honica 81 & Myra Ave/Hoover St	terminate peak parking restrictions on Santa Honica at Hyra/Hoover	(1)
•		restripe eastbound Santa Monica to provide dual left-turn lanes	·
	Santa Monica Bl & Sunset Bl	no improvements suggested	
	Fountain Ave & Highland Ave	widen Fountain to provide four through lames plus left-turn lames	(1)
	•	extend reversible lane operations on Highland to Santa Monica	(1)
	Fountain Ave & Vine St	widen Fountain to provide four through lanes plus left-turn lanes restrict parking on Vine for additional through lanes during peak periods	(1) (1)
	Fountain Ave & Western Ave	widen Fountain to provide four through lanes plus left-turn lanes restrict parking on Western for additional through lanes during peak periods	(1) (1)
		(spot widen Western for Left-turn pockets)	,

### TABLE 18 (continued)

# CONCEPTUAL INTERSECTION IMPROVEMENTS FOR HOLLYWOOD COMMUNITY PLAN (CONSTRAINED IMPROVEMENT SCENARIO)

мар	··		
Num	Intersection .	Improvement	Hotes
	· .		
14	Fountain Ave & Vermont Ave	widen Fountain to provide four through lanes plus left-turn lanes	(1)
15	Sunset Bl & Crescent Mgts/Laurel Cyn	spot widen/restripe eastbound Sunset to provide dual left-turn lanes	
16	Sunset Bl & Fairfax Ave	terminate peak parking restrictions on Fairfax at Sunset spot widen/restripe westbound Sunset to provide dual left-turn lanes	(1) (2)
17.	Sunset Bl & La Brea Ave	no improvements suggested	
18	Sunset Bl & Highland Ave	spot widen soutbound Highland to provide exclusive right-turn lane	(2)
19	Sunset 81 & Vine St	restrict parking on Vine for additional through lanes during peak periods	(1)
20	Sunset Bl & Gower St	no improvements suggested	
21	Sunset Bl & Western Ave	restrict parking on Sunset for additional through lanes during peak periods restrict parking on Western for additional through lanes during peak periods (spot widen Western for Left-turn pockets)	(1) (1)
22	Sunset Bl & Mormandie Ave	restrict parking on Sunset for additional through lanes during peak periods	(1)
23	Sunset Bl & Vermont Ave	restrict parking on Sunset for additional through lanes during peak periods spot widen/restripe northbound Vermont to provide dual left-turn lanes	(1)
24	Sunset Bl & Hollywood Bl/Hillhurst St	restripe eastbound Hollywood to allow through movements from right-turn lane	
25:	Hollywood Bl & Fairfax Ave	no improvements suggested	•
26	Hollywood Bl & La Brea Ave	spot widen westbound Hollywood to provide dual left-turn lanes	(2)
: 27 :	Hollywood Bl & Highland Ave	restripe eastbound Hollywood to provide dual left-turn lanes restripe westbound Hollywood to provide exclusive right-turn lane	(2) (2)
28	Hollywood Bl & Cahuenge Bl	Cahuenga converted to one-way northbound operation (Cahuenga/Wilcox couplet) restripe eastbound Hollywood to provide dual left-turn lanes	(1) (2)
29	Hollywood Bl & Vine St	restrict parking on Vine for additional through lanes during peak periods	ίŋ
30	Hollywood Bl & Bronson Ave	no improvements suggested	

### TABLE 18 (continued)

# CONCEPTUAL INTERSECTION IMPROVEMENTS FOR HOLLYWOOD COMMUNITY PLAN (CONSTRAINED IMPROVEMENT SCENARIO)

1	Intersection	Improvement	Notes
•	Hollywood Bl & Western Ave	restrict parking on Western for additional through lames during peak periods (spot widen Western for left-turn pockets)	(1)
	Hollywood Bi & Vermont Ave	no improvements suggested	
	Franklin Ave (West) & Kighland Ave	grade-separate Highland through traffic	-(1)
	Franklin Ave (East) & Highland Ave	grade-separate Highland through traffic	(1)
	Franklin Ave & Western Ave	terminate peak parking restrictions on Western at Franklin restripe eastbound Franklin to provide dual left-turn lanes	(1)
	Franklin Ave & Vermont Ave	restripe eastbound Franklin to provide exclusive left-turn lane	
	Los Feliz Bl & Vermont Ave	no improvements suggested	
	Los Feliz Bl & Kilihurst Ave	no improvements suggested	
	Los Feliz Bl & Riverside Dr	no improvements suggested	
	·	•	

### es:

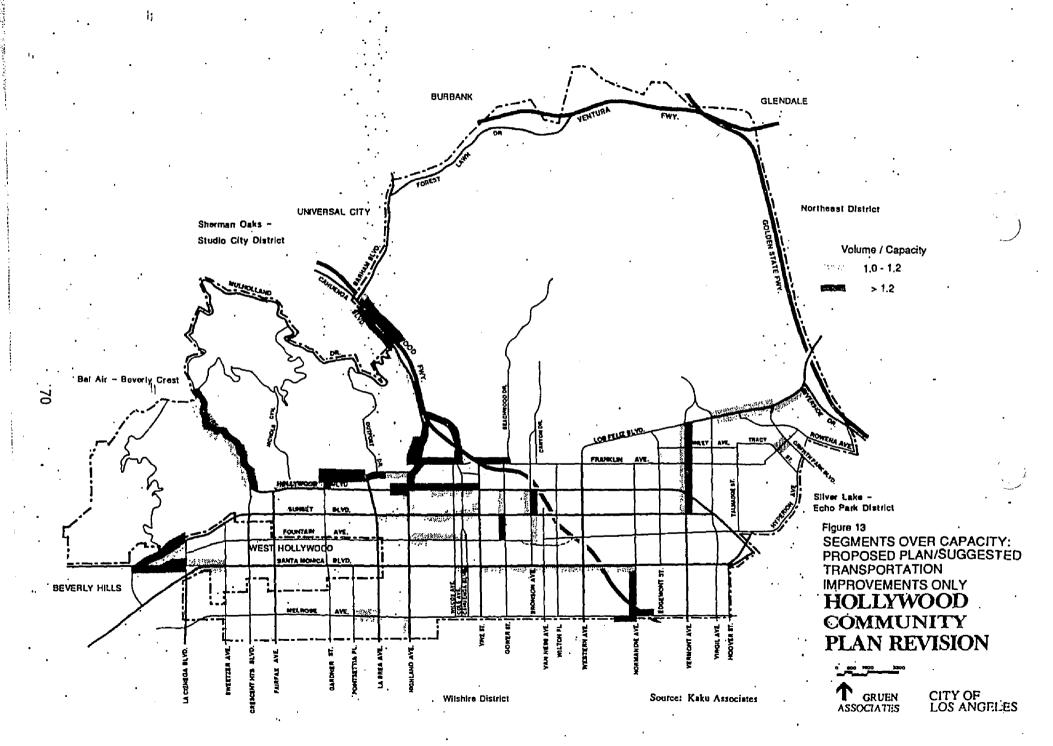
- . Improvement in conjunction with street improvement listed on Table 9.
- !. Improvement not justified under Alternative 2A with additional reductions in office employee trips (as described in text).

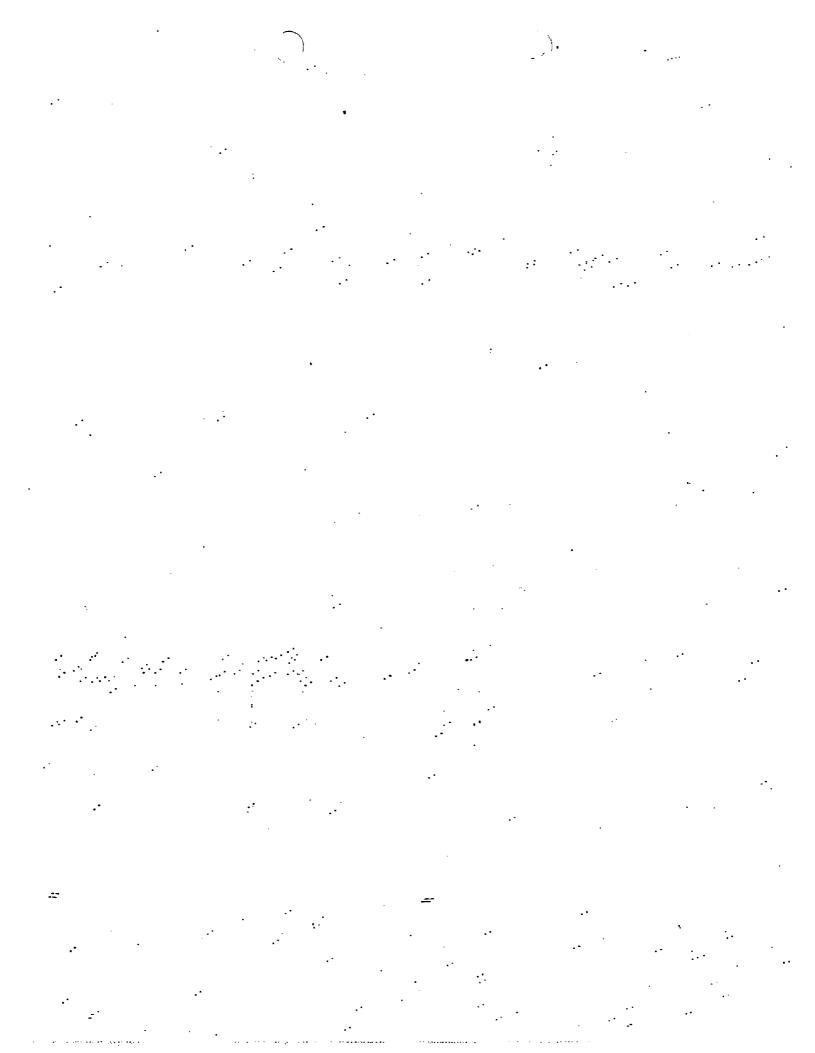
TABLE 19

# PM PEAK HOUR INTERSECTION LEVEL OF SERVICE ANALYSIS PROPOSED PLAN WITH STREET SYSTEM IMPROVEMENT SCENARIOS

Нар		Proposed Plan on Existing Network		Proposed Plan with Constrained Impromnt Scenario		Proposed Plan w/ Reduced Office Trips/Constrained Imprvmnt Scenario		Proposed Plan with Buildout Impromnt Scenario	
Num.	Intersection	. · v/c	LOS	V/C	ros	۸/۵ : .	FOR	V/C	LOS
1	Melrose Ave & Fairfax Ave	1.00	E/F	0.97	 E	0.90	D/E	0.82	0
2	Melrose Ave & La Brem Ave	- 1.14	F	1.00	E/f	0.96	E	1.01	F -
3	Melrose Ave & Highland Ave	1.11	F	1.05	F	1.01	F	1.06	F
4	Helrose Ave & Western Ave	1.10	F	0.84	D	0.83	D	1.01	F
5	Santa Monica Bl & Highland Ave	1.80	F	1.07	F	1.07	F	1.22	F
6 .	Santa Monica Bl & Vine St	1.62	F	1.03	F	0.93	E	1.03	F.
7	Santa Monica Bl & Western Ave	1.22	F	1.06	F	0.79	Ċ	1.19	F
8	Santa Monica Bl & Vermont Ave	0.87	D.	0.78	C	0.64	<b>B</b> .	0.73	С
9	Santa Monica Bl & Myra Ave/Hoover St	0.89	D	0.72	С	0.62	В	0.61	-B
10	Santa Honica Bl & Sunset Bl	0.68	8	0.67	В	0.66	В	0.51	A
11	Fountain Ave & Highland Ave	1.38	F	0.98	E	0.81	D	1.11	F
12	Fountain Ave & Vine St	1.08	F	0.81	D	0.63	8	0.97	E
13	Fountain Ave & Western Ave	1,43	F	0.91	E	0.76	С	0.80	C/D
14	Fountain Ave & Vermont Ave	0.97	٤	0.71	C	0.52	A	0.66	В
15	Sunset Bl & Crescent Hgts/Laurel Cyn	1.07	F	0.82	Ď	0.88	D .	0.98	Ε
16	Sunset Bl & Fairfax Ave	1.09	F	0.93	E	0.73	C	0.88	· D
17 .	Sunset Bl & La Brea Ave	1.28	F	1.37	F	0.89	D	1.08	F
18	Sunset Bl & Highland Ave	1.29	F	0.97	E	0.88	D	1.01	F
19	Sunset Bl & Vine St	1.02	F	1.04	F	0.86	Ď	1.15	F
20	Sunset 81 & Gower St	1.47	F	1.19	F	1.16	F	0.87	D
21	Sunset Bl & Western Ave	1.34	F	0.93	E	0.81	. D	0.83	D
22	Sunset Bl & Normandie Ave	1.15	F	0.93	E	0.81	D	0.70	B/C
23	Sunset Bl & Vermont Ave	1.07	F	0.88	D .	0.88	ρ	0.86	D
. 24	Sunset Bl & Hollywood Bl/Hillhurst St	1.12	. F	0.85	. D	0.90 .	D/E	0.86	D
25 .	Hollywood Bl & Fairfax Ave	0.90	D/E	0.69	B	0.79	C	0.68	· · B · ·
26	Hollywood Bl & La Brea Áve	1.29	F	1.29	· F	1.07	F	0.94	E
27	Hollywood Bl & Highland Ave	1.27	F	1.00	E/F	0.93	E	1,10	F
28	Hollywood Bl & Cahuenga Bl	2.07	F	1.14	F	1.02 .	· F	1,17	F
29	Hollywood Bl & Vine St	1.08	F	1.07	F	1.01	F	0.88	D
30	Nollywood Bl & Bronson Ave	1.16	F	0.90	D/E	0.72	С	10.87	D
31	Hollywood Bl & Western Ave	0.92	E	0.79	C	0.78	C	0.92	E
32	Hollywood Bl & Vermont Ave	0.81	D	0.70	B/C	0.55	A	0.64	8
33	Franklin Ave (West) & Highland Ave	1.26	F	0.93	Ε	0.60	A/B	•	• .
34	Franklin Ave (East) & Highland Ave	0.99	E	0.55	A	0.50	A	1.62	F
35	Franklin Ave & Western Ave	1.12	F	0.68	В	0.74	С	0,72	С
36	Franklin Ave & Vermont Ave	1.33	F	1.09	F	0.85	D	0.66	В
37	Los Feliz Bl & Vermont Ave	1.05	F	0.94	Ε	0.89	D	0.86	0
38	Los Feliz Bl & Hillhurst Ave	0.95	E	0.87	D	0.76	C	0.80	C/D
39	Los Feliz Bl & Riverside Dr	0.87	D	0.79	С	08.0	C/D	0.79	С

<sup>\*</sup> Realignment of Franklin under buildout of 1973 CP street network would eliminate conflicting movements at this location.





# Reduction in Office Employee Trips

These results indicate that constraining improvements to those feasible within the existing street system would not provide sufficient capacity to accommodate full build-out of both the Hollywood Redevelopment Plan and the Proposed Plan. Significant reductions in the number of vehicle trips generated by the projected land uses would also be required. Two means of reducing tuture vehicle trips are possible: (1) implementation of effective Transportation Systems Management/Transportation Demand Management (TSM/TDM) plans to achieve reductions in trips generated by various land uses; and (2) further reductions in allowable land use densities.

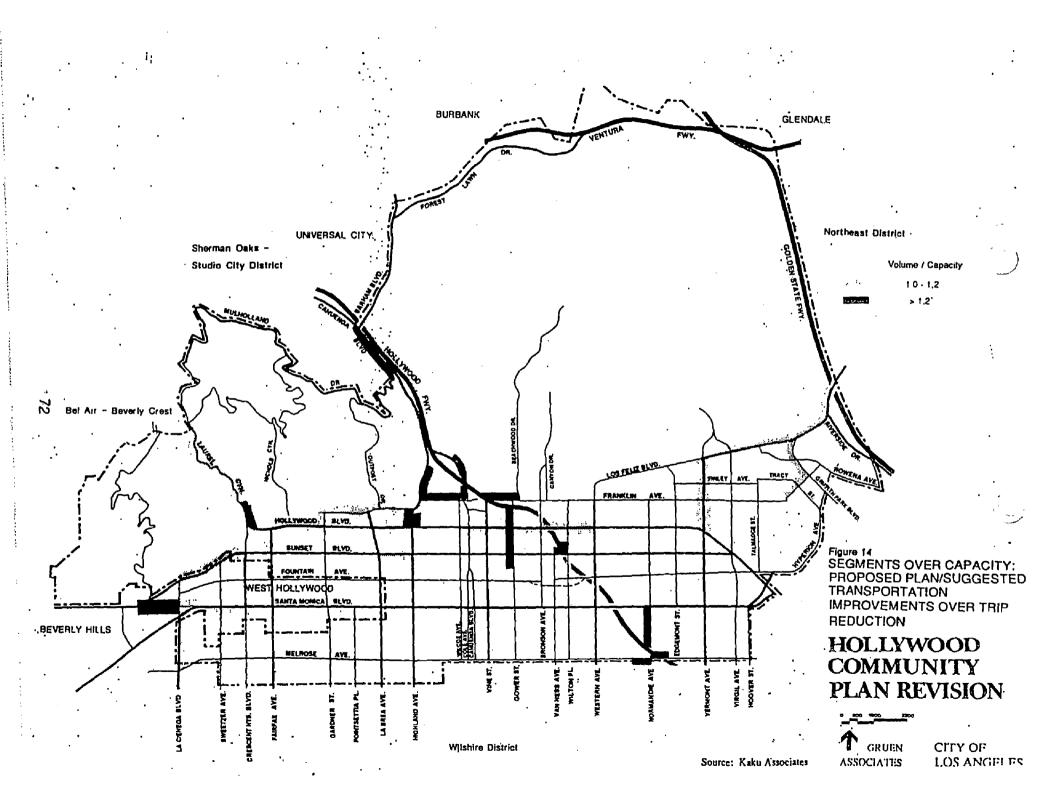
Many of the locations which are projected to continue to experience severe operating conditions are locations which would be significantly impacted by projected development within the Hollywood Redevelopment area. Furthermore, the greatest amount of new trips in the area are projected to result from build-out of potential office development, particularly that allowed under the Hollywood Redevelopment Plan.

If reductions of about 10 to 15 percent could be achieved through successful implementation of TSM/TDM programs for both existing and future office and industrial development throughout the Community Plan and Redevelopment Plan areas, it is estimated that new office development would have to be limited to only about 15 to 20 percent of that, allowable under build-out of the Hollywood Redevelopment Plan. Note, however, that recent forecasts prepared for the Hollywood Redevelopment area indicate that the actual level of additional office development anticipated to occur over the next 20 years under market conditions would only be about 15 to 20 percent of the new development allowed under build-out of the Redevelopment Plan. As a result, it is estimated that, although full build-out of the Redevelopment Plan could not be accommodated, overall densities equivalent to those of the 20-year market-based forecasts could be accommodated.

Table 19 also indicates the projected levels of service at the 39 analyzed intersections assuming reductions in tripmaking and land use Intensities equivalent to those discussed above were to be realized, while Figure 14 illustrates the resulting levels of service along street segments. As can be seen, the number of intersections which are projected to still operate at LOS F is reduced to six, with no v/c ratio greater than 1.16. Only three intersections are projected to operate at LOS E, while each of the remaining 30 intersections is projected to operate at LOS D or better,

As indicated on Figure 14, a few street segments would still experience extreme congestion. These consist mainly of sections of Franklin Avenue, Cahuenga Boulevard, Highland Avenue, and Normandie Avenue immediately adjacent to the Hollywood Freeway. The remaining street sections throughout the Hollywood area, including most of Vermont Avenue, Western Avenue, Vine Street, Bronson Avenue, Cahuenga Boulevard, Sunset Boulevard, Fountain Avenue, Santa Monica Boulevard and Melrose Avenue, are projected to operate at much improved conditions than under the Proposed Plan.







#### Build-out Improvement Scenario

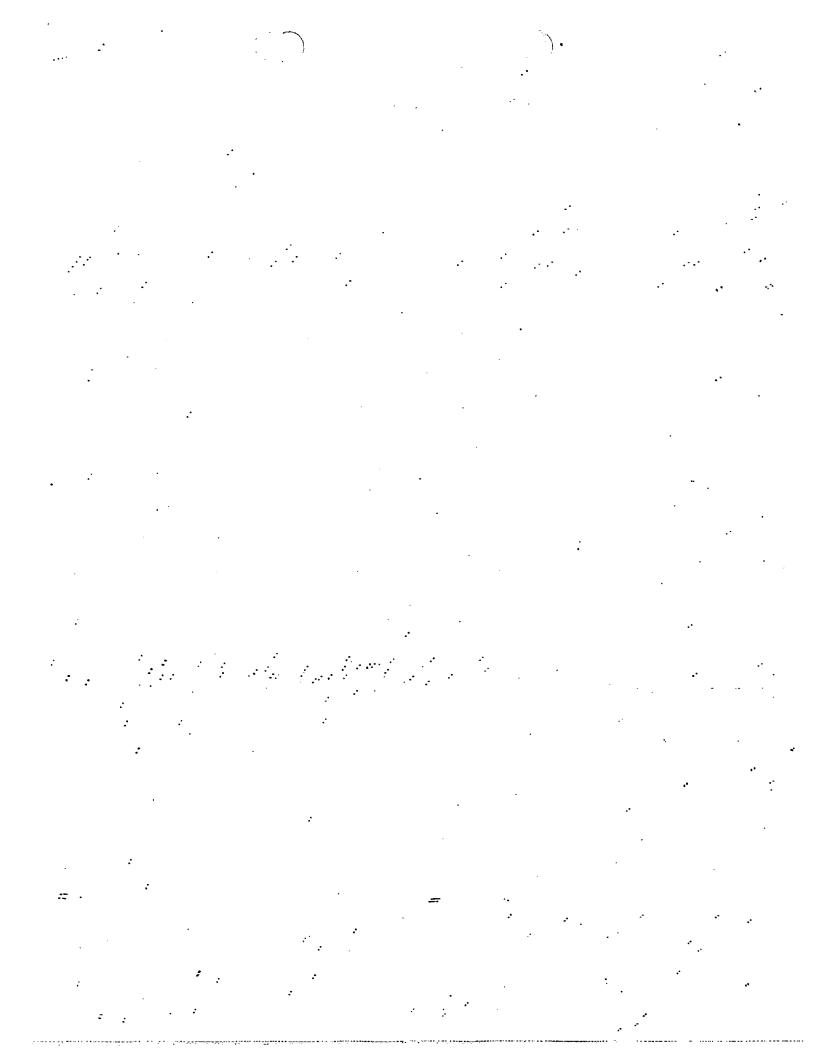
As discussed previously, the Build-out Improvement Scenario presumes that each of the streets within the Hollywood area is eventually widened to provide capacity equivalent with that of the street's classification in the Community Plan (Figure 15). Generally, highway classification standards established by the City of Los Angeles call for six through lanes on major highways, four through lanes on secondary highways, and two travel lanes on collector streets (see Table 14). Many of the streets within Hollywood currently do not have sufficient right-of-way or pavement width to provide the number of lanes for which they are classified. Figure 16 schematically illustrates the street segments which would require widening in order to be built out to the street standards.

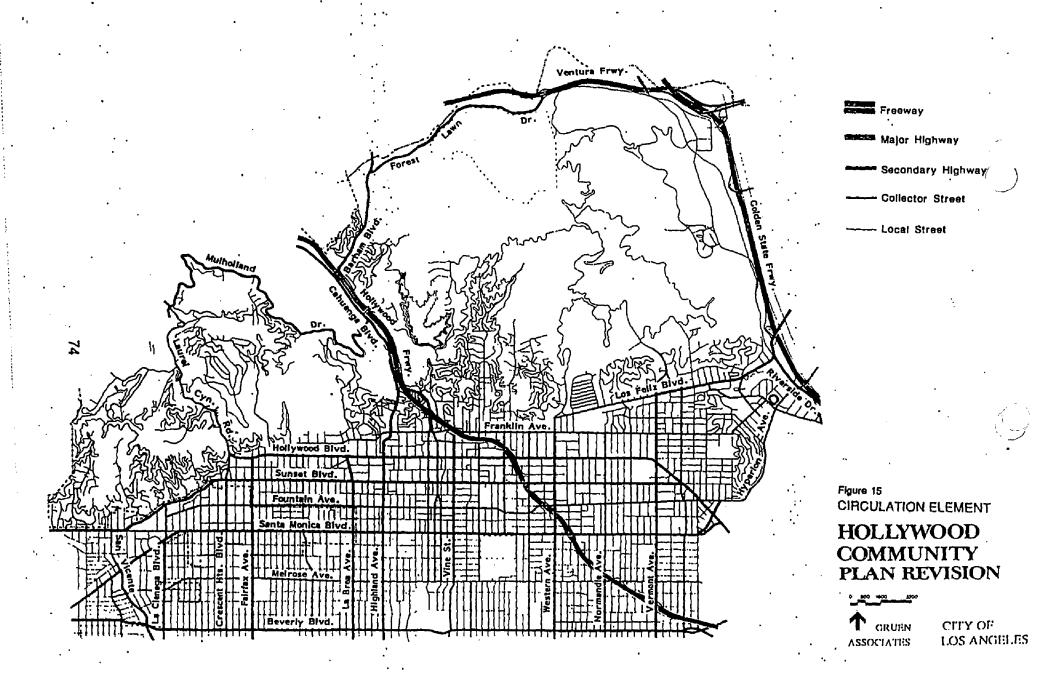
Projected traffic volumes for the Proposed Flan were reassigned to the street system assuming full widening of all streets to their classification standards. The final column of Table 19 presents the resulting levels of service at the 39 analyzed intersections, while Figure 15 illustrates the projected levels of service along street segments.

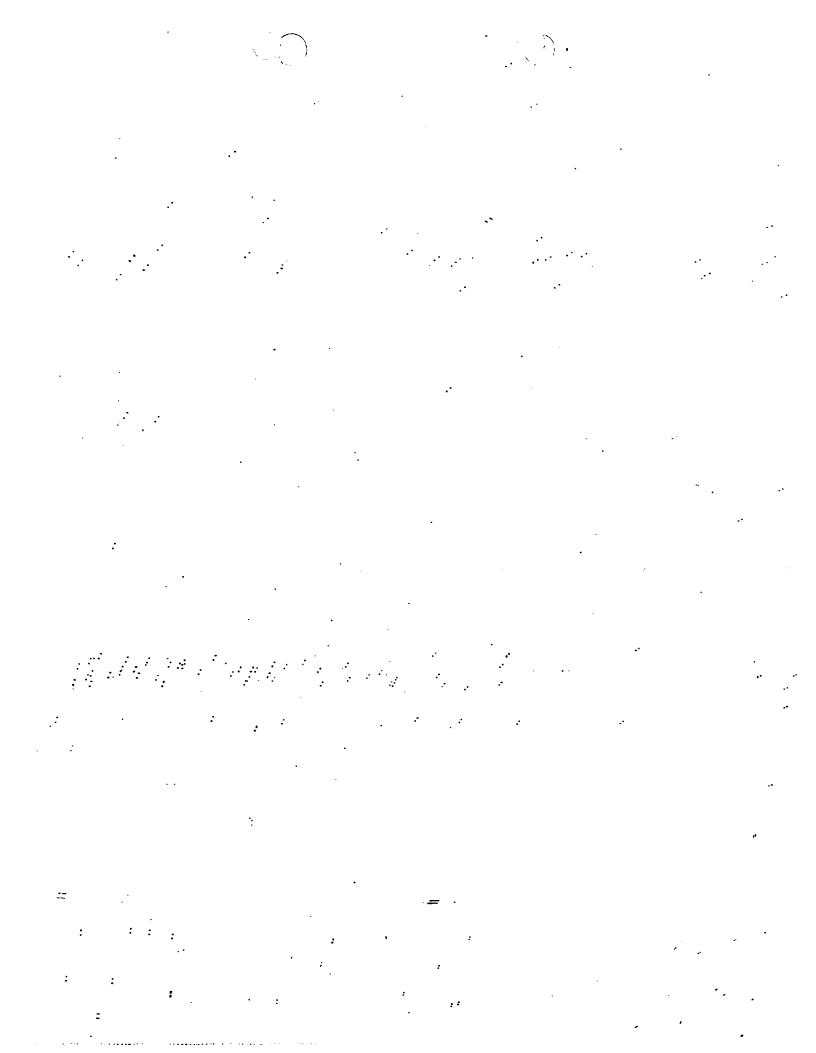
As can be seen, full build-out of the Community Plan street network would significantly improve projected operating conditions throughout most of the Hollywood area from the conditions projected for the Proposed Plan without improvements. Thirteen of the 39 analyzed intersections are projected to operate at LOS F during the evening peak hour (as opposed to 28 intersections for the Proposed Plan on the existing network), while an additional 4 intersections are projected to operate at LOS E.

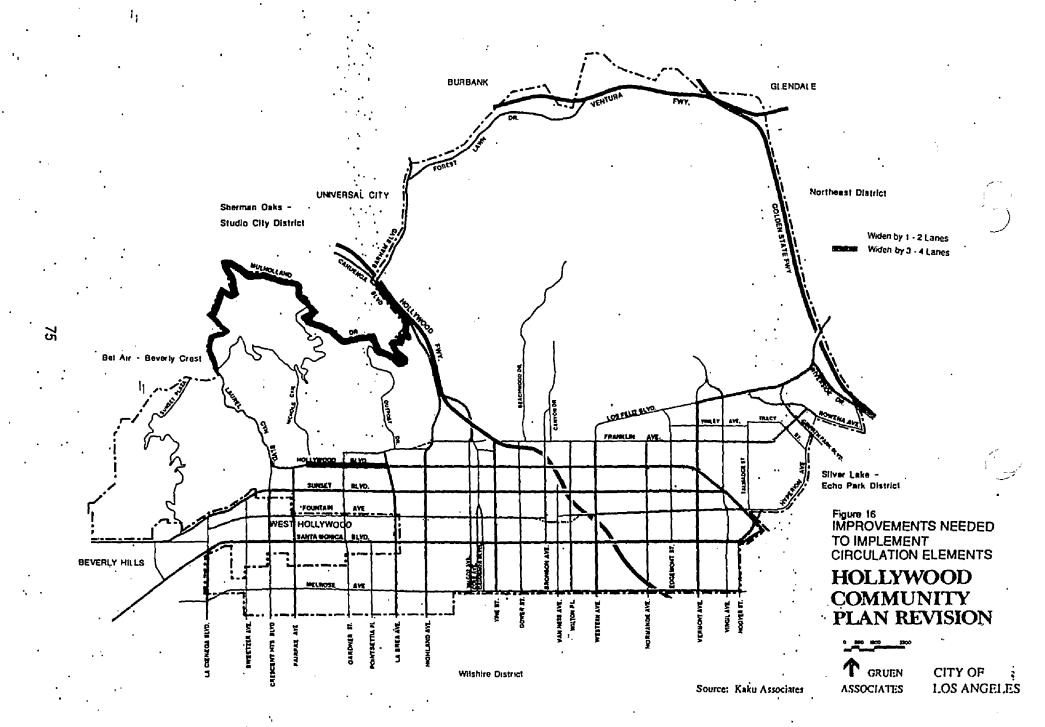
Furthermore, in certain areas (particularly along sections of Hollywood Boulevard, Fountain Avenue, Gower Street, Bronson Avenue, Normandie Avenue, Vermont Avenue, and La Cienega Boulevard, conditions are expected to be better than those projected for The Proposed Plan with the Constrained Improvement Scenario. In other areas, however, conditions are projected to be essentially equivalent to, or in some cases worse than, those projected for the Constrained Improvement Scenario. This is due to a variety of reasons, such as:

- o Under the Constrained Improvement Scenario, some streets would already provide capacity equivalent to their build-out number of lanes due to operational improvements such as parking restrictions, and, thus, their capacity would not be significantly increased with further widening to build-out standards (i.e., Santa Monica Boulevard, Western Avenue, Vine Street).
- o The Build-out Improvement Scenario basically consists of widenings only, and does not include operational improvements such as extension of reversible operations on Highland or implementation of one-way couplets. For example, under the Constrained Improvement Scenario, the Wilton/Van Ness one-way couplet would increase north-south capacity and shift traffic away from parallel streets such as Western Avenue (thereby improving conditions along Western), an effect which would not be realized under the Build-out Improvement Scenario.











Thus, it is projected that full build-out of the Proposed Plan and the Hollywood Redevelopment Plan could not be fully accommodated, even if all the streets within the area were to be widened to the standards for their respective classifications. Additional improvements, such as one-way couplets, reversible lanes, or spot intersection improvements, would also be required. Significant problems are projected to remain along portions of Highland Avenue, Western Avenue, Franklin Avenue, Cahuenga Boulevard and Sunset Boulevard adjacent to the freeway.

#### Recommendations

The land use and street system improvement scenarios analyzed above indicate that mitigation of significant traffic impacts could take the form of one of a range of combinations of allowable land use densities and levels of improvements.

For example, at one extreme, it appears that full build-out of the Proposed Plan and the Hollywood Redevelopment Plan could be accommodated throughout most of the study area if all streets within the area were to be widened to the standards for their respective classifications and additional operational improvements were to be implemented (although significant congestion problems would remain, particularly along Highland and Franklin Avenues). Although developers can be required to dedicate right-of-way at the time nev developments are constructed, so much additional right-of-way would be necessary to implement these widenings that it is likely to never become available without major purchases of new right-of-way and demolition of existing development. Potential implementation costs associated with buildout of the street system would likely be prohibitive. Therefore, although new development should continue to dedicate right-of-way as appropriate, it is felt that the widening of all streets to Community Plan standards cannot necessarily be relied upon to accommodate future development.

On the other hand, land use densities would have to be significantly scaled down in order to be accommodated by implementation of street improvements similar in size and scope to those described in the Constrained Improvement Basically, it is projected that buildout of the Proposed Plan (including the limitations on density inherent within that alternative) could generally be accommodated. However, buildout of the high intensity uses allowed in the Hollywood Redevelopment Plan could not be accommodated without significant reductions in the projected generation of vehicle trips. As discussed previously, it is estimated that development intensities within the Hollywood Redevelopment Area would have to be on the order of those currently anticipated in the 20-year market-based forecast, rather than full buildout of the Redevelopment Plan, to be accommodated by the level of improvements inherent in the Constrained Improvement Scenario. In addition, a reduction in non-retail employee trips of about 10 to 15% would have to be achieved through successful implementation of TSM/TDM plans for large office and industrial developments and employers within the area.

Therefore, it is recommended that the following steps be undertaken in order to mitigate transportation impacts associated with buildout of the Hollywood Community and Redevelopment Plans:

- As the next step in the Hollywood Community Plan process, the City of Los Angeles should initiate preparation of a Transportation Specific Plan (TSP) for the entire Community Plan area. The TSP would be similar in nature to TSPs recently completed or currently being prepared for such areas as the Coastal Corridor, the Hollywood Redevelopment Area, and the Ventura/Cahuenga Corridor. The purpose of the TSP would be to fully identify transportation improvement options and costs for the Community Plan area, prepare a specific implementation plan for improvements, and develop a mechanism with which to fund the plan.
- TSM/TDM plans should be developed and implemented for large scale commercial developments and employers in the Hollywood Community Plan and Redevelopment Plan areas. The recently-approved Regulation XV of the South Coast Air Quality Management District (AQMD) requires that, by mid-1990, all existing and future employers with more than 100 employees will have prepared and submitted ridesharing plans to the AQMD, with the intent of increasing the regional average automobile occupancy for employee trips from 1.13 to 1.5 (an increase of about 33%). This requirement should be supplemented through the development and implementation of specific plans not only for larger employers, but also, to the degree possible, for small employers acting together.
- Future land use densities in the Community Plan area should be limited through the implementation of development standards similar in scope to those contained in the Proposed Plan. Future office development in the Redevelopment Plan area should be limited to a level similar to that contained in the 20-Year Market-Based forecasts, at least until steps are taken to implement major street system improvements in excess of the conceptual improvements feasible within existing rights-of-way.

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#### 5.4 AESTHETICS AND URBAN DESIGNA

# Existing Conditions

"Urban design" encompasses the overall environmental quality of a community: how well it functions, what it looks like and what it is like to live and work in. Therefore, urban design concerns range from the function of the community-wide transportation system and the commercial service system, to building and landscape design, and the liveability of neighborhoods.

Hollywood is an old, architecturally rich community. Many of today's residential and commercial buildings and the neighborhoods they comprise were built in the period from 1910 to 1940 in response to the rapid growth of the motion picture industry.

Residential Neighborhoods. Many residential neighborhoods were built to house industry employees and have unique "period revival" or California architectural styles. Because of their distinguishable architectural styles, neighborhoods that have not experienced wholesale redevelopment in the last 25 years are well-defined. Figure 17 shows some of the neighborhood associations which have developed to maintain and enhance their unique neighborhoods and which provided input to the Plan Revision process.

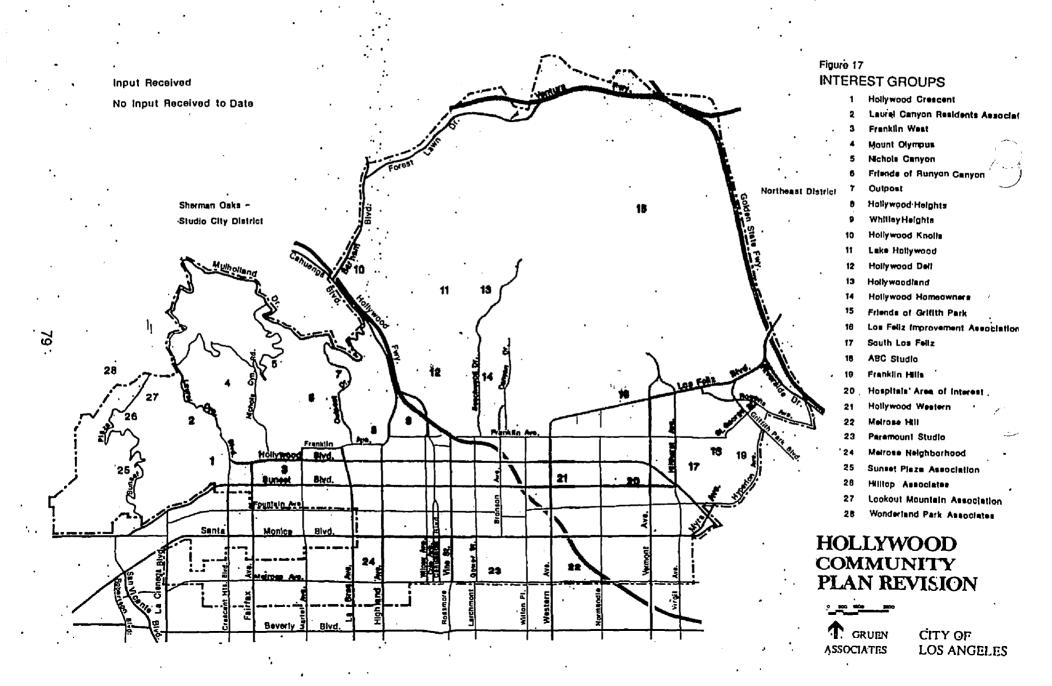
Many of Hollywood's original neighborhoods have been replaced by, or include, a large number of high-density apartment buildings. Even relatively stable lower density neighborhoods often contain a few high-density apartments. This happened because, in 1946, much of Hollywood was zoned for very high density housing (i.e., R4 zoning which permits densities of up to 108 units per net acre, characterized by up to four stories of housing over two levels of parking), resulting in a development capacity which could not begin to be accommodated even by the aggressive transportation improvement program defined by the current Circulation Element of the General Plan.

Commercial Districts. The original commercial districts in the Plan Revision area were characterized by one to three story buildings, which had storefronts along the street, with office or residential space above and limited parking behind. In recent years, these have been replaced by "mini-malls" with parking along the street. Mini-malls were made possible in large part because of the city's minimal parking requirement for commercial development (i.e., one space per 500 square feet of floor space). Because there are no standards concerning architecture or landscaping, many new commercial buildings were much less attractive than the buildings they replaced, and because the stores are set back from the street they discourage pedestrian street activity.

In areas where the original pedestrian-oriented commercial districts are intact. like Melrose Avenue, parking is inadequate and shoppers spill over into the residential neighborhoods. When permit parking is imposed in residential areas to restrict spill-over parking, businesses suffer: this creates pressure to tear down the existing buildings and replace them with mini-malls.

 $<sup>^{\</sup>prime}$  This section summarizes an assessment and recommendations prepared by Gruen Associates.







Parks and Open Space. As indicated in the discussion of public facilities and services, there is a severe shortage of neighborhood and community parks in Hollywood. In addition, there is often little or no on-site usable and landscaped open space in new residential development.

Transportation System. As has been discussed in other sections, Hollywood's transportation system is approaching capacity and traffic from major and secondary streets to local residential streets has begun to spill over into residential neighborhoods.

Community Concerns. Throughout the Plan Revision process, the functional and visual quality of new development in Hollywood has been a central concern of residents, second only to their concern about development capacity and its impact on the transportation system. Until recently little attention has been given to urban design considerations in Los Angeles. It is typically addressed only when a small area, like Palisades Village or Westwood Village, receives special attention through a Specific Plan. However, in response to growing community concerns, interim measures like the "mini-mall moratorium" and a Pedestrian Overlay Zone ordinance (Ordinance No. 162570) have been established. The intent is that these interim standards be replaced by a more comprehensive set of standards.

#### Environmental Effects

The Proposed Plan takes the first step toward maintaining and improving environmental quality by defining a development capacity that:

- Can be supported by feasible transportation system improvements, i.e., improvements that can, for the most part, be made within existing rightsof-way with minimal displacement of existing houses, businesses and street trees.
- Facilitates cohesive residential neighborhoods by zoning them consistent with their predominant existing character, except in a few neighborhoods where sightly higher densities are needed to replace substandard, severely deteriorated housing.

However, because the Proposed Plan Revision directly regulates only general land use, residential density and nonresidential development intensity, it can, at best, make: recommendations about what development looks like, how it functions and is maintained, and, in the case of commercial development, the particular kinds of shops and services it provides.

If development occurs consistent with the uses, densities and intensities permitted by the Plan but with no additional development standard or means of implementing transportation system improvements, future development, while at lower development intensities, will look much like recent development. The visual and functional quality (particularly the transportation function) of the Hollywood environment will continue to decline. Similarly, if private property and public streets and facilities are not well-maintained, that environmental quality will decline further.

Preservation of Historically and Architecturally Significant Buildings and Neighborhoods. While the Plan discourages destruction of existing neighborhoods, especially those with unique architectural styles, through downzoning to current densities, it does not identify significant neighborhoods or establish standards for their preservation. Therefore, important cultural resources could be destroyed through the replacement of and additions to significant buildings and infill housing that is not compatible with them.

Residential Development. The Proposed Plan Revision eliminates high and very high density (R4) housing in most of the Plan Revision area. Heights are restricted to 45 feet or, where the predominant height is currently 30 feet or less, to 30 feet.

The Plan does not address landscaping, amount of on-site open space, design of parking structures or minimal architectural standards. Therefore, while residential buildings will be less dense than recent apartment construction in Hollywood, they will not necessarily look more attractive.

Commercial Development. Because of the Zoning Code's lack of specificity, all commercial development in Hollywood could end up looking much the same. with little difference in the types of uses provided. There is currently no way to implement the Proposed Plan Revision's objectives of providing a mix of:

- A limited amount of highway-oriented uses along major highways that carry high volumes of local and through traffic with adequate parking and landscaping, and
- Concentrations of neighborhood-oriented uses along secondary highways which carry less traffic and are surrounded by residential neighborhoods and which would provide primarily neighborhood-serving uses and could become the focus for pedestrian-oriented neighborhood activity.
- Isolated pockets of "limited commercial" uses in residential neighborhoods limited exclusively to neighborhood-serving use.

In addition, because there are few mechanisms available to assist existing businesses without parking to build centralized off-street parking facilities, inadequate parking will continue to:

- Hinder the success of businesses in older commercial buildings.
- Produce "spill over" parking that ends up in residential neighborhoods,
- Create localized congestion, and

::

Create pressure to replace these older buildings with mini-mails.

Transportation System. The discussion of Transportation Impacts and Mitigation Measures identifies a transportation improvement program that should be linked to future development in both the Plan Revision and Redevelopment Areas through a "Transportation Specific Plan" to ensure that the transportation system can continue to function.

In addition, the Proposed Plan Revision establishes some basic land use patterns which encourage the use of public transportation, ride-sharing and non-automobile access. It concentrates major employment in the center of Hollywood which is well-served by buses, will be served by Metro Rail, and is surrounded by relatively high density housing. Conversely, it discourages office development along commercial strips where it is difficult to implement ride-sharing programs, which will not be served by Metro Rail, and which are not as well-served as central Hollywood by public transportation. However, unless a Transportation Specific Plan and development standards are implemented, service provided by the transportation component of the urban system will continue to decline.

"Alternatives" to Parks and Open Space. A frequently expressed concern of Hollywood residents is the need for more street trees to compensate in part for the lack of open, green space normally provided by parks. The Proposed Plan Revision itself cannot require the provision of street trees and other streetscape improvements. In addition, the Proposed Plan Revision cannot require provision of on-site usable and landscaped open space in new residential development.

#### Mitigation Measures

In order to address the urban design impacts expected to occur as a result of development permitted by the Proposed Plan Revision, the following programs and development standards should be implemented through inclusion in the Zoning Code or other enforceable means.

Preservation of Historically and Architecturally Significant Buildings and Neighborhoods. A comprehensive survey of historically and architecturally significant buildings and neighborhoods should be undertaken in the Plan Revision area. Historic Preservation Overlay Zones (HPOZs) or neighborhood-specific development standards (see below) should be adopted for areas that qualify as historically or architecturally significant.

<u>Development Standards for All Land Use Designations</u>. The following standards should be applied to any development project, excluding interior renovation.

- Street trees 25 feet on center (2 per 50-foot wide lot), either 24-inch box or 15 gallon can, with root collars to prevent uplifting of sidewalks shall be provided.
- Property owners in existing residential neighborhoods and commercial areas shall be encouraged to plant street trees on an individual ownership basis or through assessment districts.

To do this, it will be necessary to modify the Department of Public Works' street tree standards and practice:

- Refine the street tree list to identify shade trees (i.e. trees which achieve a mature height and spread of at least 30 feet) appropriate to specific locations and to identify streets where trees are not appropriate.
- Permit street trees to be planted 25 feet on center.

- Require replacement by the City of any trees that are removed from the street right-of-way with a 24-inch boxed street tree that will grow to at least as great a height and spread as the trees that are removed.
- Make it easy to obtain approval for planting trees.
- Make it easy to implement a neighborhood improvement assessment district to plant and maintain street trees and to maintain and repair sidewalks and make other public improvements.
- All utility connections from main lines in the street right-of-way to buildings shall be placed underground.

# Commercial Development Standards

#### All Commercial Categories

- On corner lots, parking shall not be located on the corner facing the street intersection.
- All surface parking adjoining a public street shall be screened by a solid wall three and one-half feet to four feet high, and all surface parking adjoining residential development shall be screened by a solid wall six feet high. Stucco or other finish shall be applied; exposed concrete block is not acceptable except through special design review. Glass block or a partially open pattern in which openings do not exceed 20% of wall area are considered to be solid walls, except adjoining residential development.
- All above-grade parking spaces visible from a public right-of-way shall be architecturally screened or enclosed.
- Trash storage areas shall be screened from view from adjacent lots and from sidewalks.
- No wall shall extend more than 20 feet horizontally or vertically without a, visual break created by an articulation in the exterior wall plane or architectural detailing.
- · Access to parking shall be on the side or rear property line where feasible.
  - One tree with a mature height and spread of at least 25 feet, in at least a 15-gallon can and having at least a caliper of 1-1/2 inches, shall be planted for every 4 surface parking spaces and shall be distributed throughout the surface parking area to provide shade.
- An automatic irrigation system shall be installed and maintained in all landscaped areas, including tree wells, and 100% landscape coverage of all unpaved areas shall be achieved within 1 year of receipt of the first.
   Temporary Certificate of Occupancy on the lot, enforceable through covenants.

#### Limited Commercial:

- Building area shall be no more than 1 time lot area.
- No building shall exceed 45 feet or 3 stories in height.
- A minimum of 4 parking spaces per 1,000 square feet of building area shall be provided.
- Front yard setbacks shall be consistent with the predominant existing setback in the vicinity of the lot, but in no case shall it be less than the Limited Commercial zoning requirement.

## Highway Oriented Commercial

- C2 uses, including automobile sales and servicing, building supply stores, "mini-malls" and other uses which rely on automobile access shall be permitted.
- It is the intent of the plan that sites designated for highway-oriented use be permitted, through zone changes, to achieve lot depths of 130 to 140 feet to accommodate a landscaped buffer between parking lots and sidewalks and a service alley behind the building(s) on the lot.
- Building area shall be no more than 0.5 times lot area.
- No building shall exceed 30 feet or two stories in height.
- · Residential development shall be prohibited.
- A minimum of 5 parking spaces per 1,000 square feet of building area shall be provided.
- A landscaped buffer at least 5 feet wide shall be provided between walls and sidewalks.
- Trees, in at least 15-gallon cans and having at least a caliper of 1-1/2 inches, shall be planted a maximum of 25-feet on center in either the landscaped buffer area or along the adjacent sidewalk.

#### Neighborhood-Oriented Commercial

- C4 uses with the limitations specified below shall be permitted.
- It is the intent of the plan that lots designated Neighborhood-Oriented Commercial be permitted to achieve a depth of at least 120 to 130 feed through conditional use of transitional residential lots for parking to accommodate surface parking and service access behind building(s).
- Building area devoted to commercial use shall be no more than 1 times lo area; additional building area up to a total of 2 times lot area may be devoted to residential use.
- . No building shall exceed 45 feet in height or three stories.
- A minimum of 3 parking spaces per 1,000 square feet of building area shall be provided.
- e Parking shall be provided between the building and the rear property line.
- At least 75% of the first 2 stories of the building wall along all street frontages shall be located within 15 feet of the property line, and pedestrian access to businesses on the ground floor shall be through the wall along the front property line and within 2 feet of the sidewalk grade.
- At least 50% of the area of the ground floor wall along the front property line shall be devoted to pedestrian entrances and display windows.
- Courtyard and sidewalk cases within the public rights-of-way are encouraged, provided a minimum of 10 feet of sidewalk width is provided for pedestrian circulation.

• In a multi-tenant building, at least 50% of the uses located on the ground floor shall be neighborhood-serving uses from the following list:

Seighborhood Retail. Retail sale of goods needed by residents on a daily casis, including but not limited to: Art supplies: : Athletic/sporting goods: Books or cards: Dicycle sales and repairs; Plack or watch sales and/or repair; Computer sales and repair; Irug store; Fabrics or dry goods: Fibrišt: Food grocery store, including supermarkets, produce, cheese and meat markets or deilcatessens: dardware: mousehold goods and small appliances; infant and children's clothing; !lewsstand; Photographic equipment and repair: Stationery: Toys: Other retail uses determined by the Planning Director to be neighborhoodserving.

Neighborhood Services. Services used by residents and students on a daily basis, including but not limited to:

Art gallery:

Barber shop or beauty parlor;

Blueprinting:

Child care facility:

Ciubs or lodges, bridge clubs, fraternal or religious associations;

Copying:

· Custom dressmaking;

Dry cleaners:

Financial Services:

Laundry or self-service .laundromat:

Locksmith:

úptician;

Photographer;

Shoe repair:

Tailor:

Other services determined by the Planning Director to be neighborhood-serving.

Street trees, in at least 15-gallon cans and having a caliper of at least 1-1/2 inches, shall be planted a maximum of 25 feet on center along each street frontage. An automatic irrigation system to provide deep irrigation of each tree shall be installed with all piping below grade.

# Community Commercial (Nedical Center)

- Building area shall be no more than 3 times lot area, averaged over all lots owned by a single medical facility.
- A minimum of 3 parking spaces per 1,000 square feet of building area shall be provided. If and when a Metro Rail station is built within 1/4 mile of a lot designated Community Commercial, no more and no less than 3 parking spaces per 1,000 square feet of building area shall be permitted. The Zoning Code requires 5 parking spaces per 1,000 square feet for medical office development.

# Residential Development Standards

## Hillside Areas

- Exemptions from setback, lot coverage, and other requirements in hillside areas shall be eliminated. Appropriate standards shall be established. Exemptions shall be permitted on a variance basis only.
- Dedications to insure adequate street width for fire access (e.g., 30 feet curb-to-curb minimum) shall be required on streets where future videning is feasible without displacing existing houses.

#### Multifamily Housing

The following should be required for all new construction:

- 100 square feet of usable open space and 100 square feet of landscaped open space for each dwelling unit with a Medium or High Medium designation (i.e.RD3 or less restrictive).
- Articulation of any facade greater than 40 feet in length at least every 30 feet.
- Not more than one level of structure parking at or above grade.
- Architectural or landscape treatment of that structure parking:
  - If architectural, design should be compatible with the building above;
  - if landscaped, 75 percent of all openings shall be screened from view.
- In the R3 zone, permit 1 unit for each 1,200 square feet of lot area (the low end of this zone) as the base condition; permit up to 1 unit for each 800 square feet (the high end of the zone) in exchange for additional specified design elements and amenities.

# Neighborhood Plans and Improvement Districts

In addition to these community-wide standards, the Plan should allow for the development of more specific standards on a neighborhood basis, for both residential and commercial areas.

Well-maintained and attractive neighborhoods tend to be those that have a unique identity, whether defined by architectural style, street trees, or some other unique feature. Residents should be allowed to cultivate the "sense of place" in their neighborhood by defining some basic development standards and design guidelines that preserve and enhance that unique quality. Moreover, these standards should allow deviations from typical engineering and planning standards, so that older neighborhoods can maintain their existing character, e.g. curb cuts same as existing, setbacks same as existing.

As important as neighborhood-specific development standards is the implementation of physical improvements (street trees, lighting replacing sidewalks, etc) in existing neighborhoods. This will require a financing mechanism. Commonly an assessment district is used.

## Summary of Urban Design Mitigation Measures

A simple approach to implementing the above urban design standards would be to include a set of development standards for each Community or District Plan Area in the Zoning Code. It could be included as a "Development Standards Specific Plan."

#### 5.5 PUBLIC SERVICES

#### Schools

Figure 18 shows the location of existing schools in the Hollywood Community Plan area and indicates for each school:

- Existing enrollment ("1987 enrollment")
- e Existing enrollment capacity ("1987 cap")
- Planned expansion to alleviate over-crowding and busing ("Planned expansion")
- Number of students bused from ("travelers out") or bused to ("travelers in") that school to other schools

This map indicates that in general all schools east of Vine Street and south of Franklin Avenue are currently at. or over, capacity. They all operate year-around, and students from their "catchment areas" must be bused to other schools. To some extent, planned school expansions will alleviate the current over-crowding. However, as recent community response to school expansion where it would intrude into stable low-density neighborhoods indicates, such expansion can undermine the basic Community Plan objective of preserving cohesive neighborhoods.

## Parks and Recreational Facilities

Local Parks. The City's adopted standards for local parks and recreational facilities which would provide active recreational facilities include:

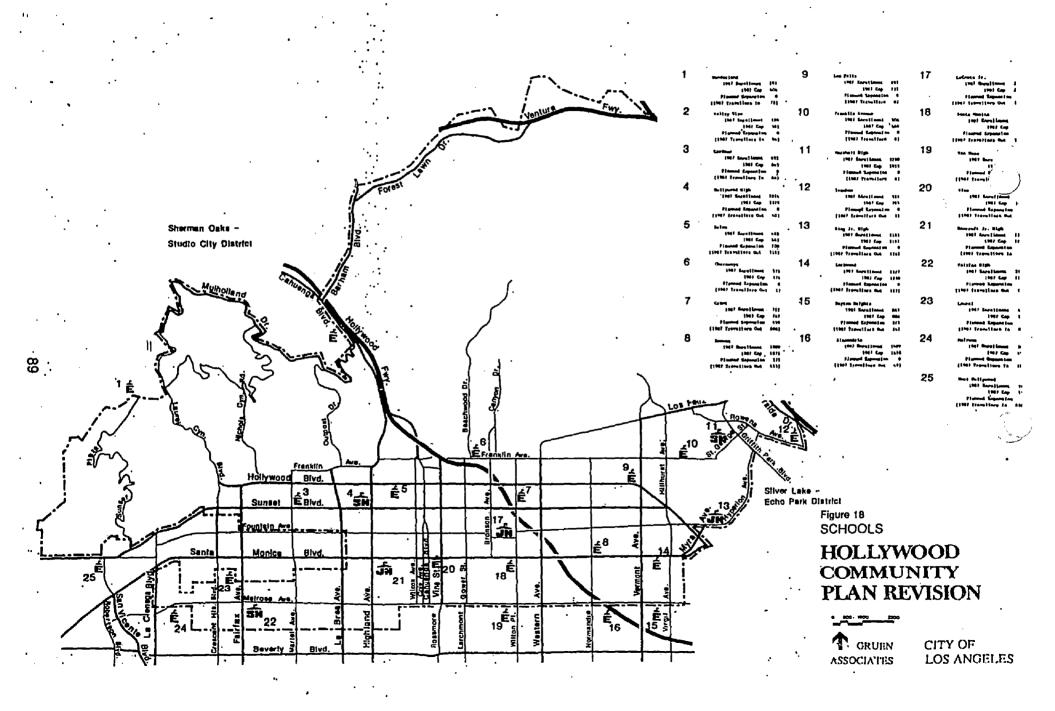
- One acre of community parkland per 1,000 people; community parks should be a minimum of 15 acres in size and serve a 3-mile radius;
- One acre of neighborhood parkland per 1,000 people; neighborhood parks should be a minimum of 5 acres and serve a 1-mile radius.

Land devoted to neighborhood and community parks is substantially deficient relative to the City's adopted standards. Excluding Griffith Park, which is a regional park serving the entire city and Southern California region, and Runyon Canyon and Wattles Gardens which do not meet the "active recreation" criterion for local parks, there are currently 20 acres of community and neighborhood parkland, in Hollywood. Including Runyon Canyon and Wattles Garden, there is a total of 201 acres of parkland. City standards would require 390 acres to serve the current population of 194,800 people.

#### Police Protection

The Hollywood station is one of the busiest in the city. Manpower is always a problem. However, crime in Hollywood was down 15 percent in 1987, relative to 1986. Citywide it was down only 4 percent. Reasons for the reduction in crime include the following:







- Citizens have banded together to protect themselves through neighborhood watch groups, etc.
- The emphasis on revitalization has helped to change the overall attitude toward crime;
- Most importantly, the City Council has allocated more money for overtime pay, so that there are more officers on the street at any given time, especially on weekends and holidays.

The station is relatively new and there are no plans for expansion or renovation.

# Fire Protection

Existing fire stations are adequate in number based on the adopted Fire Protection Plan. The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and the Department's judgement for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2000 gallons per minute (G.P.M.) in low-density residential areas to 12000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch is to remain in the water system, with the required gallons per minute flowing.

According to contacts in the Fire Department, that department is understaffed in Hollywood because of two land use characteristics which require more than the typical staff allocation:

- The existing and anticipated increase in the number of mid- and high-rise buildings:
- The potential for brush fire in hillside areas.

In addition to the need for an above-average staff allocation, there are two additional problems associated with hillside development:

- Difficult access due to narrow streets which is frequently exacerbated by illegal parking;
- The inadequacy of 4-inch mains (normally adequate for low-density housing) in fighting brush fires.

The Fire Department has existing fire stations at the following locations for . initial response into the Hollywood Community:

- Fire Station 6
   Single Engine Company
   326 N. Virgil Avenue
- Fire Station 27
   Task Force Station -- Engine Company and Truck Company
   Additional Equipment -- Paramedic Ambulance
   1355 N. Cahuenga Boulevard
- Fire Station 35
   Task Force Station -- Engine Company and Truck Company Additional Equipment -- Paramedic Ambulance 1601 N. Hillhurst Avenue
- Fire Station 41
   Single Engine Company
   1439 N. Gardner Street
- Fire Station 52
   Single Engine Company
   1010 N. Van Ness Avenue
- Fire Station 56
   Single Engine Company
   2838 Rowena Avenue
- Fire Station 61
   Task Force Station -- Engine Company and Truck Company
   Additional Equipment -- Paramedic Ambulance
   5821 W. 3rd Street
- Fire Station 76
   Single Engine Company
   3111 N. Cahuenga Boulevard
- Fire Station 82
   Single Engine Company
   Additional Equipment -- Paramedic Ambulance
   1800 N. Bronson Avenue
- Fire Station 97
   Single Engine Company
   8021 Mulholland Drive

Station placement and overall fire protection for a given area are continually evaluated by the Fire Department and updated as fire protection techniques, apparatus needs, and land use patterns change. With the exception of the new station facility at Metrose and Oxford, at present, there are no immediate plans to increase Fire Department staffing or resources in the Hollywood community:

<u>Public Libraries</u>: Five existing public libraries are located in the Hollywood Community Plan area:

- Hollywood branch on Ivar Street in central Hollywood, a new facility which replaced the previous fire-damaged building;
- Los Feliz branch at 19391/2 Hillhurst Avenue (at Franklin Avenue) which the Library Plan indicates should be replaced by a new facility on Los Feliz Boulevard;
- Cahuenga branch at 4591 Santa Monica Boulevard (at Madison Avenue), just east of Vermont Avenue and less than one mile from the existing Los Feliz branch;
- West Hollywood branch at 1403 Gardner Street (at De Longpre Avenue);
- John C. Fremont branch at 6121 Melrose (at June Street)

#### Environmental Effects

Schools: Both the Proposed Plan and the build-out of the Current Plan would put more students into a school system where many area schools are either at or over capacity. Table 20 uses student generation rates and housing unit data to estimate the school population from the Hollywood Community Plan Revision area. It shows that the Current Plan at build-out would more than double the estimated 1967 school-age population in the Community Plan Revision area. The Proposed Plan would result in a more modest increase. Specifically, the build-out of the Current Plan would increase the school population by 114 percent; the Proposed Plan would result in a 13 percent increase.

Under either scenario, the impact of new development in the Redevelopment area would have to be considered. It is estimated that at build-out there will be approximately 13,000 new housing units in the Redevelopment area. This would result in the addition of 7,800 elementary school students, 2,600 junior high students, and 2,600 senior high school students to the student population.

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-Parks: At a ratio of 2 acres per 1,000 population to provide neighborhood and community parks, the Proposed Plan with a buildout population of 199,000 persons within the revision area and 73,000 persons in the Redevelopment Area would require the development of approximately 540 acres of parkland. This is 2.7 times more parkland that is currently provided. This deficiency would be further worsened by the Current Plan, where more than 900 acres would be needed to meet City standards for a population of 462,000 persons.

# TABLE 20 SCHOOL POPULATION IN THE HOLLYWOOD COMMUNITY PLAN REVISION AREA

# Elementary:

Unit Type	Number of Units			Number of Students		
ż	1987 Est.##	Current Plan		1987	Current Plan	Proposed Plan
Single Family Multi-family	18,000 63,000	21,000 151,000	21,000 72,000	9,000 37,800	10,500	10,500 43,200
Total:	81,000	172,000	93,000	46,800	101,100	53,700

# Junior High School:

Unit Type	Number of Units			Number of Students		
	1987 Est.**	Current Plan	Proposed Plan	1987	Current Plan	-
: Single Family Multi-family						
	81.000	172.000	93,000	17.100	35,450	19.650

# Senior High School:

Unit Type	Number of Units			Number of Students		
	1987 Est##	Current Plan	Proposed Plan	1987		Proposed Plan
Single Family Multi-family			21,000 72,000			
Total:	81,000	172,000	93,000	17,100	35,450	19,650

school, .25 for junior high, and .25 for high school. For the multi-family units, they were .6 for elementary, .2 for junior high and .2 for high school. The generation factors were based on single family units of three bedrooms or more in a medium-income area, and multiple rented units of three bedrooms or more. The source for the generation factors is the Los Angeles Unified School District.

<sup>\*\*</sup> Estimate prepared by Gruen Associates based on building permit activi 1980-1987.

Fire Protection -- The Fire Department considers that the maintenance of a minimum level of fire service for any given area may require additional personnel, equipment and facilities when population and land densities increase, and when the expansion or relocation of existing facilities or staffing will not meet the minimum fire protection needs of the community. Development within the Hollywood community may result in the need for:

Increased staffing.

•--

- Additional fire protection facilities.
- · Relocation or expansion of present protection facilities.
- The need for sprinkler systems to be required throughout any structures to be built in areas where fire protection is inadequate to the travel distance.

<u>Police Services</u>: According to the City of Los Angeles EIR Manual, 3 police personnel are need for each 1,000 persons. For the existing population of 170,000 in the revision area, this would suggest a need for 510 police personnel. The Proposed Plan (199,000 population capacity) would thus require a personnel base of 597 persons. In comparison the buildout population of the Current Plan (389,000 in the revision area) would require almost 1,200 police personnel.

<u>Public Libraries</u>: According to adopted City standards, the number of facilities is adequate to accommodate current population (170,000) and the Proposed Plan buildout population (199,000).

## Mitigation Measures

<u>Schools</u>: Means of accommodating additional students with minimal impact on existing neighborhoods include:

- More intensive development (more than one story) on existing school sites.
   This requires changes in state legislation which are currently being pursued by the School District.
- Location of new residential development in areas where there is remaining capacity in schools serving those areas. Specifically, schools west of Vine Street, in contrast with those to the east, are under capacity, especially adjacent to and in West Hollywood. Thus, if new family housing was permitted and encouraged by the Plan in under-capacity areas and discouraged in over-capacity areas, existing facilities could be used more efficiently and less expansion would be required.

<u>Parks</u>: Some possible solutions to providing additional recreation and open space, given the limitations on park acquisition, include:

- Provide additional active recreation facilities in a clearly defined, limited portion of Griffith Park, accessible by bus/shuttle to residents;
- Provide vacation recreation programs in those areas for school-aged children, to compensate for the lack of such program in year-around school facilities;

- Keep school yards open in afternoons and on weekends, with supervision provided by the Recreation and Parks Department;
- Set up a program to develop pocket parks in residential neighborhoods at the request of residents and subject to land availability; such parks would be monitored and maintained by the residents through an agreement with the Recreation and Parks Department;
- Provide more street and private landscaping throughout the community to give it a more park-like setting overall, through an expanded street tree program and zoning standards to require additional landscaping;
- Require the provision of usable open space in conjunction with residential.
   development like many other communities.

Fire Protection: The Fire Department has indicated that all project-specific development in the Community Plan area would comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, which are elements of the General Plan of the City of Los Angeles (C.P.C. 19708).

<u>Police Services</u>: Over the life of the plan, additional police personnel should be assigned to the Hollywood area. These assignments, however, will be dependent on overall Police Department personnel allocations and funding, or other restrictions that may be imposed by the City Council.

Public Libraries: No mitigation required.

#### Existing Conditions

Present levels of air pollution in the area are largely due to local motor vehicle emissions. Air quality in the project vicinity is best represented by air monitoring data collected by the South Coast Air Quality Hanagement District's North Hain Street air monitoring station (see Table 21). These data indicate that for 1986 (the most recent year for which information is available) ambient air quality standards were exceeded for Ozone. Carbon Monoxide (8-hour average), Nitrogen Dioxide and Total Suspended Particulates.

#### Environmental Effects

#### Short-term Impacts

Short-term impacts would be directly related to construction activities associated with individual projects. Quantification of these types of impacts is more appropriately made for environmental review of specific projects. In general, however, as development occurs incrementally, over the 20-year life of the plan, construction would produce air pollutant emissions from heavy-duty equipment exhaust, and from the generation of dust as a result of project-specific grading activities. In addition, dust from construction may cause a temporary nuisance to persons residing near areas of earth movement, if proper mitigation (e.g., soil dampening) is not applied. These impacts may occur sporadically during construction and would not have a significant adverse effect on the local environment.

#### Long-term Impacts

The main source of emissions generated from the Plan area will be from motor vehicles. Other emissions will be generated from the residential combustion of natural gas for space heating and the generation of electricity. Emissions will also be generated by the commercial use of natural gas and electricity.

#### Vehicular Emissions

Estimates of the vehicular emissions generated by the proposed project were made. Emission factors from the April 1987 edition of the "Air Quality Handbook," South Coast Air Quality Management District) were utilized. The factors are based on the EMFAC6D Program. These factors were applied to the vehicle miles of travel forecast by Kaku Associates as part of the assessment of transportation impacts. As can be seen from Table 22, the Proposed Plan revision would represent substantial emission reductions when compared to the Current Plan. The emissions differences between the alternatives are accentuated by a combination of the slower speeds and greater number of vehicle miles associated with the Current Plan when compared to the Proposed Plan.

TABLE 21
PROJECT AREA AIR POLLUTANT SURVARY, 1982-1986 /2/

<u>Pollutants</u>	Standard	1982	1983	1984	1985	1985
-Ozone (O3) Highest 1-hr average, ppm/b Kumber of standard excess		0.40 91	0. <i>2</i> 6 114	0.29 114	0.30 107	
Carbon Monoxide (CO) Highest 1-hr average, ppn Mumber of standard excess	20.0/d/ es	. 0.51		15.0 .: 0	14.0	
Highest 8-hr average, ppm Humber of standard excess	9 <b>,</b> 0/d/ - es	11.9	13.1 10	9.1	9.9 2	11.6
Mitrogen Dioxide (HO2) Highest 1-hr average, ppm , Mumber of standard excess	0, <i>2</i> 5/d/ es	0.41 8	0.33 <sub>.</sub> 5	0.23 0	0.27 3	0.33 6
Sulfur Dioxide (SO2) Highest 24-hr average, pps Humber öf standard excess	. 0.05/c,e.	/ 0.03 0	0 0.01	0,03 Q	· 0.02	0.02 0 .
Total Suspended Particulates ( Highest 24-hr average, ug/mi Humber of standard excesse	3/b/ 100/d,1/	177 17	173 22	148 23	208 31.	235 27
Annual Geometric Mean, ug/m3 Violation	60/d,1/ Yes Yes	79.0 Yes	79.2 Yes	97.5 Yes	<b>93.0</b>	88.6
Lead Highest 30-day average, ug/s Number of standard excesse		1.05 0	0.98 0	0.89 0	0.61 0	×0,42 0

<sup>/</sup>a/ Data are from the SCADIO monitoring station located at 1630 North Main Street in downtown Los Angeles.

SOURCE: California Air Resources Board, Air Quality Data Summaries, 1982-1986.

<sup>/</sup>b/ ppm: parts per million; ug/m3; micrograms per cubic meter.

<sup>/</sup>c/ State standard, not to be equaled or exceeded.

<sup>/</sup>d/ State standard, not to be exceeded.

<sup>/</sup>e/ State standard applies at locations where state 1-hr ozone or TSP standards are violated. Federal standard of 365 ug/m3 applies eisewhere.

<sup>/</sup>f/ California standards were redefined to apply only to "inhalable" particulates less than 10 aicrons in diameter (FMIO), beginning in 1984. The new 24-hour average standard is 50 ug/m3 and the new annual geometric mean is 30 ug/m3. For consistency, TSP data is presented in the table for all years; the new standards are thought to be "reasonably equivalent" to the old standards shown above (see Bay Area Air Quality Management District, Air Currents, April 1983).

<sup>/</sup>g/ Heasured every six days.

#### TABLE 22 COMPARISON OF VEHICULAR EMISSIONS/a/

		•	. lons per Day.				
Alternative	Vehicle Miles	Average Speed				NDX	PART
Existing	1,524,772/b/	12.94 mph	32.6	2.8	2.5	2.9	0.4
Proposed Plan	1,929,472/b/	8.38	17.8	2.2	2.0	2.9	0.6
Current Plan	2,428,519/b/	4.18	41.5	3.8	3.3	4.1	0.7

/a/ Note: CO = Carbon Monoxide: TOG = Total Organic Gases: ROG = Reactive Organic Gases: NOX = Nitrogen Oxides: PART = Particulates. Emissions factors used are from the SCAQMD 1987 Handbook. Factors were not interpolated. Existing assumes 1988 factors for 15 mph. Proposed Plan and Current Plan assume 2002 factors for 10 and 5 mph, respectively.

/b/ Source: Kaku Associates

#### Stationary Emissions

Over the long-term, build-out of the Community Plan area would result in increased emissions generated by stationary sources (Table 23). Stationary sources include the use of natural gas on-site for space and water heating, and the generation of electricity off-site. Projected stationary emissions are as follows. Build-out of the Proposed Plan would entail the consumption of approximately 5.8 billion cubic feet of natural gas annually (See Section 5.8). This would represent a 21 percent increase above existing consumption (estimated at 4.8 billion cubic feet). Resulting pollutant emissions would be 0.2 tons of carbon monoxide, 0.6 tons of nitrogen oxides and 0.04 tons of reactive organic gases.

TABLE 23
ON-SITE NATURAL GAS-RELATED EHISSIONS

	·	Tons/Day			
Pollutant	llutant Emission Factor		Existing		
Carbon Monoxide Nitrogen Oxides	201bs/mcf 80 lbs/mcf	0.2	0.1		
Particulates ROG	.15 lbs/mcf 5.3 lbs/mcf	neg. 0.04	neg. 0.03		

mcf = million cubic feet: neg. = negligible
#Source: South Coast Air Quality Management District

In terms of off-site emissions at regional power plants, the Proposed Plan would entail the consumption of approximately 1 billion kilowatt hours of electricity annually (see Section 5.8). This would represent a 42 percent increase above existing consumption (estimated at 710 million kilowatt hours). Daily power plant emissions would be 0.3 tons of carbon monoxide, 1.6 tons of nitrogen oxides, 0.2 tons of sulfur oxides, and 0.1 tons of particulates (Table 24). Reactive organic gases would be negligible.

## TABLE 24 OFF-SITE POWER PLANT EMISSIONS

#### Tons/Day

Pollutant	Emission Rate*	Proposed	Existing
Carbon Monoxide	0.21 lbs/mkwh	0.3	0.2
Nitrogen Oxides	2.10 lbs/mkwh	1.6	1.1
Sulfur Oxides	1.40 lbs/mkwh	0.2	0.1
Particulates	0.18 lbs/mkwh	0.1	neg.
ROG	0.13 lbs/mkwh	neg.	neg.

ROG = reactive organic gases: mkwh = million kilowatt hours neg. = negligible

Consistency with the Air Quality Management Plan (AQMP). The Air Quality Management Plan prepared by the South Coast Air Quality Management District is based on the growth assumptions contained in the SCAG 82-modified population projections. These projections are in turn developed from the presumed build-out of the general and comprehensive plans of the jurisdictions within the SCAG region. As noted above, the Proposed Plan, represents an overall reduction from the adopted General Plan. Thus, while the Proposed Plan may increase emissions over existing levels, this change would be less than that forecast for the currently adopted plan. The downzoning thrust of the Proposed Plan would have a beneficial impact on achieving the objectives of the AQMP.

As noted above, the proposed revision itself, mitigates the potential adverse air quality impacts that would result from buildout of the current Hollywood Community Plan through "downzoning". In addition, the Plan area's population capacity is consistent with SCAG's growth forecast. Most importantly, one of the major objectives of the Proposed Plan is the scaling back of development to be consistent with infrastructure capacity. The Proposed Plan also encourages the development of neighborhood serving uses that would reduce the need for vehicular travel. In this context, implementation of the Plan in concert with a Transportation Specific Plan (to be developed by LADOT) would reduce the potential for delays, congestion and increased air pollutant emissions.

#### Mitigation Measures

Air quality concerns could be mitigated by implementation of the Transportation Specific Plan for Hollywood. This Plan should address physical improvements, operational improvements, as well as other methods to reduce travel demand, including high occupancy vehicles, completion of the Metro Rail system, carpooling, vanpooling, and preferential parking programs.

<sup>\*</sup> Source: South Coast Air Quality Management District.

#### Existing Conditions

Noise is defined as unwanted or excessive sound. The principal noise source within the Community Plan area is motor vehicles. The City of Los Angeles has established the Day-Night sound level (Ldn) of 65 decibels as the level above which a residential land use is unacceptable. The commercial land use Ldn threshold criteria is 80 decibels. The day-night sound level represents an average of the A-weighted noise levels occurring during a complete 24-hour period; however, it includes a weighting applied to those noises during nighttime hours, 10 p.m. to 7 a.m.

Ldn levels were estimated from existing traffic volumes on selected afterials and streets with adjacent residential or other sensitive receptors within the Community Plan area, using the Federal Highway Administration Highway Noise Prediction Model (RD-77-108, December 1978). As can be seen from Table 25, noise levels adjacent to the selected roadways are generally below the 65 decibel criteria. Of the 28 street segments evaluated, 3 had adjacent noise equal to or above 65 decibels.

#### Environmental Effects

#### Short-term Impacts

Construction activities resulting from development in the Community Plan area would result in increases in ambient noise levels in the vicinity of construction sites on an intermittent basis. These activities may pose a temporary annoyance to residents or employees in the area. The City has a Noise Ordinance that limits the hours of construction activity. Table 26 shows typical outdoor noise levels for commercial and industrial construction. Levels for residential construction would be similar or lower.

#### Long-term Impacts

Using the Federal Highway Administration Highway Traffic Noise Prediction Model, and future traffic volume estimates developed by Kaku Associates, future noise levels in the Plan area were estimated assuming implementation of the Proposed Plan, as well as implementation of the existing plan. Table 27 indicates that future traffic growth with the revised Plan and with the Current Plan would result in unacceptable noise levels for adjacent residential and/or sensitive uses. For the Proposed Plan, 22 of the 28 locations would have noise levels above 65 decibels. For the Current Plan, 27 out of the 28 locations would have noise levels greater than 65 decibels.

## TABLE 25 ESTIMATED EXISTING DAY-NIGHT SOUND LEVELS (Ldn) (at 50 feet from roadway centerline)

Roadway Name	Location	Ldn Decibels
Melrose	Gardner - Fairfax	61
Melrose	Western - Normandie	63
Santa Monica	Bronson - Van Ness	66* ·
Santa Monica	Hollywood Fwy - Normandie	. 65*
Fountain	Crescent Hts - Fairfax	62
Sunset	West of Vermont	66*
Hollywood :	Nichols Cyn - Gardner	63
Franklin	La Brea - Highland	62
Los Feliz	Griffin Park - Riverside Dr.	64
Mulholland	East of Laurel Cyn.	53
Barham	Hollywood Fwy - Forest Lawn	63
Crescent Heights	Fountain - Sunset	61
Fairfax	North of Fountain	63
Gardner	Fountain - Sunset	54
Gardner	Hollywood - Franklin	61
La Brea	Fountain - Franklin	59
Highland	South of Melrose	63
Gower	Fountain - Sunset	52
Wilton Pl	Helrose - Santa Monica	58
Western	Hollywood - Franklin	60
Normandie	Hollywood Fwy - Santa Monica	59
Vermont	Franklin - Los Feliz	63
Virgil	Melrose - Santa Monica	57
Hyperion	Griffin - Hollywood	· 61
Griffin Park	Los Feliz - Rowena	58
Rowena	Los Feliz - Griffin	54
Laurei	South of Mulholland	<b>60</b>
Outpost	Franklin - Mulholland	58

<sup>\*</sup> Exceeds 65 decibel CNEL standard Source: Terry A. Hayes Associates

## TABLE 26 TYPICAL COMMERCIAL/INDUSTRIAL CONSTRUCTION NOISE LEVELS /a/

Construction Phase	Noise Level (dBA)
Ground Clearing	. 64
Excavation	89
Foundations	78 <sup>-</sup>
Erection	85
Finishing	89

<sup>/</sup>a/ Noise levels were measured 50 feet from the source.

SOURCE: Bolt, Beranek, and Newman, 1971, Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances, U.S. EPA.

TABLE 27
ESTIMATED FUTURE DAY-NIGHT SOUND LEVELS (Ldn)
(at 50 feet from roadway centerline)

#### Ldn (decibels)

Roadway Name	Location	Proposed	Current	
Melrose	Gardner - Fairfax	69#	69#	
Melrose	Western - Normandie .	70≠	72 <b>*</b>	
Santa Monica	Bronson - Van Ness ·	. 74#	75∗	
Santa Honica	Hollywood Fwy - Normandie	.72×	. 75*	
. Fountain	Crescent Hts - Fairfax	71*	72*	
Sunset	Vest of Vermont	. 72*	76*	
Hollywood	Nichols Cyn - Gardner	70*	72≇	
Franklin	La Brea - Highland	· 69*	71*	
Los Feliz	Griffin Park - Riverside Dr.	71*	73×	
Mulholland	East of Laurel Cyn.	61	66*	
Barham	Hollywood Fwy - Forest Lawn	70 <b>*</b>	71*	
Crescent Heights	Fountain - Sunset	68*	71*	
Fairfax	North of Fountain	70*	71*:	
Gardner	Fountain - Sunset	64	67#	
Gardner	Hollywood - Franklin	67*	69∗	
La Brea	Fountain - Franklin	66≭	65#	
Highland	South of Melrose	69#	71*	
Gower	Fountain - Sunset	64	70 <b>*</b>	
Wilton Pl	Melrose - Santa Monica	86#	67* "	
Western	Hollywood - Franklin	67×	69∗	
Normandie	Hollywood Fwy - Santa Monica	66 <b>*</b>	69∗	
Vermont	Franklin - Los Feliz	70×	72*	
Virgii	Melrose - Santa Monica	64.	69∢	
Hyperion	Griffin - Hollywood	68×	70≠	
Griffin Park	Los Feliz - Rowena	65 ¥	69∗	
Rowena	Los Feliz - Griffin .	61	69*	
Laurel	South of Mulholland	66#	69 ×	
Outpost	Franklin - Mulholland	64	63	
			•	

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Source: Terry A. Hayes Associates

#### Mitigation Measures .

- Site preparation and construction activities should be limited to daytime weekday hours (7 a.m. to 5 p.m.). Mitigation of demolition and construction-related noise would result from compliance with City Ordinance No. 144,331.
- Construction equipment should be properly fitted with noise attenuation devices.

<sup>\*</sup> Exceeds City of Los Angeles threshold criteria.

- Un a project-specific basis, noise-generating activities should be adequately buffered from residences. Buffers would include the use of berms, walls and landscaping.
- For existing development as well as potential in-fill development, noise levels may not be mitigatable because of the extreme difficulty in placing noise walls or berms on arterial frontage. Because noise attenuation is not feasible, traffic-related noise impacts would be considered an unavoidable adverse impact of the Proposed Plan.

#### 5.8 ENERGY AND UTILITIES

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#### Existing Conditions

Natural gas, coal and oil are fossil fuels that are finite in quantity. A critical aspect of increasing the level and intensity of development is that these resources are non-renewable.

Storm Drains and Sewers -- According to individuals in the Department of Public Works, local sewers in Hollywood are being replaced, not because they are at or over capacity, but because they have deteriorated. Interceptor sewers, the mains over 15 inches in diameter, which carry sewage to the Hyperion sewage treatment facility, are at capacity in some locations.

Effluent from the Community Plan area is conveyed to the Hyperion Treatment Plant in Playa del Rey. The Plant has a design capacity of 420 million gallons per day (MGD); however, the net treatment capacity is 335 million gallons per day. Its service area includes most of the City of Los Angeles, the cities of Culver City, El Segundo, Santa Monica, San Fernando, Beverly Hills, Burbank, Glendale, and several unincorporated areas of the County of Los Angeles.

The Plant was designed and constructed in the 1950s with the capability to process 420 million gallons per day of wastewater. All flows receive primary treatment and 100 MGD receive secondary treatment through the activated sludge process. The treated effluent is discharged through a 5-mile ocean outfall into Santa Monica Bay. The sludge or solids retained by the primary and secondary treatment processes are biologically digested and until December 31, 1987 were discharged through a 7-mile outfall to the rim of a submarine canyon. Since December 31, 1987, the sludge has been dewatered and processed to recover energy, hauled to a sanitary landfill, used for soil amendment purposes, or handled in a combination of these disposal methods. Methane gas produced in the digestion process is used to power electrical generator and air compressor equipment for plant operations.

The Hyperion service area also includes two inland water reclamation plants, namely, the Los Angeles/Glendale Water Reclamation Plant (LAGWRP) and the Tillman Water Reclamation Plant (TWRP). The LAGWRP was completed in 1976 with the capability to treat 20 MGD of wastewater. The TWRP became operational in 1985 with a design capacity of 40 MGD. These upstream capacities reduce the need for construction of lengthy relief sewers and add potential for beneficial use of reclaimed water. These upstream plants will be expanded as necessary to treat increases in sewage volumes within their tributary area.

Many projects are underway and planned at the Hyperion Treatment Plant to provide a significant improvement in quality of the discharges to Santa Honica 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.

<u>Solid Waste Disposal</u> -- 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.

<u>Electrical Power</u> -- The Los Angeles Department of Water and Power provides service to the Pian 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.

<u>Water Supply</u> -- 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 Severs -- 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 .

	Company	Existing Propos		<del>-</del>		lan	Current Plan	
Use	Generation Rate*	Units	MGD	Units	MGD	Units	MĢD	
Residential Non-Res.	250 Gal/DU 200 Gal/1000 sf	81,000 du 17 mil sf		-		154,000 du 101 mil sf	38.5 20.2	
Total			23.7		29.5		58.7	

DU = dvelling 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.

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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 .

	C41	Existing		Proposed Plan		Current Plan	
Use	Generation Rate∗	Units	Tons	Units .	Tons	Units	Tons
Multi Res.	20 lbs/du/day 4 lbs/du/day 6 lbs/1000sf/day	63,000 du		21,000 du 72,000 du 31 mil sf		21,000 du 133,000 du 97 mil sf	
Total			357		447		767

DU = dwelling unit; sf = square feet; mil = million; \*Source: City of Los Angeles, EIR Hanual. 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. 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.

<sup>1.</sup> Source: City of Los Angeles, Department of Water and Power, Statistics, Fiscal Year 1985-1986.

## TABLE 30 ANNUAL ELECTRICAL CONSUMPTION

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

DU = dwelling unit; sf = square feet; mil = million; MKPH = 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 increase. 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

		Existing		Proposed Plan		Current Plan	
	Consumption Rate*	Persons	MGD .	Persons	MGD	Persons	HGD
Pópulation	120 gpcd	170,000	20.4	199,000	23.9	389,000	46.7
Employment		37,400	1.1	65,000	•	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 Hanual. 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, <u>Urban Water Hanagement Plan</u>, 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

•	Generation	Existing - P		Proposed Plan		Current Plan	
Use	Rate*	Units	HCF	Units	HCF	Units	HCF
Single Res. Multi. Res. Non-Res.	6,665 cf/mo/du 3,918 cf/mo/du 2.0 cf/mo/sf	18,000 du 63,000 du 17 mil si	2962	21,000 du 72,000 du 31 mil sf	1680 3385 744	21,000 du 133,000 du 97 mil sf	1680 6253 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.
- Sever. Development should be permitted when phased with improvements in the local sever 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.
- <u>Water Supply</u> 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.

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#### 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

<u>Runoff</u>: 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, bluow reduce the total permitted not 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 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) 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, sever 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 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 (170,00 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.

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#### **B.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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Terry A. Hayes Marian Miller Pameta Abrams

#### 10.0 REFERENCES

City of Los Angeles Bureau of Engineering, City of Los Angeles 5 Year Capital Improvement Program, 1986-87.

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

## APPENDIX A

# 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.

 $\cdot$  X  $\cdot$  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 <u>Michael Davies</u> 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

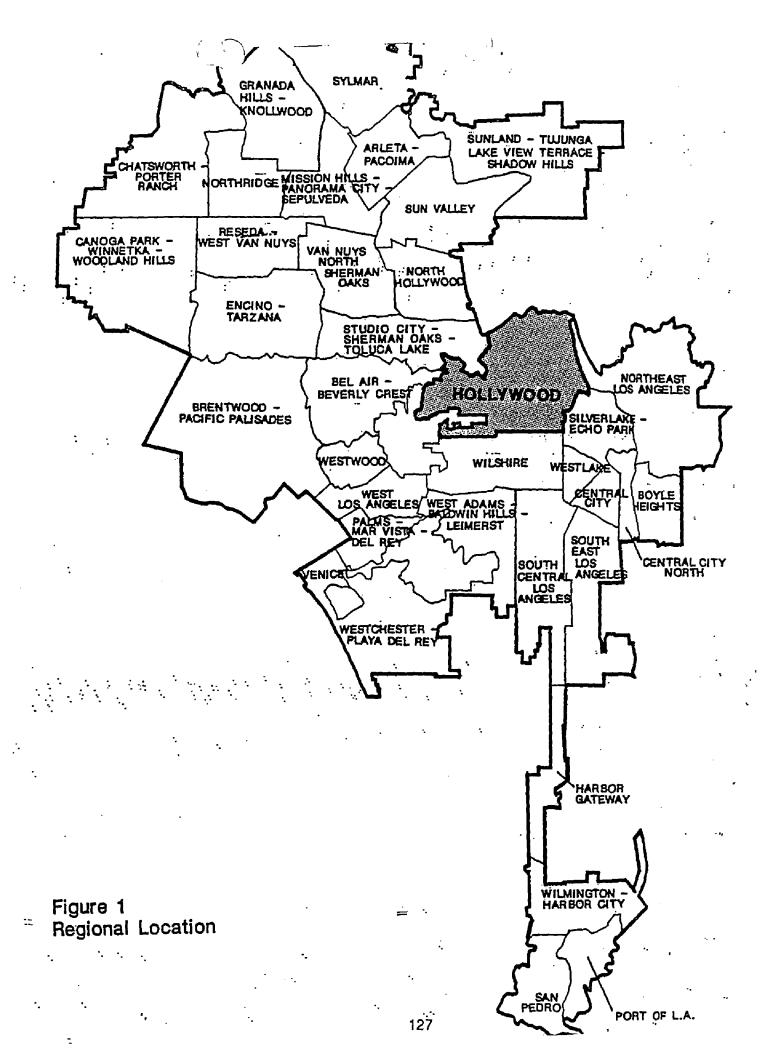
<u>(213) 485-2478 | 11-12-87</u>

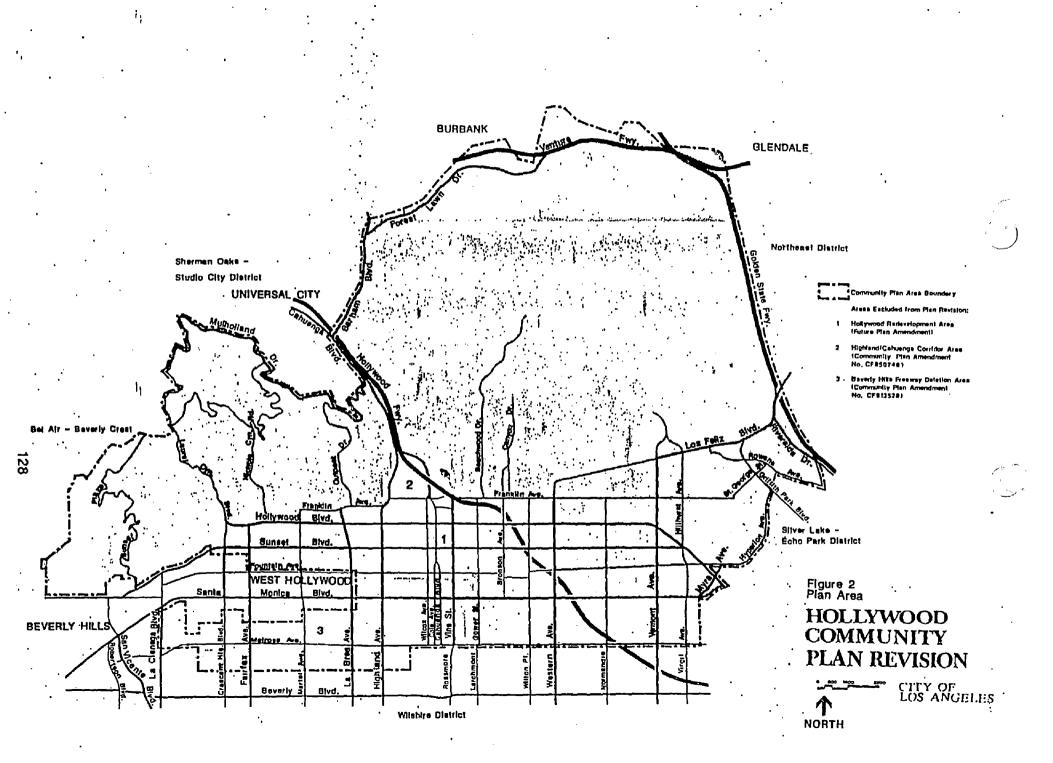
Telephone No. Date



#### INITIAL STUDY AND CHECKLIST

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LEAD AGENCY TOUNCIL DIS		City of Los Angeles, Depa 4, 5, and 13	rtment of City Planning	
REGUECT TITH	LE/NO.	Hollywood Community Flan 18473	Revision	
DOE	S have sign	40. Not applicable nificant changes from prev significant changes from		
commercial of adopted in projected point small of concentrate a transport	development 1973. Obj pulation pl centers in major comme	levels allowed under the ctives of the revision us a 10-15% buffer, 2) properties of the crial development within	uld modify and reduce reside existing Hollywood Commun are: 1) to accommodate the ovide community-serving commer Hollywood Redevelopment Plan the redevelopment plan area, unction with the land use plan	ity Plan, year 2010 cial uses area, 3) 4) define
	ion of the	City of Los Angeles, appr	ttached. The area is locat roximately 3 miles northwest o	
PLANNING DIS	TRICT:	Hollywood		•
STATUS:	·	Preliminary Proposed Adopted		
EXISTING ZON	ING:	MAX DENSITY ZONING	PROJECT DENSITY	
Various	٠	Various	Various	
PLANNED LAND	USE & ZONE	MAX DENSITY PLAN Various	Does conform to plan  No district plan	• • •
DETERMINATION	N:		•	
		proposed project COULD t and a NEGATIVE DECLARATI	NOT have a significant effection of the control of the prepared.	ct on the
· · · · · · · · · · · · · · · · · · ·	on the env because the added to the	ironment, there will not e mitigation measures de	roject could have a significant be a significant effect in scribed on an attached sheet because DECLARATION WILL BE	this case have been
<u> </u>	I find t environmen	ne proposed project MAY and a ENVIRONMENTAL-IMPA	have a significant effect CT REPORT is required.	t on the
, h ()	RN	•		•







#### INITIAL STUDY CHECKLIST

#### BACKGROUND

PROPONENT NAME:

PHONE:

City of Los Angeles, Department of City Planning

(213) 485-2478

PROPONENT ADDRESS:

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

AGENCY REQUIRING CHECKLIST:

by cuts or excavations?

DATE SUBMITTED:

PROPOSAL NAME: Hollywood Community Plan Revision

#### ENVIRONMENTAL IMPACTS

	EART	K. Will the proposal result in:	YES	MAYBE	10	
-	. a.	Unstable earth conditions or in changes in geologic substructures?	ÌÌ	]	Ix !	
	b.	Disruptions, displacements, compaction or overcovering of the soil?	•	1	! ! !	
	c.	Change in topography or ground surface relief features?	İ '	X		
	đ.	The destruction, covering or modification of any unique geologic or		j.	1 1	
		physical features?		1	X	
	e.	Any increase in wind or water erosion of soils, either on or off	<b>'</b>	1	1 }	
		the site?		l	(x · (	
	f.	Changes in deposition or erosion of beach sands, or changes in			١,	
	•	siltation, deposition or erosion which may modify the channel of a		•	11	
		river, stream or the bed of the ocean or any bay, inlet or lake?	Ì		x	ſ
	9.	Exposure of people or property to geologic hazards such as earth-		}	1 1	
	•	quakes, landslides, audslides, ground failure or similar hazards?	,	X	۱ ۱	
	•			l ·	11	
	AIR.	Will the proposal result in:	,	١.		
	d.	Air emissions or deterioration of ambient air quality?		I	ll	
	b.	The creation of objectionable odors?		Ì	X	1
	t.	Alteration of air covenent, moisture or temperature, or any change	i .		{ }	
		in climate, either locally or regionally?		Ì	[X]	
	ď.	Expose the project residents to severe air pollution conditions?	į.	!.	I	
. •	•		١.		}. }	
	WATE	R. Will the proposal result in:	ĺ		li	
	a.	Changes in currents, or the course or direction of water movements		Į.	1	
		in either sarine or fresh waters?	1	3	12	
	b.	Changes in absorption rates, orainage patterns, or the rate and			l	
		the ascunts of surface water runoif?	,	I		
	с.	Alterations to the course or flow of floodwater?			{X	
	ď.	Change in the amount of surface in any water body?	'	j .	X	
	e.	Discharge into surface maters, or in any alteration of surface	ĺ	l	{ {	,
		water quality, including but not limited to temperature, dissolved		· .	<u>!:</u> }	
		oxygen or turbidity?		ł	M	
	i,	Alteration of the direction or rate of flow of ground maters?	ļ	ļ	]* ]	,
	<b>5</b> .	Change in the quantity or ground waters, either through direct	l		1	
		additions or withdrawals, or through interception of an aquifer	ļ	j		1

- Recuttion in the amount of water otherwise available for public water supplies.
- :. Expose people or property to water related nataros such as \*icoding or tigal waves?
- j. Changes in the temperature, flow or chemical content of surface thermal springs?
- 4. PLANT LIFE, Will the proposal result in:
  - 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 replemishment 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 ibirds, land animals, including reptiles, fish and smellfish 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 aignation or movement of animals?
  - j. Deferioration to existing fish or wildlife habitat?
- 6. MDISE, Will the proposal result in:
  - a. Increases in existing noise levels?
  - 5. 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?
- 3. LAND USE, Will the proposal result in an alteration of the present or planned land use of an area?
- 9. NATURAL RESURCES. Will the proposal result in:
  - a. Increase in the rate of use of any natural resource?
  - b. Depletion of any non-rememble natural resource?
- 10. RISK OF UPSET. Will the proposal involve:
  - a. 'A risk of explosion or the release of hazardous substances (including out 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?

I I ĭ I ĭ 1 I

	- ···			
11.	POPULATION, will the procosal result in:	YES	MAYBE	סא
	a. The rejocation 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 numan	[· .·	1 1	
	.population of an area?	Į		
12.	HOUSING, dill the proposal:			
	a. Affect existing housing, or create a demand for additional housing?	X .	1	
	b. Have an impact on the available rental housing in the community? .	-	ļ. ļ	X
	c. Result in demolition, relocation, or remodeling of residential,	. ;	!	
	commercial, or industrial buildings or other facilities?		1	ŀ
13.	TRANSPORTATION/CIRCLLATION, Mill 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?	1		. {
	d. Alterations to present patterns of circulation or movement of		] , ]	. }
	people and/or goods?		1 [	
	e. Alterations to materiorme, rail or air traffic?	,		X
	f. increases in traffic hazards to motor vehicles, bicyclists or	į i		r
	pedestrians.			
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:	i	1 1	1
	a. Fire Protection?	X		{
	b. Folice Protection?	X	]	}
	c. Schools?	X .	l. 1	
	d. Parks or other recreational facilities?	I	1 1	· }
	e. Maintenance of public facilities, including roads?	1	! {	
	f. Other governmental services?	X		- }
15.	ENERGY, Will the proposal result in:			1
	a. Use of exceptional ascumts of fuel or energy?		]	X
	b. Increase in demand upon existing sources of energy, or require the	'	1	1
	development of new sources of energy?		Ĭ.	. [.
:.		'		}
lo.	DERGY, will the proposal result in			
•	a. Use or exceptional amounts of fuel or energy?		1	I
	b. Significant increase in demand upon existing sources of energy,			<b>)</b>
,	or require the development of new sources of energy?		I	. }.
17.	UTILITIES. Will the proposal result in a need for new systems, or			
	alterations to the following utilities:			Í
	a. Power or natural gas?	}	I	}
	b. Communications systems?		X	
	c. Nater?	į	X	
	c. Sewer or septic tants?		X	
•	e. Store water drainage:	}	l X	

Solid waste and disposal?

		YES	MAYRE	illO ]
	<ol> <li>ALMAN HEALTH. Will the proposal result in:         <ul> <li>Treation of any health mazaro or potential health hazaro (excluding sental health)?</li> <li>Expôsure of people to health hazaros?</li> </ul> </li> </ol>		;	1
	a. The destruction of an aesthetically offensive site open to public?  b. The creation of an aesthetically offensive site open to public view  c. The destruction of a stand of trees, a rock outcropping or other  locally recognized desireable aesthetic natural feature?  d. Any negative aesthetic effect?		<b>X</b>	1 1
21	REDREATION. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities.			x
22	<ul> <li>CLITERAL RESOURCES.</li> <li>a. Will the proposal result in the alteration of or the destruction of a premistoric or historic archaeological site?</li> <li>b. Will the proposal result in adverse physical or aesthetic effects to premistoric or historic building, structure or-coject?</li> <li>c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?</li> <li>d. Will the proposal restrict existing religious or sacred uses within the potential impact area?</li> </ul>		ı	X
23	AMMONTORY 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?		<b>I</b>	
:	b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?		<b>X</b>	
:	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:

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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 landforms.
- g. Two active faults are located within the plan revision area. Areas of Hollywood north of Hollywood Boulevard are considered to be <u>slope</u> stability study areas according to the City of Los Angeles Seismic Safety Plan.

#### 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. Flant Life

a. New development allowed, particularly in the residentially coned fillside areas would remove vegetation and associated nabitats.

#### 5. Animal Life

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

#### Noise

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

# . 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

- See item # 8.
- 5. See items # 8 and # 11
- c. See item # 11

#### 13. Transportation/Circulation

- a. The proposed plan revision would result in an increase in tripgeneration 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 were 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.

- 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
- 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.
- 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.

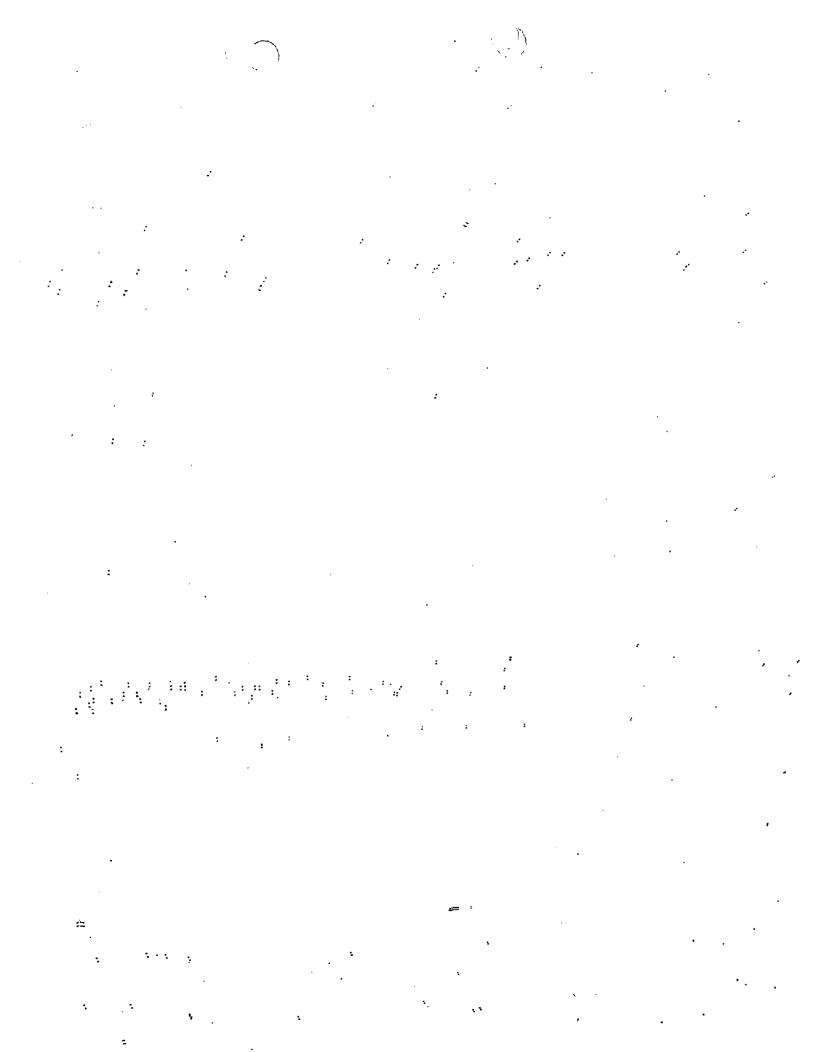
### 19. Cultural Resources

- 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 I

# HOLLYWOOD REDEVELOPMENT PLAN

# COMMUNITY REDEVELOPMENT AGENCY CITY OF LOS ANGELES

# HOLLYWOOD REDEVELOPMENT PROJECT

ENVIRONMENTAL IMPACT REPORT

**JANUARY 1986** SCH# 85052903 --

PREPARED FOR:

COMMUNITY REDEVELOPMENT AGENCY

OF THE CITY OF LOS ANGELES 354 SOUTH SPRING STREET, SUITE 800 LOS ANGELES, CALIFORNIA 90013

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PLANNING AND ENVIRONMENTAL SERVICES

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This Environmental Impact Report was prepared by Environmental Science Associates, Inc., San Francisco, California, to conform to the California Environmental Quality Act and State Guidelines for its implementation. ESA has applied its best efforts to prepare an inclusive informational document that identifies and evaluates possible environmental impacts and possible measures to mitigate adverse impacts of the proposed project, and considers alternatives to the project as proposed.

This report is intended to be a full disclosure document and is provided solely to assist in the evaluation of the proposed project. ESA shall not be liable for costs or damages of any client or third parties caused by use of this document for any other purposes, or for such costs or damages of any client or third parties caused by delay or termination of any project due to judicial or administrative action, whether or not such action is based on the form or content of this report or portion thereof prepared by ESA.

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The following text is added following the fourth paragraph on p. 47 of the Draft EIR (immediately preceding "IMPACT"):

# "Parking

"Much of Hollywood was developed prior to the adoption of current code parking requirements. Consequently, many of the existing uses lack adequate parking, and the distribution of parking facilities within the project area is poor. Current parking conditions are discussed in a market study prepared by Kotin, Regan, and Mouchly, and in the 1980 parking study prepared for the City of Los Angeles Department of Transportation by Associated Parking Consultants!; these studies are on file with CRA."

The following text is added following the second paragraph on p. 56 of the Draft EIR (immediately preceding "Cumulative"):

# "Parking

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"Development in the commercial core would most probably occur on sites currently used for surface parking. A reduction of existing parking in commercial and residential areas could affect the marketability of space and, therefore, affect reinvestment in older buildings. As the <u>Redevelopment Plan</u> were implemented, CRA and the City of Los Angeles would need to ensure the availability of parking facilities for existing uses."

The following text replaces the discussion of specific development projects on p. 56 of the Draft EIR:

# "Specific Development Projects"

}

The development of certain sites within the project area could result in project-specific transportation impacts. These environmental impacts would be discussed further in the environmental assessment for specific projects. For example, subsequent environmental review of specific development projects would be necessary to address the issue of replacement of parking facilities for existing uses, in addition to the provision of new parking capacity for new development."

 $\bigcirc$ **(**) .  $\subseteq$ Or.

# HULLYWOOD REDEVELOPMENT PROJECT EIR

# TABLE OF CONTENTS

	·	Page
S.	SUMMARY	S-1
I.	INTRODUCTION	1
	A. Previous Planning Activities	. 1
	B. Redevelopment Process	. 1 2 2
	C. EIR Preparation	2
. II.	PROJECT DESCRIPTION	5
•	A. Project Objectives and Project Background	5
-	B. Project Area Location and Characteristics	6
	C. Project Description	12
	D. Required Approval Actions and Uses of the EIR	16
III.	ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION	18
	A. Land Use and Planning	18
	B. Historic, Cultural, and Architectural Resources	36
	C. Transportation, Circulation, and Parking	44
	D. Meteorology and Air Quality	58
	E. Noise	69
	F. Energy .	73
	G. Public Services and Utilities	76
	H. Geology and Seismology	89
. IV.	IMPACT OVERVIEW	99
•	A. Growth-Inducing Impacts	99
	B. Cumulative Impacts	99
	C. Significant Unavoidable Environmental Effects	99
	D. Short-Term Uses Versus Long-Term Productivity	100
	E. Irreversible Adverse Changes	100
	F. Effects Found Not to be Significant	100
V.	ALTERNATIVES TO THE PROJECT	101
	A. No-Project, No-Development Alternative	101
	B. No-Project, Development Under the Community Plan	102
	C. Revision of Hollywood Community Plan	105
	D. Community Plan-Consistent Alternative	113
VI.	COMMENTS RECEIVED ON DRAFT EIR AND AGENCY RESPONSES	122
VII.	REPORT PREPARATION; PEOPLE AND	
	ORGANIZATIONS CONSULTED	205
VIII.	DISTRIBUTION LIST	206
IX.	APPENDICES	A-1

# TABLE OF CONTENTS (Continued)

			<u>Page</u>
		LIST OF TABLES	
	S-1	Alternatives Evaluation Matrix	S-8
	1.	Existing Land Use Distribution in the Redevelopment Area, by Sub-Area	8
	2.	Gross Floor Areas of Existing Uses in the Redevelopment Area, by Sub-Area, for Proposed Land Use and Density	9
	3.	Land Area and Employment by Business Type	11
•	4.	Owner- and Renter-Occupied Units by Sub-Area	11
) <sub>.</sub>	5.	Potential New Development in the Redevelopment Area, by Sub-Area, for Proposed Land Use and Density Change Area	16
) )	6.	Projected Development in the Redevelopment Area	16
<b>)</b>	7.	Distribution of Existing Residential and Commercial Uses, by Sub-Area	19
>	8.	Existing and Potential Development Total	26
	9.	Existing Traffic Levels of Service	49
) )	10.	Average Weekday Trip Generation Rates	52
· ·	11.	Year 2005 Levels of Service Without Improvements	54
) <u> </u>	12.	Hollywood Air Pollutant Summary, 1979–1983	61
	13.	Estimated Pollutant Emissions in 1985	63
	14.	Projected Pollutant Emissions in 2005	66
	15.	CO Concentrations on Selected Street Segments in the Project Area	67
	16.	Noise Compatibility Standards, by Land Use Category	69
	17.	Typical Commercial/Industrial Construction Noise Levels	70
	18.	Peak-Hour Noise Levels on Selected Streets in the Project Area	71
	19.	Estimated Total Energy Consumption for Project Area	74
	20.	Additional Student Enrollment Attributable to the Project	82
	21.	Increase in Peak Load in Land Use Change / Density Change Areas	84
	22.	Future Electricity Consumption in Land Use/Density Change Areas	84

# TABLE OF CONTENTS (Continued)

23.	Increase in Natural Gas Consumption	85
24.	Increase in Demand for Domestic Water (gallons/day)	85
25.	Increase in Sewage Flows (gallons/day)	86
26.	Increase in Solid Waste Generation (pounds/day)	87
27.	Potential Increase in Community Services Demands at Build-Out	1 <b>0</b> 4
28.	Potential Land Uses in the Redevelopment Area at Build-out Under Revised Hollywood Community Plan, by Sub-Area	107
29.	Development in the Project Area	108
30.	Additional Student Enrollment at Build Out	111
31.	Development Potential in the Redevelopment Area at Build Out under Alternative D, by Sub-Area	114
		Page
	LIST OF FIGURES	•
1.	Project Vicinity and Regional Location	3
2.	Project Area and Sub-Areas	7
3.	Proposed Hollywood Redevelopment Project	14
4.	Historic Hollywood and Architectural Resource Map	41
<b>5</b> :	Existing Afternoon Peak-Hour Levels of Service	48
6.	Existing Bus Routes	50
7.	Existing, Future and Project Daily Traffic Volumes	53
8.	Projected Afternoon Peak-Hour Levels of Service	55
9.	Fault Traces and Fault Safety Zones in Project Area	91
10.	Land Use Differences Between Alternative B and Project	106
11.	Land Use Differences Between Alternative C and Existing Community Plan	115

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# I. INTRODUCTION (see Section I)

In 1983, the Los Angeles City Council requested that Community Redevelopment Agency (CRA) prepare a redevelopment plan for an 1,100-acre area in Hollywood. The intent of the proposed Hollywood Redevelopment Plan is to upgrade the environment of the affected areas by rehabilitating existing residences and businesses; developing additional housing; encouraging new commercial and industrial development; providing a basis for programming public service, parks, and recreational facilities; and providing for well-planned pedestrian and vehicular circulation and adequate parking, coordinated with land use. In an Initial Study of the proposed Redevelopment Plan, prepared in accordance with the State CEQA Guidelines, CRA determined that an Environmental Impact Report on the Redevelopment Plan was required.

According to the <u>State CEQA Guidelines</u>, an EIR on a redevelopment project shall be treated as a program EIR, and all public and private activities pursuant to a redevelopment plan constitute a single project. Program EIRs are appropriate where the poject is a series of related actions as part of a contingency program (see Section I.C, EIR Preparation); advantages of a program EIR compared with a project-specific EIR include better consideration of cumulative impacts and a more thorough treatment of impacts and alternatives. Program EIRs avoid reconsideration of basic policy issues. An EIR is an informational document that does not determine whether a project will be approved. Its purpose is to identify significant impacts of a project on the physical environment, identify measures to mitigate those impacts, and evaluate feasible alternatives.

# II. PROJECT DESCRIPTION (see Section II)

The Redevelopment Area project area is the older portion of Hollywood, an area generally bounded by La Brea Ave. on the west; Serrano Ave. on the east; Franklin Ave., the Hollywood Freeway, and Hollywood Blvd. on the north; and Fountain Ave. and Santa Monica Blvd. on the south. The project area encompasses residential, commercial, public, and industrial development that is generally low in scale. Within the project area lie several major north-south and east-west thoroughfares, including Sunset Blvd., Western Ave., Vine St., and Highland Ave. The project area has a substantially larger proportion of overcrowded housing units, low-income residents and families below the poverty level than the citywide averages for these factors.

The project would consist of amending the existing Community Plan to accommodate the Redevelopment Plan, and redeveloping the project area according to land use designations and density limits contained in the proposed Redevelopment Plan (see Section III.A, Land Use and Planning) to attain the goals of the Redevelopment Plan. The primary characteristics of the proposed project are changes in land use designations, changes in development densities, and enabling legislation to provide CRA with financial resources and other resources to attain the Redevelopment Plan's goals.

# III. ENVIRONMENTAL ANALYSIS (see Section III)

### A. LAND USE AND PLANNING (see Section III.A)

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The proposed Redevelopment Plan would generally permit greater development densities than now exist. Potential build-out of residential uses could double the number of units, from about 15,000 units to almost 30,000 units. The CRA predicts, however, that market conditions would allow an increase of only 2,800 units in the next 20 years. Commercial development could increase almost five-fold. The CRA projects a demand for almost 3 million sq. ft. of new commercial space in Hollywood over the next 20 years, or about a 25% increase over existing levels. This is well below either potential buildout (maximum allowable FAR) under the Redevelopment Plan, at 56 million sq. ft., or under the existing Community Plan, at 86 million sq. ft.

One basic effect of the <u>Redevelopment Plan</u> would be a reduction in allowable FAR from 6:1 to 4.5:1 for Regional Center Commercial designation. A second basic effect of the <u>Redevelopment Plan</u> would be a shift in land use to industrial uses. About 2.5 million sq. ft. of industrial uses exist in the project area. The <u>Redevelopment Plan</u> would encourage development of about 14 million sq. ft. more of this use, almost triple the increment allowed by the existing <u>Community Plan</u> and about 10 times the demand projected in market studies. Some of this additional industrial development would occur in existing residential and commercial areas.

# B. HISTORIC, CULTURAL, AND ARCHITECTURAL RESOURCES (see Section III.B)

The proposed project might affect historic resources either directly or indirectly. Generally, the nature of any redevelopment plan imposes potential impacts on existing conditions. Adoption of a <u>Redevelopment Plan</u> indicates new interest, a willingness to assemble development resources, and a determination to achieve development goals. An active <u>Redevelopment Plan</u> encourages development and, consequently, could alter existing conditions. The proposed Hollywood Redevelopment Plan would provide additional protection for historic properties.

The project may adversely affect six historic resources appearing eligible for or potentially eligible for National Register listing as a result of redesignating some lands from Very High Density Residential to Commercial Manufacturing. One residential structure that appears eligible for National Register listing might suffer adverse effects because the project proposes to change the land use designation from Very High Residential to Regional Center Commercial.

### C. TRANSPORTATION, CIRCULATION, AND PARKING (see Section III.C)

Hollywood's location offers excellent accessibity to the entire Los Angeles Basin, but much of the existing arterial street network that serves this area is near capacity. Numerous dog-legs contribute to congestion because they increase volumes on major streets and add to turning volumes. Significant disruptions occur at Franklin and Highland Aves.; in the discontinuity of Fountain Ave. between Bronson and Van Ness Aves.; and Bronson Ave. at Santa Monica Blvd. Several intersections are close to their theoretical capacities (LOS E) or are currently over-capacity in the project area during the evening peak period. Large volumes of pedestrian crossings, a high concentration of buses with headways of 10 minutes or less during peak periods, and a high signal density combine with the large daily traffic volumes along Hollywood Blvd. and Sunset Blvd., to create severe levels of congestion. The Hollywood Freeway is the main route to pass through Cahuenga Pass, so motorists west of Cahuenga Blvd.

are funneled onto Highland Ave. to travel directly to a freeway ramp. This constraint on movements over the pass forces high volumes onto Highland Ave. Many of the existing uses have insufficient parking, and the project area has a poor distribution of parking facilities.

In the year 2005, the development projected under the project would generate an estimated 62,740 additional daily vehicle trips (over existing levels) and 7,665 additional afternoon peak-hour vehicle trips, of which about 2,900 trips would be inbound to the project area. At build-out, potential development under the project would generate an estimated 351,200 new daily vehicle trips. Afternoon peak-hour operating conditions in the year 2005 would differ significantly from existing levels. Eight of the intersections would operate at LOS E, or close to their theoretical capacities. Ten of the intersections would operate at LOS F. An LOS F indicates that motorists are waiting through several signal cycles to proceed through the intersections and that backups in traffic from these intersections are likely to be affecting operations at other nearby intersections. If no improvements are made to the street system by the year 2005, 18 of the 25 intersections would operate at LOS E or worse. Development in the commercial core would probably occur on the sites currently used as surface parking lots. CRA and the City would need to ensure the availability of parking facilities for existing uses.

Mitigation measures to reduce project impacts include widening Highland Ave. for one additional lane in each direction at the Highland/Franklin Aves. bottleneck; widening both legs of Franklin Ave.; and installing permanent reversible-lane traffic control devices, including overhead blank-out signs. Another recommended mitigation measure is to restripe Vine St. for three lanes in each direction and add a left-turn lane; parking should be prohibited during peak hours, in the dominant direction of travel. Still another measure would be to widen the east-west approaches and install dual left-turn lanes at the Sunset Blvd./Highland Ave. intersection.

# D. METEOROLOGY AND AIR QUALITY (see Section III.D)

Regional topography, moderate wind speeds, widespread urban development, and strong year-round sunlight affect air quality in the South Coast Air Basin. A downtown Los Angeles monitoring station indicates ozone to be the most pervasive air quality problem. Carbon monoxide, total suspended particulates, and nitrogen dioxide also reach levels, on occasion, that exceed state and federal standards. Motor vehicles are the greatest single contributor to area-wide emissions.

New construction under the project would generate short-term emissions of fugitive dust and volatile hydrocarbons, and exhaust emissions from construction vehicles and equipment. The state 24-hour standard for particulates would probably be violated several times within the project area during construction of specific projects, and visibility at the construction sites may temporarily be affected.

Long-term impacts on air quality would include an increase in emissions primarily because of increased traffic related to new development within the project area. By the year 2005, emissions of CO, HC,  $NO_x$ ,  $SO_x$ , and TSP would substantially increase. The greatest increases, as a percentage of total air basin emissions, would be in  $NO_x$  and in CO. Additional development would increase traffic levels, but the increased vehicle-miles-traveled within the project area would be offset by decreased vehicle emissions per-mile-traveled, so that predicted ambient concentrations would decline. Current widespread violations of the eight-hour standard, however, would continue despite reduced emissions per-car-mile in the future.

### E. NOISE (see Section III.E)

Existing noise levels, typical of mixed-use urban development, are primarily generated by traffic. Existing noise levels along Highland Ave., Santa Monica Blvd., and Hollywood Freeway exceed 65 dBA, L<sub>dn</sub>. Noise impacts are evaluated as they relate to sensitive receptors, such as residential development.

Construction of new development under the project would, temporarily, generate relatively high noise levels espcially were impact power tools or piledrivers to be used. Due to the nature of the project, construction activity would continue in various portions of the project area for the entire life of the project. Future operational noise levels (i.e., noise generated by new development following construction) would be dominated by vehicular traffic noise. Future development in the project area would increase peak—hour noise levels by up to 1.9 dBA, Leq. The project would not generally increase noise levels by a perceptible degree. The increase in traffic noise predicted for the project would not be significant. However, the project would probably result in construction of residential development and other noise—sensitive land uses in areas where the noise environment is already normally unacceptable or clearly unacceptable for such uses.

#### F. ENERGY (see Section III.F)

Existing land uses within the Hollywood Redevelopment area include office, retail, residential, restaurant, industrial, and parking. Estimated energy consumption by these uses is about 2.5 trillion Btu per year.

Construction of new development under the project would consume about 17 trillion Btu of energy that would be derived primarily from nonrenewable resources. Electricity consumption by new development in the year 2005 would be about 183 giga-Watt-hours per year, or about 1.9 trillion Btu per year at-source. Natural gas consumption by new development under the project in 2005 would be about 27 million cu. ft. per year, or about 30 billion Btu per year at-source. Traffic generated by new development occurring between the present and the year 2005 would require about 3.6 million gallons of gasoline and diesel fuel per year, equal to about 510 billion Btu per year at-source.

#### G. PUBLIC SERVICES AND UTILITIES (see Section III.G)

Police. Residential development permitted by the project would increase the need for police services. This need is based upon the residential population and may be underestimated since the daytime (nonresidential) populations would also increase significantly due to the high levels of projected commercial development. To provide adequate police protection to this large daytime population, an increase in personnel beyond the level projected to serve the residential population may be needed.

Fire. Changes in land use to accommodate population increases or commercial/industrial development would not necessarily require increases in fire department facilities to maintain an adequate level of protection. The Los Angeles Department of Fire indicates that existing facilities could provide additional service to the area, though additional staffing may be required. However, an expansion or increase in the number of existing facilities may eventually be necessary as land uses change.

<u>Parks and Recreation</u>. Population increases in areas adjacent to and within the project area would result in additional demand for park facilities. Residential increases in neighborhoods already deficient in park facilities would account for most

of this demand. Commercial development in the project area may also encourage more daytime use of existing park facilities.

Schools. The North Central section of the Los Angeles Unified School District, which contains the project area, is experiencing severe overcrowding. Projected maximum 20-year student enrollments (elementary through senior high) with the project would be 9,322 students. The project might affect enrollment both within the project area and in adjacent areas.

<u>Library</u>. The Hollywood branch library, which recently burned and is being replaced, was cosidered to be inadequate to serve existing demand. The new library would satisfy project demand for library services, only if it included a major expansion of facilities from the old library.

Child Care. Although estimated increases in the number of children under five years of age under the project would not be significant, the existing government-supported and private child-care facilities might not be able to provide adequate service to the increased population. CRA could encourage construction of additional child care centers in the project area.

Senior Citizens. The projected increase in the number of senior citizens would result in additional demand for senior citizen facilities located in the project area. It is not known whether this would be met by existing or proposed facilities. CRA could encourage construction of additional senior centers in the project area.

Water Service. Daily water use as a result of new development would increase by 26% over the next 20 years. The existing water system in the project area is capable of providing service to new development. However, the water service capacity for specific locations within the project area would depend on the type of development proposed. Some improvements to the distribution system might be required.

<u>Sewer Service</u>. Sewage generation in the project area would increase 30% over the existing volume (4.8 mgd) by the year 2005. The projected increases in effluent would also create the need for new or expanded sewage treatment plants. Because the Hyperion Treatment Plant is operating at or near capacity, the City is planning to increase treatment capacity. Although the existing sewer infrastructure is highly developed, it does contain some old and over-capacity sewer pipelines and pumping stations. Depending on the type and location of proposed development, the size of the existing sewers may have to be increased or additional parallel sewers constructed.

Solid Waste. Projected development over the next 20 years would generate about 288,000 pounds per day of solid waste, an increase of 36% over existing waste generation rates. Solid waste generated by development in the project area is trucked to the Lopez Canyon Sanitary Landfill. This site may be closed within eight years. Alternate landfills which would be available to accommodate solid wastes resulting from the project include the Los Angeles County Sanitation District's Scholl Canyon landfill and the Bradley West landfill.

<u>Drainage</u>. New development would generally maintain existing flow patterns and would not generate significantly more water than existing development. Existing and proposed surface street and drainage facilities would be adequate to handle any run-off coming from the projected development.

#### H. GEOLOGY AND SEISMOLOGY (see Section III.H)

The project area contains a substantial building stock of mixed age; some older buildings are in need of seismic reinforcement. Removing old buildings and constructing new ones under the project would require leveling and grading of construction sites. Excavation and dewatering, necessary for construction of larger buildings, would create a possible hazard of materials collapsing into the excavation pit. If an earthquake were to occur during construction, workers or others in or adjacent to an excavation pit could be injured or killed by pit collapse.

Traces of the potentially active Santa Monica Fault and the probably inactive Hollywood Fault are present in portions of Sub-Areas 1, 2, 3, and 4. Those specific areas underlain by the surface traces of these faults have an increased level of risk to public safety. In addition, eathquakes on several other nearby faults could affect the Redevelopment Area. Increasing the population of an area that may experience an earthquake would subject more people to possible injury or loss of life should an earthquake occur. The higher the population density of an area, the greater the chance that people may be injured or killed from falling materials or building collapse. The project would increase the population at risk from seismic events, but would also cause many older buildings in need of seismic reinforcement to be structurally strengthened or replaced by new structures; this latter effect would decrease the risk of damage and injury.

An extensive list of potential mitigation measures has been suggested in this report. Generally, these include detailed geologic and structural studies, avoidance of potential rupture areas, upgrading of potentially hazardous structures, preparation of energy response and building contigency plans, and development of post-earthquake recovery plans.

#### IV. IMPACT OVERVIEW (see Section IV)

- A. Growth Inducement. The project would induce additional in-fill development and increased development densities in and around the project area.
- B. <u>Cumulative Impacts</u>. Other developments proposed, approved, and under construction in the vicinity of the project area would generate additional vehicle traffic, air pollutants, and noise that, together with the traffic, air pollutants, and noise generated by the project, would result in conditions more adverse than described herein for the project alone.
- C. <u>Significant Unavoidable Environmental Effects</u>. The project would have significant unavoidable adverse effects on traffic levels of service, air quality, historic resources. In addition, individual development projects may have site-specific or project-specific impacts that are significant and unavoidable; these impacts cannot be identified at this time, but would be subject to additional environmental review.
- D. <u>Short-Term Uses Versus Long-Term Productivity</u>. The project recessents a long-term commitment to intensify land uses in the project area, possibly resulting in the loss of some of its historic and cultural resources.
- E. Interversible Adverse Changes. Intensified land use encouraged by the project would result in increased commitments of energy and increased emissions of air pollutants that would essentially be irreversible. The project area is already urbanized so the project would not result in commitment of large areas of undeveloped land to urban uses.

F. <u>Effects Found Not To Be Significant</u>. In its Initial Study of the project, CRA determined that the project's impacts on microclimate, shadows, biological resources, hazards, and archaeological resources would be insignificant.

# V. ALTERNATIVES TO THE PROPOSED PROJECT (see Section V)

Alternative A is the No-Project Alternative. No new development or rehabilitation would occur in the project area. The blighted conditions in the project area would remain and the degree of blight could increase. Environmental conditions under this alternative would be those discussed under the Setting section of each environmental topic in this EIR. This alternative would not generate additional revenues above existing levels.

Under Alternative B, <u>Development Under Existing Community Plan</u>, the <u>Redevelopment Plan</u> would not be implemented. Development in the project area would be guided by the existing <u>Community Plan</u>. In general, existing environmental conditions would be similar to those discussed in the Setting section under each EIR topic. This alternative would not encourage the rehabilitation and new development in the project area as promoted by the <u>Redevelopment Plan</u>. This alternative would not generate additional revenues above existing levels.

Under Alternative C, Revision of Hollywood Community Plan, development in the project area would be guided by a plan similar to the Redevelopment Plan, but providing less industrial space. Alternative C would have fewer adverse land use impacts than the proposed project. The lower overall level of commercial development and the lower residential densities in two of the Sub-Areas would be slightly more consistent with existing land uses than the proposed Revelopment Plan designations. Other environmental effects would be similar to those of the project.

Alternative D, Community Plan - Consistent Alternative, would be similar to the proposed Redevelopment Plan, but would require no amendments to the existing Community Plan for consistency. Impacts associated with this alternative are generally lower than those of the project. Alternative D proposes less residential use but about the same amount of commercial and industrial uses as the project. Alternative D proposes uniformly lower densities compared to the Redevelopment Plan.

Table S-1 summarizes the project and alternatives impacts. Of the alternatives, the No-Project Alternative has the fewest environmental impacts. However, this alternative would not achieve the goals of the <u>Redevelopment Plan</u> to eliminate blighted conditions in Hollywood through rehabilitation and new development.

TABLE S-I: ALTERNATIVES EVALUATION MATRIX/a/

			Alternatives .	<u></u>	
<u>Factor</u>	Project	A. No Project, Alternative	B. Development Under Existing Community Plan	C. Revision of Hollywood Community Plan	D. Community Plan-Consist i Alternativ
Land Use	B-P	N-P	N-P	B-P	В-Р
Historic, Cultural and Architectural Resources	A-P-M	В-Р	A-P	A-P	A-P-M
Transportation, Circulation and Parking	S-P-M	S-P	S-P	S-P	S-P-M
Construction Air Quality	A-T-M	N-P	A-T	A-T	A-T-M
Operational Air Quality	A-P-M	N-P	A-P	A-P	A-P-M
Construction Noise	S-T-M	N-P	S-T	S-T	· S-T-M
Operational Noise	N-P	N-P	N-P	N-P	N-P
Construction Energy	A-T	N-P	A-T	A-T	Ã-T
Operational Energy	Á-P-M	A-P	A-P	A-P	A-P-M
Police, Park and Recreational Facilities, Schools, Libraries, Child Care Facilities, Senior Citizen Facilities	А-Р-м	-  A-P	A-P	A-P	А-Р-М
Fire, Water, Solid Waste, Surface Runoff, Sanitary Sewer	N-P	N-P	A-P	N-P	N-P
Geology and Seismology	A-P-M	N-P	A-P	A-P	A-P-M

<sup>/</sup>a/ The first column under each alternative classifies the impact as:
B - Beneficial A - Moderately Adverse

SOURCE: Environmental Science Associates, Inc.

N - None/Negligible

S - Significantly Adverse

The second column indicates if the impact would be:

T - Temporary, or

P - Permanent The third column indicates if the adverse impacts can be:........

M - Mitigated; mitigations measures are include in the discussion of alternatives.

#### I. INTRODUCTION

This EIR addresses the proposed Hollywood Redevelopment Project in the City of Los Angeles. The project proposed by Community Redevelopment Agency (CRA) is the adoption and implementation of a Redevelopment Plan for approximately 1,100 gross acres, or about 140 blocks, of Hollywood in Los Angeles. Amendments to the existing Hollywood Community Plan needed for consistency between the Redevelopment Plan and the Community Plan, as required by law, are a necessary and integral part of the project. The Redevelopment Plan would consist of redevelopment goals, and changes in land use designations, land use policies, and allowable development densities within the project area (see Figure 1).

The purpose of the Hollywood Redevelopment Project is to eliminate blighted conditions in the project area through the regulation and encouragement by CRA of new development and rehabilitation consistent with the goals of the <u>Redevelopment Plan</u>. The project would generate revenues for redevelopment purposes.

# A. PREVIOUS PLANNING ACTIVITIES

As provided for by Section 15063 of the <u>State CEQA Guidelines</u> and by Article IV, Section I of the <u>CRA CEQA Guidelines</u>, CRA determined in an Initial Study (IS) that the project could have a significant effect on the physical environment and required that an Environmental Impact Report (EIR) be prepared. CRA sent a Notice of Preparation (NOP) of a Draft EIR for the project to responsible, trustee, and federal agencies, and to concerned persons and organizations on June 22, 1985 (see Appendices A and B for copies of the IS and the NOP).

In the NOP, CRA identified the following potentially significant environmental effects of the proposed project alone or in conjunction with cumulative development:

- increased traffic volumes;
- contribution to air pollutant concentrations;
- increased demand on public services and facilities;
- direct or indirect increases in energy demands; and
- seismic safety concerns.

The following additional potential environmental effects are addressed in this report:

- potential land use incompatibilities;
- loss of historically significant structures in the project area; and
- increased noise.

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Several potentially significant environmental effects of the project were analyzed in the IS and were determined to be insignificant. These effects are discussed briefly in Chapter IV of this report, Impact Overview.

# B. REDEVELOPMENT PROCESS

The process to achieve the <u>Redevelopment Plan</u>'s objectives consists of three phases. The first, and most general, is the <u>Redevelopment Plan</u>, the second is Framework Planning, and the third is Site Specific Planning leading to implementation.

The <u>Redevelopment Plan</u> was developed in consultation with the Hollywood community, including the Project Area Committee (PAC), a 25-member elected and appointed group of community representatives. Development of the <u>Redevelopment Plan</u> included public meetings over a two-year period.

The Redevelopment Plan establishes goals, provides enabling authority, and designates land uses. The goals were developed in consultation with the community, after review and evalution of the City's General Plan, including the Hollywood Community Plan; the Agency's Mission Statement; and past plans for Hollywood. The enabling authority provided for in the Redevelopment Plan was also developed in consultation with the community and includes, but is not limited to, the authority for CRA to: receive tax increment funds and use other available funding sources; to acquire, manage, and dispose of property; to rehabilitate property; to provide relocation assistance to displaced occupants; to demolish buildings and improvements; to install, construct, or reconstruct public facilities and improvements; and to provide for the redevelopment of land by private and public entities. The land use designations and land use and development controls were developed after extensive analysis of the existing land uses, zoning, and Community Plan designations for Hollywood. This process included numerous public meetings.

Framework Planning is developing strategies and an action plan to achieve the Redevelopment Plan's goals. Framework Plans would be developed following the adoption of the Redevelopment Plan, in consultation with the community. They would generally involve sub-sections or neighborhoods within the project area. One tool for implementing a Framework Plan is the "Design for Development." Designs for Development are adopted by the CRA after public hearings and provide development, preservation, and design standards for a portion of the project area.

Implementation of the <u>Redevelopment Plan</u> would require amendment of the existing <u>Community Plan</u>, determination of consistency between the <u>Community Plan</u> and the proposed <u>Redevelopment Plan</u>, and then adoption of the <u>Redevelopment Plan</u> by the City Council.

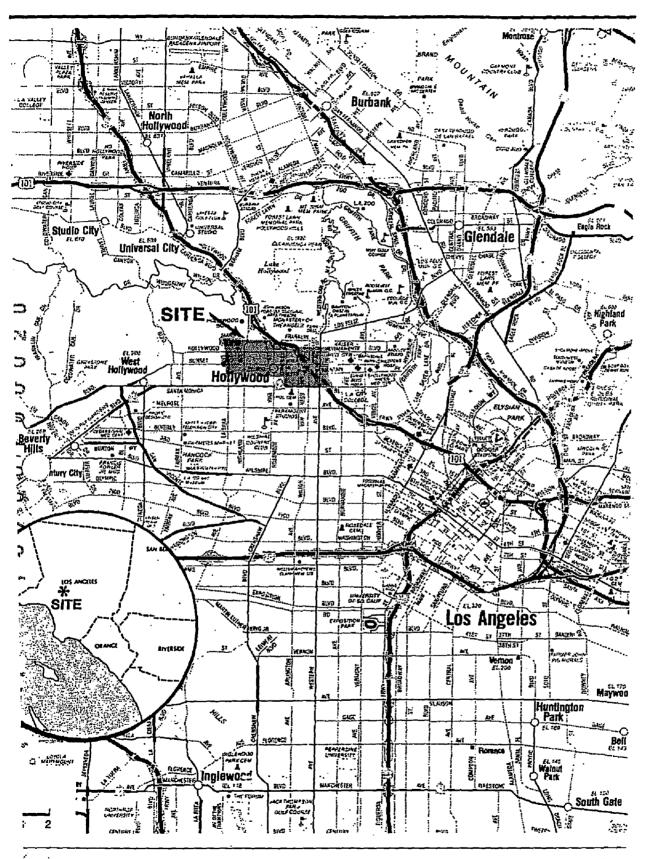
Implementation of the <u>Redevelopment Plan</u> would be phased through the development of work programs. These work programs would be developed in consultation with the <u>community</u> to allocate <u>GRA</u> resources and to establish an order of priority for the Redevelopment Plan's objectives.

Site Specific Planning involves developing a revitalization program, consistent with the <u>Framework Plan</u>, for a parcel or parcels.

#### C. EIR PREPARATION

This EIR was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA) of 1970, its implementing State CEQA Guidelines, and CRA CEQA Guidelines (May, 1982). As indicated in the State CEQA Guidelines (Section 15180), all public and private activities pursuant to a Redevelopment Plan constitute a single project. An EIR on a Redevelopment Plan shall be treated as a program EIR.

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FIGURE 1
PROJECT VICINITY
AND REGIONAL LOCATION

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ommissioned several studies, including a hotel/marketing study and a historic and was instrumental in the Commercial Area Revitalization Effort (CARE). ocused on rehabilitation along Hollywood Blvd. Although architectural fees and tation funds were available from grants, the revitalization effort was not entirely ul because of the high rate of absentee ownership. The CARE program has been by the Community Development Department and the Small Business tration, which assist commercial revitalization by focusing loans and grants in the

erest expressed in developing the <u>Revitalization Plan</u> was indirectly responsible for elopment of Hollywood Heritage, a historic preservation organization still active wood. Historic resources were surveyed in 1979, 1980, and 1982. The Hollywood zation Committee prepared the earlier surveys for the State Historic Preservation Hollywood Heritage prepared the Determination of Eligibility Report in 1984.

rarly 1980s, attention shifted from the HRC to the Citizens Advisory Committee, repared the Hollywood Core Specific Plan. The City of Los Angeles Planning hent began developing specific plan for Hollywood. At about the same time, the geles Department of Transportation retained private consultants to prepare the od Central Business District Parking and Traffic Study. The results of these were a draft Hollywood Specific Plan that was never adopted. In 1983, City asked CRA to prepare a comprehensive redevelopment plan for Hollywood.

#### **JJECT AREA LOCATION AND CHARACTERISTICS**

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ject area is the older portion of Hollywood (see Section III.B, Historic, Cultural, shitectural Resources), an area generally bounded by La Brea Ave. on the west; Ave. on the east; Franklin Ave., the Hollywood Freeway, and Hollywood Blvd. on th; and Fountain Ave. and Santa Monica Blvd. on the south (see Figure 2). This acompassing residential, commercial, public, and industrial uses that are generally scale, is a mature, built-up urban area with few vacant parcels. Within the opment Area lie several major north-south and east-west thoroughfares, including od Blvd., Sunset Blvd., Western Ave., La Brea Ave., Vine St., and Highland Ave. Ilywood Freeway crosses the northeast corner of the Redevelopment Area. The area has a substantially larger proportion of overcrowded housing units, low residents and families below the poverty level than the citywide averages for ctors.

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ub-Areas (see Figure 2). Community Redevelopment Agency (CRA) has prepared on each of the Sub Areas describing their existing uses, land use issues, and nity Plan designations. Land use issues and land use designations are discussed in III.A, Land Use and Planning. The boundaries of the Sub-Areas and their existing er are described below:

<u>12.</u> This 92-gross-acre area in the northwestern portion of the Redevelopment generally bounded by La Brea Ave. to the west, by Franklin Ave. to the north, by to the east, and by the rear property line of parcels fronting on the north side of

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#### I. Introduction

As defined in the <u>State CEQA Guidelines</u>, Section 15168, "a program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project, and that are related geographically; as logical parts in a chain of actions; in connection with criteria to govern the conduct of a continuing program; or as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways." Some advantages of a program EIR include ensuring consideration of cumulative impacts, avoiding duplicative reconsideration of basic policy considerations, and providing for a more thorough consideration of effects and alternatives than practical in an EIR on a specific project.

An EIR is an informational document that, in itself, does not determine whether a project will be approved. The purpose of the EIR, according to Section 15121 of the State CEQA Guidelines, is to identify all potentially significant effects of a project on the physical environment, to determine the extent to which those effects could be reduced or avoided, and to identify and evaluate feasible alternatives to the project. When an EIR determines that a project could cause significant impacts on the physical environment, those agencies with permit authority over the project are required to make one or more of the following findings before the project can be approved (Section 15091 of State CEQA Guidelines):

- (1) the project has been altered to avoid or substantially lessen significant impacts identified in the Final EIR;
- (2) the responsibility to carry out (1) is under the jurisdiction of another agency; or

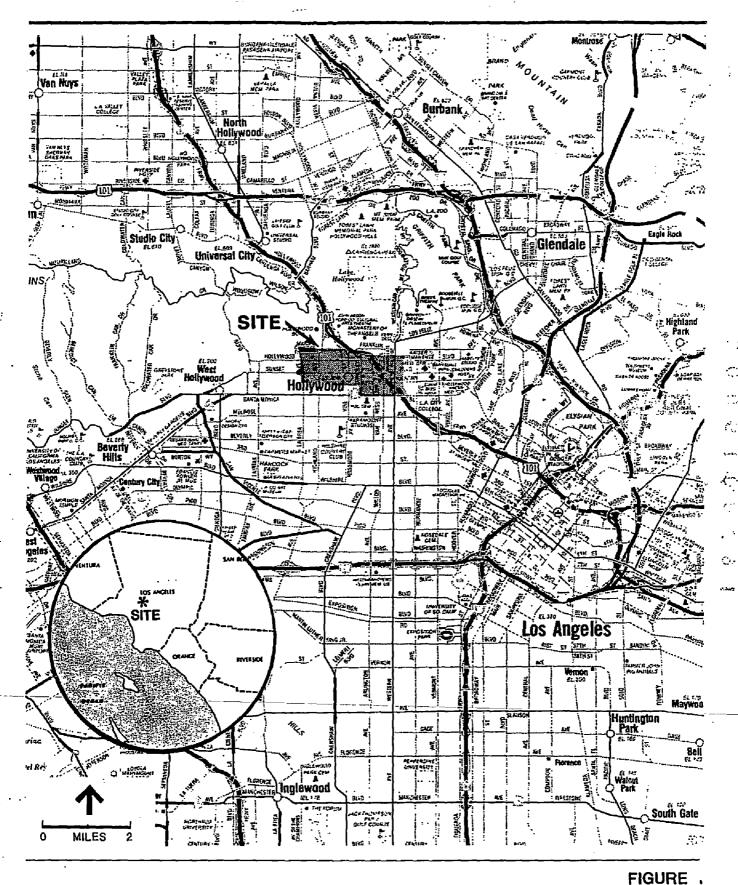
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(3) specific social, economic, or other concerns render the mitigation measures for, or alternatives to, the project infeasible.

According to the State CEQA Guidelines (Section 15151), the EIR need not be exhaustive in its analysis of a project, but should analyze important issues to a sufficient degree that permitting and approving agencies can make informed decisions. Disagreement between experts, for example, does not render an EIR inadequate, but the major points of such disagreements should be summarized. The degree of specificity of the EIR should correspond to the degree of specificity involved in the underlying activity, as required by Section 15146 of the State CEQA Guidelines. The EIR focuses on the effects of implementing the proposed Redevelopment Plan, following its adoption.

The Draft EIR will be available for public review for 45 days. During this period, comments on the EIR's accuracy and completeness may be submitted by state and local agencies, public interest groups, and concerned individuals. Written comments may be submitted to CRA, the Lead Agency for environmental review of this project. Oral comments can be made at a public hearing on the project, to be scheduled and publicly noticed by CRA. All oral and written comments on the Draft EIR received during the public comment period will be addressed in the Final EIR.



SOURCE: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES

PROJECT VICINITY
AND REGIONAL LOCATION

# A. PROJECT OBJECTIVES AND PROJECT BACKGROUND

#### PROJECT OBJECTIVES

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In 1983, the Los Angeles City Council requested that Community Redevelopment Agency (CRA) prepare a Redevelopment Plan for an approximately 1,100-gross-acre area in Hollywood. The intent of the proposed Hollywood Redevelopment Plan is to upgrade the environment of the affected areas through rehabilitation of existing residences and businesses; development of additional housing; encouragement of new commercial and industrial development; provision of a basis for programming public service, parks, and recreational facilities; and provisions for well-planned pedestrian and vehicular circulation and adequate parking, coordinated with land use. The land use densities proposed in the Redevelopment Plan represent substantial reductions from the existing Community Plan.

To qualify for redevelopment, an area must be blighted. To document the blighted conditions in the Redevelopment Area and to provide a sound basis for the Redevelopment Plan, the proposed Hollywood Redevelopment Area was extensively studied during the past two years by CRA. A physical survey conducted by CRA staff involved a parcel-by-parcel inventory of the approximately 3,000 parcels within the proposed Redevelopment Area. Housing and population characteristics from the 1970 and 1980 Censuses were retrieved and organized, along with social and demographic data from other sources. The CRA staff, interviewed social service providers in the project area, established a Project Area Committee (PAC) and, in conjunction with the PAC, held over 100 community meetings. Information developed by CRA describes existing conditions for the project area, which can be used to project the potential environmental, social, and economic effects of redevelopment.

#### PROJECT BACKGROUND

The existing Hollywood Community Plan was adopted in 1973 after several years of study by the Los Angeles Planning Department. From 1973 to 1983, a number of additional studies were undertaken by private organizations and public agencies, many focused on specific aspects of Hollywood. The purpose of these studies was to identify resources and to marshall those resources to revitalize the Hollywood area.

After the adoption of the Community Plan, the Southern California Chapter of the American Institute of Architects undertook a Hollywood Urban Design Study to elaborate the urban design aspects of the 1973 Community Plan. In 1976, concurrent with the distribution of this report, a Revitalize Hollywood Advisory Committee was established through the efforts of the City Council's office. Working with the City of Los Angeles Office of Economic Development and private consultants, market conditions were studied and a Hollywood Revitalization Plan was developed. The Revitalization Plan included a commitment to develop low- and moderate-income housing. In addition, the Hollywood Revitalization Committee (HRC) commissioned a summary brochure of the Revitalization Plan in 1978 to identify implementation opportunities, particularly for historic resources and commercial rehabilitation.

HRC commissioned several studies, including a hotel/marketing study and a historic survey, and was instrumental in the Commercial Area Revitalization Effort (CARE). CARE focused on rehabilitation along Hollywood Blvd. Although architectural fees and rehabilitation funds were available from grants, the revitalization effort was not entirely successful because of the high rate of absentee ownership. The CARE program has been continued by the Community Development Department and the Small Business Administration, which assist commercial revitalization by focusing loans and grants in the area.

The interest expressed in developing the <u>Revitalization Plan</u> was indirectly responsible for the development of Hollywood Heritage, a historic preservation organization still active in Hollywood. Historic resources were surveyed in 1979, 1980, and 1982. The Hollywood Revitalization Committee prepared the earlier surveys for the State Historic Preservation Office; Hollywood Heritage prepared the Determination of Eligibility Report in 1984.

By the early 1980s, attention shifted from the HRC to the Citizens Advisory Committee, which prepared the Hollywood Core Specific Plan. The City of Los Angeles Planning Department began developing specific plan for Hollywood. At about the same time, the Los Angeles Department of Transportation retained private consultants to prepare the Hollywood Central Business District Parking and Traffic Study. The results of these efforts were a draft Hollywood Specific Plan that was never adopted. In 1983, City Council asked CRA to prepare a comprehensive redevelopment plan for Hollywood.

# B. PROJECT AREA LOCATION AND CHARACTERISTICS

### LOCATION'

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The project area is the older portion of Hollywood (see Section III.B, Historic, Cultural, and Architectural Resources), an area generally bounded by La Brea Ave. on the west; Serrano Ave. on the east; Franklin Ave., the Hollywood Freeway, and Hollywood Blvd. on the north; and Fountain Ave. and Santa Monica Blvd. on the south (see Figure 2). This area, encompassing residential, commercial, public, and industrial uses that are generally low in scale, is a mature, built-up urban area with few vacant parcels. Within the Redevelopment Area lie several major north-south and east-west thoroughfares, including Hollywood Blvd., Sunset Blvd., Western Ave., La Brea Ave., Vine St., and Highland Ave. The Hollywood Freeway crosses the northeast corner of the Redevelopment Area. The project area has a substantially larger proportion of overcrowded housing units, low income residents and families below the poverty level than the citywide averages for these factors.

# CHARACTERISTICS

#### Land Uses

To simplify analysis and discussion of the Redevelopment Area, it has been divided into seven Sub-Areas (see Figure 2). Community Redevelopment Agency (CRA) has prepared profiles on each of the Sub-Areas describing their existing uses, land use issues, and Community Plan designations. Land use issues and land use designations are discussed in Section III.A, Land Use and Planning. The boundaries of the Sub-Areas and their existing character are described below:

<u>Sub-Area 1</u>. This 92-gross-acre area in the northwestern portion of the Redevelopment Area, is generally bounded by La Brea Ave. to the west, by Franklin Ave. to the north, by Vine St. to the east, and by the rear property line of parcels fronting on the north side of

-6-

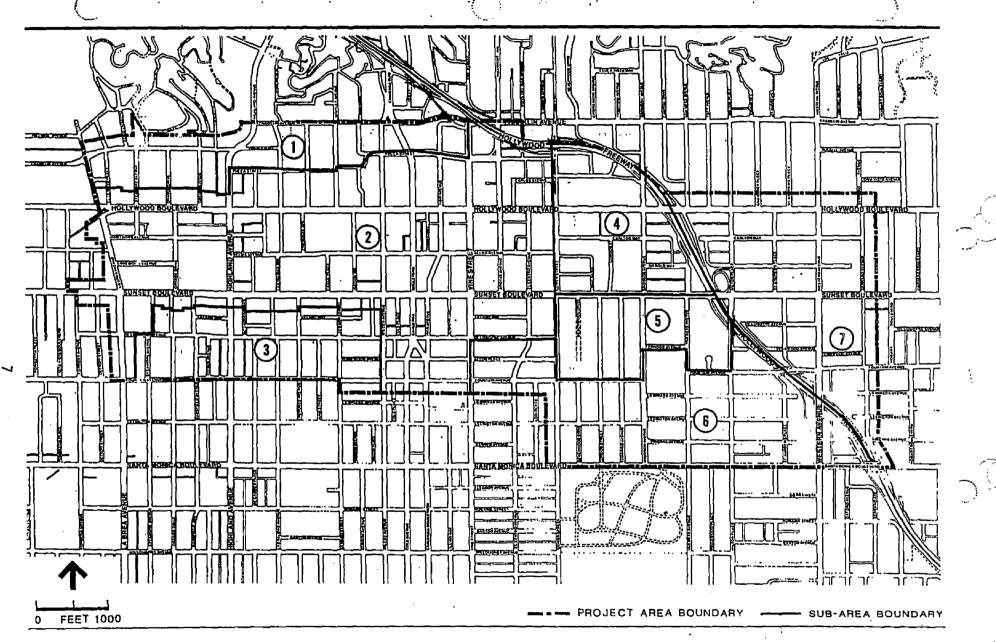


FIGURE 2
PROJECT AREA AND SUB-AREAS

SOURCE: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES

Hollywood Blvd. and Yucca St. on the south. This area lies between the rising slopes of the Hollywood Hills to the north and the Hollywood commercial corridor to the south. Several of the Redevelopment Area's most heavily-traveled streets cross this Sub-Area; these streets are Highland, Franklin, and Wilcox Aves. and Cahuenga Blvd.

Sub-Area 1 is an area of predominantly two- to four-story structures, with some taller landmark buildings. About 58% of the land area is residential, about 20% is commercial, and about 8% is mixed use (see Tables 1 and 2). Census information indicates that this area, with a population of about 5,300 people, has the second-highest average income, the second-lowest number of families below the poverty line, and the lowest percentage of overcrowded housing units in the Redevelopment Area. Sub-Area 1 has the smallest household size within the project area. Residents perceive the area as deteriorating, with crime, inadequate parking, insufficient open space, and overcrowding.

Sub-Area 2. This 406-gross-acre area is generally bounded by Hollywood Blvd., Yucca St., and the Hollywood Freeway on the north; by Vine St., De Longpre Ave., and Gower St. on the east; by Fountain and Sycamore Aves., Sunset and Wilcox Blvds., and De Longpre Ave. on the south; and by La Brea Ave. on the west. Census information indicates that Sub-Area 2 contains about 2,350 housing units and a population of about 5,500 people.

Sub-Area 2 contains the commercial and entertainment core of the Hollywood commercial area. This area includes residential, institutional, industrial (related to the film industry), and commercial land uses. Commercial uses include local and regional retail stores and services, and entertainment services occupying about 44% of the land area and totaling about eight million sq. ft. of space. Building heights in this area vary from one to

TABLE 1: EXISTING LAND USE DISTRIBUTION IN THE REDEVELOPMENT AREA, BY SUB-AREA

		Distribution by Sub-Area (net acres)/a,b/							Total /b/	
Land Use	1	2	_3_	4	5_	_6_	7	Acres	Percent	
Residential	41	36	58	29	15	86	45	···· 310	39	
Commercial	14	131	6	18	1	16	41	229	29	
Industrial	1	13	0	2	33	3	4	57	7	
Public	1	29	2	5	0	10	11	62	8	
Parking	5-	45	3	6	4	4	4	69		
Mixed Use	6	41	1	0	0	5	8	59	7	
Vacant	_3	_5	_2	_2	_1	_2	_2	<u>14</u>	_2	
TOTAL	71	299	71	62	54	126	115	798	· 100	

<sup>/</sup>a/ Net acres excludes streets, alleys, and other public lands.

SOURCE: Community Redevelopment Agency of Los Angeles (Study Area Profiles, November, 1984)

<sup>/</sup>b/ Numbers may not add exactly due to rounding.

TABLE 2: GROSS FLOOR AREAS OF EXISTING USES IN THE REDEVELOPMENT AREA, BY SUB-AREA, FOR PROPOSED LAND USE AND DENSITY CHANGE AREAS

•								
		Floo	or Area,	by Sub-A	Area (un	its or sq. f	t.)	
<u>Use</u>	_1_	_2_	3	4	5	6	_7_	<u>Total</u>
Residential /a,b/	620	1,333	1,574	1,196	0.	3,330	512	8,565
Commercial /c,d/	163	95	0	113	0	240	997	1,608
· Institutional /c/	0	0	0	0	0	0	224	224
Industrial /c/	0	111	0	0	0	21	64	196

/a/ Number of residential units.

18

/b/ Residential category includes hotel/motel units.

/c/ In units of thousands of sq. ft.

/d/ Includes office and retail uses.

SOURCE: Community Redevelopment Agency of Los Angeles, April, 1985.

20 stories, but the predominant height is two to four stories. Approximately 25% to 40% of the buildings require rehabilitation. This Sub-Area contains a substantial number of structures with historical or architectural value; the area is rich in history, with many of the land use patterns established in the early 1900's still in evidence today.

Sub-Area 3. This 94-gross-acre area is bounded generally by Sycamore Ave. on the west, by Fountain Ave. on the south, by Wilcox Ave. on the east, and by the south property line of parcels fronting the south side of Sunset Blvd. on the north. Developed as a residential neighborhood between 1910 and 1930, this area is composed primarily of one— and two-story residential buildings. Commercial uses fronting Highland Ave. are generally low in density, and provide local services such as restaurants, garages, markets, and small offices. DeLongpre Park, one of the few public open spaces in the project area, is located in this Sub-Area. Many residential structures of architectural interest are in this Sub-Area.

Sub-Area 4. This 81-gross-acre area is located in the northeastern portion of the Redevelopment Area. It is generally bounded by Sunset Blvd. on the south, by the Hollywood Freeway on the east and north, and by Gower St. on the west. This area is primarily residential uses in predominantly one- and two-story structures. The mostly single-family residential neighborhood along Selma Ave. and La Baig St., immediately east of Gower St., has strong historic character. Commercial buildings and multi-family dwellings are located in the southeastern portion of this Sub-Area.

Sub-Area 5. This 68-gross-acre area is bounded by Gower St. on the west, by Sunset Blvd. on the north, by Hollywood Freeway and Wilton Pl. on the east, and by Fountain, Fernwood, Bronson, and Van Ness Aves. on the south. This is primarily an area of entertainment-production industrial uses. There is also a residential population of about 1,700 people, average age of 29 years. Structures in this Sub-Area are primarily one to three stories. Some commercial uses are located along Sunset Blvd. Several structures are of architectural interest.

Sub-Area 6. This 171-gross-acre area, located in the southeastern portion of the Redevelopment Area, is generally bounded by Gower St., Fountain Ave., and Vine St. on the west; by DeLongpre, Fountain, and Fernwood Aves. on the north; by the Hollywood Freeway on the east, and by Santa Monica Blvd. on the south. This Sub-Area contains about 3,330 housing units and a population of about 6,900 people. Development in this Sub-Area is composed primarily of one- and two-story residential structures. Community and neighborhood retail services are located along Santa Monica Blvd. and Western Ave. Numerous residential structures in this area have architectural value. This Sub-Area was originally developed between 1910 and 1930 with single-family homes and bungalows. During the 1960's, many of the single-family homes were replaced with apartment buildings.

Sub-Area 7. This 154-acre area, located in the easternmost portion of the proposed Redevelopment Area, is generally bounded by Hollywood Blvd. on the north, by Serrano Ave. on the east, and by the Hollywood Freeway on the west and south. This Sub-Area contains a mixture of low-scale commercial and residential developments. Retail commercial development includes both local-serving and regional uses. Several prominent public institutions are located in this Sub-Area. This Sub-Area contains about 2,070 housing units and about 4,500 residents. A substantial number of structures of architectural value are located in this area.

#### Population

The project area is economically depressed and has a significant and growing minority population. A large percentage of Hollywood-area households are non-family (62% versus 39% in the City of Los Angeles) and slightly over one-half are one-person households. The median age of the population has declined from 38 years of age in 1970 to 31 years of age in 1980. This reflects the rapid increase in the number of childen under 18 years. The senior citizen population, as a percentage of total population, remains higher than the percentage for the City of Los Angeles; trends indicate some decrease in the senior population.

The ethnicity of the population shifted significantly between 1970 and 1980. Blacks, Hispanics, and others (e.g., Asian-Americans) were 49% of the population in 1980, versus 21% in 1970. The white population has declined by almost 20% over that period. Family income levels in Hollywood have not kept pace with average City levels; median family income grew by 50% from 1970 to 1980, compared to 85% in the City as a whole. As a result, the median income in Hollywood in 1980 was 60% of the City level, down from 75% in 1970. The number of families below the poverty level increased by over 50% during the 1970s, constituting over 20% of all families in 1980.

Unemployment rates for the project area historically have been higher than for the City of Los Angeles. Area residents in the labor force increased by 19% from 1970 to 1980, against a 25% growth in population. Over that period, the number of white collar professionals declined while service-sector employment grew substantially. Consequently, this formerly predominantly white-collar employment area has shifted to a 50/50 distribution of white-collar and blue-collar employment. Almost 40% of the residents are employed in the retail trade, or in the personal, intertainment, and recreational service categories. Commercial and industrial enterprises in the project area employ about 20,300 people. Table 3 shows the employment data and the factors used to calculate total employment.

TABLE 3: LAND AREA AND EMPLOYMENT BY BUSINESS TYPE

·	
Land Area/a/	Employees/b,c/
4,711,000 sq. ft.	9,420
2,105,000 sq. ft.	8,060
68.4 acres	1,710
2,240 rooms	1,120
·	20,300
	4,711,000 sq. ft. 2,105,000 sq. ft. 68.4 acres

/a/ CRA Land Use Data base.

/b/ Assumes 250 sq. ft./office employee, 500 sq. ft./retail employee, 25 employees/industrial acre, and 2 rooms/hotel employee.

/c/ Numbers are approximate and may not add exactly due to rounding.

SOURCE: Myra Frank and Associates

#### Housing

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The project area contains about 14,100 residential units. About 87% of the housing inventory is multi-family units (three or more units per building), seven percent of the units are single-family structures, and six percent are duplexes. Table 4 shows the distribution of owner- and renter-occupied units by Sub-Area. Renters occupy 89% of the units in the project area.

TABLE 4: OWNER- AND RENTER-OCCUPIED UNITS BY SUB-AREA (%)

	Sub-Area							
Housing Occupancy	1	2	_3_	4	_5_	_6_	7_	
Owner Renter	2.2 % 92.6	1.1 % 94.7	15.5 % 77.7	5.8 % 91.9	7.2 % 87.1	6.7 % 89.8	4.3 % 88.8	

SOURCE: CRA Study Area Profiles, November 1984. Based on 1980 Census Information as supplied by SCAG.

The housing stock in the project area is overcrowded and is aging considerably -- almost 80% of the ownership housing inventory was built prior to 1949. Rental housing development continued through 1969, and there has been little development activity since that time. Only 1.6% of ownership units and 6.7% of rental units were built after 1970. Overall, there was a two percent increase in the housing stock between 1970 and 1980. During that period, overcrowded units increased almost 600%. Presently, more than 25% of the inventory is considered overcrowded, using the 1.1 person-per-room standard only.

With the advancing age of the housing stock and overcrowding, the average building condition has deteriorated. About 27% of the residential units are considered to be blighted (moderate or heavy rehabilitation required or substantially deteriorated).

#### C. PROJECT DESCRIPTION

The project would consist of redevelopment of the project area, according to land use designations in the <u>Redevelopment Plan</u> (see Section III.A, Land Use and Planning), and density limits indicated in the <u>Plan</u>, to attain the goals set forth therein. Thus, the primary characteristics of the proposed project are changes in land use designations and changes in development densities, and active encouragement of redevelopment. The land use designations proposed under the <u>Redevelopment Plan</u> are shown in Figure 3. The project may increase overall development densities in the project area. The potential maximum densities permitted, however, would be substantially below those allowed by current zoning and land use designations.

The area subject to proposed redesignations is about 158 net acres, or 20% of the net area within the proposed Redevelopment Area. Proposed density changes would affect another approximately 230 gross acres of residential land, or about 21% of the project area. Projections of potential development indicate that these changes would result in a significant increase from existing levels of development and a significant difference between the existing Community Plan and the proposed Redevelopment Plan in the number of residential units and commercial / industrial floor area at build-out.

#### **GOALS**

The Redevelopment Plan is intended to attain the following goals:

- Encourage the involvement and participation of residents, business persons, property owners, and community organizations in the redevelopment of the community.
- Preserve and increase employment, and business and investment opportunities through redevelopment programs and, to the greatest extent feasible, promote these opportunities for minorities and women.
- Promote a balanced community meeting the needs of the residential, commercial, industrial, arts, and entertainment sectors.
- Improve the quality of the environment, promote a positive image for Hollywood, and provide a safe environment.
- Support and promote Hollywood as the center of the entertainment industry and a tourist destination through the retention, development, and expansion of the entertainment industry and the preservation of related landmarks.
- Promote the development of Hollywood Blvd: within the Hollywood commerical core as a unique place.
- Promote and encourage the retention and expansion of all segments of the arts community and the support facilities necessary to foster the arts and attract the arts through land use and development policies such as the creation of a theatre district.

- Provide housing choices; increase the supply of and improve the quality of housing for all income and age groups, especially for persons with low or moderate incomes; and provide home ownership opportunities and other housing choices that meet the needs of the residents.
- Promote the development of sound residential neighborhoods through land use, density and design standards; public improvements; property rehabilitation and in-fill housing; traffic and circulation programming; and development of open spaces and other support services necessary to enable residents to live and work in Hollywood.
- Recognize, promote, and support the retention, restoration, and appropriate reuse of existing buildings and other physical features and ensure that new development is sensitive to these features.
- Support and encourage a circulation system that will improve the quality of life in Hollywood.
- Promote and encourage health, education, child and youth care, and senior citizen facilities and programs.
- Promote and encourage development of recreational and cultural facilities, and open spaces necessary to support attractive residential neighborhoods and commercial centers.
- Promote development of the varied ethnic communities in Hollywood.

Although specific development proposals for the project area have not been proposed, and might not be for several years, these developments would be consistent with the goals of the Redevelopment Plan.

### PROPOSED LAND USE DESIGNATIONS /1/

Proposed land uses in the <u>Redevelopment Plan</u> (see Figure 3) are discussed fully in Section III.A., Land Use and <u>Planning</u>. The following is a brief overview of the proposed land use designations and the intent of the <u>Redevelopment Plan</u> for each land use category.

### Residential Uses

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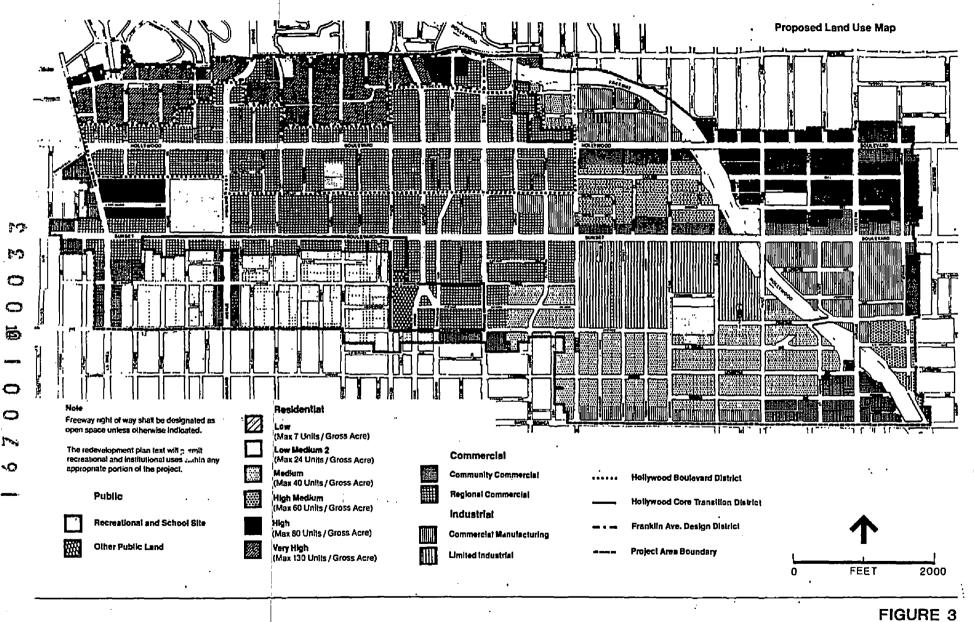
The Redevelopment Plan provides for six residential use categories:

0 0 1

Designation	Density (units/gross acre
Low Density	Up to 7
Low Medium Density	<b>U</b> p to 24
Medium Density	. Up to 40
High Medium Density	Մp to 60
High Density	Up to 80
Very High Density	Up to 130

Two important goals of the <u>Redevelopment Plan</u> are to maximize the opportunity for housing choices and to encourage the preservation and enhancement of the existing residential development. Housing Bonus Units may be approved to further these goals.

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PROPOSED HOLLYWOOD
REDEVELOPMENT PROJECT

SOURCE: COMMUNITY REDEVELOPMENT AGENCY CITY OF LOS ANGELES (MAY 1985)

1 2 / 6 4 1 0 0 6 1 3

<u>Franklin Avenue Design District</u>. This special district is a visually prominent residential area at the base of the Hollywood Hills. The intent of the Design District designation and accompanying policies is to preserve the high quality visual environment of the Hollywood Hills and to ensure adequate parking and circulation consistent with the existing scale of development in that portion of the project area.

#### Commercial Uses

The proposed <u>Redevelopment Plan</u> provides for Community Commercial and Regional Commercial development. The Community Commercial designation allows primarily local-serving commercial uses compatible with residential development. The Regional Commercial designation provides for goods and services appealing to a regional market, such as theaters, restaurants, offices, and retail and service businesses, as well as local markets.

The Regional Commercial designation includes two special districts. The Hollywood Boulevard District is intended to preserve and encourage new growth, consistent with the goals of the <u>Redevelopment Plan</u>, in the existing pedestrian-oriented, low-scale development rich in historic and architecturally significant structures. The Hollywood Core Transition District is intended to provide a transition in the scale and intensity of development between Regional Commercial uses and adjacent residential neighborhoods.

#### Industrial Uses

The <u>Redevelopment Plan</u> designates industrial uses as either Commercial Manufacturing or Limited Industrial. Both of these designations are considered to be light industry; Limited Industrial, however, would not allow commercial development. Commercial Manufacturing uses include television, radio, and motion picture-related production uses; office; retail; electronic assembly; and similar uses. Limited Industrial uses also include television, radio, and motion picture-related production uses and electronic and electrical manufacturing uses as well as pharmaceutical manufacturing and similar uses.

#### **Public Uses**

This designation applies to public and quasi-public uses in the <u>Redevelopment Plan</u>, such as schools, public services, open space, recreation, public rights-of-way, institutions, and non-profit uses.

#### POTENTIAL DEVELOPMENT DENSITIES

The potential (or maximum) development densities shown in Table 5 could occur at buildout under the Redevelopment Plan. Buildout is not expected to occur, since this would require redevelopment of all parcels affected by the Redevelopment Plan, to theoretical maximums, regardless of the goals of the Redevelopment Plan or the needs, desires, or abilities of participants. To provide a practical basis for estimating mid-term impact, CRA has developed 20-year projections of new development under the Redevelopment Plan. These projections are presented in Table 6, and are described by Sub-Area in Section III.A, Land Use and Planning. The analyses of environmental impacts in Section III of this report are based primarily on the 20-year projections for development under the proposed Redevelopment Plan; 20 years is the maximum planning horizon for most agencies. The environmental analyses contained in this report also address the maximum potential buildout under the Redevelopment Plan; buildout conditions are

not expected to occur within the life of the project, but provide theoretical framework for discussion of the land use and density changes proposed by the project.

TABLE 5: POTENTIAL NEW DEVELOPMENT IN THE REDEVELOPMENT AREA, BY SUB-AREA, FOR PROPOSED LAND USE AND DENSITY CHANGE AREAS

New Development, by Sub-Area (units or sq. ft.)								
Land Use	1	_2	_3_	4	_5_	_6_	_7_	Total
Residential /a/	1,750	3,070	1,960	2,180	0	5,020	2,200	16,180
Commercial /b/ Industrial /b/	470 0	1,885 0	0	2,411 0	0 647	1,482 0	<b>4,</b> 097 0	10,345 647

/a/ Housing units, rounded to the nearest ten units.

/b/ Thousands of sq. ft. of floor area, rounded to the nearest thousand sq. ft.

SOURCE: Community Redevelopment Agency of Los Angeles, "Areas Proposed for Land

Use Changes," April, 1985.

### TABLE 6: PROJECTED DEVELOPMENT IN THE REDEVELOPMENT AREA

Land Use 20	J-Year Projections
Residential /a,b/	4,000
Commercial /c/	2,890
Industrial /c/	1,400

/a/ Number of housing units.

/b/ Includes hotel units.

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/c/ Floor area in thousands of sq. ft.

SOURCE: Community Redevelopment Agency of Los Angeles, "EIR Projections For Study Areas," July, 1985.

#### D. REQUIRED APPROVAL ACTIONS AND USES OF THE EIR

The project would require amendment of the <u>Hollywood Community Plan</u> and adoption of the proposed <u>Redevelopment Plan</u> by the City Council of Los Angeles. By state law, the <u>Redevelopment Plan</u> and subsequent future development in the project area must conform to the <u>Hollywood Community Plan</u> with respect to land use and the density of development permitted. Subsequent to adoption of the <u>Redevelopment Plan</u>, City

Planning Department would initiate rezonings as needed for zoning designations to be consistent with land use designations in the Community Plan, as may be amended. Specific development projects could then be prepared and approved, along with development agreements between CRA and private developers. The EIR is an informational document that, after certification as final, would be considered by decision-makers prior to amending the Community Plan and adopting the Redevelopment Plan, issuing any permits, or making any formal approvals on the project.

### NOTE - Project Description

/1/ Richard Bruckner, Senior City Planner, Community Redevelopment Agency of Los Angeles; letter of June 24, 1985.

### A. LAND USE AND PLANNING

SETTING

Land Use

Overviëw

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The proposed Hollywood Redevelopment Area (see Figure 2) comprises an area of about 37 million net sq. ft. (i.e., excluding streets, alleys, and other public lands), or about 840 net acres. The dominant land use in the project area, residential, occupies about 310 acres, or about 39% of the land area (see Table 1). A 1984 market study identified 14,121 residential units within the project area; 93% of these are multi-family structures./1/ Sub-Areas 1 and 6 have the highest concentrations of residential uses in the Redevelopment Area, with almost half of the total units (see Table 7). Single-family and duplex units are concentrated in Sub-Areas 3, 6, and 7. The average densities, 43 units per net acre for all residential units and 67 units per net acre for multi-family, are high primarily because of limited on-site parking, consistent with the age of the housing stock.

Residential development in the project area is generally located north and south of the commercial corridors along Hollywood and Sunset Blvds. Several residential areas were developed in the first half of this century to provide housing for movie industry professionals.

Commercial land use occupies about 29% of the project area, or about 12 million sq. ft., representing 70% of the non-residential building area. Sub-Area 2 contains the commercial and entertainment nucleus for the Hollywood commercial core. Development in Sub-Area 2 is concentrated along the Hollywood and Sunset Blvds. corridors, with 87% of the office space inventory found there (see Table 7). In addition, 47% of all commercial space (retail, office, and other) in Hollywood is located in the Hollywood Blvd. core area. The eastern sectors of the project area (Sub-Areas 6 and 7) also contain significant retail space, 40% compared to 41% for Hollywood Blvd.

Other major land uses in the project area are hotels, industry, public facilities, parking, and vacant lands. About 84% of the hotel inventory is in Sub-Areas 1 and 2. The 2,240 hotel rooms in the project area account for about 3% of the land uses. The Sunset Blvd. corridor contains about 44% of the industrially designated land use area. About 33% of the industrial lands are located in Sub-Area 5, including several major broadcasting studios. Public land uses, which include churches (544,000 sq. ft.) and schools (387,000 sq. ft.), comprise about 1.9 million sq. ft. Only about 3% of Hollywood is vacant, while 10% of the land in the project area is devoted to parking.

TABLE 7: DISTRIBUTION OF EXISTING RESIDENTIAL AND COMMERCIAL LAND USES, BY SUB-AREA (%)

	Residentia	al Space	Commercial Space			
Sub-Area	<u>Units</u> <u>La</u>			Retail	Other	
- <b>1</b>	26 %	13 %	4 %	3 %	6 %	
2	17	15	87	50	67	
3	. 9	17	3	2	5	
4	8	9	2	6	3	
5	2	4	1 .	0	0 -	
6	23	28	2	18	13	
7	14	14	2	22	12	
Total	100%	100%	100%	100%	100%	

SOURCE: Kotin, Regan & Mouchly, Inc., 1984.

### **Existing Land Uses**

Sub-Area 1. Sub-Area 1 is primarily a multi-family area, with 41 net acres, or 58%, of its acreage devoted to residential use (see Table 8). Most of the 3,437 residential units (26% of project total) were constructed in the 1920s to provide housing for workers in the movie industry. Some of the residential structures have since been converted to commercial uses, but only about 21% of the land area, or about 15 net acres, is devoted to commercial use. The commercial development is predominantly low in scale, with the exception of the Holiday Inn (21 stories), the Vine Tower (10 stories), and the Stanley Folb office building (10 stories), located at the corner of Franklin Pl. and Highland Ave. The 468-room Holiday Inn, on Highland Ave., is the largest hotel in Hollywood.

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Sub-Area 2. This area contains the commercial and entertainment nucleus for the Hollywood commercial core. Approximately 44%, or about eight million sq. ft., of the Sub-Area is occupied by commercial uses. Hollywood Blvd. offers a unique pedestrian retail environment, providing merchandise and services to local shoppers and tourists. Commercial uses include fast food outlets, apparel stores, theaters, restaurants, auto rentals, general merchandise stores, specialty shops, office buildings, adult book stores, and adult theaters. The Sub-Area contains several prominent sites and structures, including the Chinese, Egyptian, Pacific, and Pantages Theaters; the Roosevelt Hotel; Capital Records tower; the Hollywood U.S.O.; the intersection of Hollywood Blvd. and Vine St.; the Hollywood Walk of Fame; and the Hollywood Boulevard Historic District. Two residential areas are near the Hollywood Blvd. corridor, one located between Yucca St. and parcels fronting on Hollywood Blvd. between Las Palmas and Wilcox Ave., and .e second in the Carlos Ave./Vista Del Mar area.

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Sunset Blvd. contains a mixture of land uses, including institutions, shops, entertainment industry offices, and production areas, oriented towards automobile access — as opposed to pedestrian—oriented Hollywood Blvd. A residential district is located along Lanewood Ave. and the south side of Hawthorne Ave., west of Hollywood High School. About 95% of the 1,569 residential units are renter—occupied. Sub—Area 2 also contains a cluster of government functions south of Sunset Blvd. at Cahuenga Blvd., including a police and fire station, and a multi-service center.

Sub-Area 3. Sub-Area 3, located in the southwestern portion of the project area (see Figure 2), is predominantly residential structures (about 58% of the land area, 1,574 units) of one and two stories. The properties here are generally the best-maintained in the project area, and residents have the highest average income. Commercial uses, generally limited to the parcels along Highland Ave., occupy only 9% of the land area. Low-density commercial development provides community services (e.g., restaurants, auto related facilities, small offices, and mini markets). De Longpre Park is located on the south side of De Longpre Ave. between Cherokee Ave. and June St.

<u>Sub-Area 4</u>. Sub-Area 4 is primarily a residential area of one- and two-story structures, except in its southeast corner, where commercial buildings and multi-family dwellings vary in height between three and seven stories. The area is generally well-maintained, although some residential structures need moderate rehabilitation. Overall, residential development occupies 47% of the net land area. Commercial development, 30% of net area, is generally limited to the parcels bordering Sunset and Hollywood Blvds. Uses include auto sales, movie theaters, and community-oriented retail shops. Construction of a County Court House west of Bronson Ave., on the north side of Hollywood Blvd., is under consideration by the City.

Sub-Area 5. Sub-Area 5 is located in the eastern half of the project area. It is primarily industrial land (60% of the area) with several entertainment production facilities. Prominent structures within this Sub-Area are the Pick-Vanoff Studios (formerly the Columbia Pictures Company Studios), Golden West Broadcasters, and Metro Media television studios. The few commercial uses located along Sunset Blvd. include a cocktail lounge, several restaurants, a martial arts school, a fast food outlet, a hair salon, and several film processing facilities. Structures here are mostly one to three stories, creating a relatively low profile.

Housing occupies two large blocks and a portion of another, totaling 15.5 net acres or 29% of the net area. Most of the 467 residential units in the Sub-Area are located between Gordon St. and Bronson Ave., north of Fountain Ave. and south of Sunset Blvd. About 31% of the residential units are overcrowded and many appear to require moderate improvements.

Sub-Area 6. About 69% of the net land area in Sub-Area 6 is residential, mostly one- and two-story structures. Sub-Area 6 was developed between 1910 and 1930 with single-family homes and bungalows. During the 1960s, many of the single-family homes were replaced by apartment buildings. The most recent development to occur within the area is the Hollywood Fountain North and South housing projects, located east of the Vine St. and Fountain Ave. intersection, and the adjacent commercial development. About 27% of the 3,330 residential units in the Sub-Area are overcrowded.

Commercial development in this Sub-Area, mostly located along Santa Monica Blvd. and Western Ave., is oriented towards community and neighborhood retail services. A few warehouses are located on Santa Monica Blvd. Commercial uses include restaurants, a bank, clothing stores, cleaners, beauty salons, used furniture stores, and a department store. The predominant scale of development is low, except for the Sears department store and the Palomar Hotel located on Santa Monica Blvd. Le Conte Junior High School, one of the few public schools within the project area, is located at 1316 Bronson Ave.

Sub-Area 7. Sub-Area 7 contains a mixture of commercial and residential uses. About 39% of the net land area is residential uses and about 36% is commercial uses. Most of the residential sections are located immediately behind and adjacent to Hollywood Blvd., Sunset Blvd., and Western Ave. About 25% of the 2,070 housing units in the Sub-Area are overcrowded. The residential areas appear to be generally well maintained. Building heights vary from one to six stories.

Commercial uses vary from local community-serving uses to regional retail uses. The commercial facilities along Western Ave., between Sunset Blvd. and Hollywood Blvd., include fast food outlets, hotels, motels, bars, a print shop, a locksmith, a pastry shop, an adult theater and film sales, an auto body shop, a second-hand store, and a hardware store. Development is generally one and two stories, except on blocks adjacent to the Hollywood Blvd. /Western Ave. intersection. Most of the older commercial and residential buildings there are three to five stories.

### **Planning**

City of Los Angeles General Plan

General Plan. The General Plan contains objectives, policies, and programs to guide development in Los Angeles for the next 20 years. The General Plan consists of three volumes: Concept Los Angeles, Citywide Plan, and Environmental. The Citywide Plan is directed to the intermediate range, the next twenty years. The objectives of the Citywide Plan are to provide a guide for short-term development; to inter-relate land use, circulation, and services, and to provide a basis for preparing and revising the detailed plans and elements contained in the General Plan. The General Plan includes the following elements: Land Use, Circulation, Service Systems, and Environmental.

Land Use Element. The Land Use Element contains objectives and policies for Housing, Commerce, Industry, Open Space, and Others. Housing objectives address the critical lack of sound low-income housing in the city, provide for housing construction, and encourage maintenance of housing. Housing policies include encouraging the consideration of relocation problems in Environmental Impact Reports, maintaining the balance between land use intensity and road capacity, and preserving low-density residential areas. Commerce objectives address the surplus of commercially zoned land in the city, and stress improving access to commercial space, improving the aesthetics of commercial areas, and encouraging efficient use of land. Commerce policies include maintaining core areas as the areas of concentration for office, reter and entertainment uses and encouraging new or rebuilt commercial facilities to enhance the character of adjacent development.

The <u>Land Use Element</u> has a variety of designations for the project area. Major designations include medium to very high housing densities, several commercial and parking zones, and some industrial land.

Circulation Element. This Element contains objectives and policies for the various transportation systems operating in the City. Transportation objectives include encouraging the provision of an integrated transportation system coordinated with land use, minimizing the conflicts between vehicular and pedestrian traffic and encouraging the use of bicycles as a viable means of transportation.

The Bicycle Plan is one of the technical sections of the <u>Circulation Element</u>. The Bicycle Plan Map designates corridors for development of a bikeway system throughout the City. The <u>Bicycle Plan</u> shows three bike corridors in the project area as part of the Citywide System. They are Franklin Ave., Santa Monica Blvd., and a corridor just east of Highland Ave.

The <u>Scenic Highways Plan</u>, also part of the <u>Circulation Element</u>, has the goals of preserving and enhancing existing scenic resources, developing potential scenic resources, and promoting concern for the City's visual environment in public as well as private decision making. This plan designates numerous scenic highways in the city. Designated scenic highways in the project area are Hollywood and Sunset Blvds., and the Hollywood Freeway.

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Service Systems Element. The objectives of the Element are to provide necessary public services and facilities, and achieve economy and efficiency in providing services. Policiës include encouraging coordination of services and integration of facilities of different public agencies, consolidating similar or compatible public facilities, prohibiting premature land development where public facilities are inadequate, using utility easements as open space, and locating emergency facilities to optimize response time and to permit convenient access.

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Water System Plan, a technical plan of the Service System Element, is a general guide for future development of the water system facilities of the Department of Water and Power. The Plan sets forth basic objectives and standards and designates general locations for the necessary facilities.

Environmental Element. This Element contains objectives, policies, and programs for Conservation, Noise, Open Space, and Seismic Safety. The conservation objectives include meeting established air quality standards, minimizing air pollution, and conserving energy. Policies include giving major consideration to environmental quality in zone changes, subdivision, conditional use, and other land development actions; adhering to the standards of the Air Pollution Control District; using the conservation of power as a critical criterion in evaluating new developments; and advocating stringent legislation to regulate air pollution.

One of the noise objectives is reducing urban noise levels. Policies include establishing noise criteria and performance standards to reduce adverse noise impacts on all city residents. Two programs to achieve these objectives and policies include mapping noise contours and developing acoustical standards for construction and finishing material for new or rehabilitated buildings.

Seismic safety objectives include reducing the risk of life, property loss, and interruption of essential services. Policies include constructing new strucutures to the recognized standards of contemporary earthquake engineering.

The <u>Noise Element</u>, a technical plan in the <u>Environmental Element</u>, is intended to provide a basis for decision-making on proposals that would have a noise impact on the city's environment. The City Noise Ordinance, adopted in 1973, provides noise regulations and enforcement procedures to prohibit unnecessary, excessive, and annoying noise.

The <u>Air Quality Management Plan</u>, also a technical section of the <u>Environmental Element</u>, contains objectives and policies to attain and maintain air quality standards while continuing economic growth and improvement in the quality of life in Los Angeles. Revelant policies include minimizing the need for auto travel, concentrating development, redeveloping and rehabilitating older areas of the city, improving traffic flows, and encouraging use of mass transit.

The Hollywood Community Plan, part of the Citywide Plan, addresses specific objectives and policies for Hollywood. The purpose of this Plan is to guide the future development of the area and to promote an arrangement of land use, circulation, and services which will be beneficial to the people and businesses in Hollywood. Objectives of this Plan include providing housing to satisfy the varying needs of all economic segments of the community, encouraging the preservation and enhancement of the distinctive residential character of the area, encouraging open space and parks, and providing a circulation system coordinated with land use and densities and adequate to accommodate traffic. The Plan enumerates policies for commerce, housing, and industry. Also discussed are specific programs for public improvements, circulation, zoning actions, and others. The City of Los Angeles Planning Department is currently contemplating revising the Hollywood Community Plan (see Chapter V., Alternatives, for a description of proposed revisions).

#### City of Los Angeles Zoning

The project area contains a variety of zoning designations. Major zones in the area are for residential and commercial uses. Most of the residential areas are zoned for medium to very high densities ("R3" to "R5"). Residentially zoned land is predominantly in Sub-Areas 1, 3, 4, and 6. Commercial zones in the project area range from neighborhood to regional center uses ("C1" to "C4"). Much of the commercially zoned land is in Sub-Area 2. Sub-Area 7 has a fairly even mixture of residentially and commercially zoned land. There is some industrial land which is zoned for limited industrial uses (ML, MRL). Most of the industrially zoned land is in Sub-Area 5. Sub-Area 3 has some industrial land. Detailed zoning information appears in the City of Los Angeles <u>Planning</u> and Zoning Code, Article 2.

**IMPACT** 

Introduction

#### Land Use

The proposed Hollywood Redevelopment Project would consist of changes in land use designations, land use policies, and allowable development densities within the project area. These redesignations would address and resolve major local land use issues, such as the levels of development that are acceptable and compatible with adjacent uses and the appropriate land use designations for those areas where there are conflicts between existing uses and the Community Plan.

In many cases, the redesignations reflect existing uses and would increase the consistency of future development with the existing development. Changes in land use, however, could be accompanied by a density change.

### Sub-Area 1

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The <u>Redevelopment Plan</u> proposes to redesignate five sites totaling 11.4 net acres, or 16% (70.4 acres) of Sub-Area 1. A proposed density change would affect another 2.5 acres. The combined land area of the <u>Redevelopment Plan</u> land use and density changes would be about 13.9 net acres, or 20% of Sub-Area 1.

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Land Use Designations. Three sites would be redesignated from Regional Commercial to Residential if the Redevelopment Plan were implemented. On each of the three sites, the proposed redesignations would be consistent with the predominant existing land use. The first of these sites is about 200,000 sq. ft., or five net acres, and is located immediately north of the Hollywood commercial core between Highland Ave. and La Brea Ave. The proposed designation for this site is Very High Density Residential which would be consistent with its current land use of multi-family residential; exitsting zoning is Residential R4. The second site, which would also be designated Very High Density Residential, is the parcel immediately east of Cahuenga Blvd., between Franklin Ave. and Yucca St., and the block bounded by Cahuenga Blvd., Yucca St., and Wilcox and Franklin Aves. The site is about three net acres of primarily residential uses with some commercial and vacant parcels. The current zoning is Commercial C4 Residential R5. The third site, which includes the parcels immediately north of Yucca St. and west of Ivar Ave., has a proposed designation of High Density Residential. This 61,000-sq.-ft. area, zoned Commercial C4 and Residential R5, is predominantly residential, with some commercial uses. The existing housing inventory in these three areas is 356 units, equivalent to a density of 29 units per gross acre.

Two sites bordering Franklin Ave. would change, under the project, from Very High Density Residential to Regional Center Commercial, to be more compatible with existing uses. The first is about 48,000 net sq. ft. and is located immediately south of Franklin Blvd., east of Highland Ave. and north of Franklin Pl. In most of this area, zoned Commercial C4 with a few parcels designated Residential R5, uses are predominantly commercial. The second area is Lout 31,000 sq. ft. and is located immediately west of Vine St. and south of Franklin Ave. and the Hollywood Freeway. The existing use and zoning designation is Residential R5. These two sites include 39 residential units.

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Density Changes. The residential density designation of the area located between Cahuenga Blvd. and Vine St. and immediately south of Franklin St. would change (decrease) from Very High Density Residential to High Density Residential under the Redevelopment Plan. The land area of the density change is about 2.5 acres, or less than four percent of the net land area in the Sub-Area.

Impacts. Under the project, the potential exists for a significant increase in the number of housing units, which could alter the character of Sub-Area 1, currently a multi-family residential area of predominantly two- and four-story structures. There are 3,437 units in an area of 73 acres, or 47 units per gross acre, which would place it in the High Medium Density category (40 to 60 units/gross acre). If the Sub-Area were developed to the maximum densities permitted under the Redevelopment Plan (maximum of 130 units/acre), the residential inventory would increase from about 3,400 units to almost 10,300 units. Buildout would mean a significant increase in density and a change in the existing character of the area.

With the commercial designations and densities permitted by the <u>Redevelopment Plan</u>, the amount of floor area in this Sub-Area that could be developed commercially would increase from about 917,000 sq. ft. to about 1.6 million sq. ft. About half of this increment is due to redesignations with the <u>Redevelopment Plan</u>. Although the effect of the <u>Redevelopment Plan</u> is to consolidate these uses, such an increase would change the character of the area. Some residential units could be displaced for commercial development.

Projections of future development over the next 20 years indicate insignificant increases in residential and commercial development over existing levels (see Table 8). Under the Redevelopment Plan, the CRA market study projects additional development of 600 residential units, and 50,000 sq. ft. of commercial development. Generally, these increases would not create significant land use changes for residential or commercial areas. However, there are residential areas sensitive to additional development, such as the corridor along Franklin Ave. which is part of the Franklin Avenue Design District, where special measures may have to be taken to preserve and enhance the existing character, visual environment, and views to and from the Hollywood Hills.

#### Sub-Area 2

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The land uses of nine sites in Sub-Area 2, totaling about 37 net acres, would be redesignated by the proposed <u>Redevelopment Plan</u>. Additional changes in the density of two sites totaling about six acres are also proposed. Together, the proposed land use and density changes total 43 acres, or about 30% of the net land area in Sub-Area 2.

Land Use Designations. Two sites now designated as Very High Density Residential would be redesignated for commercial uses by the Redevelopment Plan. The first is bounded by Marshfield Way on the west and north, La Brea Ave. on the east and Selma Ave. on the south. The proposed land use for this area, about two acres, is Community Commercial which is consistent with existing land use. The current zoning designation is Commercial C4 to the east and Residential R4 in that portion to the west. The second area is less than one set acre and is located immediately east of Vine St. and south of the Hollywood Freeway. Current uses are commercial and parking. The Redevelopment Plan proposes to designate this area as Regional Center Commercial, which would be consistent with the current uses but conflicts with the current zoning, Residential R5.

TABLE 8: EXISTING AND POTENTIAL DEVELOPMENT TOTAL

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	Existing	20–Year Projected	Redevelopment Plan Development
	Development	Development	Potential.
Sub-Area	(total)	(total)	(total)
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<ol> <li>Residential</li> </ol>	3,437 /a/	4,037	10,308
Commercial	916,563	966,563	1,627,133
Industrial	0	0	0
2) Residential	3,232 /a/	3,932	3,067
Commercial	8,030,361	10,520,361	46,757,072
Industrial	1,334,696	1,534,696	881,154
3) Residential	1,574 /a/	1,674	2,067
Commercial	289,146	339,146	653,400
Industrial	11,475	11,475	0
4) Residential	1,196 /a/	1,356	2,226
Commercial	367,778	517,778	1,988,085
Industrial	36,640	736,640	2,410,485
5) Residential	467 /a/	467	0
Commercial	32,911	82,911	0
Industrial	835,407	1,035,407	7,070,103
6) Residential	3,330 /a/	3,630	4,560
Commercial	1,008,414	1,108,414	3,138,438
Industrial	240,591	290,591	1,414,428
7) Residential	2,071 /a/	7,471	6,913
Commercial	1,157,421	1,157,421	1,874,109
Industrial	172,942	422,942	4,028,856
Total			
Residential	15,307 /a/	18,107	29,390
Commercial	11,802,594	14,692,594	56,038,237
Industrial	2,631,751	4,031,751	15,805,026

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SOURCE: Existing Development: Residential - CRA Study Area Profiles, November, 1984; Commercial/Industrial - Baseline Market Assessment, Kotin, Regan & Mouchly, Inc., December, 1984; Projected Development: CRA ("EIR Projections for Study Areas," July 30, 1985)

<sup>/</sup>a/ 168 units per gross acre was the density used to calculate the develor nent potential of areas designated Very High Residential by the Community Plan.

A third site about 1.2 net acres, is located south of the Hollywood Freeway, west of Argyle St., and north of Yucca St. The <u>Redevelopment Plan</u> would designate the site Regional Center Commercial. The existing use is public, quasi-public in addition to a small area of parking. The zoning is predominantly Commercial C4, with the exception of the parking area, which is residential R5.

A site immediately north of Selma Ave., between Cherokee and Hudson Aves., is the location of Selma Avenue Elementary School. The <u>Redevelopment Plan</u> redesignates this site School and Recreation Site from Regional Center Commercial to conform to existing use.

Two of the sites proposed for a land use change in Sub-Area 2 are currently designated Regional Center Commercial. The larger of the two, occupying about 10 net acres, is located north of the commercial core on Hollywood Blvd. between Las Palmas and Wilcox Aves. The area contains a mix of land uses including commercial, parking, vacant parcels, and residential, the predominant land use. The proposed designation is Very High Density Residential which would be much higher than the existing density. Most of the area is zoned Residential R5, with the exception of those parcels bordering Las Palmas Ave., which are zoned Commercial C4. The second area, which occupies slightly more than one acre, is a narrow strip of land located east of Vista Del Mar and north of Hollywood Blvd. The proposed land use designation for this site is Medium Density Residential, which is consistent with the present residential character. The zoning is Residential R5, except for a small portion south of Carlos Ave. designated Commercial C4. Together, the two sites contain 363 residential units and 440 hotel/motel units.

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Two sites would be redesignated from High Density Residential to Community Commercial by the Redevelopment Plan. The first and largest site occupies about seven net acres in the southwestern corner of the Sub-Area. Existing land use is predominantly commercial, which is consistent with the proposed designation. There are, however, a few residential parcels, some parking, and one area of industrial use on this site. The current zoning designations are Commercial C2 and Industrial M1/MR1. The second site, slightly over one acre, is located immediately west of La Brea Ave. The existing land use and zoning designations are commercial, which would be consistent with the proposed designation.

The site located south of Hawthorn Ave., between La Brea and Orange Aves. is the largest (10.5 net acres) of the sites proposed for a redesignation of land use by the Redevelopment Plan. The current designation is Regional Center Commercial. The proposed use is High Density Residential, which is consistent with the multi-family residential character of the area. There are, however, a few parcels along La Brea Ave. that are occupied by commercial uses. The zoning reflects existing land use, with most of the area zoned Residential R5, except for the parcels along La Brea Ave. which are designated Commercial C4. There are 23 residential units on the site.

Density Changes. The Redevelopment Plan proposes an additional change in the density of the residential development located in the northeast section of this Sub-Area, from its designation as Very High Density Residential to Medium Density Residential. There are 70 units on the 3.5-acre site, substantially less than " uld be allowed by the Redevelopment Plan.

The second density change proposed by the <u>Redevelopment Plan</u> would affect a site of less than three gross acres located south of Fountain Ave., between Wilcox Ave. and Cahuenga Blvd. This site contains 37 units and is designated as High Medium Density Residential. The proposed density designation is Low Medium 2, which would allow approximately twice as much development as currently exists but would be in closer conformance to the existing character of the area.

The most significant density change for commercial uses in the project area occurs in this Sub-Area. Sub-Area 2 contains about three-quarters of all the commercial floor area in Hollywood (see Table 8). The <u>Redevelopment Plan</u> would reduce the floor area ratio (FAR) from the 6:1 permitted by the <u>Community Plan</u> to an average 4.5:1 throughout the project area. The <u>Redevelopment Plan</u> would allow some discretionary increases to 6:1, if such development conformed with its goals and served a public purpose, but the project area average would not exceed 4.5:1. Given the existing concentration of development in this Sub-Area, development focil with FARs between 4.5:1 and 6:1 probably would occur here.

Impacts. Implementation of the project would theoretically reduce the residential development potential of the Sub-Area from the 3,232 existing units to the 3,067 units permitted. This is an insignificant change in the overall residential density of the Sub-Area. However, redesignation of residential to commercial uses in the southwestern corner of this Sub-Area could lead to displacement of some residents.

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Commercial development predominates in Sub-Area 2. The potential commercial development under the project is about 47 million sq. ft., substantially more than the existing 8 million sq. ft. The potential exists for significant increases in the scale, bulk, and height of commercial development. Such increased development could affect the integrity of the Hollywood Boulevard Historic District, block views to and from the Hollywood Hills, and create incompatibilities with adjacent low-rise residential areas.

The 20-year development projections by CRA show about a 30% increase in commercial development, from 8 million to 10.5 million sq. ft., and a 13% increase in industrial development, from 1.1 million to 1.3 million sq. ft. Demand for residential units would increase the number from 3,200 to 4,300 units; build-out projects for the project indicate that only 3,067 units would exist, which is below the current number of units. These increases would not be significant and generally would not produce significantly adverse land use impacts. However, there may be specific instances where commercial development in transition areas north of Hollywood Blvd. and south of Sunset Blvd. may be detrimental to adjacent residential neighborhoods. In particular, commercial development north of Hollywood Blvd. could impair views to and from the Hollywood Hills.

#### Sub-Area 3

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The Redevelopment Plan would change the land use or density designation of about 90% of the available land area in Sub-Area 3. All areas now designated residential, about 65 gross acres or 71% of the Sub-Area, are subject to a proposed density change. The five proposed land use changes total 19 net acres, or 28% of the land area in Sub-Area 3. About 18 of the 19 acres proposed for redesignation would change permitted land uses from commercial to residential.

Land Use Designations. Five sites would be designated Low Medium 2 Residential if the project were implemented. Two of the sites are currently designated Regional Center Commercial and two are designated Highway Oriented Commercial. The fifth is a Recreation and School Site. These redesignations would be consistent with the existing land uses.

One site proposed for a change in land use is located west of Highland Ave. and north of Leland Way; it occupies about 43.6 net acres. Existing land use is mainly residential with a few vacant parcels, several of which provide parking. The entire area is zoned Residential R4.

The <u>Redevelopment Plan</u> would redesignate the area east of Highland Ave. and north of Leland Way (see Figure 3) from Regional Center Commercial to Low Medium 2 Residential: The land use on this 6.8-acre site is predominantly residential, with a few parcels containing parking and other public uses. Most of the site is zoned Residential R4, with the exception of a few parcels that are zoned Commercial C2, The area north of De Longpre Ave. between Hudson Ave. and Wilcox Pl. is designated Commercial C2.

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The two sites adjacent to the commercial development along either side of Highland Ave. are currently designated as Highway Oriented Commercial. The Redevelopment Plan proposes to redesignate the land use of both sites to Low Medium 2 Residential. The site west of Highland Ave., which borders Citrus Ave. on the east, is predominantly multi-family residential and is zoned Residential R4. The site east of Highland Ave. and immediately west of McCadden Pl. is also residential and also zoned Residential R4. Together, the sites occupy about 7.7 net acres.

The <u>Redevelopment Plan</u> would redesignate a 1.5-net acre site north of Fountain Ave. between Cherokee Ave. and June St. from School and Recreation Site to Low Medium 2 Residential, which would be consistent with its current land use. The site is zoned Residential R4.

<u>Density Changes.</u> The residential portions of Sub-Area 3 would all be redesignated from High/High Medium Density to Low Medium 2 (24 units per gross acre), which is very close to current densities. The proposed change would encompass an area of about 2,811,000 sq. ft.

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Impacts. As a result of the proposed land use and density changes, residential development potential would increase from 1,574 units to 2,067 units under the Redevelopment Plan. This 30% increase in inventory is not considered significant because the scale of development would be similar to the existing character of the Sub-Area. A CRA market study projects a demand for only 100 additional units in this Sub-Area over the next 20 years. The impacts of this incremental increase would be insignificant.

Existing commercial development totals about 289,000 sq. ft. The <u>Redevelopment Plan</u> would permit an additional 360,000 sq. ft. of commercial development, limited to the area along Highland Ave. This increase is significant in comparison to existing levels. Potential a verse effects include the visual intrusion of such commercial development into adjacent residential areas, a change in the scale and bulk of development, and secondary impacts arising from traffic, noise and air quality. These effects would be reduced substantially if development did not exceed the market study projections of 50,000 additional sq. ft.

In general, the lower density limits would help preserve the low profile residential character of the area, while the land use changes would prevent the extension of commercial uses fronting on Highland Ave. and the south side of Sunset Blvd. into existing residential areas.

#### Sub-Area 4

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The <u>Redevelopment Plan</u> would alter the land use or density designation of about 85% of the land area in Sub-Area 4. The land uses of about 18 net acres would be redesignated and a density change would affect another 34 gross acres. Only the commercial strips along the south edge of Hollywood Blvd. and along the north side of Sunset Blvd. would retain their current land use designations and densities.

Land Use Designations. The entire portion of the Sub-Area north of Sunset Blvd. would be designated by the Redevelopment Plan as Commercial Manufacturing, including parcels immediately north of Hollywood Blvd. which are presently designated Highway Oriented Commercial. This redesignation is more reflective of existing uses. The 12-acre area north of this commercial corridor, currently designated as Very High Density Residential, is mixed-use including parking, public, residential, commercial, and industrial uses. The existing housing inventory is 152 units. The entire area is zoned for residential use, with most of the area designated Residential R5, except for a portion in the southeast corner that is designated Residential R4.

The <u>Redevelopment Plan</u> would also redesignate the parcels located north of the commercial parcels on Sunset Blvd. between Gower and Gordon Sts. from Highway Oriented Commercial to High Medium Density Residential. The land use is predominantly residential (16 units) with a few commercial uses on Gower St. and Labaig Ave. Zoning is entirely Residential R4, except for the parcel bordering Gower St., which is designated as Commercial C4. The proposed High Medium Density Residential designation would permit up to 60 units per gross acre.

<u>Density Changes.</u> A density change is proposed for the site north of the commercial parcels along Sunset Blvd. and south of the commercial parcels along Hollywood Blvd. The current designation is High Density Residential and the proposed designation is High Medium Density Residential. The land use is predominantly residential (1,028 units) with a few parcels on Gower St. containing commercial uses.

Impacts. About 1,050 of the 1,196 residential units in Sub-Area 4 are located south of Hollywood Blvd. and north of Sunset Blvd. on about 36 acres, a density of 29 units per gross acre. With the proposed land use and density changes, the potential is increased to 2,226 units (60 units/gross acre), or 1,030 additional units. The Redevelopment Plan would concentrate residential uses within existing residential areas south of Hollywood Blvd., but would permit much higher densities than currently exist. Development to build-out could alter the existing one- and two-story character of the residential areas. Market projections by the CRA indicate that the demand for housing may increase by 160 units over the next 20 years, far short of theoretical build-out.

The proposed Redevelopment Plan would permit about 1,98%,000 sq. ft. of commercial development in this Sub-Area. Existing commercial development is about 368,000 sq. ft., about one-fifth of theoretical buildout. The proposed redesignation of the land use north of Hollywood Blvd., from Highway Oriented Commercial to Commercial Manufacturing, is primarily responsible for an increase in industrial development potential to about

2.4 million sq. ft. Industrial development is currently about 36,600 sq. ft. CRA market projections indicate a demand for about 150,000 sq. ft. of commercial development and about 700,000 sq. ft. of industrial development over the next 20 years. Development according to market projections would result in about one-tenth of the incremental commercial development allowed by the <u>Redevelopment Plan</u> and about one-third of the industrial development.

Designation of the entire area north of Hollywood Blvd. as Commercial Manufacturing, could displace the existing residential uses (about 152 units) if industrial development occurs. Besides residential, there are a mix of uses, with parking, the dominant land use. Direct freeway access in addition to the large amount of parking, could create opportunities for new commercial / industrial development that could adversely affect the existing residential areas.

#### Sub-Area 5

Land Use Designations. Sub-Area 5 would remain unchanged, for the most part. The Redevelopment Plan proposes to redesignate the land use of the area located north of Fountain Ave. between Van Ness Ave. and Wilton Pl., from High Density Residential to Limited Industrial. This site is 6.7 gross acres, or 10% of the land area in Sub-Area 5. It is used mainly for parking, but also contains several vacant parcels and a few residential units. The zoning is Residential R4.

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Impacts. If the Redevelopment Plan were implemented, the entire Sub-Area would be designated for industrial uses and the development potential of the Sub-Area would be about 7.1 million sq. ft., about eight times the existing industrial development (about 835,000 sq. ft.). A CRA market study projects a demand for only about 50,000 sq. ft. of commercial development and about 200,000 sq. ft. of industrial over the next 20 years, well below theoretical build-out. Sub-Area 5 contains about 467 residential units. New industrial/ commercial development could be detrimental to existing residential areas

#### Sub-Area 6

The <u>Redevelopment Plan</u>, if implemented, would redesignate the land uses of five sites totaling 12.7 net acres, or 10% of the Sub-Area. A density change is proposed for about 24 gross acres.

Land Use Designations. A one-half acre site bounded by Western Ave., Lexington Ave., and the Hollywood Freeway is designated as Public Open Space. The proposed redevelopment designation is Community Commercial. The existing uses of parking and public/quasi-public are consistent with the existing designation, but not with the Redevelopment Plan. The site is zoned Industrial CM.

Land use changes totaling 1.4 net acres are proposed for two sites located immediately north of La Mirada Ave. between Bronson and Van Ness Aves. Under the <u>Redevelopment Plan</u>, the two sites would be redesignated from Recreation and School Site to Medium Density Residential, which would be consistent with existing land uses. The existing inventory of 62 units on 0.7 gross acres is a density of 37 units per gross acre, which is consistent with the proposed Medium Density Residential category.

Two sites would be redesignated from High Medium Density Residential to Commercial Manufacturing under the <u>Redevelopment Plan</u>. The first site is 1.7 net acres located south of the Hollywood Freeway, east of Wilton Pl., and north of Fountain Ave. The site

is zoned Residential R4, with industrial and parking uses south of Fernwood Ave. and residential uses north of Fernwood Ave. The second site, immediately north of Santa Monica Blvd. between Lodi Pl. and Wilton Pl., is about nine net acres. The predominant land use on this site, zoned Industrial M1/MR1, is commercial with some industrial and residential uses. There are about 23 residential units located on these two sites.

Density Changes. The Redevelopment Plan would reduce the permitted density on about 124 gross acres currently designated for residential uses by redesignating the site Medium Density Residential. The portions of the Sub-Area east of Vine St., north of Fountain Ave., west of Gower St., and south of De Longpre Ave. are presently designated as High Density Residential. All other residential portions of Sub-Area 6 are designated as High Medium Density Residential. Existing land use is predominantly residential (3,245 units or about 38 units/ac. du.), with a commercial area south of Lexington Ave. and west of Gower St. and some commercial uses located along Bronson Ave. and west of El Centro Ave.

Impacts. Sub-Area 6 is predominantly residential. If the Sub-Area is developed to the densities permitted under the proposed project, the number of residential units would increase from the existing 3,330 units to 4,560 units. The density increase of about one unit per gross acre may alter the one- and two-story character of the area. The CRA market study, however, projects a demand for only 300 additional units over the next 20 years. The impacts of this incremental increase would be insignificant.

Existing commercial development totals about 1 million sq. ft. The Redevelopment Plan would permit an additional 2.1 million sq. ft. of commercial development, limited primarily to the area immediately east of Vine St. (Regional Center Commercial) and the southeastern portion of the Sub-Area (Community Commercial). Existing industrial development totals only about 173,000 sq. ft., which would increase by almost 1.2 million sq. ft. if there is redevelopment to build-out. The bulk and scale of new development may be detrimental to adjacent residential areas. The CRA market study projects a demand for only about 100,000 sq. ft. of commercial development and about 50,000 sq. ft. of industrial development over the next 20 years. This projected low level of development would produce few adverse effects.

### Sub-Area 7

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Fourteen separate sites in Sub-Area 7 would undergo redesignations in their land uses under the Redevelopment Plan. These proposed changes would affect 53 net acres, or 46% of the area of Sub-Area 7.

Land Use Designations. The Redevelopment Plan would redesignate six sites located south of Sunset Blvd. to Commercial Manufacturing. The first of these sites, presently designated Public Open Space and zoned Commercial C2, is located immediately south of Sunset Blvd., west of Wilton Pl. and north of the Hollywood Freeway. This one-tenth-acre site contains industrial uses. The second site, located south of De Longpre Ave. and north of Fernwood Ave. between the Hollywood Freeway and Western Ave, contains a mix of residential, public/quasi-public, and commercial uses. This 5.8 Here site is designated High Density Residential and zoned Residential R4 in that portion west of St. Andrews Pl. and Commercial C2, Residential R4, and Parking in the block east,. A third, one-half acre site is located south of Fernwood Ave., west of St. Andrews Pl., and north of the Hollywood Freeway. This site, designated as Public Open Space and zoned Residential R4, contains residential uses.

The fourth site, located south of Fountain Ave. and extending from the Hollywood Freeway to Western Ave., contains commerical uses. The 0.3-acre site is presently designated Public Open Space and is zoned Commercial C2. A fifth site, located west of Serrano Ave. and north of Fountain Ave., contains residential, commercial, and public/quasi-public uses This 2.3 net-acre site is presently designated High Density Residential and zoned Residential R4 north of Fernwood Ave. and Commercial C2 south of Fernwood Ave. and north of Fountain Ave.

The last and largest of the six sites, generally bounded by Sunset Blvd. on the north, Wilton Pl. on the west, Serrano Ave. on the east, and Fountain Ave. on the south, contains predominantly commercial land uses along with industrial, residential, public and parking uses. It is designated Highway Oriented Commercial and zoned, west of St. Andrews Pl., Commercial C2 and Residential R4. East of St. Andrews Pl. and west of Serrano Ave., the site is zoned Industrial M1/MR1. The remaining portion is divided into Residential R4, Commercial C2, and Industrial CM zoning designations. On the six sites the Redevelopment Plan proposes to designate as Industrial, there are 176 residential units that could be adversely affected by the project.

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Two small sites that are designated as residential would be redesignated as Community Commercial in the proposed Redevelopment Plan. The first site is 0.4 net acres and is located north of Sunset Blvd., and west of Western Ave. It is designated as High Density Residential. The second site is located in the southernmost part of the Sub-Area, immediately east of Hollywood Freeway. It occupies about one-half acre and is presently designated as High Medium Density Residential. Both sites are zoned Commercial C2 and contain mainly commercial land uses.

The <u>Redevelopment Plan</u> proposes a redesignation in land use of the area located immediately north of Harold Way and west of St. Andrews Pl. from High Density Residential to Recreation and School Site. The 0.9 net-acre site contains public, quasi-public land uses and is zoned Residential R4.

The final four sites in this Sub-Area proposed for land use redesignations would be High Density Residential in the <u>Redevelopment Plan</u>. Three of these sites are designated as Highway Oriented Commercial. The fourth is presently designated as Public Open Space. The first of the three commercial sites includes parcels north and south of Hollywood Blvd. from Van Ness Ave. to Western Ave. and parcels east and west of Western Ave. The largest of the three sites at about 20 net acres, its predominant land use is commercial, with a mix of residential, industrial, and parking uses. The site is zoned Commercial C2, except for industrially (CM) designated lands east of Western Ave.

The second of the three sites is located north of Sunset Blvd. and immediately east of St. Andrews Pl. and contains residential uses. This 0.4 net-acre site is zoned Residential R4. The third of the three sites is located south of Sunset Blvd. and immediately east of Serrano Ave. and contains residential uses. The 0.4 net-acre site is zoned Residential R4. The fourth site proposed for redesignation of its land use is located in the northwestern corner of the Sub-Area, bounded by the Hollywood Freeway, Van Ness Ave., Hollywood Blvd., and Canyon Dr. The existing land use is public/quasi-public (Church/Parking) and the zoning designation is Commercial C2. The existing housing inventory of these four sites is 336 units.

Impacts. The project would permit a significant increase in the number of residential units in Sub-Area 7. The existing inventory totals 2,071 units on 61 gross acres, a density of 34 units per gross acre. At build-out, the number of residential units would total 6,913 units or almost 80 units per gross acre. An increase in density of this magnitude could alter the character of the residential areas. However, the sites along Hollywood Blvd. and Western Ave. that are designated for residential uses currently contain commercial and other uses. In addition, the CRA market study projects a demand for only 540 additional units over the next 20 years. This incremental increase is insignificant and would produce few adverse land use impacts.

The Redevelopment Plan proposes to consolidate industrial land uses on one large block south of Sunset Blvd. and west of Serrano Ave. The industrial development potential of this 35-acre site is more than 4 million sq. ft. This compares to an existing total of only 172,942 sq. ft. for the entire Sub-Area. New industrial development would have adverse impacts on the mix of the uses which exist in the area and could change the character of the area. If the site experiences substantial industrial development, 176 residential units and institutional uses (e.g. the Assistance League of Southern Calif.) may be displaced. The CRA market study projects a demand for 250,000 sq. ft. of industrial development over the next 20 years. This level of development is far below theoretical build-out and would have potentially far fewer impacts.

There is a need for additional open space in the Sub-Area. There four small portions of land along the east side of the Hollywood Freeway which are presently designated as Public Open Space. The <u>Redevelopment Plan</u> proposes designation of these sites for alternate uses.

#### Planning

City of Los Angeles General Plan

Land Use Element. The project would further the Plan objectives by providing the opportunity for housing construction and encouraging the maintenance of housing, because the project would provide about 4,000 housing units in the next 20 years. The project would be consistent with the Plan policies which maintain core areas as centers for commercial uses and encourage new or rebuilt commercial facilities to enhance the character of adjacent development.

The project would be consistent with the <u>Plan</u> objectives which stress improving the aesthetics of commercial areas and improving the access to the commercial space, as the <u>Redevelopment Plan</u> would provide for two special commercial districts, the Hollywood Boulevard District and the Hollywood Core Transition District.

The project would be inconsistent with the <u>Plan</u> policy to maintain the balance between land use intensity and road capacity because the project would result in increased traffic congestion without any plans to improve the roadway system.

<u>Service Systems Element.</u> The project would be inconsistent with policies in this <u>Element</u> because it includes no prohibition of premature land development where public facilities are inadequate.

Environmental Element. The project would address policies of the Air Quality Management Plan to discourage auto use, to improve traffic flow, and to encouarge use of mass transit if the CRA adopted recommended mitigation measures to reduce the environmental impacts of the project.

The Hollywood Community Plan. The project would be consistent with the objectives of this part of the Citywide Plan by encouraging the preservation of and enhancing the residential character of the area (Franklin Avenue Design District) and by designating different allowable housing densities to encourage a variety of housing types. The project would be inconsistent with the Community Plan objective to provide a circulation system coordinated with land uses and densities and adequate to accommodate traffic.

### City of Los Angeles Zoning

- The project would require some rezoning of land in the Redevelopment Area. The City has plans to undertake extensive rezoning of the Hollywood area during 1986-87. Meantime, as new developments occur, rezoning may be necessary.

### **MITIGATION**

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### Measures Included in the Project

Mitigation measures addressing the potential physical incompatibilities of adjacent land uses or addressing the potential physical environmental effects of the proposed land use and density changes, such as air quality, noise, or traffic, are discussed in the appropriate sections. The proposed Redevelopment Plan includes several measures to mitigate the effects of both direct and indirect impacts on land use, including the following:

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- Permits the adoption of design guidelines and development standards covering types of uses, building heights, land coverage, landscaping, size and density. These standards would also include design criteria addressing appropriate architectural styles. The purpose of these designs for development would be to minimize the physical and visual incompatibilities of adjacent land uses as well as physical impacts such as parking, traffic circulation and safety.
- Recognizes the unique characteristics of certain areas within Hollywood, by identifying three special districts: (1) Franklin Design District, (2) Hollywood Boulevard District, and (3) the Hollywood Core Transition District. If Designs for Development are adopted for these (or any future) districts, they must conform to the goals and policies adopted for the district.

The Franklin Design District is established in recognition of the need to reduce development impacts. CRA would prepare a comprehensive plan for this area within five years after adoption of the <u>Redevelopment Plan</u> addressing preservation of views, circulation and parking, and the preservation of significant structures.

The Hollywood Boulevard District: The CRA would require a urban design plan for to be developed within two years after adoption of the <u>Redevelopment Plan</u>. Design guidelines and criteria would emphasize preservation of the existing scale and pedestrian orientation of the area as we'l as preservation of historic structures.

The Hollywood Core Transition Testrict is established to give special consideration to the low density of adjacent residential areas and to ensure compatibility between Regional Commercial uses and residential neighborhoods. In addition to reviewing building permits, CRA might prepare development guidelines.

- Requires CRA to monitor the level of commercial development to insure that the average FAR of 4.5:1 is not exceeded for the Regional Center commercial designation report to the Planning Commission. Approval of FAR's in excess of 4.5:1 would require review by the Planning Commission for conformance with the Community Plan and findings by CRA for conformance with the goals of the Redevelopment Plan. In addition, if and when average commercial development densities reach 2.5:1, CRA would submit to the Planning Commission and the City Council a program to restrict or decrease density in order to maintain an overall 4.5:1 average density.
- Permits the continuation of nonconforming uses and allows additions, repairs, or alterations if CRA determines that such improvements would be compatible with surrounding uses and development: Although the effect of the <u>Redevelopment Plan</u> is to bring land use designations into closer conformance with existing land uses, there are areas where existing uses would be contrary to plan designations.
- Encourages construction of low- and moderate-income housing and increases the overall stock of housing units in Hollywood. Even though the market studies project a limited demand for housing over the next 20 years, the Redevelopment Plan permits a significant increase in housing units. Any potential displacements of renters would be subject to the relocation provisions of the Los Angeles Municipal Code (L.A.M.C. 47.07) and California Relocation Assistance Act (GC Section 7260). In addition, the Redevelopment Plan requires construction of replacement low and moderate income housing, the dedication of 20 percent of the tax increment funds for the provision of housing for very low, low or moderate income occupants, and permits CRA to grant Housing Bonus Units above the permitted residential density to improve design quality and to increase the number of units available. There is a tremendous need for housing but no housing is being built because there is no available land. The Plan would not be able to subsidize enough housing for the demand.
- The <u>Redevelopment Plan</u> should contain a provision enabling the CRA to prohibit approval of specific development proposals where it has determined that essential public features, as described in the Elementary, are inadequate to meet the needs of that development.

NOTE - Land Use and Planning

/1/ Kotin, Regan, and Mouchly, Inc.

### B. HISTORIC, CULTURAL, AND ARCHITECTURAL RESOURCES

SETTING

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#### History

Hollywood is recognized throughout the world as the center of the motion picture industry. The project area was the historical cradle and site of the period of most-intensive growth for this industry. Between 1915 and 1935, Hollywood underwent rapid residential and commercial development, virtually the sole purpose of which was to support the film industry. Many architecturally significant commercial structures, single-family residences, bungalow courts, and luxury high-rise apartments remain in the

area despite the steady deterioration of buildings in Hollywood over the last 40 years. International attention, focussing on film production and related activities in Hollywood, contributed greatly to the emergence of the City of Los Angeles as one of the world's most influential fashion, social, and cultural centers. 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.

Located immediately south of Cahuenga Pass, Hollywood was influenced by one of the region's most important travel routes. The project area was once part of two Spanish land-grant ranchos established about 1790. Located to the west was the Rancho La Brea, which had been granted to Antonio Jose Rocha and Nemesio Dominguez. To the east was the Rancho Los Feliz, which had been granted to Jose Vincente Feliz. The area was used chiefly by cattle ranchers until the drought of 1860. In 1868, Cahuenga Valley was divided into 160-acre sections by John Goldsworthy. By the 1870's, these sections were acquired by farmers intending to raise hay and grains. By the 1890's, it became evident that the soil and climate was ideally suited for the cultivation of citrus fruits and winter vegetables, and these became the predominant crops. There are no structures of the rancho and predominantly agricultural periods remaining in the project area.

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In 1887, H. H. Wilcox subdivided his 120-acre ranch "Hollywood" into residential lots. Wilcox was instrumental in the arrival of a light rail line from downtown Los Angeles to his subdivision in 1888. The population of the community had reached 200 by 1900. In 1901, a group of investors, including Harrison Gray Otis, H. J. Whitley, and George Hoover, purchased and subdivided the area north of Hollywood Blvd. and south of Franklin Ave. between Cahuenga Blvd., and La Brea Ave., encouraging development of moderately priced single-family residences. In 1903, Hollywood was incorporated as a city, only to be annexed to the City of Los Angeles in 1910. Hollywood of the pre-film industry era was a rather sleepy agricultural community beginning to establish some residential neighborhoods. The 1700 block of Hudson Ave. and the Janes House at 6451 Hollywood Blvd. are the best remaining example of this period in the project area.

At this time, pioneer filmmakers were becoming attracted to the west because the eastern seaboard climate was often ill-suited to exterior shooting, interior shooting was expensive, and profit-making was complicated by New York patent enforcers acting on behalf of the Edison Company.

Nestor Films, headed by David Horsley, rented the Blondeau Tavern at the northwest corner of Sunset Blvd. and Gower St. in 1911 and became the first film company to set up in Hollywood. The intersection of Sunset Blvd. and Gower St. has remained active in motion picture and television production through the present day. The first film to attract attention to Southern California was, appropriately enough, the first feature-length western made in 1913, not by Horsley but by director Cecil B. DeMille.

DeMille had been sent to California by the Jesse Lasky Feature Play Company to take advantage of the authentic western terrain for the film adaptation of the popular Broadway play "The Squaw Man." Jacob Stern's barn at Selma Ave. and Vine St. was rented to house the film company's equipment and also served well for some interior shots. The barn has since been moved to the Highland Ave. – Camrose St. area. The "Squaw Man" was enormously successful and insured the futures of Lasky, DeMille, and "the western" genre of films. Lasky's Company prospered, became known as Paramount

Pictures, and built a large studio complex in 1927 at Bronson Ave. and Melrose. Paramount is the only major studio to remain in Hollywood. The success of "The Squaw Man" and the increasing public demand for motion pictures attracted numerous fledgling film companies to Hollywood as well as prominent individuals including: directors D. W. Griffith and Mack Sennett; actors Douglas Fairbanks, Charlie Chaplin, Mary Pickford, William S. Hart, and Tom Mix; and producers Thomas Ince, William Fox, and Samuel Goldwyn.

As motion-picture artists expanded film production and genres, and demanded higher-quality technical standards, great numbers of technicians, set designers and carpenters, fashion designers and costumers, make-up artists, and related services support personnel were attracted to Hollywood in the hope of steady work and rapid advancement. This assemblage of film artists, technicians, and executives was unrivaled anywhere else. The studios began to cluster along Santa Monica and Sunset Blvds. and required rapid construction of residential housing for their artisans. Many of the studios used contracted carpenters to build residential structures when set construction was at a lull. The vast majority of residential construction occurred in the project area between 1917 and 1930, essentially the silent film era. Single-family residences, bungalow courts, and luxury high-rise apartment buildings combined to suite the housing needs of the industry. During this period, Hollywood grew with the virtually singular purpose of supporting the film industry. Entrepreneurs such as C. E. Toberman and the Taft family were instrumental in rezoning portions of Hollywood to be more conducive to commercial and studio-related services development. The Hollywood Blvd. commercial strip was nearly entirely developed during this period. The silent film era was the period when Hollywood gained its reputation as the capital of the motion picture industry. This era also marked the greatest period of growth of the area, and still remains highly visible in the form of numerous significant architectural contributions.

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Soon after sound films were introduced in 1929, the motion picture industry underwent a great technical upheaval and subsequent redistribution of success. The major studios that did adjust well to the technical changes required by sound recording steadily began to leave Hollywood to settle in other parts of Los Angeles where more space was available for large sound studios. Related services such as film processing, prop and film storage, and equipment rental remained concentrated in Hollywood. Some "B" movie companies and other independent film companies remained, but the massive residential and commercial build-up of Hollywood was ended.

As a result of this exodus during the 40's and 50's, Hollywood began to deteriorate steadily. Completion of the Hollywood Freeway in 1954 further reduced the necessity for a concentrated film community by facilitating access to outlying areas. San Fernando Valley prospered as a result, but the old Hollywood studio buildings and residences only continued to decline. As the film industry began to leave the immediate Hollywood area, the television industry began to emerge.

The earliest television stations appeared in Hollywood in the late 1930's. The success of the television and recording industries injected some new life into Hollywood during the 50's, 60's and 70's. The rapid growth of these industries often encouraged the rehabilitation of a former motion-picture studio complex. The success of these industries, however, did not revitalize the residential neighborhoods nor the commercial strips of Hollywood. Some new office buildings were developed at Vine St. and Sunset Blvd. and also at La Brea Ave. and Hollywood Blvd., housing production company offices and

agencies, but the office workers largely commute from outside the area. Many of the once-grand hotels, such as the Knickerbocker and the Roosevelt, were converted into elderly housing units. As the commercial strip along Hollywood Blvd. deteriorated, it attracted a generally low-income clientele, transients, and drug-oriented counter culture.

#### Cultural Resources

Hollywood underwent rapid development from 1910 through 1940 in response to the immense growth and influence of the motion picture industry. As the growth of this industry waned during the 1940's, the development of the Hollywood area slowed, reducing development pressures. The resulting "economic stagnation" indirectly contributed to the preservation of the historic and architectural character of Hollywood.

The majority of historic resources identified in the architectural/historic survey of the Hollywood Redevelopment Project area were constructed during the rapid development phase. The construction, materials, and techniques are similar among these structures, creating throughout the area a unique context, a sense of time and place. This contextual relationship increases the importance of individual structures because of their relationships with neighboring historic structures. Neighborhoods which have retained this special degree of consistency of historic character and architectural integrity have been identified by the architectural/historical survey prepared by Hollywood Heritage.

The Hollywood Commercial and Entertainment District is the most important of these neighborhoods. This National Register district consists of the commercial corridor along either side of Hollywood Blvd., roughly bounded by Sycamore Ave. and Argyle Ave. Other groups of significant historic structures identified in the architectural survey which should receive special consideration include: the Selma-LaBaig-Harold Way neighborhood; Carlton-St. Andrews Ways; 550-5600 blocks of La Mirada Ave.; De Longpre Park; Carlos Ave.-Vista Del Mar; 1700 block of Hudson Ave.; 1500-1600 block of Serrano Ave.; and the 1800 block of Ivar Ave. The Whitley Heights National Register Historic District, which lies directly north of the project area between Gramercy Pl. and Canyon Dr., also deserves careful consideration. Important individual structures identified according to National Register criteria will be addressed below.

#### Architectural Resources

The conclusions of an historical/architectural survey conducted by Leslie Heumann and Christy Johnson McAvoy, under contract to Hollywood Heritage, are reproduced in detail in the appendix of this report. Figure 4, a historic and architectural resource map of Hollywood, clearly identifies the location of each of these significant structures. The following section provides a brief overview of these conclusions.

The Hollywood Boulevard Commercial and Entertainment Historic District contains about 100 predominantly commercial structures listed on or potentially eligible for the National Register of Historic Places. The district emcompasses a twelve-block area of Hollywood Blvd. from Argyle St. west to El Cerrito St. Another group of commercial structures determined to be eligible is located along the 6500 and 6600 blocks of canset Blvd.

The following residential groupings have the best architectural quality and strongest neighborhood intregity:

- 6000 block Selma; 6000 block Harold Way; 1500 block La Baig;
- 5500 block Carlton; 1500 block St. Andrews;
- 5500-5600 blocks La Mirada;
- De Longpre Park area;
- In the Carlos-Vista Del Mar area;
- 1700 block Hudson;
- 1500-1600 blocks Serrano; and,
- 1800 block Ivar.

In addition, the Whitley Heights National Register Historic District is located immediately adjacent to the project area. The district consists of the 1700 and 1800 blocks of Gramercy Pl., Taft Ave., Van Ness Ave., Canyon Dr., and Wilton Pl.

#### **IMPACTS**

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The analysis of potential impact is based on The Advisory Council on Historic Preservation's "Criteria of Effect and Adverse Effect," published in 36 Code of Federal Regulations (CFR) Section 799. According to these guidelines, "an effect occurs when an undertaking changes the integrity of location, design, setting, materials, workmanship, feeling, or association of the property that contributes to its significance in accordance with the National Register criteria."

Applicable criteria of adverse effect include "destruction or alteration of all or part of a property; isolation from or alteration of the property's surrounding environment; introduction of visual, audible, or atmospheric elements that are out of character with the property or alter its setting; neglect of a property resulting in its deterioration or destruction; transfer or sale of a property without adequate conditions or restriction regarding preservation, maintenance, or use." Regardless of the implementation of the Hollywood Redevelopment Plan, historic resources might undergo alteration or demolition as part of the natural recycling of land uses or in compliance with the Division 68 Earthquake Ordinance.

The proposed land use and density changes in the <u>Redevelopment Plan</u> designation might affect historic resources either directly or indirectly. Generally, the nature of any redevelopment plan imposes potential impacts on existing conditions. Adoption of a redevelopment plan indicates new interest, a willingness to assemble development resources, and a determination to achieve redevelopment goals. An active redevelopment plan encourages reinvestment and consequently could alter existing conditions.

If a land use change were inconsistent with the current use of a historic resource, that resource could be adversely affected. Development pressures could create incentives for demolition; new construction could visually obstruct a resource, or be out of context as to injure the historic or architectural integrity of the resource by svi tantially changing the setting and atmosphere of the location. The change in land use could render the use of a historic resource economically unfeasible, thus causing the structure to be neglected and to deteriorate. The change could cause some owners to sell their property without adequate restrictions regarding its preservation.



If the land use change were consistent with the current use of the historic resource, the proposed change could be beneficial by creating incentives for an owner to maintain or restore the resource and reinforcing the economic feasibilty of the resource's use and existence. In this case, the <u>Redevelopment Plan</u> would be more favorable to the preservation of the resource than existing conditions.

If a density change were inconsistent with or greater than a resource's current use, it could adversely affect the resource by introducing new development pressures or by rendering it economically undesirable. New development could be of a visually intrusive scale if permitted to achieve maximum buildout.

If the density change were consistent, project impacts would probably be beneficial. The density change in some cases, although reduced, could still be higher than existing conditions and leave the resource exposed to adverse effects:

The proposed Redevelopment Plan does not change the land use, but does change the density allowed by the Community Plan within the boundaries of the Hollywood Commercial and Entertainment District and the National Register district on either side of Hollywood Blvd. However, any land use or density change occurring immediately adjacent to the Hollywood Commercial District could create enough development pressure to threaten demolition of some historic structures along this corridor. New development encouraged by a land use or density change could be out of context with the historic and architectural fabric of the corridor and could substantially compromise the integrity of the resource.

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To identify the most significant structures, based on their National Register designation, and potential adverse effects introduced by the project, the following summary has been prepared. Appendix C contains a discussion of impact analysis methodology and a detailed listing of historic resources in the project area.

<u>Sub-Area 1.</u> 1809 Las Palmas might suffer adverse impacts resulting from increased development pressure from land use changes. The change would be from a designation of Very High Density Residential to Regional Center Commercial.

Sub-Area 2. No potential adverse impacts were identified for historic resources eligible for National Register designation in Sub-Area 2, but six commercial structures in the Hollywood Commercial District are located adjacent to an area of change from Regional Commercial to Very High Residential. This land use change is not expected to exert great development pressure along the corridor.

<u>Sub-Area 3.</u> No potential adverse impacts were identified in Sub-Area 3 for historic resources eligible for National Register designation. Generally, the proposed reduction of density would be favorable to the single-family residential dwellings which compose the major historic resource of Sub-Area 3.

Sub-Area 4. Six historic resources eligible for National Register designation would be subjected to adverse effects resulting from a land use change from Very High Density Residential to Commercial Manufacturing. The resources include church buildings and some residential units. The change would expose these resources to noise and visual impacts, as well as development pressures. The structures include: 1760 Gower St.,

1774 Gower St., 6035 Carlos Ave., 6041 Carlos Ave., and 1717 Bronson Ave. In addition, the architecturally significant residential group located in the Selma-LaBaig-Harold Way area would undergo a reduction in density, although the High Medium Density Residential designation would still be higher than the existing condition and could cause some development pressure.

<u>Sub-Area 5.</u> No potential adverse impacts were identified in Sub-Area 5 for historic resources identified in the architectural/historical survey.

<u>Sub-Area 6.</u> No potential adverse impacts were identified in Sub-Area 6 for historic resources eligible for National Register designation.

<u>Sub-Area 7.</u> No potential adverse impacts were identified in Sub-Area 7 for historic resources eligible for National Register designation.

The integrity of the most important historic resources might be insured by provision of tax incentives or a financial aid program to support rehabilitation or restoration to reinforce economic viability. Existing City of Los Angeles ordinances are capable of postponing the demolition of City of Los Angeles Cultural-Historical Monuments. The project area contains four of these structures. In addition, an environmental assessment must be completed prior to demolishing any structure officially designated by federal, state or local government action.

#### **MITIGATION**

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The <u>Redevelopment Plan</u> affords a number of protections to historic structures not currently available. These protections tend to mitigate the potential adverse effects of the <u>Redevelopment Plan</u> in the areas of nonconforming land uses because of designation changes, incompatibilities with adjacent development, and pressures to redevelop historic resources as follows:

- Continuation and improvement of existing, nonconforming uses if the CRA finds such improvements would be compatible with surroundings and proposed development. This provision of the <u>Redevelopment Plan</u> would protect those parcels adversely affected by a land use change designated by the Redevelopment Plan.
- Review any proposed demolition, building, or grading permits, with postponement of approval for up to a year while alternative solutions are investigated. The <u>Redevelopment Plan</u> specifically recognizes the impoortance of architecturally and historically significant buildings.
- Recognize the importance of the Hollywood Boulevard District and create an urban design plan to encourage preservation and restoration of significant resources in this area. The urban design guidelines and standards are to be developed within two years of adoption of the Redevelopment Plan. In addition, a comprehensive plan for the Franklin Avenue Design District would also be established within five years of adoption of the Redevelopment Plan to address the preservation of architecturally or historically significant buildings. The Hollywood Core Transition District would also be established by the Redevelopment Plan to minimize incompatibilities between Regional Commercial development and adjacent lower-scale residential neighborhoods.

- Grant development bonuses to increase the floor area ratio (FAR) up to 6:1 or residential densities beyond those specifically identified in the Redevelopment Plan to achieve its goals. Among the goals specifically cited that would be eligible for such action are the preservation or rehabilitation of significant architectural or historic resources.
- Adopt design and development guidelines to carry out the goals of the Redevelopment Plan. Design criteria would include architectural style and development standards would address historic preservation and rehabilitation.

### C. TRANSPORTATION, CIRCULATION, AND PARKING

The following section was based on a draft "Hollywood Circulation Study" completed in August, 1985 by Parsons, Brinckerhoff, Quade and Douglas, Inc. Independent verification of the study analysis was performed and appropriate modifications were made.

### SETTING

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## **Existing Circulation Network**

Hollywood's location offers excellent accessibility to the entire Los Angeles basin, but much of the existing arterial network that serves this area is near capacity.

# Street and Highway System

The basic street network in the project area is an east-west / north-south-oriented grid. Primary regional access to the area is provided by the Hollywood Freeway (U.S. 101), which runs from northwest to southeast across the northeastern corner of the project area. Primary east-west access is obtained via Hollywood, Sunset, and Santa Monica Blvds., while north-south access is provided by La Brea and Highland Blvds. The Hollywood Hills limit access north of the project area. Cahuenga Pass provides the only access through the Hollywood Hills and is accessible mainly by the Hollywood Freeway.

### Brief descriptions of the principal streets serving the project area follow:

- Sunset Blvd. This four-lane, east-west major arterial provides access to downtown Los Angeles and to the Pacific Ocean to the west. West of Wilton Ave., on-street, one-hour metered parking is permitted during off-peak hours, with restrictions during the morning peak period, 7:00 to 9:00 a.m., and the evening peak period, 4:00 to 6:00 p.m. These restrictions provide one extra through-lane in each direction to help relieve congestion during the peak periods. Left-turn pockets are provided at major intersections, and a continuous left-turn lane is provided west of Vine Ave.
- Hollywood Blvd. This four lane, east-west arterial provides one-hour, on-street metered parking within the project area. A continuous left-turn lane is provided west of Vine Ave. including separate left-turn pockets at major intersections.

- Santa Monica Blvd. This four-lane, east-west major arterial street permits one-hour, on-street parking with restrictions during the morning peak period, 7:00 to 9:00 a.m. and during the evening peak period, 4:00 to 6:00 p.m. These parking restrictions are intended to provide one additional through lane in each direction. However, due to the narrowness of the curb lane and the lack of striping delineating the additional lane, the restrictions are ineffective in relieving congestion. Separate left-turn pockets are provided at the major intersections with a continuous left-turn lane present vest of Van Ness Ave.
- La Brea Ave. Within the project area, this north-south major arterial provides access to the southwest region of the Los Angeles basin and to the Santa Monica Freeway (Interstate 10) south of the project area. On-street parking is permitted south of Sunset Blvd. and on the west side north of Sunset Blvd. up to Hollywood Blvd. Morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak-period parking restrictions are enforced on the west side, with evening peak-period restrictions only on the east side of the street, where parking is allowed. A continuous left-turn lane is provided throughout the project area.

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- Highland Ave. This north-south minor arterial street provides four lanes south of Sunset Blvd., five through-lanes between Sunset Blvd. and Franklin Ave., (two northbound and three southbound), and seven lanes north of Franklin Ave. (three northbound and four southbound). One-hour, on-street parking is permitted south of Franklin Ave., with morning and evening peak-period restrictions, providing one additional lane in each direction to relieve the congestion along Highland Ave. During the evening peak period, the inside southbound lane is reversed to allow one additional northbound through lane, thus providing four lanes in the northbound direction and three lanes in the southbound direction. Also, left-turns are prohibited in this section due to the temporary loss of one southbound lane.
- Hollywood Freeway (U.S. 101). This major eight-lane, north-south freeway provides regional access to the project area, linking it with the metropolitan Los Angeles freeway system. Access to the freeway is obtained via Highland Ave., Cahuenga Blvd., Vine St., Gower St., Hollywood Blvd., Sunset Blvd., and Western Ave.
- Cahuenga Blvd. and Vine St. These four-lane north-south minor arterials provide separate left-turn lane pockets at major intersections. A continuous left-turn lane is included on Cahuenga Blvd. One hour on-street parking is permitted on both streets.
- Western Ave. This north-south, four-lane arterial provides separate left-turn pockets at major intersections and permits one-hour on-street parking. Evening peak-period parking restrictions are enforced on the east side and both morning and evening peak-period parking restrictions are enforced on the west side.
- Franklin Ave. This is a east-west, four-lane street, except between Highland Ave. and Cahuenga Blvd. where it narrows to two lanes; it contains a major dog-leg at Highland Ave. Separate left-turn pockets are provided at major intersections and on-street parking is permitted only between Highland Ave. and Cahuenga Blvd. Franklin Ave. is a major secondary route used to bypass downtown Hollywood.

- Wilton Ave. Within the project area, this north-south street provides four lanes south
  of Sunset Blvd., narrowing to two lanes north of Sunset Blvd. On-street parking is
  permitted only on the west side north of Sunset Blvd.
- Gower St., Wilcox Ave., Bronson Ave. and Van Ness Ave. These north-south, two-lane streets permit on-street parking throughout most sections in the project area. Gower St. widens to four lanes just north of Hollywood Blvd.
- Fountain Ave., De Longpre Ave., and Selma Ave. These two-lane east-west streets permit on-street parking with some areas enforcing a one-hour limit. Fountain Ave. is widely used to bypass downtown Hollywood.

There are 75 signalized intersections in the project area, of which six intersections have multi-phase traffic signals to accommodate heavy left-turn movements. The remaining 69 signalized intersections have standard, two-phase traffic signals.

## Existing Traffic Volumes and Levels of Service

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Existing average daily traffic (ADT) volumes are based upon 1983 counts taken by the City of Los Angeles Department of Transportation. Volumes on the dog-leg of Franklin Ave. and continuing north on Highland Ave. exceed over 80,000 vehicles per day (vpd). This reflects the high volumes of traffic to and from San Fernando Valley through Cahuenga Pass "through traffic". This large volume is supported by Highland Ave. south of Franklin Ave. (50,000 vpd) and Franklin Ave. west of Highland Ave., which carries 44,000 vpd.

Sunset Blvd. is the other very-heavily-traveled street in the project area, supporting a volume of 35,000 to 51,000 vpd. A segment of Santa Monica Blvd. between Western Ave. and the Hollywood Freeway also has a high volume, 44,000 vpd. Other high traffic volumes occur on La Brea Ave. (28,000 to 35,000 vpd), Hollywood Blvd. (24,000 to 31,000 vpd), Vine St. (24,000 to 30,000 vpd), and Western Ave. (21,000 to 38,000 vpd).

Past studies have shown that traffic in most locations within Hollywood is most congested during the evening peak period, so this analysis concentrates on that period. Weekday evening peak-period turning movements counts (1984 counts) were obtained from Parsons, Brinkerhoff, Quade & Douglas, Inc. Intersection characteristics such as signalization, geometrics, and traffic restrictions were observed at 25 intersections. The "Intersection Capacity Utilization" method was then used to determine the intersection volume/capacity (v/c) ratio and corresponding Level of Service (LOS) for the given turning volumes and intersection characteristics at each of the 25 signalized intersections analyzed in the project area.

The traffic Level of Service (LOS) is a measure used to describe the condition of traffic flow, ranging from excellent conditions at LOS A to overload conditions at LOS F (see Appendix D). LOS D is the highest level of service that is typically considered to be acceptable for urban street systems. Table 9 summarizes the existing total intersection volume, v/c ratio, and corresponding LOS at each of the 25 analyzed intersections. Figure 5 illustrates the LOS during the afternoon peak period for each of the analyzed intersections.

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As indicated in Table 9 and Figure 5, there are three intersections operating close to their theoretical capacities (LOS E), including the Sunset Blvd./Gower St., Highland/Fountain Aves., and Vine St./Fountain Ave. intersections. There is one intersection operating at LOS F, the south intersection of Highland and Franklin Aves. This indicates that motorists are waiting through several signal cycles to proceed through the intersection. Backups in traffic from this intersection are probably affecting operations at other nearby intersections. The main reason for congestion at this intersection is the dog-leg th a prevents easy flow across both Franklin and Highland Aves. The remaining analyzed intersections are operating at LOS D or better.

### **Pedestrians**

Pedestrian activity in Hollywood is quite heavy because of the high density of retail and commercial areas along the major arterials. Pedestrian volumes are highest along Hollywood Blvd. between Highland Ave. and Vine St. These relatively heavy pedestrian volumes in the project area could contribute to the traffic congestion of the major intersections by conflicting with right turning vehicles that would also cause slow operating speeds along the arterial streets such as Hollywood and Sunset Blvds.

## **Accidents**

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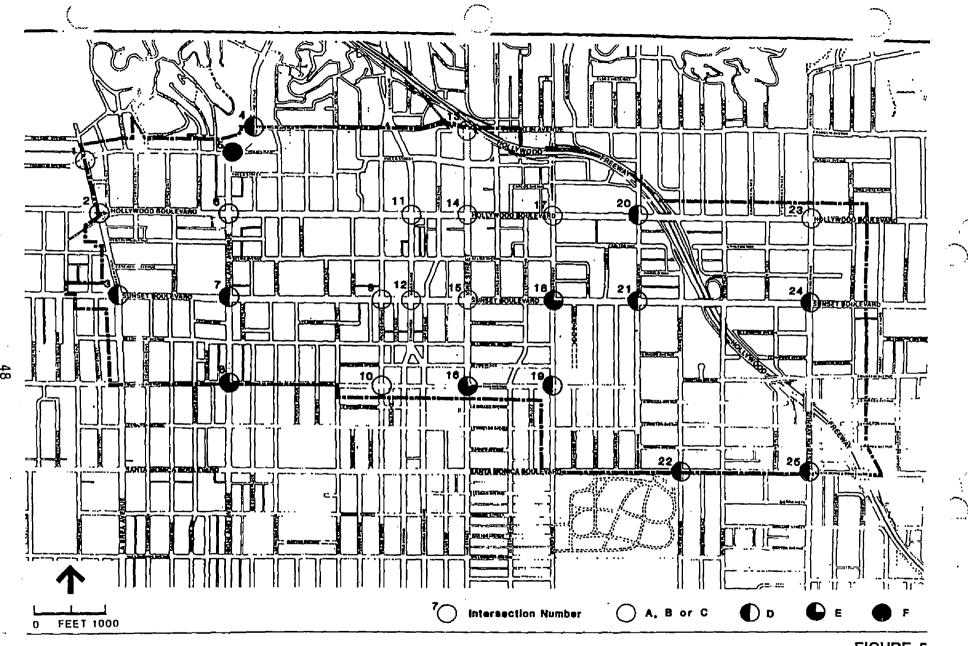
Accidents have been recorded by the City of Los Angeles Department of Transportation over the 1979 to 1982 period, along the major arterials in the project area./1/ The intersections with the highest total number of accidents are: Highland Ave./Sunset Blvd., Western Ave./Sunset Blvd., and Santa Monica Blvd./Western Ave. The highest number of accidents involving pedestrians occur along Hollywood and Sunset Blvds.

## Public Transit

The project area is well-served by the existing public transportation system. Southern California Rapid Transit District (SCRTD) operates 14 local lines and nine freeway-transit and limited-service lines within the project area./2/ The existing bus routes through the project area are shown in Figure 6. During the evening peak period, bus frequencies on all lines are increased to accommodate peak demand, with headways of 10 minutes or less on most local lines. Hollywood accommodates more late-night bus service than any other section of the City. SCRTD conducted on-board surveys to determine the distribution of passenger boardings and departures at each of the bus stops in the project area. The highest concentration of boardings and departures occur along Hollywood Blvd. between Highland Ave. and Vine St. Over 35,000 people board the SCRTD buses daily in the project area.

#### **IMPACT**

Many constraints exist to improving the street network. An analysis of the <u>Hollywood</u> Redevelopment Plan must pay particular attention to impacts on the existing and future circulation network.



SOURCE PARSONS BRINKERHOFF, QUADE & DOUGLAS

FIGURE 5
EXISTING AFTERNOON
PEAK-HOUR LEVELS OF SERVICE

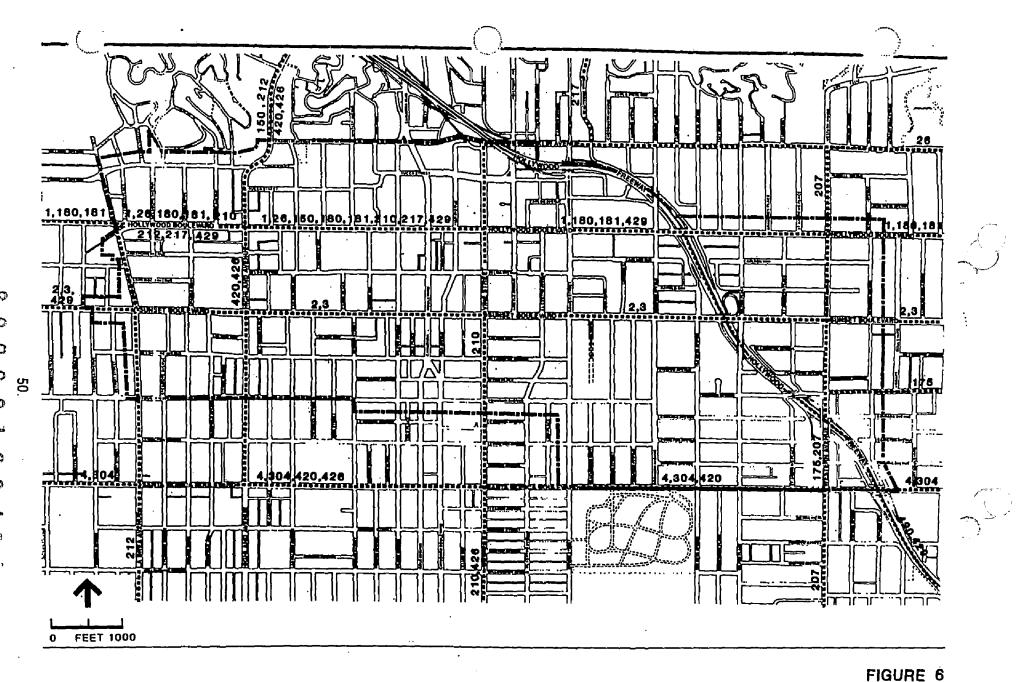
TABLE 9: EXISTING TRAFFIC LEVELS OF SERVICE

		AFTERNOON PEAK HOUR		
	Intersection	Volume/Capacity Ratio	Level of Service	
1.	La Brea/Franklin Aves.	0.62	В	
2.	La Brea Ave./Hollywood Blvd.	0.62	В	
3.	La Brea Ave./Sunset Blvd.	0.86	D	
4.	Highland/Franklin Aves. (north)	0.88		
5.	Highland/Frankling Aves. (south)	1.04	DFCDECCCC	
6.	Highland Ave./Hollywood Blvd.	0.74	С	
7.	Highland Ave./Sunset Blvd.	0.86	Ð	
8.	Highland/Fountain Aves.	0.92	E	
9.	Wilcox Ave./Sunset Blvd.	· 0.76	С	
10.	Wilcox/Fountain Aves.	0.80	С	
11.	Cahuenga/Hollywood Blvds.	0.80	С	
12.	Cahuenga/Sunset Blvds.	0.72	С	
13.	Vine St./Franklin Ave.	0.49	Α	
14.	Vine St./Hollywood Blvd.	0.71	С	
15.	Vine St./Sunset Blvd.	0.80	Ċ	
16.	Vine St./Fountain Ave	0.94	Ē	
17.	Gower St./Hollywood Blvd.	0.71	C E C	
18.	Gower St./Sunset Blvd.	0.93	E	
19.	Gower St./Fountain Ave.	0.87	D	
20.	Bronson Ave./Hollywood Blvd.	0.89	D	
21.	Bronson Ave./Sunset Blvd.	0.81	D	
22.	Van Ness Ave./Santa Monica Blvd.	0.86	$\bar{\mathbf{D}}$	
23.	Western Ave./Hollywood Blvd.	0.64	В	
24.	Western Ave./Sunset Blvd.	0.84	$ar{ extbf{D}}$	
25.	Western Ave./Santa Monica Blvd.	0.84	D	
	•			

SOURCE: Kaku and Associates, 1985

### **Future Traffic Projections**

To properly evaluate the potential traffic impact of the project on local traffic conditions, the traffic generated by the project area must be forecast and distributed over the local street system. The project area traffic must then be added to forecasts of future background traffic volumes expected from growth in outlying areas. The methods and key assumptions used in this analysis are described in this section.



EXISTING BUS ROUTES

SOURCE: REGIONAL TRANSIT DISTRICT BUS GUIDE FOR WESTERN LOS ANGELES (APRIL 1, 1984)

Future traffic conditions discussed in this analysis are estimated conditions in the year 2005. The future traffic projections for the project are based on land use forecasts prepared by CRA as presented./3/ An inventory of the existing project area land uses was summarized according to the 24 travel analysis zones (TAZs) used in this study. The future street system within the project area is presumed to be essentially the same as the present.

Future traffic generation for the proposed project increase in residential units, hotel rooms, and retail, office, and industrial development was initially estimated through the application of nationally accepted trip generation rates from the Institute of Transportation Engineers./4/ The trip generation rates for each of the five land use categories were adjusted to reflect the high level of pedestrian travel and high transit usage that occur in the project area, and were compared with the trip generation rates developed in the Hollywood Circulation Study. The resulting trip generation rates are shown in Table 12.

in the year 2005, the development projected under the proposed project would generate an estimated 62,740 additional daily vehicle trips (over existing levels) and 7,665 additional afternoon peak-hour vehicle trips, of which about 2,900 trips would be inbound to the 24 zones in the project area. In the build-out year, the development anticipated under the project would generate an estimated 351,200 new daily vehicle trips.

The directional distribution of the additional traffic projected for the future scenarios, generated by each of the 24 TAZs, was based on the results of the SCRTD Regional Core model analysis. This directional distribution of the additional trips corresponds with the distribution for a similar zone in the Regional Core model. The distribution is different for each individual zone. The estimated distributions are 15 to 25% northerly, 30 to 40% southerly, 10 to 20% easterly, and 10 to 20% westerly for the project-generated traffic in each of the 24 TAZs.

Estimates of the existing through traffic in the project area were based on the Regional Core model. The percentages of the through-traffic versus the local traffic were estimated from the model. The through-traffic volumes were increased by growth factors obtained from the Hollywood Circulation Study. The growth factors were about 12% for the year 2005.

The existing average daily traffic volumes on the street network in the project area were increased to reflect the projected increases in through traffic. These volumes were used as the base traffic for the analysis of future conditions. Using the estimated vehicle trip generation and the distribution patterns developed above, the traffic generated by the project area was assigned to the street network. The total daily trips, presented in Table 10, were then added to the future background traffic volumes. The daily traffic volumes at year 2005 under the project are shown on Figure 7.

The existing afternoon peak-hour intersection turning volumes were increased by the growth rates to the through traffic as described above. For each intersection, the growth factor was applied to the through volumes that had shown an increase from the Regional Core model. The afternoon peak-hour trips for the year 2005 under the project were then distributed over the street network and added to the future background traffic volumes. The estimated volumes for year 2005 traffic conditions with the project-generated traffic are summarized in Figure 7.

TABLE 10: AVERAGE WEEKDAY TRIP GENERATION RATES

<u>Land Use</u>	Average Daily Trip Rate	<u>Afte</u> <u>Rate</u>	ernoon Peak % In	Hour % Out
Residential (trips/dwelling unit)	4.9	0.56	. 66.7 %	33.3 %
Commercial (trips/1,000 GSF)/a/	41.0	3.90	48.5	51.5
Hotel (per room)	8.4	0.58	49.3	50.7
Office (trips/1,000 GSF)	8.7	1.24	20.0	80.0
Industrial (trips per 1,000 GSF)	4.3	0.84	33.7	66.3

SOURCE: Kaku & Associates, 1985

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Future V/C Ratios and Levels of Service (LOS)

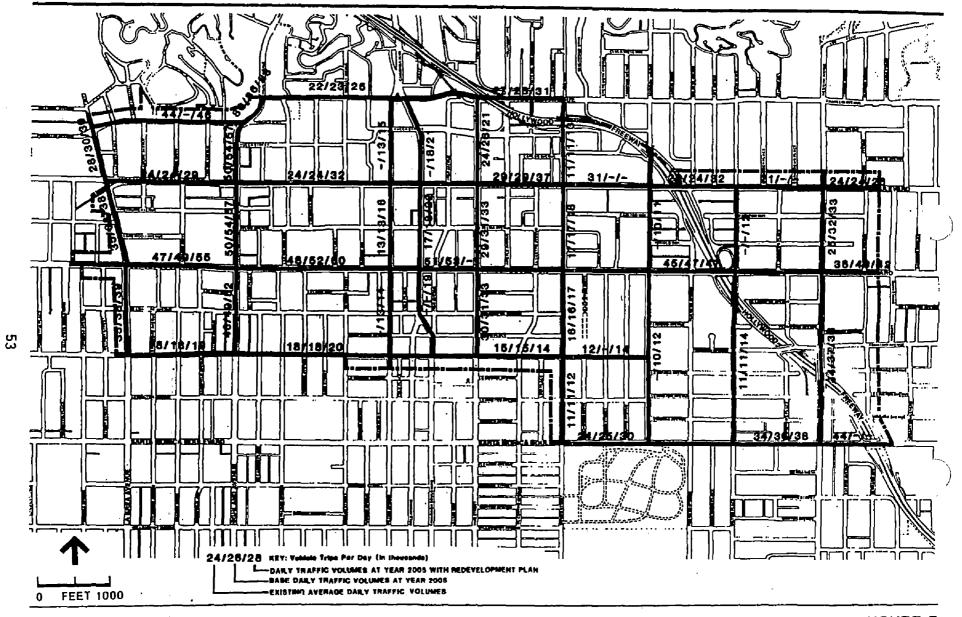
The year 2005 evening peak hour volume/capacity (v/c) ratio and level of service (LOS) at each of the 25 analyzed intersections, including the projected traffic generated by the project, was calculated for the traffic volumes as forecast in the previous section using the level-of-service method described earlier. The analysis assumes that the existing intersection geometrics remain unchanged. The results are summarized in Table 11.

A comparison of street volumes to the theoretical capacity of each section of roadway was also made to evaluate the future street system in the project area. The street volume/roadway capacity relationship assists in highlighting corridor, as opposed to individual intersection deficiencies.

The daily traffic volumes in the year 2005, compared with the respective street capacities, indicate that Western Ave., Highland Ave., Sunset Blvd., Fountain Ave., and Santa Monica Blvd. would experience over-capacity conditions under the existing street network. Also, portions of Vine Ave., Hollywood Blvd., and La Brea Blvd. would operate over capacity. The above method does not reflect the shifts in travel routing which motorists make when a street network begins to become saturated. A balancing of volumes occurs on parallel streets as motorists find a level of equilibrium.

The daily traffic volumes at build-out, which would be highly unlikely, for the <u>Redevelopment Plan</u> indicate that all major arterials in the project area would be over-capacity under the existing street network.

A comparison of the v/c ratio and LOS values for the year 2005 traffic in Table 11, with the existing values (presented earlier in Table 9) indicate that the year 2005 afternoon peak-hour operating conditions would differ significantly. Eight of the intersections would operate at LOS E, or close to their theoretical capacities. Ten of the intersections would operate at LOS F. An LOS F indicates that motorists are waiting through several



SOURCES: PARSONS BRINCKERHOFF
'HOLLYWOOD CIRCULATION STUDY'
AUGUST 1985

KAKU ASSOCIATES

FIGURE 7
EXISTING, FUTURE AND
PROJECT TRAFFIC VOLUMES

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TABLE 11: YEAR 2005 LEVELS OF SERVICE WITHOUT IMPROVEMENTS

		AFTERNOON PEAK HOUR		
	Intersection	Volume/Capacity Ratio	Level of Service/a/	
1.	La Brea Ave./Franklin Ave.	0.63	В	
2.	La Brea Ave./Hollywood Blvd.	0.69	В	
3.	La Brea Ave./Sunset Blvd.	0.96	E	
4.	Highland Ave./Franklin Ave. (north		E E F F	
5.	Highland Ave./Franklin Ave. (sout	h) 1.12	F	
6.	Highland Ave./Hollywood Blvd.	0.95	E	
7.	Highland Ave./Sunset Blvd.	1.11	F	
8.	Highland Ave./Fountain Ave.	0.98	E E	
9.	Wilcox Ave./Sunset Blvd.	0.96	E	
10.	Wilcox Ave./Fountain Ave.	0.86	D	
• 11.	Cahuenga Bivd./Hollywood Bivd.	1 <b>.0</b> 8	D F F A	
12.		1.03	F	
13.	Vine St./Franklin Ave.	0.54	A	
14.	Vine St./Hollywood Blvd.	<b>0.88</b> ·	D	
15.	Vine St./Sunset Blvd.	1.03	F	
16:	Vine St./Fountain Ave.	1.06	F	
17.	Gower St./Hollywood Blvd.	0.94	E	
18.	Gower St./Sunset Blvd.	1.12	F .	
19.	Gower St./Fountain Ave.	0.92	D F F E F F F	
· 20.	Bronson Ave./Hollywood Blvd.	1.01	F	
21.	Bronson Ave./Sunset Blvd.	1.05	· <b>F</b>	
22.	Van Ness Ave./Santa Monica Blvd.	0.90	D	
23.	Western Ave./Hollywood Blvd.	0.70	В .	
24.	Western Ave./Sunset Blvd.	0.92	B E	
25.	Western Ave./Santa Monica Blvd.	1.11	F	

/a/ See Appendix D for Levels of Service descriptions.

SOURCE: Kaku & Associates, 1985

signal cycles to proceed through the intersections and that backups in traffic from these intersections are likely to be affecting operations at other nearby intersections. If no improvements are made to the street system by the Year 2005, 18 of the 25 intersections would operate at LOS E or worse (see Figure 8).

Based upon the Hollywood Circulation study, a circulation improvement plan has been developed to include street and intersection improvements for the year 2005. Implementing the street improvements in the year 2005 street system would improve the circulation of the future traffic in the project area. Improvements would reduce the level of congestion at those intersections now operating at LOSE or LOSF. In addition to relieving congestion on the improved streets, a balancing of volumes on parallel, congested streets would occur. Motorists would shift their travel routes to seek some level of equilibrium.

FIGURE 8
YEAR 2005 PROJECTED AFTERNOON
PEAK-HOUR LEVELS OF SERVICE

SOURCE: KAKU AND ASSOCIATES

The construction of SCRTD's MetroRail Rapid Transit line through Hollywood would help reduce traffic in the project area. The MetroRail traffic impact analysis conducted by SCRTD shows an overall traffic reduction of two to three percent in the Hollywood area. However, the traffic impacts would vary depending on the station locations. Based on data from the Hollywood Circulation Study, the net reduction in traffic would not decrease the number of trips enough to have any significant increase in the level of service of the intersections in the project area.

The project does not include specific traffic improvement proposals. However, the project does contain provisions for CRA to institute Transportation Manager controls, guidelines for transportation improvements and, authority to expend funds to improve traffic circulation.

### Cumulative

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The projections for future additional traffic without the project include a growth factor which accounts for projects within and in the vicinity of the Redevelopment Area. This cumulative growth is part of the background traffic projections for the 20-year and buildout project development.

## Specific Development Projects

The development of certain sites within the project area could result in project-specific transportation impacts.

These environmental impacts would be discussed further in the environmental assessment on the specific projects.

### MITIGATION

According to the Hollywood Circulation Study, the following street and intersection improvements should be made:

- Widen Sunset Blvd. to an 80-ft. roadway with 10-ft. sidewalks on each side. Widen 10 ft. more at Western Ave., Wilton Pl., and Vine St. to allow for left-turn pockets. Widen 20 ft. more at La Brea and Highland Aves. to permit dual left-turn lanes. Evaluate the potential for restricting left turns during peak hours at the remaining cross streets. As redevelopment occurs, widen for left-turn pockets at Wilcox Ave., Cahuenga Blvd., Gower St., and Bronson Ave. There are buildings at, or close to, the right-of-way at the intersections with these cross streets which make widening difficult today.
- Restripe Santa Monica Blvd. to provide three travel lanes in each direction, at 10 ft. per lane. Widen the approaches and right-of-way by 10 ft. to allow for left-turn pockets at La Brea Ave., Highland Ave., Las Palmas Ave., Cahuenga Blvd., Vine St., and Wilton Pl. As redevelopment occurs, widen for left-turn pockets at Wilcox Ave., Gower St., Bronson Ave., Van Ness Ave., and Western Ave. There are buildings at, or close to, the right-of-way at the intersections with these cross streets which render widening difficult today.

- Restripe La Brea Ave. for three lanes in each directon between Sunset and Hollywood Blvds. Widen the north leg at Sunset Blvd. by 10 ft. to provide a southbound-to-eastbound left-turn pocket. Restripe the section of La Brea Ave. between Hollywood Blvd. and Franklin Ave. for three southbound and two northbound lanes. This will require a forced right-turn lane for the northbound approach at Hollywood Blvd. Two ..ght-turn lanes and a combined through and left-turn lane are proposed for the northbound approach at Franklin Ave. The section of La Brea Ave. between Santa Monica Blvd. and Fountain Ave., is already striped for six lanes, plus a left-turn lane, during peak hours.
- Widen Highland Ave. within the existing right-of-way to four lanes in each direction between Franklin Ave. and Santa Monica Blvd. This would require narrowing the sidewalks by five ft. on each side (the sidewalks are presently 15 ft. wide). Install proper lane markings, sign, and overhead blank-out signs for operation of this section as a five-lane/three-lane reversible operation during peak hours. During off-peak periods, Highland Ave. could operate: 1) as six through lanes, a two-way left-turn lane, plus parking on one side; or 2) with an imbalance in north/south through lanes and parking on both sides; or 3) with six travel lanes, parking on both sides, and a prohibition of left turns.

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- At the Highland/Franklin Aves. bottleneck, widen Highland Ave. for one additional lane in each direction; widen both legs of Franklin Ave. (per the City's Capital Improvement Plan); and install permanent reversible-lane traffic control devices, including overhead blank-out signs.
- Restripe Vine St. for three lanes in each direction, plus a left-turn lane. Parking would be prohibited during peak hours, in the dominant direction of travel.
- Restripe Western Ave. for three 10-ft. travel lanes in each direction; widen Western Ave. by 10 ft. for a left-turn pocket at Franklin Ave., Sunset Blvd., and Fountain Ave. Left turns would be restricted during the peak hour at Hollywood Blvd., Santa Monica Blvd., and all of the minor cross streets until such time that redevelopment at these intersections permits widening (there currently are peak-hour, left-turn restrictions on Western Ave. at Santa Monica Blvd.).

The above improvements are suggested as possible solutions for future conditions and could be implemented in the next 25 years. Two of these improvements are recommended for near-term implementation, as they would reduce congestion at intersections that are currently operating at LOS F or LOS E.

- Widen Highland Ave. in the vicinity of its dog-left intersection with Franklin Ave. to provide an additional lane in each direction. Widen the eastbound Franklin Ave. approach (south intersection) to provide three eastbound lanes, and the westbound approach (north intersection) to provide three westbound lanes.
- Widen the east-west approaches and install dual left-turn lanes at the Sunset Blvd./Highland Ave. intersection...

The following three near-term improvements would alleviate some congestion on the major streets in the project area that may be close to their theoretical capacities within a few years:

- Rigorously enforce the tow-away policy for the streets which currently have peak-hour parking bans (i.e., Highland Ave., La Brea Ave., and Sunset Blvd.).
- Prohibit left turns at the minor cross streets on Highland Ave. between Sunset Blvd.
  and Franklin Ave. during the afternoon peak period. Left turns at the major cross
  streets are already prohibited during the afternoon peak period.
- Widen the east-west approaches and install dual left-turn lanes at Sunset Blvd. and La Brea Ave.
- Consider implementing an area-wide Transportation System Management (TSM) program to reduce the number of single-occupant vehicles travelling in the project area. Specific projects could include TSM programs measures wuch as preferential parking for carpool and vanpool vehicles and transit amenities (e.g., bus shelters, bus stops). Project-specific TSM programs would be discussed in the EIR for the project.

### NOTES - Traffic, Circulation, and Parking

- /1/ City of Los Angeles Department of Transportation, "Summary of Traffic Accidents (January 1, 1979: December 31, 1982).
- /2/ SCRTD Public Timetables and SCRTD Prof. 50 Reports.
- /3/ Parsons, Brinckerhoff, Quade and Douglas, Inc., August, 1985, "Hollywood Circulation Study,"
- /4/ Institute of Traffic Engineers, 1982, <u>Trip Generation An Informational Report</u>, Third Edition.

# D. METEOROLOGY AND AIR QUALITY

#### SETTING

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### Meteorology

Wind affects the dispersion of air pollutants more than any other meteorological variable. The project area is generally located in the semi-permanent high pressure zone of the eastern Pacific, and the resulting mild winds cause no significant horizontal dispersion of air pollutants. In a 1980 study, Southern California Air Quality Monitoring District (SCAQMD) found that average morning wind speeds in the general area on 80% of the days during the summer smog season were less than five miles per hour (mph). Vertical dispersion of emissions is hampered by low inversions. This usually mild climatological pattern is infrequently interrupted by periods of hot weather, winter storms, or the Santa Ana winds.

Wind speeds and directions are monitored on Pico Blvd., about four miles to the southwest of the project area. Wind speed and direction data collected between 1955 and 1971, at a height of 40 ft., indicate that, locally, winds blow from the south-southwest (SSW) about 40% of the time and blow from the east-southeast (ESE) about 20% of the time at average speeds of five to seven mph (SSW) and three to four mph (ESE)./1/

Topography also affects the dispersion of air pollutants by channeling surface winds and by restricting ventilation. The topography of the project area is described in Section III.G, Geology and Seismology.

### Air Quality

### Regulatory Context

The U.S. Environmental Protection Agency (EPA) has established ambient concentration and emission standards for several air pollutants, pursuant to the federal Clean Air Act of 1970. Air pollutants are classified as primary or secondary by the manner in which they are formed. The primary pollutants are carbon monoxide (CO), total suspended particulates (TSP), nitrogen dioxide (NO<sub>x</sub>), sulfur dioxide (SO<sub>x</sub>), lead (Pb), and non-methane hydrocarbons (HC); these are emitted directly to the atmosphere from a stationary or mobile source. Secondary pollutants are ozone (O<sub>3</sub>), photochemical aerosols, and peroxyacetylnitrates (PAN); these are created by photochemical and chemical reactions of primary pollutants in the atmosphere.

Criteria pollutants are those for which ambient air quality concentration standards (National Ambient Air Quality Standards, or NAAQS) have been established by the EPA. These include  $O_3$ , TSP,  $NO_2$ ,  $SO_2$ , and Pb. In addition, an ambient standard was established for volatile hydrocarbons (HC). Non-criteria pollutants for which federal emissions standards (National Emissions Standards for Hazardous Pollutants, or NESHAPS)) have been established include asbestos, beryllium, mercury, and vinyl chloride. Both types of standards are intended to protect the public health and welfare. The 1977 Clean Air Act Amendments required that each state identify non-attainment areas within its borders that did not meet the NAAQS no later than 1987. The State of California has also established state air quality standards, similar to the federal standards. The state agency for air quality regulation is the Air Resources Board (ARB).

ARB oversees the activities of local air quality management agencies. ARB is responsible for incorporating air quality management plans of local agencies into a State Implementation Plan (SIP) for approval by the EPA. ARB maintains air quality monitoring stations throughout the state in conjuction with local Air Pollution Control Districts. Data collected at these stations are used by ARB to classify air basins within the state as "attainment" or "non-attainment" with respect to each criteria pollutant and to monitor progress in attaining air quality standards.

ARB has established state standards for pollutant emissions and ambient concentrations that, in some cases, are more stringent than the federal standards. The more stringent of the federal or state standard applies, although air quality planning is based on the NAAQS. In addition to ambient air quality and emissions standards, California has adopted episode criteria for O<sub>3</sub>, PAN, CO, SO<sub>2</sub>, NO<sub>2</sub>, and TSP that identify short-term exposure levels that threaten public health.

The local agency empowered to regulate air quality in the South Coast Air Basin (SCAB), which includes Los Angeles County is South Coast Air Quality Managment District (SCAQMD); this agency has primary responsibility for regulating air quality in Hollywood. A regional 1982 Air Quality Management Plan (AQMP) was prepared by SCAQMD and the Southern California Association of Governments. The regional AQMP was incorporated into California's SIP by the ARB. The regional AQMP recommends air quality control measures that, when implemented, would achieve state and federal air quality standards by 1987.

The regional <u>AQMP</u> stipulates goals and policies, and recommends control measures for achieving and maintaining the NAAQS at the earliest feasible date for the entire SCAB. One of the policies stated in the regional <u>AQMP</u> confines a project's air quality analysis to local impacts, as long as reasonable further progress goals are being met and the regional <u>AQMP</u> is being implemented; the regional <u>AQMP</u> demonstrates that regional mitigation is taking place to the maximum extent possible. It also allows control measures in addition to those in the regional <u>AQMP</u>, or measures implemented to a more-stringent degree, to offset projected increases in air pollutant emissions.

The City of Los Angeles, because of its crucial role in achieving air quality goals in the SCAB, formulated its own AQMP as an Element of its General Plan in 1979 as an adjunct to the regional AQMP. The specific air quality control measures proposed in the regional AQMP have been adopted and reinforced in the L.A. AQMP, and include specific implementation programs. The L.A. AQMP specifically mentions redevelopment plans as opportunities for reducing air pollution through careful designs, tree and shrub plantings, and reductions in vehicle travel.

Other policies and programs specified in the L.A. <u>AQMP</u> include supporting operational improvements for existing traffic flows and improving energy efficiency of residential uses. To encourage use of mass transit as an air quality improvement measure, the City is constructing bus shelters. The City is also encouraging use of alternative transit modes with designs providing easy pedestrian access and with bicycle lanes.

### **Existing Air Quality**

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Air quality is determined by the interplay of primary and secondary pollutant emissions, topography, winds, and temperature inversions. The major air quality problems in the SCAB are due to oxidants, secondary pollutants forming from downwind of these sources. Winter air quality problems are due to early morning and late evening emissions of CO and  $NO_x$ , while summer air quality problems result from the formation of photochemical smog from HC and  $NO_2$  reacting in strong sunlight.

In cooperation with ARB, SCAQMD operates a regional network of air quality monitoring stations to track concentrations of criteria, non-criteria, and hazardous air pollutants. On the basis of regional monitoring data, the project area is designated as an attainment area for Pb and SO<sub>2</sub>, and as a non-attainment area for O<sub>3</sub>, CO, NO<sub>2</sub>, and TSP. A five-year summary of the data collected at the SCAQMD monitoring station on N. Main St. in downtown Los Angeles, about seven miles southeast of the project area, is shown in Table 12, along with the corresponding federal or state ambient air quality standard, whichever is more stringent.

				<u> </u>		
POLLUTANT:	STANDARI	1979	1980	<u> 1</u> 98 <u>1</u>	1982	1983
Ozone (O <sub>3</sub> ; Oxidant) Highest 1-hr average, ppm /a/ Number of standard excesses	0.12 /b,c/	0.32 114	<u>0.29</u> 109	0.32 120	<u>0.40</u> 91	0.26 114
Carbon Monoxide (CO) Highest 1-hr average, ppm Number of standard excesses Highest 8-hr average, ppm Number of standard excesses	20 /d,e/ 9.0 /d/	19 N/A 13.5 15	19 N/A 14 14	18 N/A 14.9 16	15 NA 11.9	17 0 13 10
Nitrogen Dioxide (NO <sub>2</sub> ) Highest 1-hr average, ppm Number of standard excesses	0.25 /d/	<u>0.47</u> 13	0.44 16	0.45 17	. 0.41	<u>0.33</u> 5
Sulfur Dioxide (SO <sub>2</sub> ) Highest 24-hr average, ppm Number of standard excesses/f/	0.05 /d/	0.04 0	0.06 0	0.05 0	0.05 0	0.07 NA
Total Suspended Particulate (TSP) Highest 24-hr average, ug/m³/a/ Number of standard excesses/f/ Annual Geometric Mean, ug/m³	100 /d,g/ 60 /d,g/	267 48 70	248 33 79	219 36 .64	177 17 64	228 37 54.8
Lead Highest 30-day average, ug/m³ Number of standard excesses	1.5 /d/	2.82 6	<b>2.68</b> 5	· <u>1.75</u>	1.05 0	1.04 0

/a/ ppm: parts per million; ug/m³: micrograms per cubic meter.

'/d/ State standard, not to be equaled or exceeded.

/f/ Measured every six days.

NR: Not Recorded; NA: Not Available

SOURCES: BAAQMD, 1978-1982, Contaminant Summaries; and CARB, Air Quality Data Summaries, 1978-1982.

<sup>/</sup>b/ Federal standard, not to be exceeded more than once per year; annual standards are not to be exceeded.

<sup>/</sup>c/ The federal ozone standard was revised from 0.08 ppm to 0.12 ppm in January, 1979.

<sup>/</sup>e/ The state 1-hr CO standard was revised from 35 ppm to 20 ppm in January, 1983. The numbers of recorded excesses of the new standard from 1978 to 1980 are unavailable.

<sup>/</sup>g/ The California Air Resources Board (CARB) has redefined this standard to apply to "inhalable" particles only (i.e., those less than 10 microns in diameter). The new 24-hr standard is 50 ug/m³ and the new annual geometric mean is 30 ug/m³. Data on the particle size distribution of the TSP sampled at the San Jose monitoring station is unavailable. According to the CARB, however, the new standards are "reasonably equivalent" to the old standards shown in the above table (see BAAQMD, Air Currents, March, 1983).

Table 14 indicates the extent of the air pollution problem in the South Coast Air Basin, specifically in the vicinity of downtown Los Angeles. Lead concentrations are no longer a serious concern because of the switch to unleaded gasolines; however, the South Coast Air Basin has achieved EPA-approved attainment status for only one other criterion pollutant, sulfur dioxide./2/

Ozone (O3). The most pervasive air quality problem in the South Coast Air Basin is high concentrations of  $0_3$ .  $0_3$  is not directly emitted but is a secondary pollutant produced in the atmosphere through photochemical reactions involving hydrogens (HC) and nitrogen dioxides  $(NO_x)$ . Significant ozone generation requires approximately one to three hours in a stable atmosphere with strong sunlight. Thus, ozone air pollution is a regional phenomenon due to transport and diffusion by wind concurrent with the reaction process.

The numerous small sources emitting most of the HC and  $NO_x$  are spread throughout the region. Ozone concentrations, monitored at the North Main St. Station, exceeded the federal standard (less stringent than the state standard) nearly one day in three in 1983. For the 1981-1983 period, the SCAB averaged 87 days per year when first-stage ozone Advisory/Alert warnings were issued, indicating ozone levels between 0.20 ppm and 0.35 ppm./3/ Air quality recorded at the North Main St. Station closely reflect the basin-wide situation and the background concentrations in the Hollywood area most likely reflect those at North Main St.

Carbon Monoxide (CO). CO is emitted by motor vehicles. Ambient CO concentrations closely follow the spatial and temporal distributions of vehicular traffic. CO concentrations are also influenced by meteorological factors such as wind speed and atmospheric mixing. The eight-hour state CO standard is occasionally exceeded in downtown L.A. and, most likely, is exceeded occasionally in Hollywood. Under inversion conditions, when a layer of warm air overlies a cooler layer near the surface, CO may become trapped and concentrations throughout the affected area will be relatively high. Prolonged exposure to hig CO levels can cause headaches and dizziness.

Total Suspended Particulates (TSP). The largest sources of TSP in the South Coast Air Basin are demolition, construction activity, and vehicular traffic. The state standards for TSP are often exceeded. TSP emissions are difficult to control with available methods. High TSP concentrations reduce visibility and may aggravate pulmonary complications of sensitive members of the public.

Nitrogen Dioxide (NO2). The major sources of NO<sub>2</sub> essential to the formation of photochemical smog, are vehicular, residentia, and industrial combustion. Nitrogen dioxide imparts a brown color to the sky when smog levels are high. Although excesses of the state standard have declined over the past five years, excesses do still occur occasionally, often in conjunction with excesses of other criteria pollutants.

### **Existing Sources**

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Existing sources in the vicinity of the project area include industries, power plants, and vehicles on the nearby Hollywood Freeway and on adjacent streets. The primary air pollution problem in Hollywood attributable to local sources (in contrast to ozone, a regional pollutant) is CO at heavily-traveled intersections. Existing worst-case, peak-hour curbside CO concentrations along roadway segments in the project area are estimated and compared to future emissions with and without the project below in the Impact section.

As shown in Table 13, most of the existing emissions from the project area are generated by motor vehicles. Carbon monoxide is the single largest contributor to basin-wide emissions. Overall, existing emissions from the project area account for approximately 1% of total air basin emissions.

TABLE 15: ESTIMATED POLLUTANT EMISSIONS IN 1985 (tons/day) /a/

	Existing Pr	oject Emiss	ions/b/	Air Basin	Project Area Emissions
Pollutant	Vehicular	Building	Total	Emissions/b/	As Percent of Air Basin
Carbon monoxide	e 64	0.43	64	5,290	1.2
Hydrocarbons	5.1	0.17	5.3	1,134	0.5
Nitrogen oxides	4.6	2.6	7.2	1,027	0.7
Sulfur dioxide	0.5	0.01	0.5	196	0.3
Particulate	<b>5.5</b>	0.3	5.8	610	1.0

/a/ Vehicular emissions are based on EMFAC-6C emissions factors, total project-generated vehicle trips, an average vehicle fleet, and an assumed average trip length of five miles; building emissions are based on EPA's AP-42 natural gas emissions factors (Compilation of Air Pollutant Emissions Factors, 1978) and the estimates of natural gas consumption in the project area presented in the Energy and Public Services discussions. Industrial process emissions are unknown and are not included in these figures. Air basin emissions for 1985 and 2005 were dereived by interpolating the 1979, 1987, and 2000 estimates of total air basin emissions presented in SCAQMD's 1982 Air Quality Management Plan.

/b/ In tons per day.

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SOURCE: Environmental Science Associates, Inc., 1985.

### Sensitive Receptors

Residential development is considered to be moderately sensitive to air pollution because of the long duration of exposure and because residential occupants include several sectors of the general population that are particularly sensitive to air pollutants — children, the elderly, and those with respiratory problems. For similar reasons, schools, retirement homes, convalescent homes, and hospitals are considered to be sensitive to poor air quality. Open space and recreational uses are considered to be sensitive to air quality because air pollutants may have enhanced effects on those engaged in strenuous sports activities and because noticeable air pollution detracts from the aesthetics of the recreational experience.

Commercial and light industrial areas are considered to be less sensitive to air pollution than those discussed above. The workforce is generally considered to be the healthiest segment of the population and less susceptible to the potential adverse health effects of air pollutants. The duration of exposure in commercial and industrial areas is also less than in residential areas. Industrial workers typically are aware of the potential adverse effects of hazardous air pollutants and take precautions to avoid excessive exposure.

### **IMPACT**

New development within the Redevelopment Area in the future would generate temporary emissions of air pollutants during construction and long-term emissions continuously throughout the life of the development.

## Regulatory Context

New development approved under the <u>Redevelopment Plan</u> would be required to adhere to the Rules and Regulations of the SCAQMD to reduce both stationary and mobile source pollutant emissions. Specific regulations that may apply to new development include Rule 403, which limits fugitive dust emissions; and Rule 708, which requires any owner or operator of a venture that employs more than 100 employees per shift to submit a Traffic Management Plan to reduce vehicle use. The <u>Plan</u> is to be implemented during predicted episodes of unhealthy O<sub>3</sub>, SO<sub>2</sub>, and CO concentrations.

The project would not conflict with the goals of attaining air quality standards outlined in the regional AQMP, as the AQMP is based on the southern California Association of Governments and local general plan projections for growth in downtown Los Angeles and the Redevelopment Plan would allow less development than would occur under the existing Community Plan.

### **Project Emissions**

#### Construction

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Construction activities including demolition, land clearing, ground excavation, grading, and construction of the structures, would result in the short-term emission of fugitive dust (i.e., dust blowing from exposed soil surfaces) and volatile hydrocarbons, and exhaust emissions from construction vehicles and equipment.

Fugitive dust emissions would vary according to the level and type of activity, silt content of soil and demolished debris, number of temporary roads at the site, and the prevailing weather. The state 24-hour standard for particulates, 100 micrograms per cubic meter, would probably be violated several times within the project area during construction of specific projects, and visibility at the construction sites may temporarily be affected. Large-sized particulate, greater than 30 microns in diameter, are characteristic of construction particulates, which settle out of the atmosphere rapidly with increased distance from the site. As a result, dustfall can be expected to occur on cars, streets, sidewalks, and other outside surfaces within a 200- to 800-ft. radius of construction sites.

Construction particulates are more of a nuisance than a hazard, except to persons with resiratory problems. These particulate emissions could have a significant impact on air quality in Hollywood, depending on duration of construction, and because of the difficulties in constructing wind screens or wetting down construction sites in busy urban areas. Particulate emissions would be reduced by implementation of standard mitigation measures (see below). Hydrocarbons would be emitted from oil-based architectural coatings, paints, and asphalt used in construction. Hydrocarbon emissions resulting from the use of specific paints and coatings would be controlled by the SCAQMD.

Exhaust emissions during construction would result from vehicular traffic generated by the construction activities, and from operating equipment and machinery. Emission levels for construction activities would vary with the type of equipment, duration of use, operation schedules, and number of construction workers.

# Long-Term Project Emissions

### **Building Emissions**

New development in the project area would generate air pollutant emissions from combustion of natural gas for space and water heating, and for cooking. These products of combustion, primarily CO, HC, NO<sub>2</sub>, SO<sub>2</sub>, and TSP would also be emitted by power plants providing electricity to new development. Projected emissions from natural gas combustion by new development in the project area in 2005 are given in Table 16. Building emissions from development occurring in the project-change areas would increase by 75% to 100%.

Both criteria and hazardous air pollutants would also be emitted by industrial processes in industrial developments approved within the project area in the future. At this time, however, the tenant industries that would likely locate within the project area are unknown. Further environmental review of these process emissions may be required. Industries proposing to emit air pollutants would be required to obtain a permit from the SCAQMD prior to beginning operation; this would ensure that process emissions would not endanger public health or substantially impede attainment of air quality goals.

### Vehicular Emissions

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As shown in Table 14, most of the emissions from new development under the project would be from vehicles on local roads. The pollutant of most concern, locally, would be carbon monoxide. Overall, vehicular emissions from traffic generated by the project would increase by about 90% from the levels estimated for 1985 even though emissions per car-mile traveled would decrease as a result of federally-mandated emissions control devices for automobiles.

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#### Total Emissions

Total air pollutant emissions from development under the project in 2005 are compared to total air basin emissions projections. Overall, emissions levels would increase as a result primarily of increased traffic related to new development within the project area. By the year 2005, CO, HC,  $NO_x$ ,  $SO_2$ , and TSP emissions would substantially increase. The greatest increases, as a precentage of total air basin emissions, would be in  $NO_x$  (214%) and in CO (110%).

### Ambient Concentrations

New development in the project area would generate substantial amounts of  $NO_x$  and CO.  $NO_x$  contributes to the formation of photochemical smog, an air quality problem of regional scope to which the project would contribute incrementally. CO is a pollutant that normally dissipates quickly, but can contribute to local air quality problems under stable atmospheric conditions and low inversions. The following analysis focuses on the potential CO impacts of the project.

TABLE 14: PROJECTED POLLUTANT EMISSIONS IN 2005 (tons/day) /a/

	Year 2005	Project Emis	sions	Air Basin	Project Area Emissions as
Pollutant	Vehicular	Building/b/	Total	Emissions	% of Air Basin
Carbon monoxide	112.2	0.8	113	4,550	2.5
Hydrocarbons	10.1	0.3	10.4	1,071	1.0
Nitrogen oxides	15.2	4.8	20.0	924	2.2
Sulfur dioxide	1.13	0.02	1.15	185	0.6
Particulate	12.6	0.6	13.2	664	2.0

/a/ Vehicular emissions are based on EMFAC-6C emissions factors, total project-generated vehicle trips, an average vehicle fleet, and an assumed average trip length of five miles; building emissions are based on EPA's AP-42 natural gas emissions factors (Compilation of Air Pollutant Emissions Factors, 1978) and the estimates of natural gas consumption in the project area presented in the Energy and Public Services discussions. Industrial process emissions are unknown and are not included in these figures. Air basin emissions for 1985 and 2005 were derived by interpolating the 1979, 1987, and 2000 estimates of total air basin emissions presented in SCAQMD's 1982 Air Quality Management Plan.

/b/ Natural Gas combustion only.

SOURCE: Environmental Science Associates, Inc., November, 1985.

### Roadside Carbon Monoxide

### Concentrations

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One-hour and eight-hour carbon monoxide concentrations were estimated for four representative street segments within the proposed Redevelopment Area for existing, future, and project-case traffic volumes (see Table 15). These estimates indicate that the one-hour standard is probably being violated along Franklin Ave. between Vine St. and Gower St., but appears not to be being violated at other locations. Additional development would increase traffic levels, but the increased vehicle-miles-traveled within the project area are offset by decreased vehicle emissions per mile traveled, so that predicted ambient concentrations would still decline. The estimates presented in Table 17 indicate that there are widespread violations of the eight-hour standard, and that these will continue despite reduced emissions per car-mile in the future.

# **Effects on Sensitive Receptors**

Worst-case, one-hour roadside carbon monoxide concentrations would increase by about 0.3 to 0.6 ppm as a result of the project; this approximately 1.6% to 3.8% increase is insignificant and would have no measurable effect on sensitive receptors, in particular, or on public health in general. Eight-hour CO concentrations would increase as a result of the project only on the Hollywood Blvd. segment; this 0.1 ppm increase in CO concentration would be insignificant. As indicated in Table 15, CO concentrations would continue to decline, with or without the project, in response to statewide mobile source emissions controls.

TABLE 15: CO CONCENTRATIONS ON SELECTED STREET SEGMENTS IN THE PROJECT AREA

Road Segments	Averaging <u>Time</u>	Existing	Year 2005 w/o Project	Year 2005 w/Project	Project at Build-Out
Franklin Ave., between Wilcox Ave. and Vine St.	1-hour	17.0	14.1	14.4	15.3
	8-hour	12.3	10.3	10.3	10.6
Franklin Ave., between Vine and Gower Sts.	1-hour 8-hour	$\frac{21.1}{13.8}$	16.5 11.2	16.7 11.2	17.2 11.5
Hollywood Blvd., between	1-hour	16.7	13.8	14.2	15.6
Highland and Wilcox Aves.	8-hour	12.1	10.2	10.4	11.1
Hollywood Blvd., between	1-hour	17.2	13.8	14.4	16.1
Gower and Bronson Sts.	.8-hour	12.2	10.2	10.2	11.2

/a/ Projections made using the CARB CALINE-3 air quality model. The state one-hour standard is 20.0 parts per million (ppm) and the eight-hour standard is 9.0 ppm.

/b/ CALINE-3 air quality model estimates for existing and future CO concentrations are based on worst-case meteorlogical conditions. Concentrations estimated for receptors located about 50 ft. from the center of the outside travel lane for each road. Concentrations for 1985 were added to a CO background concentration of 14.8 ppm, for one-hour values, and to 11.3 for eight-hour values (estimates based on South Coast Air Quality Management District air basin monitoring data). Emissions projections for 2005 were added to a background concentration of 12.7 ppm, for one-hour values, and to background concentrations of 9.7 for eight-hour values.

SOURCE: Environmental Science Associates, Inc.

### Consistency with Plans and Policies

Specific and future developments within the proposed Redevelopment Plan would be required to adhere to the Rules and Regulations of the SCAQMD to reduce both stationary and mobile source pollutant emissions. Rule 403, limits fugitive dust emissions (i.e., dust blowing from exposed soil areas) from construction areas. Rule 708 requires any owner or operator of a venture that employs more than 100 employees per shift to submit a Traffic Management Plan (TMP) to reduce vehicle use. The TMP would be implemented during predicted episodes of unhealthy O<sub>3</sub>, SO<sub>2</sub>, and CO concentrations.

### Cumulative

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A background component of the South Coast Air Quality Management District's projections for future emissions includes levels of pollutants produced by projects through the region. The projections for future project emissions, therefore, includes emissions from cumulative growth within the air basin.

### Specific Development Projects

Specific development projects might result in additional adverse effects on air quality that cannot be anticipated at this time. Industrial development, for instance, may emit hazardous pollutants or large volumes of criteria pollutants and would then require a site-specific air quality analysis and additional environmental assessment. Specific development proposals would be subject to additional environmental assessment.

#### **MITIGATION**

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To mitigate the impacts of individual development projects approved in the future within the Redevelopment Area, the CRA could require the following project-specific measures as conditions of approval:

- Wet all unpaved demolition and construction areas at least twice a day during excavation and grading to reduce dust emissions, to meet SCAQMD District Rule 403. Wetting could reduce particulate emissions (dust) by about 50%.
- Require, as recommended by SCAQMD, that general contractors maintain and
  operate construction equipment so as to minimize exhaust emissions. During
  construction, require trucks and vehicles in loading or unloading queues to keep their
  engines off, when not in use, to reduce vehicle emissions.
- As recommended by SCAQMD, phase and schedule construction activities to avoid peak emissions periods, and curtail or discontinue construction activities during firstand second-stage smog alerts.

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- Design project structures for maximum energy efficiency. This would reduce on-site
  emissions of products of combustion from natural gas, and would reduce off-site
  emissions associated with generation of electricity for the project area. These
  measures are also discussed in Section III.F, Energy.
- Require Transportation Systems Management Programs for individual projects that include carpooling, vanpooling, or transit use incentives would reduce traffic, lowering vehicular emissions of air pollutants. Other measures suggested in Section III.C, Traffic, Circulation, and Parking, would mitigate project effects on air quality if imposed.

#### NOTES - Meteorology and Air Quality

- /1/ Department of Water Resources, 1978, Wind in California, Bulletin No. 185.
- /2/ California Air Resources Board, Memorandum on Attainment/Nonattainment Status dated February 22, 1985.
- /3/ Bay Area Air Quality Managment District, Information Bulletin on Ozone Trends dated August 8, 1985.

### E. NOISE

SETTING

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### Existing Noise Levels and Noise Sources

Noise sources and levels in the project area appear, on the basis of a field visit in fall, 1985, to be typical of mixed-use urban development. Background outdoor noise levels in such areas result primarily from traffic on adjacent roads and occasional intrusive noise associated with residential, commercial, and light industrial activities. A heliport is located in the area bounded by Vine St., Sunset Blvd., Van Ness Ave., and Santa Monica Blvd./1/ Noise levels in the project area were not measured because the predominant contribution of traffic noise to the overall noise level allows for the application of computer-based noise models to estimate existing and future cases.

The Noise Element to the General Plan indicates that existing and future noise levels along Santa Monica Blvd., Highland Ave., and the Hollywood Freeway exceed 65 dBA, L<sub>4n</sub>; the accuracy of these estimates, however, is plus or minus six dBA./2,3/ The Community Noise Equivalent Level (CNEL) is approximately equivalent to the peak-hour L<sub>aq</sub> for typical urban traffic distributions, so the traffic noise levels estimated in Table 20 indicate that the existing CNEL in the project area ranges from about 65 dBA to about 80 dBA.

## Sensitive Receptors and Noise Compatibility

The noise compatibility of major land use categories is presented in Table 16, below.

TABLE 16: NOISE COMPATIBILITY STANDARDS, BY LAND USE CATEGORY (dBA, CNEL)

	Noise Compatibility Standards (dBA, CNEL)					
Land Use Category	Clearly Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable		
Group I – residences, schools, hospitals, neighborhood parks	up to 60	60 to 65	65 to 75	above 75		
Group II - offices, retail, sensitive industries	up to 65	65 to 75	75 to 80	above 80		
Group III - industries, wholesale	up to 70	70 to 80	80 to 85	above 85		

SOURCE: Environmental Science Associates, Inc.

### Plans and Policies

The Noise Element to the General Plan, which contains the City's plans and policies regarding noise, is discussed in Section III.A, Land Use and Planning. The Noise Element contains standards for aircraft and motor vehicle noise, and presumed minimum ambient noise levels, in all zoning districts, which are used in connection with the City Noise Ordinance to abate excessively noisy activities.

### **IMPACT**

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### **Construction Noise**

Construction of new development in the proposed Redevelopment Area would generate high noise levels on and adjacent to the development sites intermittently during construction. Table 17 shows typical outdoor noise levels for commercial and industrial construction; levels for residential construction would be similar or less. Construction noise could disturb concentration and communication of adjacent residents and workers./4/ The City has a Noise Ordinance that limits the hours of construction activity.

TABLE 17: TYPICAL COMMERCIAL/INDUSTRIAL CONSTRUCTION NOISE LEVELS /a/

Construction Phase	Noise Level (dBA)
Ground Clearing Excavation	84 89
Foundations	78
Erection	85
Finishing	89

/a/ Noise levels at 50 ft. from the source.

SOURCE: Bolt, Beranek, and Newman, 1971, Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances, U.S. Environmental Protection Agency.

### Future Noise Levels

Future noise levels would be dominated by vehicular traffic noise. Future afternoon peak-hour average noise levels generated by vehicular traffic on four road segments in the project area are compared to estimated existing noise levels in Table 18. As shown in the Table, future development in the project area under the Redevelopment Plan would increase peak-hour noise levels by a maximum of 1.9 dBA. An increase of three decibels is barely perceptable under typical conditions outside a laboratory, and an increase of 10 decibels is perceived by the human ear as a doubling of sound intensity. The increase in traffic noise predicted for the project would not be significant.

Industrial processes related to future industrial development approved under the project could generate substantial intrusive noise which, depending upon the location, would be annoying to adjacent residents and workers. This potential impact cannot be accurately evaluated at this time, but should be considered in the CRA's review of specific future development projects.

### Effects on Sensitive Receptors

The project would not generally increase noise levels in the project area by a perceptible degree. However, the project would probably result in construction of residential developments and other noise-sensitive land uses in areas where the noise environment is already normally unacceptable or clearly unacceptable (see Table 16) for such uses. In general, residential developments would be inadvisable along all major thoroughfares in Hollywood, unless these developments were well designed to reduce interior noise levels./5/

TABLE 18: PEAK-HOUR NOISE LEVELS ON SELECTED STREETS IN THE PROJECT AREA /a/

Road Segment	Year 1985 Existing /b/	Year 2005 w/o Project /b/	Year 2005 w/Project /b/
Franklin Ave. between Wilcox Ave. and Vine St.	68.7	69.0	69.5
Hollywood Freeway near Franklin Ave.	80.4	80.4	80.4
Hollywood Blvd. between Highland and Wilcox Aves.	66.9	66.9	68 <b>.2</b>
Hollywood Blvd. between Gower St. and Bronson Ave	2. 68.5	67.4	69.3

<sup>/</sup>a/ Assumes vehicle traffic is 95% autos and 5% medium trucks on streets and 98% autos and 2% heavy trucks on the Hollywood Freeway. Calculations are based on FHWA Highway Traffic Noise Prediction Model (U.S. Department of Transportation, 1978).
/b/ Values are in dBA, Leg, which is defined in Notes #2 and #3 of this section.

SOURCE: Environmental Science Associates, Inc.

## Project Consistency With Adopted Plans and Policies

The Redevelopment Plan would be consistent with the Noise Element to the General Plan and with the City Noise Ordinance; individual projects approved within the Redevelopment Area would be consistent with the provisions of the Redevelopment Plan.

## Specific Development Projects

Specific development proposals may present potential project-specific or site-specific impacts on the noise environment that cannot be adequately addressed at this time. These proposals, however, would be subject to further environmental review when proposed.

#### **MITIGATION**

CRA could require that future development projects in the proposed Redevelopment Area adhere to the following noise mitigation measures as conditions of approval of permits for such development:

- Schedule noisy construction activities for periods, such as 8:00 a.m. to 6:00 p.m., weekdays, when loud noises would have the least impact on adjacent residents and workers.
- Require that the design of residential projects adjacent to major thoroughfares be reviewed by an acoustical engineer, and that the measures recommended by the engineer to maintain acceptable interior noise levels be implemented.

### NOTES - Noise

- /1/ Los Angeles City Planning Department, 1977, Noise Element to the General Plan.
- /2/ Environmental noise is measured in units of decibels (dB), which is a logarithmic scale. The dBA, or A-weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. The normal range of human hearing extends from about three dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness, a two dBA increase is barely noticeable to most people.
- /3/ Environmental noise fluctuates in intensity over time, and is typically described as a time-averaged noise level. The two descriptors of noise used herein are L<sub>eq</sub> and CNEL. L<sub>eq</sub>, the energy equivalent noise level, is a measure of the average energy content (intensity) of noise over a given period. L<sub>en</sub>, the day-night noise level, is an index based on a 24-hour average of the energy content of the noise, with a 10-dBA "penalty" added for night-time noise (10:00 p.m. to 7:00 a.m.) to account for the greater sensitivity of people to noise during this period. CNEL, the Community Noise Equivalent Level, is similar to the L<sub>en</sub>, but with an additional five dBA "penalty" added to evening noise (7:00 p.m. to 10:00 p.m.). In practice, L<sub>en</sub> and CNEL values for the same noise event usually differ by less than two dBA.

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- /4/ Human response to noise is subjective and varies considerably from one individual to another. Effects of noise include interference with sleep, concentration, and communication; physiological and psychological stress; and hearing loss. The sound level of speech is typically about 60 to 65 dBA. In general, noise begins to interfere with a listener's understanding of speech when it exceeds 55 to 60 dBA. Sleep is disturbed when interior noise levels exceed 50 dBA.
- /5/ Indoor noise levels are generally 10 to 20 dBA lower than outdoor levels due to the sound attenuation afforded by the building envelope. Noise is also attenuated by distance from the source, the noise intensity diminishing by at least three dBA for every doubling of distance from a line source and by more where structures or elevated topography are between the source and the receiver.

## F. ENERGY

### **SETTING**

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Existing land uses within the project area include office, retail, residential, restaurant, industrial, and parking. Vacant and parking uses are assumed to consume negligible amounts of energy. Electricity and natural gas are consumed by other land uses primarily for lighting, space heating and cooling, heating of domestic water, cooking, and operation of office and home appliances; lesser amounts of electricity and natural gas are used in industrial processes by the light industries found in the project area. Estimated existing energy consumption by these uses is presented in Table 19.

Electricity and natural gas infrastructure and services, and the capacity of local utilities to serve the area, are discussed under Section III.G, Public Services and Utilities.

### **IMPACT**

### Construction Energy

Site preparation, including demolition and hauling, excavation, and grading would result in a one-time expenditure of gasoline and diesel fuel. The energy that would be consumed by these activities cannot be quantified, because it is dependent on the types of buildings to be demolished, length of haul, and other unknown factors.

Construction of additional development in the project area would consume about 17 trillion Btu of energy that would be derived primarily from nonrenewable resources./1,2/ These construction energy requirements include both the direct and indirect costs of building construction.

### Operational Energy Consumption

Annual energy consumption for the increase in development within the project area was projected using assumed annual energy budgets for the proposed type of use.

## **Building Energy**

:N3 :Th Buildings constructed in the proposed Redevelopment Area would be designed in accordance with the state energy conservation standards (California Administrative Code, Title 24). For residential developments, the standards consist of alternative design packages that achieve a minimum energy efficiency. For non-residential buildings, the standards allow compliance either by meeting an energy performance standard (annual energy budget) or by following prescriptive standards for specific elements of building design.

TABLE 19: ESTIMATED TOTAL ENERGY CONSUMPTION FOR PROJECT AREA

	Energy Consumption			
Land Use	1985_	2005	Project <u>Buildout</u>	
Residential/a/				
Electricity/b/	67 .	79	<b>129</b> .	
Natural Gas/c/	. 1,280	1,510	2,458	
Total Energy/d/	2,100	2,478	4,032	
Commercial		•	•	
Electricity/b/	484	600	2,299	
Natural Gas/c/	495	674	2,351	
Total Energy/d/	5,500	6,820	26,125	
Institutional				
Electricity/b/	9.4	9.4	9.4	
Natural Gas/c/	9.4	9.4	9.4	
Total Energy/d/	107	107	107	
Industrial	•	•		
Electricity/b/	132	202	792	
Natural Gas/c/	105	161	630	
Total Energy/d/	1,465	2,241	8,790	
Totals				
Electricity/b/	692	890	3,229	
Natural Gas/c/	1,890	2,294	5,448	
Total Energy/d/	9,172	11,646	40,502	

7a/ Assumes 1,000 sq. ft. per residential dwelling unit.

SOURCE: Environmental Science Associates, Inc.

<sup>/</sup>b/ million kWh/yr.

<sup>/</sup>c/ million cu. ft./yr.

<sup>/</sup>d/ billion Btu/yr.

Electricity consumption from new development in the project area between the present and the year 2005 would be about 183 Giga-Watt hours (GWh) per year, or about 1.9 trillion Btu at-source (at-source values include energy losses from electricity generation and transmission and natural gas distribution)./3,4,5/ Electricity would be used for air conditioning, lighting, appliances, and miscellaneous other power needs. Natural gas consumption would be about 27 million cu. ft. per year, or about 30 billion Btu at-source. Nat all gas would be used primarily for space heating, cooking, and clothes drying. Total building energy consumption would be about 1.93 trillion Btu, mostly electricity.

### Transportation Energy

Traffic generated by new development in the project area between the present and the year 2005 would require about 3.6 million gallons per day of diesel fuel and gasoline, equal to about 510 billion Btu per year. Energy requirements for motor vehicle traffic were estimated from total project trip generation, an assumed average vehicle trip length of five miles, and fuel economies for the average vehicle fleet in the year 2000 (on the assumption that average fuel economy in the year 2005 will not differ substantially from that in 2000)./6/

### **Total Energy Requirements**

The total estimated energy requirements for development under the project, including both building energy and vehicle energy, would be about 2.4 trillion Btu per year in the year 2005. This amount of energy derived from non-renewable energy resources is equal to about 420,000 barrels of oil per year. Specific development proposals within the project area may require additional environmental assessment.

#### MITIGATION

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All development within the proposed Redevelopment Area would be required to comply with the State Building Energy Conservation Standards (Title 24 of the California Administrative Code). The impacts of the project on consumption of energy derived from non-renewable resources could be further mitigated by specific energy conservation measures imposed by the CRA as conditions of approval on individual projects approved within the proposed Redevelopment Area. These measures could be adopted singlely or in combination as part of a comprehensive Energy Conservation Plan. Measures could include:

- Ensuring that buildings are well-sealed to prevent outside air from infiltrating and increasing interior space conditioning loads. Design entrances of large, conditioned buildings with vestibles to restrict infiltration of unconditioned air and exfiltration of conditioned air.
- Finish exterior walls with light-colored materials with high emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials, except where dark colors are preferable for aesthetic effects, to reflect more light and thus increase lighting efficiency.
- Design window systems or use other means to reduce thermal gain and loss and thus cooling loads during warm weather and heating loads during cold weather.

- Design open space within and around the project to minimize paved areas; maximize landscape plantings to reduce outdoor temperatures around the buildings in warm weather.
- Limit installed office lighting loads to an average of about 2.3 watts per sq. ft. of conditioned floor area.
- Install fluorescent and high intensity discharge lamps, which give the highest light output per watt of electricity consumed, wherever possible.
- Install high-efficiency lamps for all street and parking lot lighting to reduce electricity consumption.
- Install occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling, to avoid unnecessary energy consumption.
- Require mechanical systems in buildings to be controlled with time clocks to prevent accidental or inappropriate conditioning or lighting of unoccupied space. Computer-control the HVAC systems for maximum efficiency.

### NOTES - Energy

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- /1/ The British thermal unit (Btu) is a unit of heat energy equal to the quantity of heat required to raise the temperature of one pound of water one degree Farenheit at sea level. The Btu values given in this section are at-source values.
- /2/ B. Hannon, "Energy and Labor in the Construction Sector," Science, vol. 202.24, 1978.
- /3/ Estimates of electricity and natural gas consumption used in this analysis are taken from the Public Services and Utilities analysis, Section III.G of this report.
- /4/ A Giga-Watt-hour (GWh) is an unit of electrical energy equivalent to that expended in one billion hours by one watt of power; thus a 100 watt light bulb could burn for 10 million hours on this amount of power.
- /5/ One GWh = 1,000,000 kWh; 1 kWh = 10,239 Btu at-source; 1 cu. ft. of natural gas = 1,100 Btu at-source; 1 gallon of gasoline = 140,000 Btu at-source.
- /6/ Based on an average trip length of five miles and a Year 2005 vehicle fleet efficiency of 26 miles per gallon.

### G. PUBLIC SERVICES AND UTILITIES

#### **SETTING**

The public services considered in this section are police, fire, parks and recreation, public and private schools, libraries, child care, and senior citizen services. The following utilities are also considered: power, gas, water, sanitary sewers, solid wastes, surface water runoff, and communications. The setting discussion is generally limited to those

facilities located within the proposed Hollywood Redevelopment Project (see Figure 2). However, for some facilities (e.g., schools) the discussion includes the service facilities in those areas adjacent to the project where residential densities may increase as an indirect result of commercial development in the Hollywood project area.

### Police

Police services are provided to the project area by the Hollywood Area station, located at 1358 North Wilcox Ave. According to the City of Los Angeles EIR Manual, a ratio of three police officers per 1,000 people (residential population) is adequate. The Los Angeles Police Department believes that this ratio is low for large cities like Los Angeles. Chicago, for example, has a ratio of six officers per 1,000 people.

### Fire

There are five fire stations serving the proposed Hollywood Redevelopment Area. These include Station No. 27 at 1355 N. Cahuenga Blvd, No. 35 at 1601 N. Hillhurst Ave., No. 41 at 1439 N. Gardner St., No. 52 at 1010 N. Van Ness Ave., and No. 82 at 1800 N. Bronson Ave. Fire Station No. 52 will be relocated in the future to the vicinity of Melrose Ave. and Oxford Ave. Although Stations 35 and 41 are located outside of the Redevelopment Area, their service areas include portions of the project area.

### Parks and Recreational Facilities

The <u>Los Angeles Public Recreation Plan</u> has established a standard of two acres of recreational land for every 1,000 residents within a two-mile radius service area. The project area is under-served by park facilities according to this standard; about three acres of city parks serve about 28,700 people in the project area.

The three Los Angeles City Parks Department recreational facilities within the proposed Hollywood Redevelopment Area: Hollywood/Franklin (0.5 acre) at the southeast corner of Franklin and Sycamore Aves.; Las Palmas Senior Citizen Center (1.13 acres) at the southeast corner of Franklin and Las Palmas Aves.; and DeLongpre Park (1.38 acres) on the south side of DeLongpre Ave. between Cherokee Ave. and June St. A fourth facility, the Hollywood Recreation Center (2.95 acres) is located one block south of the proposed Redevelopment Area at 1122 Cole Ave.

### Public and Private Schools

The project would be within the North Central Section of the Los Angeles City Unified School District (LACUSD). This section of the District is suffering from severe overcrowding.

The following four public school facilities are within the bounds of project area: Hollywood High School (1594 Highland Ave.); Selma Ave. Elementary School (6611 Selma Ave.); Le Conte Junior High School (1316 Bronson Ave.); and, Grant Elementary School (1530 N. Wilton Pl.).

The Montessori Day School (7057 Lamewood Ave.) and the Prime School (7045 Sunset Blvd.) are two private grade schools within the project area. United Business College (6660 Sunset Blvd.) is a regionally based post-secondary school.

Within one-quarter mile outside of the project area, there are about five public elementary schools. Immaculate Heart High School and Los Angeles City College are less than a quarter mile from the project boundaries. Fairfax High School (7850 Melrose Ave.), is about 2,000 ft. southwest of the proposed Redevelopment Area.

### Libraries

The Hollywood Regional Branch Library was operated by the Los Angeles City Library Department at 1623 Ivar Ave. With the recent destruction of the Hollywood Branch by fire, the project area lacks adequate library facilities. A new, expanded, library is currently being constructed on the site.

### Child Care Facilities

The privately operated and government-supported child care facilities listed below serve the proposed Redevelopment Area:

1.	Fountain Ave. Headstart	5636 Fountain Ave.
2.	Assistance League of So. Ca. Day Nursery	1375 St. Andrews
3.	The Prime School	7045 Sunset Blvd.
4.	Grant School Child Center	1530 Wilton Pl.
5.	Hollywood YMCA	1553 N. Hudson Ave.
6.	Nursery School	1641 Serrano Ave.

#### Senior Citizen Facilities

The following three facilities provide social services to senior citizens residing in the project area: Hollywood Senior Citizens Multi-Purpose Center, 6501 Fountain Ave; Social Security Office, 6726 Sunset Blvd.; Las Palmas Senior Citizen Center, 1800 Las Palmas Ave.

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### Electricity

The Los Angeles Department of Water and Power (DWP) has electrical facilities within the project area. These facilities include two existing power distributing stations (DS) and power distribution lines, DS 10 (6676 Hawthorne Ave.), DS 52 (1821 Argyle Ave.). Electrical service is available and is provided in accordance with DWP Rules and Regulations. Existing electricity consumption in the project area is about 659,000 Mega-Watt hours per year (MWh/yr).

#### Gas

Southern California Gas Company provides natural gas to the project area. The existing average monthly usage in the project area is about 124 billion Btu.

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#### <u>Water</u>

The Los Angeles Department of Water and Power provides water to the project area. It is responsible for ensuring that the water quality meets all applicable State and Federal standards. Daily demand is estimated at about 4,168,000 gallons.

The Water System maintains major supply lines in Sunset Blvd. (30-inch), Gower St. (24-inch), Ivar St., Santa Monica Blvd., and Wilton Pl. (16-inch). The remaining streets contain mains ranging in size from 4-inch to 12-inch.

The existing water system in the project area can provide additional service capacity, although that capacity would be inadequate if a large increase in water demand occurred.

#### Sanitary Sewers

Sanitation is provided by the Los Angeles Department of Public Works, Bureau of Sanitation. Sewage or wastewater flow for the project area is treated by the Hyperion Treatment Plant, 12000 Vista del Mar, in Playa del Rey. The plant, constructed in the 1950s, has a capacity of 420 million gallons per day (mgd).

Existing development in the project area generates an estimated 4,823,500 gallons per day (gpd) of effluent. The flow in the Hyperion System is approaching 420 mgd. Recently, up to 18 mgd of additional capacity has been provided by the newly completed 20 mgd Los Angeles-Glendale Water Reclamation Plant.

## Solid Waste

The Sanitation Bureau of the Los Angeles Department of Public Works provides refuse collection and disposal services to residences. The Bureau also operates two sanitary landfills for the disposal of City-collected solid waste. Solid wastes are also disposed of at various sites operated by both the Los Angeles County Sanitation District and private operators.

Solid waste from commercial, industrial, and other sources are collected by private companies operating under permits issued by the Los Angeles County Department of Health Services. Approximately 340 private haulers operate in the County; they may operate in the City of Los Angeles, provided they obtain a business license.

The facilities serving the Redevelopment Area include the North Central District Refuse Collection Yard (452 N. San Fernando Rd., Los Angeles), the Western District Refuse Collection Yard (2027 Stoner Ave., Los Angeles), and the Lopez Canyon Sanitary Landfill (11950 Lopez Canyon Rd., Lakeview Terrace). The Lopez Canyon Landfill may be closed within eight years. Available alternate landfills include the Los Angeles County Sanitation Districts' Scholl Canyon landfill (7721 North Figueroa St., Glendale), and Bradley West landfill, operated by Valley Reclamation Company (11401 Tuxford St., Sun Valley).

Solid waste generated in the project area is taken to the Lopez Canyon Sanitary Landfill. This site may be closed within eight years. Alternative landfills include the Los Angeles County Sanitation District's Scholl Canyon landfill and the Bradley West landfill. The Department of Public Works, Bureau of Sanitation, has indicated that all existing facilities are capable of providing service through this decade and beyond, with the possible exception of Lopez Canyon. After Lopez Canyon closes, solid waste would be taken to alternate sites, including Scholl Canyon and Bradley West landfills. In addition, the Bureau of Sanitation is investigating incineration of solid waste as an environmentally acceptable alternative to landfill disposal. The Bureau of Sanitation hopes to have such a system in place within four years.

About 787,000 pounds (lb.) per day of solid waste is currently generated in the project area.

### Surface Water Runoff

The storm drain systems are maintained by the Bureau of Sanitation, Los Angeles Department of Public Works. The City has identified several unmet drainage needs in the project area.

#### **IMPACTS**

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Implementation of the proposed project would affect public services and facilities. Existing public facilities and service systems could be inadequate to meet the demands of the additional development that would occur were the project to be implemented. This analysis considers development to the year 2005 under the project and potential development under the project.

#### Police.

The Police Department has stated that the police station serving project area is understaffed. The 3:1,000 ratio of police officers to population was applied to the projected population increases for the project area over the next 20 years. At build-out under the project and, 80 new officers would be required for the project area 473 new officers would be needed for the project area and vicinity at build out. These estimates are, at best, rough. Commercial development resulting from the project would probably stimulate residential development in areas adjacent to the project area. If all new employees generated by the project lived in or near the project area, then the need for additional officers would be still greater. An explanation of the methods used to project the need for police officers in adajcent areas is included in Appendix E.

Residential development permitted by the <u>Redevelopment Plan</u> could increase the need for police services. Calculation of police requirements on the basis of residential development only may underestimate manpower requirements since the daytime (non-residential) population would also increase significantly because of the high levels of projected commercial development. To provide adequate police protection to this large daytime population, it may be necessary to increase personnel beyond the level projected to meet residential population needs.

#### Fire

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Changes in land use to accommodate population increases or commercial/industrial development do not necessarily require increases in Fire Department facilities to maintain an adequate level of protection. Increased density could increase the potential for spread of fires, however, rehabilition of pre-code buildings to current codes would reduce hazards. The Los Angeles Lepartment of Fire has indicated that existing fire facilities can provide additional service to the area, though additional staffing may be required. In time, however, expansion of existing facilities or additional facilities and land use changes may be necessary.

Industrial development potential under the Redevelopment Plan would increase in the project area. The projected increase over the next 20 years, according to the CRA, would be about 1,400,000 sq. ft., or an addition of about 50% to existing levels. Since the required fire-flow for industrial areas (6,000 to 9,000 gallons per minute (gpm) for M Zones according to the City EIR Manual) is greater than that required for residential or commercial areas (4,000 gpm for R3 through C2 Zones), it may be necessary to improve water main and hydrant systems in the project area to meet new minimum fire-flow requirements. Overall, demand for fire services would increase due to additional residential, commercial, and industrial development. However, the proposed development would have a higher degree of protection because newer buildings would meet modern fire codes.

Response times to fires may be slowed due to increased congestion. The increased demand for water could adversely affect water flows available for fire protection.

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## Parks and Recreational Facilities

The <u>Redevelopment Plan</u> would retain Hollywood Franklin Park in a designation consistent with its current use. The Las Palmas Senior Citizen Center also would be retained. However, the <u>Redevelopment Plan</u> proposes to redesignate the 1.4 acres south of De Longpre Park from Recreation and School Site to Low Medium 2 Residential. The area currently contains residential uses. The <u>Plan</u> would permit the development of open space in any land use designation.

Population increases in areas adjacent to and within the project area would result in additional demand for park facilities. Residential increases in neighborhoods already deficient in park facilities would account for most of this demand. Commercial development in the project area may also encourage more daytime use of existing park facilities.

#### Public and Private Schools

According to the LACUSD, the present capacity of the North Central Section at the LACUSD (50,000 seats) is 20,000 seats fewer than is needed. Although 17,000 additional classroom seats are proposed by 1990, LACUSD officials project a shortage of 18,000 seats by 1990 from non-redevelopment activities.

The project could affect enrollment both within the project area and in adjacent areas. According to LACUSD, most of the student impact directly related to a project is likely to occur outside but adjacent to the project area in outlying areas that offer affordable housing and access to public transportation.

The impacts on student enrollment resulting from the projected growth over the next 20 years and the potential build-out levels under the Redevelopment Plan are summarized in Table 20. Minimum and maximum impacts on the district were calculated for each of these development levels. The employment factors, housing indices, and underlying assumptions used to calculate the growth projects are described in Appendix E. The Community Plan and Redevelopment Plan projections may be unrealistic because build-out development projections may never be reached. These numbers may also be high because the underlying assumption in the calculation is that all new employees would live in the school district and their children would attend schools in Hollywood.

Increases in traffic as a result of commercial/industrial development under the project may create levels of congestion that could significantly affect schools in the vicinity by creating unacceptable noise levels. Spillover congestion onto some local streets could endanger students walking to school. More crossing guards may be necessary because of heavier congestion.

#### Libraries

The new library would be larger than the previous library, however, the projected population growth in the project area over the next 20 years, about 5,300 people, could aggravate conditions and strain the resources of the library. In addition, commercial development in the project area may spur residential development in peripheral areas and thereby increase the demand for library services. New facilities or an increase in the number of volumes would be necessary to satisfy increased demand for library services.

TABLE 20: ADDITIONAL STUDENT ENROLLMENT ATTRIBUTABLE TO THE PROJECT

	Projected 20-Year	<u>Potential</u> Redevelopment Plan		
Minimum Scenario				
Elementary Junior High Senior High	227 113 <u>113</u>	3,320 1,660 <u>1,660</u>		
Total	453	6,640		
Maximum Scenario				
Elementary Junior High Senior High	5,080 2,120 <u>2,120</u>	58,200 24,300 <u>24,300</u>		
Total .	9,320	106,800		
SOURCE: Myra Frank and Associates				

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## Child Care Facilities

In 1970, according to U.S. Census figures, 4.1% of the population in the Hollywood Census Area was under five years of age (this is the age under which children would most likely require child care facilities). This increased to six percent of the population in 1980. Although this trend may continue, the simplifying assumption was made that the percentage would remain constant at six percent over future years. At this growth rate, about 1,605 more children under the age of five years would be residing in the project area at full build-out. Projected increases in children of less that five years of age from the 20- and 50-year build-out would be 320 and 670 children, respectively.

Although the projected increases in the number of children under five years of age are not considered significant, the existing government-supported and private facilities may not be able to provide adequate service to the larger populations. The adequacy of these facilities at the present time is not known.

### Senior Citizen Facilities

The senior citizen population in the project area with the proposed redevelopment is projected to increase by about 636 people in the next 20 years. The potential increase under the project would be about 3,202 people. The percentage of the population over 65 decreased from 17.3% in 1970 to 12% in 1980. The population increases were calculated assuming the 1980 percentage of 12% would remain constant over future years.

The projected and potential increases in the number of senior citizens in the Redevelopment Area would result in additional demand for the services provided by the senior citizen facilities located in the project area. It is not known whether these centers will expand to accommodate the project's increased demand.

## Electricity

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Electrical energy consumption will increase in the project area as a result of the additional development projected over the next 20 years. Tables 21 and 22 show the expected peak power demand and the annual power consumption increase for projected buildouts and the project.

The 20-year projections represent increases over existing electricity consumption in the project area of 28%. According to the Department of Water and Power, the estimated electricity requirements for the project would be part of the total load forecast for cumulative development in the City of Los Angeles and would be included in the planned growth of the power system. There would be no significant impacts on the system as a result of the project.

#### Gas

The increase in natural gas consumption has been estimated for each development scenario (see Table 23). Over the next 20 years, natural gas consumption would increase by about 22% as a result of new development with the project. Potential consumption of full build-out would be about 200% of existing gas use in the project area. Southern California Gas Company indicates that existing facilities are adequate to serve the project over the next 20 years. The company expects to continue meeting its utility obligations to provide service to all classes of new customers in accordance with its rates, rules and regulations, including cumulative development within and in the vicinity of the Redevelopment Area.

TABLE 21: INCREASE IN PEAK LOAD IN LAND USE CHANGE/DENSITY CHANGE AREAS

	Projected Peak Load (MW)		
	20 Years	Project Build-Out	
Residential Commercial Industrial	5,600 14,500 7,000	28,000 221,000 <u>66,000</u>	
Total	27,100	315,000	

/a/ Factors are from Department of Water and Power, City of Los Angeles.

/b/ Commercial = 5 watts/sq. ft.

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/c/ Residential = 2 kilowatts/DU.

/d/ Assume Industrial = Commercial = 5 watts/sq. ft.

NOTE: 1 kilowatt (kW) = 1,000 watts; 1 megawatt (MW) = 1,000 kW.

SOURCE: Myra Frank and Associates, Inc.

TABLE 22: FUTURE ELECTRICITY CONSUMPTION IN LAND USE/DENSITY CHANGE AREAS

	Projected Consumption (MWh/year)	
	20-Years	Project Build-out
Residential	11,000	56,332
Commercial	102,002	1,590,119
Industrial	70,000	659,981
Total	183,000	2,306,432

<sup>/</sup>a/ Retail usage rate is 47.8 kWh per sq. ft. (City EIR Manual).

/b/ Office usage rate is 34.2 kWh per sq ft. (City EIR Manual).

/c/ Industrial usage rate is 50.1 kWh per sq. ft. (City EIR Manual).

/d/ Residential is from EIR Manual for apartment with gas appliances (4.0 kWh/sq. ft. annual).

NOTE: MWh = megawatt-hours (the amount of energy required to keep one million one-watt light bulbs on for one hour).

SOURCE: Myra Frank and Associates

### TABLE 23: INCREASE IN NATURAL GAS CONSUMPTION

	Projected Consumption (MBtu/month)		
	20-Years	Project Build-out	
Residential	13,600	68,000	
Commercial	10,100	155,000	
Industrial	<u>4,600</u>	<u>43,000</u>	
Total	28,300	266,000	

/a/ Factors are from the City EIR Manual.

NOTE: MBtu = million Btu.

SOURCE: Myra Frank and Associates

#### Wa<u>t</u>er

Projected and potential increases in daily demand are shown in Table 24, below. Daily water demand resulting from project development would increase by 26% over the next 20 years.

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### TABLE 24: INCREASE IN DEMAND FOR DOMESTIC WATER (gallons/day)

	Projected C	Consumption (gallons/day)
	20-Years	Project Build-out
Residential Commercial Industrial	532,000 512,000 40,000	2,680,000 5,250,000 <u>390,000</u>
Total	1,084,000	8,320,000

<sup>/</sup>a/ Factors are from the City EIR Manual.

SOURCE: Myra Frank and Associates

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<sup>/</sup>b/ The factor for commecial development was assumed equal to the factor for office space, 3.5 CF/mo./sq. ft.

<sup>/</sup>c/ Residential factor was the factor for multi-family apartments (5+ DU) = 4.83 MCF/mo./DU (MCF = 1,000 CF; 1 CF = 1,100 Btu).

<sup>/</sup>b/ Office/retail = 30 gal./day/employee.

<sup>/</sup>c/ Residential was assumed equal to mulit-family apartments = 100 gal./day/resident (mid-range average of 45-155).

<sup>/</sup>d/ Person factors: 1 employee per 250 sq. ft. of office space.

<sup>1</sup> employee per 500 sq. ft. of retail space.

<sup>25</sup> employees per acre of industrial use.

<sup>1.9</sup> persons per DU (1980 Census).

The Department of Water and Power (DWP) has indicated that, in general, existing supply lines and mains can provide water to the proposed development in the project area. DWP has also noted that the capacity level of service to an area would depend on the location and type of development. Therefore, new development would have to be examined on a case-by-case basis to determine the required capacity levels. Specific developments in certain areas might require improvements in the distribution system to provide additional flow.

#### Sanitary Sewers

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The 20-year projection, shown in Table 25, represents 30% over the existing daily effluent. The increase at build-out under the project would be about 13 million gpd.

The existing sewer infrastructure is highly developed, but contains some old and over-capacity sewer pipelines and pumping stations. Depending on the type and location of proposed development, the size of the existing sewers might have to be increased or additional parallel sewers might have to be constructed. Although the potential increases in wastewater flow would be substantial, extensive capital improvements might not be necessary. The projected and potential development levels would only be used as a guide in the long-range planning of sewer system facilities. System additions and improvements are constructed as development becomes more imminent. The costs of such improvements are partially recovered by charging sewer line fees to development as properties are developed.

## TABLE 25: INCREASE IN SEWAGE FLOWS (gallons/day)

	Projected 20-Year	Potential <u>Redevelopment Plan</u>
Residential Commercial Industrial	490,000 734,000 210,000	2,460,000 8,750,000 <u>2,050,000</u>
Total	1,434,000	13,260,000

<sup>/</sup>a/ Factors from the City EIR Manual.

SOURCE: Myra Frank and Associates

<sup>/</sup>b/ Industrial assume equal to average of office and commercial or 150 gal./DU

<sup>/</sup>c/ Office = 200 gal./1,000 sq. ft.

<sup>/</sup>d/ Apartments = 175 gal./DU (assume mix of one- and two-bedroom units).

Projected increases in effluent from the project and cumulative development would also exceed existing treatment capacity. The Hyperion treatment plant is operating near design capacity. Because the 20-year projected Sewage increase from the project would be only about one-third of one percent of total system capacity, the Plan would not significantly affect this system. To increase capacity and meet more stringent state and federal standards, the city is involved in several major long-range wastewater treatment programs. These include an increase in secondary treatment capacity at Hyperion, with additional flows to be treated at the Tillman Water Reclamation Plant and the Los Angeles-Glendal: Water Reclamation Plant. The projected total treatment capacity resulting from these planned improvements would be 470 mgd).

#### Solid Waste

Projected development over the next 20 years would generate about 266,000 lb. of solid waste per daily with the project, an increase of 36% over the 767,000 lb./day currently generated in the project area (see Table 26). Full development under the project would generate an additional four million pounds at build-out. This would add incrementally to existing solid wastes and to the filling of existing and proposed landfill sites.

TABLE 26: INCREASE IN SOLID WASTE GENERATION (pounds/day)

	Projected 20-Year	Potential Redevelopment Plan
Residential Commercial Industrial	10,000 244,000 <u>13,000</u>	50,000 3,660,000 <u>310,000</u>
Total	267,000	4,020,000

<sup>/</sup>a/ Factors from the City EIR Manual.

SOURCE: Myra Frank and Associates

#### Surface Water Runoff

New development would generally not increase the amount of impervious surfaces in the project area. Therefore, new development would maintain existing flow patterns and would not generate significantly more water than present development. Existing and proposed drainage facilities would be adequate to accommodate run-off from the projected development.

<sup>/</sup>b/ Commercial = 20.9 lbs/employee/day (1 employee per 200 sq. ft.)

<sup>/</sup>c/ For Residential assume multi-family = 3.6 lbs./unit/day.

The potential for localized impacts from new development, however, does exist. The Department of Public Works Bureau of Sanitation is responsibile for maintaining the storm drain system. Maintenance might increase as the system ages and deteriorates. More staff might be needed to provide an adequate level of service in the future. This would occur with or without the project. Measures to accommodate to those drainage needs should be included as a part of development plans.

#### **MITIGATION**

#### Police

- None required.

#### Fire

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 Should the Fire Department determine that an additional station is necessary, such a station could be constructed in the project area.

#### Parks and Recreational Facilities

 Permits development bonuses if the development serves a public purpose objective such as providing additional open space. These bonuses may be selectively used by the CRA to encourage creation of open space and park-like facilities.

#### Public and Private Schools

Construct temporary classrooms to alleviate overcrowding for the short term.
 Long-term solutions would require funding for additional facilities. New facilities should be located away from major arterials as a means of mitigating the traffic and noise impacts.

#### Libraries

Open a satellite branch of the library or operate bookmobiles to increase the capacity
of the library.

#### Child Care Facilities

Promote new child care facilities by allowing development bonuses to developers who
include such facilities in their projects or who contribute to the development of such
facilities.

#### Senior Citizen Facilities

 Promote new senior citizens' facilities by allowing development bonuses to developers who include such facilities in their projects or who contribute to the development of such facilities.

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## Water

None required.

Sanitary Sewer

None requried.

Solid Waste

None required.

### H. GEOLOGY AND SEISMOLOGY

SETTING

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#### Topography

The proposed Hollywood Redevelopment Area is located in the Los Angeles Basin, within the City of Hollywood. The project area is on a gently sloping alluvial apron bounded to the north by the Santa Monica Mountains. These mountains rise steeply from the project area, obtaining elevations of 1,000-1,200 ft. above mean sea level (msl). Franklin Ave., which defines the northern boundary of the western half of the project area, follows the base of the Santa Monica Mountains, at an elevation of about 425 ft. msl. The project area slopes to the south, dropping to an elevation of 320-325 ft. msl at its southern boundary. The slopes within the project area, predominantly southern in aspect, become more gradual as they recede from the mountains./1/

#### Geology

The project area is underlain mainly by undifferentiated quaternary (deposited in last 2,000,000-3,000,000 years) materials derived from alluvium (sediments deposited by streams and rivers), dune sand, terrace deposits, sands, and silts. These fresh-water-bearing sands, gravels, and shales are buried locally by a layer of Holocene alluvium./2/ The Santa Monica Mountains north of the project area, consist of rocks of the Chico, Martinez, Topanga, Modelo, and Repetto formations which include sandstones, conglomerates, siltstones, and shale deposits, along with basalts./2/

Soils present in the project area are predominantly Hanford loam, with some pockets of Ramona loam at the base of the mountains and at the eastern edge of the area. Hanford loam is described as generally being located on alluvial fans; it is uniform to six-ft. depths./3/ The soil displays good permeability and porosity. The substrate is loose and porous. Ramona loam ranges in depth from one to two ft., with a subsoil that sometimes forms hardpans. Once the soil is wet, it is quite permeable, but less permeable than the Hanford loam, and is occasionally gravelly and sandy./3/

### Seismology

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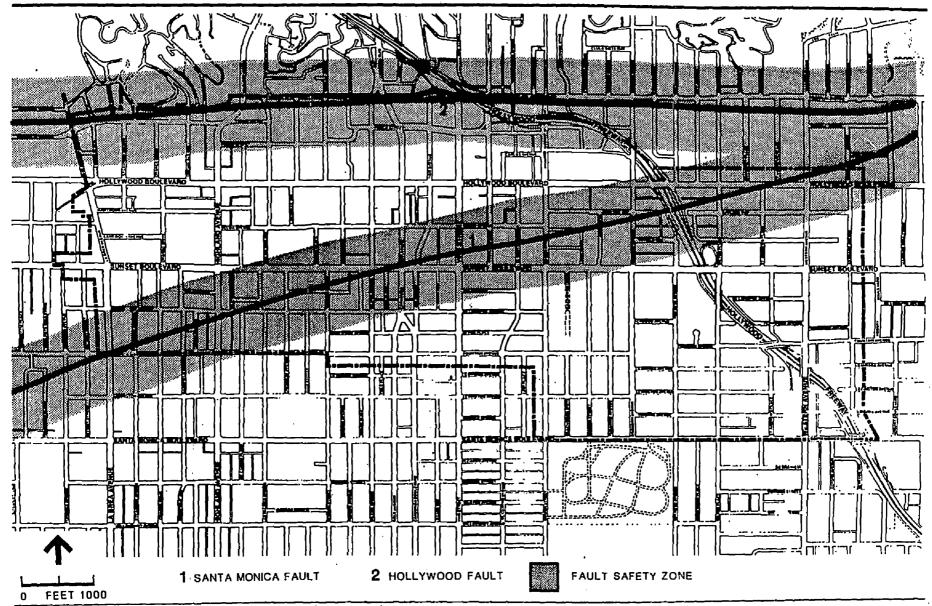
No active faults are know to exist in the Hollywood Redevelopment Area. An active fault is a fault that has shown evidence of movement during the past 11,000 years. The project area is underlain, however, by a portion of the potentially active Santa Monica fault./4/ This fault is part of the Santa Monica-Raymond fault zone which transects the Los Angeles Metropolitan area. A potentially active fault is one that has shown evidence of surface displacement during the last two to three million years./5/ The fault underlies the project area, entering from the southwest in the vicinity of the Fountain/La Brea Aves. intersection. It continues through the project area in a northeasterly direction, exiting the northern edge of the project area near the Hollywood Blvd./Western Ave. intersection (see Figure 9). The Hollywood fault, also a part of the Santa Monica fault system, is located at the base of the Santa Monica mountains, which partially define the northern boundary of the project area. This fault is probably inactive./6/

The near-surface location of the Santa Monica fault, as determined by oil- and water-well data from the area, is highly uncertain. The surface projection of the fault in the Hollywood area is coincident with a northeasterly trending zone of differential subsidence (the uneven sinking of land surface due to settling of compressible earth materials) that transects the area. The Santa Monica fault probably forms a local groundwater barrier separating the sediments of the Hollywood groundwater basin from those of the La Brea Subarea of the central groundwater basin. This zone of subsidence probably has been caused primarily by groundwater withdrawal./6/

Fault movement within the last two to three million years is evident locally along some fault segments in the Santa Monica fault zone. The recurrence interval and recency of movement along many fault segments in the zone are not well documented, mainly because intense human development has modified or obliterated natural surface features of the fault zone. The location of faults in this zone are speculative and controversial./6/

The San Andreas fault zone lies about 30-35 miles northeast of Hollywood. There are many other active and potentially active faults in the vicinity of the project area. Active faults lying southwest of the project area (and their approximate distance from the site) include the Inglewood (5.5 miles), the Overland Ave. (eight miles), and the Charnock (nine miles) faults.

Potential earthquake hazards in the project area are ground-shaking, ground-rupturing, liquefaction (the transformation of unconsolidated granular material, such as loose wet sand, into a fluid-like state similar to quicksand), landsliding, and subsidence. The degree of hazard depends upon the location of the earthquake epicenter (the point on the earth's surface directly above the focus of the earthquake) relative to the site, the magnitude and duration of ground-shaking, the nature of the local topography, the type of geologic material in the area, the type of building construction, and the groundwater conditions (which could affect landsliding and liquefaction). The mountain slopes to the north of Hollywood are considered to be of generally moderate-to-low landslide potential./// The project area itself lies on a more gently sloping area having a relatively low risk of landslides.



SOURCES: LOS ANGELES PLANNING DEPARTMENT. Council File No. 74-3401, Plate 1 and California Division of Mines, Open l'ile Report 79-16 LA, 1979.

FIGURE 9 FAULT TRACES AND FAULT SAFETY **ZONES IN PROJECT AREA** 

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The seismic ground response (the degree of shaking or settlement of the ground surface caused by earthquakes) throughout the project area was found to be moderate. Areas classified as having moderate ground response should experience moderate ground-shaking, but no landsliding or liquefaction. Periods of moderate ground-shaking could result in loss of life, injuries, and property damage. The length of periods of groundshaking that could cause these hazards would vary with the specific soils and structure designs.

There is a danger of surface rupture (faulting, fracturing, or fissuring) in the project area from the underlying Santa Monica fault. Surface rupture is likely to occur along this fault zone if a moderate (5.0 magnitude) or larger earthquake originates from movement of the underlying fault./7/

One serious public concern is the prospect of another earthquake of Richter magnitude (M) 8.0 or greater on the south-central San Andreas fault. This fault has averaged one large seismic event every 140 years. Because it has been almost 130 years since the last great (M.80 or greater) earthquake on this portion of the San Andreas, a catastrophic earthquake having a magnitude of 8.3 on the south-central San Andreas fault is likely before the end of the twentieth century. Such an earthquake is estimated to have a current annual probability of occurrence between two and five percent./8/

An M8.3 earthquake on the San Andreas fault would subject the project area to seismic shaking intensities of 7 or less on the Rossi-Forel Intensity scale. The Rossi-Forel scale for-earthquake intensities ranges in value from 1 to 10 (1-least intense - 10 extremely intense). A value of 7 would subject an area to strong shock resulting in the overturning of movable objects and falling of plaster, without damage to buildings./8/

In 1971, an M6.4 earthquake centered on the San Fernando Fault in the San Fernando Valley, about 15 miles north of Hollywood, resulted in some movement along the extention of the Hollywood Fault (indicated by curb offsets and power pole damage, some building distortion and minor structural damage to pre-1933 brick buildings (see below) south of Franklin St., and fall of plaster on some older high-rise buildings (possibly caused by minor liquefaction)./9/

In a major earthquake, the most serious threat to public safety in the project area is the potential collapse of unreinforced masonry buildings (generally pre-1933 construction). Buildings of this type generally react poorly during major earthquakes and could pose a threat to public safety. In addition to having unreinforced walls of brick, block, stone, or adobe, which are easily cracked and fragmented, and are very hazardous when they fall, the floors and roofs of these buildings are typically only loosely connected to the walls. This reduces the buildings' strength, and increases their likelihood of collapse and the subsequent potential for death or injury to occupants.

According to a list supplied by the City Building and Safety Division, there are about 256 unreinforced masonry buildings in the proposed Redevelopment Area. These buildings were built prior to the inclusion of earthquake provisions in the Los Angeles building codes. Many of these buildings are concentrated in the area bounded to the north, south, east, and west by Franklin Ave., Sunset Ave., Vine St., and Highland Ave., respectively. Many of these buildings are in the Hollywood Boulevard Historic District and are of historical significance. The remaining buildings are dispersed throughout the proposed Redevelopment Area. Of the buildings listed, most are one—and two-story structures, although some four—and five-story structures are also listed.

In addition to effects from groundshaking on the structural integrity of these buildings, external features and building contents also pose hazards during an earthquake. Effects of seismic shaking on parapets, masonry veneers, and building ornaments along with toppling of furniture, cabinets, ceiling fixtures, and the like are hazards to the safety of occupants and passers-by. Buildings constructed after adoption of earthquake provisions in building codes (beginning in 1933 and subsequently upgraded) are generally less prone to groundshaking hazards than the older unrein read structures. However, certain buildings constructed after the building codes were approved probably would not withstand a major earthquake, either because of improper construction (codes were not strictly enforced) or because of inadequate consideration of ground conditions and proximity to faults in foundation and structural design.

Ground rupture from fault movement may occur near faults' surface traces. Areas within 1/8 mile of a potentially active fault would have a higher risk of experiencing ground rupture than areas further from the fault. Ground rupture beneath a structure can crack continuous foundations or shear and twist pile foundations. These effects may result in failure of the structure.

#### **IMPACTS**

This analysis addresses general geologic and seismic impacts of development in the project area. Specific projects may be situated or have characteristics that would result in additional or different project-specific impacts. These would be addressed in future environmental review.

Removing old buildings and constructing new ones under the project would require leveling and grading of construction sites. Excavation and dewatering, necessary for construction of larger buildings, would create a possible hazards of materials collapsing into the excavation pit. If an earthquake were to occur during construction, workers or others in or adjacent to an excavation pit could be injured or killed by pit collapse.

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The population density of the project area would increase under the proposed redevelopment plan. Increasing the population of an area that may experience an earthquake would subject more people to possible injury or loss of life should an earthquake occur. The higher the population density of an area, the greater the chance that people may be injured or killed from falling materials or building collapse. Low density housing and business structures would be replaced by higher-capacity structures. Subsequently, an increase in the area's population would endanger more people during a major earthquake. This increased risk could be partially offset by the replacement of older, pre-code unreinforced masonry buildings with new earthquake-resistant structures.

An earthquake may occur at any time of the day or night. The population density of an area at the time of occurrence of an earthquake can be used to compare relative risk to public safety. If high populations are present in an area during daytime hours, but nighttime populations for the same area are small, the number of injuries or deaths resulting from earthquake hazards during the night would be expected to be considerably lower than for an earthquake during daytime hours. If high population densities are present in both daytime and nighttime hours, the time of occurrence of an earthquake may have a lesser effect on the number of occupant injuries or deaths. Earthquake hazards in the redevelopment area are discussed below by Sub-Area.

### Sub-Area 1

A potential increase in housing units from the 620 two- and four-story units currently available to 1,750 units at buildout could increase the daytime and nighttime population density of the area. Commercial space would increase from 163,000 sq. ft. to 470,000 sq. ft. according to the Redevelopment Plan, which also would boost daytime populations for this section of the project area. This would increase the number of people who would be exposed to falling debris and buildings collapse during a major earthquake. This increase in risk to public safety could be offset by the implementation of modern building codes and construction techniques which would increase the structural strength of buildings. The increased density combined with the proximity of this Sub-Area to the Hollywood fault would increase the risk of damage and loss of life should movement occur along this fault.

## Sub-Area 2

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This area of the project consists primarily of mixed use, two- to four-story structures. Approximately 25% to 40% of the structures in this area require rehabilitation and probably pose a fairly high risk to public safety in the event of an earthquake. Industrial facilities in this Sub-Area could create high levels of risk during earthquakes if hazardous materials (i.e., toxic chemicals) were present on the site.

The project would increase the number of housing units and commercial space in this Sub-Area, increasing both daytime and nighttime populations. The rehabilitation or replacement of non-Code conforming buildings would decrease the earthquake hazards resulting from weakly designed structures. Removal of the industrial component from this area also would reduce the risk of hazardous industrial materials from entering the environment. The surface trace of the Santa Monica fault transects this area, increasing risk to public safety and property compared to other Sub-Areas should movement occur on this fault.

#### Sub-Area 3

This Sub-Area is primarily residential in use. The older residential one- and two-story buildings (1910-1930 construction) in this area are probably of low risk to public safety due to the low occupancy of this type of structure compared to larger buildings. Buildings constructed during this time period are probably of higher risk to occupants than are modern buildings of similar types. The small increase in housing units, from 1,574 units (existing) to 1,960 units, would add slightly to the area's population, but adherence to present building codes would reduce the threat to public safety due to earthquake resistant design. Upgrading or abatement of earthquake hazards in older buildings would further reduce the area's seismic hazard.

#### Sub-Area 4

As in Sub-Area 3, this area of the project is largely residential, however, a portion of this Sub-Area also is commercial. The project would increase the number of housing units in this Sub-Area from 1,196 one- and two-story units to 2,180 units at full buildout. The 113,000 sq. ft. of existing commercial space in this Sub-Area could be increased to 2.4 million sq. ft. This development would significantly increase the daytime and nighttime populations that could be affected by a major earthquake. Modern building construction, under present building codes, would decrease the threat to public safety when compared to older construction design. Because the surface trace of the Santa Monica fault transects this area, increased development in the fault safety zone would increase risks to public safety and property.

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### Sub-Area 5

The predominant land uses in this portion of the project area are entertainment production and industry with some residential buildings. Structures in this area are primarily one— to three-stories in height. Approximately 31% of the housing units are overcrowded. The risk of public injury or death due to building structural and non-structural damage, when combined with overcrowding, would be higher for this area than the other Sub-Areas. No increase in residential or commercial use or population is planned; however, an increase of 647,000 sq. ft. of industrial uses is called for under the Redevelopment Plan. Possible hazards to the public are from older, non-earthquake resistant structures, as well as the increased hazards possible from industrial activites would remain with the project. Rehabilitation of these structures woul decrease their susceptibility to seismic hazards. No active or potentially active faults run through this Sub-Area.

### Sub-Area 6

This Sub-Area is composed primarily of one- and two-story residential structures with some commercial development. The Sub-Area was originally developed between 1910 and 1930, and 27% of the housing units are overcrowded. The buildings of this type (single-family, wood-fram houses) of construction do not pose great risk of collapse; however, because of overcrowding, the risk to occupants is increased. Many single-family homes in this Sub-Area were replaced with apartment buildings in the 1960's. These are of more modern construction, built under codes developed to compensate for earthquake hazards, with reduced risk to occupants.

The project could increase the number of housing units from 3,330 to 5,020 units. Increased commercial space (from 240,000 sq. ft. to 1.48 million sq. ft., could subject increased daytime populations to the area's seismic hazards. However, these hazards may not differ substantially from existing residences or work places. Modern building techniques and reduction of dangerous structural elements of existing buildings would further reduce the dangers to public safety from an earthquake event.

#### Sub-Area 7

Buildings in this Sub-Area are largely residential and commercial in use. The redevelopment plan calls for an increase in housing from 512 units to 2,200 units. Commercial development could be increased from 497,000 sq. ft. to 2.2 million sq. ft. Industrial structures present in this area will be phased out, reducing the threat from any hazardous substances that may be present for industrial operations.

Increased populations in the portion of this area underlain by the surface trace of the Santa Monica fault would be subject to increased level of risk. Daytime and nighttime population would be increased. The increase in daytime and nighttime population will increase the probability of injury to occupants during an earthquake. Some of this increased risk could be offset by increased structural resistance of modern construction.

#### **MITIGATION**

- Conduct a geologic study prior to construction of each new building to determine the suitability of the alluvial materials underlying the site to support the specific proposed structures.
- The soil and foundation investigations required prior to development should include studies of the potential for ground failures resulting from earthquakes, particularly liquefaction, lurch cracking and lateral spreading, and for structural damage caused by ground shaking. Geotechnical investigations for high-rise and critical structures should include dynamic ground response studies.
- The structural and design engineers should be aware of the ground response characteristics of individual development sites in their design and construction specifications for all structures.
- Adopt a plan for the strengthening or replacing the hazardous buildings in the project area not proposed for removal. New development should be guided by geologic and seismic criteria and soils information (to determine appropriateness of new development and type of construction techniques). Buildings erected under existing codes should be designed to compensate for seismic hazards.
- Design and locate new structures to minimize the fall of debris (e.g., glass and masonry), especially onto areas where people are likely to gather.
- Establish Fault Safety Zones 1/8-mile on either side of a known or assumed trace of a potentially active or active fault. Limit development of large structures within these zones, using special engineering methods to increase seismic safety.
- Remove or reinforce dangerous parapets, facades, large signs, and other overchanging structures on existing structures proposed for retention to reduce their threat to public safety in the event of an earthquake. Removal of such building elements could affect the value of architecturally significant buildings.
- Secure heavy furniture and equipment such as file cabinets, bookshelves, and office
  equipment to the building by use of bolted connections, and other restraints. Design
  stairways so that they will be functional if elevators are incapacitated in an
  earthquake.
- Assign additional building inspectors to determine which buildings pose the greatest threats of collapse in an earthquake. Restrict usage or reduce occupany loads of these buildings until they are reinforced or replaced, and notify employees of dangerous buildings.
- Prepare and distribute brochures detailing what to do and where to go in the event of a major earthquake. This brochure could be distributed to all residents and building occupants in the redevelopment area.
- Implement zoning designations that would preserve parks, surface parking lots, and other open spaces. These open spaces could be designated as 'safe zones' for gathering of downtown workers after a major earthquake.

- Adopt an ordinance requiring the preparation of internal emergency response plans for medium- and high-rise buildings. Such plans should be prominently posted and distributed to building occupants.
- Require that project sponsors provide emergency evacuation assembly areas within each new medium- and high-rise building as a condition of project approval. Also require the building managers designate such areas in existing medium- and high-ribuildings.
- Provide low-interest loans to private building owners to reinforce buildings determined to be potentially hazardous.
- Institute a seismic safety inspection program for building construction and design. This program could inspect for: 1) design flaws; 2) inadequate materials, 3) poor construction practices; 4) failure to follow the design, materials and construction techniques called for in the building plan; and 5) failure to follow Building Codes. If deficiencies were found, occupancy permits could be withheld until deficiences were corrected.
- Prepare a Post-Earthquake Recovery and Reconstruction Fund Use Plan for specific uses of available Federal reconstruction funds.
- Design a program for earthquake education. Lunch-hour sessions could be provided to office workers.

- Require semi-annual earthquake response drills for employees in all buildings with over 50 occupants.
- Study the desirablility of requiring emergency personnel to reside within walking distance of, or in greater proximity to, the redevelopment area.

NOTES - Geology and Seismology

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/1/ U.S. Geological Survey, Hollywood CA Quadrangle, N 3400-W11815/75 (Scale 1:24,000)

/2/ McCulloh, T.H., "Simple Gravity and Generalized Geological Map of the Northeastern Part of the Los Angeles Basin, California," U.S. Geological Survey Geophysical Investigations Map, GP-149 (scale 1:48,000), 1957.

/3/ U.S. Department of Agriculture, "Soil Survey of the Los Angeles Area, California," Bureau of Soils, Washington, D.C., 1919.

/4/ Department of City Planning, City of Los Angeles, Seismic Safety Plan, a portion of the General Plan, City Plan Case No. 24880, Council File No. 74-3401.

/5/ Hart, E.W., Fault-Rupture Hazard Zones in California, California Division of Mines and Geology, Special Publication 42, 1980.

/6/ Hill, R.L. et al, <u>Earthquake Hazards Associated with Faults in the Greater Los Angeles Metropolitan Area, Los Angeles County, California, Including Faults in the Santa Monica-Raymond, Vedugo-Eagle Rock, and Benedict Canyon Fault Zones, California Divisin of Mines and Geology, Open File Report 79-16LA, 1979.</u>

/7/ Irvine, E.T. et al, <u>Seismic Safety Element of the Los Angeles County General Plan</u>, Los Angeles Department of Regional Planning, 1974.

/8/ Davis, J.F. et al, <u>Earthquake Planning Scenario for a Magnitude 8.3 Earthquake on the San Adreas Fault in Southern California</u>, California Department of Conservation, Division of Mines and Geology, Special Publication 60, 1982.

/9/ Joseph Stoltz, Engineering Geologist, Los Angeles Department of Public Works, Bureau of Geology and Soils, telephone conversation, November 18, 1985. Mr. Stoltz's observations of damage were based on a general reconnaissance from a motor vehicle shortly after the 1971 earthquake.

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### A. GROWTH-INDUCING IMPACTS

The intensification of land uses in Hollywood, and the attendant economic stimulus, would lead to additional residential and commercial growth around the boundaries of the project area. This would increase the demand for consumer goods and services. Growth would also add to development pressures on historic and cultural resources in the project vicinity.

#### B. CUMULATIVE IMPACTS

Analysis of cumulative impacts can be based upon either a list (list-based approach) of other local developments that are under construction, approved, or under formal review (i.e., projects that are "reasonably forseeable"), or on overall growth projections for the general planning area containing the project (planning-area approach). For specific development proposals, the list-based approach is adequate to identify significant cumulative impacts. For a program EIR addressing a large project area such as the proposed Redevelopment Area, however, a planning-area approach permits more-thorough consideration of long-term cumulative development. Physical environmental effects of this project that would contribute to cumulative adverse impacts include traffic congestion, air pollutant emissions, and cumulative utilities demands. The cumulative analysis of these issues, which are found in the relevant portions of Section III, are all based on anticipated area-wide growth. Substantial cumulative impacts identified in this EIR include:

- traffic congestion at 18 intersections in the project area;
- ambient concentrations of CO and other products of combustion on local roads;
- demands on public utilities; and
- increased energy consumption.

#### C. SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL EFFECTS

The following significant impact could not be eliminated or reduced to an insignificant level by mitigation measures included as part of the project or by the measures identified in this report:

 Increased traffic in the project area that would add to traffic congestion; many local intersections would operate at Level of Service E or F in the year 2005.

- Increased traffic would increase carbon monoxide emissions in various areas of the project area, and add to air pollution in the Los Angeles Basin.
- Potential loss of architecturally or historically significant structures could occur as a result of redevelopment.
- adividual development projects may have site-specific or project-specific impacts that are significant and unavoidable.
- The project would result in a commitment of about 7.4 trillion Btu of energy per year at build-out.

## D. SHORT-TERM USES VERSUS LONG-TERM PRODUCTIVITY

The project represents a long-term commitment to intensify the land uses in the project area. The project could also preclude long-term use of various historic resources which could be eliminated as part of the project. Because of project development pressures, some historic and cultural resources could be demolished for the construction of new buildings. The loss of these older structures would preclude preserving the buildings as a resource.

## E. IRREVERSIBLE ADVERSE CHANGES

The project would result in the consumption of about 7.4 trillion Btu of energy per year. The project would contribute to decreased air quality in the Los Angeles area. Because the project area is already urbanized, project development would not result in any further commitment of large undeveloped sites, only a more intensive use of land already in a developed area.

#### F. EFFECTS FOUND NOT TO BE SIGNIFICANT

As a result of the Initial Study of the project, the following physical environmental effects of the project were found to be insignificant or mitigated to an insignificant level by mitigation measures proposed as part of the project:

- shadows:

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- wind and microclimate modifications;
- decrease of plant and animal life;
- hazards; and,
- archaeological resources.

These potential impacts are not addressed in this EIR.

The State CEQA Guidelines require a discussion of alternatives to the project in the EIR, including the No-Project Alternative (Alternative A). This EIR discusses three project alternatives. Alternative B, Development Under Existing Community Plan, evaluates future conditions under existing land use designations and density limits. Alternative C, Revision of Hollywood Community Plan, proposed by the Los Angeles City Planning Department, evaluates future conditions under revised land use designations and density limits, in the absence of a Redevelopment Plan. Alternative D, Community Plan-Consistent Alternative, is similar to the project, but would require no amendments to the Community Plan to achieve consistency with it.

### A. NO-PROJECT ALTERNATIVE

## Description of Alternative

This alternative would allow the project area to remain in its existing condition. No new development would occur in the land use change and density change areas, so the impacts described in Section III of this report would not occur. This alternative must be addressed, according to the State CEQA Guidelines, but is not considered likely to occur.

## **Analysis of Alternative**

With no new development, the existing building stock and infrastructure would continue to deteriorate, and structures in need of rehabilitation could become uninhabitable. Unmet demand for new housing would lead to further over-crowding and high purchase prices and rental rates. Unmet demand for new office or industrial space would discourage businesses from locating in the area, and could force expanding local firms to leave the area. This alternative would not generate additional vehicle trips, but would not avoid or mitigate traffic problems caused by cumulative development within and outside the project area.

This alternative would not increase emissions of air pollutants, nor would it have an effect on roadside CO concentrations. No additional noise would be generated. Energy consumption would be less than estimated development under for the existing Community Plan or the project, but would be more than at present because older structures still would be renovated and additional electrical equipment and appliances would be installed.

This alternative would have substantially adverse effects on seismology because, while development densities would not increase, the current stock of seismically-unsafe structures would remain and would continue to be vulnerable to seismic events.

## **DEVELOPMENT ALTERNATIVES**

Alternatives, other than the required No-Project Alternative, should be those that "could feasibly attain the basic objectives of the project," although not necessarily as quickly nor as

economically as the proposed project. Alternatives should be environmentally superior, eliminating or substantially reducing significant adverse environmental effects of the project. The basic objectives of this project are to eliminate the blighted conditions currently existing in Hollywood and to encourage economic activity.

#### B. DEVELOPMENT UNDER EXISTING COMMUNITY PLAN

### Description of Alternative

Under this Alternative, the project would not be implemented but development would continue. Development would follow the land use and density designations of the existing 1973 Community Plan. According to CRA projections, development to the year 2005 under this alternative would not achieve the densities projected for development under the project. Potential development under this alternative (i.e., build-out to maximum allowable development densities) would be greater than potential development under the project. However, this would require development of all parcels affected by the project to the maximum allowable densities, which is not expected to occur. No promotion of rehabilitation or new development would take place under the alternative. Preservation of historic structures would also not be encouraged.

### Analysis of Alternative

Development under this alternative would create impacts that would be similar in many respects to those that would occur under the project. The discussion that follows addresses only those impacts of the alternative that would differ from the impacts discussed for the project in Section III of this report.

#### Land Use and Planning (see also Section III.A)

The land use designations in the <u>Community Plan</u> conflict with the existing land use or zoning designations in several areas. In addition, some of the designated residential and commercial densities are incompatible with the existing local character. These issues would remain unresolved under the existing <u>Community Plan</u>. The <u>Community Plan</u> also does not reflect development changes and trends that have occurred during the last 10 to 15 years.

Under the existing Community Plan, development would continue, and the overall density of development would increase. Potential residential and commercial densities would generally be higher at build-out than under the project designations. At build-out, the existing Community Plan would allow about 39,000 residential units, or about 11,000 units more than would be permitted under the Redevelopment Plan. Potential commercial development under the Community Plan, at an average FAR of 6:1, would be substantially greater than under the Redevelopment Plan, which would allow an average FAR of 4.5:1. Industrial development at build-out would be substantially less under the Community Plan; million sq. ft. compared to 16 million sq. ft. under the Redevelopment Plan would be located in Sub-Area 4 (2.4 million sq. ft.), Sub-Area 6 (1.4 million sq. ft.), and Sub-Area 7 (4.0 million sq. ft.). None of these Sub-Areas are designated for industrial uses in the existing Community Plan.

Overall, additional development under the existing <u>Community Plan</u> would have more adverse land use impacts than the project. The maximum allowable residential densities designated by the existing <u>Community Plan</u> would permit significant increases in existing densities. Several residential areas, including the Franklin Avenue Design District, would

-102-

be adversely affected by the potential levels of development permitted under the Community Plan. The higher FAR for office development, 6:1 versus 4.5:1 under the Redevelopment Plan, would permit development on a scale (size and height) that would have greater impacts. Views to and from the Hollywood Hills would be affected by taller structures.

Historic, Cultural, and Architectural Resources (see also Section III.B)

Several Community Plan land use designations and development densities are incompatible with the existing land uses of individual historic resources, exposing historic resources to increased development pressures. For specific inconsistencies between the existing Community Plan designation and the existing use of an historic resource, see Appendix C. None of the beneficial land use changes or density reductions proposed by the project would occur under Alternative B.

If the economic viability of a historic resource is threatened, the resource may be neglected and fall into a state of disrepair or be demolished entirely. Since most historic resources in Hollywood are economically underused and below densities permitted in the existing Community Plan designations, these resources would be subject to development pressures. The Community Plan does not provide for the mitigation of these adverse impacts, as would the project.

In summary, Alternative B exposes historic resources to more severe risks and adverse impacts than the project. Alternative B would include no mitigation for these adverse impacts.

Transportation, Circulation, and Parking (see also Section III.C)

Traffic congestion in the project area would continue to increase in the future. Figure 7 illustrates the future daily traffic volumes at Year 2005 on project area streets without any change in existing road conditions. The volumes on the roads generally would be less than for the project conditions by about 1,000 to 8,000 vehicle trip-ends per day. Alternative B would thus have less impact on traffic levels of service in the Year 2005 than the project. Potential development densities at build-out under the existing Community Plan, however, would lead to greater traffic congestion than under the project; build-out conditions are not likely to occur within the next 50 years.

Meteorology and Air Quality (see also Section III.D)

Development under the existing <u>Community Plan</u> to the Year 2005 would result in an increase in emissions of criteria pollutants above existing levels, but these emissions would be less than those projected for the project. Ambient concentrations of carbon monoxide and other products of combustion along roads in the area, based on calculations for the four road segments identified in Table 15 in Section III.D, Meteorology and Air Quality, would be from one to four percent less in 2005 than those described for the project in Table 14. Potential development densities under the existing <u>Community Plan</u> are greater than under the project, resulting in greater emissions and ambient concentrations than the project, but build-out conditions are not likely to occur.

Noise (see also Section III.E)

Development under the existing Community Plan to the year 2005 would result in noise impacts greater than existing noise levels, but similar to those projected for development under the project. Calculated traffic noise levels for the four road segments in Table 18 indicate that traffic noise levels resulting from this alternative in 2005 would be from

-103-

0.5 to 1.9 dBA less than those identified for the project. However, this would not be an audible difference. Calculations indicate that, under potential build-out conditions, this alternative would result in higher noise levels than the project.

Energy (see also Section III.F)

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Development to the year 2005 under existing zoning would result in increased commitments of non-renewable energy resources from current levels, but these commitments would be less than under the project. Development to buildout under this alternative would require about 30% more electricity and about 47% more natural gass than would the project.

Public Services and Utilities (see also Section III.G)

Development under the existing <u>Community Plan</u> would have potentially more impacts on public services and utilities than would the proposed project. The data in Table 27, which shows the potential development at build-out under both <u>Plans</u>, was used to calculate the demand on public services and utilities (see Section III.G, <u>Public Services</u> and Utilities). The table below shows the impacts on services and utilities if the project area is developed to maximum permitted densities under the respective plans.

In every instance, the potential demand placed on existing services and utilities by development under the Community Plan exceeds the respective Redevelopment Plan projections. Demands on recreational, child care, and senior citizen facilities would also be greater. These totals, however, are theoretical projections of what the demand would be if the project area were developed to the maximum permitted densities (build-out), an unlikely ocurrence in view of existing market factors and trends. These figures are useful only as a basis for comparison and, as such, they clearly indicate that the existing Community Plan would potentially have far greater impacts on public services and utilities than the project.

TABLE 27: POTENTIAL INCREASE IN COMMUNITY SERVICES DEMANDS AT BUILD-OUT

	Existing Community Plan	Project
Police Officers Needed (Project Area)	135	80
Student Enrollment Minimum Scenario (students) Maximim Scenario (students)	10,400 169,000	6,640 107,000
Power Consumption (billion kWh/year) Gas Consumption (million Btu/year) Water Consumption (million gallons/year) Sewage Generation (million gallons/year) Solid Waste Generation (million tons/year)	3.0 4,690 4,780 6,940 1.1	2.3 3,190 3,030 4,850 0.7
SOURCE: Myra Frank and Associates		

## Geology and Seismology (see also Section III.H)

Development to the year 2005 under this alternative would pose greater risk of property damage, injury, and loss of life from geologic conditions and seismic events than existing development, due to the greater density of development, but less risk than the project. Development to build-out under this alternative would pose greater risk of property damage, injury, and loss of life from geologic conditions and seismic events than either existing conditions or the project, due to the increased density of development compared to these conditions.

#### C. REVISION OF HOLLYWOOD COMMUNITY PLAN

## Description of the Alternative

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This alternative would be development of the project area under a revised Hollywood Community Plan proposed by the City of Los Angeles Planning Department. Buildout projections for each Sub-Area, according to the revised Community Plan, are shown in Table 28.

The buildout projections in Table 28 are similar to those under the project for residential, industrial, and office usese, but the revised Community Plan would result in less retail space for the project area. Alternative C proposes slightly more residential units than the project, but proposes less commercial floor space. The differences in the projections reflect the variation in proposed land use designations and allowable development densities between the project and Alternative C (see Figure 10). In some cases, the amount of Regional Commercial land uses designated by the project would be divided into Community Commercial and Regional Commercial. This would reduce the area devoted to commercial uses in Alternative C, compared with the project.

Sub-Area 1: The revised Community Plan proposes a lower maximum allowable density than the project, 60 d.u./ac. rather than 130 d.u./ac., for a large portion of the residential area west of Highland Ave. (the "A"-designated area in Figure 10). The alternative designates the commercial areas as a mix of Community Commercial (designated "C" in Figure 10) and Regional Commercial; the project would designate these areas Regional Commercial (see Section II., Project Description for definitions of land use categories). Alternative C would permit residential uses north of Yucca St., between Ivar Ave. and Cahuenga Blvd. (designated "B" in Figure 10), to have 80+ d.u./ac., whereas the project would allow up to 80 d.u./ac.

Sub-Area 2: In this area, Alternative C differs from the project primarily in two ways. This alternative would designate less land for commercial uses and more land for residential uses than the project. Along Selma Ave., the alternative designates areas between Highland and Wilcox Aves. as residential (designated "B" in Figure 10). The project would designate this area Regional Commercial. Within the commercial designation, slightly less than half of the land would be Community Commercial (designated "C" in Figure 10); the balance being Regional Commercial (designated "B") in the alternative. The project would designate most of the commercial land Regional Commercial. Land at the northwest corner of Argyle Ave. and Yucca St., which the project would designate as Regional Commercial, would be designated Park/School Site/Other in the alternative (designated "E" in Figure 10).

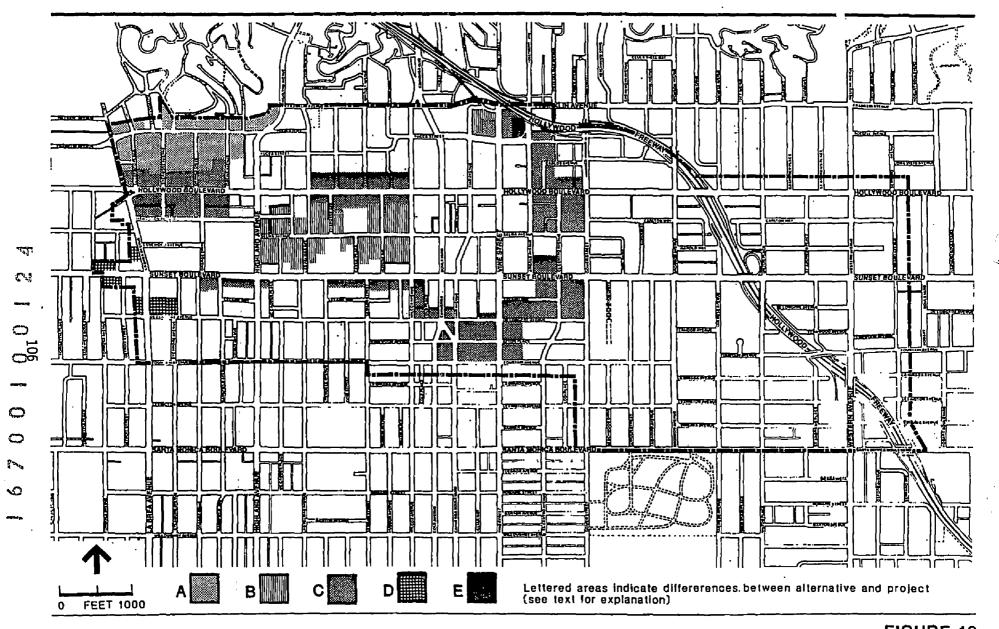


FIGURE 10
LAND USE DIFFERENCES BETWEEN
ALTERNATIVE B AND PROJECT

SOURCE: LOS ANGELES PLANNING DEPARTMENT

TABLE 28: POTENTIAL IN THE REDEVELOPMENT AREA AT BUILD-OUT UNDER REVISED HOLLYWOOD COMMUNITY PLAN, BY SUB-AREA

			_SubA	rea (un	its or 1;	,000 sq.	ft.		
<u>Use</u>	1	_2_	3_	4	_5_	_6_	_7_	Redevelo Total	pment Plan Increment
Residential/a/ Commercial/b/ Industrial/b/		7,808 41,741 881	1,963 735 0	2,147 2,050 2,410	0 0 7,070	4,560 2,897 1,414	2,087	28,636 52,782 16,299	28,206 56,417 16,299

/a/ Housing units, rounded to the nearest ten units.

/b/ Floor area in thousands of sq. ft.

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SOURCE: Community Redevelopment Agency

Sub-Area 3: This alternative and the project have the same land use designations in this Sub-Area. Most of the area is designated for Low Medium Density Residential (24 d.u./ac.). Community Commercial development would be allowed along Highland Ave.

For Sub-Areas 4, 5, 6 (east of Gower St.), and 7, this alternative proposes the same land use designations as the project (see Section II., Project Description for further discussion).

Sub-Area 6 (west of Gower St. and south of De Longpre Ave. only): The alternative would designate the commercial area along Vine St. as Community Commercial (designated "C" in Figure 10), while the project would designate a portion of the business area as Regional Commercial. Residential uses make up the balance of this area. The maximum housing density for both the alternative and the project would be 40 d.u./ac.

### Analysis of Alternative

Development under this alternative would create impacts that would be similar, in many respects, to those that would occur under the projects. The discussion that follows addresses only those impacts of the alternative that would differ from the impacts described for the project in Section III of this report. Development under this alternative would create impacts that would be similar in many respects to those that would occur under the project. The discussion that follows addresses only those impacts of the alternative that would differ from the impacts discussed for the project in Section III of this report.

Land Use and Planning (see also Section III.A)

Sub-areas 3, 4, 6, and 7 would have the same land use designations and densities as the proposed Redevelopment Plan. The differences between Alternative C and the Redevelopment Plan, and the land use impacts due to these changes, are discussed by Sub-Area below. Table 29 compares Alternative C with existing land uses and the proposed Redevelopment Plan.

TABLE 29: DEVELOPMENT IN THE PROJECT AREA

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	Total Existing	Build-Out	Projections
Land Use	Development	Project	Alternative C
Residential (units)	15,307	28,206	28,636
Commercial (sq. ft.)	11,803	56,417,000	52,782,000
Industrial (sq. ft.)	2,632	16,299,000	16,299,000

Source: Existing Development - Baseline Market Assessment; Kotin, Regen, & Mouchly, Inc. Dec. 1984.

Projected Development - City of Los Angeles Planning Department and Community Redevelopment Agency of Los Angeles.

With the exception of commercial development, the projected levels of development are very similar. Retail development under Alternative C would exceed the projected increase under the <u>Redevelopment Plan</u> by about 1.1 million sq. ft. However, office development under Alternative C would be about 3.5 million sq. ft. less. The reasons for the projected differences are discussed in the following paragraphs.

Sub-Area 1: Alternative C proposes to reduce the Redevelopment Plan density designations to High Medium Density (Max. 60 units/gross acre) and High Density (Max. 80 units/gross acre). This would reduce the development potential from about 10,300 units to about 6,000 units under Alternative C. The lower density designation would limit residential development to levels that are consistent with the existing character of the area.

Alternative C also proposes to change those areas designated as Regional Center Commercial by the Redevelopment Plan to a mix of Community Commercial and Regional Center Commercial. This would effectively reduce the commercial development potential since the Floor Area Ratio (FAR) for Community Commercial development is 3:1 versus 4.5:1 for Regional Center Commercial development. As a result, the lower scale and profile of Community Commercial Development would potentially produce fewer adverse impacts on the views to and from the adjacent Hollywood Hills.

Sub-Area 2: Alternative C designates the area along Selma Ave., between Highland and Wilcox Aves. as residential, whereas the Redevelopment Plan proposes a Regional Center Commercial designation. There is currently a mix of uses including residential, commercial, and parking uses in this area. In addition, Alternative C proposes to desingate slightly less than half of the commercial land as Community Commercial. Under the Redevelopment Plan, most of the commercial land in Sub-Area 2 would be designated Regional Center.

As a result of the proposed changes, residential development potential under Alternative C would exceed the <u>Redevelopment Plan</u>'s potential of 2,067 units. Commercial development potential, however, would be significantly lower than the 47 million sq. ft. of potential development projected under the <u>Redevelopment Plan</u>.

Community Commercial development, because of its scale and height, would have fewer impacts on adjacent residential neighborhoods than high-rise office development.

Sub-Area 6: Alternative C proposes that all of the commercial areas along Vine St. be designated as Community Commercial while the Redevelopment Plan designates a portion of that business area as Regional Center Commercial. In addition, the residential area west of Gower St. and south of DeLongpre Ave. would have a designated density of Low Medium 2 Density (max 24 units/gross acre). The Redevelopment Plan designation is Medium Density (max. 40 units/gross acre).

Compared to the project, commercial and residential development potentials would be slightly lower under Alternative C. At build-out, for example, there would be 4,560 units in Sub-Area 6 under the Redevelopment Plan, as compared to about 4,300 units under Alternative C. Commercial development potential under Alternative C would be about 250,000 sq. ft. less than under the Redevelopment Plan.

The size and scale of Community Commercial development would be more compatible with the physical character of the adjacent residential areas east of Vine St.

Overall, Alternative C would have fewer adverse land use impacts than the proposed project. The lower overall level of commercial development and the lower residential densities in two of the Sub-Areas (overall there is a slight increase in projected residential units) would be slightly more consistent with existing land uses than the proposed Redevelopment Plan designations.

Historic, Cultural, and Architectural Resources (see also Section III.B)

Alternative C would reduce densities and allowable build-out compared to the project, and thus would potentially have more beneficial affects on historic resources. Alternative C provides for reductions in density and allowable build-out which reduces pressure to develop individual properties. This, in turn, limits factors encouraging demolition of historic resources. For example, in many instances, Alternative C divides a Regional Commercial designation into Community Commercial and Regional Commercial. Because the Community Commercial designation reduces the maximum build-out, the overall density would be reduced. If the use of a historic resource is inconsistent with the designated land use, it would still be subject to the development pressures and other potential impacts referred to in the discussion of the project. Alternative C contains no incentives for historic preservation.

Sub-Areas 3, 4, 5, and 7 are not discussed below because Alternative C and the project do not differ in these areas.

Sub-Area 1: All of the areas designated Very High Density Residential (130 d.u./ac.) would be designated High Medium Density or High Density (60 to 80 d.u./ac.) in this alternative. This change would affect many more historic resources than those influenced by the proposed Redevelopment Plan. However, the net effect would be beneficial to residential historic resources because of reduced densities and reduced development pressures. Most commercial historic resources would also benefit from dividing Regional Center Commercial into Community Commercial and Regional Center Commercial because of reduced densities and reduced development pressures.

<u>Sub-Area 2</u>: This Sub-Area contains the Hollywood Boulevard Commercial and Entertainment National Register District. Dividing Regional Center Commercial into Community Commercial and Regional Center Commercial would reduce the density and maximum build-out of affected areas, so this change in land use designation would be beneficial to the historic district and most commercial historic resources because of development pressure.

Sub-Area 6: Areas west of Gower St. would be designated from Medium Density Residential (40 d.u./ac.) to Low Medium 2 Density (24 d.u./ac.) under this alternative. The change would be largely beneficial to this neighborhood of single-family residences and apartment buildings because these designations would help preserve the existing character of the neighborhood. The change along Vine St. from Regional to Community Commercial would benefit the commercial historic resources along this strip because of the reduced density and maximum buildout and, hence, decreased development pressure.

Transportation, Circulation, and Parking (see also Section III.C)

Alternative C would generate about 338,700 additional daily trips at build-out, about 12,500 less trips than the project. This alternative would have fewer vehicle trip ends (vte) per day (1,000 to 4,000 vte less) along Bronsen Ave., Sunset Blvd., Vine St., La Brea Ave. and portions of Highland and Franklin Aves. and Hollywood Blvd. However, like the project, street traffic in the project area would exceed capacity under the existing street network. Therefore, although fewer vte are estimated for Alternative C, traffic and transportation impacts would be similar to those of the project.

Meteorology and Air Quality (see also Section III.D)

Development under the revised <u>Community Plan</u> would result in an increase in emissions of criteria pollutants, but these emissions would not differ significantly from those projected for the project. Ambient concentrations of carbon monoxide and other products of combustion along roads in the area would be three percent to 26% greater than those described in Section III.D for the project. As for the project, the eight-hour CO standard would be violated over most of the project area, while violations of the one-hour standard would be infrequent.

Noise (see also Section III.E)

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Development under the revised Community Plan would result in noise impacts greater than existing noise levels and, on the basis of traffic noise calculations at the intersections analyzed in Table 18 in Section III.E, up to three decibels greater than those projected for development under the proposed Redevelopment Plan. This increase would be barely audible under typical outdoor conditions.

Energy (see also Section III.F)

Development under this alternative would result in greater commitments of non-renewable energy resources than now exist in the project area, but these would be similar to those under the <u>Redevelopment Plan</u>. Development under this alternative would require less electricity and natural gas than the project.

Public Services and Utilities (see also Section III.G)

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<u>Police</u>: The projected need for uniformed officers under Alternative C would be essentially the same as the projected need under the <u>Redevelopment Plan</u>, due to the similar estimated development levels.

Fire: Demand for fire services would increase under Alternative C due to additional residential, commercial, and industrial development. However, the demands placed on existing facilities by development under Alternative C would be similar to the demands under the Redevelopment Plan because of comparable development levels.

The Los Angeles Department of Fire has indicated that existing facilities can provide additional service, though additional staffing may be required. However, as land uses change over time, expansion of existing facilities or new facilities may be required.

Parks and Recreational Facilities: Resident population increases and daytime employee population increases due to new development under Alternative C would result in additional demand for park and recreational facilities. The population increase under Alternative C is expected to be similar to the projected increase under the Redevelopment Plan because of comparable development levels.

The project area is under-served by park facilities, according to the Los Angeles Public Recreation Plan. Further development under either the alternative other project may strain existing facilities.

<u>Public and Private Schools</u>: Additional student enrollment in the project area at build-out under Alternative C would be essentially the same as under the project due to the similar levels of development projected (see Table 30).

TABLE 30: ADDITIONAL STUDENT ENROLLMENT AT BUILD OUT

MINIMUM SCENARIO	Community Plan	Redevelopment Plan	Alternative C
Elementary	5,205	3,317	3,244
Junior High	2,602	1,659	1,622
Senior High	2,602 10,409	1,659	1,622 6,488
Total .	10,409	6,635	6,488
MAXIMUM SCENARIO			
Elementary	92,259	58,207	56,294
Junior High	38,441	24,253	23,456
Senior High	_38,441	24,253	23,456
Total	169,141	106,713	103,206

SOURCE: Myra Frank and Associates, Inc.

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<u>Libraries</u>: Alternative C may stimulate residential development both in and adjacent to the project area. The projected population increases under Alternative C may increase the demand for library sevices. With the recent destruction of the Hollywood Branch Library by fire, the project area lacks adequate library facilities. Any increase in resident population would likely strain the resources of the existing facilities within and adjacent to the project area.

Child Care racilities: Under Alternative C, the potential increase in residents under five years of age is slightly more, 704 children versus 689 children, than the projected increase in population under the project. The estimated increase in the number of children under five was based on an estimate of the increase in total population (11,742 people for Alternative C versus 11,476 people for the project) that, in turn, was calculated by multiplying the estimated additional residential units by the 1980 Census average of 1.9 persons per household.

Senior Citizen Facilities: Under Alternative C, the number of senior citizens would be about 1,530, slightly more than the potential increase of about 1,410 seniors estimated for the Redevelopment Plan. The projected increase in the number of senior citizens would result in additional demand for the services provided by the senior citizen facilities located in the project area. Based on the 1980 Census, this assumes the portion of the population over 65 years would remain constant at 13% in the future.

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<u>Power</u>: The projected increases in peak load and annual electricity use under Alternative C are slightly less than those under the <u>Redevelopment Plan</u>, but the difference in annual power use between the two plans is less than 1% of the existing annual usage. The Department of Water and Power has indicated that the power needs of the project area would be part of the total load forecast for the City of Los Angeles and would be included in the planned demands on the system.

Gas: Natural gas consumption would increase by about 110 million Btu/month by the year 2035 under this alternative. The increase in monthly usage in the project area under Alternative C is less than the increase of about 117 million Btu under the Redevlopment Plan, by about seven million Btu. Southern California Gas Company indicates that existing facilities are adequate to serve the projected development levels over the next 20 years under the proposed Redevelopment Plan. Since monthly usage under Alternative C would be less than under the project, the existing facilities would be adequate to serve the projected levels of development under Alternative C.

<u>Water</u>: Water demand in the projected area is estimated at about 4.2 million gallons per day (mgd). With projected new development in the project area, water demand would be increased by about 3.5 mgd, which would be 92% of the approximately 3.8 mgd increase projected under the proposed <u>Redevelopment Plan</u>. The Department of Water and Power (DWP) has indicated that, in general, existing supply lines and mains could provide additional water to the project area. DWP notes that the capacity level of service would depend on the location and type of development. Therefore, new development would have to be examined on a case-by-case basis to determine the required capacity levels. Specific development may require improvements in the distribution system to provide additional flow.

Sanitary Sewers: Projected increases in effluent under Alternative C would be within 10% of that generated by the project. The existing sewer infrastructure, though highly developed, does contain some aging and over-capacity sewer pipelines and pumping stations. Depending on the type and location of proposed development, the size of the existing sewers might have to be increased or additional parallel sewers might have to be constructed.

The potential increase in effluent generated by new development under Alternative C, which would be less than the increase under the <u>Redevelopment Plan</u>, would also create sewage treatment impacts. In an effort to increase capacity and meet more stringent state and federal standards, the City is involved in several major wastewater treatment programs.

Solid Waste: About 787,000 pounds per day of solid waste is generated in the project area. New development under Alternative C would generate about the same amount of waste as would be generated by new development under the <u>Redevelopment Plan</u>, due to the similar projected levels of development.

The Department of Public Works, Bureau of Sanitation, indicates that all existing facilities, with the possible exception of the Lopez Canyon disposal site, can provide service through this decade and beyond. The Bureau of Sanitation is also investigating incineration of solid waste as an alternative to landfills. Such a system could be in place within the next few years.

Surface Water Runoff: The City has previously identified several unmet drainage needs within the project area. Although new development would generally maintain existing flow patterns and would not generate substantially more surface water runoff than present development, measures to accommodate these unmet drainage needs should be included as part of development plans.

Overall, Alternative C would have slightly fewer adverse impacts on Public Services and Utilities than the proposed project. The demand placed on public services would be slightly lower under Alternative C largely because of the lower level of projected office development (about 18 million sq. ft. versus about 21 million sq. ft. under the project). In most instances, however, the differences in demand and impacts would be insignificant.

Geology and Seismology (see also Section III.H)

Development under this alternative would pose greater risk of property damage, injury, and loss of life from geologic conditions and seismic events than existing conditions, due to the increased density of development, but would pose substantially the same risks as for the project.

#### D. COMMUNITY PLAN - CONSISTENT ALTERNATIVE

#### Description of the Alternative

Alternative D incorporates many elements of the proposed <u>Redevelopment Plan</u>, but would be consistent with the existing Community Plan without requiring any amendments to it. Fewer land use change areas are proposed (61 acres versus 158 acres under the <u>Redevelopment Plan</u>). Unlike the <u>Redevelopment Plan</u>, Alternative D would not change the land use of any area currently designated as residential. However, Alternative D exceeds the <u>Redevelopment Plan</u> in total land area designated for proposed density changes; 333 gross acres versus 230 gross acres. Alternative D would establish the three special districts proposed as part of the project, and would also provide for protection of historic and cultural resources as described in Section III.C for the project. Development potential under Alternative D for each Sub-Area is shown in Table 31.

TABLE 31: DEVELOPMENT POTENTIAL IN THE REDEVELOPMENT AREA AT BUILD OUT UNDER ALTERNATIVE D, BY SUBAREA

Sub-Area	Residential/a/	Commercial/b/	Industrial/tr
1	5,720	1,557	0 .
2	3,770	44,661	881
3	1,920	735	0
4	3,450	2,706	0
5	270	0	<b>6,423</b> .
6	5,110	3,070	0
7	<u>_7,780</u>	5,072	0
TOTAL	28,020	57,801	<del>7,304</del>

/a/ Housing units, rounded to the nearest ten units.

/b/ Floor area, in thousands of sq. ft.

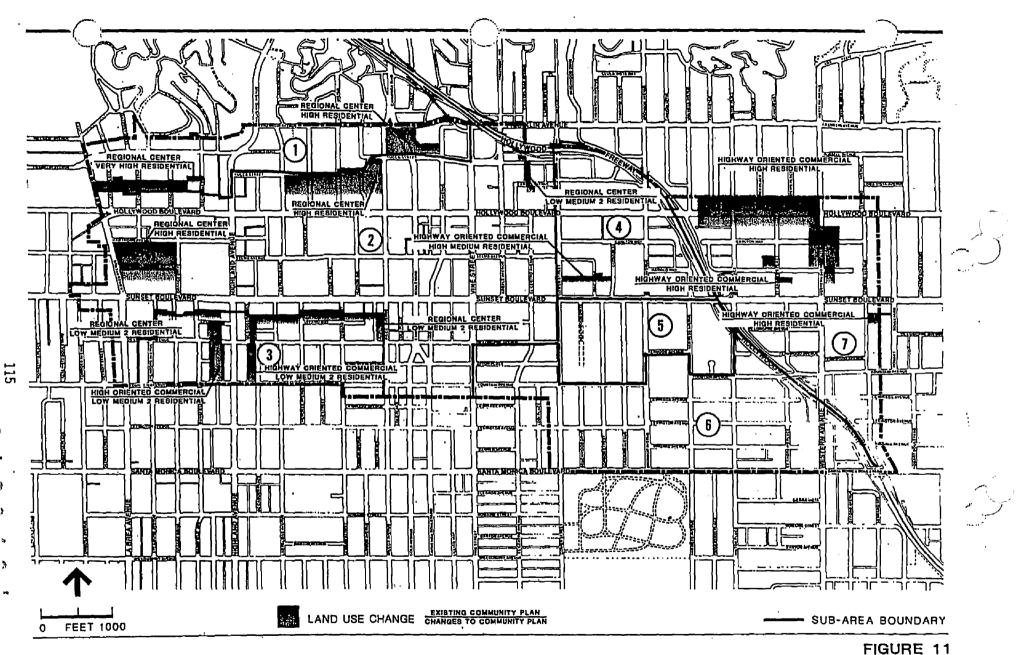
SOURCE: Community Revelopment Agency of Los Angeles.

The differences between Alternative D land uses and those of the existing Community Plan (see Figure 11) include:

Sub-Area 1: Alternative D proposes land use changes for three areas totaling 9.6 net acres, or 14% of the Sub-Area, and a density change for most of the portions designated as residential by the existing Community Plan. Alternative D proposes to reduce the designation of most of the residential areas from Very High Density to High Density and High Medium Density. Two sites within the Sub-Area would be redesignated from Very High Density Residential to Regional Center Commercial. A third site would be redesignated from Regional Center Commercial to Very High Density Residential.

Sub-Area 2: Alternative D proposes three land use changes and a density change. A proposed density change would affect another three acres. The land use changes total about 22 net acres, or about 15% of Sub-Area 2. One site would be redesignated from Regional Center Commercial to High Residential; a second would be redesignated from Regional Center Commercial to Low Medium 2 Residential. One 10.5-acre site proposed for a land use change is located south of Hawthorne Ave., between LaBrea Ave. and Orange Dr. This site is currently designated as Regional Center Commercial. The designation under both the proposed Redevelopment Plan and Alternative D would be High Density Residential, which would be consistent with the multi-family residential character of the area.

<u>Sub-Area 3</u>: The land use changes and density changes proposed under Alternative D are similar to those under the proposed <u>Redevelopment Plan</u>. All four of the proposed land use redesignations represent changes from a commercial designation to Low Medium 2 Residential. Alternative D also proposes to change the density designations of the residential areas in this Sub-Area from High Density and High Medium Density to Low Medium 2 Residential.



LAND USE DIFFERENCES BETWEEN

ALTERNATIVE C AND EXISTING COMMUNITY PLAN

SOURCE: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES

# V. Alternatives to the Project

Sub-Area 4: One density change and one land use change are proposed under Alternative D. The two-acre area north of Sunset Blvd., south of Harold Way and west of Gordon St., would be redesignated from Highway Oriented Commercial to High Medium Density Residential. The proposed density change covers a much larger area; about 15 gross acres would be redesignated from Very High Density Residential to High Density Residential and 34 gross acres south of Hollywood Blvd. would be redesignated from High Density Residential to High Medium Density Residential.

Sub-Area 5: A density change is proposed for the seven-acre area bounded by Fountain Ave., Wilton Pl., Fernwood Ave., and Van Ness Ave. The Community Plan designation is High Medium Density Residential; the proposed designation is Medium Density Residential. The seven gross acres are mostly vacant with a few parcels containing residential uses.

<u>Sub-Area 6</u>: No land use changes are proposed in this Sub-Area under Alternative D. However, a density change is proposed for all of the Sub-Area, about 128 gross acres, which are designated as residential in the <u>Community Plan</u>. The proposed density is Medium Density Residential. The <u>Community Plan</u> designates about 14 gross acres as High Density Residential and 114 gross acres as High Medium Density Residential.

Sub-Area 7: Alternative D proposes to change the land use designations of four areas totaling about 21 net acres. Two areas currently designated Highway Oriented Commercial would be designated High Density Residential. A third area, currently designated as High Residential, would be designated Recreation and School site. The fourth area is designated as Highway Oriented Commercial; the proposed designation is High Residential. No density changes are proposed under Alternative D for Sub-Area 7.

#### Analysis of Alternative

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Development under this alternative would create impacts that would be similar in many respects to those that would occur under the project. The discussion that follows addresses only those impacts of the alternative that would differ from the impacts discussed for the project in Section III of this report.

Land Use and Planning (see also Section III.A)

Alternative D would provide less development potential for commercial uses in the project area than the existing Community Plan. The potential development under existing conditions exceeds the projected levels for Alternative D by about 11 million sq. ft. The difference is largely due to the lower FARs for Regional Commercial Development, 4.5:1 versus 6:1, designated under Alternative D. The development potential under Alternative D is similar to that under the project.

The appropriate level of commercial development is an issue in those areas on the edge of the commercial core that are adjacent to residential neighborhoods. The scale of development (i.ė:, the size and height of proposed commercial structures under the Community Plan) may be incompatible with the prevailing height of the adjacent residential structures. However, since Alternative D proposes a lower FAR limit for Regional Commercial Development, the scale and height of new commercial development may be somewhat more compatible with the existing residential profile. Regional Commercial Development under Alternative D may also produce fewer adverse impacts relating to the views to and from the Hollywood Hills and to adjacent residential areas.

#### V. Alternatives to the Project

Potential residential development under Alternative D would be less than under either the existing <u>Community Plan</u> or the project. The difference is mainly due to lower residential density designations under this alternative. Alternative D, because it proposes much lower densities, would have potentially fewer impacts.

Potential industrial development would be the same for Alternative D as the existing Community Plan. Impacts due to industrial development would be the same as those that would occur in the future under existing planning designations. The impacts would be substantially less than those that would occur under the <u>Redevelopment Plan</u>. Industrial development potential for Alternative D is about 7.3 million sq. ft. compared to about 15.8 million sq. ft. under the project.

Historic, Cultural, and Architectural Resources (see also Section III.B)

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Alternative D proposes uniformly lower densities than the <u>Redevelopment Plan</u>. Lower densities are beneficial to the affected historic resources because they lessen the amount of development pressure on the property. The land use changes proposed by Alternative D would also generally result in beneficial impacts, with several exceptions noted in the results below. Land use designations proposed by Alternative D are generally more consistent with the existing land use than those proposed by the <u>Redevelopment Plan</u>. In addition, Alternative D would generally reduce the potential impact on historic resources that would result from a land use or density change from the existing <u>Community Plan</u>. Methodology, impact analysis, and mitigation measures pertaining to Alternative D are identical to those used in analyzing the <u>Redevelopment Plan</u>.

To identify the most significant structures based on their National Register designation and potential adverse effects introduced by Alternative D in comparison to the Redevelopment Plan, the following summary has been prepared.

<u>Sub-Areas 1, 3, 5, 7</u>: No potential adverse impacts were identified in these Sub-Areas for historic resources of a National Register designation of 4 or higher.

Sub-Area 2: 1416 La Brea Ave. could be affected by adverse land use changes. This one-story commercial structure, eligible for National Register listing, could be adversely affected by development pressures for residential uses under high-density residential designations.

Sub-Area 4: 1717 Bronson Ave. could be adversely affected by the project. This two-story residential structure is located in an area designated Highway Oriented Commercial. It could be subjected to development pressures as well as noise and visual impacts. The Redevelopment Plan designation of Commercial Manufacturing would be no more beneficial to this property than that proposed in Alternative D.

Sub-Area 6: 5823 Santa Monica Blvd. and 5843 Santa Monica Blvd. could suffer adverse impacts. These two structures, a movie studio sound stage and warehouse, are inconsistent with the Alternative D designation of Medium Density Residential. The Redevelopment Plan designation of Commercial Manufacturing would be more suitable to these historic resources. A designation of Medium Density Residential, however, would not be likely to encourage a significant amount of development pressure on these properties.

Transportation, Circulation, and Parking (see also Section III.C)

At build-out, the land uses in Alternative D would generate about 328,900 additional daily trips in the project area, about 22,300 additional daily trips less than the project. This alternative would generate less trips on Vine St., Highland Ave., Cahuenga Blvd. and La Brea Ave.; the southern ends of Bronson Ave. and Wilton Pl. would also experience a slight (1,000 vte/day) drop in trip volumes. The portions of Hollywood and Sunset Blvds. west of Vine St. would experience between 1,000 to 4,000 less vte/day than the project. The project would increase trips along the southern portion of Western Ave. by between 1,000 to 5,000 vte/day compared to the project. Other road segments in the project area would have about the same number of trips as the project. Impacts along these roads and adjoining intersections thus would be similar to those of the project. The daily traffic volumes compared to the capacity of all major arterials in the area indicate that, like the project, these roads would be over capacity under the existing street network, at build-out.

Meteorology and Air Quality (see also Section III.D)

Development under the <u>Community Plan</u> - Consistent Alternative would result in an increase in emissions of criteria pollutants, but these emissions would be less than those projected for the project. Ambient concentrations of carbon monoxide and other products of combustion along roads in the area would be similar to those described in Section III.D for the project.

Noise (see also Section III.E)

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Development under Alternative D would result in noise impacts greater than existing noise levels, but less than those projected for development under the project. Traffic-related noise from development under this alternative would be less than for the project, but this difference would not be audible.

Energy (see also Section III.F)

Development under the Community Plan - Consistent Alternative would result in greater commitments of non-renewable energy resources than existing conditions, but these commitments would be less than those under the project.

Community Services and Utilities (see Section III.G)

<u>Police</u>: If Alternative D were to be implemented, an additional 72 police officers, above existing, may be needed in the project area and 462 additional officers might be needed for the project area and adjacent area combined. These estimates were based on the projected population increases at build-out, assuming a need of three officers per 1,000 population. It was also assumed that commercial development in the project area would stimulate residential development in adjacent areas.

The potential need for officers at build-out under Alternative D is only slightly less than the number required under the project. It is, however, significantly less than the potential need under the existing Community Plan. Since build-out is not projected to occur for at least another 50 years, these numbers do not represent actual need in the near future, but are best used as a basis for comparing and evaluating the alternatives.

#### V. Alternatives to the Project

Fire: Demand for fire services would increase due to additional residential, commercial, and industrial development. However, the increase is likely to be less than the demand placed on facilities by either the project or Alternative B because of the lower overall development levels under Alternative D. The Los Angeles Department of Fire has indicated that existing facilities can provide additional service, although additional staffing might be required. As land uses change, expansion of existing facilities may increase in the number of existing facilities that may be needed in the future.

Parks and Recreational Facilities: Residential population increases and daytime employee population increases due to new development under Alternative D would result in additional demand for park facilities. The population increase under Alternative D would be similar to or slightly less than the projected increase under the project because of comparable development levels. Further development under either of the alternatives may strain existing facilities. However, Alternative D does preserve several areas, about three acres, as open space which would be designated for development under the project.

Public and Private Schools: Development under Alternative D may affect enrollment both within the project area and in adjacent areas. Table 30 shows the total additional student enrollment at build-out under the existing Community Plan, the Redevelopment Plan, and Alternative D. A minimum and maximum impact scenario on the district was calculated for each of the development projects. Since the figures represent build-out projections, they may be somewhat unrealistic because build-out would not occur within the next 50 years. Also, it was assumed all new employees would live in or near the project area; this assumption may have inflated the enrollment figures. Alternative D and the project would have a similar impact on student enrollment. The Community Plan, because it permits more commercial and residential development, would have greater impacts on student enrollment.

<u>Libraries</u>: The projected population increases would increase the demand for library services. With the recent destruction of the Hollywood Branch Library by fire, the project area lacks adequate library facilities. Any increase in resident population would likely strain the resources of the existing facilities within and adjacent to the project area.

Child Care Facilities: Under Alternative D, the potential increase in total population (24,162) and the population of children under five years of age (1,450) is slightly less than the projected potential increases in population under the project. The population increases under both plans, although not significant, are smaller than the increases projected under the Community Plan. The existing child care facilities may not be able to provide adequate service to the larger populations.

Senior Citizen Facilities: The potential increase in the number of senior citizens at build-out under Alternative D (about 3,140) is slightly less than the potential increase under the project. However, under both plans, the potential senior citizen population is significantly less than the potential population under the Community Plan. The potential increase in the number of senior citizens would result in additional demand for the services provided by the senior citizen facilities located in the project area.

# V. Alternatives to the Project

Power: The potential increases in peak load and annual electricity use under Alternative D are slightly less than the respective increases under the project, but significantly less than the potential increases projected under the Community Plan. The existing annual power consumption in the project area is estimated at about 659,328,000 kWh. At build-out under Alternative D, the annual power usage would be 2,614,440,000 kWh, an increase of about 400%. The project would increase consumption by about 450% and the Community Plan would increase consumption by about 560%.

According to the Department of Water and Power, the project area power needs will be part of the total load forecast for the City of Los Angeles and would be included in the planned growth of the power system. As a result, Alternative D would have no significant impacts on the system.

Gas: The increase in monthly natural gas consumption in the project area under Alternative D would be less than the increase under either existing conditions or the project. At build out, consumption would exceed existing usage by about 238 million Btu, approximately 90% of the project's increase and 61% of the Community Plan increase.

According to Southern California Gas Company, which provides natural gas to the project area, the existing facilities are adequate to serve the projected development levels over the next 20 years under the project. Monthly use under Alternative D would be less than under the project, so the existing facilities should be adequate to serve the projected development under Alternative D.

<u>Water</u>: The current water demand in the project area is about 4.2 million gallons per day (mgd). The potential increase in demand is about 7.8 mgd, 94% of the <u>Redevelopment Plan</u> potential increase and 60% of the <u>Community Plan</u> increase. According to the Department of Water and Power (DPW), existing supply lines and mains can provide additional water to the project area. The capacity levels of service to an area would depend on the location and type of development. Therefore, new development would be examined on a case-by-case basis to determine the average capacity. Specific developments might require in the distribution system to provide additional flow.

Sanitary Sewers: Existing development generates about 4.8 mgd of effluent. Under Alternative D, development to build-out would generate an additional 11.9 mgd of effluent. This increase would be about 90% of the potential increase under the project and 63% of the potential increase under the Community Plan.

Although the existing sewer infrastructure is highly developed, it does contain some old and over-capacity sewer pipelines and pumping stations. Depending on the type and location of proposed development, the size of the existing sewers might have to be increased or additional parallel sewers might have to be constructed.

The potential increase in effluent generated by new development under Alternative D, although less than the amount generated under the project, would also create sewage treatment impacts. To increase capacity and meet more stringent state and federal standards, the City is currently involved in several major long-range wastewater treatment programs.

# V. Alternations to the Project

Solid Waste: About 787,000 pounds per day of solid waste is generated in the project area. Development to build-out under Alternative D would generate about 4.6 million pounds per day of waste. This is about 96% of the daily waste generated at build-out under the project and 67% of the waste generated by development under the Community Plan. The Department of Public Works, Bureau of Sanitation, indicates that all existing facilities, with the possible exception of the Lopez Canyon landfill, can provide service through this decade and beyond. The Bureau of Sanitation is investigating incineration of solid waste as an alternative to landfills. Such a system might be in place in several years.

Surface Water Runoff: The City has previously identified several unmet drainage needs within the project area. Although new development would generally maintain existing flow patterns and would not generate significantly more surface water runoff than present development, measures to accommodate these unmet drainage needs should be included as part of development plans under Alternative D as with the project.

Geology and Seismology (see Section III.H)

Development under this alternative would pose greater risk of property damage, injury, and loss of life from geologic conditions and seismic events than existing conditions, due to the increased density of development, but would pose substantially the same risks as for the project.

# VI. COMMENTS RECEL DO ON DRAFT EIR AND AGENCY ( PONSES

•			<u>Page</u>
A.	INTRODUCTION	•	123
В.	LIST OF PERSONS AND ORGANIZATIONS COMMENTING		•
ь.	ON THE DRAFT EIR		123
C.	WRITTEN COMMENTS AND AGENCY RESPONSES		125
D.	PUBLIC HEARING COMMENTS AND RESPONSES		195
E.	STAFF-INITIATED TEXT CHANGES		201

### A. INTRODUCTION

This section contains comment letters on the DEIR received by Community Redevelopment Agency (CRA) during the 45-day public comment period that ended on January 6, 1986, and CRA's responses to those comments. It also contains pertinent excerpts from the public hearing on the DEIR that was held on December 16, 1985, and CRA responses; the entire public hearing transcript and copies of responses to comments not pertinent to the DEIR are found in Appendix F. This chapter, together with the DEIR text in the preceding sections, constitutes the Final EIR (FEIR) on the Hollywood Redevelopment Plan project (State EIR Guidelines, Section 15132).

According to the State EIR Guidelines (Section 15044), any public agency, person, or other entity can submit comments on the accuracy or completeness of the DEIR. Failure to submit comments during the noticed comment period, or to request an extension of time to comment, is assumed to indicate that the DEIR is considered by that entity to be complete and adequate (Guidelines, Section 15207). The Lead Agency for environmental review of the project is required to evaluate all comments and prepare written responses (Guidelines, Section 15088).

As Lead Agency for this project, CRA must certify that the FEIR complies with the California Environmental Quality Act, and that CRA reviewed and considered the information in the FEIR prior to taking action on the project (Guidelines, Section 15090). After certification, the FEIR will be presumed to comply with CEQA for consideration by all state and local agencies consulted in their actions on the project (Guidelines, Section 15231).

# **B. LIST OF COMMENTORS**

# WRITTEN COMMENTS

City of Los Angeles City Planning Department Calvin S. Hamilton, Director December 30, 1985

City of Los Angeles Department of Public Works Edward D. Longley, Director December 16, 1985

City of Los Angeles Department of Transportation Allyn D. Rifkin, Supervising Transportation Planner II January 6, 1986

City of Los Angeles Department of Water and Power Carl D. Haase, Engineer, Environmental and Governmental Affairs January 6, 1986

Los Angeles Unified School District
Dominic Shambra, Coordinator, School Utilization Task Force
December 27, 1985

Hollywood Heritage Frances Offenhauser undated (received January 6, 1986) Los Angeles Conservancy Ruthann Lehrer, Executive Director January 3, 1986

YMCA of Metropolitan Los Angeles Norris D. Lineweaver, Executive Director December 11, 1985

Hollywood Economic Revitalization Effort Pompea Smith January 6, 1986

The Federation of Hillside and Canyon Associations, Inc. Barbara A. Fine, Chairperson January 6, 1986

Hollywood Magic Castle, The Academy of Magic Arts, Inc. Milt Larsen, Managing Director, Magic Castle Bill Larsen, President, Academy of Magical Arts January 2, 1986

Tom O. Glover
President, Yamashiro Corp.
January 3, 1986

Samuel Schiffer December 31, 1985

Bryan Allen January 6, 1986

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Gary Silvers
Comments by telephone, January 6, 1986

#### PUBLIC HEARING COMMENTS

Samuel (George) Schiffer

Fran Offenhauser

Marshall Caskey

Ruthann Lehrer

# C. WRITTEN COMMENTS AND AGENCY RESPONSES

# CITY OF LOS ANGELES

#### CITY PLANNING COMMISSION

DANIEL P GARCIA
PRESIDENT
SUZETTE NEIMAN
VICE-PRESIDENT
ROBERT J ABERNETHY
SAM BOTWIN
WILLIAM G LUDDY
RAYMOND I NORMAN

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DEPARTMENT OF CITY PLANNING 561 CITY HALL LOS ANGILES CA 90012

CALVIN S HAMILTON

KELUYEDA

PO.104.WH

December 30, 1985

Ileana Liel Community Redevelopment Agency Suite 700 354 South Spring Street Los Angeles, CA 90013

DRAFT EIR, HOLLYWOOD REDEVELOPMENT PLAN

Attached are specific comments on the Draft EIR for the proposed Hollywood Redevelopment Plan which was received November 26, 1985. A number of corrections to the text of the DEIR are necessary (page references are included in the specific comments).

At the general level, a review of our previous correspondence (letter dated June 13, 1985; pp. A32-34 in DEIR) seems appropriate. The comments presented in that letter were based on the Notice of Preparation (NOP) circulated by CRA for the Environmental Impact Report. Many of our concerns as stated in that letter were taken into account by this DEIR; there remains however, a limited but significant number of concerns which have not been adequately addressed:

- Parking needs and pedestrian movement. Analysis of these aspects of circulation is not adequate. Attachment of what limited analysis of parking is included as <u>Errata</u> serves to strengthen the impression that this is little more than an afterthought.
- Effects on the employment/housing mix in the project area: This area of analysis was not apparently included in the DEIR program.
- Related zone changes necessary to implement the project. These were not directly addressed by the DEIR as transmitted.
- Corrections and specific comments aside, what is clear from the DEIR is the extreme sensitivity of the project area to impacts on circulation, cultural and historical resources, and public service systems/facilities. If proposed commercial intensities/residential densities are adopted, and development

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utilizing the capacity thereby created is encouraged, it seems vital that the Agency make a strong commitment to improving the circulation and public service systems in the project area by all means necessary and appropriate. The findings of the DEIR further argue for measures ensuring greater protection of historic and cultural resources in the Project area.

CALVIN S. HAMILTON Director of Planning

CSH:MFD:djm

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#### Comments on DEIR

### p. 15 Industrial Uses

"Limited Industrial . . . would not allow commercial development." This would be true only if the MRI Zone (as opposed to the MI Zone) were assigned to this Plan designation. All other industrially zoned land permits commercial development.

#### p. 15 "Potential Development Densities"

"Buildout . . . would require redevelopment of all parcels affected by the Redevelopment Plan to theoretical maximum . . . "  $\,$ 

In previous documents and memoranda, the Agency has defined build-out as development of all parcels likely to be redeveloped in the next fifty years. Has buildout been consistently defined throughout this DEIR? If so, which definition?

# p. 23 The Hollywood Community Plan

"The City of Los Angeles Planning Department is currently contemplating revising the Hollywood Community Plan (see description of proposed revision)."

- the proper words are amending (not revising) the Plan; also replace

revision with <u>amendments</u>. At this stage the amendments are merely preliminary, not proposed.

#### p. 26 . Table 8

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There are discrepancies and misprints in this table, specifically:

Subarea No. 2 Residential [the projected growth in number of units by 2005 is 700; the Initial Study (p. A-26) proposes a figure of 1,100].

Subarea No. 7 Residential [the projected growth in number of units is 5,400; the Initial Study (p. A-26) proposes 540].

Thus the residential total does not check out.

In addition, the growth in number of hotel rooms seems to have escaped accounting. The Initial Study proposes growth by 1,200 rooms in Study Area 2, yet the figure has not been entered into either the residential or commercial totals.

# p. 28 Impacts

"The 20-year development projections . . . show . . . a 13% increase in industrial development from 1.1 million to 1.3 million square feet."

- this amounts to an increase of 18%

"Demand for residential units would increase the number from 3,200 to 4,300 units . . . "

- this growth corresponds to figures in the Initial Study but not to figures in Table 8 (p. 26) of the DEIR.

#### p. 34 Planning: Land Use Element

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- ". . . the project would provide about 4,000 housing units in the next 20 year .. "
- this aggregates hotel rooms into the housing unit category (2,80) residential units + 1,200 hotel rooms = 4,000 housing units). If the hotel rooms are to be considered housing units, this should be done consistently and reflected in Table 8 and Study Area 2 discussions. It would be misleading to count hotel units as housing units. They are not the same thing at all. The Departments of Planning and Building Safety consider hotel rooms to be a commercial land use.

#### p. 36 <u>Mitigation</u>

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- the meaning of "Elementary" is not at all clear; "essential public features, as described in the Elementary, are inadequate . . . " What is the intended meaning?

#### Historic, Cultural and Architectural Resources

- pp. 39-40 The location of the Whitley Heights National Register Historic 12 District is stated erroneously; this should be corrected.
- p. 42 The land use designation for 1809 Las Palmas appears to be described 13 erroneously and should be corrected.

# Transportation, Circulation and Parking

- pp. 44-56 Discussion of Parking is woefully inadequate; judging from the ERRATA page attached to the DEIR the discussion is merely an afterthought. Why should the DEIR only make reference to the 1980 DOT Parking Study? Why not briefly summarize its findings?
- p. 51 third paragraph: the total additional daily vehicle trips would be 62,815 (15) not 62,740 as stated.

#### pp. 56-58 Mitigation



Note that at afternoon Peak Hour the number of intersections at LOS E or F would increase from four (present) to 18 (projected for 2005) based on Tables 9 and 11.

The improvements and mitigation measures proposed were developed in the Parsons Brinckerhoff Quade Douglas (PBQED) study for 9 intersections at LOS E or F by the year 2005. Assuming implementation of the measures, what LOS is likely to result for each of the 18 most heavily impacted intersections?

# Alternatives to the Project

Development under Existing Community Plan (Alternative B)

P.102 Description of Alternative

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"No promotion of rehabilitation or new development would take place under this alternative. Preservation of historic structures would also not be encouraged."

- Preservation and rehabilitation are encouraged in the text of the Hollywood Community Plan (cf. Housing, Features)

Revision of the Hollywood Community Plan (Alternative C)

p.105 This is, more properly stated, an Amendment (not a revision). (18)

Description of the Alternative

For Alternative D (p.113 of DEIR) it is stated that the "three special districts" would be established, and that "protection of historic and cultural resources" would also be provided. This is equally true of Alternative C and should be so stated. Analysis should also reflect this fact (e.g. p.109 "Alternative C contains no incentives for historic preservation" should be deleted or modified.

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Alternative C would not permit residential uses north of Yucca Street between Ivar Avenue and Cahuenga Boulevard at Very High density (80+ DU's/GA). It proposes the same residential density (up to 80 DU's/GA) as the project. This should be corrected and reflected in Table 28 (p.107).

pp.109-110 Subarea 6

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This paragraph erroneously states that a Low Medium 2 density is proposed for the area west of Gower Street and south of DeLongpre Avenue. Alternative C is not different from the Redevelopment Plan (i.e. both propose Medium density). This applies equally to the second paragraph on p.110.

# Response to City Planning Department Comments

- 1. A detailed parking demand study will be prepared by CRA once specific developments have been proposed. Specific measures to mitigate identified adverse impacts could then be developed and implemented. The Plan would require the study of Hollywood Blvd. and the area immediately surrounding it within two years. This study would address parking problems in this area. A parking demand analysis prepared at this time would necessarily be very general, and would not be as useful as project-specific studies prepared once actual development projects are proposed. Pedestrian movements were incorporated into the transportation analysis in terms of their effect on intersection traffic. Pedestrian circulation and sidewalk capacity were not considered to be significant environmental impacts. Once Designs for Development for specific neighborhoods in the Redevelopment Area have been proposed, the CRA will prepare detailed pedestrian movement studies for the blocks included in the design plans.
- Section II.B of the EIR, Project Description, contains a discussion of current 2. employment and housing conditions in the project area. The physical conditions associated with changes in employment and housing conditions, such as land use and traffic changes, are addressed in Section III of the EIR. In the adoption of a Redevelopment Project, the EIR process is combined with the Redevelopment Plan review and approval process required by the community redevelopment law. Thus, in this instance, the EIR is only one component and is included as a part of a much broader report on the proposed Redevelopment Plan, which will be considered at a public hearing prior to adoption of the project. Other components and parts of the Redevelopment Plan report include the reasons for selection of the project area; descriptions of social, physical, and economic conditions; a plan for the relocation of families and persons to be displaced from housing in the area; and a neighborhood impact report which describes in detail the impact of the proposed project upon residents of the project and surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, property assessments and taxes, effect on school population, and other matters affecting the physical and social quality of the neighborhood. Therefore, the overall effects of the proposed project on housing and employment are included in other components of the Redevelopment Plan report, of which the EIR is a part.
- 3. Once a specific development plan were proposed for a site, the need for rezoning would be analyzed. Until such time, the number of acres and the exact type of rezonings required to implement the development would be difficult to determine. Also, while the project would require some rezonings in the Redevelopment Area, the specific amount of land and the changes of use or density are unknown at this time.
- 4. Comment noted.
- 5. The MR1 zone would not allow commercial development as a primary use. However, commercial uses are allowed as accessory uses connected with industrial/manufacturing establishments.

The second sentence in the fourth paragraph on p. 15 of the EIR is revised to read:

"Both of these designations are considered to be light industry; commercial development at various intensities may be allowed under industrial

### VI. Commen on Draft EIR

designations depending upon the City's zoning designation and discretionary approval by CRA."

- 6. The definition of build-out, for the purpose of this environmental analysis, is presented on p. 15 of the EIR. This definition was used consistently throughout the document. The EIR contains 20-year projections of anticipated development, which are considered to represent a reasonable planning horizon. The EIR contains no reference to 50-year projections.
- 7. The last sentence of the fourth paragraph on p. 23 of the EIR is revised to read:

"The City of Los Angeles Planning Department is currently proposing to amend the <u>Hollywood Community Plan</u> (see Chapter V., Alternatives, for a description of the preliminary amendments)."

The title of Alternative C on p. ii, of Chapter V. on p. S-8 (Table S-1) and on p. S-7, and the third sentence of the first paragraph on p. 101 of the EIR now reads "Amendment of Hollywood Community Plan."

On p. 105 of the EIR, the title of Alternative C is revised to read:

#### "AMENDMENT OF HOLLYWOOD COMMUNITY PLAN"

The first sentence of the second paragraph on p. 105 of the EIR is revised to read:

"This alternative would be development of the project area under an amended Hollywood Community Plan as preliminarily proposed by the City of Los Angeles Planning Department."

In the first sentences of the fourth paragraph on p. 105 of the EIR, "revised" is replaced with "amended."

In the title of Table 28 on p. iv and p. 107 of the EIR, "REVISED" is replaced with "AMENDED."

In the first sentences of paragraphs four and five on p. 110, "revised" is replaced with "amended."

8. Table 8 has been corrected to read as follows:

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"/a/" is deleted from all rows under the "Existing Development (total)" column and added following the values for commercial floor area for the Sub-Area 2 row under the "20-Year Projected Development (total)" column.

Note "/a/" at the bottom of the table is revised to read "Includes hotel rooms."

Sub-Area 2, 20-Year Projected Development should read 4,332 residential units rather than 3,932.

Sub-Area 7, 20-Year Projected Development should read 2.611 residential units rather than 7.471.

The number of residential units for the "Total" row under the "Redevelopment Plan Development Potential" column is revised from 29,390 to 29,141.

Hotel rooms were omitted from the table. Table 8 has been revised to include projected hotel development in the commercial floor area. Assuming 1,000 gross sq. ft. per hotel room, the table should read as follows:

Sub-Area 2, 20-Year Projected Devel ment should read 11,720,361 sq. ft. of commercial space rather than 10,520,361 sq. ft.

The total 20-Year Projected Development should read 15,892,594 sq. ft. of commercial space rather than 14,692,594 sq. ft.

In addition, in the fifth paragraph on p. 28 of the EIR, the first sentence is revised to read:

"The 20-year development projections by CRA show about a 46% increase in commercial development potential, from eight million to 11.7 million sq. ft."

9. The sentence quoted, referring to Sub-Area 2, is revised to read:

"The 20-year development projections . . . show . . . a 15% increase in industrial development, from 1.3 million to 1.5 million sq. ft."

Table 8 has been revised to reflect these numbers. See response to Comment #8 on Table 8 above.

- 10. The referenced sentence is revised to read:
  - "... the project would provide about 2,800 housing units and about 1,200 hotel rooms in the next 20 years."
- 11. In 'the fourth paragraph on p. 36 of the EIR, the phrase "as described in the Elementary" is revised to read "as described in the Service Systems Element."
- 12. The second to last sentence in the third full paragraph on p. 39 of the EIR is revised to read:

"The Whitley Heights National Register District, which lies directly north of the project area between Franklin, Wilcox, and Las Palmas Aves. and the Hollywood Freeway, also deserves careful consideration."

- 13. The land use density of the parcel containing 1809 Las Palmas Ave. would remain the same. The density change would be in parcels adjacent to the structure. On p. 42, the words "in adjoining parcels" are inserted at the end of the second sentence in the sixth paragraph.
- 14. The parking discussion paragraph is a brief summary of the market study prepared by Kotin, Regan, and Mouchly and the 1980 parking study prepared for the City of Los Angeles Department of Transportation. These reports are summarized and incorporated by reference into the EIR, as provided for under Section 15150 of the State EIR Guidelines.

# VI. Commercis on Draft EIR

- 15. The 62,740 total additional daily vehicle trips reported in the EIR differs from the 62,815 daily vehicle trips estimated by the commentor by 0.10%. The difference, which could be due to such factors as rounding, is insignificant.
- 16. After the fifth paragraph on p. 57 of the EIR, the following two paragraphs and Table 11A (see following page) are inserted:

"The implementation of the above street improvements of the Year 2005 street system would improve the circulation of the future traffic in the project area. In addition to relieving congestion on the improved streets, a balancing of volumes on parallel congested streets would occur. Motorists would shift their travel routes to seek some level of equilibrium.

"Table 11A indicates that, in the Year 2005, the ten intersections with a Level of Service (LOS) of F, as previously shown in Table 11 without improvements, would improve to a LOS of E or better. Seven intersections would operate close to their theoretical capacities at LOS E, which is an improvement from the eighteen at LOS E or LOS F under the scenario without improvements."

17. On p. 102 of the EIR, under "Description of Alternative," the sentence:

"No promotion of rehabilitation or new development would take place under this alternative."

is changed to read:

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"This alternative would encourage preservation and rehabilitation of existing structures, but would not actively promote new development."

- 18. See response to Comment #7, above.
- 19. The following is added to the description of Alternative C on p. 105 of the EIR:

"Alternative C would establish the three special use districts proposed as part of the project, and would provide protection for historic and cultural resources."

The following sentence, in the first paragraph under "Historic, Cultural, and Architectural Resources," on p. 105 of the EIR is deleted.

"Alternative C contains no incentives for historic preservation."

In Table S-1, "Alternatives Evaluation Matrix" on p. S-8 of the EIR, the designation "A-P" in the second row under Alternative C is changed to "A-P-M."

20. The last sentence of the fourth paragraph on p. 105 of the EIR is revised to read:

"Alternative C would permit residential uses north of Yucca St., between Ivar Ave. and Cahuenga Blvd., at 80 d.u./ac., the same density as proposed by the project."

TABLE 11A: YEAR 2005 TRAFFIC LEVEL OF SERVICE WITH IMPROVEMENTS, AFTERNOON PEAK HOUR

<u>Intersection</u>	Volume/Capacity Ratio	Level of Service
La Brea/Franklin Aves.	0.66	В
La Brea Ave./Hollywood Blvd.	0.69	В
La Brea Ave./Sunset Blvd.	0.80	С
Highland/Franklin Aves. (north)	0.80	С
Highland/Franklin Aves. (south)	0.83	D
Highland Ave./Hollywood Blvd.	0.82	D
Highland Ave./Sunset Blvd.	0.85	. <b>D</b>
Highland/Fountain Aves.	0.86	D
Wilcox Ave./Sunset Blvd.	0.81	D
Wilcox/Fountain Aves.	0.86	С
Cahuenga/Hollywood Blvds.	0.95	E
Cahuenga/Sunset Blvds.	0.91	. Е • Е
Vine St./Franklin Ave.	0.51	. А
Vine St./Hollywood Blvd.	0.75	, C
Vine St./Sunset Blvd.	0.88	D
Vine St./Fountain Ave:	0.95	E
Gower St./Hollywood Ave.	0.89	
Gower St./Sunset Blvd.	0.96	E
Gower St./Fountain.Ave.	0.92	E
Bronson Ave./Hollywood Blvd.	<b>0.95</b>	E
Bronson Ave./Sunset Blvd.	0 <b>.</b> 91 ·	D E E E E
Van Ness Ave./Santa Monica Blvd.	0.81	D
Western Ave./Hollywood Blvd.	0.60	Α
Western Ave./Sunset Blvd.	0.63	В
Western Ave./Santa Monica Blvd.	0.68	В

SOURCE: Kaku and Associates, 1985.

Figure 10 has been revised in response to this comment (see revised Figure 10, below).

In Table 28, the number of residential units in Sub-Area 1-5,493- reflects the 80 d.u./ac. for the area of concern and, thus, need not be changed.

21. The second and third sentences in the first full paragraph on p. 109 and the first two sentences in the second paragraph on p. 110 of the EIR are hereby deleted.

FIGURE 10
LAND USE DIFFERENCES BETWEEN
ALTERNATIVE B AND PROJECT

SOURCE: LOS ANGELES PLANNING DEPARTMENT

# CITY OF LOS ANGELES **CALIFORNIA**

PO.160 WH

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TOM BRADLEY MAYOR

Ms. Ileana Liel, Planning Manager The Community Redevelopment Agency 354 S. Spring St., Suite 700'85 Dr 27 Pl2 L4 Los Angeles, CA 90013

PUBLIC WORKS **BUREAU OF** STREET MAINTENANÇ EDWARD D LONGLEY DIRECTL. ROOM 1500, CITY HALL EAST 200 N MAIN STREET LOS AMBLES CA 90012 REQUESTS FOR SERVICE 485-5661 MANTANNA STREETS LOT CLEANING STREET TREE STALET USE INSPECTION STREET CLEANING

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December 16, 198

HOLLYWOOD RE-DEVELOPMENT PROJECT DRAFT EIR

Dear Ms. Liel:

You requested my comments regarding the Draft Environmental Impact Report for the Hollywood Redevelopment Project. Bureau of Street Maintenance does not have any facilities within the proposed project; however, it does maintain most of the public streets. All new developments should be required to upgrade the existing public improvements in accordance with the current standards and to repair or replace any existing off-grade or damaged improvement.

Very truly yours,

Bureau of Street Maintenance

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# Response to Department of Public Works Comment

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- 1. The following is added to the discussions of mitigation measures under "Water" and "Sanitary Sewer" on p. 89 of the EIR:
  - "- Require, in conjunction with all new development or rehabilitation of existing development, the upgrading of existing public improvements, in accordance with current standards, and the repair or replacement of existing off-grade or damaged improvements."

#### CITY OF LOS ANGELES

# INTER-DEPARTMENTAL CORRESPONDENCE

Date:

January 6, 1986

Γo:

Ileana Liel, Planning Manager, Community Redevelopment Agency

From:

3

C

Allyn D. Rifkin, Supervising Transportation Planner II

Subject:

COMMENTS ON DRAFT EIR, HOLLYWOOD REDEVELOPMENT PLAN AND RELATED AMENDMENTS TO THE HOLLYWOOD COMMUNITY PLAN, SCH #85052933

The Department of Transportation has reviewed the draft environmental impact report for the Hollywood Redevelopment Plan and related amendments to the Hollywood Community Plan. Our comments focus on four major subject areas: 1) the required consistency finding between the general plan and the proposed redevelopment plan; 2) the report's focus on an analysis of land use build-out; 3) the lack of analysis of the impacts of the redevelopment process; and 4) questions about the assumptions used in forecasting future traffic volumes in the project area. A detailed discussion of each concern follows:

- 1. State law requires the City Planning Commission to find that the proposed redevelopment plan is consistent with the General Plan. Such a finding would appear difficult to make in light of the paragraph on page 34 that states "the project would be inconsistent with the Plan policy to maintain the balance between land use intensity and road capacity because the project would result in increased traffic congestion without any plans to improve the roadway system". As noted on page 56, the project does not include specific traffic improvement proposals, but does empower the CRA to institute transportation management controls and to expend funds for traffic improvements. This approach to mitigation was not demonstrated to be adequate.
- The report first focuses on build-out scenarios within the project area. Extensive comparisons are made between the redevelopment plan and the existing community plan intensities in each of a number of subareas. The alternatives to the redevelopment plan, (including no project, continued development under the existing community plan, revised community plan, and redevelopment plan consistent with the existing community plan) are analyzed in terms of potential build-out. While the report mentions the extreme adverse environmental impacts of build-out, it reassures that build-out "would be highly unlikely". The report then focuses on the impacts of development based on market growth forecasts by CRA's economic consultant for the next 20 years. Table 8 on page 26 illustrates the enormous difference between these two assumptions: Existing commercial (12 million square feet), 20 year market projection (14.5 million square feet) compared to build-out (56 million square feet). While the report stresses the role of the redevelopment plan as a land use control mechanism when discussing the impacts of build-out, it does not seem to offer sufficient control to keep the land use below the market projection.

(3)

- 3. The report should more clearly discuss the growth inducing impacts of the proposed redevelopment project Chapter IV mentions the impact of growth in Hollywood upon adjacent communities, but does not discuss the impact that the designation of Hollywood as a redevelopment project will have compared to what will happen if it is not. The impacts of the CRA efforts to induce growth and change should be addressed, rather than confining the discussion to land use controls contained in the redevelopment plan. It is not immediately clear if the CRA involvement would result in a land use scenario which is more or less intense than the 20 year market projection.
- 4. The report contains a clear discussion on page 51 and 52 of the methodology used to forecast future traffic impacts of alternate land use scenarios. Two of the assumptions used in the analysis appear to understate the amount of trip-making that will occur in the future. First, the nationally accepted trip generation rates from the Institute of Transportation Engineers were reduced dramatically "to reflect the high level of pedestrian travel and high transit usage that occur in the project area". While it is recognized that daily trips within an activity center include walking trips to adjacent destinations during the day, it is doubtful that many peak-hour trips which are largely commuting trips, are made on foot. Some supporting evidence of the role of walking trips and transit usage should be obtained from the 1980 Census information on home-work trip distance and mode to support these reductions.

A second assumption that contributes to an under-assessment of traffic impacts is the assumed growth in through traffic between 1985 and 2005, which is listed on page 51 as 12 percent. Traffic screenline data indicate that background traffic has been growing in the study area at a rate of 1 percent per year or more.

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# Response to Los Angeles Department of Transportation Comments

1. CRA has the authority and the intent to include transportation management measures in development plans for specific development proposals (Section 518.1 of the <u>Redevelopment Plan</u>). The proposed <u>Plan</u> identifies five circulation corridors which need improvement and requires CRA to work with the City to improve traffic conditions in these corridors. However, until the location, nature, and timing of sur' specific development is known, specific mitigation measures cannot be developed. As stated in the last transportation mitigation measure on p. 58 of the EIR:

"Specific projects could include TSM programs measures such as preferential parking for carpool and vanpool vehicles and transit amenities (e.g., bus shelters, bus stops). Project-specific TSM programs would be discussed in the EIR for the [that] project."

- 2. The Redevelopment Plan was not conceived as a "land use control mechanism," as assumed in the comment. The Plan was conceived as a mechanism to encourage revitalization. The increment of growth forecast in the market study is the maximum increment resulting from the Plan; it is assumed that, without implementation of the Plan, very little growth would occur. The EIR does not state, nor imply, that the Plan would hold development below theoretical build-out. The EIR simply points out that, even with the incentives offered to development interests by the Plan, only a small increment of growth would occur, and the amount of development necessary to reach build-out is unattainable under any reasonable growth scenario.
- 3. The maximum probable amount of growth induced by implementation of the Redevelopment Plan is the amount given in the 20-year projections (see response to Comment #1, above). Environmental impacts from this increment of growth are discussed in the EIR, along with a discussion of the potential impacts that would result from build-out to the theoretical maximum.
- 4. Although the daily trip generation rates used in the EIR are generally lower than the rates provided by the ITE manual, the peak hour rates are essentially the same. The table below illustrates a comparison of the evening peak hour rates from the ITE manual as compared to the rates used in the EIR:

• •	Eve	ning Peak	
Land Use	ITE Manual	<u>EIR</u>	Difference between rates (%)
Residential (trips/d.u.)	<b>0.6</b> ·	0.56	7
Commercial (trips/1,000 GSF)	4.8	3.9	13
Hotel (trips/room)	0.65	0.58	11
Office	2.04	1.24	33
Industrial	1.05	0.84	20

The commercial and the office land uses have the largest differences. The commercial rates can be expected to be much lower in an area such as the project since a significant portion of the patronage to these retail facilities would be drawn from the other activities in the area. This is particularly true of the office development which in most cases would be located very close to the retail activities

# VI. Commer on Draft EIR

and would be a natural source of patronage. The office rates are consistent with those used in other areas of the Los Angeles which have high bus usage and high carpooling as a result of limited parking, at least limited in terms of cost to employees. The rates used in the EIR reflect the continued high usage of the bus system.

The current rate of growth includes the increase generated by the growth in development and increase in activity within the Redevelopment Area itself. The analysis of the contribution to the overall growth by through traffic indicates that it would amount to 0.5% per year. The use of a 12% growth over 20 years should adequately address this expected growth in through traffic. The projected overall growth in traffic, when the Redevelopment Area generated traffic is included, results in an annual growth of more than the one percent per year which has been observed recently.

# Department of Water and Power



# the City of Los Angeles

TOM BRADLEY

Commission JACK W. LEENLY, Prevalent
RICK J. CARDNO, Luc Prevalent
ANGEL M. ECHI VARRIA
CARDI WHITTER
WALTER A. ZEEMAN
JUDITH K. DAVISON, Secretari

PACE IL LANE, General Manuser and Chief Engineer
NORMAN L. NICHOLS, Assistant General Manuger - Power
DUANE, L. GEORGESON, Assistant General Manager - Hoter
NORMAN J. POWERS, Chief Espainial Officer
W. L. D. L. O. 9

·· |:i: January 6, 1986

(1)

Ms. Ileana Liel
Planning Manager
City of Los Angeles
Community Redevelopment Agency
354 Spring Street, Suite 700
Los Angeles, California 90013

Dear Ms. Liel:

Draft Environmental Impact Report (DEIR)
. Hollywood Redevelopment Project

This is in reply to the letter from the Community Redevelopment Agency dated November 26, 1985 requesting comments on the above-named project.

We have reviewed the DEIR and agree with the general comments that the estimated electricity requirements for the project will be part of the total load forecast for cumulative development in the City of Los Angeles and will be included in the planned growth of the Department of Water and Power's (Department) Power System.

I appreciate the opportunity to review the DEIR for the Hollywood Redevelopment Project as it relates to the Department's Power System. --- If you have any questions or desire more information, please contact Mr. Robert D. Haw at 481-3635.

Action:
Info:
CARL D. HAASE
Engineer of Environmental and
Governmental Affairs

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# Response to Department of Water and Power Comment

1. Comment noted.

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# Los Angeles Unified school District

Administrative Offices: 450 North Grand Avenue, Los Angeles, California

MAILING ADDRESS: Box 3307, Los Angeles, California 90051

TELEPHONE: (213) 626-6414

HARRY HANDLER apermicadeas of Schools

WILLIAM R ANTON Deputy Supermittadent

SANTIAGO JACKSON -Attitude Superintendent School United steam Tal har

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December 27, 1985

Ileana Liel, Planning Manager Community Redevelopment Agency of the City of Los Angeles 354 So. Spring Street, Suite 700 Los Angeles, California 90013

M1 :4

Dear Ms. Liel:

The district has reviewed the draft EIR for the proposed Hollywood project. The district is in agreement that "the project might affect enrollment both within the project area and in adjacent areas" (p. S-5). It also concurs with the need for the agency to provide for "temporary classrooms to alleviate overcrowding for the short term. Long-term solutions would require funding for additional facilities" (p. 88).

One omission in the EIR is the possible impact of low and moderate income housing required under Community Redevelopment Laws. this housing may generate more students and can be placed anywhere within the city, these factors are major concerns for the district.

Thank you for your continued assistance and cooperation.

Cordially. Dominic Shambra, Coordinator School Utilization Task Force ev/20:45 Jerry Halverson, Associate Superintendent Office of the Associate Superintendent Sally Coughlin, Assistant Superintendent Priority Housing Program David Lewis, Deputy Director Community Redevelopment Agency--Los Angeles 145

# Response to Los Angeles Unified School District Comment

J 1. 1. The student enrollment estimates presented in the EIR are ranges (maximum and minimum scenarios; see Table 20) based upon the range of potential student generation rates per household, which account for differences in income levels. Thus, the analysis in the DEIR does consider the potential effects of low- and moderate-income housing on the number of students.



Ms. Ileana Liel
Planning Manager
Community Redevelopment Agency
354 South Spring Street
Los Angeles, Ca. 90013

Re: Draft EIR, Proposed Hollywood Redevelopment Plan

Dear Ms. Liel:

We are responding to your Draft EIR for the Hollywood Redevelopment Project. In the body of this letter we will address the most salient points; we have attached a listing of additional corrections.

1. IMPACT ON HISTORIC RESOURCES IS SIGNIFICANT, ADVERSE, AND NOT MITIGATED

We agree with your conclusion in this EIR that the impact of the proposed redevelopment project on historic resources is adverse, significant, and not sufficiently mitigated.

We therefore understand that, as you have stated on Page 4, the Agency cannot approve this Plan unless it finds that

- 1). the project has been altered to lessen the impacts;
- 2). another agency is responsible to lessen the impacts; or
- 3). there are overriding concerns which make altering the Plan or improving the mitigation measures infeasible.

We believe that alternatives to this Plan are available, and that there are more effective mitigation measures than those stated in the Plan. In the EIR you offer an Alternative C, which you state would have a less detrimental effect on the historic resources of the National Register District on Hollywood Boulevard. We recommend adoption of that alternative. In addition, we have recommended some mitigation measures (see our letter to Mr. Helfeld dated November 11, 1985) that can easily be included: maintaining a proper and objective listing of historic buildings; introducting preservation incentives such as transfer of development rights and special exemptions; limitations of bonuses and variations (density increases) to developments on sites of demolished historic buildings; and a requirement in the Plan language to implement the guidelines of the Hollywood Boulevard District.

2. DISCUSSION\_UF NATIONAL REGISTER HISTORIC DISTRICT IS INADEQUATE (2)

Although the EIR has a good building-by-building analysis of redevelopment impacts on historic buildings, it omits any discussion of the most important impacts. On Hollywood Boulevard some 100 structures are listed on the National Register as the Hollywood Boulevard Commercial and Entertainment Historic District; yet the EIR gives this highly significant area only passing mention and does not assess redevelopment impacts on it.

It is apparent that the EIR looked only at those buildings whose land use or density designation in the Redevelopment Plan differs from the Community Plan. Thus there is no discussion of the buildings which are felt to be the "soul" of Hollywood. An analysis of impacts relative to Hollywood as it exists today should be made. The conclusions of the "Impacts" section are misleading because the methodology is unclear; further, the methodology is inconsistent with much of the rest of the EIR.

We look forward to your comments on these issues, and will be happy to discuss a methodology for correcting item #2 with you. Attached is a listing of some technical corrections.

Best regards, HOLLYWOOD HERITAGE

Frances Offenhauser, AIA Representative to the PAC

FAO/dhr

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cc:

Woo Davies Kwalwasser Adkins



# EIR COMMENTS

- 1. On page 39 and in Appendix C, Hollywood Heritage is erroneously identified as the author of the detailed summary of project impacts. Hollywood Heritage prepared the research and designations for the historic buildings at varying levels of significance in the Project Area. These findings were verified by the State Office of Historic Preservation. Hollywood Heritage did not prepare the planning information or the assessment of impacts.
- 2. On page 13 historic buildings have been edited out of the third goals statement.
- 5 3. On page 42 the fourth paragraph should be corrected to mention the Hollywood Boulevard District as the same entity as the National Register district. "However" should be deleted from that paragraph.
- 6 4. On page 42 the analysis should be clearly prefaced with a statement saying that it pertains only to the differences between the redevelopment plan and the community plan, not to the impacts of redevelopment.
- 5. On page 43, the discussion of mitigation measures should be divided between those mandated by the Plan and those allowed by the Plan.
- 8 6. On page 56 and following there should be an analysis of the efficacy of the mitigation measures. It appears that 18 out of 25 intersections in Hollywood will be in gridlock in 20 years, and that the mitigation measures will really have no effect on the situation. The EIR does not quantify the degree of improvement offered by these mitigation measures.

# Response to Hollywood Heritage Comment

(2)

1. The EIR identifies a potential, unavoidable adverse effect on some historic resources with adoption of the <u>Redevelopment Plan</u>. It does not characterize the overall effect of the <u>Redevelopment Plan</u> as adverse, significant, or insufficiently mitigated. Appendix C identifies potential effects on a building by building basis. On p. 43, the EIR states:

"The <u>Redevelopment Plan</u> affords a number of protections to historic structures not currently available."

The CRA is preparing and will maintain such a list of historic buildings in the project area.

Rather than allowing the transfer of development rights as a mitigation measure to protect historic structures, the <u>Redevelopment Plan</u> permits density averaging (Section 506.2.3) in commercial areas and housing density bonuses (Section 505.3) in residential areas. Application of these <u>Plan</u> sections is discretionary by CRA, which means that each application will be judged on a case-by-case basis pursuant to criteria established by CRA. CRA will insure that development plans involving historic structures will help achieve the public purposes outlined in the goals statement of the <u>Redevelopment Plan</u> (e.g., for the maintenance and improvement of such structures). The proposed <u>Plan</u> also requires CRA to coordinate efforts with those of the Cultural Heritage Commission of the City.

The commentor recommends special exemptions to mitigate the project's effect on historic structures. The proposed <u>Plan</u> provides for the continuation of existing non-conforming uses and for variation from the limits, restrictions, and controls established by the <u>Plan</u> in exceptional circumstances.

The commentor further recommends limiting bonuses and variations that would increase allowable density on sites where historic structures have been demolished. The <u>Redevelopment Plan</u> currently allows two consecutive 180-day review cycles for consideration of proposed grading, demolition, or building permits involving a historic property (Section 511) to ensure that such a structure receives adequate consideration of preservation. Limiting future uses of a historic property once all the administrative remedies for preserving it have been exhausted is, in CRA's experience, unlikely to permanently preserve that property from demolition.

The comment recommends a requirement in the <u>Plan</u> to implement the guidelines of the Hollywood Boulevard District. Adoption and implementation of the Urban Design Plan for the Hollywood Boulevard Commercial and Entertainment District is not mandatory under the <u>Redevelopment Plan</u>. After review of the proposed design plan, CRA would determine whether to adopt it. Making adoption mandatory would limit the discretion of CRA in implementing the <u>Redevelopment Plan</u>.

2. On p. 42, the EIR notes that although the <u>Redevelopment Plan</u> would not change the land use in the Hollywood Boulevard Commercial and Entertainment District, development pressures in immediately adjacent areas could threaten demolition of some historic structures along this corridor.

The proposed Redevelopment Plan would reduce the density permitted in the Hollywood commercial core, including the Hollywood Boulevard Commercial and Entertainment District, from its current average FAR of 6:1, to an average FAR of 4.5:1. The Plan would thus bring the average allowable density into closer conformance with existing densities along Hollywood Blvd. In terms of potential development pressure, this change would be beneficial.

The methodology used in assessing impacts is described on pp. 42 and 43 of the EIR. A building-by-building application of this methodology, including information about current use, is contained in Appendix C. This methodology is consistent with that used in other portions of the EIR; all the environmental analyses looked at the effects only in those areas where the land use or density would change.

One correction is made to the impacts table in Appendix C. On p. A-50, the last entry under Sub-Area 1 should read:

The Hollywood Boulevard 1D Chiefly commercial/ Probably Entertainment District multi-story beneficial	<u> </u>	<del></del>	 <del> </del>	
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3. P. 39, paragraph five of the EIR, is revised to read:

"The conclusions of an historical/architectural survey conducted by Leslie Heumann and Christy Johnson McAvoy, under contract to Hollywood Heritage, are reproduced in detail within this report in a historic and architectural resource map of Hollywood. This resource map (Figure 4) clearly indicates the location of each of these significant structures. The following paragraph provides a brief overview of these conclusions."

On p. A-48, in paragraph one, the sentence "A summary of this report is presented below." is deleted.

- 4. On p. 13, paragraph three of the EIR, the word "historic" is added between the words "existing buildings."
- 5. On p. 42 of the EIR, paragraph four, is revised to read:
  - "... the boundaries of the Hollywood Commercial and Entertainment District. This National Register District is located along either side of Hollywood Blvd., roughly between Sycamore Ave. and Argle Ave. The density proposed by the Redevelopment Plan, 4.5:1 for Regional Center Commercial, is greater than existing densities but less than that currently permitted by the Community Plan. The effect of the proposed project is to bring the density designation closer to existing conditions. The reduction in allowable density from 6:1 to 4.5:1 would reduce development pressure. Any land use or density change occurring immediately adjacent to ..."

On p. 42 of the EIR, in paragraph five, the first sentence is revised to read:

"To identify the most significant structures, based on their National Register designation, and the most significant potential adverse effects introduced by the project, particularly the land use designation changes, the following summary has been prepared."

On p. 42 of the EIR, in paragraph five, the last sentence is revised to read:

"Appendix C contains a discussion of impact analysis methodology and a detailed listing of potentially affected historic resources in the project area."

6. The table in Appendix C does clearly address potential impacts of redevelopment. The impacts analysis is not based solely on the differences between the Redevelopment Plan and the Community Plan, but clearly indicates the impact that adoption of the Redevelopment Plan would have on the existing land use.

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The analysis in the EIR focused on those areas within the Redevelopment Area where the proposed land use or density is different from that in the Community Plan. Within those areas of proposed change, the listing in Appendix C shows both the existing land use/density and that currently permitted in the Community Plan. The detailed assessment in Appendix C is the basis of the summary characterizations reported on p. 42 of the EIR, which report potentially significant adverse effects in each Sub-Area. The Summary, on p. S-2 of the EIR, points out that redevelopment plans tend to alter existing conditions in an area by encouraging appropriate development. This would be true throughout the Redevelopment Area.

- 7. The mitigation measures at the bottom of p. 42 and the top of p. 43 in the EIR should be revised to read as follows, starting at the first hyphen:
  - "- The <u>Plan</u> permits continuation and improvement of existing, non-conforming uses . . .
  - "- The <u>Plan</u> requires review of any proposed demolition, building or grading permits, and permits [strike with] postponement...
  - The Plan recognizes the importance of the Hollywood Boulevard Commercial and Entertainment District and requires preparation of [strike create] an Urban Design Plan to encourage preservation and restoration of significant resources in this area. The urban design guidelines and standards shall be developed within two years of adoption of the Redevelopment Plan and may be adopted by CRA as one or more Design(s) for Development. In addition, a comprehensive plan for the Franklin Avenue Design District shall be prepared within five years of adoption of the Redevelopment Plan to address the preservation of architecturally or historically significant buildings. It is also proposed that development guidelines shall be prepared for the Hollywood Core Transition District within five years after adoption of the Plan to minimize incompatibilities between Regional Commercial development and adjacent lower-scale residential neighborhoods. These guidelines may be adopted as one or more Design(s) for Development.

# VI. Comment | Praft EIR

- The Plan permits CRA to grant development bonuses . . .
- The Plan permits CRA to adopt design and development guidelines . . . . "
- 8. See the response to Comment #16 from the City Planning Department.

# TOS ANGILIS CONSIRVARCY



January 3, 1985

Ileana Liel, Planning Manager Community Redevelopment Agency 354 South Spring Street **.**87. JAH -6 円/1.59 Los Angeles, Ca. 90013

INJAHULUF DIRECTORS

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trestate | winde ILLUS LINEAU Dear Ms. Liel,

I am responding to the Draft EIR on the Hollywood Redevelopment Plan on behalf of the Los Angeles Conservancy. My comments will concern impacts on historical, architectural and cultural resources.

The proposed project will bring many benefits to the Hollywood community. We are interested in seeing how the resources of the Community Redevelopment Agency can be utilized for preservation-oriented development, because preservation plays such a key role in the life of Hollywood. The unique qualities of Hollywood as the film capital of America, its history and architecture, have tremendous potential for economic development and tourism. In reviewing the Draft EIR, we have looked for potential negative impacts on Hollywood's historic and architectural resources, so that appropriate mitigation can become a part of the Hollywood Redevelopment Plan and annual work program.

The project involves certain increases in density and some zone changes, which could result in significant negative impacts to historic resources, by acting as an incentive for replacement of older buildings with new buildings.

Identification of Historic/Cultural Resources The section on historic, architectural and cultural resources is well done, and contains the best survey map I have ever seen, developed by Hollywood Heritage. This map contains a wealth of information and hopefully will be utilized in planning for redevelopment to support historic preservation.

With regard to Appendix C, this is a very detailed and important part of the report. I have two comments on this item. Pirst, it should include local Los Angeles landmarks in order to be truly comprehensive. Second, it should not fudge its information. Where increased densities are proposed, one finds this phrase used for potential impacts: \*beneficial, but pressure to increase density.\* In fact, the pressure to increase density is a potentially serious negative impact that can be mitigated only through special controls and incentives. We suggest that such potential negative impacts be clearly identified.

849 SOUTH BROADWAY + SUITE M-22 + LC 154 CALIFORNIA 90014 • (213) 623-CITY -

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Neighborhood Impacts

The map notes a number of significant neighborhood groupings with strong architectural quality and cohesive character. There are 13 on the map, while a list of 8 appears in the report text (p. 40). In looking to see how the proposed changes of density and zoning could impact these areas, I found this information in Appendix C in the rear, included along with a fairly comprehensive list of historic resources. Looking through Appendix C, one could pick out the information on these identified neighborhood sub-groups. The identification and assessment of potential impacts on these neighborhood clusters should be clearly and separately identified in the text of the report.

For example, the 1700 block of Hudson contains six properties identified as potentially eligible for the National Register. The proposed zone change for that street is very high residential; yet the existing properties are 1-story residences. Clearly, if this block is an example, the proposed density change could mean the elimination of the very streetscape identified as worthy of preservation.

The issue is how can the resources of redevelopment be used to benefit and enhance such architecturally significant neighborhood sub-groups? As mitigation, I would like to suggest that these sub-groups receive a special classification as "Conservation Districts" and that special planning controls be utilized in such areas. The definition of a Conservation District would be an area which contains a substantial concentration of buildings that together create subareas of special architectural and aesthetic importance. In order to protect and enhance these qualities, development and design guidelines should be established which will strengthen the inherent architectural character of such homes and streetscapes.

Those guidelines would address remodeling and rehabilitation, consistent with the Secretary of Interioristandards for and Historic Rehabilitation and with the "Rehab Right" publication produced by the City of Oakland Planning Dept. Such guidelines result in enhancing property values for homeowners and strengthening the character and special qualities of local communities.

We feel this is particularly important and appropriate, because the Conservancy has heard many complaints about neighborhood rehab programs in other project areas, where the lack of such guidelines resulted in the loss of valuable neighborhood character and distinctive architecture.

We request that you consider the establishment of neighborhood Conservation Districts in those areas identified in the survey map as potentially significant neighborhoods. Hollywood Boulevard
We are also concerned about the impacts of increased density on Hollywood Boulevard, a National Register Historic District. We support the development of an urban design plan, as suggested in the report. We hope that the Redevelopment Plan will include postive strategies to encourage the rehabilitation of this important district, which has tremendous economic potential to the community, consistent with good preservation guidelines.

One economic incentive which is suggested that may have some problems: development bonuses based on the preservation or rehabilitation of significant architectural resources. Problems arise when this incentive results in additions to existing buildings which detract from the building's architectural character. A recent example of this incentive backfiring are the "greenhouses" added to the Edison Building, One Bunker Hill. Such development bonuses could be beneficial in an area such as Hollywood Boulevard if they can be transferred or sold to other sites outside the historic district, thus providing the owner with an economic reward for preserving an historic building while protecting the integrity of the historic building and the streetscape. Alternatively, the utilization of such rehab bonuses may be tied to following the Secretary of the Interior's Standards for Historic Rehabilitation.

Additionally, a disincentive for demolishing significant buildings in the Historic District would be to make such sites ineligible for density bonuses or variations.

In conclusion, the sensitivity of the EIR to historic, architectural and cultural resources is generally very good. It is important that appropriate mitigation measures be identified and carried into the language of the Redevelopment Plan, the Pramework Plans and annual work programs.

Thank you very much for this opportunity to comment.

Sincerely yours,

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Ruthann Lehrer Executive Director

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#### Response to Los Angeles Conservancy Comments

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1. All extant Los Angeles Cultural Heritage Board monuments falling within an area of proposed land use or density change are identified on the Historic Resource Map (Figure 4 in the EIR) and in the impacts analysis table in Appendix C.

To be comprehensive, Appendix C should contain local Los Angeles landmarks not otherwise found on or potentially eligible for the N ...ional Register of Historic Places. However, all of the landmarks recognized for eligibility on the National Register are in Appendix C.

The impacts reported in Table C refer to both land use and density designations in comparison with existing land uses. The first comment, "Beneficial" or "Adverse" refers to the proposed land use designation and compares it with existing land use. The second comment compares the proposed density with existing density. If the proposed density is substantially higher, the potential for development pressure on this property is identified. If only one comment is shown in the impact assessment column, the effect of both the proposed land use and density changes is essentially the same. Therefore, the potential for negative impacts of increased density have been noted for individual structures in Appendix C.

- 2. The list of eight neighborhoods on p. 40 of the EIR is part of a summary of conclusions of the architectural/historical survey. These eight neighborhoods were considered to have the best architectural quality and strongest neighborhood integrity of the 13 shown on the map. This list does not indicate that all of these neighborhoods would be affected by a land use or density change. The summary identifies only important resources potentially subjected to adverse land use or density changes. If the Redevelopment Plan calls for a reduction in allowable density from the Community Plan, this would not be considered enough of an adverse impact to be cited in the summary.
- 3. CRA would consider establishing neighborhood Conservation Districts when implementing the <u>Redevelopment Plan</u>.
- 4. Development bonuses, such as the transfer of development rights, are discussed in response to Comment #1 by Hollywood Heritage. The use of density averaging, rather than transferring development rights, would extend economic incentives for preservation to property owners within the Hollywood Boulevard National Register District while insuring that the economic benefit accrues to the historic structures.
- 5. The limiting of bonuses and variations is discussed in response to Comment #1 by Hollywood Heritage.



## Young Men's Christian Association of Metropolitan Los Angeles

Hollywood YMCA 1553 North Hudson Avenus Hollywood, California 90028

December 11, 1985

(213) 467-4181 HW 601-09 EIR

Madeleine Arnold Chairman Richard Doody Past Chairman Norris Linewsaver Executive Director

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Community Redevelopment Agency City of Los Angeles 354 South Spring Street, Suite 800 Los Angeles, CA 90013

Attn: Ileana Liel

Subject: Hearing on Draft of EIR for Proposed Hollywood Redevelopment Project

Dear Ms. Liel:

This letter serves to commit my support for the Redevelopment Plan and relative impact in the project area as reviewed in detail by the EIR Draft, November 22, 1985.

As Chairman of the Redevelopment Plan Text Sub Committee, I have read the EIR Draft, reviewed its findings, and support the Draft as presented an urge its approval, in order to achieve final adoption of the Redevelopment Plan by the City Council.

Please enter my letter as a matter of record, and if appropriate, to be read during the hearing, scheduled for December 16, 1985.

cc: Madeleine Arnold Councilman Michael Woo Marshall Caskey Diane Webb Norris D. Lineweaver
Executive Director
Missi Lie L.
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Baty

# Response to YMCA of Metropolitan Los Angeles Comment

1. Comment noted.

HOLLYWOOD ECONOMIC REVITALIZATION EFFORT

DATE:

January 6, 1986

TO:

Ms. Ileana Liel, Planning Manager The Community Redevelopment Agency of the City of Los Angeles

354 South Spring Street, Suite 700

Los Angeles, CA 90013

FROM:

Pompea Smith,

RE:

7.1

HOLLYWOOD REDEVELOPMENT PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)

I was pleased to receive the Hollywood Redevelopment Project Environmental Impact Report (EIR), prepared by the Environmental Science Association (ESA), and be given the opportunity to comment on it.

Project Director οf the Hollywood Economic Revitalization Effort (HERE), I have worked closely with the community the practical side of carrying OΠ revitalization efforts, while seeing Community the Redevelopment Agency (CRA) Project Planning unfold over the last two and one-half years. Considering all the time and effort spent by the CRA staff and the Project Area Committee in preparing the Plan, it is exciting to see that we have this far in planning major redevelopment gotten Hollywood.

I would like to make a few comments, at this time that may be of future use, in consideration of this Plan.

Overall, I do believe that the blighted conditions of Area have caused disinvestment, Hollywood which encouraged even more blight, and that a CRA Project is needed, because it has the authority and capability of generating the necessary funding to be infused in the area and the capability of bringing together the various players that make development happen. I do feel that the CRA staff has tried to prepare a balanced Plan, addressing the various aspects of the community, while taking into consideration Hollywood's unique characteristics, by identifying the three special districts: The Franklin Design District, The and the Hollywood Hollywood Boulevard District,

Transportation District.

However, when projecting into the future, twenty-thirty years from now, what the impact of major redevelopment on the Hollywood community is going to be, some serious concerns arise and I wonder if the Plan has dealt with them in enough details.

I don't know if at this planning stage or later, at the time when framework or site specific plans are done, but definitely more details should be included in the planning to ensure quality of life, along with development.

My major concerns, which are well-addressed and analyzed in the EIR, are the following:

- Adequate detailed transportation and circulation plans.
- Air-quality.
- Need for Public Parking.
- Additional Schools.
- Parks, Public Spaces, Social Services.

My hope is that the CRA will take into consideration the EIR comments on the above concerns and make them a part of the future plan for Hollywood.

Another issue, which was not addressed in the EIR, regards rehabilitation. The CRA Plan stresses that a great deal redevelopment in Hollywood will occur rehabilitation; however, the market studies and statistics, backing up the Plan, do not deal with rehabilitation, explain how rehabilitation is going to be done. Most often, Plan refers to rehabilitation only in terms ٥f residential structures; however, rehabilitation commercial structures should be also a component of future redevelopment of Hollywood.

Finally, I feel that the CRA Plan could have gone into more details also, as far as mitigation measures, for the:

- Displacement of senior citizens and small business.
- Technical and other programmatic assistance to

merchants and small business owners.

I'd like to point out that the Hollywood Economic Revitalization Effort (HERE) is involved in a number of revitalization activities that would complement the CRA proposed redevelopment of Hollywood, and should be made an integral part of it.

HERE, however, is not mentioned in the CRA Plan, nor in the EIR prepared by the ESA. On Page 6, of this EIR, a passing mention is made to the CARE Program, being continued by the Community Development Department, and the Small Business Administration. HERE is the implementing Agency for the CARE Program, which is funded by CDD. HERE is also involved in a number of other activities and staffs the Hollywood-Fairfax Local Development Company, Inc. (HFLDC), which provides low-interest long-term financing and is dedicated to the furtherance of job-creation and economic growth in the area.

Some of HERE's ongoing major activities consist of:

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- Facade improvements of entire blocks, through Grants, with the advice of an Area Architect.
- Beautification of public spaces, with benches, planters, trash receptacles.
- Encouragement of private improvements, through the utilization of a Rebate Program.
- Improvement of parking lots and sidestreets, again through Grants and Rebates.
- Preservation of historic structures, through the utilization of City Revolving Loan Fund (RLF).
- Assistance for seismic rehabilitation of nonreinforced buildings in the area.
- Provision of technical, manangement and financial assistance to small and medium-size business owners.

Most of all, the above-mentioned activities play a vital role in furthering the pedestrian-quality of Hollywood and contributing to making it a livable place.

In this regard, my primary recommendation is that, revitalization activities and redevelopment be done in

conjunction, with the understanding that a comprehensive approach is fundamental to the overall improvement of the area. The above activities should be included in the Plan, with some additions or redefinition, and expanded within the whole proposed Hollywood Boulevard District, to help create that "Sense of Place and Pride" that Sam Hall Kaplan speaks of in the attached article of October 27, 1985.

# Hall Kaplan

SEATTLE-While the national preservation conference held here recently was engaging and, at times, even controversial, more enlightening was touring the city and seeing the vital role preservation has played in making it so livable.

There are important lessons to be learned from Seattle, especially for Los Angeles as it struggles to reshape downtown, ponders the fate of various historic landmarks, contends with the incursion of unsympathetic developments into? residential neighborhoods and generally tries to deal and manage its ungainly growth.

At the beart of what Scattle has experienced is preservation in its broadest interpretation. Seattle is not studded with architectural Mindmarks that have been meticualy restored. Los Angeles has a

ch richer architectural history. The concept of preservation as practiced in Seattle goes beyond that limited definition to embrace entire retail, commercial and resi- 6 dential neighborhoods, instilling in .: its residents a healthy respect for the elements of the city that make it enjoyable. Those elements could be buildings or benches, trees, the treatment of sidewalks or well-designed office towers.

As a result, a delightfully authentic, thriving farmers market, Pike Place, and a sturdy, weathered historic commercial district. Pioneer Square, was saved, say vored and adebrated, and a dated waterfront enlivened with walk; ways, parks, restaurants and an aquarium.

Emerging is a downtown with a distinct personality, not a bland collection of towers that, need tacky signs on their roots to help identity them. 🐃

Helping Scattle is a concerted city policy to cheourage people to get out of their cars, take public transportation and walk. Buses downtown are frequent and free (a

-way street system aids their w), sidewalks wide and clean. and public art plentiful and engagg. They even covered over a por-

tion of the freeway with a lush

pick and have cultivated other sparse open spaces for sitting and speople-watching. This is a city that cares about its pedestrians.

-it is all very urbane, even in the rain that seems to be falling lightly or threatening to fall on Seattle most of the time. Imagine how nice these pedestrian amenities would be in a sunny, benign climate as in Los Angeles. Unfortunately, in Los Angeles the major concern of transportation officials seems to be how to cut down trees and widen

Also belping Seattle is a policy to encourage new, high-density housing to be squeezed into downtown's so-called in-fill housing, and to discourage the march of heavy-footed new commercial and affice development elsewhere. The result is a compact downtown growing more compact, and adjoining residential neighborhoods remaining pleasantly low scale and being spared the traumas of speculation and traffic.

All this did not happen in Seattle dibecause of enlightened city leadership. In fact, neighborhood groups and gutsy preservationists had to battle for years to turn back various grand plans borne out of well-intentioned center city assoclations that would have sanitised downtown, no doubt, desiroying in the process Seattle's soul.

The battles were aided by the feeling in Seattle that downtown was everyone's neighborhood, and that the neighborhoods themselves were the strength of the city, not just another hurdle for developers.

Once city officials got the word through referendums and elections, they became responsive, and now pull with price teiting visitors how the heart and soul of Seattle was saved, and how great it has been for business and tourism.

Citizen participation is at present privately tolerated and publicly applauded by the powers that be in Beattle, with neighborhoods, not bureaucrata, given the power-to allocate funds for local improvements. As a result, monies are said to go for such flems as traffic diverters, tree plantings and park improvements, instead of street

"improvements."

Another innovation that Seattle initiated was establishing an office of urban conservation with its head a so-called city conservator, equal in the city's pecking order to the planning and transportation direc-

"It's important to have someone within government on a high level fighting for preservation, be it for neighborhoods or landmarks," declares Art Skolnick, who was Senttie's first conservator 10 years ago.

"You just cannot depend on private groups or once-a-week commissioners to do the job," adds Skolnick, who now directs the preservation of the Gaslamp Quarter in San Diego.

The time is certainly ripe for Los Angeles to establish a city conservalor.

For nearly two decades, the city's Cultural Heritage Commission had been conscientiously served by Illeana Welch. Though classified as a secretary, Welch acted as an administrator, and in time became, for all intents and purposes, a preservationist of the first rank. But she recently left to become an aide to Councilman Michael Woo.

The commission is hurting. Composed of Mayor Tom Bradley appointees, none of whom is an architect, planner or historian, the commission is supposed to be sided by the city's Cultural Affairs Department. 

But that department under Fred Croton has become one of the more entangled bureaucracies in the city. Croton does say be is working on a plan to hire a preservationist, though it might take six to nine months to do so. At City Hall, they don't call Croton "Fast Freddy" for nothing.

The city needs a preservationist. It also needs a stronger commisgion. And it needs more. Observed 8kolnick:

"Call it a city preservationist or a conservator, you need an advocate for livability; someone who will have the support of the mayor and a staff to work to preserve those elements that lend Los Angeles a sense of place and pride."

#### Response to Hollywood Economic Revitalization Effort

- 1. Comment noted.
- 2. Rehabilitation would be part of the <u>Redevelopment Plan's</u> activities. Both residential structures and commercial and industrial buildings would be considered for rehabilitation. No environmental review would be required for rehabilitation of specific buildings unless a change of use or intensity were proposed.
- 3. Mitigation measures concerning senior citizens and small businesses are social issues outside those required for discussion in the EIR. The report on the <u>Redevelopment Plan</u>, which will be considered prior to any adoption of the <u>Plan</u>, includes a detailed "Plan and Method of Relocation" for displaced project area occupants.
- 4. The oversight of the HERE Program was unintentional. CRA and the EIR preparers appreciate the additional information about HERE activities provided in this comment.
- 5. The comment is acknowledged. CRA prepared the <u>Plan</u> with the goal of providing a comprehensive approach to redevelopment.



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Studio City
Sunset Plaza

Tarzene Whitey Heights Woodlend Hills RESPONSE OF:

FEDERATION OF HILLSIDE AND CANYON ASSOCIATIONS, INC.

TO THE

DRAFT ENVIRONMENTAL IMPACT REPORT.
HOLLYWOOD REDEVELOPMENT PROJECT

PREPARED FOR:

COMMUNITY REDEVELOPMENT AGENCY
CITY OF LOS ANGELES

BY:

ENVIRONMENTAL SCIENCE ASSOCIATES, INC.
FOSTER CITY, CALIFORNIA

**JANUARY 6, 1986** 

The Federation of Hillside and Canyon Associations, Inc., is pleased to respond to the Draft Environmental Impact Report (DEIR), issued November 22, 1985, for the proposed Hollywood Development Project and prepared for the Community Redevelopment Agency (CRA) of Los Angeles. In addition to the DEIR and the 1973 Hollywood Community Plan, the Federation has also relied on the following documents issued by the Redevelopment Agency:

- 1. Preliminary Report on the Proposed Hollywood Redevelopment Project, November, 1985.
- Baseline Market Assessment, Volume I, for the Proposed Hollywood Redevelopment Project Area. Jointly prepared by Kotin, Regan and Mouchly, Inc., and The Planning Group, Inc. December, 1984.
- 3. Draft: "Redevelopment Plan for the Hollywood Redevelopment Project," 1985.
- 4. "Historical Survey: Proposed Hollywood Redevelopment Project," 1985. Summary of a 1985 study by Leslie Heuman and Christy Johnson McAvoy of Hollywood Heritage.

As we have indicated in our earlier comments, the Federation represents five large homeowner and residents' associations which directly adjoin the proposed redevelopment project, all of which will be directly impacted by everything that is included within the proposed Plan area.

The Federation's President, Mr. Brian Moore, has been active in the community process since the inception of the project. He has served as a member of the Project Area Committee, and is currently President of the Hollywood Co-ordinating Council.

The Federation also wishes to re-iterate that it is in agreement with other Hollywood residential and business groups that the fiscal and legal resources available to the Redevelopment Agency may indeed be necessary to provide the impetus for upgrading the deteriorated conditions of existing structures where feasible, promote reasonable new construction and provide low cost and moderate housing and other facilities for local residents, many of whom are in need of special services. It is hoped redevelopment will help bring down the high crime rates as shown in the proposed project's Preliminary Report. The Federation is extremely conscious of these crime statistics, since many crimes spill over into the hillside areas north of the proposed Plan area.

Yet while the Federation's hopes for revitalizing Hollywood remain high, we are fearful that in its rush to remove the causes of blight, the Redevelopment Agency not forget the sense of scale necessary to appreciate the character of the Historic District along Hollywood Boulevard and adjacent streets, and of the large numbers of other residential and commercial structures either already listed in the National Register of Historic Places, or which appear to be eligible for such listing. Unfortunately this area and those immediately adjacent to it, both north and south, contain the single largest concentration of vice, drug activity and homeless people in the entire redevelopment area, according to Figure 2-7 of the Preliminary Report, so that careful planning by many authorities will be needed to turn these figures around.

The Preliminary Report also describes the realities of the immigrants from so many countries and cultures who have moved into Hollywood in great numbers over the past decade. The Federation is aware of the paradox this situation creates. We cannot forget that we are a nation of immigrants and that these people too deserve a chance to seek a better life. Yet the tremendous needs of these people for work and adequate housing can easily conflict with the fiscal needs of the Redevelopment Agency to create a viable project. Mentioned in the Preliminary Report too is the fact that senior citizens have been leaving the area as the blight has become worse. Redevelopment should provide suitable housing for these persons as well, for the area is accessible by bus and is centrally located to medical and other necessary services.

The rather disturbing information contained in Volume I of the Baseline Market Assessment indicates that, under existing conditions, the economic future of the proposed redevelopment area does not look promising. Housing stock is deteriorating, and largely owned by absentee persons. This land use occupies about 40% of the proposed redevelopment area of some 840 net acres. The rapidly expanding, very low income population cannot afford even the deteriorating housing, which often encourages multi-family use of one and two bedroom apartments. Parking for these structures is either woefully inadequate or non-existent due to the fact that many were built years ago on small lots when no garage space was required.

Commercial and industrial structures also have severe economic problems. Most of these too contain inadequate or no parking facilities. Office structures

are low to mid-rise and are concentrated along the Hollywood-Sunset corridor. Without parking facilities many have a Floor Area Ratio of 1.2. Small tenants predominate, mostly from the entertainment industry. Unfortunately, according to the Preliminary Report, some of these people are actively involved in drug traffic. Because of the high crime rates and local low esteem of the area, even some of these tenants are beginning to leave. According to the Baseline Market Assessment, the relatively high cost of land within the redevelopment area is a negative influence on construction of low-density office structures, yet rentals are not quite high enough to warrant high-rise construction.

Retail development has declined so that at present there is only one discount department store within the proposed redevelopment area. Small businesses, often connected with adult entertainment, abound. Strip commercial development for automotive needs appears to be occurring in the overall Hollywood area, and commands fairly high prices per square foot.

Three major hotels are now located within the proposed Plan area: the Holiday Inn, the just-restored Hollywood Roosevelt and the Hotel Hollywood now under construction. Numerous other hotels and motels with about 40 rooms each are shifting from hotels to weekly rentals.

New industrial uses do not at this time appear to be feasible, since these uses cannot command high enough rentals to warrant construction.

According to both documents, the small lot sizes which frequently occur in all zones of the proposed redevelopment area are a contributing factor to its present poor real estate market. The Preliminary Report makes it clear that it intends to use its legal authroity to combine lots, thereby creating viable parcels for future development.

Although it is a difficult task, balancing the human and cultural needs of the area with new development should be the goal of the Agency. Developers, investors, banks and business people should all be aware of the extent of the varied problems contained within the proposed redevelopment area. They can then make the necessary financial commitments to create a balanced regional center that reflects the area's needs, and which is not merely another replicated of downtown Los Angeles or one long strip commercial and industrial area interspersed with fast food outlets and high-density, unaffordable apartments.

Unfortunately, although I am listed as a source of information for the Draft EIR, the finished document appears to lack any discussion of the severe socio-economic problems of the proposed Hollywood Redevelopment area. As can be seen from the above paragraphs, to obtain a truer assessment, both the Pre-liminary Report and Volume I of the Baseline Market Assessment need to be consulted. These public documents, however, have been denied upon request even to members of the Project Area Committee. The CRA's policy on the release of its public documents must be clarified. Which public agencies have received copies of the Preliminary Report and have commented on it as part of the DEIR response?

Such information should be a part of the environmental review process. Section 15131(c) of CEQA: The California Environmental Quality Act, January, 1984, states:

(3)

"Economic, social, and particularly housing factors shall be considered by public agencies together with technological and environmental factors in deciding whether changes in a project are fear ple to reduce or avoid the significant effects on the environment identified in the EIR. If information on these factors is not contained in the EIR, the information must be added to the record in some other manner to allow the agency to consider the factors in reaching a decision on the project."

Further, Section 15163 allows a supplement to an EIR to be submitted, but notes 4 that it must be given the same kind of notice and public review as is given to a draft EIR, even though it may be circulated by itself. The Federation believes the information contained in the Preliminary Report, issued by the CRA to fulfill the requirements of Section 33344.5 of the State Health and Safety Code, is substantial enough to warrant a "supplement" as defined in this CEQA section over an "addendum" as defined in Section 15164.

Perhaps such addenda could have been released at the beginning of the DEIR review period, but not at this late date. The Preliminary Report at least should have adequate public exposure. For example, the environmental effects of combining lots, the basic mitigating measure the CRA is expounding as a tool for new large-scale development within the proposed project area, is not even mentioned in the DEIR.

ERRATA AND OMISSIONS. The unnumbered "Errata" supplemental sheet inserted just before the Appendices index, page A-1, of the DEIR, lists three paragraphs which the CRA felt should have been discussed within the Circulation portion. Yet the Federation has found numerous other mistakes throughout the DEIR. First, and most importantly, several of the maps showing the proposed rezoning of the redevelopment area should be updated to show the latest City agreements. The western Franklin Avenue corridor, for example, has been downzoned. The DEIR uses the May, 1985 Proposed Land Use Map, but it should have used the October or later current map. All projections based on the May, 1985 map should be changed accordingly to reflect the latest revisions.

Secondly, the Distribution List and Notice of Preparation to Public Agencies appear to be outdated and somewhat incomplete, especially where these agencies are concerned. At least two of these agencies will be mentioned in the following paragraphs.

Finally, the Federation wishes to point out that the streets shown on page 40 (8) as the boundaries of the Whitley Heights National Historic District actually lie about one mile east of the District. According to the Federation's President, who resides within the area, these streets should read: the 1900 and 2000 block of Las Palmas Avenue on the west; Franklin Avenue on the south; Wilcox Avenue on the east; and the Hollywood Freeway and Odin Street on the north.

CIRCULATION AND PARKING. The Federation continues to be extremely concerned about the impacts of the Redevelopment Plan's proposed higher densities upon the circulation and severe lack of parking within the project area.

We have repeatedly stated that provisions for parking must be considered as part of any redevelopment plan. The lack of adequate facilities already is taking its toll within the area in terms of very high auto theft figures and relocation of businesses outside the project area. The two paragraphs hastily inserted as part of the "Errata" page are not adequate. Much more on the mark are the discussions contained in the Preliminary Report, pages 1-18 and 1-19, although the 1981 parking study is now five years old and should be updated. Page 13 of Section D of that report discusses future parking structures, but is bases on the 1981 study and so may have lower figures. The financial remedy of an annual review and allocation of parking subsidies simply cannot address the severity of the issue: a one percent allotment of private development funds should also apply for parking facilities construction.

The Federation believes the DEIR discussion of circulation is deficient as well in that it fails to take into account future projections for traffic volumes on the Hollywood Freeway, which bisects the proposed project area. The Preliminary Report states that approximately half the daily traffic volumes within the proposed Plan area represent through traffic, and page 46 of the DEIR mentions that the through traffic is going to and from the San Fernando Valley via the Cahuenga Pass, which is the Hollywood Freeway. Yet the Federation notes that the State Department of Transportation (CalTrans) was never directly consulted about this document and so apparently has had little or no input. What are the Freeway's projected traffic volumes for the year 2005, the first build-out period of the proposed redevelopment plan? How will these increases impact on the Plan area's projected traffic volumes?

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Paragraph 2, page 51 of the DEIR states that future trip generation rates were adjusted downward to reflect the area's high levels of pedestrian travel and public transit usage. By approximately what percentage were each of the five different trip generation rates adjusted?

Additionally, the Federation notes that evening peak hour traffic volumes have been found to be the highest of the day. We should like to know in what months and during what hours the various traffic counts were taken. The importance of this becomes clear when it is realized that during July and August the Hollywood Bowl, almost immediately adjacent to the northern proposed project boundaries, is operating its nightly summer season. About 17,000 people can fill the Bowl, although not all of them go through Hollywood. What percentage do, and how many additional public transit and automobile trips are generated per concert? Many people come to the Bowl early, either eating there or in a Hollywood area restaurant, and this should be reflected in evening trip generation figures. Although only two full months of Hollywood Bowl concerts are regularly scheduled each year, their considerable impact upon local traffic conditions should be discussed.

SANITARY SEWER CAPACITY. According to the DEIR, page 79, the Hyperion Treatment Plant in Playa del Rey receives all the wastewater from within the proposed project area. While the document uses the commonly accepted figures of 420 million gallons per day capacity for Hyperion, it is not generally realized that the recent decision, under prodding from the Los Angeles Regional Water Quality Control Board, to install full secondary treatment capacity in order to protect the Santa Monica Bay will reduce the plant's total capacity to well under 400 mgd.

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Because of the current over-capacity sewage crisis within the City, the Federation has a record of a November 13 last letter to Ileana Liel from the Regional Water Quality Control Board regarding a Notice of Preparation for a Draft EIR . for a project within the Central Busi ass District. The Board indicated that:

"The sanitary sewer system and the treatment plant to serve the proposed development are currently experiencing capacity problems. A legal commitment must be obtained from the Bureau of Sanitation to assure that there will be adequate hydraulic and treatment capacity to accommodate the proposed project."

Such a guarantee may also be necessary for the proposed redevelopment project as well, since the DEIR notes there will be a 30% overall increase in sewage at buildout. In this regard, it should also be noted that the Water Quality Control Board has not been notified about the publication of this DEIR. This should be remedied as soon as possible.

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For mitigation measures, the DEIR states that none are necessary, and that an increase in capacity to the Hyperion Treatment Plant is necessary. This last statement occurs on page vi of the Preliminary Report.

That these measures are totally inadequate can be determined even from the Preliminary Report, which later states that there is a shortage of pumping capacity within the proposed project area. The Federation has checked its list of the City's pumping stations and notes that not one is even close to the project area.

Being thoroughly confused by these conflicting statements of the CRA documents, the Federation conducted its own research. It found that the basic sewer grid was laid down shortly after Hollywood was incorporated into Los Angles in 1910. By the early 1920's most of the present lines were in place. Moreover, they were laid down with mostly flat slopes to avoid excessive construction costs, even though the principles of gravity flow through sewers were known by the end of the nineteenth century.

The smaller the line, the greater the slope is needed for gravity flow. Yet, for example, within the project area a 16-inch vitreous clay pipe in Fountain Avenue between Mansfield Avenue and June Street has a constant slope of 0.16% and was built in 1917.

What this type of construction means is that even newer lines must often be built with correspondingly low slopes in order to to cause backflow problems at points of connection to existing pipelines. Such is the case with 569 feet of 18-inch clay pipe laid in 1968 to accommodate new construction in Hollywood Boulevard west of Highland Avenue. Its slope is 1.56% and 1.78%.

Only one major sever pipeline has been built within the project area in recent times: a 1963 large clay line along Las Palmas Avenue beginning in Franklin Place. This line is almost 20 feet deep, and is between 18 and 30 inches in diameter; it is the only Hollywood line built as a result of a 1961 Sewer Bond Issue. All other sewer construction in the area appears to be chaotic, on an "as needed" basis to connect specific projects to older lines.

Therefore, the Federation has concluded that not only are most of the pipelines

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in the area old and long overdue for inspection to determine their condition, but they arealso creating flow problems because of their low, almost flat slopes. Such conditions allow excessive deposition of solids which must be cleaned out frequently. If this is not done, a buildup of hydrogen sulfide, or "sewer gas" can take place. This gas is especially corrosive to unlined concrete pipes, so that all such pipelines within the project area should be inspected to determine their condition.

The Federation believes the DEIR is clearly negligent in not describing the extensive sewer problems of the redevelopment area. Our pre-Draft EIR comments called for mapping the existing sewer system and noting the condition of each line. From the discussion in the Preliminary Report, it is clear that no financial help inon the way from the City's present five-year Capital Improvement Program. How does the CRA intend to finance all these needed improvements? Continued chaotic connections cannot continue to be a pattern. The Federation believes that at least 1% of private development funds must be set aside in addition to the regular CRA annual allotment.

The Federation is also studying the inadequacy of the area's storm drains since the Preliminary Report has indicated that over three miles of new drains are needed within the area. More funding for these should also be set aside by private funds.

The Federation is appreciative of the chance to respond to these comments.

Respectfully submitted,

Barbara A Fine Chairperson

Barbara A. Fine, Chairperson Geology and Hydrology Committee

-1614 Benedict Canyon Drive Beverly Hills, California 90210

#### Responses to the Federation of Hillside and Canyon Associations Comments

- 1. CRA, Lead Agency for the environmental review of the Redevelopment Plan, has acted within its discretion under the State EIR Guidelines in excluding social and economic issues from consideration in the EIR. As noted by the commentor, this information is already available in the Preliminary Report and the Baseline Market Assessment. These reports are not environmental documents, but are part of CRA background information for preparing the Plan. The assessments contained in these documents, together with the environmental information presented in the FEIR, will be considered by CRA in its decision on approval of the Plan, and in determining whether to implement mitigation measures identified in the EIR. The Preliminary and Baseline Market Assessment reports are exactly what the titles indicate. All information in these reports, as updated and finalized, will be available through the Redevelopment Plan approval process. The full report on the Plan will be available for public review before any decision to approve and adopt the Plan is made.
- 2. CRA's policy on release of non-environmental documents would be of interest to some readers, but has no bearing on the environmental issues discussed in the EIR. Therefore, no response is required.
- See response to Comment #1, above.
- 4. State CEQA Guidelines provide for Supplements and Addenda to EIRs where a FEIR has been certified. Such process, if appropriate, would not be applicable here as the subject EIR is still in preparation and has not been certified as a final document. As shown in response to Comment #1, above, the planning background information contained in the Preliminary Report has been finalized and appears in the full report on the Redevelopment Plan, and would not require the preparation of a Supplemental EIR or Addenda in any case.
- 5. CRA is not proposing the combining of lots as a mitigation measure for environmental effects, nor would combining lots in itself result in any environmental effect. See also response to Comment #4, above.
- 6. The proposed density change referred to has been incorporated into Alternative D, not into the <u>Redevelopment Plan</u>. The May, 1985, proposed land use map correctly depicts proposed land uses under the <u>Plan</u>.
- 7. The Notice of Preparation (NOP) is sent out at the very beginning of the environmental review process. The project undergoes a certain amount of refinement and modification during this process; such changes are encouraged by the State EIR Guidelines to the extent that they result in a more environmentally acceptable project, so the NOP necessarily becomes somewhat outdated. The State EIR Guidelines do not require publication of an updated NOP; to do so would serve no purpose. The Guidelines contain no requirement for an updated Distribution List; in addition, the comment does not specifically identify any errors in the Distribution List, so no specific response to this comment can be made.
- 8. See response to Comment #12 by the Los Angeles City Planning Department.
- 9. See response to Comment #1 by the Los Angeles City Planning Department.

- 10. Caltrans District 07 was contacted directly through the State Clearinghouse. The potential issues and opportunities associated with the Hollywood Freeway are of a regional nature and must be considered within the context of regional transportation planning efforts. The existing and projected traffic generated by the Redevelopment Area represents a small portion of the total overall traffic which uses the freeway and, therefore, contributes to the issues by the same proportion. It will be necessary to evaluate the potential mitigation measures for the Hollywood Freeway as part of a much more comprehensive regional transportation analysis. Impacts on freeway on-ramps would be evaluated as part of project specific analysis where appropriate.
- .11. See response to Comment #4 by the Los Angeles Department of Transportation.

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12. The daily traffic volumes, on which the EIR traffic analysis is partially based, represent traffic counts performed by the City's Department of Transportation in 1983 at various times of the year, including July and August. The seasonal fluctuations are indicated in the range of daily volumes stated on p. 46 of the EIR and discussed in further detail in the Hollywood Circulation Study (Parsons, Brinckerhoff, Quade & Douglas Inc., August, 1985). Peak hour counts were taken from 8:00 a.m. to 9:00 a.m. and 4:30 p.m. to 5:30 p.m.

The traffic problems occurring before and after events at the Hollywood Bowl are existing conditions. The project would not alter these conditions. If these temporary and seasonal traffic problems are to be mitigated as part of the project (either through geometric changes to the roadway system or alteration of the signalization, or both),, roadway conditions during non-event times could be worse in other parts of the project area.

- 13. Installation of full secondary treatment will reduce Hyperion capacity below the 420 mgd stated in the EIR. However, capacity will not be reduced below 400 mgd, as stated in the comment. Improvements at the LA/Glendale and Tillman plants by 1991 would increase their combined capacity by 70 mgd over the 30 mgd currently being treated (personal communication with Ray Jellison, January 8, 1986). See also response to Comment #8 by Samuel Schiffer. The Regional Water Quality Board received the NOP and DEIR through the State Clearinghouse.
- 14. The EIR states, in the Summary on p. S-5, that "projected increases in effluent would also create the need for new or expanded sewage treatment plants." The impacts analysis on p. 87 points out that the projected increases in effluent from the project and cumulative development would exceed existing treatment capacity. The EIR goes on to point out that the 20-year projected sewage increase would be about 0.3% of system capacity. The proposed project, over the next 20 years, would add to the cumulative over use of capacity. Some of the costs of creating additional capacity would be recovered by charging developers sewer line fees. See also response to Comment #15.
- 15. To verify the condition of existing sanitary sewer lines in the Hollywood area, the Sewer Maintenance Department was contacted. Overall sewer condition in Hollywood was characterized as average. Maintenance crews have not reported unusual problems in this area (personal communication with Ray Jellison, General Supervisor, Maintenance and Operations, January 9, 1986). As part of the Annual

Work Programs for Redevelopment Projects, CRA regularly analyzes infrastructure improvements necessary to support development. An Annual Work Program would be prepared for Hollywood, if the <u>Redevelopment Plan</u> is adopted. Infrastructure improvements would be placed on a priority list and scheduled for implementation. If sewer improvements were required, they would be programmed in the Annual Work Programs. A separate one percent set-aside for this purpose is not considered necessary or appropriate at this time.

16. The project area is already substantially developed, with large areas of surfaces impervious to water, so the project is not expected to increase the volume or intensity of surface runoff by a significant amount. However, the project area has some existing unmet drainage needs, as described on p. 80 of the EIR. As with other infrastructure in the project area, the CRA would require that necessary improvements be made in conjunction with new development.

The discussion of surface drainage in the EIR is revised as follows:

The last sentence on p. 87 of the EIR is deleted.

The first sentence on p. 88 of the EIR is revised to read:

"Several unmet drainage needs exist in the project area, and the potential for local impacts on the drainage system from new development does exist."



#### 7001 FRANKLIN AVENUE - HOLLYWOOD, CALIFORNIA 90028 Telephone (213) 851-3313

January 2, 1986

Ms. Ileana Liel
Planning Manager
Community Redevelopment Agency
City of Los Angeles
354 So.Spring St., Suite 800
Los Angeles, CA. 90013

Dear Ms. Liel:

...

This letter is being written on the day of the 23rd anniversary of the opening of the Magic Castle in Hollywood. We feel the "Castle" has been a major asset to the revitalization of Hollywood. This private club for magicians and magical enthusiasts is known throughout the world. Our 6,000 active members encompass an amazing cross section of celebrities, business leaders and people from all walks of life.

We have been working with Mr. Thomas O. Glover Sr., the owner of the land between Sycamore and Orchid on Franklin Avenue, on a concept that would involve a hotel, club and residential development surrounding the vintage original building. This plan is being carefully orchestrated to fit in with the natural beauty of the foot of the hillside and great consideration is being given to traffic problems and any potential blocking of the views of our neighbors.

In reading the EIR for the Hollywood Redevelopment Project,we are very concerned with the alternative Hollywood Community Plan as proposed by the L.A. City Planning Department (Page 105 EIR) calling for 60 d.u./acre rather than the 130 d.u./acre as originally proposed for the area. We have also been made aware of the fact that a change of zoning is being contemplated which would downzone the north side of Franklin Avenue to R-4 instead of the current R-5-2.

Since the economic feasability of our plan has been based on the R-5-2 existing zoning, our ideas for a development enhancing the area might have to be abandoned under the lower density and the related change in the zoning of the property.

We believe the very good intentions of alternative plan "C" will limit potential and the future of the Magic Castle area which, if developed properly and in concert with our plan, will ultimately benefit all the people who live and work in the Hollywood Community. As entertainment oriented entrepreneurs, we recognize the need for the retention of the glamor of old Hollywood and sincerely believe our future plans will reflect a dedication to that need.

In the adoption of the Hollywood Redevelopment Project we request that no change be made in the existing zoning (R-5-2) with a high medium 3.1 FAR with a density of no less than 80 d.u./acre in line with the original CRA plan.

Sincerely

Milt Larsen

Founder and Managing Director

THE MAGIC CASTLE

Member Hollywood PAC

cc: Mayor Thomas Bradley Michael Woo, Councilman Thomas O. Glover, Sr. CRA Board Members Bill Larsen President

ACADEMY OF MAGICAL ARTS, INC.

#### VI. Comments on Draft EIR

#### Response to Hollywood Magic Castle Comments

**V** 

1. The commentor's concerns regarding the project and its alternatives are noted. However, because these concerns do not provide a specific comment on the EIR, no response is required. The planning issues raised in these comments will be taken under consideration by the CRA planning staff.

January 3, 1986

Community Redevelopment Agency of the City of Los Angeles 354 S. Spring Street, Suite 800 Los Angeles, Ca. 90013 ATTN: Ileana Liel

Dear Ms. Liel,

Upon review of the Hollywood plan, we note that the site bounded by Franklin on the south, Orchid and Sycamore on the east and west respectively and the CRA boundary on the north is planned to be "High Medium 3:1 FAR". Further, through discussions with staff, we understand that the related zoning would be R-4. The property has previously been down-zoned from R5-4 to R-5-2 by the City Planning Department.

The R-5 zone permits clubs where an R-4 does not. Therefore, the Magic Castle might become a non-conforming land use. While the Castle might continue its present form, it would be difficult to operate the facility in the future. We consider the Magic Castle an important element in Hollywood's development. We are confident that it is not the intent of the plan to hamper the future of the Castle.

Franklin Avenue is a City secondary highway. However, with its short distance and intersection problems, it is substandard and is treated like a collector street. We are of the opinion that this is the correct use and that through traffic should be redirected to streets which have available capacity. Franklin can then service the community traffic.

It is our current intent to develop this site as a hotel, club and residential development. The R-5-2 zoning meets our needs. A 60 du/gross acre project is generally described as a "3-story walkup". A higher density would allow some clustering of units with open space and would allow a project large enough to participate in the improvement of Franklin Avenue.

Finally, we note that the existing and proposed densities both east and west of this area along Franklin are higher than that proposed between Highland and La Brea. We find it inconsistant and punitive to isolate this area and restrict future development. We think of the future of this site as a continuation of the R-5 typical of the existing and planned uses to the east and west.

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Very truly yours.

Jon Glovers SR.

Tom O. Glover, Sr. President/Yamashiro Corp.

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### Responses to Tom O. Glover, Sr. Comments

- 1. The Redevelopment Plan provides for the maintenance of non-conforming land uses, so it would not adversely affect current or future use of the subject property as a club. The commentor's plans for future use of the site are acknowledged but, because this is a comment on the Plan itself rather than on the accuracy or completeness of the DEIR, no further response is required. One objective of the Redevelopment Plan is to encourage entertainment uses, like the Magic Castle, in Hollywood. The Plan would permit construction, at the discretion of CRA and after review of the environmental effects, of such uses in residential districts and, in some areas, allow expansion.
- 2. Comment noted.

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3. The comment is acknowledged; it is an opinion rather than a suggestion for changes in the EIR. The comment will be considered by CRA staff during the finalizing of the Plan.

729 Onarga Avenue Los Angeles CA 90042 December 31, 1985

Ms. Ileana Liel, Planning Manager Community Redevelopment Agency of the City of Los Angeles 354 South Spring Street, Suite 700 Los Angeles CA 90013

Dear Ms. Liel:

As noted in your letter of November of November 26, 1985, I would like to submit the following comments on the DRAFT ENVIRONMENTAL IMPACT REPORT. (EIR). HOLLYWOOD REDEVELOPMENT PROJECT. I ask that you include these comments in mext issue of the EIR.

(1)

On page S-1, EIR says "The Project would consist of amending the Community Plan to accomodate the Redevelopment Plan. " On the contrary, the Redevelopment Plan should be altered to agree with the Community Plan because:

The Los Angeles Department of City Planning, a disinterested group, developed the Community Plan to meet the needs of the entire city. Under CRA's proposed Hollywood Project, the Connunity Redevelopment Agency will administer some \$900 million for 30 years. CRA therefore has a vested interest in pushing the project.

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CRA acknowledges no accountability to the people of Los Angeles: there has been no management for years.

CRA's committee meetings, where most business is conducted, operate secretly, behind closed doors with the public excluded.

CRA negotiated many large contracts without competitive bids, opening the door to favoritism and corruption.

EIR Section C, P. S-2,3, "Transportation.." lists a number of mitigation measures to improve congested traffic. These include, among others, "widening Highland Avenue for one additional lane in each direction at the Highland/Franklin Avenue bottleneck; widening both legs of Franklin.." All of these measures can be accomplished by ordinary city action without morgaging \$900 million in city taxes for 30 years.

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EIR p. S-5 says "Sewage generation..would increase 30%..the city is planning to increase treatment capacity (at the Hyperion plant)".

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The Myperion plant filters solid material from sewage. The city then dumps untreated liquid as well as the solid sludge into the sea, poisoning marine life and threatening bathers with epidemic disease.. EIR makes no mention of the need for sewage treatment -- failure to treat sewage may halt all city construction.

Actually, there are no plans to increase Hyperion's capacity.

EIR p. S-7 says of the "No-Project Alternative": "No new development or rehabilitation would occur.."

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This is not true. The City can sponsor rehabilitation of low-income homes, as it does in other areas. And, nothing prevents expansion of commercial housing where economic conditions warrant Action

The EIR continues: "The blighted conditions..would remain and..could increase.."

Yet EIR doesnot demonstrate any blight in the project area.

And, EIR omits to mention that the "No Project Alternative" would avoid a \$900 million 30 year debt ultimately paid by city taxpayers.

EIR concludes: "This alternative would not generate additional revenues above existing levels."

This is also not true. Actually, the project would freeze existing city tax receipts for 30 years. Without the project, any construction or rehabilitation will increase city revenues. Contrary to EIR, new construction or rehabilitation will not grind to a halt in the absence of CRA's \$900 million scheme.

EIR page 2 says: "The Redevelopment Plan was developed in consultation with the Hollywood community, including the Project Area Committee (PAC), a 25-member of elected and appointed group of community representatives."

Actually, PAC does not represent the Hollywood community, a great majority of whom are low-income renters. While normal elections here in the United States place all citizens on the same level regardless of wealth, CRA arranges PAC to give preferential treatment to property-owners, stacking membership against ordinary Hollywood residents.

EIR's Table 2, p. 9 lists the number of residential units in the project area lumping luxury hotel nongand residences together with moderate and low income units. To have any meaning, these categories should be shown separately.

FOR Table 4, "Owner and Renter Occupied Units" should be broken down into income levels.

EIR p. 36: "There is a tremendous need for housing but no housing is being built because there is no available land. The Plan would not be able to subsidize enough housing for the demand."

While failing to meet the "tremendous need for housing", CRA wants to subsidize unneeded hotels and department stores at the expense of local residents and small business. \$900 million in tax money should not be wasted for such a purpose.

Sincerely yours,

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family ferries .

Samuel Schiffer

cc: Councilman Michael Woo Mr. Calvin S. Hamilton L.A. Director of Planning

D

#### Response to Samuel Schiffer Comments

- 1. All comments on the adequacy or completeness of the EIR received in writing during the public comment period for the DEIR, or delivered in person at the public hearing held on the DEIR, will be addressed, and the Lead Agency's reasoned responses to these comments will be included in the FEIR. Only comments regarding the accuracy or completeness of the DEIR require responses; commentors' opinions and comments on the merits of the project need not be addressed.
- 2. As discussed on p. 5 of the EIR, the Los Angeles Council requested that a Redevelopment Plan be prepared for the Hollywood area which would upgrade the neighborhood be encouraging rehabilitation and new development. The Plan was not required to conform with the existing Community Plan although, in many instances, the Redevelopment Plan does follow existing designations. The project's purpose is to eliminate blighting conditions, whereas the purpose of the existing Community Plan is only to guide future development and not necessarily to upgrade the neighborhood. This EIR does propose an alternative project (see Alternative D; p. 113 of the EIR) which is consistent with the Community Plan. If the City Council so chooses, it can adopt this alternative project instead of the proposed one.
- 3. The commentor's opinion regarding the objectivity of the City Planning Department and CRA is acknowledged. See response to Comment #1.
- 4. The commenter's opinion regarding the operation of CRA is acknowledged. See response to Comment #1.
- 5. Comment noted. See response to Comment #1.
- 6. Comment noted. See response to Comment #1.
- 7. The comment is noted; it is the opinion of the commentor and suggests no changes for the EIR. See response to Comment #1.
- 8. According to the Bureau of Engineering (personal communication with Stan Sysak, Bureau of Engineering, January 8, 1986.), plans exist to increase the capacity of inland treatment plans (i.e., Los Angeles/Glendale and Tillman) between now and 1991, from an existing capacity of 30 mgd to 100 mgd as follows:

	Existing	<u>1991</u>
LA/Glendale Tillman	10 mgd <u>20 mgd</u>	20 mgd 80 mgd
Total Inland Plant Capacity	30 mgd	100 mgd

9. The No-Project Alternative is a theoretical future scenario in which no City action is taken and no additional development occurs. The "Development Under Existing Community Plan" is intended to represent a more probable future scenario where expansion of commercial uses and housing likely would occur. City-sponsored rehabilitation of low-income housing could occur under this alternative, but is not specifically included.

- 10. The EIR on the Redevelopment Plan need not include a demonstration of blight in the project area. Under state law, CRA must prepare a report documenting the physical, social and economic conditions in the project area prior to approval of the Redevelopment Plan; this report will document the blighted conditions in Hollywood. See response to Comment #2 by City Planning Department.
- 11. This is a potential economic effect of the project that is outside the required scope of the EIR (see response to Comment #2 by City Planning Department).
- 12. The No-Project Alternative is defined as having no new development in the future. If the Redevelopment Plan was not adopted, development most likely would occur according to the existing Community Plan (see discussion of Alternative B in the EIR). Without new development, additional revenues could only be generated by a general increase in sales and commercial activity, or by a general increase in assessed value of existing structures: Given the stagnant economic conditions in Hollywood, neither of these increases are likely to occur.
- 13. The Project Area Committee (PAC) was only one source of input from the community during the development of the project. As discussed on p. 5 of the EIR, CRA staff in conjunction with the PAC held over 100 community meetings at which any neighborhood resident or concerned citizen had an opportunity to offer suggestions.
- 14. Table 3 on p. 11 of the EIR notes that there are 2,240 hotel rooms in the project area.
- 15. Information on income levels for owners and renters could be of interest to some readers and would be useful in assessing the impacts of specific projects. However, in the absence of specific project information, this Program EIR has presented an overview of potential impacts associated with implementation of the Redevelopment Plan as a whole. On p. 6, Project Area Location and Characteristics, the EIR notes:

"The project area has a substantially larger proportion of overcrowded housing units, low-income residents, and families below the poverty line than the city-wide averages for these factors."

See response to Comment #2 by City Planning Department. As discussed therein, information such as income levels of project area occupants is included in other parts of the full report on the <u>Redevelopment Plan</u> of which the EIR is a part.

16. Comment noted.

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Ms. Ileana Liel
Planning Manager, Environmental Section
Community Redevelopment Agency
of City of Los Angeles
354 South Spring Street, Suite 800
Los Angeles, CA 90013

RE: Request for extension for comment, DETR for Hollywood Redevelopment Project

Dear Ms. Liel:

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Pursuant to 14 Cal. Ad. Code \$15207 (state CEQA guide-lines) and/or any other provision of law, regulation, guide-lines or practice which might be applicable. I hereby request that a formal or informal extension of the review period of the referred DEIR be granted for me (and any others late comments within the same period as might be granted for me). If you refuse to grant such an extension, then I hereby formally request that you accept voluntarily and respond to any late comments I might submit on the DEIR, pursuant to the explicit authority granted to you in the same \$15207. 15000(1) I suggest that this extension or acceptance of late comments continue through January 10, 1986 or whatever additional time you might inform me by mail or telephone is acceptable. Please note, however, that I might not, in fact, be able to take advantage of any extension and offer comments since I am already so far behind on everything else.

In case I cannot offer comments later, I wish to submit these preliminary comments upon the DEIR:

1. COMMENT:
The CRA's charge of 20¢/page to acquire any copy of the DETR or fragment thereof is outrageously in excess of actual costs found in the private sector, may therefore be in violation of the California Public Records Act and together with the inability to borrow a copy, even for a few days, severely limits the potential for and inhibits effective, informed participation by affected and interested members of the public, many of whom are of limited financial means, in the environmental review process, notwithstanding that the lead agency may argue that facilitating such participation is not a legal requirement of CEQA.

DISCUSSION OF COMMENT:

Though the CRA may assert that this is not an environmental comment but a public policy comment undeserving of response, that it is improper to comment upon procedures or the CRA's CEQA guidelines in the context of EIR comments, or some such poor excuse, I contend that it is relevant and proper here and request that it receive response irrespective of claims of lack of legal requirement to do so. CEQA does not prohibit a lead agency from doing better than requirements, and virtue in conduct of the public's business is measured not by meeting the minimum requirements of the law but by the degree to which those requirements are surpassed to meet the comprehensive public interest. Sacramento sets only a uniform baseline for local government to augment in the interests of its citizens.

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In my case, certainly, having to travel an hour round trip to a library to read the DEIR when I can spare the time greatly inhibits my ability to comment and even to familiarize myself with its contents adequately. Among the reasons why many common citizens make comments which are shot down or ignored by lead agencies is that citizens did not have satisfactory access to the document (as well as the habit of most lead agencies to ignore comments which are not legalistically phrased to meet the threshold of the CEQA mandate). I expect that many others are in a position similar to mine in this regard.

Two solutions seem suitable to meet my objection. One would be for the CRA to distribute, upon request of interested parties, a copy of the DEIR summary free of charge. The other would be for the CRA to make available for short-term special loan a copy of the full DEIR at a public library, its office (less accessible), or both. Obviously, though I make this comment in the context of this EIR when it is too late to be meaningful, it is fully applicable to the CRA's environmental reviews generally. To that end, I request that that request be appropriately forwarded for consideration for general application with the view to granting it.

#### 2. COMMENT:

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I request formally for substantive response that significant non-environmental comments received by the CRA in the context of this environmental review, such as ways to improve the project's characteristics independent of environmental considerations, receive responses commensurate with those which would be given to significant environmental comments and/or that such comments be isolated and forwarded for response and Board consideration during the project approval stage, notwithstanding that the lead agency is not required by CEQA to do so.

#### DISCUSSION:

See the first paragraph of the discussion of Comment 1.

Also, one of the reasons why so many members of the public have such a low opinion of the usefulness of public involvement is the fact that it is ignored and receives no response. My irritation at seeing this so often in final environmental documents shows clearly here. Ordinary citizens should not be penalized for not knowing how to twist their comments to fit the requirements and threshold for response of CEQA and CEQA guidelines. Remember too that the environmental process usually is the only one where comments ever receive responses and citizens can see their voice being heard (sometimes), even when it is not heeded.

One way to grant this request without blurring the distinction between environmental comments requiring response and significant non-environmental comments is to include responses to the latter in a section of the FEIR "Comments not requiring response". Responses could be individualized (preferable) or could be generalized for discrete issues raised or types of comments. If legal liability for responses to

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comments not requiring such is of concern, then an appropriate legal disclaimer could be inserted.

#### 5. COMMENT:

I request formally for substantive response that all people commenting upon the DEIR or commenting at the public hearing for the DEIR, including those who make no comments which receive responses, be mailed copies of the responses to their particular comments if they do not receive a copy of the full FEIR, nothwithstanding that the lead agency is not required to do so by CEQA.

### DISCUSSION:

See the first paragraph of the discussion of Comment 1 and the second paragraph of the discussion of Comment 2.

#### 4. COMMENT:

I request formally for substantive response that all vocal comments received at the public hearing for the DEIR be treated as if they were written comments received in the context of the environmental review process for the purpose of responding to comments, nothwithstanding whether the lead agency might argue that CEQA does not require it to do so.

### DISCUSSION:

Since public hearings on environmental documents in fact are <u>not</u> required by CEQA (14 Cal. Ad. Code \$15087(g)), the lead agency might argue that comments received during a public hearing are not comments within the sense of 14 Cal. Ad. Code \$15088(a) - though that would be risky!

This request is not abstract or superfluous for me, since I know of an instance where no comments received at a public hearing received responses (and it was a joint NEPA/CEQA document to boot):

### 5. COMMENT:

I hereby formally incorporate by reference as my own comments. for substantive response and make applicable to the DEIR and FEIR the comments submitted by the Southern California Rapid Transit District in response to the Notice of Preparation.

### DISCUSSION:

I think the RTD's comments were excellent though they were utterly ignored in the scope of the DEIR.

### 6. COMMENT:

I hereby formally incorporate by reference as my own comments for substantive response and make applicable to the DEIR and FEIR the comments submitted by Mr. Calvin Hamilton, Director, Department of City Planning for the City of Los Angeles in response to the Notice of Preparation regarding the scope of alternatives which should be subject to environmental documentation in the EIR.

### DISCUSSION:

Once again, I think Mr. Hamilton's comment in that regard was excellent (I thought it myself before reading his comment), but it seems utterly ignored in the scope of the DEIR.

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7. COMMENT:

The DEIR's scope of alternatives to the proposed project and consideration of mitigations of its adverse effects is fundamentally inadequate and prejudicial in favor of adopting the project as proposed in spite of documented net unmitigated significant adverse effects by failing to document at least one alternative (or corresponding set of mitigations) which entails establishing a redevelopment project but with a difference environmentally superior redevelopment plane

#### DISCUSSION:

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CEQA formalities and perfunctory denials aside, a redevelopment project <u>will</u> be established by CRA and City Council The City Council has asked for preparation of such a project in anticipation of establishing one (legal formalities aside), and it will be done. Therefore, legal formalities and denials aside, the alternatives in the DEIR will not be adopted and are not meaningful in the spirit if not the letter of CEQA. To be meaningful, the range of alternatives (or corresponding set of mitigations) must focus upon what is most likely, some redevelopment project and variations and gradations in the redevelopment plan which meet some of the project objectives (see 14 Cal. Ad. Code \$15126 (d)(3), last clause) but which avoid or minimize as many of the documented net unmitigated adverse effects. Such variations or gradations must be reasonably realistic (meaning they do not discredit themselves or are calculated to selfdestruct) and be systematically devised or formulated to avoid adverse impacts.

Alas, obviously, I have anticipated that the lead agency will assert that any of the land-use plans and associated features could substitute for the plan of the proposed project under a redevelopment scenario. That does not satisfy and is not responsive to my comment. Of course, the present alternatives do imply a range of possible alternatives under a redevelopment scenario with impacts similar to what is documented (except that they do not include the effects of eminent domain exercized on a significant scale), but they do not constitute an adequate range. I repeat the criterion: The variations or gradations on the redevelopment plan must be reasonably realistic (meaning they do not discredit themselves or negligently or calculatedly lead to their selfdestruction) and be systematically devised or formulated to avoid adverse impacts. The alternatives in the DEIR do not seem to satisfy this criterion, and I contend for response that they do not do so.

Also, I have anticipated the argument from the lead agency that the "rule of reason" does not require documentation of still more alternatives and variations and that the present range gives decision-makers enough idea of the gener range of effects from various actions. In response, I draw your attention to the first article in the Fall 1982 issue of the UCIA Journal of Environmental Law & Policy ("Legal Adequacy of Environmental Discussions in Environmental Impact Reports" by Eric Goldman), page 20, 2nd full paragraph. The author argues a close interrelationship between

discussions of alternatives and mitigations. Extending the author's logic one step further, if the range of discrete alternatives in the DEIR is deemed adequately reasonable, then the lead agency remains obligated to document features of other possible alternatives (e.g., selected features of the city's quondam proposed specific plan) which when added to or substituted for features of the redevelopment plan of the proposed project result in avoiding or minimizing adverse impact. Other mitigations not embodied in any explicit alternative but entailing adding, subtracting or amending elements of the proposed project must be systematically devised (or a reasonable attempt made to do so).

One example, and only one example of an alternative project feature which would avoid much of the historical impacts allowed under the proposed redevelopment project plan (of concern to me, among other things) is the feature of the city's formerly proposed specific plan which would establish a 45-foot height limit for much of the Hollywood Boulevard retail sector and a TDR (transfer-of-development-rights) mechanism for the additional development intensity allowed under current zoning and the community plan. This is a significant incentive for property owners to preserve existing historical resources. Establishing a 50-foot height limit with additional height allowable by a conditional-use permit is only one more example which would be even more effective in historical impact mitigation. (See also Comment 6.)

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- 8. COMMENT:
  I request formally for substantive response that the leadagency include at least one additional discrete environmental
  alternative under a redevelopment scenario in the interests
  of full disclosure and a robust public debate, notwithstanding the lead agency's response for Comment 7 supra and notwithstanding whether the lead agency is required to do so
  under CEOA.
- The DEIR's list of circulatory mitigation measures for the proposed project is significantly inadequate, ineffective in the long term and prejudicial for the environmentally adverse automotive mode by its specificity for general roadway traffic measures and failing to devise, document and commit to, with comparable specificity, measures to increase the transit and HOV modal share of travel within and through the project area, orient allowable intensity and density patterns to public transit (through amendment of the redavelopment land-use plan), especially logical locations for future guideway transit stations, and orient allowable intensity and density patterns to the pedestrian mode for home-to-work travel, minimizing the need for vehicular travel.
- 10. COMMENT:
  The DEIR fails to document the mitigation of many adverse impacts documented already of limiting Commercial development (especially Regional Commercial) to an FAR of 5:1 by right and offering bonuses up to a 4.5:1 or 6:1 FAR in exchange for mitigating facilities, payments or actions by developers.

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11. COMMENT:
The DEIR's project description generally is excessively vague and revealed bit-by-bit in various locations instead of in a discrete, integrated format.

That concludes my comments for now, at least, for lack of additional time. Thank you for your attention and forebearance of my piqueishness.

Sincerely,

Baum Ollan Bryan Allen 3142 Drew Street Los Angeles, CA 90065 (213) 254-8298

cc: Councilman Michael Woo Hollywood Haritage Los Angeles Conservancy SCRTD Planning Department

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### Response to Bryan Allen Comments

1. Section 15207 of the State EIR Guidelines states, in part: "Although the Lead Agency need not respond to late comments, the Lead Agency may chose to respond to them." The discussion of this section of the Guidelines further states, in part: "[the Lead Agency] need not hold its process open to prepare formal response to comments which come in later [than the deadline]."

The public comment period for this project was 45 days, 15 days longer than the minimum required 30-day period. CRA, Lead Agency for this project, has decided that this extended period is an adequate response time, in the absence of a showing of extenuating circumstances.

2. The purpose of the public review period for the DEIR, required by the State EIR Guidelines (Section 15105), is to ensure that the DEIR is as accurate and complete as practical. Section 15088 states, "The Lead Agency shall evaluate comments on environmental issues . . . and shall prepare a written response."

CRA distributed copies of the DEIR to 92 entities, including local and state agencies, private organizations, and individuals, including the Los Angeles Public Library. Finally, CRA was prepared to provide copies of the DEIR to members of the public upon request. In all these ways, CRA facilitated participation in the public review process.

- 3. Non-environmental comments received by CRA will not receive a substantial response in the FEIR, although CRA will respond to these comments in some other fashion. See response to Comment #2 of this letter, response to Comment #2 by City Planning Department, and response to Comment #3 by Samuel Schiffer.
- 4. All commentors on the DEIR will receive a copy of the FEIR as certified by CRA. Responses to all comments on the DEIR will be included in the FEIR. Those people who did not comment but wish to review the FEIR, may do so at CRA.
- 5. The FEIR will contain responses to all oral comments on the DEIR made at the public hearing held for that purpose on December 16, 1985.
- 6. The agency responses to the Notice of Preparation (NOP) were considered in preparing the EIR. The State EIR Guidelines require responses only to comments on the DEIR, and the responses to the NOP cannot specifically address the accuracy or completeness of the DEIR, since they were submitted prior to its publication.
- 7. See response to Comment #6, above.
- 8. The EIR does present a range of alternatives with varying intensities of environmental effects. According to the State EIR Guidelines (Section 15126d), the EIR is required to "describe a range of reasonable alternatives to the project... which could feasibly attain the basic objectives of the project...." The range of alternatives presented in the EIR satisfy this requirement. Additional variants of the alternatives would serve no useful purpose; the commentor suggests no specific additional alternatives for consideration.
- 9. Height limits would not be established by the <u>Redevelopment Plan</u>. However, Section 515 of the <u>Redevelopment Plan</u> provides for the establishment of height

### VI. Comments on Draft EIR

limits in Designs for Development to be adopted pursuant to this <u>Plan</u>. The most significant clusters of historic structures in the Hollywood Boulevard Commercial and Entertainment District, Hollywood Core Transition District, and Franklin Avenue Design District would receive some protection from the urban design guidelines and from whatever Designs for Development are adopted for these areas. Building heights could also be limited by applicable federal, state, and local regulations.

The mitigation measures in the EIR and measures in the <u>Redevelopment Plan</u> provide for the mitigation of project effects on historical buildings.

- 10. Although the commentor requests that an additional alternative be analyzed, no specific alternative has been proposed for consideration. In the absence of a specific request, the Lead Agency considers the range of alternatives presented in the DEIR to be adequate. See response to Comment #8, above.
- 11. As indicated on p. 58 in the EIR, Transportation Systems Management measures should be required at the project level and be monitored under an area-wide program. These types of measures are most effectively implemented at project inception when the jurisdiction in authority can direct the approval process to achieve acceptance of the concept.
- 12. The commentor may be confusing the Hollywood Redevelopment Plan with the Metro Rail Specific Plan. Section 506.2.3 of the Redevelopment Plan states: "Development within the Regional Commercial designation shall not exceed the equivalent of an average floor area ratio (FAR) of 4.5:1 for the entire area so designated." The Redevelopment Plan does not designate a "by right" level of development.

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13. The commentor's opinion regarding the specificity of the project description is noted. The comment is unclear as to where and in what way the project description is deficient. Without such information, no detailed response can be prepared.

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January 6, 1986

The following EIR commutes was phonedin by Gary Silvers, Project Area Committee member:

### RETENTION OF EXISTING PARKING LOTS

There is nothing in the EIR that says that existing parking lots be protected.

Received by: -Brenda Hendricks Hollywood Project

### VI. Comments on Draft EIR

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### Response to Gary Silvers Comment

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1. Existing parking facilities are addressed in the DEIR (see <u>Errata</u> sheet). The <u>Errata</u> doesn't specifically discuss whether existing lots should be retained and protected, but CRA would endeavor to preserve or expand the total parking capacity in an area when development expands.

### D. PUBLIC HEARING COMMENTS AND RESPONSES

COMMENT (MR. SCHIFFER): Well, on Friday I called up to get copies of these documents, the environmental impact report, et cetera, and I got a note from your office saying that any of the bound publications you will have to obtain it from our Records Department at 20 cents per page. This is a sizable amount of money and also a means of delay and I asked Mr. Wood whether I might borrow these documents for a week or so to take a look at it and that is ray question right now.

I am handicapped somewhat, of course, not having been able to go over these documents in detail, but I have looked at your memorandum here, but before I do this, I would like to mention what I have mentioned here repeatedly, that your Committee meetings, which consider these questions in detail, are closed to the public and in my opinion contrary to the Brown Act. You reach decisions on these items at your closed meetings in secret from which —

So this was considered at the Project Review Committee at the Project Committee meeting which is closed to the public. Effectively this has been discussed in secret so far as the public is concerned and, therefore, I question the propriety and legality of the action on this.

Now, then, bearing in mind that all I have before me is your memorandum, and your memorandum cannot hope to summarize these lengthy reports, which I thank you for allowing me to borrow from you, but looking at the memorandum, I note that the level of development is estimated at over two million gross feet of office space and I point up to you what I have pointed up to you in the past, that Los Angeles is presently very heavily overbuilt in office space to the extent that existing offices are being rented at heavy discounts and that therefore I can see no economic justification of this huge amount of office space in this area.

Secondly, since in the past the CRA has participated in these developments through the use of tax-exempt bonds, which means that taxes are loaded on the public, and which involve a subsidy to these outfits that do the construction, that I see no justification, again from the financial point of view, for being involved in this.

I would like to make exactly the same point with this proposal for 1,200 additional hotel rooms. How can we justify the public's money in construction of hotel space when the existing hotelkeepers are complaining bitterly that they have to cut rates because of not sufficient demands.

Finally, I do not see, of course in this memorandum, any justification for the approximately 1.4 million gross square feet of industrial uses at this time. From past experience, I would be included to doubt that the agency report has taken account of the very serious problem faced by the City with the lack of sewage facilities, the fact that they are heavily overloaded now, heavily out of date, and there has been talk of a moratorium on construction.

RESPONSE: The following information is provided in response to your comments at the public hearing on the DEIR for the proposed Hollywood Redevelopment Project. The DEIR, the Proposed Hollywood Redevelopment Plan, and the Preliminary Report for the proposed Plan were presented to the Project Review Committee on Friday, December 13, 1985. For your information, Board Committee meetings generally function as workshops on various CRA business items between the Board and its staff.

### VI. Comments on Draft EIR

The purpose of this presentation was to familiarize the committee Board members of these items which were to come before the Board at an upcoming meeting and to address questions Board members may have had prior to requesting any action by them. No actions regarding the aforementioned items were taken at the Project Review Committee meeting.

The level of estimated development for dwelling units, office space, commercial, retail, hotel rooms and industrial uses were based on projections and market feasibility data provider by a market feasibility consultant to CRA. These estimates represent the maximum probable development to occur over a 20-year period. Our research concluded that the project area could handle such development levels with various environmental mitigating measures in place.

It is true that CRA has, in the past, used tax exempt bonds to assist developments in redevelopment project areas. It is also anticipated that such a financial mechanism would be used for the proposed Hollywood project. Such bonds are secured by the tax increments which are derived partly as a result of new development in project areas. All such bonds must meet specifically detailed legal requirements for issuance and expenditure purposes.

The Preliminary Report, as well as the EIR, do take into consideration many impacts the proposed project, at various levels of development, would have on any and all public facilities including sewage facilities. Through the EIR process, we have contacted all the City's potentially impacted departments and requested comments regarding the proposed project. The FEIR will reflect such comments and responses.

COMMENT (MS. OFFENHAUSER): My name is Fran Offenhauser and I am an architect. I was elected to the PAC as a representative of Hollywood Heritage, which is the historical organization in Hollywood, and I was elected with high hopes that the Agency would really grapple with the issues of historical preservation in Hollywood. It is no secret that Hollywood is historical. There is no reason to dwell on that.

I will address my comments to the EIR because that is what I thought the forum is.

My first comment is that I think the EIR correctly identified in quotes the significant unavoidable environmental effects on historical buildings on p. 100. What that means is with the provision of this <u>Plan</u> as drafted now the destruction of Hollywood's landmarks is unavoidable. In other words, even with the mitigation measures that the agency has included in our document in this <u>Plan</u>, those mitigation measures are inadequate. The buildings will come down. I am obviously not happy with the situation. But I think the EIR has correctly identified it.

I think this is a serious flaw in the <u>Plan</u> in that the EIR addresses the fact that it is indeed correctable. In the alternative to the EIR is the alternative plan offered by the Planning Department, as indeed less delitorious to the historical landmarks than of the plans offered by the Redevelopment Agency.

In terms of the technical comment on the EIR, I would like to see two things changed between now and the draft and the final. I think that -- I assume that it is just an

### VI. Comments on Draft EIR

omission — but we have a national registered historical district on Hollywood Boulevard. It is on the map that is enclosed in the EIR, but for some reason the discussion of the impacts on it was left out of the document. That is a discussion of impacts on Subarea 2A and 2B.

There is a building-by-building description of impacts on historic buildings in other parts of the <u>Plan</u>, but the most historic area of Hollywood, the national registered district on Hollywood Boule and, is not adequately discussed.

Secondly, on p. 43 and 44, 44, anyway, or somewhere around there, there are mitigation measures which essentially recount what is in the <u>Plan</u> to mitigate the impacts on the historic buildings, and I know I have submitted to the agency quite a number of alternative measures that might be some incentive to restore and preserve historic buildings, and I think perhaps more mitigation measures could be developed.

I think the EIR actually has quite honestly attempted to deal with this issue and I think it is very black and white. Either the <u>Plan</u> is changed or the impact on the historic buildings is incredibly serious.

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RESPONSE: Your primary concern was that, with the adoption of the Redevelopment Plan, "the destruction of Hollywood's landmarks is unavoidable," because the mitigation measures included in the Plan are inadequate. Your concerns may be partly due to a misunderstanding of the summary statement that potential loss of architecturally or historically significant structures may be unavoidable (p. 100 of the EIR). This statement acknowledges that new development spurred directly or indirectly by CRA involvement in the area could result in the loss of architecturally or historically significant structures. CRA believes that the proposed Redevelopment Plan provides more than adequate protection of architectural and historic resources from demolition and inappropriate alteration. However, these measures cannot abrogate property rights or supersede other considerations, such as public safety. Because of this, the Redevelopment Plan cannot guarantee the preservation of every existing architectural resource for the life of the Plan. Although any removal or alteration of such a resource could occur only after all applicable review and approval processes, the potential of this happening must be acknowledged as an unavoidable significant impact.

You also stated that the EIR did not discuss impacts on the Hollywood Boulevard National Register District. The EIR is a Program EIR addressing the impacts of the Plan (i.e., land and density changes rather than specific development proposals). The proposed Plan retains the same land use designation for Hollywood Boulevard and has a somewhat lower density than the existing Community Plan. Thus, it would not have a greater impact on historic resources than the existing land use plans. This, as stated in the EIR, does not rule out potential impacts from specific development proposals which would be subject to separate environmental review, as well as the review provisions of the Redevelopment Plan. In addition to the mitigation measures listed in the EIR, a more extensive list has been included in the Plan that will be presented to City Council for adoption.

Your comments will be included, along with this response, in the Final EIR (FEIR). You will also receive a copy of the FEIR after its certification by CRA's Board.

COMMENT (MR. CASKEY): As Chairman of the Redevelopment Plan Text Subcommittee, I have read the EIR draft, reviewed its findings and support the draft as presented and urge its approval in order to achieve a final adoption of the <u>Redevelopment</u> Plan by the City Council.

RESPONSE: Comment noted.

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ComMENT (MS. LEHRER): The project does involve increases in density and some zone changes which can result in significant negative impacts to historic resources. It is our feeling that preservation has a very specific place in planning the future of Hollywood because the history of Hollywood as a film capitol of America and indeed of the world has tremendous potential for future economic development and for tourism. Our interests would be in harnessing the Redevelopment Agency in handling this potential and also in mitigating any negative impacts of Hollywood's historical architectural resources that might result. So the key thing is really translating mitigation into the plan.

The section on historical architectural and cultural resources is quite well-documented and contains the best survey map that I have ever seen in any document like this. This was developed by Hollywood Heritage as a result of their survey and it contains a wealth of information which we hope was utilized in planning for redevelopment which will support historic preservation. The map shows a number of mitigant neighborhood groups with strong architectural qualities and character. There are 13 indicated on the map and then a list of eight appears in the text itself on p. 40. In trying to find out what the proposed changes of density and zoning could impact those areas. I found this information buried in Appendix C in the rear, including along with a fairly comprehensive list of historic resources. Looking carefully I could pick out some information on these identified neighborhood subgroups. I think the information should really be more clearly identified in the report. However, just taking one example, the 1700 block of Hudson contains six properties identified as potentially eligible for the national register. The proposed zone change for that street is very high residential. Yet the existing properties are one-story residential. Clearly if this block is an example of the proposed density changes, it could mean the elimination of this streetscape which was identified as worthy of preservation.

The issue is how can the redevelopment be used to benefit and enhance such architectural significant subgroups in the community.

I would like to suggest a planning tool that might be useful here. That is that these neighborhood subgroups receive a special classification as conservation districts and that special planning guidelines be applied to these areas.

Development and design guidelines can be established which will enhance inherent strengths of these neighborhoods and streetscapes. This project is known as Rehab Right throughout the community, which I called after a publication produced by the City of Oakland's Planning Department. Guidelines such as this result in enhancing property values for homeowners as well as strengthening the character and special qualities of local communities.

We feel that this is particularly important and appropriate because over the years the Conservancy has heard a chorus of complaints from neighborhood groups, from the grass roots, about other neighborhood rehab programs where the lack of guidelines such as this resulted in the loss of neighborhood character and distinctive architecture.

So I would like to make the suggestion that we do consider the establishment of neighborhood conservation districts in these areas identified in the survey map.

I would like just to mention that in Appendix C, which is the comprehensive list of historical architectural resources, there is an analysis of increased densities proposed. I find one puzzling phrase that occurs throughout where potential impacts are identified as beneficial but pressure to increase density. It seems that any case that you do have pressure to increase density, you do have potential adverse impacts and I think these should be identified so that we may known how to deal with them.

We are also concerned about the impacts of increased density on Hollywood Boulevard, which is a national registered historic district. We fully support the development of the urban design plan as suggested in the report and hope the redevelopment plan itself will include positive strategies to encourage the rehabilitation of this important district which has such tremendous economic potential for the community, along with the preservation guidelines.

There is one economic incentive that I would like to make a comment on because there could be some problem with it. It mentioned the utilization of density bonuses based on the preservation of or rehabilitation of significant architectural resources. The problem arises when incentives result in additions to existing buildings which end up detracting from that building's architectural character. An example of this in the downtown area are greenhouses that were added to the Edison Building at One Bunker Hill. Such development bonuses are beneficial in an area such as Hollywood Boulevard if they can be transferred or sold to other sites outside the historic district so that we don't have a negative impact in the district or on the builder and this would provide the owner for an economic reward for preserving the building while at the same time protecting the integrity of the building and the streetscape.

I think I will just conclude my comments at this point and say that we appreciate all the work that has gone into developing the redevelopment plan in Hollywood and the important historic resources I think for building its future don't need any further emphasis. And I think we all need to look at the plan and the work programs to carry out that mandate.

<u>RESPONSE</u>: Thank you for your thoughtful, constructive comments at the public hearing on the DEIR for the <u>Hollywood Redevelopment Plan</u>. Your comments will be included and responded to in the Final EIR. A copy of the Final EIR will be sent to you after certification.

You state that the key issue is "translating mitigation into the <u>Plan</u>." The <u>Redevelopment Plan</u> includes extensive provisions to protect Hollywood's architectural and historical resources from indiscriminate demolition and alteration. These provisions include incentives to encourage preservation and design and development guidelines for new developments. In addition, CRA will consider requiring the application of the Secretary of the Interior's Standards to all rehabilitation of architecturally and historically significant buildings.

A second issue raised in your comments is how redevelopment can be use to benefit and enhance architectural significant subgroups in the community, such as existing single-family neighborhoods. You suggested classification of these areas as conservation districts with special planning guidelines. Protection and enhancement of such streetscapes could be part of the Designs for Development to be formulated

### VI. Commer on Draft EIR

as part of the implementation process. CRA would consider the use of the conservation district concept for architecturally significant neighborhood groups in areas that would not have a Design for Development.

CRA shares your concern for preserving and revitalizing the Hollywood Boulevard National Register District as a historic and economic resource. This concern and interest is shared by the community and reflected in the goals and specific provisions of the Redevelopment Plan.

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### E. STAFF-INITIATED TEXT CHANGES

- p. ii The title of Alternative A is revised to "No-Project Alternative." The title of Alternative B is revised to "Development Under Existing Community Plan."
- p. iii "Change Areas" is added to the end of the title of Table 2.

An "s" is added to "... last word "Area" in the title of Table 5.

"(%)" is added at the end of the title for Table 7.

"(tons/day)" is added to the end of the titles for Table 13 and 14.

In the title for Table 21, "Electrical" is inserted between the words "Peak" and "Load" and "Change" is deleted after "Use."

p. iv - "Land Uses" is deleted in the title of Table 28.

A comma is added after "Future" in the title of Figure 7.

"Year 2005" is added to the beginning of the title of Figure 8.

p. S-4 - In the first sentence of the second paragraph, "especially were" is revised to "especially where."

The beginning of the second sentence in the last paragraph (partial) is changed from "Residential increases . . . " to "Increases of residential units . . . . "

- p. S-5 In the first sentence of the second full paragraph, "cosidered" is corrected to "considered."
- p. S-6 In the title of the last paragraph, "Inrreversible" is changed to "Irreversible."
- p. 5 In the fifth sentence of the second paragraph, the comma after "CRA staff" is deleted. In the same sentence, the word "staff" is inserted after "PAC" (not in parentheses).
- p. 10 In the second to the last sentence on the page, "20,300" is revised to "25,730."
- p. 11 Table 3 is revised as follows:
- p. 19 In the second sentence of the first paragraph, "Most" is replaced with "Many.""Land" is deleted in the title of Table 7.
- p. 24 An "S" is added to "IMPACT" at the top of the page.
- p. 36 The title above the last paragraph (partial) is changed to "Historic Resources."

TABLE 3:	<b>BUILDING AREA</b>	AND EMPLOYMENT	BY BUSINESS TYPE
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p. 61

	Building Area/a/	Employees/b/	
Retail Office Industria	3,139,714 sq. ft. 4,205,522 sq. ft. 60.4 acres	6,280 16,820 1,510	
Hotel	2,240 rooms	1,120	
TOTAL		25,730	
/b/ Ass	land use data base. numes 250 sq. ft./office employee, 500 yees/industrial acre and two rooms/hotel employee.	sq. ft./retail	employee,
SOURCE	Myra Frank and Associates		
p. 43	- Under the title "MITIGATION," the phrase "Measis inserted.	sures Included in th	ne Project"
	In the last sentence of the second mitigation corrected to "importance."	measure, "impoor	rtance" is
p. 44-46	- The hyphens in front of the second to last paragraph on p. 46 are deleted.	aph on p. 44 throug	h the third
p. 49	- The "g" is deleted in "Frankling" in Table 9, inters	section 5.	
	In the title above the last paragraph, replace "Pro Levels of Service."	ojections" with "Vo	lumes and
<u>p. 52</u>	- In Table 10 after "Hotel," replace "per" with "tri "Industrial," replace "per" with "/."	ps/." In the same to	able, after
<u>p. 54</u>	- In the first sentence of the last paragraph, capita	lize the "s" in "stud	y. <b>"</b>
p. 56	- "Traffic" is added to the title "Cumulative."		
p. 58	- In the second sentence of the fourth mitigation, "	wuch" is changed to	"such."
-	In Note /3/, the last comma is replaced with a period	od.	•

- In Note /g/, "C" is deleted from "(CARB)." A "/" is added to the "NA" in the 1982 CO column, the 1983  $SO_2$  column, and the last Note in the table.

### VI. Comments on Draft EIR

p. 63	- In the last sentence of Note /a/ in Table 13, "dereived" is corrected to "derived."
p. 64	- An "S" is added to the end of "IMPACT" at the top of the page.
	Below "Project Emissions," "Emissions" is added after "Construction."
p. 67	- At the end c the title for Table 15, "/a,b/" is added.
	In the first sentence of Note /a/, "for" is revised to "of" and "meteorlogical" is changed to "meteorological."
	In the last line of Note /b/, a comma is added after 9.7.
	At the beginning of the title above the first paragraph, "Project" is added.
•	After the "Cumulative" title, "Air Quality Impacts" is added.
<u>p. 70</u>	- An "S" is added to the end of the title "IMPACT."
	In Note /a/ of Table 17, "at" is deleted.
p. 71	- In Note /b/ of Table 18, "of" is changed to "to."
p. 77	- The first sentence of the third full paragraph is changed to:
	"The Los Angeles Public Recreation Plan has established a standard of four acres (two acres of community park and two of neighborhood park) of recreational land for every 1,000 residents within a two-mile radius service area."
<u>p, 83</u>	- In the last line of the first paragraph, the words "and 50-" and "and 670 children, respectively" are deleted.
<u>p. 84</u>	<ul> <li>In the title of Table 21, "ELECTRICAL" is inserted after "PEAK" and "CHANGE" is deleted after "USE."</li> </ul>
	In both Tables 21 and 22, "Land Use" is inserted above "Residential."
<u>p. 85</u>	- In Table 23 and 24, the hyphen is deleted in the column title "20-Years," the "o" is capitalized in "out" of "Build-out."
	In Note /b/, "commecial" is corrected to "commercial," and "mo./sq. ft." is replaced with "mosq. ft."
p. 86	- The title "Water" is added to the top of the page.
	In Note /b/ of Table 25, "assume" is changed to "assumed."
p. 92	- In the first sentence of the last paragraph, "256" is revised to "246."
	In the first sentence of the fifth paragraph, "Fernado" is changed to "Fernando."

### $\ \, \text{VI. Comments on Draft EIR} \\$

<u>p. 107</u>	- In the title of Table 28, the words "LAND USES" are inserted between "POTENTIAL" and "IN."
p. 108	- In the third sentence of the fourth paragraph, "desingate" is corrected to "designate."
<u>p. 109</u>	- In the second sentence of the first full paragraph, a period is added after "max."
p. 110	- In the second sentence of the third paragraph, "Bronsen" is corrected to "Bronson."
<u>p. 111</u>	- In the second sentence of the fifth paragraph, "other" is revised to "or."
<u>p. 122</u>	- Under "Lead Agency and Project Sponsor," the following named is added: "- Donald W. Cosgrove, Acting Administrator (as of December 11, 1985)."
	eet – In the last sentence of the first "Parking" paragraph, the last "I" is deleted nsultantl."
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### VII. REPORT PREPARATION; PEOPLE AND ORGANIZATIONS CONSULTED

### REPORT PREPARATION

### EIR Con. .itants

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This report was prepared for the Community Redevelopment Agency of Los Angeles by ESA, Inc.; Paul E. Zigman, President. Donna Pittman, ESA Managing Associate, was the Associate-in-Charge; Bruce Campbell, ESA Senior Associate, was the Project Manager; and Judy Fan, ESA Associate, was the Deputy Project Manager. Technical contributors included Richard Grassetti, ESA Senior Associate; David Watkins, ESA Associate; and Jeff Wehling, ESA Junior Associate. Other staff participants included Kim Gardner and Bob Suhr.

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### IX. APPENDICES

P

F. E.

		Page
A.	INITIAL STUDY	A-2
B.	NOTICE OF PREPARATION AND RESPONSES	A-20
c.	HISTORIC, CULTURAL, AND ARCHITECTURAL RESOURCES	A-48
D.	TRAFFIC LEVELS OF SERVICE	A-60
E.	PUBLIC SERVICES	A-61
F.	DEIR PUBLIC HEARING TRANSCRIPT	A-64

### THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES

### CALIFORNIA ENVIRONMENTAL QUALITY ACT

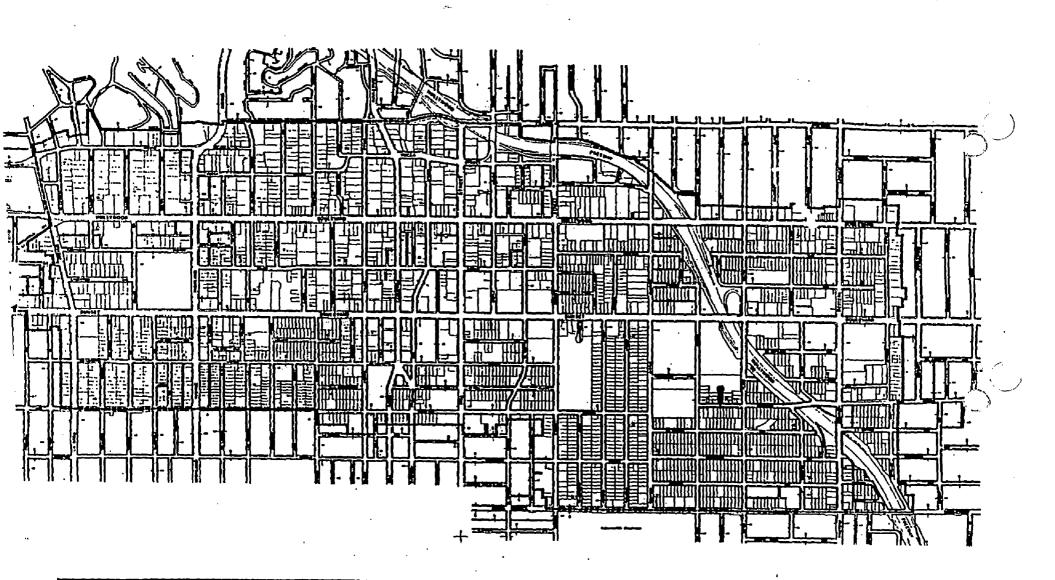
## INITIAL STUDY AND CHECKLIST (Article IV - CRA CEQA Guidelines)

Date:	May 29, 1985
Project '	Title: Hollywood Redevelopment Plan and Amendment to the Hollywood
Commun	nity Plan.
of new of services and adequate Project Least; Fra Monica L	Description: Rehabilitation of existing residences and businesses; encouragement commercial, residential and industrial development; programming of community and facilities; and provisions for well-planned pedestrian and vehicular circulation quate parking.  Location: Generally bounded by La Brea Avenue on the west; Serrano Avenue on the anklin Avenue, the Hollywood Freeway and Hollywood Blvd. on the north; and Santa Blvd. and Fountain Avenue on the south.  Completed Environmental Documents: None
	UNATION asis of the attached initial study checklist and evaluation:
	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 condition(s))
x	I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that THERE IS ADDITIONAL INFORMATION for the proposed project with respect to environmental conditions, impacts, mitigation measures or alternatives identified in the prior environmental impact report. Only minor additions or changes will be necessary to make the previous EIR adequately apply to the project in the changed situation and a SUPPLEMENT TO THE EIR will be prepared.
	1 find that none of the conditions requiring an additional environmental documenthave occurred.
	Chwadospelb Signature
_	Edward Helfeld

Administrator

Title

ATTACHMENT ONE
Hollywood Redevelopment
Plan and Amendment to
Hollywood Community Plan



Proposed Hollywood Redevelopment Project





### STUDY CHECKLIST

Pro	poner	nt Name: N/A	<del></del>	<del></del>		
Pro	poner	nt Address: N/A	<del></del>	•	———	
		· · · · · · · · · · · · · · · · · · ·	·	·		-
EM	VIROI	NMENTAL SETTING (see Attachment One)				• •
1.	top	scribe the project or development site as it exists ography, soil stability, plants and animals, and an ects. Describe any existing structures on the site	y cultural, hi	storical or s	cenic	
2.	con con	cribe the surrounding properties, including inform cultural, historical or scenic aspects. Indicate the nmercial, etc.), intensity of land use (one-family, artment stores, etc.).	ne type of la	nd use (reside		
EM	/IROA	MENTAL IMPACTS (Explanations of all "yes and" to be attached on separate sh		ers are requi	red	
1.	EAI	RTH. Will the proposal result in:	YES	MAYBE	NO	
	G.	Disruptions, displacements, compaction or overcovering of the soil?		be limited to truction acti ignificant.		
	b.	Change in topography or ground surface relief features?	<del></del>		<u>x</u>	
	c.	The destruction, covering or modification of any unique geologic or physical features?			<u>x</u>	
	ď	Any increase in wind or water erosion of soils, either on or off the site?			<u> </u>	•
	c.	Changes in siltation, deposition or erosion which may modify the channel of a river or stream?			<u>.x</u> .	•
· <b>-</b>	f.	Exposure of people or property to geologic or secondary seismic hazards such as landslides, mudslides, ground failure, or similar hazards?		fault yropo will r seism	entially ac exists ber used project equire fur- tic analysis ify potenti	neath t` : t area ther s to

	2.	AIR	. Will the proposal result in:	YES	MAYBE	NO
		<b>Q</b> •	Substantial air emissions or deterioration of ambient air quality?		ntribute to	ent densities air pollution
		ь.	The creation of objectionable oders?		<u> </u>	X
•		c.	Alteration of air movement, or temperature, either locally or regionally?			<u>x</u> _
•		d.	Exposure of project residents to severe air pollution conditions?			<u>x</u>
Mg .	<b>3.</b>	WAT	ER. Will the proposal result in:		•	
N.		a.	Changes in absorption rates, drainage patterns, or the rate and amounts of surface water runoff?			x
<u>ე</u>		b.	Alterations to the course or flow of flood waters?			<u>x</u>
		C.	Change in the amount of surface water, or direction of water movement in any water body?			x
> >		d.	Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			<u>x</u>
. ·		e.	Alteration of the direction or rate of flow of ground waters?			<u>x</u>
		f.	Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			_X_
		g.	Reduction in the amount of water otherwise available for public water supplies?			<u>.x</u> .
		h.	Exposure of people or property to water related hazards such as flooding?	·	<del></del>	_ <u></u>
	4.	PLAN	T LIFE. Will the proposal result in:			•
< 3		<b>0</b> +	Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)?			<u>x</u> /

			Deduction of the content of	YE5	MA'	YBE	NO	
		ь.	Reduction of the numbers of any unique, rare or endangered species of plants?			•	<u>X</u>	
	5	_ ANI	MAL_LIFE: Will the proposal result in:					
		Q.	Change in or deterioration of the diversity of species, or numbers of any species of animal (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	is —			<u>x</u> .	· :
		b.	Reduction of the numbers of any unique, rare or endangered species of animals?				<u>x</u>	
3	6.	NOIS	E. Will the proposal result in:	be signif	icant. Inc	rease i	mpacts will n auto-relas Specific no	ted
હ )		a.	Increases in existing noise levels?	<u>X</u> a		ay be p	er <u>for</u> med at	
, ,		b.	Exposure of people to severe noise levels?	· —	_X_	Mitigat	ed to accepty City Noi	
•	7.		IT AND GLARE. Will the proposal produce new or glare from street lights or other sources?			Ordina	x	
)	8.		D USE. Will the proposal result in an alteration e present or planned land use of an area?	e: <u>X</u> a:	xisting land and to allow	id use d	in changes esignations e <u>vel</u> opment	;
•	<b>9.</b> '	NATI	URAL RESOURCES. Will the proposal result in:	d	ensities.		·	• •
		a.	Increase in the rate of use of any natural resources?		_		<u>_x_</u>	•
		b.	Depletion of any non-renewable natural resource?	.—	·	•	<u>x</u>	
	10	RISK	OF UPSET. Will the proposal involve:					
		<b>a</b> .	A risk of an 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?				<u>_x</u>	,
		b.	Possible interference with an emergency response plan or an emergency evacuation plan?		<u>.</u>	•	x	
	H.	POPU	JLATION. Will the proposal result in:					
	-	a.	The relocation of any persons because of the effects upon housing, commercial or industrial facilities?	_		to com industr designa subseq	e from reside mercial or ial land use it ions and uent develo splace same	e opme

				: ا م				
				1	••		.•••	
			( )	( :	•			
· -•	•	• •						
C					•		•	
1					••		•	
		·						
			•	VEC		VDE .		
		ь.	Change in the distribution, density or	YES	) MA	YBE N	10	
		D.	growth rate of the human population of an	(	Changes in	n land use d	lesignations	
			area?	_ 2	and allows	Ble develor	nment	
		•	4.04.	4	lensiti <del>cs v</del>	rill affect	<del>x</del> isting	
	12.	HO	USING. Will the proposal:	r	esidential	l developme	ent patterns.	
						01		
		a.	Affect existing housing, or create a demand		•	Changes in		
			for additional housing?		· <b>X</b>		ns and allowa	Ĺ
			·				ent densities t the availa-	
		b.	Have a significant impact on the available			bility of h	oucing	
			rental housing in the community?		<u>x</u>			
			the test of the test of the test					
v		C.	Result in demolition, relocation or			Changes in		•
n			conversion of residential, commercial, or			designatio	ns may encou	11
•	-		industrial buildings or other facilities?		. <u> </u>	_age the_r	emoval or	•
V	13.	TRA	NSPORTATION/CIRCULATION. Will the proposal				n of existing	
	13.	PP-4)	of the proposal will the proposal			buildings.	•	•
,		, 430	,	Þ	roposed p	roj <del>e</del> ct will	increase	٠.
5		a.	Generation of additional vehicular movement?			gestion and		
<i>-</i>		_,			or parking			
<b>"</b>		b.	Effects on existing parking facilities, or	• •	or barrene	,•		, -
( )		•	demand for new parking?	. <b>X</b>	•			
3							<del></del> -	. •
<b>5</b> .		C.	Alterations to present transportation					
_			systems or patterns of circulation.				<u>C</u>	
<b>b</b> 6						•		•-
<b>~</b>	14.		LIC SERVICES. Will the proposal have an					
3		ette	ct upon, or result in a need for new or				•	
		dite	red governmental services in any of the		*	Deepood =	edovolonmen	-
		10110	wing areas:	-			edevelopmen	_
		a.	Fire protection?			project will demand on		
		u.	ine protection:			conteme on	d may increa	5:
		ь.	Police protection?				onse times.	_
		-,	· ones protestion.			.000 10023	21100 11111001	
	-	c.	Schools?	<u>x</u> _		Will increa	ase enrollmen	t
							hool systems.	
		d.	Maintenance of public facilities, including				•	
			roads, parks or other recreational facilities					
			and other governmental services?			2	<u>k</u>	
			_		<del>-,</del> -			
	15.	ENE	RGY. Will the proposal result in:				-	
		a.	Substantial increase in demand upon existing					
			sources of energy, or require the development				opment will	
			of new sources of energy?		_X_	increase er	<u>ie</u> rgy demand	•
•				•			_	
}					-		1.	
. خمینه			•					

		· ·	YES	MAYBE	NO	_ :
16.	new	LITIES. Will the proposal result in a need for systems, or alterations to the following ities:		. •	·	. •
	a.	Power or natural gas?			<u>x</u>	• .
	b.	Communications systems?	-		x	•
	c.	Water?		_	<u>x</u>	
	d.	Sewer or septic tanks?	<del></del>		<u>x</u>	. :
	e.	Storm water drainage?		·	<u>x</u>	
	f.	Solid waste and disposal?		·	<u>x</u>	·• ·
17.	HUN	MAN HEALTH. Will the proposal result in:			•	10
	g.	Creation of, or exposure of people to, any health hazard or potential hazard (excluding mental health)?			<u>x</u>	· ·
18.	AES	THETICS. Will the proposed project result in:				رے. 
	a.	The obstruction of any scenic vista or view open to the public?			<u>x</u> .	
	b.	The creation of an aesthetically offensive site open to public view?			x	. "1,
-	<b>c.</b>	The destruction of a locally recognized desirable aesthetic natural feature?			<u>x</u>	
19.	upon	REATION. Will the proposal result in an impact the quality or quantity of existing eational apportunities?		X benefi	cial impact	
20.	CUL	TURAL RESOURCES:				
	Q.	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 a prehistoric or historic building, structure, or object?		guide: X Rede	er detail on d lines will be s rel <u>opm</u> ent Pl for future de	require an will
	c.	Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values or restrict religious or sacred uses?			of preservat	

			152	MATE	NO
21.	MA	NDATORY 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 a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			<u>x</u>
	ь.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?			<u>x</u>
	<b>C.</b>	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<u>x</u>		
	d.	Does the project have environmental effects which cause substantial			
		adverse effects on human beings, either directly or indirectly?			<u>x</u>

### PROJECT LOCATION AND BOUNDARIES

The proposed Hollywood Redevelopment Project Area encompasses approximately 1,100 acres and is generally bounded by La Brea Avenue on the west, Serrano Avenue on the east, Franklin Avenue, the Hollywood Freeway, and Hollywood Boulevard on the north and Santa Monica Boulevard and Fountain Avenue on the south. The area includes the primary east/west commercial corridors of Hollywood and Sunset Boulevards and is traversed from north to south by such major thoroughfares as La Brea Avenue, Highland Avenue, Vine Street and Western Avenue. The boundaries of the proposed Hollywood Redevelopment Project Area are shown on the attached map.

### PROJECT DESCRIPTION

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The intent of the proposed Hollywood Redevelopment Plan is to upgrade the physical and economic environment of the affected areas through rehabilitation of existing residences and businesses; development of additional housing; encouragement of new commercial and industrial development; provision of a basis for programming public service, parks and recreation facilities; and provisions for well-planned pedestrian and vehicular circulation and adequate parking, coordinated with land use, particularly as these relate to the entire community.

By state law the Redevelopment Plan, and subsequently any future development, must conform to the Community Plan with respect to land use and the density of development permitted. The Hollywood Community Plan, adopted over a decade ago (1973), will be updated concurrently as part of the redevelopment planning process. This update will include changes of the Community Plan's land use and density designations for the proposed Project Area.

The attached tables provide estimates of probable development which is expected to occur over a 20 year period. These estimates have been organized by study areas, shown on the following project location maps.

# THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES CALIFORNIA ENVIRONMENTAL QUALITY ACT

# ENVIRONMENTAL INFORMATION FORM - APPLICANT (Initial Study Requirement)

### GENERAL INFORMATION

	munity Plan
Proje	ect Location: Generally bounded by La Brea Avenue on the west; Serrano Avenue on Franklin Avenue the Hollywood Freeway and Hollywood Bivd. on the north; and Sant
Moni	ca Blvd. and Fountain Avenue on the south.
Deve	eloper or Project Spansor: N/A
Addr	ess, Contact Person: N/A
Dean	osed Use of Project Site: Proposed land use changes are noted in the following attack
Ειυμ	sed Use of Floject Site. Troposes into the change in the many
PRO	JECT DESCRIPTION
Site s	size (acre): 1.100 acres Total project gross floor area (sq. ft.) N/A
	per of floors of construction: N/A
•	ned land use and zone: see following attachments
	ing zoning:*
Confe	orms to Redevelopment Plan * Yes No
-U.I.	orms to Community Plan * Yes No
Confe	nt of parking spaces required: N/A
Confo	int of parking spaces required: N/A  Int of parking spaces provided: N/A

<sup>\*</sup> The proposed Hollywood Redevelopment Plan will conform to Hollywood Community Plan with respect to land use and the density of development permitted. Community Plan (adopted in 1973) will be updated concurrently as part of the redevelopment planning process.

# PERMITS, PUBLIC APPROVALS REQUIRED FOR PROJECT

Disposition and Development Agreement:	
Design and Construction Documents:	
Other (explanation)	<del></del>
City of Los Angeles Approvals: N/A	
City demolition permit	City building permit
City grading permit	
Cubic yards of export/import	•
Installation of public improvements permit	•
Excavation permit (Public Works)	•
Traffic lane closures (explanation)	·
	·
Street vacation (explanation)	•
Variance (explanation)	
Rezoning application (explanation)	•
Easement (explanation)	
Conditional use permit (explanation)	

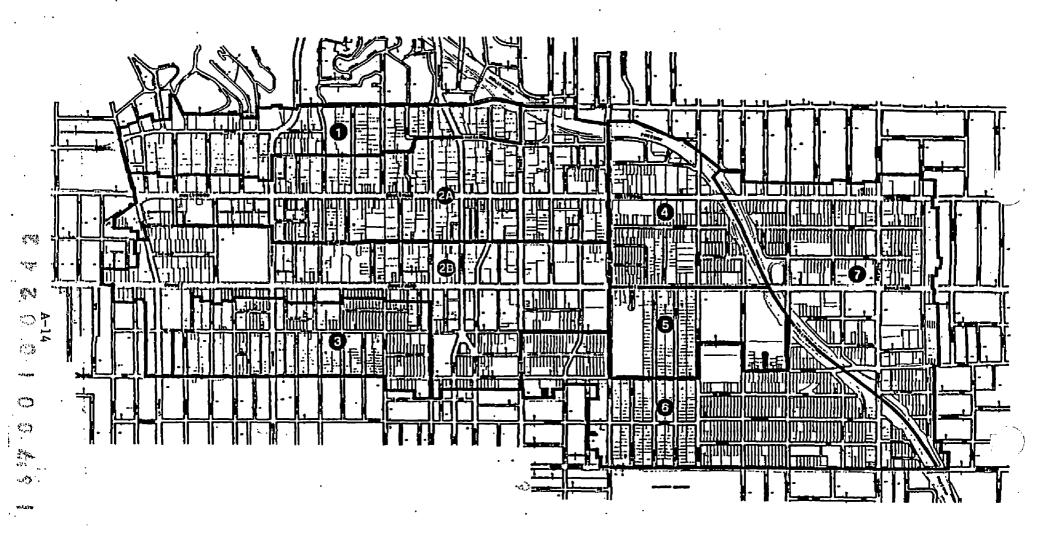
## Check and Include Requested Data as applicable:

Date Filed With Agency: May 29, 1985

<u>X</u>	1. Pro	oject Plans (on file with CRA Planning Department)
	2. Out	tline of Proposed Project Schedule including any anticipated incremental relopment
<u> </u>	3. a.	RESIDENTIAL (see following attachments)
		Indicate the number of units, schedule of unit sizes, range of sales prices or rents, and type of household size expected.
_X_	<b>b.</b>	COMMERCIAL (see following attachments)
		Indicate the type, whether neighborhood, city, or regionally-oriented, square footage of sales area and loading facilities.
<u>x</u>	c.	INDUSTRIAL (see following attachments)
		Indicate type, estimated employment and loading facilities.
<u>x</u>	ď.	OTHER (includes Recreational, Institutional, etc.) (see following attachments
		Indicate the major function, estimated employment, types of facilities and community benefits to be derived from the project.
	-:	
		, 1

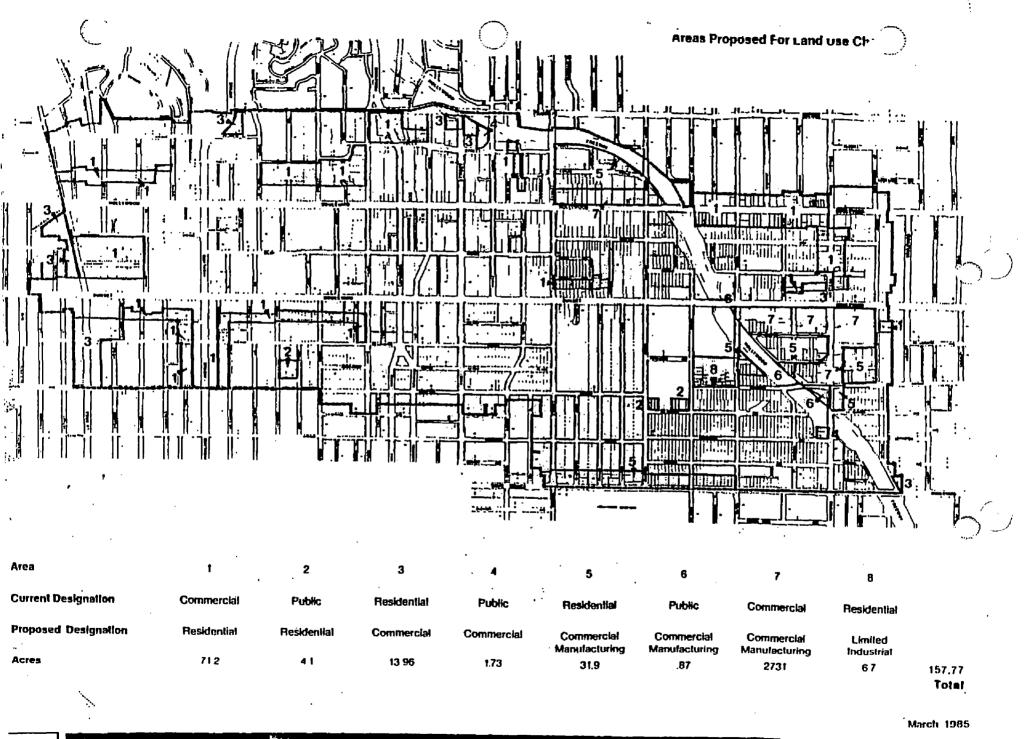
Signature Ileana Liel

Planning Manager Title

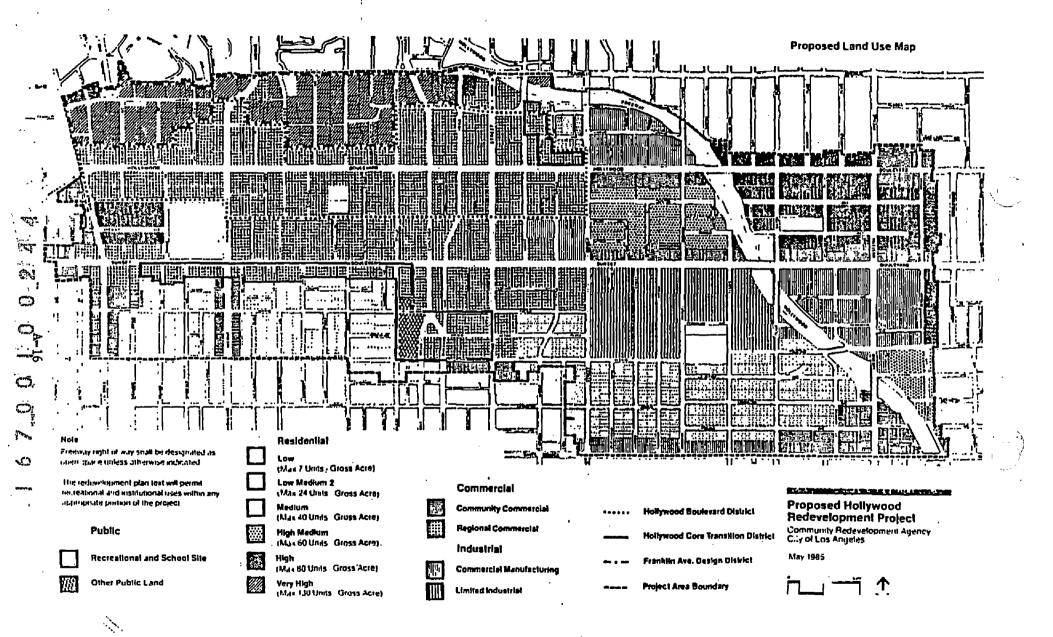


- Sub-area Boundaries





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## EIR PROJECTIONS FOR STUDY AREAS - 20 YEARS

•							
Study Area One	-	Residential	. <b>-</b>	600	units		
	-	Office	-	- 50,000	sq. ft.		•
Study Area Two	-	Residential	_	1,100	units	•	1,100 un'.s
(Represents total	ls -	Office	_	2,300,000	sq. ft.	•	1,200 rooms
for Study Areas Two A & Two B,	-	Retail .	<b>-</b> ,	190,000	sq. ft.	•	2,690,000 sq. ft. of development
next page illus-	-	Hotel	-	1,200	rooms		
frates specific	-	Industrial	_	200,000	sq. ft.		•
projections for				•		•	
2A and 2B)							
Study Area Three	-	Residential	-	100	units		
· .	-	Office	-	50,000	sq. ft.		
•							
Study Area Four	-	Residential	-	160	units	•	160 units
	-	Office	-	150,000	sq. ft.	. •	850,000 sq. ft. of development
•	-	Industrial	-	700,000	sq. ft.		
Study Area Pive	_	Office ·	<u>.</u>	50,000	sa. ft.		
· ·		Industrial	-	200,000	•		
Study Area Six	_	Résidential	_	300	units		300 units
brody Area Dix	٠	Office	_	50,000		•	150,000 mg. ft. of
	_	OIIICE .		30,000	sq. It.		development
	-	Retail	_	50,000	sq. ft:		
	-	Industrial	-		_		
Study Area Seven	-	Residential	_	540	units	-	
	_	Industrial	_	250,000	sa ft.		

TALS

Residential - 2,800 units

Office - 2,650,000 sq. ft.

Retail - 240,000 sq. ft.

Hotel - 1,200 rooms

Industrial - 1,400,000 sq. ft.

Study Area Two A - Residential - 700 units

- Office - 800,000 sq. ft.

- Retail ~ 125,000 sq. ft.

- Hotel - 800 rooms

- Industrial - 40,000 sq. ft.

Study Area Two B - Residential - 400 units

- Office - 1,500,000 sq. ft.

- Retail - 65,000 sq. ft.

- Hotel · - 400 rooms

- Industrial - 160,000 sq. ft.

· ·		1000 PPT							POTENTIAL 1	JNITS/SQ.FT.	
TUDY REA	NO.	AREA SIZE SQ.FT.			EXISTING USES	<del></del>		COMMUNITY PL	AN DESIGNATION	PROPOSED PL	AN DESIGNATION
♦(Cont	} 7	281,273	N	Commercial		112,500 Sc	ą.Ft.	Community Commercial	\$43,819 Sq.Ft.	Commercial Manufacturing	843,819 Sq.Ft.
	Density Change	1,474,119	G	Residential	Existing	1,028 U	nits	Residential High	2,707 Units	Residential High Medium	2,030 Units
5	8	213,609 292,027		Vacant Prpty	Parking			Residential High Medium	₩02 Units	Limited Industrial	646,827 Sq.Ft.
6	2	58,896 75,141	N G	Residential	Existing	62 U	nits	Public School Site	0	Residential Medjum	69 Units
S.	<b>t</b> .	22,500	N	Commercial		14,900 S	q.Ft.	Public Open Space	0	Community Commercial	67,500 Sq.Ft.
1	5	471,476 598,950		Mixed	Residential Existing Commercial Industrial	. 23 U 225,000 S 21,000 S	q.Ft.	Residential High Medium	\$25 Units	Commercial Manufacturing	1,414,428 Sq.Ft.
	Density Change	5,389,335	G	Residential ·	Existing	3,245 U	Inits .	Residential High/High Med	7,614 Units	Residential Medium	4,948 Units
7	· i	884,028 1,122,759		Mixed	Residential Commercial	336 L 325,000 S		Community Commercial	2,632,084 Sq.F1.	Residential High	2,062 Units
	2	57,060 72,418		Institutional	Church/Parking			Fublic Oven Space	0	Residential High	133 Units
	3	22,754 29,040		Commercial		16,000 \$	iq.F1,	Residential High Medium	40 Units	Community Commercial	68,262 Sq.Ft.
	5	396,100 303,047		Mixed	Residential Institutional Commercial	92 t 168,000 S 62,000 S		Residential High/High Med	199 Units	Commercial Manufacturing	1,188,300 Sq.Ft.
	6	38,108	N	Mixed ·	Residential Commercial	4,000 S	Units Sq.F1.	Public Open Space	0 .	Commercial Manufacturing	114,324 Sq.Ft.
	7	908,744	N	Mixed	Residential Commercial Institutional Industrial	38 ( 606,000 : 40,300 : 69,000 :	Sq.Ft.	Community Commercial	2,726,232 Units	Commercial Manufacturing	, <b>2,726,232</b> Sq.F1.

TES: 1. Refrence Map - Areas Proposed for Land Use Change, April 1985
2. Square Footage (Sq.F1.) Identified Under Existing Uses for Industrial, Commercial, and Institutional are Approximate Figures.

### APPENDIX B: NOTICE OF PREPARATION AND RESPONSES

	Pag	Įe
NOTICE OF PREPARATION	A-2	21
Letter from Calvin S. Hamilton, Director, Los Angeles City Planning Deparmtent, May 1	L5, 1985 A-3	30
Letter from W. B. Ballantine, Chief, Environmental Branch, California Department of Transporta	Planning tion. A-3	31
Letter from Calvin S. Hamilton, Director, Los Angeles City Planning Department, June	13, 1985 A-3	32
Letter from Carl D. Haase, Engineer of Environmer Governmental Affairs, Department of Water a City of Los Angeles, June 25, 1985		35
Letter from Wendy A. Murphy, Clearinghouse Offic Southern California Association of Governmen June 25, 1985		<b>37</b>
Letter from Jerry Halverson, Associate Superintend Los Angeles Unified School District, June 26,		8
Inter-departmental Correspondence from Robert S. City of Los Angeles Engineer, June 28, 1985	Horii, A-4	13
Letter from Gary S. Spivack, Director of Planning, Southern California Rapid Transit District, Ju	ly 10, 1985 A-4	15
Letter from Anne B. Geraghty, Manager, General P Air Resources Board, July 10, 1985	rojects Section, A-4	17

### THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES

### CALIFORNIA ENVIRONMENTAL QUALITY ACT

# NOTICE OF PREPARATION (Article VI, Section 2 - CRA CEQA Guidelines)

The Community Redevelopment

TO: All Interested Agencies, FROM:

Organiza	tions and Persons	354 South Spring Street, Suite 700 Los Angeles, California 90013							
SUBJECT: Notice	ce of Preparation of a Draft!	Environmental Impact Report							
Project Title:	Project Title: Proposed Hollywood Redevelopment Plan and								
Amendment to	Hollywood Community	Plan							
Project Applican	t:								
Agency and will above. We need environmental in in connection with	prepare an environmental imp to know the views of your ago formation which is germane to the proposed project. Your	e City of Los Angeles will be the Lead pact report for the project identified ency as to the scope and content of the to your agency's statutory responsibilities agency will need to use the EIR or permit or other approval for this							
The project describe attached mat		environmental effects are contained in							
<del></del>	A copy of the Initial Study is	attached.							
X	A copy of the Initial Study is	not attached.							
Due to the limits	mandated by state law, your	response must be sent at the earliest							

Please send your response toms. Ileana Liel, Planning Manager at the address of the Agency as shown above. We will need the name of a contact person in your agency.

possible date but not later than 30 days after receipt of this notice.

DATE DOS 1

Æ.

Signature

Title

Director, Planning and

Urban Design

Telephone

(213) 977-1660

### ATTACHMENT TO NOTICE OF PREPARATION

### HOLLYWOOD REDEVELOPMENT PLAN AND AMENDMENT TO HOLLYWOOD COMMUNITY PLAN

### PROJECT LOCATION AND BOUNDARIES

The proposed Hollywood Redevelopment Project Area encompasses approximately 1,100 acres and is generally bounded by La Brea Avenue on the west, Serrano Avenue on the east, Franklin Avenue, the Hollywood Freeway, and Hollywood Boulevard on the north and Santa Monica Boulevard and Fountain Avenue on the south. The area includes the primary east/west commercial corridors of Hollywood and Sunset Boulevards and is traversed from north to south by such major thoroughfares as La Brea Avenue, Highland Avenue, Vine Street and Western Avenue. The boundaries of the proposed Hollywood Redevelopment Project Area are shown on the attached map. This map also shows sub-areas which were established for study purposes.

# **CRA**

## PROJECT DESCRIPTION

The intent of the proposed Hollywood Redevelopment Plan is to upgrade the physical and economic environment of the affected areas through rehabilitation of existing residences and businesses; development of additional housing; encouragement of new commercial and industrial development; provision of a basis for programming public service, parks and recreation facilities; and provisions for well-planned pedestrian and vehicular circulation and adequate parking, coordinated with land use, particularly as these relate to the entire community.

The attached table provides estimates of probable development which is expected to occur over a 20 year period. These estimates have been organized by study areas, shown on the project location map.

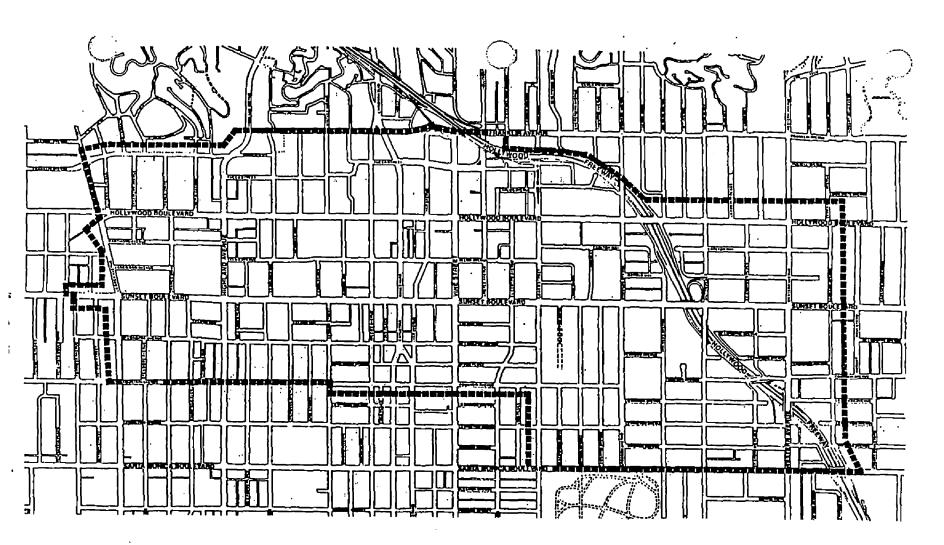
### COMMUNITY PLAN UPDATE

By state law the Redevelopment Plan, and subsequently any future development, must conform to the Community Plan with respect to land use and the density of development permitted. The Hollywood Community Plan, adopted over a decade ago (1973), is concurrently being updated as part of the redevelopment planning process. The attached map shows where changes in land use designation are proposed. In several locations of the Project Area there will be a reduction in intensity of development from the existing Community Plan. This beneficial impact will be indicated in general terms in the EIR.

### PROBABLE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

Development under the proposed Hollywood Redevelopment Plan will or may have the following significant effects, either by itself or cumulatively with existing development in the area:

- I. Increase in traffic which is substantial in relation to the existing traffic load and capacity of the roadway systems.
- Substantial contribution to air pollution levels.
- Increased demands on public service systems and facilities.
- 4. Direct or indirect increases in energy demand.
- Potential exposure to seismic hazards.



Boundaries for Proposed Hollywood Redevelopment Project

Adopted by Plenning Commission November 1963

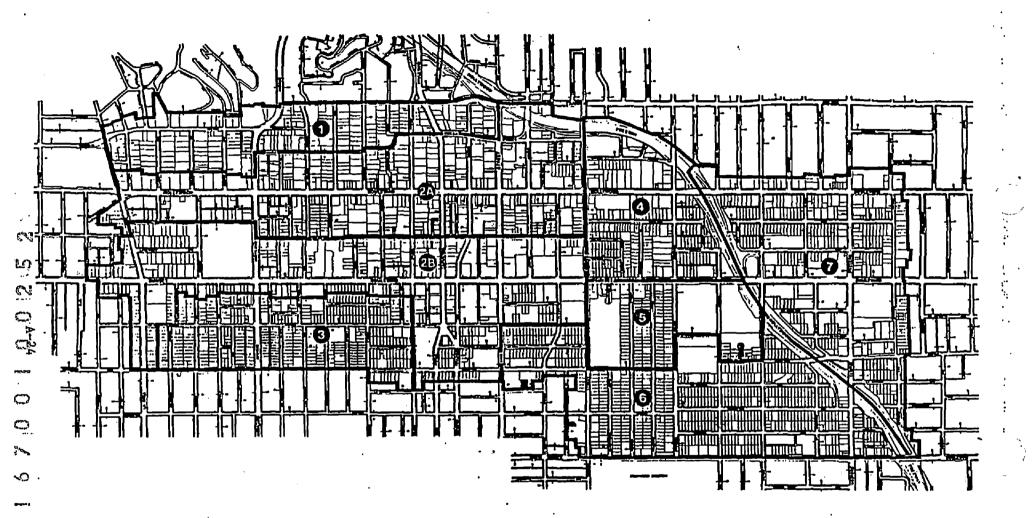
overmber 1983

Francia Securitad ( Francia & Orbert Design (Department Suits 200 21) 977-1880

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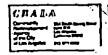
CRA
Community
Redevelopment
Agency
of the City
of Los Angeles

314 Snam Soring Sheet state MD (m. Augetin CANTANIA 90013 713 977 1600 Proposed Hollywood Redevelopment Project Area



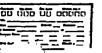
Sub-area Boundaries

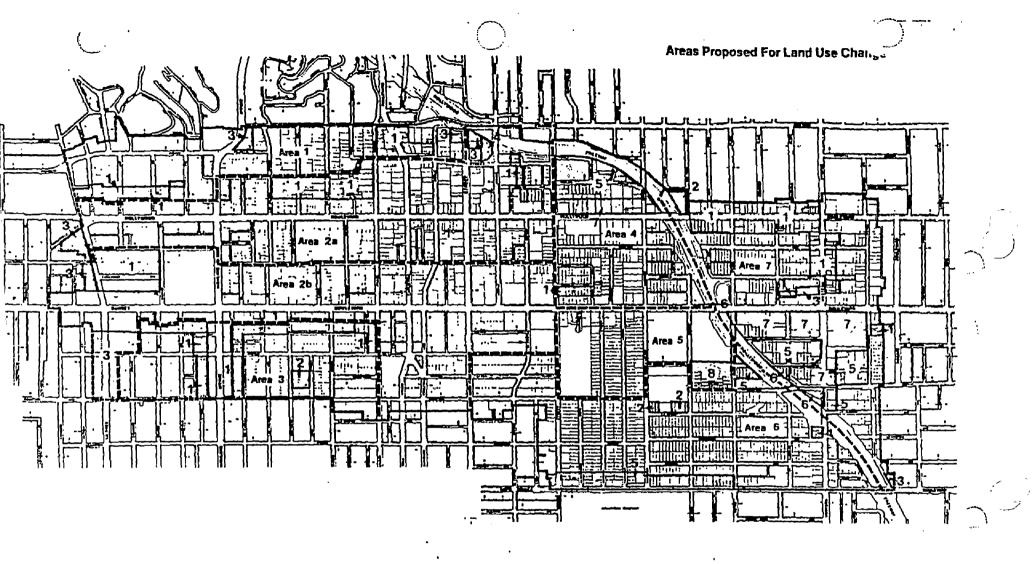
GENERALIZED PROJECT AREA BOUNDARY MAP



Proposed Hollywood Redevelopment Project





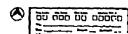


Land Use Change Area	1	2	3	4	. 5	6	7	8	
Current Designation	Commercial	Public	Residential	Public	Residential	Public	Commercial	Residential	
Proposed Designation	Residential	Residential	Commercial	Commercial	Commercial Manufacturing	Commercial Manufacturing	Commercial Manufacturing	Limited Industrial	
Acres	71.2	4.1	14	1,7	31.9	.9	27.3	6.7	157.7 <b>Total</b>

\_ Study Area Boundary

\_ Project Area Boundary

April 1985



### EIR PROJECTIONS FOR STUDY AREAS - 20 YEARS

	Study Area One	-	· Residential	-		uni				
		-	Office	-	50,000	są.	ft.	••		
	Study Area Two	-	Residential	-	1,100	uni	ts	0	1,100 unit:	5
	(Represents totals	; -	Office	-	2,300,000	sq.	ft.	0	1,200 rooms	5
	for Study Areas Two A & Two B,	-	Retail		190,000	sq.	ft.		2,690,000 sq. i of development	Ēt.
	next page illus-	-	Hotel	,-	1,200	roo	ms			
	trates specific	-	Industrial	-	200,000	sq.	ft.			
y <del>:</del>	projections for									
	2A and 2B)									
,										
ţ	Study Area Three	-	Residential	-	100	uni	ts		•	
}	•	-	Office	_	50,000	вq.	ft.			•
	Study Area Four	_	Residential	-	160	unit	ts		160 units	<b>;</b>
		_	Office	<u>-</u>	150,000	sq.	ft.	0	850,000 sg. f	t. of
			_		-	-			development	
	•	-	Industrial	-	700,000	.pa	ft.			
	·		-		•			•		
	Study Area Five	-	Office	-	50,000	sq.	ft.			
		-	Industrial	-	200,000	sq.	ft.		•	
			•		•					
	Study Area Six	-	Residential	-	300	unit	ts	٥	300 units	;
		-	Office	_	50,000	sq.	ft.	•	150,000 sq. f	t. of
									development	
		-	Retail	-	50,000	sq.	ft.			
		-	Industrial	-	50,000	sq.	ft.			
	Study Area Seven	-	Residential	<b>-</b>	540	unit	,s			
		-	Industrial	-	250,000	sq.	ft.		·	
										-
	TOTALS		Residential	-	2,800	unit	s .			
			Office	-	2,650,000	sq.	ft.			
			Retail	-	240,000	sq.	ft.			- /
	•				1,200					1
					- '					

Industrial - 1,400,000 sq. ft.

- Residential -700 units Study Area Two A - Office 800,000 sq. ft. · Retail 125,000 sq. ft. 800 rooms Hotel 40,000 sq. ft. Industrial Study Area Two B - Residential - 400 units - Office - 1,500,000 sq. ft. Retail 65,000 sq. ft. Hotel 400 rooms Industrial - 160,000 sq. ft.

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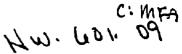
STUDY	AREA	AREA SIZE					<del></del>	POTENTIAL (	INITS/SQ.FT.			
AREA	NO.	SQ.FT.			EXISTING USE	<u>s</u> _		COMMUNITY PL	N DESIGNATION	PROPOSED PLA	N DESIGN	ATION
1	1	416,454 528,897	N• G••	Mixed	Residential Commercial	356 l 39,763 S		Regional Cntr Commercial	2,498,724 Sq.Ft.	Residential Very High (130 c		Units
	3 .	78,379 99,541		Mixed	Residential Commercial	39 t 123,000 S	Units Sq.Ft.	Residential Very High	356 Units	Reg. Cntr Commercial	470,274	Sq.Ft.
	Density Change	106,134 134,790		Residential	Existing	225 U	Jnits 	Residential Very High	482 Units	Residential High	248	Units
2A	1	487,194 618,736		Residential Predominately	Residential Hotel/Motel	363 t 440 t		Reg. Cntr Commercial	2,923,164 Sq.Ft.	Residential Very High (1,632) Medium (66)	1,698	Units
	3	120,769 153,376		Commercial		46,050 5	iq.Ft.	Residential High	281 Units	Community/Reg. Commercial	460,203	Sq.Ft.
•	٠ 4	52,903	N	Public	Utility Srv. Parking			Public/Other	0	Regional Cntr Commercial	317,418	Sq.Ft.
	Density Change	152,532 227,169		Residential	Existing	70 1	Units	Residential Very High	860 'Units	Residential Medium	209	Units
2B	1	457,195 592,404		Residential	Existing	423 1	Units	Reg. Cntr Commercial	2,743,170 Sq.Ft.	Residential High	1,088	Units
	3	369,278 534,820		Commercial Light Industria	1	48,507 S		Residential High	982 Units	Community Commercial	1,107,834	Sq.Ft.
	Density Change	125,985	G	Residential	Existing	37 (	Units	Residential High Medium	174 Units	Residential Low Medium 2	69	Units
3	1	575,243 718,740		Residential	Existing	320 1	Units	Community/Reg. Commercial	3,131,901 Sq.Ft.	Residential Low Medium 2	396	Units
	2	62,875 78,045	N G	Residential	Existing	42 1	Units	Public/Rec. School Site	0	Residential Low Medium 2	. 43	Units
	Density Change	2,811,362	G	Residential	Existing	1,212 1	Units	Residential High/High Med	4,893 Units	Residential Low Medium 2	1,525	Units
4	1	88,020 111,809	N G	Residential Parking	Existing	16 t	Units	Community Commercial	264,060 Sq.Ft.	Residential High Medium	154	Units
•	5	522,222 654,763		Residential	Existing	152 1	Units	Residential· Very High	2,480 Units	Commercial Manufacturing	1,566,666	Sq.Ft.

Denotes net footage – area within legal parcel/lot lines
Denotes gross footage – area within lot plus one half abutting streets and alleys

_		4024	AREA SIZE							POTE	NTIAL (	INITS/SQ.PT.	<del></del>	
STUDY AREA		NO.	SQ.FT.		EXISTING USES				COMMUNITY PL	AN DESIGNA	TION	PROPOSED PLAN DESIGNATION		
	4(Cont	1) 7	281,273	N	Commercial		112,500 Sq.	Ft.	Community Commercial	843,819	Sq.Ft.	Commercial Manufacturing	843,819 Sq.Ft.	
		Density Change	1,474,119	G	Residential	Existing	1,028 Uni	its	Residential High	2,707	Units	Residential High Medium	2,030 Units	
•	5	8	215,609 292,027		Vacant Prpty	Parking			Residential High Medium	402	Units	Limited Industrial	646,827 Sq.Ft.	
,	6	2	58,896 75,141		Residential	Existing	62 Un	its	Public School Site	0	<del></del>	Residential Medium	69 Units	
***		4	22,500	N	Commercial		14,900 Sq.	Ft.	Public Open Space	0		Community Commercial	67,500 Sq.Ft.	
Ş		5	471,476 598,950		Mixed	Residential Existing Commercial	23 Un 225,000 Sq.	.Ft.	Residential High Medium	825	Units	Commercial Manufacturing	1,414,428 Sq.Ft.	
} -		Density Change	5,389,335	G	Residential	Industrial Existing	21,000 Sq. 3,245 Un		Residential High/High Med	7,614	Units	Residential Medium	4,948 Units	
3	7	1	884,028 1,122,759		Mixed	Residential Commercial	336 Un 325,000 Sq.		Community Commercial	2,652,084	Sq.Ft.	Residential High	2,062 Units	
		2	57,060 72,418		Institutional	Church/Parking			Public Open Space	0		Residential High	133 Units	
		3	22,754 29,040		Commercial		16,000 Sq	.Ft.	Residential High Medium	.40	Units	Community Commercial	58,262 Sq.Ft.	
	•	. 5	396,100 503,047	Ŋ	Mixed	Residential Institutional Commercial	92 Un 168,000 Sq 62,000 Sq	.Ft.	Residential High/High Med	899	Units	Commercial Manufacturing	1,188,300 Sq.Ft.	
		6	38,108	N	Mixed	Residential Commercial	46 Un 4,000 Sq		Public Open Space	. 0		Commercial Manufacturing	114,324 Sq.Ft.	
		. <b>7</b>	908,744	N	Mixed	Residential Commercial Institutional Industrial	38 Ur 606,000 Sq 40,300 Sq 64,000 Sq	.Ft.	Community Commercial	2,726,232	Units	Commercial Manufacturing	2,726,232 Sq.Ft.	

NOTES:

Refrence Map - Areas Proposed for Land Use Change, April 1985
Square Footage (Sq.Ft.) Identified Under Existing Uses for Industrial, Commercial, and Institutional are Approximate Figures. 1.





# Los Angeles City Planning Department

May 15, 1985

Mr. Edward Helfeld Community Redevelopment Agency RECORDS (A. E. E.

185 MAY 20 P1:30

HOLLYWOOD COMMUNITY PLAN AMENDMENT PREPARATION OF ENVIRONMENTAL IMPACT REPORT

Thank you very much for your letter indicating that the CRA will act as lead agency for the preparation of the EIR for the community plan amendment (for that portion of Hollywood Blvd. encompassed by the area designated to be considered a redevelopment plan). This indeed will save staff resources in this department.

I would like to remind you, however, that the EIR should set forth the alternatives which were considered including the one that we proposed. In addition, the description and identification of the PAC-agreed-to land use plan should be characterized as a preliminary land use plan which will need to be reevaluated as a result of evaluation and recommendation by the General Plan Advisory Board; determination and final recommendation by the Director of Planning; preparation as a proposed amendment to the community plan, before it is transmitted to the Planning Commission for their action and recommendation to the City Council.

I am sure there will need to be text changes to the community plan as well as map changes.

Calvin S. Hamilton
Director of Planning

CSH: 10

cc: Gary Netzer M. Davies ction:
nlo: Dr. W. Y. D.
No. Dr. W. Y. D.
No. Dr. W. Y. D.
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E OF CALIFORNIA-BUSINESS AND TRANSPORTATION AGENCY

GEORGE DEUKMEHAN, GOWHAD

DEPARTMENT OF TRANSPORTATION DISTRICT 7, P.O. BOX 2304, LOS ANGELES PODS (213) 620-5335

HW 60209

June 7, 1985

RECOMF File: Notice of Preparation SCH 85052903

SCH 820223

85 JUI 11 PIZ:0\_

Ms. Ilena Liel Los Angeles Community Redevelopment Agency 345 South Spring Street Los Angeles, CA 90013

Dear Ms. Liel:

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We have reviewed the Notice of Preparation (NOP) for the proposed Hollywood Redevelopment Plan and Amendment to Hollywood Community Plan. At this time we cannot determine if Caltrans will be a Responsible Agency. Any encroachment onto our right-of-way would require permits.

Our review of the NOP has indicated that the proposed plans may create impacts to State transportation facilities. The Draft EIR should include an evaluation of the projects impacts to the Hollywood Freeway (Route 101) and Santa Monica Boulevard (Route 2), as well as potential mitigation measures.

Thank you for the opportunity to comment. For additional information contact Richard Simon at (213) 620-4038.

· Very truly yours,

W. B. BALLANTINE, Chief

Environmental Planning Branch

Action:
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## CITY OF LOS ANGELES

CITY PLANNING COMMISSION

DANIEL P GARCIA PRESIDENT SUZETTE NEIMAN ROBERT J ABERNETHY SAM BOTWIN WILLIAM G LUDDY

RAYMON I NORMAN

-une 13, 1985

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DEPARTMENT OF CITY PLANNING 561 City HALL LOS ANGELES CA BOOTS

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Ileana Liel, Planning Manager Community RedevelopmentAgency Suite 700 354 South Spring Street Los Angeles, California 90013

Ms. Liel:

This is written in response to the Notice of Preparation circulated by CRA for the Draft Environmental Impact Report relative to the proposed Hollywood Redevelopment Project. My comments focus on your outline, heading by heading.

### Project Description

The table referred to in this section, "EIR Projections for Study Areas-20 years," would seem to be quite conservative in its projections. A table representing projected development, as analyzed in 1979 for the Hollywood Commercial Core Specific Plan, is attached. The figures are derived from 23 projects which were to be developed by 1990. These projections were utilized by Robert Crommelin and Associates for their traffic and parking study of Hollywood commissioned by the City in 1979. A comparison with the 20-year projections CRA is proposing would indicate that a range of projected development over the period would be more appropriate for EIR purposes. In addition, the categories Office, Retail, and Industrial of projected development need to be disaggregated to permit closer study of potential trip generation, i.e. the categories should be broken down to more specific uses to the extent possible

### Community Plan Update

It is stated here that "there will be a reduction in intensity of development from the existing Community Plan" in a number of locations and that "this beneficial impact will be indicated" in the EIR. Please note that the primary focus of the EIR should be on impacts relative to the existing level of development in the project.

### Probable Environmental Effects of the Proposed Project

The discussion of these effects is understandably vague in the format of an NOP. However, two points require further emphasis. "Increase in traffic" must be analyzed not only in terms of traffic load but also in terms of parking needs and pedestrian movement. "Increased demands on public service systems and facilities" should focus particularly on school facilities and recreational open space. In

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER AN FOUAL EMPLOYMENT OPPORTUNITY - APPIRMATIVE ACTION EMPLOYER

#### PROJECTED DEVELOPMENT

'pecific Plan (1980-1990)			CRA (1985-2005)
2,000 units		Residential	2,800 units
3.6 million ft?		Office	2.65 million ft. <sup>2</sup>
410,000 ft. <sup>2</sup>		Retail	240,000 ft. <sup>2</sup>
1,750 rooms		Hotel	1,200 rooms
10,000 ft. <sup>2</sup>		(Bank)	?
6,000 seats		(Theatre)	?
1.05 million $ft.^2$		(Mixed-use: retail/	
is .	7	entertainment/	
	!	office)	
Ø		Industrial	1.4 million ft. <sup>2</sup>

addition, two potential impacts should be studied:

- 1. Effects of historical/cultural resources e.g. scale and design of new development, possible demolition.
- 2. Effects on the employment/housing mix in the project area, especially relative to low to moderate income housing.

I have already requested that the EIR consider the City Planning Department land use proposal (map dated February 28, 1985) as one of the alternatives (in addition to "no - project"). This was stated in my May 15, 1985 letter to Edward Helfeld. For both the CRA/PAC proposed land use plan and the Department's proposed alternative, zone changes necessary to implement the proposed plans must be analyzed in the EIR.

We look forward to working closely with CRA and the EIR consultant firm on this important study. Since the document must serve for: 1. the proposed Redevelopment Plan, 2. the Community Plan amendment, and 3. all related zone changes, it is important that our views concerning the EIR scope and content be given appropriate consideration. We request that a copy of the screen check for the draft EIR be made available to us for review upon its transmittal to you by the contractor.

Yours sincerely,

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CALVIN S. HAMILTON

Director Planning Department

CSH:MD:ls

cc: Dan Garcia
William Luddy
Robert Abernethy
Suzette Neiman
Sam Botwin

# Department of Water and Power



# the City of Los Angeles

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Commission
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RICK J. CARTISO
ANGEL M. LETTE VADDIA

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June 25; 1985

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Ms. Ileana Liel
Planning Manager
The Community Redevelopment Agency
of the City of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, California 90013

Notice of Preparation of a
Draft Environmental Impact Report (NOP-DEIR)
Proposed Hollywood Redevelopment Plan and
Amendment to Hollywood Community Plan

This is in reply to your NOP-DEIR received May 24, 1985 requesting comments on the above-mentioned project.

We have reviewed the NOP-DEIR and have the following comments:

The Los Angeles Department of Water and Power (Department) has electrical facilities within the proposed Hollywood Redevelopment Project Area. These facilities include two existing power distributing stations (DS) and power distribution lines.

DS 10 - 6676 Hawthorne Avenue DS 52 - 1821 Argyle Avenue

Area No. 4, Study Area No. 2A, as shown on the "Areas Proposed for Land Use Change" drawing and in the land use table includes the existing site of DS 52. This DS is currently an operating facility of the Power Distribution System and will be used in perpetuity. This area should not be designated for redevelopment.

Electric service is available and will be provided in accordance with the Department's Rules and Regulations. Power requirements for facilities associated with this Plan are part of the total associated with forecast for the City and has been taken into account in the planned growth of the Power System.

I appreciate the opportunity to provide you with the Department's Power System comments. If you have any questions or desire more information, please contact Mr. William W. Glauz at 481-4340.

Sincerely,

Carl D. Hoasem

CARL D. HAASE

Engineer of Environmental and Governmental Affairs

cc: Mr. William W. Glauz



600 Jouth Commc\* realth Rvenue • Julte 1000 • Loz Ringelez • California • 90005 • 213/385-1000

DATE: June 25, 1985

TO:

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Ms. Ileana Liel, Planning Manager

The Community Redevelopment

Agency of The City of Los Angeles 354 South Spring Street, Suite 700 Los Angeles, CA 90013

FROM:

Metropolitan Clearinghouse

SUBJECT:

PROPOSED HOLLYWOOD REDEVELOPMENT PLAN AND AMENDMENT TO HOLLYWOOD

COMMUNITY PLAN

-SCAG NO. LA-33217-NP

Thank you for submitting the Notice to Prepare the environmental document for the referenced project for SCAG review. SCAG staff does not have comments at this time but looks forward to reviewing the environmental document when available.

Sincerely,

Clearinghouse Official

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# Los Angeles Unified School District

Administrative Offices: 450 North Grand Avenue, Los Angeles, California

MAILING ADDRESS: BOX 3307, LOS ANGELES, CALIFORNIA 90051

TELEPHONE: (213) 625-6601

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HARRY HANDLER Superintendent of Schools JERRY F. HALVERSON Associate Superintendent Business & Personnel Services

June 26, 1985

Ms. Ileana Liel, Planning Manager The Community Redevelopment Agency City of Los Angeles Suite 700 354 South Spring Street, Los Angeles, Ca 90013

Dear Ms. Liel:

Please consider this as the Los Angeles Unified School District's response to the NOTICE OF PREPARATION of a draft Environmental Impact Report for the Proposed Hollywood Redevelopment Project received by us on May 28, 1985.

The district is in favor of the rehabilitation of communities as long as related school facility problems are resolved as a part of the process. The district has determined that the proposed Hollywood Redevelopment Project will have a major impact on the district, particularly with the need to provide additional school facilities for new students generated by the project.

In general, the district is suffering from an acute shortage of classroom space in much of the district as detailed in a recently prepared report titled "THE HARDER WE RUN...THE 'BEHINDER' WE FALL!" (Appendix A) In summary, this report shows that the district anticipates that its enrollment will increase to 635,012 K-12 students with the addition of about 70,000 new students by 1990 without the establishment of any more redevelopment projects.

Although there are several reasons for the lack of current classroom space, one of the major factors is an inadequately funded school construction program. Since Proposition 13, the Los Angeles district along with the other school districts in California has had to rely upon annual allocations for classroom construction from the legislature or state school bond issues. These allocations are not

sufficient to provide for all school facility needs, and the Los Angeles district is getting farther and farther behind in providing adequate school facilities. In particular, the state does not provide for any special assistance for classroom construction to districts accruing students because of redevelopment activities except as recognized in Health and Safety Code section 33446 which permits agencies to construct school facilities on behalf of school districts.

The proposed Hollywood project is within the North Central Section of the district which includes the high school complexes of Belmont, Los Angeles, Hollywood, and Marshall and is currently suffering from severe overcrowding. In this area alone there is a need for approximately 70,000 classroom seats. With the present capacity of 50,000 seats, there is a shortage of 20,000. Even though current plans call for the construction of 17,000 classroom seats, there will still be a shortage of 18,000 seats by 1990. (See Appendix A, page 8).

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This same North Central Section of the district includes the Chinatown Redevelopment Project and the larger Central Business District Redevelopment Project which went into effect on July 18, 1975. The district has determined that these projects and particularly the Central one have had a tremendous impact on the enrollment in adjacent areas even though the major portion of the rehabilitation efforts would appear to be focused on commercial development. One of the best illustrations is what has happened in the Belmont high school complex which is immediately adjacent to the Central project. In 1975, the year the project was established, the Belmont area had an enrollment of 26,208 and the current enrollment is 33,201. (See Appendix B) This does not include approximately 7,000 students who are now being transported out of the area. With a total student population of approximately 40,000, the increase has been a phenomenal fifty-two per cent in ten years.

It is reasonable to believe that the population increase in the Belmont area stems from the fact that the Central project has increased employment opportunities for a wide range of socio-economic groups. Whereas many of these new employees commute from the outlying suburban areas, there are others who are crowding into this adjacent community because of the affordable housing close to public transportation. At times, more than one family may move into units that previously housed a single family. In addition, businesses of all types within the Belmont area reflect increased economic vigor as this sector expands to service a growing residential clientele; this business growth also places increased pressure on the community for

housing opportunities. Growth in the Central project is begetting growth in an increasing but outward spiral effect.

There is reason to believe that the stimulation of commercial and industrial activity due to the Hollywood redevelopment project will accentuate the student growth in this North Central Section of the school district in a fashion similar to what has occurred in the Central redevelopment project.

It is estimated that the student population directly attributable to the Hollywood project could range from a low of 421 new students to a high of 22,743 new students depending upon the ultimate development in the Hollywood project. (See Appendix C for a full discussion of student projections for the area) A reasonable projection of actual occurrence would be somewhere in the middle or close to 10.000 new students.

Any growth encouraged by redevelopment activities will aggravate a situation in the North Central Section where there is currently a shortage of 20,000 classroom seats. If the high of 22,743 new students is imposed upon the area, the classroom seat shortage will grow by 1990 to 40,743 when added to the anticipated shortage of another 18,000 seats due to non-redevelopment activities. The district is most concerned with any activity which has the potential to accelerate growth to this extent, even if the growth is limited to 10,000 students.

Needless to say, the resolution of social problems within a project area is critical to the success of the economic growth stimulated by redevelopment activities. For example, condominiums can be constructed but may have limited appeal to potential buyers if schools are overcrowded. Good schools help to make the community an attractive place to live.

Therefore, it is the district's position that the Hollywood project be defined to include the mitigation of related school housing problems by making resources available for the construction of school facilities.

There needs to be short and long range considerations given to the school housing problem. As an example of a short term solution, the project needs to provide for the rehabilitation and expansion of current facilities as well as be responsible for providing temporary classroom space in the district's North Central Section. Even though much of this area extends beyond boundaries of the proposed Hollywood project, the district's past experience indicates that most of the student impact directly related to a project is likely to occur outside but adjacent to the project. The relieving of the pre-redevelopment school

housing shortage in the area needs to be included since it is unreasonable to expect adequate rehabilitation of a portion of the community without resolving this serious school problem.

As an example of one alternative, the temporary classrooms as proposed could be constructed in such a way as to allow easy removal or relocation. The ownership of these temporary facilities and any related school sites would reside with the redevelopment agency, and the district would be allowed to lease these facilities at a token rate, one dollar per year with the option to purchase at fair market value. In the mean time, the district would continue to apply to the state for funding for the construction of permanent facilities, and when temporary housing is no longer needed the agency would have the option of disposing of sites and classrooms or moving them to other areas of This proposal would be particularly attractive to the community since it relieves the overcrowding situation while allowing for the continuation of the effort to secure state funds for permanent facilities, a process which recognizes students in rented classroom facilities as still unhoused. This proposal increases the district's potential for securing state funding for this purpose.

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The benefits of this particular proposal to the city and agency are several. First, they will reduce potential criticism which may be directed at rehabilitation efforts which fail to resolve related school problems. With adequate school facilities, the city will truly be an attractive place to live. Secondly, the cost is likely to be marginal to the agency since temporary facilities can be rolled over for use in other areas as the district secures permanent facilities. Ultimately, the agency will be able to dispose of all assets including sites secured under this program but not purchased by the district at fair market value. Thirdly, the obligation of the agency will be limited to a responsibility of providing for the actual student generation within and immediately adjacent to the project. And lastly, the school district will become a working partner with the city and agency in rehabilitating the community; the public generally favors cooperative efforts to provide better services. This proposal as described appears to be a most fair one, but the district is willing to consider any other options that may be advanced.

Since redevelopment projects tend to be long term activities with the potential of impacting continuously on the school population, it is suggested that the school district become a part of the on-going planning process. The intent of this proposal is to resolve school problems related to redevelopment in the planning process if at all possible rather than allowed to develop without any serious

consideration by the responsible parties including the school district.

Although the district has suggested several mitigation measures, the district is most willing to meet with you or other representatives of the agency to explore options which you may wish to advance.

The contact person responsible for responding to your agency for this and other projects is Dominic Shambra. Therefore, please address all information and requests to him in care of the School Utilization Task Force, Los Angeles Unified School District, 450 N. Grand Ave., Room A425, Los Angeles, CA 90012. If you desire additional information or assistance, please do not hesitate to call, (213)-625-6414.

Yours truly,

Jerry Halverson

Associate Superintendent

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### CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

HW. Foli

Action:....

Date: JUN 2 8 1985

To: Ms. Ileana Liel, Planning Manager

The Community Rede clopment Agency of

the City of Los angeles

**Stop 182** 

From: Robert S. Horii

City Engineer

DI ha heil Dist D. J. McNeil, Division Engineer py (19

Project Management Disision

Subject: NOTICE OF PREPARATION OF A DRAFT EIR FOR THE PROPOSED HOLLYWOOD REDEVELOPMENT PLAN AND AMENDMENT TO HOLLYWOOD COMMUNITY PLAN

> Thank you for the opportunity to comment on the Notice of Preparation of a draft EIR for the Proposed Hollywood Redevelopment Plan and Amendment to Hollywood Community Plan. We offer the following comments regarding the scope and content of the environmental information that should be included in the draft EIR:

### I. STREET AND HIGHWAY DEDICATION

- 1. All streets and highways should be dedicated and improved to minimum City Engineer's standards.
- 2. Where change in land use will require rezoning, the area should be placed in a "T" Tentative Classification. The "T" Tentative Classification should not be removed until the necessary dedications and improvements are completed satisfactory to the City Engineer and until all applicable fees
- 3. Those streets and highways which are not currently improved to their designated width and which will require improvement in the future should be identified. Any proposed street widening project which requires the acquisition of rightof-way, the remodeling or removal of any structure, or the creation of a substandard lot size should be identified and the significance of these impacts should be assessed. Additionally, the noise impacts of moving any roadway closer to properties, particularly where streets or highways will be upgraded in residential zones, should be discussed in the draft EIR.

#### SEWER AND STORM DRAINS

1. An assessment of whether or not the existing local sewer and storm drain capacity is adequate to handle the proposed redevelopment plan should be included in the draft EIR. The total amount of additional flow that the proposed project may generate should also be estimated so that our Wastewater Systems Engineering Division can determine if the available capacity of the existing outfall system is adequate.

### III. CONFORMANCE WITH GENERAL PLAN

1. It is anticipated that the proposed redevelopment plan will be in full compliance of the all elements of the General Plan.

If any deviations are proposed, they should be considered through the community plan amendment procedure.

If you have any questions regarding the above comments, please contact Ms. Julia Witz at extension 56556.

### DJM/JKW:rm

cc: Gary Maner, Central District
Stan Sysak, Wastewater Systems & Engineering Division
L. H. Burks, Division Engineer, Street Opening & Widening Division



Gary S. Spivack Director of Planning July 10, 1985

Ms. Ileana Liel Planning Manager The Community Redevelopment Agency City of Los Angeles 354 South Spring Street, Suite 700 Los Angeles, CA 90013

Dear Ms. Liel:

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Thank you for providing the District with the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the proposed Hollywood Redevelopment Plan and Amendment to the Hollywood Community Plan. The following areas of concern are recommended for inclusion in the Draft ElR as germane to the District's statutory responsibilities.

The proposed Redevelopment Plan area contains two projected Metro Rail stations, Sunset/La Brea and Hollywood/Cahuenga. The EIR should contain adequate information on how the Metro Rail can be used to mitigate Plan transportation impacts. This discussion should include how proper land use planning and encouraging of pedestrian activity can reinforce Metro Rail use, further reducing Plan-related auto use impacts. The EIR should include adequate bus/rail interface facilities and transportation impact mitigation measures. The CRA should conduct detailed discussions with the District during the EIR development process to ensure that needed bus/rail interface facilities are incorporated in the Plan EIR. Comments contained in the SCRTD rev@iw of the Sunset/La Brea & Hollywood/Cahuenga station area Master Plans are applicable to the environmental impact report for the "Hollywood Redevelopment Plan."

In addition to addressing Metro-Rail-related issues, the EIR should fully utilize near-term bus service improvement opportunities to mitigate Plan traffic impacts. The Hollywood Redevelopment Plan area is high density and suffers from substantial auto congestion. If improved facilities for buses are included in the Plan ElK, they could help reduce traffic congestion in Hollywood. Suggested bus improvements include the provision of preferential bus lanes on major streets in the Plan area, bus traffic signal preemption at selected locations, concrete bus loading pads with corner wheelchair ramps at all locations not currently so provided, modern covered and lighted bus shelters, public phone booths near bus stops, and increased curb length at bus stops to accommodate increased numbers of buses as well as longer length articulated buses. The EIR should also encourage the inclusion of ground-level retail activity in major office buildings. This will generate an interesting and safe walking environment. The Plan EIR should also include public restroom facilities in major structures near bus stops (A lack of public restrooms useable by bus patrons is a major passenger complaint concerning exicting remodeMs. Ileana Liel July 10, 1985 Page Two

The Plan FIR should include policies mandating the provision of a ride share coordinator, subsidized bus passes, on-site hus route advertising, reserved parking for car and vanpools, and partial remote site parking for all major Hollywood office, hotel and commercial structures in the Plan area. Such provisions are especially important given the very limited available remaining rush hour capacity on the Hollywood Freeway serving the Plan area.

Because of the importance of the Hollywood Redevelopment Plan and the major issues it must address, the District urges that the CRA consult with the District's Planning Department and Department of Stops and Zones during the development of the Draft EIR to ensure that bus improvements are properly coordinated with other service and utility improvements. If you have any questions, please contact Leo Bevon at 972-6120.

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MIR RESOURCES BOARD 1102 O STREET P.O. BOX 2815 SACRAMENTO, CA 95812



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July 10, 1985

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SCH No. 85052903

Ms. Ileana Liel Los Angeles Community Redevelopment Agency 354 South Spring Street, Suite 700 Los Angeles, CA 90013

Dear Ms. Liel:

Your May 29, 1985, notice of preparation for the Hollywood Redevelopment Plan and Amendment to the Hollywood Community Draft Environmental Impact Report has been reviewed.

Enclosed are our assessment guidelines which will assist you in the preparation of the air quality analysis for the proposed project and will provide the information useful to our review.

Because of the size of this project and its location in an area where air quality exceeds national ambient air quality standards, we recommend you prepare a comprehensive transportation systems management plan to minimize traffic congestion and resulting air pollution caused by development in the project area. We suggest that the environmental impact report identify a full range of mitigation measures and include specific details on when, by whom, and how they will be implemented.

For additional information, please contact Sydney Thornton of my staff at (916) 322-7109.

Sincerely, Georgity

Anne B. Geraghty, Manager General Projects Section Technical Support Division

Enclosure

cc: Glen Stober, SCH Sydney Thornton

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## APPENDIX C: HISTORIC, CULTURAL, AND ARCHITECTURAL RESOURCES

#### METHODOLOGY

Because of the size of the Hollywood Redevelor ent Area and the number of historic and cultural resources identified within it, the following methodology was adopted to assess potential impacts on individual historic structures and groups of historic structures. Boundaries of areas subject to proposed land use or density changes were identified. Historic and cultural resources falling within these boundaries, or immediately adjacent to them, were mapped and listed according to National Register criteria. The historic and cultural resources were identified in a study completed in 1985 by Hollywood Heritage for the Community Redevelopment Agency of Los Angeles. A summary of this report is presented below. The results of the mapping and listing process are presented in the following table. They are grouped according to Sub-Area and proposed land use or density change are listed.

## Resource Address

Identified from Sanborn Insurance Company Maps (copyright 1955) and verified against the Hollywood Heritage List. A list of inconsistencies between the Hollywood Heritage address list is also included in this appendix. The historic and architectural resource map appears in the Historic, Cultural, and Architectural section of this document.

#### Designation

A number code based on National Register Criteria and consistent with the historic and architectural resource map. Categories are as follows:

- 1 Individually listed on the National Register.
- 1D Listed on the National Register as part of a district.
- 2 Determined individually eligible for listing on the National Register.
- 2D Determined eligible for listing only as part of a district.
- 3 Appears eligible for individual listing on the National Register.
- 3D Appears eligible for listing only as part of a district.
- 4 Potentially eligible for listing on National Register.
- 4D Potentially eligible for listing only as part of a district.
- 5 Listed or eligible for listing under a local landmark ordinance.
- 5D Listed or eligible for listing as part of a locally-designated district.
- PN Potentially significant neighborhood.

In areas with many historic resources of the National Register designation, "Listed or eligible for listing under local landmark ordinance," and subject only to beneficial or probably beneficial impacts, these resources are grouped to minimize table size. All historic resources of the designation "4" or higher, located within an area of proposed land use or density change, are individually listed.

#### Current Use

A brief description of the current use of the resource, including the number of stories whenever possible. This description is helpful in determining the potential impact of a proposed land use or density change on an individual structure on group of structures.

VII. Appendices

# Community Plan/Redevelopment Plan

Current land use designation in the <u>Community Plan</u> as opposed to the proposed designation in the <u>Redevelopment Plan</u>. This identifies the proposed change potentially affecting the historic resource.

## Potential Impact

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This column sets out the potential impact on a historic resource by the proposed change in land use or density from the Community Plan by the Redevelopment Plan.

RESOURCE ADDRESS	DESIG- NATION		COMMUNITY PLAN/ REDEVELOPMENT PLAN	POTENTIAL IMPACT
SUB-AREA 1			•	
1719 Sycamore	4	2-sty. apartments	Regional Commercial/ Very High Residential	Beneficial; but pressure to increase density.
1825 Cahuenga	5	4-sty. apartments	Regional Commercial/ Very High-Residential	•
1830 Cahuenga	5	2-sty. commercial	Regional Commercial/ Very High Residential	Possibly adverse land use change.
1813 Ivar	5	3-sty. apartments	Regional Commercial/ High Residential	Beneficial; but pressure to increase density.
Pranklin Pl. (portion of)	PN	residential/ parking	Very High Residential/ Regional Center Comm.	Adverse land use change.
1809 Las Palmas (adjacent)	3	i-sty. res. court	Very High Residential/ Regional Center Coms.	Adverse land use change.
6328 Pranklin	4	2~sty: apartments	Very High Residential/ High Residential	Beneficial; but pressure to increase density.
6350 Franklin	4	4-sty. apartments	Very High Residential/ High Residential	Beneficial
1850 N.Ivar		2-sty. apartments	Very High Residential/ High Residential	Beneficial; but pressure to increase density.
6400 Franklin		4-sty. apartments	Very High Residential/ High Residential	
6406 Franklin		2-sty. apartments	Very High Residential/ High Residential	•
1812-1818 Ivar		1-sty. res. court	Very High Residential/ High Residential	•
1825 lvar		2 sty. apartments	Very High Residential/ High Residential	n
1836-1838 Ivar		1-sty. res. group	Very High Residential/ High Residential	.**
Ivar from Yucca to Franklin area		Mixed resid. and comm.	Very High Residential/ High Residential	*
SUB-AREA 2A				
1631 La Brea		2-story commercial	Very High Residential/ Community Commercial	Beneficial.
1649 La Brea		2-story commercial	Very High Residential/ Community Commercial	Beneficial.

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;	SUB-AREA 24 (co				
	6523 Hollywood (adjacent)	1D	Movie Theater	Regional Center Comm./ Very High Residential	Probably adverse. Intrusion of residential.
	6531 Hollywood (adjacent)	1D	4-story apartments	Regional Centi Comm./ Very High Residential	Beneficial; but pressure to increase density.
	6541 Hollywood (adjacent)	1D	2-story residence	Regional Center Comm./ Very High Residential	Probably Beneficial; but pressure to increase density.
	6925 Hollywood (adjacent)	1D	Movie Theater	Regional Commercial/ Very High Residential	Probably adverse. Intrusion of residential.
•	7001 Hollywood (adjacent)	1D	2-sty. commercial	Regional Commercial/ Very High Residential	
	7051 Hollywood (adjacent)	10	1-sty. commercial	Regional Commercial/ Very High Residential	•
' -	7055 Hollywood (adjacent)	10	1 & 2 sty. Hall	Regional Commercial/ Very High Residential	N
<sub>\</sub>	7065 Hollywood (adjacent)	<b>1</b> D	Church	Regional Connercial/ Very High Residential	•
	1720 Whitley	3	2-story res. court	Regional Center Comm./ Very High Residential	Beneficial: but pressure to increase density.
	1729 Hudson	4	1-story residence	Regional Center Com./ Very High Residential	*
	1735 Hudson	4	1-story residence	Regional Center Comm./ Very High Residential	, *
	1743 Hudson	4	1-story residence	Regional Center Comm./ Very High Residential	•
	1746 Hudson	4	1-1/2 story residence	Regional Center Comm./ Very High Residential	н .
	1747 Hudson	4	1-story residence	Regional Center Comm./ Very High Residential	<b>w</b> ,
•	1752 Hudson	4	1-story residence	Regional Center Comm./ Very High Residential	
	1757 Whitley	4	6-story apartments	Regional Center Comm./ Very High Residential	Beneficial.
}	6500 Yucca	5	5-story apartments	Regional Center Comm./ Very High Residential	Beneficial.
	1739 Cherokee (rear)	5	1-story residence	Regional Center Comm./ Very High Residential	Probably beneficial; but pressure to increase density.

RESOURCE ADDRESS	DESIG NATIO		COMMUNITY PLAN/ REDEVELOPMENT PLAN	POTENTIAL IMPACT
SUB-AREA 2A (com	it.)			
1745 Cherokee	5	1-1/2 story residence	Regional Center Comm./ Very High Residential	Probably beneficial; but pressure to increase density.
Hudson south of Yucca area	PN	Mixed single & multi family	Regional Center Comm./ y Very High Residential	•
6142-48 Carlos	5	2-story apartments	Regional Center Comm./ Medium Residential	Beneficial.
1751 Vista Del H	ar 5	1-story duplex	Regional Center Comm./ Medium Regidential	Beneficial.
1757 Vista Del M	ar 5	1-story residence	Regional Center Coses./ Medium Residential	Beneficial.
1763 Vista Del Mu	u 5	1-story residence -	Regional Center Comm./ Medium Residential	Beneficial.
1765 Vista Del Ma	ır 5	2-story residence	Regional Center Comm./ Medium Residential	Beneficial.
1771 Vista Del Ka	r 5	1-story residence	Regional Center Comm./ Medium Residential	Beneficial.
Vista Del Mar- Carlos area.	PN	Mixed single & multi family	Regional Center Comm./ Medium Residential	Beneficial.
5100 Carlos	5	1-story res. group	Very High Residential/ Medium Residential	Beneficial.
S118 Carlos .	5	2-story apartments	Very High Residential/ Medium Residential	Beneficial.
3122 Carlos			Very High Residential/ Medium Residential	Beneficial.
128-30 Carlos		2-story fourplex	Very High Residential/ Medium Residential	Beneficial.
136 Carlos		2-story residence	Very High Residential/ Medium Residential	Beneficial.
750 Vista Del Mar		2-story triplex	Very High Residential/ Medium Residential	Beneficial.
756 Vista Del Mar			Very High Residential/ Medium Residential	Beneficial.
760 Vista Del Mar			Very High Residential/ Medium Residential	Beneficial.
762-68 Vista el Mar			Very High Residential/ Medium Residential	Beneficial.

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(		DESIG NATIO	A A	COMMUNITY PLAN/ REDEVELOPMENT PLAN	POTENTIAL IMPACT
	SUB-AREA 2A (COD	t.)			
	1770 Vista Del M	ar 5	1-story residence	Very High Residential/ Medium Residential	Beneficial.
	Vista Del Mar- Carlos area.	PN	Mixed single & multi famil	Very High Residential/ ly Medium Residential	Beneficial.
	SUB-AREA 2B				
ores	1416 La Brea	3	1-story consercial	High Residential/ Community Commercial	Beneficial.
co N	1333 La Brea	5	1-story residential	High Residential/ Community Commercial	Adverse-Pressure to develop to commercial.
ာ ၁	1342 La Brea	5	1-story residential	High Residential/ Community Commercial	Adverse-Pressure to develop to commercial.
Hea	1353-1355 La Brea	<b>5</b>	1-story res. court	High Residential/ Community Commercial	Adverse-Pressure to develop to commercial.
3	1357-1359 La Brea	5	1-story residential	High Residential/ Community Commercial	Adverse-Pressure to develop to commercial.
* <sub>1</sub>	7020 Lanewood	5	2-story residential	Regional Center Comm./ High Residential	Beneficial; but pressure to increase density.
	7026 Lanewood	5	2-story residential	Regional Center Comm./ High Residential	
	7035 Lanewood	5	2-story residential	Regional Center Comm./ High Residential	•
	7045 Lanewood		2-story residential	Regional Center Comm./ High Residential	•
	7051-7053 Lanewood		2-story apartments	Regional Center Comm./ High Residential	. <b>W</b>
	7063 Lanewood		3-story apartments	Regional Center Comm./ High Residential	. п
	6406 Fountain		1-story residential	High Medium Resid./ Low Medium 2	Beneficial.
	6422 Fountain		1-story residential	High Medium Resid./ Low Medium 2	Beneficial.
فممسته	6436 Fountain		l-story residential	High Medium Resid./ Low Medium 2	Beneficial.
	6444 Fountain		l-story residential	High Medium Resid./ Low Medium 2	Beneficial.

ADDRESS	NATIO	- Current N Use	COMMUNITY PLAN/ REDEVELOPMENT PLAN	POTENTIAL IMPACT
SUB-AREA 3				
1456 Mansfield	5	3 sets of	Regional Center Comm./	Beneficial.
1449-53 Manafield		2-story	Low Medium 2 Resid.	
1432 Sycamore	5	apartments		·
12 properties	5	All 1-story	Regional Center Comm./	Probably Benefic al.
along blocks:		1-family	Low Medium 2 Resid.	
1400 Hudson		residential		
6600 Leland Way				
6831 De Longpre	3	2-story	Highway Oriented Comm./	Beneficial.
		apartments	Low Medium 2 Resid.	•
6822 Leland Way	5	1-story	Highway Oriented Comm./	Probably Beneficial.
	_	residential	Low Medium 2 Resid.	
5826-28 Leland Wa	-	2-story apts.		Beneficial.
5834 De Longpre	5	duplex	<b></b>	<u>-</u>
1306 Citrus	· <b>5</b>	duplex	•	
0 properties	5		Highway Oriented Comm./	
long blocks:			Low Medium 2 Residential	
700 Leland Way		Some duplexes		
700 De Longpre		and 1 5-story		
300 McCadden Pl.		apartment bldg	<b>.</b>	•
cCadden Pl. and e Longpre area.	PN	•	•	•
316 Cherokee		1-story residential	Recreation & School/ Low Medium 2 Resid.	Beneficial.
328 Cherokee		1-family res.	Mon Media 5 Media.	<b>á</b>
320 Cherokee		1-family res.	<b>H</b> .	•
		1-family res.	•	•
323 June 325 June		1-family res.		
		T-IMMITTY ICS.		
-		•	•	 #
331-1333 June 335 June	5	Duplex. 1-family res.	# #	
331-1333 June 335 June	5 5	Duplex. 1-family res.		
331-1333 June	5 5 4	Duplex.	" " High/High Medium/ Low Medium 2	Beneficial.
331-1333 June 335 June 401 Mansfield	5 5 4	Duplex. 1-family res. 1-story residential	High/High Medium/ Low Medium 2	Beneficial.
331-1333 June 335 June 401 Mansfield 4 properties	5 5 4 5	Duplex. 1-family res. 1-story residential Chiefly	High/High Medium/ Low Medium 2  High/High Medium/	
331-1333 June 335 June 401 Mansfield 4 properties long blocks:	5 5 4 5	Duplex. 1-family res. 1-story residential Chiefly 1-story,	High/High Medium/ Low Medium 2	Beneficial.
331-1333 June 335 June 401 Mansfield 4 properties long blocks: 300 Citrus	5 5 4 5	Duplex. 1-family res. 1-story residential Chiefly 1-story, 1-family	High/High Medium/ Low Medium 2  High/High Medium/	Beneficial.
331-1333 June 335 June 401 Mansfield 4 properties long blocks: 300 Citrus 300 Mansfield	5 5 4 5	Duplex. 1-family res. 1-story residential Chiefly 1-story,	High/High Medium/ Low Medium 2  High/High Medium/	Beneficial.
331-1333 June 335 June 401 Mansfield 4 properties long blocks: 300 Citrus 300 Mansfield 300-1400 Orange	5 5 4 5	Duplex. 1-family res. 1-story residential Chiefly 1-story, 1-family	High/High Medium/ Low Medium 2  High/High Medium/	Beneficial.
331-1333 June 335 June 401 Mansfield 4 properties long blocks: 300 Citrus 300 Mansfield	5 5 4 5	Duplex. 1-family res. 1-story residential Chiefly 1-story, 1-family	High/High Medium/ Low Medium 2  High/High Medium/	Beneficial.
331-1333 June 335 June 401 Mansfield 4 properties 1cng blocks: 300 Citrus 300 Mansfield 300-1400 Orange 300-1400 Sycamore 100 De Longpre	5 5 4 5	Duplex. 1-family res. 1-story residential Chiefly 1-story, 1-family residential	High/High Medium/ Low Medium 2  High/High Medium/ Low Medium 2	Beneficial.  Beneficial.
331-1333 June 335 June 401 Mansfield 4 properties 10ng blocks: 300 Citrus 300 Mansfield 300-1400 Orange 300-1400 Sycamore 900 De Longpre	5 5 4 5	Duplex. 1-family res. 1-story residential Chiefly 1-story, 1-family residential. Chiefly single	High/High Medium/ Low Medium 2  High/High Medium/ Low Medium 2  High/High Medium/	Beneficial.
331-1333 June 335 June 401 Mansfield 4 properties 1cng blocks: 300 Citrus 300 Mansfield 300-1400 Orange 300-1400 Sycamore 100 De Longpre	5 5 4 5	Duplex. 1-family res. 1-story residential Chiefly 1-story, 1-family residential	High/High Medium/ Low Medium 2  High/High Medium/ Low Medium 2  High/High Medium/	Beneficial.  Beneficial.
331-1333 June 335 June 401 Mansfield 4 properties 10ng blocks: 300 Citrus 300 Mansfield 300-1400 Orange 300-1400 Sycamore 900 De Longpre	5 5 4 5	Duplex. 1-family res. 1-story residential Chiefly 1-story, 1-family residential. Chiefly single	High/High Medium/ Low Medium 2  High/High Medium/ Low Medium 2  High/High Medium/	Beneficial.  Beneficial.

(	ÆSOURCE ADDRESS	Desi Nati		COMMUNITY PLAN/ REDEVELOPMENT PLAN	POTENTIAL IMPACT
•	SUB-AREA 3 (con	t.)		·	
· ·	110 properties along blocks: 1400 Hudson 6500 Homewood 6500-6600 Founta 1300 Seward 1300 June 1300 Cherokee 1300-1400 Las Pa 1300 McCadden pl 6600-6700 Leland 6600-6700 De Long	lmas Way	Chiefly 1-story, 1-family residential units.	High/High Medium Res./ Low Medium 2 Residentia	
5:3	McCadden Pl De Longpre area.	PN	1-story 1-family res.	High/High Medium Res./ Low Medium 2 Residential	
N D	Homewood- Seward area.	PN	1-story 1-family res.	High/High Medium Res./ Low Medium 2 Residential	Beneficial.
<u>~</u>	UB-AREA 4				
<u> </u>	760 Gower	3	Church	Very High Residential/ Commercial Manufacturing	Adverse noise, visual, development pressure.
j.	1774 Gower	4	2-story church rooms.	Very High Residential/ Commercial Manufacturing	Adverse noise, visual, development pressure.
D 	6029 Carlos	4	1-story church assoc.	Very High Residential/ Commercial Manufacturing	Adverse noise, visual, development pressure.
	6035 Carlos	4	1-story church assoc.	Very High Residential/ Commercial Manufacturing	Adverse noise, visual, development pressure.
	6041 Carlos	4	1-story chapel	Very High Residential/ Commercial Manufacturing	Adverse noise, visual, development pressure.
	5939 Carlos	5	3-story apartments	Very High Residential/ Commercial Manufacturing	Adverse noise, visual, development pressure.
•	1717 Bronson	4	2-story residential	Highway Oriented Comm./ Commercial Manufacturing	
	5931 Hollywood	5	1-story hall	Highway Oriented Comm./ Commercial Manufacturing	
_	5939-43 Hollywood	5	Church	Highway Oriented Comm./ Commercial Manufacturing	
(ن	5955 Hollywood	5	1-story offices	Highway Oriented Comm./ Commercial Manufacturing	
	6001 Hollywood	5	1-story light manu.	Highway Driented Comm./ Commercial Manufacturing	Probably no effect.

	RESOURCE ADDRESS	DESIG-		COMMUNITY PLAN/ REDEVELOPMENT PLAN	POTENTIAL IMPACT
	SUB-AREA 4 (cont	:.)			
	6013-19 Hollywoo	od 5	1-story light manu.	Highway Oriented Comm./ Commercial Manufacturing	<del>-</del>
	6021-27 Hollywoo	d 5	Movie Theater	Highway Oriented Comm./ Commercial Manufacturing	
	1514 Labaig	4	1-story duplex	Highway Oriented Comm./ High Medium Residential	
	1518 Labaig	4	1-story duplex	Highway Oriented Comm./ High Medium Residential	
	1524 Labaig	4	1-story residential	Highway Oriented Comm./ High Medium Residential	Probably Beneficial.
i	6056 Harold Way		1-story residential	Highway Oriented Comm./ High Medium Residential	Probably Beneficial.
1	6062 Harold Way		1-story residential	Highway Oriented Comm./ High Medium Residential	•
	6066 Harold Way		1-story residential	Highway Oriented Comm./ High Medium Residential	Probably Beneficial.
ţ	8070-72 Harold		1-story duplex	Highway Oriented Comm./ High Medium Residential	Probably Beneficial.
	6084 Harold Way		1-story residential	Highway Oriented Comm./ High Medium Residential	Probably Beneficial
	6094 Harold Way		1-story duplex	Highway Oriented Comm./ High Medium Residential	Probably Beneficial.
	.6043-53 Selma		1-story res. group	High Residential/ High Medium Residential	Lower density probably beneficial, but still higher than existing.
	6054 Selma	3D	1-family res.	н	*
	6057 Selma		3-family res.	er	•
	6060 Selma	3D	1-family res.	<b>#</b>	•
	6063 Selma	3D :	1-family res.	n	•
	6064 Selma	SD	1-family res.	. 41	*
	6065 Selma	3D	1-family res.	er ·	<b>#</b>
	6070 Selma	3D	1-family res.	es	
	6071-73 Selma	<b>3</b> D	2-family res.	•	*
	6074 Selma	3D	1-family res.	• •	
•	6077 Selma		1-family res.	<b>u</b> _	
	6078 Selma		1-family res.	<b>H</b>	_
	6082 Selma		1-family res.		<b>.</b>
	6083 Selma		1-family res.	91	<b>.</b>
	6088 Selma		1-family res.	••	# **
	6089 Selma		1-fumily res.	11 H	<b>*</b>
	6092-94 Selma		2-family res.	** **	** **
	1552 Labaig		1-family res.	vi Vi	 N
	1556 Labaig	4D	1-family res.	**	<del></del>

,	RESOURCE	DESI	G- CURRENT	CONTUNITY PLAN	POTENTIAL
ĺ	ADDRESS	NATI		REDEVELOPMENT PLAN	IMPACT
	SUB-AREA 4 (con	t.)			
	1562 Labaig	41	1-family res	. *	Lower density probably
	1565 Labaig		1-family res		beneficial, but still
	1566 Labaig		1-family res		higher than existing.
	1570 Labaig	41	4-family res	. н	
		_	01-7-63		
	38 properties	5		High Residential/	•
	along blocks: 5800-6000 Harold	Way	family res.	High Medium Residential	•
	6000 Selma	ne.j	some what due!		•
	1500 Gower		•		
	1500 Van Ness		•		
Ø	5800-6000 Carlton	1 May			
.,		541	Oh ( - 63	President the second	_
2.3	. Selma-Labnig-	PN	Chiefly 1-2 family res.	High Residential/ High Medium Residential	•
2.0	Harold Way area.		idelly its.	nigh Medium Residential	•
***	SUB-AREA 5			·	
$\supset$					
	None.			•	•
Þ				•	
les.	SUB-AREA 6			_	
7"	·.	_	4. 80-130-		
<b>ವ</b>	3847 La Mirada	5	1-family residential	Recreation & School/ Medium Residential	Slightly higher density.
) ]		•	1.extremetra:	Hedia Residential	Probably beneficial.
_,	5823 Santa Monica	4	Movie Studio	High Medium Residential/	Beneficial.
6		•	Sound Stage	Commercial Manufacturing	
_			•	_	
)	5843 Santa Monica	4	Movie Studio	High Medium Residential/	
1 cd			Warehouse	Commercial Manufacturing	·
	5723 Santa Monica		1-story	High Medium Resid./	Probably beneficial.
	SIED SETTED HOUTCE	9	commercial	Commercial Manufacturing	Probably beneficial.
				comercial aminiacturing	
	5761 Santa Monica	5	1-story	High Medium Resid./	Probably beneficial.
		•	industrial	Commercial Manufacturing	
		_			
	5961 Santa Monica	5	1-story	High Medium Resid./	Probably beneficial.
			convercial	Commercial Manufacturing	
	1112 Gordon	5	1-family	High Medium Resid./	Adverse. Pressure to
	1112 0010011	•	residential	Comercial Manu.	develop.
				9.022.	
	6141 Afton Pl.	3	3-story	High Residential/	Beneficial.
			apartments	Medium Residential	
	5617 La Mirada		3-story	High Residential/	Beneficial.
	<b>:</b>		apartments	Medium Residential	
اريد	) 5616 Lexingtón	•	2	Uich Deciden+in1/	Beneficial.
	wie rexination		3-story apartments	High Residential/ Medium Residential	tonict third .
			when cacure	terdiffe vestreitrigi	

	RESOURCE Address	DESI NATI		COMMUNITY PLAN/ REDEVELOPMENT PLAN	POTENTIAL IMPACT
	TUB-AREA 6 (cont	i.)			
	204 properties along blocks: 5600-6100 Founta 6100-6200 De Lon 6100-6200 Afton 5500-5700 La Mir	gpre Pl.	1-2 family residential	High Residential/ Nedium Residential	Probably Beneficial.
	5500-5800 Lexing 5600-5700 Virgin 1200-1300 Wilton 1100 Van Ness 1100-1200 Bronson 1100-1200 Tamarin 1100 Gordon 1100-1200 Beaghwo	ton ia Pl.			
	Afton Pl. between Gower and Vine area.	PN	Single and Multi-family residential	High Residential/ Nedium Residential	Probably Beneficial.
	SUB-AREA 7		residential		
	5527 Permood	5	1-family residential	High Residential/ Commercial Manufacturing	Adverse. Noise, Visual and development pressure.
	5603 Fernwood	5	1-story assembly hall	High Residential/ Commercial Manufacturing	Adverse. Roise, visual and development pressure.
	1370 St. Andrews	5		High Residential/ Commercial Manufacturing	Adverse. Noise, visual and development pressure.
	5425-33 Fountain	5	1-story res. group	High Residential Commercial Manufacturing	Adverse. Noise, visual and development pressure.
	5600-20 Sunset	5	Dance Hall; Roller Skating	Highway Oriented Comm./ Commercial Manuf.	Probably adverse. Noise, visual, development pressure.
	St. Andrews Pl Harold Way area.	PN	Single-Multi family res.	High Residential Recreation & School.	Some visual, noise, and increased traffic
	5618-28 Hollywood	3	i-story commercial	Highway Oriented Comm./ High Residential	Probably no effect.
	5701 Hollywood	3	1-story connercial	Highway Oriented Comm./ High Residential	Probably no effect.
	5500-10 Hollywood	4	4-story commercial	Highway Oriented Comm./ High Residential	Probably no effect.
•	540 Hollywood		2-story commercial	Highway Oriented Comm./ High Residential	Probably no effect.
	5766 Hollywood		1-story commercial	Highway Oriented Comm./ High Residential	Probably no effect.

1	DORESS	NATIO	USE	REDEVELOPMENT PLAN	IMPACT
ξ,	B-AREA 7 (cont	.)		•	•
	1669-71 Western	5	4-story commercial	Highway Oriented Comm./ High Residential	Possible adverse land use change.
	5611-23 Hollywood	i 5	2-story commercial	Highway Oriented Comm./ High Residential	
	5625-33 Hollywood	i 5	2-story commercial	Highway Oriented Comm./ High Residential	•
	1514-44 St.Andrew (Colonial Court)	rs 4	1-story res. court	Highway Oriented Comm./ High Residential	Probably beneficial; but pressure to increase density.
	St. Andrews- Harold Way area.	PN	Single-Multi family res.	Highway Oriented Comm./ High Residential	•
d )	Whitley Heights National Register District (adjacent (out of project as	t)	Chiefly single-family residential	Highway Oriented Comm./ High Residential and Public Open Space/ High Residential	

COMMUNITY PLAN/

POTENTIAL

DESIG-

RESOURCE

CURRENT

# APPENDIX D: TRAFFIC LEVELS OF SERVICE

TABLE D-1: LEVEL OF SERVICE DEFINITIONS FOR SIGNALIZED INTERSECTIONS

Level of Service	Volume/Capacity	<u>Definition</u>
A	0.00-0.60	EXCELLENT. No vehicle waits longer than one red light and no approach phase is fully used.
В	9.61 <b>–0.70</b>	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.
С	0.71-0.80	GOOD. Occasionally drivers may have to wait through more than one red light; backups may develop lines, preventing excessive backups.
D	0.81-0.90	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.
E	0.91-1.00	POOR. Represents the most vehicles intersection approaches can accomodate; may be long lines of waiting vehicles through several signal cycle.
F	Greater than 1.00	FAILURE. Backups from nearby locations or on cross streets may restrict or prevent movements of vehicles out of the intersection approaches.

SOURCE: Barton-Aschman Associates, Inc., from Highway Research Board Special Report 87, 1965.

# APPENDIX E: PUBLIC SERVICES

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POLICE OFFICER PROJECTION OF NEED FOR PROJECT AREA PLUS ADJACENT AREAS

## 20-Year Projected Development

 Residential
 2,800 units

 Office
 2,650,000 sq. ft.

 Retail
 240,000 sq. ft.

 Industrial
 1,400,000 sq. ft.

 Hotel
 1,200 rooms

#### **Employment Factors**

Office 250 sq. ft./employee
Retail 500 sq. ft./employee
Industrial 25 employees/acre
Hotel 2 rooms/employee

The employment factors an be used to determine the number of new employees generated from the project area as follows:

Office 2,650,000 sq. ft./250 sq. ft. per employee = 10,600 employees
Retail 240,000 sq. ft./500 sq. ft. per employee = 480 employees
Industrial 1,400,000 sq. ft./(43,560 sq. ft./acre) x 25 = 803 employees
Hotel 1,200 rooms x one employee/2 rooms = 600 employees

TOTAL = 12,483 employees

With 2.2 new jobs creating one new home,/a/ it is estimated that the following housing units will be needed:

## 12,483/2.2 = 5,674 new housing units

From 1980 census information, there 1.9 persons per housing unit in the project area. The project area plus affected adjacent areas would then experience the following population increase:

5,674 new units x 1.9 persons per unit = 10,781 persons

The City EIR Manual states a need of three officers for every 1,000 persons. The following officers would be needed in the project area plus adjacent areas:

10,781 persons x 3 officers per 1,000 persons = 32 new officers needed

/a/ See article in Los Angeles Times, May 19, 1985, titled "Gains in New Jobs Linked to Need for More Housing," p. 2, Part VIII.

A-61

#### PROJECTED NUMBER OF NEW STUDENTS

The 20-year projected development would generate a need for 5,674 new housing units in or near the project area (see above).

The Los Angeles Unified School District has developed a number of indices that it uses to determine the students generated by new residential housing units (see Table E-1). These range from a selected low of 0.04 elementary students, 0.02 junior high students, and 0.02 senior high students from two bedroom townhouses to a high of 0.6 elementary students, 0.25 junior high students, and 0.25 senior high students from low-income three-bedroom homes.

Under the minimum scenario, these factors can be applied as follows:

5,674 units x 0.04 = 227 elementary students 5,674 units x 0.02 = 113 junior high students 5,674 units x 0.02 = 113 senior high students TOTAL = 453 students

Under the maximum scenario, there is a projected development of 2,800 units plus the projected need of 5,674 units or a total of 8,474 units. Applying the higher factors for low income three-bedroom homes yields the following number of students:

8,474 units x 0.6 = 5,084 elementary students 8,474 units x 0.25 = 2,119 junior high students 8,474 units x 0.25 = 2,119 senior high students TOTAL = 9,322 students

TABLE E-1: FACTORS USED TO PROJECT THE NUMBER OF STUDENTS GENERATED BY TYPES OF RESIDENCES

	Est	timated Student Gene	eration
Types of Residence	Elementary	Junior High	Senior High
LOW INCOME			
Single-Family 2 bedroom	0.3	0.15	0.15
3 bedroom	0.6	0.25	0.25
Townhouse			
. 2 bedroom	0.05 0.2	0.02 0.1	0.02 0.1
3 bedroom	0.2	0.1	U.I
MEDIUM INCOME			
Single-Family			
2 bedroom	0.25 0.5	0.1 0.25	0.1 0.25
3 bedroom	U.5	V.Z3	U.ZJ
Townhouse	i	2.22	
2 bedroom/a/	0.04	0.02	0.02
3 bedroom	0.15	0.075	0.075
HIGH INCOME			
Single-Family			
2 bedroom	0.2	0.1	0.1
3 bedroom	0.4	0.2	; 0.2
Townhouse	•		
2-bedroom	<b>0.03</b> _	0.02	0.02 0.03
3 bedroom	0.075	0.03	0.03
APARTMENTS			
2 bedroom	0.025	0.1	0.1
3 bedroom/b/	0.6	0.2	0.2
MULTIPLE CONDOS			
2 bedroom	0.03	0.02	0.02
3 bedroom	0.05	0.02	0.02
	<b>-</b> -		

/a/Index used to estimate low student generation due to redevelopment activities. /b/Index used to estimate high student generation due to redevelopment activities.

SOURCE: Myra Frank and Associates

# VII. Appendices

# APPENDIX F: PUBLIC HEARING TRANSCRIPT

# CERTIFIED COPY

# NOON & PRATT

1	THE	COMMUNITY REDEVELOPMENT AGENCY
2	OF THE	CITY OF LOS ANGELES, CALIFORNIA
. 3		
4		
5	REPOR	TER'S TRANSCRIPT OF PROCEEDINGS
6	;	IN RE THE PUBLIC HEARING ON
7	ENVI	RONMENTAL ISSUES RELATED TO THE
. 8	PROPOSEI	HOLLYWOOD REDEVELOPMENT PROJECT
9	••	
10		
11		354 South Spring Street
12		8th Floor
13		Agency Board Room
14		Los Angeles, California
15		
16	·	Monday
17		December 15, 1985
18		9: 35 A. M.
19	•	·
20		•
21	•	NOON & PRATT
22		CERTIFIED SHORTHAND REPORTERS
23	REPORTED BY:	1930 WILSHIRE BOULEVARD, BUITE 400
	JOAN WHIPPLE,	LOS ANGELES, CALIFORNIA 90057-0905
		/212\ ABA-8770

1	·
2	ÁPPEARANCES:
3	
4	CHAIRMAN:
5	
6 .	JIM WDDD
7	
8	ACENCY COMMISSIONERS:
9	
.0	FRANK KUWAHARA
.1	IRENE AYALA
.2	CHRISTOPHER STEWART
.3	PASTOR KILGORE
.4	DOLLY CHAPMAN
.5	·
.6	GENERAL COUNSEL:
.7	
8	MURRAY KANE
19	•
20	
21	ACTING ADMINISTRATOR:
22	•
23	DONALD COSGROVE
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#### ADDENDUM TO EIR. NO. 1071

# GENERAL PLAN/ZONING CONSISTENCY PROGRAM HOLLYWOOD COMMUNITY, PART II

The City of Los Angeles is required by state legislation and a court order to bring its zoning into consistency with the General Plan. In compliance with this mandate, the City's General Plan/Zoning Consistency Program is systematically initiating changes of zone and height district which are consistent with the General Plan and, where appropriate, recommending Plan amendments which are consistent with the current existing land use.

The original Hollywood Community Plan was adopted in 1973. The City Council adopted a Redevelopment Plan for the Hollywood regional core in 1986, with instructions to proceed with necessary amendments to the Hollywood Community Plan as well as rezoning. Consistent with these instructions, a public hearing will be conducted on the proposed Community Plan Revision on June 16, 1988. Planning Commission and Council actions are anticipated later in the year.

Because of amendments to the Hollywood Community Plan, the Draft Environmental Impact Report for Part II of the Hollywood Community portion of the General Plan/Zoning Consistency Program is revised to incorporate new data summarized on the attached tables: (1) housing and population, and (2) land use and population.

Furthermore, the Redevelopment Plan calls for the creation and adoption of a transportation program, with appropriate mitigation measures, by City Council within two years of adoption of the Redevelopment Plan. Because the transportation program has not yet been formulated and implemented, the Planning Department recommends in the interim that a more restrictive floor area ratio (FAR) be established for new development in the regional commercial core area. The specific limitations in floor area ratio are noted on the recommendations table which accompany the Draft Environmental Impact Report.

EIRADD/A011 05/13/88

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# HOUSING AND POPULATION SUMMARY HOLLYWOOD COMMUNITY, PART II

				brace				
•	DWEL	LTM	3	PERSONS		PERCENT OF		PERCENT OF
RESIDENTIAL.	UNIT	S PI	ER	PER GROSS		RESIDENTIAL	POPULATION	POPULATION
DENSITY	GROS	S AI	CREX	ACRE*	GROSS ACRES*	LAND	CAPACITY	CAPACITY
Minimum	.5	to	1	3.0	928	11.4	2,785	1.2
Very Low II	2+	to	3	9.0	1,668	20.5	15,010	6.5
Low I	3+	to	5	12.5	451	5.5	5,635	2.5
Low II	5+	to	7	18.5	2,371	29.1	43,865	19.0
Low Medium I	7+	to	12	26.0	456	5.6	11,855	5.1
Low Medium II	12+	to	24	40.0	967	11.9	38,680	16.8
Medium	24+	to	40	74.0	1,015	12.5	75,110	32.6
High Medium	40+	to	60	95.0	124	1.4	11,780	5.1
High		60	+	152.0	170	2.1	25,840	11.2
ŢOTALS					8,150	100.0	230,560	100.0

# LAND USE AND POPULATION SUMMARY HOLLYHOOD COMMUNITY, PART II

LAND USE		PERCENT OF TOTAL ACRES	DWELLING UNIT	POPULATION CAPACITY
			•	
HOUSING				
Single Family	5,418	34.9	20,996	67,295
Multiple Family	2,732	17.6	76,228	163,265
<u>Total Housing</u>	8,150	52.5	97,224	230,560
COMMERCE/PARKING .				
Limīted	50	.3		
Neighborhood, Office	370	2.4		
Highway Oriented	368	. 2.4		
Community	68	.4		
Regional Center	268	1.7		
Total Commerce	1,124	7.2		
INDUSTRY				
Commercial Manufacturing	52	.3	•	
Limited	273	1.8		
Total Industry	325	2.1		
OPEN SPACE				•
Public and Quasi-Public Land	300	1.9		
Open Space	5,625	36.3		
Total Open Space	5,925	38.2		
TOTALS	15,524	100.0		

<sup>\*</sup> Gross Acres includes streets.

# CERTIFIED COPY

#### NOON & PRATT

THE COMMUNITY REDEVELOPMENT AGENCY 2 OF THE CITY OF LOS ANGELES, CALIFORNIA 3 REPORTER'S TRANSCRIPT OF PROCEEDINGS IN RE THE PUBLIC HEARING DN ENVIRONMENTAL ISSUES RELATED TO THE PROPOSED HOLLYWOOD REDEVELOPMENT PROJECT 9 10 354 South Spring Street 11 12 · 8th Floor Agency Board Room 13 14 Los Angeles, California 15 16 Monday December 16, 1985 17 9:35 A.M. 18 19 20 NOON & PRATT 21 CERTIFIED SHORTHAND REPORTERS 22 1930 WILSHIRE BOULEVARD, SUITE 400 REPORTED BY: LOS ANGELES, CALIFORNIA 90057,-0905 JOAN WHIPPLE,

25 C. S. R. NO. 5336

(213) 484-9770

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2	APPEARANCES:
3	
4	CHAIRMAN:
5	
6	JIM WOOD
7	
8	ACENCY COMMISSIONERS:
9	
0	FRANK KUWAHARA
1	IRENE AYALA
2	CHRISTOPHER STEWAR
3	PASTOR KILGORE
4	DOLLY CHAPMAN
5	. •
6	CENERAL COUNSEL:
7	
8	MURRAY KANE
9	
20	
21	ACTING ADMINISTRATOR:
22	·
53.	DONALD COSCROVE
24	

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2	·
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5	'APPEARANCES (CONTINUED)
6	
7	SPEAKERS:
8	
9	CILDA HAAS
10	CALVIN HAMILTON
11	· OEDRGE SCHIFFER
12	ELLIOT JOHNSON
13	DOREET ROTMAN
14	- FRAN OFFENHOUSER
15	BRIAN MOORE
16	MARSHALL CASKEY
17	MILT LARSEN
18	BURTON BRADLEY
19	~ RUTHANN LEHRER
20	GREC ROBERTS
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1	MONDAY, DECEMBER 16, 1985, LOS ANGELES, CALIFORNIA
2	9: 35 A. M.
3	* * * *
4	
5	CHAIRMAN WOOD: We will now begin the public
6	hearing on the Hollywood Redevelopment Project.
7	The first speaker that I would like to
8	call on is Ms. Heas from the Councilmen's Office.
9	MS. HAAS: Any particular place?
10	CHAIRMAN WOOD: Any place you feel comfortable
11	for you. The room is not well set up for anyone to
12	talk but us.
13	MS. HAAS: I just wanted to acknowledge the work
14	that the CRA staff and Project Area Committee has done
15	to bring us to this point.
16	With respect to the letter from the
17	Planning Department. I think it might be useful to
18	know that the councilman did meet with the staff and
19	feels that a lot of the issues were addressed in a
20	revision of the plan which is before you today.
21	Further, we do recognize the fact that
22	there are two other forums for this kind of public
23	hearing; one being the Planning Commission and the
24	other one being the joint hearing of the Board and
25	Council, and therefore the plan should move

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- 1 expeditiously to the Planning Commission.
- 2 CHAIRMAN WOOD: Mr. Hamilton, would you care to
- 3 comment?

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- 4 MR. HAMILTON: Thank you so much, Mr. Wood and
- 5 Members of the Commission.
- 6 I wrote you a letter which I guess I have
- 7 never done directly before because I did feel quite
- 8 strongly about the issues involved. As is indicated,
- 9 we have been working with your staff for a long time.
- 10 However, there have been, as I am sure many of you are
- 11 aware, some rather strong differences of opinion when
- 12 we were having difficulty arriving at conclusions as
- 13 to what the final recommendations should be on the
- 14 community plan changes and the zoning changes, which
- 15 are now made a requirement of the law, and because of
- 16 the lawsuit against the City called AB 8283, we are
- 17 required to bring all zoning and the general plan in
- 18 complete conformance, one with the other, and the
- 19 redevelopment plan by State law, if I understand, and
- 20 I am not a lawyer, I want to make sure you understand
- 21 that, must conform with the general plan. It seemed
- 22 to me that we needed to have all three in harmony and
- 23 in conformance, one with the other.
- 24 When the staff indicated that they felt
- 25 it would take longer than it seemed possible to meet

- 1 the kind of deadlines so that we could open the window
- 2 so that you could begin to finance projects in
- 3 Hollywood, we discussed that at some length and we
- 4 reached what in my opinion was an agreement, that
- 5 within the redevelopment plan it would refer to the
- 6 fact that when the community plan or general plan was
- 7 revised, and the zoning was revised to conform to the
- 8 plan, then the redevelopment plan would be revised to
- 9 conform with that revision, since by law it had to.
- 10 It seemed to me we would thereby get out
- 11 of the difficulty that we have had in the general
- 12 business district where at least on the part of your.
- 13 staff they have been unwilling or very reluctant to
- 14 change the redevelopment plan for the central business
- 15 district.
- 16 · I understood why, but so that we could
- 17 move ahead, I said, "Fine, use the existing community
- 18 plan, which frankly is terribly out of date," as I am
- 19 sure many of you recognize, "as a basis for the
- 20 present redevelopment plan with the understanding that
- 21 in that plan it said, 'we will revise it when the new
- 22 community plan is completed and we have a commitment
- 23 from your staff that they will continue to work with
- 24 us once this plan has been approved by your Board and
- 25 by the Planning Commission and by the City Council.

- 1 We will then go back full speed ahead to make sure
- 2 that we get the community plan revised and up to date
- 3 and the roning changed and then this plan would be
- 4 revised at that time. "

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- 5 So it is partly on that reason that I
- 6 wrote the Board the letter because I felt the draft we
- 7 had did not do what I felt was important.
- 8 Now, it is my understanding -- and
- 9 unfortunately I got the flu last Friday and so my
- 10 Deputies Emily Gable and Mike Davis, and I don't know
- 11 where he is, have been negotiating this -- but the
- 12 first thing was it seems to me the redevelopment plan
- 13 I indicated shall be amended as necessary to insure
- 14 its consistency with the Hollywood community plan and
- 15 the City zoning ordinance.
- 16 Now, I am told by Mr. Kane that this
- 17 wording needs to be modified or that we need to have a
- 18 meeting with the City Attorney and Mr. Kane to work
- 19 out the details of how we do it legally, but there
- 20 seems to be complete agreement that this will be put
- 21 in some place where there is a clear commitment that
- 22 at the time the new general plan amendments are made
- 23 that the plan will be brought into conformance with
- 24 that. That carries out my intent in this.
- 25 There were a number of other points that

Advisory Committee feels.

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We have made many compromises and except
for intensity of development in the core, almost
everything has been resolved in other parts of
Hollywood. Now, we are not always completely happy
one way or the other, but we have really achieved what
I believe are good compromises and the rest, except
for the central core.

The other changes that we suggested in our letter to you were really to reference the Hollywood community plan or general plan as the basis for some of the policies that it seems to me is the intent of the State law and the City Charter. And so that is why I have included those.

Now, one of the areas where there seems

23 to be disagreement is this matter of, if I might

24 suggest, and I am quoting here, "Proposed development

25 in excess of 4.5 to 1 floor area ratio on a specifi

- 1 site will be permitted provided that it furthers the
- 2 goals and intent of this plan," and we have added,
- 3 "and the community plan," and "and meets at least two
- 4 of the following objectives." Now, it is clearly in
- 5 the general plan and in the specific plan we have been
- 6 developing in other parts of the City, that an
- 7 increase in intensity should only occur where it is in
- B proximity or directly acceptable to transportation
- 9 facilities, not just on a hit-or-miss basis.
- 10 So we believe that is an absolute
- 11 essential aspect of this redevelopment plan, because
- 12 in effect this becomes like a specific plan in other
- 13 parts of the City.
- 14 Now, the other one is is that we believe
- 15 increased intensity would be for new development which
- 16 compliments the existing buildings in the areas having
- 17 architectural or historic significant structures or to
- 18 encourage appropriate development in significant
- 19. buildings.

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- 20 In other words, we felt two of these
- 21 criteria should be included rather than one.
- 22 I think that nearly everything else we
- 23 have reached agreement of all the suggestions that
- 24 were made to the staff. And I hope that we can reach
- 25 agreement on the legal language which will enable us

- 1 to make sure that this plan is revised after the
- 2 community plan is revised, because we want to avoid
- 3 the problems that we have had in the central business
- 4 district, where, I understand why, it makes it very
- 5 difficult.
- 6 If I might just make one comment, we do
- 7 hope that at your request or mutually with your
- 8 agency, we would like to begin whatever changes that
- 9 you feel are appropriate in the central business
- 10 district, because we know that there are some changes
- 11 in the community plan and the zoning that apparently
- 12 need to be made in order to carry out what are some of
- 13 your goals.
- 14 CHAIRMAN WOOD: You mean central business
- 15 district here or there? In Hollywood or in L.A.?
- 16 MR. HAMILTON: No. I think I want to point out
- 17 redevelopment --
- 18 CHAIRMAN WOOD: Let's stay on Hollywood.
- 19 MR. HAMILTON: Okay. I will stick on Hollywood.
- 20 That we look forward to meeting with the
- 21 attorneys and I think I have given you the reasons why
- 22 we wrote the letter directly to your Board.
- 23 . Thank you for the opportunity.
- 24 CHAIRMAN WOOD: I appreciate that. I should
- 25 indicate, if I failed to do so, in certain cases w

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- 1 invite speakers to speak and when a speaker is invited
- 2 to speak they are not subject to the three-minute
- 3 rule. I should have said that. Our procedures are
- 4 getting longer and I am not as yet fully versed in all
- 5 procedures. Both Ms. Haas and Mr. Hamilton were
- 6 invited speakers.
- 7 Mr. Kane, would you care to comment so
- 8 that we can dispose -- There are three central issues
- 9 that Mr. Hamilton raised and maybe we can dispose of
- 10 one of them and table the two.
- 11 MR. KANE: The main issue that Mr. Hamilton
- 12 mentioned that I was involved in is a meeting which is
- 13 scheduled at 1:30 on Wednesday with Mr. Hamilton, Cary
- 14 Mitzer of the City Attorney's Office and myself and
- 15 the staff and what we are talking about is we have an
- 16 existing community plan, and the redevelopment plan
- 17 that is proposed must conform with that existing
- 18 community plan. There is no disagreement from any
- 19 party on that issue. The issue we have to deal with
- 20 and what I agree with Mr. Hamilton on is in the event,
- 21 in the future, there is an amendment to the community
- 22 plan, and the staff will be working with the City
- 23 staff on that project, there must be some process
- 24 established to deal with that eventuality. Otherwise
- 25 we will have people with a new community plan

- 1 designation in the future that conforms with the
- 2 community plan and then something else perhaps in the
- 3 redevelopment plan. So we need a process to deal with
- 4 it.
- 5 I am concerned with Mr. Hamilton's plan
- 6 because it mandates automatic amendments without
- 7 citizen participation, without public hearings,
- B without any kind of process. We will hopefully devise
- 9 a process to deal with the subject of future community

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- 10 plan amendments and hopefully to bring the community
- 11 redevelopment plan forward.
- 12 CHAIRMAN WODD: "Hopefully" is a somewhat
- 13 ambiguous word. It is expected that we will be in
- 14 agreement on the legal language, since we have the
- 15 City Attorney, our attorney involved, is it --
- 16 MR. KANE: It is expected that the City
- 17 Attorney's Office and myself will agree on the legal
- 18 language to deal with this issue. I cannot speak of
- 19 whether or not Mr. Hamilton will be in agreement with
- 20 that.
- 21 .CHAIRMAN WOOD: Well, Mr. Hamilton's attorney is
- 22 the City's attorney, if I am not mistaken --
- 23 MR. KANE: I will agree with that. That is
- 24 correct.
- 25 CHAIRMAN WOOD: What I would hope is we would

- 1 not be put in a position that we are making judgments
- 2' between our attorney and the City's attorney.
- 3 MR. KANE: There will be full agreement with the
- 4 City Attorney --
- 5 CHAIRMAN WOOD: And that it would not come back
- 6 to -- What I am trying to say is that I think that
- 7 that is not a situation that this Board would want to
- 8 see.
- 9 MR. KANE: I don't expect that.
- 10 CHAIRMAN WOOD: The other two issues, if I can
- 11 sum them up, are the 4-1/2 to 1 density only in the
- 12 core area, and we want it to be average and you want
- 13 it site specific, am I correct?
- 14 MR. KANE: I think we are both talking about
- 15 average. The question is criteria for approving more
- 16 than 4-1/2 to 1 on a given site. We will require one
- 17 or more of a list of criteria. Mr. Hamilton is
- 18 requiring two or more on the list of criteria.
- 19 CHAIRMAN WOOD: Is that accurate, Mr. Hamilton?
- 20 MR. HAMILTON: Yes.
- 21 CHAIRMAN WODD: The second issue would be the
- 22 flexibility of the development itself on a site
- 23 specific.
- 24 MR. KANE: That is part of what I --
- 25 CHAIRMAN WOOD: So we only have one issue.

1	MR. KANE: That is correct.
2	MR. HAMILTON: That is correct, Mr. Chairman.
3	CHAIRMAN WOOD: So the issue that remains would
4	be the issue of the intensity of development and the
5	criteria for granting that additional intensity.
6	MR. HAMILTON: That is correct.
7	MR. STEWART: This is a problem that the
8	president can resolve if he approves Metrorail.
9	CHAIRMAN WOOD: I did appreciate you sending the
10	Board the letter. I think it is a very proper way to
11	deal with things and it was very helpful.
12	. Does any other Board member have any
13	questions for Mr. Hamilton?
14	Thank you, Mr. Hamilton.
15	MR. HAMILTON: Thank you so much.
16	CHAIRMAN WODD: I will now go by order of the
17	requests that I have to speak on this item.
18	MR. STEWART: May I ask a question of Ms. Haas?
19	CHAIRMAN WOOD: Mr. Stewart, Ms. Haas.
20	MR. STEWART: Does the Councilman have any
21	strong feelings with regard to the concern that our
22	planning director has expressed with the two criteria
23	as appased to the one?
24	MS. HAAS: No.
25	CHAIRMAN WOOD: Thank you.

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- 1 Mr. Schiffer, you are the first speaker.
- 2 MR. SCHIFFER: Before I start, may I ask whether
- 3 I will be able to borrow those documents? Before I
- 4 start. I asked you that earlier.
- 5 CHAIRMAN WOOD: Yes, you did.
- 6 Express it again, so that I am not --
- 7 MR. SCHIFFER: Well, on Friday I called up to
- B get copies of these documents, the environmental
- 9 impact report, et cetera, and I got a note from your
- 10 office saying that any of the bound publications you
- 11 will have to obtain it from our Records Department at
- 12 20 cents per page. This is a sizable amount of money
- 13 and also a means of delay and I asked Mr. Wood whether
- 14 I might borrow these documents for a week or so to
- 15 take a look at it and that is my question right now.
- 16 MR. COSGROVE: Mr. Chairman, the normal agency
- 17 policy of those kind of documents is that, as we said
- 18 earlier, you pay for a copy or he may certainly read
- 19 them here. We can make them available for him to read
- 20 here.
- 21 CHAIRMAN WOOD: I would certainly be willing to
- 22 lend you mine.
- 23 . MR. SCHIFFER: Thank you, sir.
- 24 CHAIRMAN WOOD: Now, you may begin.
- 25 MR. SCHIFFER: I am handicapped somewhat of

- 1 course, not having been able to go over these
- 2 decuments in detail, but I have looked at your
- 3 memorandum here, but before I do this, I would like to
- 4 mention what I have mentioned here repeatedly, that
- 5 your Committee meetings, which consider these
- 6 questions in detail, are closed to the public and in
- 7 my opinion contrary to the Brown Act. You reach
- 8 decisions on these items at your closed meetings in
- 9 secret from which --
- 10 CHAIRMAN WOOD: Mr. Stewart has called a point
- 11 of order.
- 12 Yes, Mr. Stewart.
- 13 MR. STEWART: He is not speaking to the item on
- 14 the agenda.
- 15 MR. SCHIFFER: But I am.
- 16 CHAIRMAN WOOD: Mr. Schiffer, a point of order
- 17 has been called. It requires the Chairman to rule on
- 18 the point of order.
- 19 MR. SCHIFFER: This was reviewed by the Project
- 20 Review Committee --
- 21 CHAIRMAN WOOD: Mr. Schiffer, I am thinking.
- 22 I actually believe that it is germane to
- 23 the topic and Mr. Schiffer may speak. It was
- 24 considered in a Committee meeting. I rule that the
- 25 order is not germane. You may continue.

- MR. SCHIFFER: So this was considered at the
- 2 roject Review Committee at the Project Committee
- 3 meeting which is closed to the public. Effectively
- 4 this has been discussed in secret so far as the public
- 5 is concerned and therefore I question the propriety
- 6 and legality of the action on this.
- 7 Now, then, bearing in mind that all I
- B have before me is your memorandum, and your memorandum
- 9 cannot hope to summarize these lengthy reports, which
- 10 I thank you for allowing me to borrow from you, but
- 11 looking at the memorandum, I note that the level of
- 12 development is estimated at over two million gross
- 13 feet of office space and I point up to you what I have
- 14 pointed up to you in the past, that Los Angeles is
- 15 presently very heavily overbuilt in office space to
- 16 the extent that existing offices are being rented at
- 17 heavy discounts and that therefore I can see no
- 18 economic justification of this huge amount of office
- 19 space in this area.
- 20 Secondly, since in the past the CRA has
- 21 participated in these developments through the use of
- 22 tax-exempt bonds, which means that taxes are loaded on
- 23 the public, and which involve a subsidy to these
- 24 outfits that do the construction, that I see no
- 25 justification, again from the financial point of view,

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- 1 for being involved in this.
- 2 \_\_ would like to make exactly the same
- 3 point with this proposal for 1200 additional hotel
- 4 rooms. How can we justify the public's money in
- 5 construction of hotel space when the existing
- 6 hotelkeepers are complaining bitterly that they have
- 7 to cut rates because of not sufficient demands.
- B Finally, I do not see, of course in this
- 9 memorandum, any justification for the approximately
- 10 1.4 million gross square feet of industrial uses at
- 11 this time. From past experience, I would be inclined
- 12 to doubt that the agency report has taken account of
- 13 the very serious problem faced by the City with the
- 14 lack of sewage facilities, the fact that they are
- 15 heavily overloaded now, heavily out of date, and there
- 16 has been talk of a moratorium on construction.
- 17 Thank you.
- 18 CHAIRMAN WOOD: Thank you, Mr. Schiffer.
- 19 · Mr. Brian Moore.
- 20 MR. MODRE: Mr. Wood, may I defer to three of my
- 21 colleagues, Mr. Johnson, Ms. Offenhouser and Ms.
- 22 Rotman?
- 23 CHAIRMAN WOOD: What is the Board's pleasure? I
- 24 have Ms. Rotman --
- 25 MR. MOORE: Johnson and Offenhouser.

- 1 CHAIRMAN WOOD: I didn't see on" Why don't we go in that order then. 3 Thank you. MR. JOHNSON: Ladies and gentlemen, I am Elliot Johnson, President of the Hollywood Heights Association. 7 My compliments to the PAC and compliments to the staff. We have watched the PAC. We are reasonably pleased. We have noticed a glich or more 10 and we wish to address you on those gliches. Before I start, let me ask a question. 11 ' 12 We would be pleased or at least my Board would be
- 15 both on the CRA part and our part to get to know you

14 future. We believe that it would be good politics

13 pleased to meet with your Board at some point in the

- 16 and for you to get to know us. We have met with your
- 17 staff and we are pleased with them. So please
- 18 consider that.

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- 19 We have one or more minor concerns
- 20 regarding the plan. The first concern deals with the
- 21 question of density along the Franklin Avenue
- 22 corridor. Currently I understand there is an
- 23 agreement which allows for 60 units per gross acre on
- 24 the north side of the street and 80 units per gross
- 25 acre on the south side of the street. We suggest that/

- 1 you change those ratios to 60/60. We believe that the
- 2 traffic impacts, the view impacts, et cetera, will be
- 3 adversely impacted by 60/80. We prefer and we hope
- 4 you come to the same agreement that 60/60 is more
- 5 amenable.

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- 6 The other is on open land and parks. I
- 7 notice in Section 508.4 that there is no reference
- B made to urban parks. Hollywood needs open space. We
- 9 need parks. We need open space. A suggestion: That
- 10 I percent or so of the moneys that will go towards
- 11 development goes toward open parks; that this Board
- 12 mandate in strong language that many open parks be
- 13 developed in Hollywood.
- 14 Let me conclude by saying this: In your
- 15 staff you have a gem. They have worked diligently on
- 16 your behalf. We have interfaced with them, and as I
- 17 say, we are reasonably pleased. You will hear from my
- 18 colleagues that there are a number of issues that
- 19 concern us and I believe that concern you also.
- 20 Again, let's meet, let's chat, let's develop a
- 21 reparte. You will be in the world for 40-plus years
- 22 and we need to get to know you.
- 23 Thank you.
- 24 CHAIRMAN WOOD: Thank you. Actually, I don't
- 25 know what to do when this thing doesn't go all the

- 1 way. This has never happened before. I guess I have 2 to wait.
  - Ms. Rotman.
- 4 MS. ROTMAN: I want to thank you for giving me
- 5 the opportunity to exercise my freedom of speech for
- 5 the first time in this country. My name is Dorect
- 7 Rotman, and I have a business on Hollywood Boulevard
- 8 for 11 years now. I am also a renter on Hollywood
- 9 Boulevard. I also have wasted my time now for two
- 10 years being a member of the PAC. The reason that I am
- 11 saying that I have wasted my time is because, for one,
- 12 I would like maybe to tell you to have some change
- 13 done and starting with your own name, which is CRA,
- 14 which you call yourself, Community Redevelopment
- 15 Agency, which actually should be Community Robbery
- 16 Agency.

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- 17 The reason I am saying that is because
- 18 you apparently have a great knowledge of supposedly
- 19 building up communities. The robbery plan, which is
- 20 the redevelopment plan, supposedly, the robbery plan
- 21 which we have been working on for two years, I haven't
- 22 found in none of the pages, nothing whatsoever
- 23 regarding commitment towards the humanitarian side of
- 24 the community.
- 25 Living in different countries during my

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- 1. life, which, of course, I am not 25 years old, so I
- 2 have had quite an experience. I have never seen a plan
- 3 that spends so many hours talking on the FAR's and
- 4 density, but there is no time taken whatsoever to
- 5 address the major issue that should be everybody's
- 6 concern, if we live in the community or not, and the
- 7 specific thing is that like Hollywood, being a
- 8 specific place, with specific problems, you don't have
- 9 no commitment whatsoever to address the runaways which
- 10 after three days in Hollywood they turn out to
- 11 prostitution. You have no commitment whatsoever for
- 12 this major, major humanitarian thing to create any
- 13 kind of place for those people. And then you all are
- 14 going to be complaining that we can't walk on the
- 15 Hollywood streets.

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- 16 The high-rise building, that is not what
- 17 is going to make us so safe.
- 18 Another thing that you did not take into
- 19 consideration and everywhere you read the paper, you
- 20 look at the news, they tell you about the statistic
- 21 which say more and more that our single parents are
- 22 the market today, and this is something that it is a
- 23 fact of life in a society of today and this robbery
- 24 plan, there is nowhere a commitment from your part to
- 25 address specifically how many child-care places w

- 1 should have in such a big redevelopment place.
- 2 CH' AMAN WOOD: I have to ask, would the Board
- 3 members care to give her an extension?
- 4 MR. STEWART: Yes.
- 5 CHAIRMAN WOOD: Mr. Stewart says yes.
- 6 MS. ROTMAN: What does it mean?
- 7 CHAIRMAN WOOD: It means that you get to
- B continue talking, but if you could speed it up.
- 9 MS. ROTMAN: I don't know about the speeding. I
- 10 barely speak English.
- 11 So as I was saying, child care, which, if
- 12 we want to build a creative community, a community
- 13 that people want to come and live there, not drive in
- 14 to work and drive out, what I call a ghost town, but a
- 15 community to live in, we have also to make sure those
- 16 secretaries and everybody, single parents, whether it
- 17 is father and mother, they have a place to place their
- 18 kid when they are going to go to work. Of course, the
- 19 major thing is the homeless, which everybody loves to
- 20 ignore the facts of life, in this cold weather
- 21 especially. There is no provision for homeless.
- 22 There is no provision for community centers, which
- 23 every country that I have lived in have, especially
- 24 the low and medium residential build-ups, have
- 25 community centers so that after school the kids can go

- 1 to prepare their homework there. We don't have any of
- 2 those things.
- 3 Of course my colleagues are going to
- 4 present to you parks. Now, I think that the agency
- 5 which I have loved to work with for two years have
- 6 missed one thing, and this is that Hollywood is
- 7 unique. We live in Hollywood by choice. We live in
- 8 Hollywood because we love Hollywood and it is a kind
- 9 of a breed that we Hollywood people are that is a
- 10 different breed than you have met in downtown in
- 11 developing and other developments. And I am here to
- 12 tell you, maybe for you to listen and do something
- 13. about it, not for me, for the community, and to
- 14 understand that Hollywood people, if they don't get a
- 15 community, they are not going to go for nothing else.
- 16 One more point which I don't understand,
- 17 and I was talking to your agency members, you are
- 18 going to be taking our tax money and create a paradise
- 19 for the developers --
- 20 MR. SHAPIRO: Yes, sir.
- 21 MS. ROTMAN: Thank you.
- 22 But how is the City or anybody else going
- 23 to be able to provide for the humanitarian part of the
- 24 community. How do you see that accomplished if not by
- 25 your guys telling yourself once and for all that i

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- 2 2

- 2 take care of the developers, but let's not forget the
  3 other part of the community that is as important and
  - 4 as necessary in the community, to take care of those
  - 5 if you really want to have a community that you really

order to build a creative community, yes, we have to

- 6 want to live in.
- 7 CHAIRMAN WOOD: I don't happen to have your
- 8 name, but --
- 9 MS. OFFENHOUSER: I think it is in the box. I
- 10 filled out one of those forms.
- 11 CHAIRMAN WOOD: It is okay.
- 12 MS. OFFENHOUSER: If it is all right, I will
- 13 just stay seated.
- 14 My name is Fran Offenhouser and I am an
- 15 architect. I was elected to the PAC as a
- 16 representative of Hollywood Heritage, which is the
- 17 historical organization in Hollywood, and I was
- 18 elected with high hopes that the agency would really
- 19 grapple with the issues of historical preservation in
- 20 Hollywood. It is no secret that Hollywood is
- 21 historical. There is no reason to dwell on that.
- I will address my comments to the EIR
- 23 because that is what I thought the forum is.
- 24 My first comment is that I think the EIR
- 25 correctly identified in quotes the significant

- 1 unavoidable environmental . 'fects on historical
- 2 buildings on Page 100. What that means is with the
- 3 provision of this plan as drafted now the destruction
- 4 of Hollywood's landmarks is unavoidable. In other
- 5 words, even with the mitigation measures that the
- & agency has included in our document in this plan,
- 7 those mitigation measures are inadequate. The
- 8 buildings will come down. I am obviously not happy
- 9 with the situation. But I think the EIR has correctly
- 10 identified it.
- I think this is a serious flaw in the
- 12 plan in that the EIR addresses the fact that it is
- 13 indeed correctable. In the alternative to the EIR is
- 14 the alternative plan offered by the Planning
- 15 Department, as indeed less delitorious to the
- 16 historical landmarks than of the plans offered by the
- 17 Redevelopment Agency.
- 1B In terms of the technical comment on the
- 19 EIR, I would like to see two things changed between
- 20 now and the draft and the final. I think that -- I
- 21 assume that it is just an omission -- but we have a
- 22 national registered historical district on Hollywood
- 23 Boulevard. It is on the map that is enclosed in the
- 24 EIR, but for some reason the discussion of the impact
- 25 on it was left out of the document. That is a

discussion of impacts on Subarea 2A and 2B. 2 There is a building-by-building description of impacts on historic buildings in other 3 parts of the plan, but the most historic area of 4 5 Hollywood, the national registered district on Hollywood Boulevard, is not adequately discussed. 7 Secondly, on Page 43 and 44, 44, anyway, or somewhere around there, there are mitigation measures which essentially recount what is in the plan to mitigate the impacts on the historic buildings, and 11 I know I have submitted to the agency quite a number of alternative measures that might be some incentive to restore and preserve historic buildings, and I 13 think perhaps more mitigation measures could be 15 developed. CHAIRMAN WOOD: Does the Board wish to give more 16 time to this speaker? 17 I just have a summary. 18 MS. OFFENHOUSER: MS. CHAPMAN: Yes. 19 CHAIRMAN WOOD: Dkay. Please go ahead. 20 21 to do this, but we are either going to run by the rules for everybody or else I will be in trouble later. 22

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I think the EIR actually has quite

MS. OFFENHOUSER: I just wanted to summarize

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some things.

- 1 honestly attempted to deal with this issue and I think
- 2 it is very black and white. Either the plan is
- 3 changed or the impact on the historic buildings is
- 4 incredibly serious.

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- 5 Thank you.
- 6 CHAIRMAN WOOD: Thank you.
- 7 Mr. Moore.
- 8 MR. MODRE: Thank you. I am Brian Moore. I am
- 9 President of the Hillside Federation. We would like
- 10 to submit to you later our paper because I have quite
- 11 a few instances of specific language changes and
- 12 additions to the plan and I don't think the three
- 13 minutes really justifies that or perhaps this
- 14 proceeding is an inappropriate place to do that.
- 15 I was also a PAC member. I was an are
- 16 appointed of Mr. Stevenson, and after Mr. Hughes came
- 17 into the office he changed the appointees. So I did
- 18 work very closely with the PAC for the last two years.
- 19 We have serious concerns about this plan
- 20 as now drawn on many of the items from preservation to
- 21 social services. Social services doesn't even rank a
- 22 heading in this plan. A plan is being drawn up to
- 23 have a new community without any address to such
- 24 issues as schools, parks, recreational facilities,
- 25 senior housing, runaways, homeless, and you must

- 1 realize that those are Hollywood's particular
- 2 afflictions, socially now, runaways and homeless.
- 3 There are groups that are working on this separately,
- 4 but I do believe CRA should be involved in this.
- 5 The matter that Mr. Hamilton spoke of
- 6 about which comes first, the community redevelopment
- 7 plan or the amendment to the Hollywood community plan.
- 8 is a vital concern to the Hillside Federation. We are
- 9 the moving force that finally got AB 8283 implemented
- 10 into this City.

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- 11 It was understood that the Hollywood
- 12 community plan would always be amended first. We took
- 13 it for granted that that was the law. If the law is
- 14 indeed to be changed behind closed doors, in a
- 15 conference of several people in high-level positions
- 16 in the City, then I think that the citizens are truly
- 17 being shut out of that process which is guaranteed.
- 18 We are very concerned about this and we are very
- 19 concerned that if it should go through, that the same
- 20 procedure might set in that has happened in the
- 21 downtown area, that the CRA staff can simply say, "We
- 22 don't have the manpower. The City planning staff does
- 23 not have the manpower."
- 24 So how long will it take for that
- 25 redevelopment plan to coincide with the Hollywood

- 1 community plan. It is a matter of great concern for
- 2 'us in the Hollywood community.
- 3 The preservation issue is crucial to
- 4 Hollywood and many of us who worked on this plan feel
- 5 that instead the words "shall implement" or "shall
- 6 study" should be used. The word "may" has been used
- 7 an inordinately amount of times. It is over and over
- 8 again.
- 9 "We may," "we may," and "we may."
- 10 "May" is not a contract. I think this
- 11 agency should draw up a contract that bears scruting
- 12 in the community that is being drawn with, honorably
- 13 and out front and not with all this guesswork that the
- 14 staff has put into this plan. The staff has voted
- 15 itself, out of consultation, time after time --
- 16 CHAIRMAN WOOD: Mr. Moore, if I could, does any
- 17 Board member wish him to continue?
- 18 MR. STEWART: Yes
- 19 CHAIRMAN WOOD: Mr. Moore, continue.
- 20 MR. MOORE: Thank you, Chairman.
- 21 If you look at the North Hollywood plan
- 22 and the Little Tokyo plan, which I had access to, you
- 23 will see that the PAC includes itself in so many
- 24 future decisions as the redevelopment plan unfolds.
- 25 The Hollywood PAC chose to eliminate its presence from

- 1 these decisions. I think that that is a major flaw
- 2 because the PAC that comes after this present PAC
- 3 after new elections may feel very differently, but
- 4 they will be out by that time.
- 5 We have these concerns about specific
- 6 language. I would like very much to submit that to
- 7 the Board at a later date, very soon, as a matter of
- 8 fact, so that you can study these preservation issues.
- 9 Hollywood is a state of mind throughout
- 10 the world. We have untold tourists who come and don't
- 11 spend the night because they are disappointed of what
- 12 they see on the streets, but if they are lucky enough
- 13 to crawl onto one of those tour buses and see the
- 14 stores of our buildings on Hollywood Boulevard and
- 15 adjacent streets, they are very fortunate because they
- 16 see some of the finest architecture from World War I
- 17 era and after that is truly wonderful. It is many
- 18 styles and it should not be endangered by
- 19 overdevelopment or uncompatible development.
- 20 We are all very anxious to see the new
- 21 Hollywood redevelopment plan. I think you are the one
- 22 agency that has enough power to do this meaningfully,
- 23 but we are very concerned about the present process.
- 24 I thank you for your time.
- 25 CHAIRMAN WOOD: Thank you.

MR. JOHNSON: I have a question. CHAIRMAN WOOD: We are not entertaining questions at this time. The next speaker is Mr. Marshall Caskey. MR. CASKEY: Mr. Chairman, members of the agencu Board. ladies and gentlemen, thank you for this opportunity to speak. My name is Marshall Caskey and I am a lawyer in Hollywood and I have chaired the Hollywood Project Area Committee from its inception and still do today. I would like to, if I may, point out some 11 of the strengths and some of the adverted weaknesses 13 that have already been mentioned. We are rather proud and I am personally 14 proud of the record of community participation and objectivity that I think has been shown to the draft plan that has been given to us by the CRA staff. I 18 think the staff in general has done what I regard to be the strongest job of staff work that I have seen arise from any kind of public agency and I have been

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- 23 and passionately and if I may say so, and many of
- 24 those who participated most passionately almost all
- 25 are no stranger to me or are they a stranger to the

involved with several. I think the public in general

in Hollywood has participated actively, wholeheartedly

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- PAC nor are their ideas strangers to 13.
- 2 It is true in the selection process of
- what to include and what not to include choices have
- been made and many, many worthwhile projects, plans,
- goals and social objectives are not included in the
- This is regrettable. However, it was seen that
- based upon what we saw as the commission of the
- Redevelopment Agency, the possibilities for addressing
- problems in the plan, that we more or less put the
- thrust of our work and our efforts in the language in
- the plan, if you will, behind those things which the
- redevelopment agency can and ought to address. In
- some cases we were forced to leave out appealing
- crying needs which we felt we could not address and it
- might very well represent almost a hoax to put them in
- the plan because they could not be addressed through
- the tools available to the agency.
- This doesn't make us We are sorry.
- necessarily, the majority of a Project Area Committee,
- look like humanitarians. Unfortunately, anybody that
- does not want to address the problems of the homeless 21
- in every document that passes before them runs that 22
- risk, but we feel we have chosen the appropriate 23
- things to address and we felt those things that are 24
- not included could not or should not be. 25

1	I think it is important to understard
2	that of the 35 or so persons who did participate in
3	the Project Area Committee for the most part on this
4	plan there was a strong consensus in all issues. In
5	the one area there was not a strong consensus it had
6	to do with the density in Subarea 1, which is along
7	Franklin Avenue. Mr. Hamilton and I had a difference
8	of opinion with the CRA staff and ultimately they went
9	with our view. As a matter of fact, the Councilman
10	broke that tie and Mr. Hamilton's idea for density of
11	that area ultimately prevailed and was incorporated
12	into this plan. So there have been trade-offs.
13	CHAIRMAN WOOD: Mr. Caskey, if I could Okay.
14	MR. CASKEY: I will try to be brief.
15	I would urge only at this point that
16	Items 7 and 8 be passed, that we not delay, and I feel
17	that in the future I could see, as soon as the
18	amendment to the community plan and the adoption of
19	the redevelopment plan, actions that are not a phase
20	as far as the Council is concerned, the amendment for
21	the community plan pushed downstream. I feel
22	unfortunately that by not dealing with these things at
23	the same time we are creating a kind of a series of
24	considerations where we don't get the kind of closure/
) <b>5</b>	upon the subject that I like to see over the 150-0145

meetings that went over a period of two years because there really is an advantage eventually as far as we can see of settling some of the issues and moving on. There is an advantage giving to those real estate developers a certain predictability of what will or will not be permitted, whether it is fair or good, and then they can at least adjust. By leaving it, if you will, a court of appeals and endless series of amendments to plans and then amending another plan to conform to another and so on and so forth are too I would certainly urge, and I can't make it happen, and I don't think even this Board could make it happen, but I would urge Mr. Hamilton and urge the City's Planning Department and all parties concerned to attempt to resolve as many of their differences as they can now so that the format, the subject matter of that amendment of that community plan, doesn't become so broad that we in effect lose all that work that has gone before. That is a truly regrettable matter. would attempt to work with Mr. Hamilton and whomever 21 if they must on these decisions so that we can go forward and not have an endless series of around the This is a good plan. We like the plan. The. 23 people who have spoken here, which I am sure will again in the future, they are entitled to their

- 1 opinions. But as the Project Area Committee,
- 2 everybody worked very hard. The staff has given good
- 3 input and we feel it is a good plan and are willing to
- 4 stand behind it in every respect.
- 5 CHAIRMAN WOOD: You are currently Chairman of
- 6 the PAC?
- 7 MR. CASKEY: Yes, I am.
- B CHAIRMAN WOOD: And are you speaking in the
- 9 capacity for a majority of the PAC?
- 10 MR. CASKEY: I am speaking for the capacity of
- 11 the majority of the PAC other than the red-line
- 12 areas. The matters that have been changed in the las
- 13 few days in the plan, that were changed in response to
- 14 Mr. Hamilton's most recent negotiation with the CRA
- 15 staff, have never been considered with the Project
- 16 Area Committee. I cannot speak for the majority of
- 17 the PAC on those subjects. However, the remainder of
- 18 the plan has been approved in its entirety and I can
- 19 certainly speak for the majority of the PAC as to the
- 20 remainder of the plan. But those most recent things
- 21 have not been reviewed.
- 22 CHAIRMAN WOOD: I have had transmitted to me a
- 23 letter that I have been asked to put into the record.
- 24 It is a letter from Norris Lineweaver, and the
- 25 substance of the letter says:

1	"As Chairman of the Redevelopment
2	Plan Text Subcommittee, I have read the
3	EIR draft, reviewed it's findings and
4	support the draft as presented and urge
5	its approval in order to achieve a final
6	adoption of the redevelopment plan by
7	the City Council."
8	Mr. Milton Larsen, please.
9	MR. LARSEN: I am Milt Larsen and I am the
10	Founder of Magic Castle in Hollywood. I am also on
1	the PAC Committee and worked very closely with the CRA
2	in the downtown situation. They have been a great
3	help, staff, the Board, and we appreciate it.
4	My one concern today —— and just speaking
5	specifically on the Magic Castle, we are very proud of
6	the Magic Castle as being an asset to Hollywood. For
7	those of you who may not know what it is, it is a
8	private club, it's membership is 6,000 to 7,000 active
9	members, people who are in show business, every walks
0	of life, musicians. It is a grand old building that
21	has been given a new use through our usage of it.
2	Mr. Tom Glover who owns the property 700
3	feet along Franklin in the specific area that we are
4	talking about has some wonderful plans for that area.
5	They do not include high-rise, they do not include

1	blocking of anyone's view. No one has ever asked to
2	hear those plans or see those plans.
3	To roll zoning back at this point to give
4	us anything other than what we have been operating
<b>5</b> ,	under for the last 23 years, I feel it is very, very
6	unfair to the future of our planning, to Mr. Glover's
7	very specific dedication to Hollywood. I think given
8	the alternatives of what could have happened over the
7	last 23 years on that property that hasn't happened
0	because we chose to make it a little more like a
1	Victorian park than a big high-rise building, that
2	could have happened somewhere around the line, and I
3	am not talking about huge high-rises, but we have a
4	plan that is a marvelous plan. It includes quite a
5	few historic ramifications, it includes a lot of green
6	space. It includes a beautiful area and all we ask is
7	that before a zoning change is made that somebody
8	should really talk to us, address the plan and improve
9	that plan.
20	Thank you.
21	CHAIRMAN WOOD: Thank you, Mr. Larsen.

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Mr. Bradley.

with Psomas and Associates, and I represent the

MR. BRADLEY: My name is Burton Bradley and I am

Yumashuro Corporation. I only received this booklet

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on Friday and I am looking at Figure 3 which shows the

2	Glover property, the Yumashuro property on Franklin
3	between Orchid and Sycamore, a very high max 130 units
4	per acre and I think that has been changed since this
5	was published down to a medium high which is a max 60
6	units per acre.
7	I would like to address the zoning and
8	the land use and the traffic on Franklin. First of
9	all, the land-use designated relates to zoning and so
0	we might relate very high to R5, high to medium high
1	to R4 and R3. We confirmed this with staff
2	discussions. R5 allows hotels and clubs which are
3	presently to be used on the site. R4 allows only
4	hotels and R3 allows neither. So either of those
5	would make at least part of the project a
6	nonconforming language if adopted in that form, which
7	would make the present building acceptable, but not
ė	manageable or expandable in the future. So we would
9	like for you to consider the extension of the land-use
0	plan which would allow the existing R5-2 zoning. That
1	has already been rolled back once from R5-4 to R5-2 by
2	the Planning Department. That would allow a mixed-use
2	residential rather than a totally residential land use

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- 1 residential, will tend to increase the peak hour of
- 2 traffic on Franklin Avenue. The mixed use would tend
- 3 to have off-peak traffic volumes that would mitigate
- 4 that event and offset the traffic such as Magic
- 5 Castle. Peak traffic is not the same as the
- 6 residential traffic. Neither is the hotel. So those
- 7 items would tend to soften the effects of this
- B development on the traffic on Franklin Avenue.
- 9 Secondly, I would like to address the
- 10 issue of Franklin Avenue, which is identified on Page
- 11 45 of the report. It describes Franklin Avenue as a
- 12 secondary highway, which is correct. It also
- 13 describes it as a secondary highway used to bypass
- 14 downtown Hollywood. That is basically the problem
- 15 with Franklin Avenue, as my clients see it. The road
- 16 is identified as a secondary highway, but it is not
- 17 treated or constructed as a secondary highway. It
- 18 does not carry the traffic that it should be carrying
- 19 as a secondary highway, where other major
- 20 thoroughfares in the north/south direction are
- 21 adequate and have the capacity to carry that
- 22 north/south flow.
- 23 So we would like to ask that Franklin
- 24 Avenue either be considered as a secondary highway or
- 25 he treated as a collector road for this increased

- 1 development in this area and used to service the
- 2 community rather than a through street for traffic
- 3 going through Hollywood rather than serving the
- 4 community.

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- 5 Thank you.
- 6 CHAIRMAN WOOD: Thank you, Mr. Bradley. Those
- 7 are all of the slips that I had before me.
- B MS. LEHRER: I did also.
- 9 CHAIRMAN WODD: Okay. Then I will -- I said we
- 10 would call on people. I was merely saying that those
- 11 are the ones -- We will call on everybody here.
- 12 Oh, I see where it is. Certainly. More
- 13 28's in the back here.
- 14 MS. LEHRER: Thank you very much. I am here on
- 15 behalf of Los Angeles Conservancy and I have some
- 16 comments to make regarding the draft EIR. We have not
- 17 had an opportunity to review the plan. However, I do
- 18 have some comments to make about this document.
- 19 The project does involve increases in
- 20 density and some zone changes which can result in
- 21 significant negative impacts to historic resources.
- 22 It is our feeling that preservation has a very
- 23 specific place in planning the future of Hollywood
- 24 because the history of Hollywood as a film capitol of
- 25 America and indeed of the world has tremendous

- 1 potential for future economic development and for
- 2 tourism. Our interests would be in harnessing the
- 3 Redevelopment Agency in handling this potential and
- 4 also in mitigating any negative—impacts—of Hollywood's
- 5 historical architectural resources that might result.
- 6 So the key thing is really translating mitigation into
- 7 the plan.

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- B The section on historical architectural
- 9 and cultural resources is quite well-documented and
- 10 contains the best survey map that I have ever seen in
- 11 any document like this. This was developed by
- 12 Hollywood Heritage as a result of their survey and it
- 13 contains a wealth of information which we hope was
- 14 utilized in planning for redevelopment which will
- 15 support historic preservation. The map shows a number
- 16 of mitigant neighborhood groups with strong
- 17 architectural qualities and character. There are 13
- 18 indicated on the map and then a list of eight appears
- 19 in the cortex itself on Page 40. In trying to find
- 20 out what the proposed changes of density and zoning
- 21 could impact those areas, I found this information
- 22 buried in Appendix C in the rear, including along with
- 23 a fairly comprehensive list of historic resources.
- 24 Looking carefully I could pick out some information or
- 25 these identified neighborhood subgroups. I think the

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- 1 information should really be more clearly identified .
- 2 in the report. However, just taking one example, the
- 3 1700 block of Hudson contains six properties
- 4 identified as potentially eligible for the national
- 5 register. The proposed zone change for that street is
- 6 very high residential. Yet the existing properties
- 7 are one-story residential. Clearly if this block is
- 8 an example of the proposed density changes, it could
- 9 mean the elimination of this streetscape which was
- 10 identified as worthy of preservation.
- 11 The issue is how can the redevelopment be
- 12 used to benefit and enhance such architectural
- 13 significant subgroups in the community.
- 14 I would like to suggest a planning tool
- 15 that might be useful here. That is that these
- 16 neighborhood subgroups receive a special
- 17 classification as conservation districts and that
- 18 special planning guidelines be applied to these areas.
- 19 Development and design guidelines can be
- 20 established which will enhance inherent strengths of
- 21 these neighborhoods and streetscapes. This project is
- 22 known as Rehab Right throughout the community, which
- 23 is called after a publication produced by the City of
- 24 Dakland's Planning Department. Guidelines such as
- 25 this result in enhancing property, values for

- 1 homeowners as well as strengthening the character and 2 special qualities of local communities.
- 4 important and appropriate because over the years the
- 5 Conservancy has heard a course of complaints from
- 6 neighborhood groups, from the grass roots, about other
- 7 neighborhood rehab programs where the lack of
- B guidelines such as this resulted in the loss of
- 9 neighborhood character and distinctive architecture.
- 10 CHAIRMAN WODD: Excuse me, Ms. Lehrer, Hold
- 11 on. Shall we continue?

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- 12 MS. LEHRER: So I would like to make the
- 13 suggestion that we do consider the establishment of
- 14 neighborhood conservation districts in these areas
- 15 identified in the survey map.
- 16 I would like just to mention that in
- 17 Appendix C, which is the comprehensive list of
- 18 historical architectural resources, there is an
- 19 analysis of increased densities proposed. I find one
- 20 puzzling phrase that occurs throughout where potential
- 21 impacts are identified as beneficial but pressure to
- 22 increase density. It seems that any case that you do
- 23 have pressure to increase density, you do have
- 24 potential adverse impacts and I think these should be
- 25 identified so that we may know how to deal with them.

1	We are also concerned about the impacts
2	of increased density on Hollywood Boulevard, which is
3	a national registered historic district. We fully
4	support the development of the urban design plan as
5	suggested in the report and hope the redevelopment
6	plan itself will include positive strategies to
7	encourage the rehabilitation of this important
8	district which has such tremendous economic potential
9	for the community, along with the preservation
1Ò	guidelines.
11	There is one economic incentive that I
12	would like to make a comment on because there could be
13	some problem with it. It mentioned the utilization of
14	density bonuses based on the preservation of or
15	rehabilitation of significant architectural
16	resources. The problem arises when incentives result
17	in additions to existing buildings which end up
18	detracting from that building's architectural
19	character. An example of this in the downtown area
20	are green houses that were added to the Edison
21	Building at One Bunker Hill. Such development bonuses
52	are beneficial in an area such as Hollywood Boulevard
53	if they can be transferred or sold to other sites
24	outside the historic district so that we don't have a

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- 1 this would provide the owner for an economic reward
- 2 for preserving the building while at the same time
- 3 protecting the integrity of the building and the
- 4 streetscape.

- 5 I think I will just conclude my comments
- 6 at this point and say that we appreciate all the work
- 7 that has gone into developing the redevelopment plan
- 8 in Hollywood and the important historic resources I
- 9 think for building it's future don't need any further
- 10 emphasis. And I think we all need to look to the plan
- 11 and the work programs to carry out that mandate.
- 12 Thank you very much.
- 13 CHAIRMAN WOOD: Thank you, Ms. Lehrer.
- 14 Mr. Roberts.
- 15 MR. ROBERTS: My name is Greg Roberts. I have
- 16 not had a chance to look at the documents there and
- 17 the speaker said he is the Chairman of the PAC. I
- 18 believe there are four PACs in Hollywood. Is he the
- 19 Chairman of all the PACs? It is just a question.
- 20 . This lady here brought up the subject of
- 21 the homeless, Mrs. Rotman, and the Health and Safety
- 22 Code of the State of California does provide that
- 23 redevelopment coffers should go to helping the
- 24 homeless, providing social welfare programs, helping
- 25 fund them. It is essentially what it states:

- 1 brought the law down here and it has been circulated,
- 2 if your lawyer is not aware of it already.
- So we all heard the plan here does not
- 4 address that subject and you are mandated by the State
- 5 Health and Safety Code to do that.

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- 6 I also believe that tapes of these
- 7 meetings should be retained and not destroyed or
- 8 copied over as soon as the clerical staff has decided
- 9 what they should put in the minutes. So since this is
- 10 a public hearing, apparently mandated by the Federal
- 11 Government, you should retain the tapes like other
- 12 agencies do, not have them discarded. This document
- 13 here, two-page thing, tells me little. I don't know
- 14 why you picked Serrano to be the boundary. Why not
- 15 something else? I don't want to give you more
- 16 territory, to give the developers a field day, but I
- 17 mean, why Serrano? Why Franklin and not Hollywood
- 18 Boulevard? Why LaBrea, not something else? These are
- 19 all questions that I have not gotten answers to.
- 20 When you have four PACs, is that
- 21 realistic? Is it realistic that you have elections
- 22 for three of them on one time and another area that
- 23 you don't? Is it realistic that you don't put out
- 24 accurate information about how to get on the PAC?
- 25 Which Mr. Helfeld, when he was here, he did address

- 1 that issue and had it corrected after Councilman Woo
- 2 was elected.
- 3 I did get a letter from him on that
- 4 subject, from Mr. Helfeld, saying we did publish
- 5 inaccurate information.
- 6 I could continue, but --
- 7 CHAIRMAN WOOD: The sand has not run out. You
- B can continue.
- 9 MR. ROBERTS: I am going to give you the time to
- 10 just -- just to see you smile.
- 11 CHAIRMAN WODD: I would not want to deny you
- 12 that small pleasure.
- Does anyone else wish to comment on the
- 14 Hollywood plan items, either 7, 8 or 28?
- 15 MR. JOHNSON: Mr. Chairman, again, I have a
- 16 question for you.

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- 17 CHAIRMAN WOOD: Yes, sir.
- 18 MR. JOHNSON: Will the Board be taking under
- 19 submission the transmissions from the community groups
- 20 that have indicated they will send to the Board prior
- 21 to giving its approval for transmission of documents?
- 22 CHAIRMAN WOOD: That is a good question.
- 23 One of the things that we are going to do
- 24 in this hearing is those of you who have made specific
- 25 suggestions, the agency staff will communicate with

- 1 you in other than a form letter, saying that we have
- 2 received your suggestions and thank you for coming
- 3 down. You will be told how your item was disposed
- 4 of. If it is included you will be given the section
- 5 and page number. If it is not included you will be
- 6 given our reasons why we chose not to include it, but
- 7 it will not simply be, "Thank you for coming down and
- B talking to us."
- There is a moment here to comment on what
- 10 these individual pieces mean. We must transmit to the
- 11 City the documents in a timely fashion to make sure
- 12 that Hollywood doesn't lose a year because we failed
- 13 to reach I believe a March deadline. So the timing on
- 14 the Hollywood project has been against a real date,
- 15 not an arbitrary date that we picked, but a date in
- 16 State law that if we fail to meet that date, then the
- 17 whole Hollywood redevelopment area project will be
- 18 delayed a full year. That has been our purpose, was
- 19 to make that deadline, and we have all been working
- 20 towards it.
- 21 There are three items to be transmitted.
- ·22 Item No. 8 is the plan itself. Item No. 28 is the
- .23 EIR, and Item No. 7 is the taxing documents that must
  - 24 begin the process of dealing with the County of Los
- 25 Angeles and the taxing authorities. However, each of

- 1 these is tied together and that is why we took them as 2 a body.
- 3 MR. KANE: On Item 28, the only action you need
- 4 to take is to close the public hearing. It is not
- 5 recommended that we do anything with the environmental
- 6 impact report except respond to the comments made
- 7 today and put the final report together. That is a
- 8 separate matter from the transmittal of No. 7 and 8.
- 9 CHAIRMAN WOOD: But that must be completed by
- 10 the time that we meet with the City Council.
- 11 MR. KANE: Yes. Taking the comments, responding
- 12 to them, putting together a final impact report is on
- 13 of the prerequisites for the March hearing.
- 14 CHAIRMAN WOOD: That is what I meant by being
- 15 tied together. If one item were not to progress in
- 16 the same time frame then the other items themselves
- 17 could be delayed.
- 18 What Mr. Kane is saying is that on the
- 19 EIR, the purpose of today is precisely to get the
- 20 input and to deal with it.
- 21 Mr. Stewart?
- 22. MR. STEWART: Perhaps it would be beneficial if
- 23 Mr. Cosgrave and Mr. Kane summarize the process that
- 24 we will proceed by. I think you have been attempting
- 25 to do that. I think if they summarize it the peop

- 1 in the audience will know exactly where we are in the
- 2 process. The EIR does come back, for example, to this
- 3 Board for final approval and then goes to the City
- 4 Council. I think it would be beneficial, Mr.
- 5 Cosgrove, if you went through the process.
- 6 MR. CDSGROVE: With respect to the EIR, it is
- 7 out for public comment now. The hearing you called
- B this morning is one forum for that comment. The
- 9 public also has the opportunity to submit written
- 10 material to us on the EIR. For each of those
- 11 communications that we receive, whether it be what we
- . 12. heard this morning or what we received through the
  - 13 mails, we will prepare a response and that response
- 14 will be incorporated in the final EIR of which we will
- 15 prepare. So every comment will be addressed in the
- 16 final EIR.

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- So that process will be ongoing until I
- 18 am not sure what the final date is. Ileanna, what is
- 19 the final date?
- 20 MS. LIEL: January 6 is the final date for
- 21 comment.
- MR. COSGROVE: January 6th. So any comment that
- 23 we receive up through January 6th will be addressed
- 24 and will be responded to within the final EIR.
- 25 That document, the final EIR, obviously

- 1 will be part of the record that will be considered by
- 2 the agency and by the City Council when they consider
- 3 the adoption of the redevelopment plan at the joint
- 4 hearing.

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- 5 With respect to the matter dealt with in
- 6 Item 7, the preliminary report, that does have a
- 7 fairly critical time frame to it. It is one that we
- 8 must transmit in a timely fashion in order to permit
- 9 the taxing agency in the time that they have under the
- 10 law to establish the fiscal review committee, which we
- 11 have every expectation they will choose to do, and for
- 12 them to assess the financial impact on them of the
- 13 expectation that the agency will claim tax income from
- 14 the project, and, frankly, we will, I suspect, have
- 15 some fairly stiff negotiations with the County and the
- 16 other taxing agency with respect to our claim of tax
- 17 income. There is a specific time that that is laid
- 18 out within the law to permit that process to take
- 19 place and if we have any substantial delay in the
- 20 transmittal of this document to the taxing agencies we
- 21 will be running up against that deadline.
- 22 With respect to Item 8, the redevelopment
- 23 plan itself, that, too, has a fairly tight time, but
- 24 it is not as locked in as, for instance, the
- 25 preliminary report. Some of the one or two items that

1 do remain with respect to Mr. Hamilton or perhaps some

of the other items that Mr. Moore talked about might

	3	be included within his formal transmittal to us or any
	4.	of the other written materials that we have received
	5	that affect the provisions of the plan are ones that
	6	we can continue to respond to and if we choose to make
	. 7	changes while it is under consideration by the
•	8	Planning Department staff for its report to the
	. 9	Planning Commission.
	10	So I think that within the next 30 days,
 '	11	if you choose to transmit it to the Planning
الر.	12	Commission this morning, while the Planning Department
1	13	staff and Mr. Hamilton is in the process of preparing
	14	its report to the Commission, and while we are talking
	15	with them, I think those kinds of changes can be
	16	incorporated before it gets to the Commission for
	17	action and then obviously there is the period beyond
	18	the Commission action before it gets to the Council,
	. 19	when there is that additional opportunity as well.
	20	As you know, from past experience, in one
	21	or two instances it is not unknown that the
	22	redevelopment plan provisions are changed on the
	23	Council floor itself by the Council, which is its
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- 1 the process is.
- 2' MR. KANE: The only addition I wanted to make to
- 3 Mr. Cosgrove's outline is if changes are proposed to
- 4 the proposed plan after the Planning Commission acts
- 5 and they bear on the planning amendments, they should
- 6 be reported back to the Planning Commission before the
- 7 Joint hearing.
- B MR. HAMILTON: Mr. Chairman, I think I should
- 9 clarify what I was speaking to was the land use and
- 10 density issues. There is no question that some of the
- 11 issues that some of the individuals here in the public
- 12 hearing brought up were ones which we had argued for
- 13 with the PAC and with the CRA staff. We were
- 14 overridden by the PAC. So I think that during this
- 15 30-day period, before or whatever, before it goes to
- 16 the Planning Commission, it would be a very fruitful
- 17 time to get the input from the testimony and the
- 18 formal presentations and sit down with your staff, if
- 19 that would be appropriate, because there are issues of
- 20 historic mitigation measures, of the humanitarian
- 21 issues, as was discussed, which we have believed was
- 22 important, and then the image issues which we had
- 23 included in the specific plan which we developed,
- 24 which we believed should be included in the plan. The
- 25 dilemma we faced, though, is what can the plan do over

and beyond what the present inadequate general plan

So it may be that some of those things that

	3	should be done, that everyone agrees should be done,
	4	will have to await an amendment to the general plan
٠	5	and then but sort of tentatively agreed to at this
	6	point, but not incorporated in the redevelopment plan
	7	because the general plan doesn't permit it, so to
	8	speak, and so that we may have to make some
	9	modifications later. But I believe this is an
	10	opportunity to work with your staff in trying to iron
~~ <u>`</u>	1,1	those things out before it gets to the Planning
امر	. 12	Commission, because due to the timing, it would be far
	13	better to have it ironed out when the Planning
	14	Commission acts, because then it doesn't have to
	15	come back to the Planning Commission, if at all
	16	possible.
	. 17	CHAIRMAN WODD: I would assume that in
	18	cooperation with the Councilman's office and Planning
	19	Commission and CRA, that that won't happen and that is
}	20	not a good situation. That is not representative
	21	democracy. That is stalling. We deal with that
	22	before it goes to the Council. I am confident that
	. 23	that is the way the Councilman would want it to be
ı		death with the Thomas assembled a sendence tende what T

- 1 Council floor that the Councilman is in full support
- 2 of and would argue with his colleagues should be
- 3 passed, and so that nobody is unclear that we will
- 4 work to that objective, though Council in its infinite
- 5 wisdom may take those actions, without trying to box
- 6 them in, so that everybody understands our intention.
- 7 We need to compromise to the point that we have a
- 8 majority document on the Council floor. Majority
- 9 means that the majority of the Council agrees.
- 10 It is appropriate now to ask if there are
- 11 any other members of the public that wish to comment.
- 12 I have not yet closed the public hearing. I am about
- 13 to do so and then I will ask my colleagues to comment.
- 14 MR. JOHNSON: There is just one clarification to
- 15 the question which I had asked which Mr. Cosgrove
- 16 answered. He made reference to the Planning Director
- 17 and Mr. Moore's submissions. I wondered did that also
- 18 include the submissions from the rest of the world?
- 19 CHAIRMÁN WODD: Yes, it does, Mr. Johnson. I
- 20 noted the over 80/60 versus 60/60, and we actually do
- 21 listen and I percent open space fee and there are
- 22 other people who think the funds ought to be
- 23 designated, but you will get a specific answer to your
- 24 requests, not a generalized answer. Is that correct,
- 25 Mr. Cosgrove?

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1	MR. COSG	ROVE:	Yes.	In fact,	I would li	ke to
- 2	clarify that.	Some	of the	comments	that are m	ede this

- 3 morning are not specific to matters within the EIR.
- 4 and as a result probably won't be addressed in the
- 5 EIR, but will be addressed in a separate written
- 6 communication back to the people.
- 7 Those that do address matters in the EIR
- 8 will be responded to within the EIR itself.
- 9 CHAIRMAN WOOD: But everybody that responded
- 10 will be responded to specifically, not in general,
- 11 . "Thank you for coming down and sharing with us your
- 12 thoughts. "
- 13 MR. MODRE: In the communications that we
- 14 address, may we address them to each member of the
- 15 Board? I know the staff is very concerned with our
- 16 views and I would like for you to be familiar with our
- 17 concerns. May we do that? We will accept the answer
- 18 collectively from the Board or from Mr. Cosgrove. But
- 19 we would like each of you to know these specific
- 20 language concerns because we feel that that is what
- 21 the plan does not have.
- 22 CHAIRMAN WOOD: Sure, Mr. Moore. The Board is
- 23 fully aware of the difference between "may" and
- 24 "shall."
- 25 MR. MODRE: Thank you.

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1	CHAIRMAN WOOD: And that is the kind of
2	specifics that you deserve and you will get them.
3	. It might be simpler, though, if you
<b>4</b>	address them to me, and the staff then duplicates them
5	and sends them. You can send seven copies, if you
6	like. If you address them to me they will get
7	duplicated. Mr. Hamilton's letter is in front of
8	every one of the Commissioners, so it might be
9	simpler. Also feel free to call the Commissioners.
10	There is no problem. I can't guarantee I have to
11	say for the record that I can't guarantee that they
12	will talk to you
13	- MR. JOHNSON: On that positive note, Mr.
14	Chairman, again my Board has authorized me to invite
15	this Board to chat with us and I hope that that will
16	DCCUT.
17	CHAIRMAN WOOD: Well, thank you for the
18	invitation.
19	We will now close the public hearing on
20	Items 7, 8 and 28.
21	(Whereupon, at 10:55 P.M.,
22	Monday, December 16, 1985, the public
23	hearing was concluded.)
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CBY RESPONSES TO NON-ENVIRONMENTAL COMMENTS- MADE AT THE DEIR PUBLIC HEARING

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354 South Spring Street Suite 800 Los Angeles California 90013

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File Code

213 977 1600

Berton R. Bradley Psomas and Associates 3420 Ocean Park Blvd. Santa Monica, CA 90405

SUBJECT: HOLLYWOOD REDEVELOPMENT PLAN

Dear Mr. Bradley:

I am writing in response to your comments made at the December 16, 1985 hearing on the Environmental Impact Report for the proposed Hollywood Redevelopment Project. Your comments addressed two issues; 1) the land use designation and permitted uses for the property north of Franklin Avenue between Orchid and Sycamore Avenues and 2) the designation of Franklin Avenue as a secondary highway.

The proposed land use designation for the area described above is high medium residential permitting development of 60 dwelling units per acre. Your concern is with the expansion and a development of new hotels and clubs in this area. As you know from discussions with Agency staff and Councilman Michael Woo, the proposed Redevelopment Plan authorizes the Agency to permit the expansion of non-conforming uses and the development of new commercial uses in residential areas in certain circumstances. The Proposed Redevelopment Plan sent to you highlights the sections of the plan which provides this authority and the circumstances under which the authority may be exercised.

Franklin Avenue has been designated in the City's General Plan as a secondary highway, however, as you have noted, it is not fully improved to secondary highway standards. The Department of Transportation and the Agency are aware of the serious traffic problems in the Franklin Avenue area and will be working together to improve this situation.

We look forward to working with you and your client, Mr. Glover, in the revitalization of Hollywood.

Sincerely,

Donald W. Cosgrove Acting Administrator

cc: James M. Wood

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Date JAN 16 1986 .

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File Cade

213 977 1600

CRA

Marshall Caskey
Attorney at Law
6255 Sunset Boulevard
Suite 2000
Hollywood, CA 90028

Dear Mr. Caskey:

Thank you for attending the public hearing on the draft Environmental Impact Report for the proposed Hollywood Redevelopment Project, and for your support of the proposed redevelopment plan. The proposed plan was sent to the Planning Commission on December 26, 1985.

In response to your comments at the public hearing, please be advised that the Project Area Committee will receive a copy of the updated Redevelopment Plan in the very near future. The outlined changes as well as additional changes or corrections resulting from continued discussions between the CRA and the City Planning Department will be presented and discussed in full detail with the PAC.

I would like to take this opportunity to thank you for your continued involvement in and support of the Hollywood community participation effort and the Redevelopment Plan.

Sincerely,

Donald W. Cosgrove

Acting Administrator

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opher L. Stewart 1 W. Cosgrove 4dministrator

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I the City I Los Angeles 354 South Spring Street Suite 800 Los Angeles California 90013 Telecopier Number 2 1 3 9 7 7 - 1 6 6 5 An Affirmative Action Equal Opportunity Employer JAN 1 6 1986 File Code

213 977 1600

Calvin Hamilton, Director of Planning City of Los Angeles Room 561C, City Hall 200 North Spring Street Los Angeles, CA 90012

CRA

SUBJECT: Hollywood Community Plan and Zoning Revisions

Dear Mr. Hamilton:

As a follow-up to your discussions with Agency staff on December 31, 1985 and your testimony at the Public Hearing on the Draft Environmental Impact Report on December 16, 1985, I want to assure you that we intend to recommend for inclusion in our first work program for Hollywood an allocation of staff time to prepare proposed amendments to the Community Plan and the zoning for areas within the proposed Redevelopment Project.

It is our understanding that once a proposal for a revised Community Plan and zone changes are agreed upon, the Planning Department will be responsible for preparing the documents and for providing the required notification prior to consideration by the Planning Commission and City Council.

We believe that revisions to the Community Plan and zoning designations in Hollywood will be necessary to effectively redevelop Hollywood. We expect to work closely with your staff and the consultants you have retained to update the zoning and Community Plan for Hollywood.

If you have any questions or need further information, please call me or John Spalding.

Sincerely,

Donald W. Cosgrove Acting Administrator

·cc: James M. Wood

James M. Wood\_

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trene P. Ayala Dollie Chapman Pastor Thomas Kilgore, Jr. Frank Kuwahara Robert G. Rados Chustopher L. Stewart

Donald W. Cosgrave Acting Administrator s e City o. \_as Angeles 354 South Spring Street Suite 800 Los Angeles California 90013

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213 977 1600

Honorable Michael Woo 13th Council District City of Los Angeles Room 239 - City Hall 200 North Spring Street Los Angeles, CA 90012

ZRA

Attn: Ms. Gilda Haas, Planning Deputy

Dear Ms. Haas:

Thank you for attending the public hearing on the draft Environmental Impact Report for the proposed Hollywood Redevelopment Project, and for your support of the proposed redevelopment plan. The proposed Plan was sent to the Planning Commission on December 26, 1985.

The Planning Commission will consider the Plan at their February 6th meeting in City Hall. It is anticipated that the Planning Commission will take action on the Redevelopment Plan at their February 13th meeting in Van Nuys. We look forward to your attendance and support at both of these Commission meetings.

In the meantime, our staff will continue to work with the City Planning Department to try to resolve the remaining issues. Should you have any questions or concerns regarding the Plan, please let us know as soon as possible so that we can address them as well.

We would like to discuss the proposed Plan with changes and/or corrections in detail with you prior to the Commission meetings.

I look forward to your participation in this most important endeavor.

Sincerely,

Donald W. Cosgrove CActing Administrator

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Date JAN 16 1986

File Code

213 977 1600

Elliot Johnson, President Hollywood Heights Association 2152 Rockledge Road Hollywood, CA 90068

SUBJECT: Hollywood Redevelopment Plan

# CRA

Dear Mr. Johnson:

I am writing in response to your comments at the December 16, 1985 hearing on the Draft Environmental Impact Report (EIR) for the Proposed Hollywood Redevelopment Plan and your letter of December 16, 1985 to the Agency. Your testimony and letter addressed three major points; (1) the proposed density in the area south of Franklin Avenue; and east of Highland Avenue (2) the need for open space in Hollywood and (3) the preservation of buildings listed in or eligible for listing in the National Register of Historic places.

The proposed density in the area south of Franklin Avenue and east of Highland Avenue is 80 units per acre, classified as High density. This area currently is zoned R-5 and has a Community Plan designation of Very High. The Very High designation does not have a cap on the number of units per acre which may be developed. We are proposing a density of High in order to provide for in-fill new development which is sensitive to the scale of existing development in this area. This designation is in keeping with your recommendation made in January, 1985 by a letter sent to us indicating that your Board supported a High designation in this area.

In response to your concern and the concerns of others regarding the historic preservation provisions of the proposed Redevelopment Plan, Agency staff is proposing strengthening the preservation provisions of the Plan. These proposals include a requirement that rehabilitation of architecturally and historically significant buildings conform to the Secretary of the Interior's Standard for Rehabilitation. We are also proposing to provide up to a one year period to try to preserve buildings which are threatened by demolition and are listed on, eligible for, or appear eligible for the National Register of Historic Places. The Agency is committed to historic preservation and reuse as demonstrated by our preservation efforts which include, among several others, the Embassy Hotel, the Bradbury building and the Central Library.

We agree with you that there is a critical shortage of open space in Hollywood and we strongly support the provision of additional open space. The goals

-James-M.-Wood Charman

liene P. Ayalo Dollie Chapman Pastor Thomas Kilgore. Jr. Frank Kuwahara Robert G. Rados Christopher L. Stawan

Donald W. Cosgrove Acumo Administrator Elliot Johnson Page Two

and section 508.4 of the Plan acknowledge the need for additional open space. The Plan contains two mechanisms to provide for additional open space. These are: (1) the Agency allocation of resources to purchase and develop open spaces and (2) developer provision of open space in exchange for additional development privileges. The Agency allocation of resources will occur through adoption of a work program which will be developed in consultation with the community. Provision of open space by a developer will occur through negotiations. We will also work with the City to identify any other funding sources for the provision of parks and open spaces.

Thank you for your time and effort in addressing these issues.

Sincerely,

Donald W. Cosgrove

Acting Administrator

cc: James M. Wood

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354 South Spring Street Suite 800 Los Angelos California 90013

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JAN 16 1986

File Code

213 977 1600

Milton Larsen Founder and Managing Director THE MAGIC CASTLE 7001 Franklin Avenue Hollywood, CA 90028

SUBJECT: HOLLYWOOD REDEVELOPMENT PLAN

Dear Mr. Larsen:

I am writing in response to your comments made at the December 16, 1985 hearing on the Environmental Impact Report for the proposed Hollywood Redevelopment Plan. The subject of your concerns were the land use designations and zoning for the properties owned by Mr. Glover north of Franklin Avenue between Sycamore and Orchard Avenues and future development on the sites. These properties are currently designated for residential use in the Community Plan and are proposed to be designated for residential use in the Redevelopment Plan.

As a member of the Project Area Committee you are aware that following the adoption of the Redevelopment Plan the Agency staff will be working with the City Planning Department to prepare proposed revisions to the Community Plan and to review zoning to ensure its conformance with the Community Plan. You are also aware of the lengthy discussions that led to the land use recommendations for this area. Rather than repeat these discussions I think it's more meaningful to reference portions of the Plan which may permit the type of development you and Mr. Glover have in mind.

The Plan would provide for the Agency to allow existing non-conforming uses to remain and expand. The Plan also permits the Agency to authorize the development of commercial uses in residential areas after the impacts of the development have been analyzed and the development is found to support the objectives of the Plan. Attached are the relevant sections of the proposed Plan.

The goals of the Plan support the continuation and expansion of entertainment facilities in Hollywood. Thank you for your time in addressing these issues.

Sincerely.

Donald W. Cosgrove,

Acting Administrator

James M. Wood Dairman

Inene P. Avala Dollie Chapman Pastor Thomas Kilgore, Jr. Frank Kuwahara Robert G. Rados Christopher L. Stewart

Danald W. Casarove Acting Administrator

Attachment

cc: James M. Wood

## Community Redevel Oment Agency

of the City
of Los Angeles

354 South Spring Street Suite 800 Los Angules Cultornia 90013

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An Attirmative Action Equal Opportunity Employer Date JAN 1 6 1986
File Code

213 977 1600

Ms. Ruthann Lehrer, Executive Director Los Angeles Conservancy 849 South Broadway Suite 1225 Los Angeles, CA 90014

CRA

Dear Ms. Lehrer:

SUBJECT: RESPONSE TO COMMENTS ON PROPOSED HOLLYWOOD REDEVELOPMENT PLAN

Thank you for your thoughtful constructive comments at the public hearing on the draft EIR for the Hollywood Redevelopment Plan. Your comments will be included and responded to in the final EIR. A copy of the final EIR will be sent to you after certification. The purpose of this letter is to acknowledge your comments and address the major points raised by the Los Angeles Conservancy.

You stated that the key issue is "really translating mitigation into the plan." The Redevelopment Plan includes extensive provisions to protect Hollywood's architectural and historical resources from indiscriminate demolition and alteration. These provisions include incentives to encourage preservation and design and development guidelines for new developments. In addition, we are proposing to include in the plan application of the Secretary of the Interior's Standards to all rehabilitation of architecturally and historically significant buildings.

A second issue raised in your comments is how can redevelopment be used to benefit and enhance architecturally significant sub-groups in the community, such as existing single family neighborhoods. You suggested classification of these areas as conservation districts with special planning guidelines. Protection and enhancement of such streetscapes could be part of the Designs for Development to be formulated as part of the implementation process. Staff will consider the use of the conservation district concept for architecturally significant neighborhood groups in areas that would not have a Design for Development.

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Donald W. Cosgmve Acong Administrator Ms. Ruthann Lehrer Page 2

CRA

Finally, I want to assure you that Agency staff shares your concern for preserving and revitalizing the Hollywood Boulevard National Register District as a historic and economic resource. This concern and interest is shared by the community and reflected in the goals and specific provisions of the Redevelopment Plan. We all look forward to the Conservancy's support in our efforts.

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Thank you again for your participation in the public hearing.

Sincerely,

Donald W. Cosgrove Acting Administrator

cc: James M. Wood

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JAN 1 6 1986

File Code

213 977 1600

Brian Moore, President Hillside Federation 6711 Whitley Terrace Hollywood, CA 90068

SUBJECT: HOLLYWOOD REDEVELOPMENT PLAN

Dear Mr. Moore:

I am writing in response to your comments at the December 16, 1985 hearing on the draft Environmental Impact Report (EIR) on the proposed Hollywood Redevelopment Plan. In your testimony you addressed four major issues: (1) historic preservation; (2) social services, schools, senior citizen housing and recreational facilities; (3) the amendment to the Community Plan; and (4) the Project Area Committee's role in the implementation of the proposed Redevelopment Plan.

The City Planning Department and the CRA staff intended to prepare proposed amendments to the Commuity Plan at the same time as the Redevelopment Plan was being prepared. However, the timeframe of the adoption of the Redevelopment Plan as required by State Statute did not permit the time necessary to revise the Community Plan. Therefore, this task has been delayed until after the Redevelopment Plan has been adopted. The Agency will be working with the City Planning Department to prepare an amendment to the Community Plan.

In response to your concern and the concerns of others regarding the historic preservation provisions of the proposed redevelopment plan, Agency staff is proposing strengthening the preservation provisions of the Plan. These proposals include a requirement that rehabilitation of architecturally and historically significant buildings conform to the Secretary of the Interior's Standard for Rehabilitation. We are also proposing to provide up to a one year period to try to preserve buildings which are threatened by demolition and are listed on, eligible for, or appear eligible for the National Register of Historic Places. The Agency has a strong commitment to historic preservation and reuse as demonstrated by our preservation efforts which include, among several others, the Embassy Hotel, the Bradbury building and the Central Library.

We share your concern for the development of a balanced community and acknowledge the need for additional schools, parks and housing for senior citizens and the homeless. As you know the proposed Hollywood

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G. Rados Ther L. Stewart

W. Cosgrove Impostrator CRA

Redevelopment Plan would enable the Agency to provide funding to meet critical community needs including the needs you have listed. As resources become available—they—will—be—allocated—by—the—Agency—after\_consulting with the community.

In Hollywood, the Agency has worked to double the capacity of Options House which provides emergency housing for runaway youths, participated in the financing of the Fountain North and South senior citizen housing developments and is participating in the Montecito Apartments which will also provide affordable housing for senior citizens. These commitments are a demonstration of the Agency's commitment to meet the housing needs of low and moderate income households.

Your testimony was critical of the role of the Project Area Committee (PAC) in redevelopment decisions. The proposed Hollywood Redevelopment Plan requires consultation with the PAC on all activities and in the development of work programs. The PAC's role in Hollywood will be similar to citizen committees in other redevelopment projects. Enclosed please find Section 401 of the proposed Plan which addresses this point.

Thank you for your time and effort in addressing these issues.

Sincerely,

Donald W. Cosgrove Acting Administrator

Enclosure

cc: James M. Wood

#### Community Redevelo ment Agency

ci the City al Los Angeles

354 South Spring Street . Suite 800 Los Angeles California 90013

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JAN 1 6 1986 File Code

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Ms. Frances Offenhauser Hollywood Heritage, Inc. P.O. Box 2586 Hollywood, CA 90028

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James M. Wood Charman

Irene P. Ayala Dokie Chapman or Thomas Kilgore Jr. Knwahara ·п G. Radas topher L. Stewart

Donald W. Cosgrave Acting Administrator

Dear Ms. Offenhauser:

SUBJECT: RESPONSE TO COMMENTS ON PROPOSED HOLLYWOOD REDEVELOPMENT PLAN

I am responding to your comments at the public hearing on the draft EIR for the proposed Hollywood Redevelopment Plan.

Your primary concern was that, with the adoption of the Redevelopment Plan, "the destruction of Hollywood's landmarks is unavoidable," because the mitigation measures included in the plan are inadequate. I believe that your concerns may be partly due to the summary statement that the potential loss of architecturally or historically significant structures may be unavoidable (p. 100 of draft EIR). This statement acknowledges that new development spurred directly or indirectly by CRA involvement in the area could result in the loss of architecturally or historically significant structures. We believe that the proposed Redevelopment Plan provides more than adequate protection of architectural and historic resources from demolition and inappropriate alteration. However, these measures cannot abrogate property rights or supersede other considerations, such as public Because of this, the Redevelopment Plan cannot guarantee the preservation of existing architectural resources for the duration of the Plan. Although any removal or alteration of such a resource could occur only after all applicable review and approval processes, the potential of this happening must be acknowledged as an unavoidable significant impact.

You also stated that the draft EIR did not discuss impacts on the Hollywood Boulevard National Register District. The draft EIR is a program EIR addressing the impacts of the Plan, i.e. land and density changes rather than specific development proposals. The proposed Plan retains the same land use designation for Hollywood Boulevard and has a somewhat lower density than the existing Community Plan. Thus, it would not have a greater impact on historic resources than the existing land use plans. This, as stated in the draft EIR, does not rule out potential impacts from specific development proposals which would be subject to separate environmental review, as well as the review provisions of the

Ms. Frances Offenhauser Page 2

Redevelopment Plan. In addition to the mitigation measures listed in the draft EIR, more extensive measures are proposed to be included in the Plan that will be presented to City Council for adoption.

,CRA

; []\_A\ I hope that this addresses your concerns. Your comments will be included, along with this response in the final EIR. You will also receive a copy of the final EIR after its certification by the Agency's Board.

Thank you for your interest and participation throughout the evolution of the Plan.

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Sincerely,

Donald W. Cosgrove Acting Administrator

cc: James M. Wood

#### Community Redevelor ment Agency

of the City of Los Angeles

354 South Spring Street Suite 800 Los Angeles California 90013

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JAN 1 6 1986

File Code

213 877 1600

Mr. Greg Roberts 11101 Hartsook #3 North Hollywood, CA 91601

Dear Mr. Roberts:

Chairman of the Hollywood Project Area Committee. The Health and Safety Code of the State of California requires that redevelopment agencies commit 20% of their tax increments to provide housing for very low, low and moderate income persons. This Agency has endeavored to do just that and intends to do so in the future in Hollywood as well as in all of our projects. does not require nor does it provide for redevelopment agencies to administer social welfare programs. As you know, this Agency has participated in providing for the homeless in the downtown area and intends to assist

The following information is provided in response to

your comments at the public hearing on the draft Environmental Impact Report on the proposed Hollywood Redevelopment Project. For purposes of clarity please

be advised that there is only one project area committee for the proposed Hollywood Redevelopment Project. Mr. Marshall Caskey who spoke at the public hearing is the

The boundaries for the Project Area were selected based factors including councilmanic district, neighborhoods, and' cohesive residential physical boundaries. The intent was to focus in on the area of Hollywood that is blighted and requires redevelopment assistance in order to revitalize it.

the homeless in Hollywood as a part of its overall

I hope this letter clarifies the concerns you expressed at the public hearing.

Sincerely,

program.

Donald W. Cosgrove Acting Administrator

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nes M. Wood

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Ild W. Casgrove a Administrator

of the City
of Los Angeles

354 South Spring Street Suite 800 Los Angeles California 90013

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Date JAN 1 6 1985

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213 977 1600

Ms. Dorect Rotman Snow White Coffee Shop 6910 Hollywood Boulevard Hollywood, CA 90028

Dear Ms. Rotman:

# CRA

Thank you for attending the public hearing on the draft Environmental Impact Report for the proposed Hollywood Redevelopment Project. The proposed Plan was sent to the Planning Commission on December 26, 1985.

The following information is provided in response to your comments on the Redevelopment Plan. As you know, the effort to develop a redevelopment plan for the proposed Hollywood Project has taken place over the last twenty-two months. This effort was by the Project Committee primarily through its subcommittees, which benefitted from your participation. The result is a Redevelopment Plan which reflects the goals, concensus, opportunities οf the PAC participating community members.

Throughout the process consideration was given to what you term the "humanitarian side" of Hollywood and its future development. Such is reflected in the Plan and its technical documents. Please refer to Section 300, Redevelopment Goals.

One point that must be made is that the approach to developing a plan for Hollywood was comprehensive. With an overriding goal to eliminate blight, the intent in the Plan is to address all elements that contribute to blight. It was clearly recognized that the social issues and concerns of the Hollywood community are directly related to the blighted condition that exist. It is our belief that it is the interaction of the physical, social and economic conditions in Hollywood that define blight. The Preliminary Report clearly demonstrates this. It is also our belief that in order

James M. Wood Charman

Irene P. Ayala Dollie Chapman Pastot Thomas Kilgore, Jr. Frank Kuwahara Robert G. Rados Christopher L. Stewart

Donald W. Cosgrove Acuse Administrator Dorect Rotman Page 2.

-CRA

to eliminate blight we must address all its components. Again, the Preliminary Report identifies physical, social and economic conditions and proposes project programs for addressing them. The Redevelopment Plan sets goals and provides the authority and mechanisms for implementing them. The EIR identifies existing and potential problem areas and sets forth mitigating measures where necessary and appropriate.

More specifically, the goals, the authority to address the problems and the method of addressing the problems are identified in the above referenced documents for the areas of concern you mentioned including housing for the seniors, families and the homeless and public facilities such as schools, day care centers, parks and open space. We are committed to doing as much in these areas as the law and resources will allow. We have participated in programs which provide a range of services which address all age groups and various problem areas. Options House located in Hollywood is a project you may be familiar with. This program provides emergency housing for runaway youths.

I hope this information is helpful to you.

Sincerely,

Donald W. Cosgrove (Acting Administrator

I the City f Los Angeles

354 South Spring Street Suite 800 Los Angeles

California 90013

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213 977 1600

Mr. Samuel Schiffer 729 Onarga Avenue Los Angeles, CA 90042

Dear Mr. Schiffer:

The following information is provided in response to your comments at the public hearing on the draft Environmental Impact Report for the proposed Hollywood Redevelopment Environmental Redevelopment Project. Please bе advised that the Impact Report, the Proposed Hollywood Redevelopment Plan, and the Preliminary Report for the proposed Redevelopment Plan were in fact presented to the Project Review Committee on Friday, December 13, 1985. For your information, Board Committee meetings generally function as workshops on various Agency business items between the Board and its staff.

> The level of estimated development for dwelling units, commercial, retail, hotel space, industrial uses were based on projections and market feasibility data provided by a market feasibility consultant to the Agency. These estimates represent the maximum probable development to occur over a 20-year Our research concluded that the project area period. handle such development levels with various environmental mitigating measures in place.

> The Preliminary Report as well as the Environmental Impact Report do take into consideration many impacts the proposed project, at various levels of development, would have on any and all public facilities including sewage facilities. Through the EIR process we have contacted all the City's potentially impacted departments and requested comments regarding the proposed project. The final EIR will reflect such comments and responses.

> I hope this letter clarifies the matters you expressed at the public hearing.

Sincerely,

James M Wood Enauman

Donald W. Cosgrove Acting Administrator

Irene P Ayala Dollie Chapman Pastor Thomas Kilgore, Jr. Frank Kuwahara Robert G. Rados Christopher L. Stewart

Donald W. Cosgrove -zung Administrator

FORM GEN. 160 (Rev. 6-80)

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#### CITY OF LOS ANGELES

#### INTER-DEPARTMENTAL CORRESPONDENCE

DATE:

June 6, 1988

TO:

Members of General Plan Advisory Board

FROM:

Michael F. Davies

City Planner

SUBJECT:

HOLLYWOOD COMMUNITY PLAN REVISION (CPC NO. 18473)

Attached are: (1) the report of the Traffic and Planning Issues and Implementation Committees; and (2) modified Exhibit A2 of CPC No. 18473.

Changes recommended by those committees have been incorporated into the Circulation Element map (Exhibit A2 here attached) as well as the revised Hollywood Community Plan text (attached as Exhibit E of CPC 83-368 to be considered by GPAB on June 15, 1988).

Pursuant to the meeting of February 17, 1988, the General Plan Advisory Board raised issue with scheduling of the Hollywood Redevelopment Project Area (attached as approval of Minutes of February 17, 1988, Item No. 2). The attached staff report is submitted for review and recommendation by the General Plan Advisory Board pursuant to its request.

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#### CITY OF LOS ANGELES

#### INTER-DEPARTMENTAL CORRESPONDENCE

DATE:

March 1, 1988

. TO:

Members of General Plan Advisory Board

FROM:

Allyn D. Rifkin, Acting Chairman, Traffic Committee

SUBJ:

Hollywood Community Plan Revision

On February 24, 1988, a joint meeting of the Traffic and Planning Issues and Implementation committees was held to review various aspects of the proposed plan revision. The attached attendance sheet lists representatives present at that meeting.

The following issues were discussed with the resulting recommendations as summarized below:

#### 1. Tree Spacing

Mr. Kennedy, Street Tree Division of Public Works expressed the impracticality of the recommendations presented in the Gruen Background Report Summary. Placing the trees too close would result in inadequate open space for street lighting and might increase City liabilities for sidewalk repair. Public works is also concerned that there would be increased need for tree trimming without provisions for extra City staff. Fruit bearing trees represent additional burden on City costs and liabilities. The recommendations in the Background Report appear to be in conflict with the street tree master plan.

#### RECOMMENDATION

Delete objective to have 2 trees per lot, particularly on 50 foot lots. Adjust the Background Report to remove objectionable suggestions regarding tree size
Add a program to have developers pay for tree maintenance.

#### 2. Timing of Community Plan with Redevelopment Plan

Mr. Blossom, Chair of the Planning Issues and Implementation subcommittee reported that the timing of a community Plan approval is subject to the management control of the Director of City Planning and is not an appropriate matter for GPAB discussion.

#### 3. Jog Elimination Projects

The current plan map shows jog eliminations at Highland Avenue/ Franklin Avenue, Martel/Vista Avenue, and Fountain Avenue (east of Bronson Avenue). The proposed plan would remove the indications on the broadside for the Franklin jog and the Martel/Vista jog and retain the indication for the Fountain jog (which has progressed to the point where the City has purchased the requisite right-of-way). The plan substitutes textual references to the jog removal for the Franklin jog.

Mr. Davies, City Planning Department, indicated that staff did not intend to eliminate textual reference to the Martel/Vista jog

elimination and that they would add a textual reference. It was pointed

out that this project was originally programmed with the Beverly Hills Freeway and its necessity was questioned. Mr. Rifkin pointed out that this was the only planned arterial between La Brea Avenue and Fairfax Avenue, approximately one mile. The City of West Hollywood also has adopted an arterial in this vicinity. The proposed language should indicate the need for the jog-elimination and refer to consistency with the West Hollywood Plan.

Mr. Osugo. Dept of Public Works, expressed concern that removal from the

Mr. Osugo, Dept of Public Works, expressed concern that removal from the broadside of conceptual alignments at two locations would affect the City's ability to implement highway improvements through the capital improvement program and through required dedications as part of parcel/tract maps, even though there were textual references to the eliminations. City Planning staff commented that this action was consistent with similar actions on other Community Plans based upon the understanding that the "Klopping Case" set a precedent for inverse condmnation based upon preliminary alignments as shown on community plans. A City Attorney representative was not at the meeting to comment. The subcommittee discussed the use of alternative symbols.

#### RECOMMENDATION

Direct staff to devise an alternative symbol, with footnote, to indicate jog eliminations on the plan map.

Add a textual reference to the Martel/Vista jog elimination.

#### 5. Beverly Hills Freeway Elimination

The proposed plan revision would delete the Beverly Hills Freeway from the plan. Mr. Davies indicated that this action was consistent with previous City Council action to amend the Highway and Freeways element. The California State legislature had previously removed this freeway from the State Highway Plan. Mr. Rifkin questioned Mr. Gaul, the transportation consultant, if there had been an analysis of the impact of deleting the Beverly Hills Freeway from the Community Plan. The transportation analysis of future conditions indicated impacts without the Beverly Hills freeway and capacity deficiencies were indicated in the east/west direction even at the lower land use designations contemplated by the proposed plan. Mr. Rifkin requested that there be a textual reference to the need to develop alternative east/west capacity in-lieu of the deletion of this freeway route.

#### RECOMMENDATION

Add a section to the programs section of the circulation element to participate in a regional study, with Caltrans and the County to study Route 2 capacity increases.

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The program section of the circulation element calls for the City to complete a Hollywood Transportation Plan. Mr. Aker, Department of Transportation, requested that the scope of the transportation plan be clarified. The transportation plan should be designated the Hollywood Transportation Specific Plan, an implementation program which ties increases in land use intensity under the land use plan to implementation of circulation mitigation measures. The plan should cover the entire Hollywood Community Plan Area, including the Redevelopment Project Area.

Mr. Bruckner of the CRA indicated that a transportation plan is being developed for the Redevelopment Project area and that it would not be necessary to adopt a Hollywood Transportation Specific Plan as an overlay.

Mr. Rifkin indicated that parking was a major concern for the community plan area and that the transportation plan should also develop off street parking programs. Ms. Shigeta, Planning Department indicated that the Citywide circulation element was going to look at parking programs citywide.

#### RECOMMENDATION

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Clarify that the transportation plan should build on the work about to be completed by the CRA in developing its transportation plan for the redevelopment project area and that the scope of the Hollywood Transportation Specific Plan should include programs to implement the circulation system identified by this Community Plan, to achieve land use balance by approving development along with a program of transportation mitigation, and to develop off street parking.

#### 7. Metro Rail

Mr. Rifkin requested staff to respond if the proposed community plan revision addressed the current planning activities for metro rail. SCRTD is currently studying alternative alignments for MOS-2 which would traverse the Hollywood Plan area. Mr. Gaul pointed out that the travel projections are based upon a SCAG forecast which presumed Metro Rail, but along the preiously preferred Fairfax alignment. Mr. Davies replied that three stations within the redevelopment plan area and two stations within the remainder of the community plan area are being studied as part of the Metro Rail EIR/EIS process. The proposed land usages surrounding one of the proposed stations (Sunset/Vermont) has been designated on the plan as a special study area. It was his opinion that it would be preliminary for this plan revision to make adjustments for those alignments The committee concurred in this assessment.

# CITY OF LOS ANGELES GENERAL PLAN ADVISORY BOARD MINUTES OF MEETING

February 17, 1988

#### Members present:

Melanie Fallon, Co-Chairman, Planning Department Rick Becker, Department of Building & Safety Bob Duncanson, Community Development Department Michael Savko, Fire Department Lagronie Wyatt, Bureau of Engineering Camille Didier, Department of Recreation & Parks Steve Clark, Department of Water & Power Allyn Rifkin, Department of Transportation John Herkowitz, Police Department Ed Griffin, Housing Authority Steven Crowther, Department of Airports John Spalding, Community Redevelopment Agency Roslyn Carter, Chief Legislative Analyst

#### Also present:

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Richard Bruckner, Community Redevelopment Agency Glenn Blossom, Planning Department
Dan Green, Planning Department
Ed Johnson, Planning Department
Albert Landini, Planning Department
Charles Montgomery, Planning Department
Herb Glasgow, Planning Department
Michael Davies, Planning Department
Lynell Washington, Planning Department
Jaime Lopez, Planning Department
Cora Smith, Planning Department
Rick Torres, Planning Department

Members absent and not represented by an authorized person:

Council District No. 1
Ezunial Burts, Harbor Department
Peter Rudolph, Mayor's Office
Steve Harrington, Department of Public Works
Keith Comrie, City Administrative Office
Clifton Moore, Department of Airports

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ITEM NO. 1 - APPROVAL OF MINUTES OF JANUARY 20, 1988

The meeting was opened shortly after 2:00 P.M. by Co-Chairman, Melanie Fallon. There being no additions or corrections, the minutes were approved as submitted.

TITEM NO. 3 - (TAKEN OUT OF ORDER) - PROPOSED SOUTHEAST LOS ANGELES
DISTRICT GENERAL PLAN/ZONING CONSISTENCY PROGRAM PLAN
AMENDMENTS - CPC NO. 86-827 GPC

The General Plan Advisory Board on February 17, 1988, approved the recommended plan amendments and changes to zone and height district as proposed by the Southeast Los Angeles District Plan and Draft EIR 86-1030 Recirculation.

ITEM NO. 2 - (TAKEN OUT OF ORDER)- PROPOSED HOLLYWOOD COMMUNITY PLAN REVISION - CPC NO. 18473

Staff made presentation to the Board. Questions were raised by Board Members concerning the scheduling of the Hollywood Redevelopment Project Area portion of the community in relationship to the remainder of the community. Also, there were questions regarding transportation aspects of the community plan revision. Inasmuch as this project had not been reviewed before hand by any of the sub-committees of the General Plan Advisory Board, it was determined that the matter should be referred to the Planning Issues & Implementation Committee and the Transportation Committee for their review and recommendation. This project will then be returned to the General Plan Advisory Board at some future meeting.

TITEM NO. 4 - PERIODIC PLAN REVIEW PROGRAM (PPR) - WINDOW 11 - PALMS-MAR VISTA-DEL REY VENICE & WEST LOS ANGELES COMMUNITY/DISTRICT PLAN AREAS, PROPOSED PLAN AMENDMENTS & ZONE CHANGES - CPC NO. 87-650

Periodic Plan Review Staff presented proposed plan amendment/zone change cases for consideration and recommendations to the Board. The cases are included in Window No. 11 and are located within Geographic Area No. 3 - Western Los Angeles. Four of the cases were located in close proximity to one another in the Venice Community Plan Area. The applicants are seeking to retain an existing zone or are requesting a zone change, and are requesting a general plan amendment. All seven cases in the window were granted Mitigated Negative Declarations. Staff's preliminary plan amendment recommendations were all for approval, and were endorsed by the Board.

The meeting was adjourned at approximately 3:45 p.m.

Respectfully Submitted,

GLENN O. JOHNSON, Secretary Genéral Plan Advisory Board



# Los Angeles ity Planning Departmen

## Room 561 City Hall

	CITY PLAN CASE NO. 83-368	Hollywood Community Council District No. 13
	DATE:	June 15, 1988
	TO:	General Plan Advisory Board
	FROM:	Glenn F. Blossom, City Planning Officer
	SUBJECT:	HOLLYWOOD COMMUNITY PLAN AMENDMENT
 0 U	PROPERTY INVOLVED:	PROPERTIES WITHIN, AND ADJACENT TO, THE HOLLYWOOD REDEVELOPMENT PROJECT AREA (APPROXIMATELY 1100 ACRES IN CENTRAL HOLLYWOOD)
<b>-</b> 	TA	BLE OF CONTENTS
et ta	•	<u>Page</u>
	SUMMARY AND RECOMMENDAT	IONS 2
0 0 0	STAFF REPORT Request Background Existing (1973 Plan) Proposed Plan Changes Relationship to and Effect Environmental Status Conclusion	3 3 3 3 4 Upon the General Plan 6 6 6
	Changes EXHIBIT B: Amended Land Use Community Plan EXHIBIT C: Amended Residentia Hollywood Communit EXHIBIT D: Proposed Communit	al Land Use Statistics – nity Plan y Plan Legend Changes ity Plan Footnote Change

#### SUMMARY AND RECOMMENDATION

The City of Los Angeles is required by Superior Court Order to achieve consistency between its zoning and General Plan by December 31, 1988 in order to bring the City into compliance with Government Code Section 65860(d). In May 1986, the City Council adopted a Redevelopment Plan for Hollywood; consideration of the Redevelopment Plan included the instruction to proceed with necessary amendments to the Hollywood Community Plan as well as rezoning. The proposed Hollywood Community Plan Amendment - including land use map, legend and footnotes; text; and land use statistics - are presented in this staff report and Exhibit A through E. This proposed amendment completes this Revision of the Hollywood Community Plan presented in CPC No. 18473 (Council File No. 86-0695).

#### Action Recommended by Staff: That the General Plan Advisory Board:

- 1. Approve the proposed Hollywood Community Plan Amendment as presented in Exhibit A through E.
- 2. <u>Recommend</u> that the Director of Planning present this Hollywood Community amendment to the City Planning Commission.

3. Consider the Environmental Impact Report(s).

Glenn F. Blossom

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City Planning Officer

Community Planning Division

#### STAFF REPORT

#### Request

State legislation requires that zoning in the City of Los Angeles be consistent with the City's General Plan (Government Code Section 65860[d]). Settlement of Superior Court Case No. C526616 requires compliance with the State legislation by December 31, 1988.

On May 7, 1986, the City Council adopted a Hollywood Redevelopment Plan; that action included an instruction to proceed with amendments to the Hollywood Community Plan prior to rezoning activity required by State law. This community plan amendment completes the Revision of the Hollywood Community Plan processed as CPC No. 18473 (Council File No. 86-0695).

#### Background

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The Hollywood Community Plan was approved by the City Planning Commission in November, 1970 and adopted by City Council in September, 1973. In 1983, the City Council requested that the Community Redevelopment Agency (CRA) prepare a preliminary redevelopment plan for Hollywood. Following nearly two years of preparation, a Hollywood Redevelopment Plan was adopted by City Council in May, 1986.

In April, 1986, the City Council instructed the Planning Department to prepare and process a revision of the Hollywood Community Plan exclusive of the Redevelopment Project area. This proposed community plan amendment covers that excluded area and completes the revision of the 1973 Community Plan.

#### Existing (1973) Plan

The following table presents the gross acreage of the current Community Plan, by land use category, within the proposed amendment area:

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In the years since 1973, and in the course of the preparation of the Hollywood Redevelopment Plan and Community Plan Revision, it became clear that the transportation and other public facilities/services in Hollywood are operating at, or rapidly approaching, full capacity.

Analysis of these conditions, as documented in the Redevelopment Project EIR (SCH No 85 052903) and the Community Plan Revision EIR (SCH No. 87 112504), leads staff to propose significant changes in the development capacity of the Hollywood Community Plan within this amendment area

(approximately 1100 acres, generally east of La Brea Avenue, south of Franklin Avenue, west of Serrano Avenue, and north of Santa Monica Boulevard). The proposed Community Plan amendment does accommodate the adopted Hollywood Redevelopment Plan, maintaining the necessary consistency between it and the City's General Plan.

## Proposed Community Plan Change

In order to reflect current development patterns, rational land use planning and adopted City policy, the following changes are recommended.

## Land Use Map (Exhibit A)

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A total of thirty (30) land use redesignations are proposed. Twelve of these result from changes in the ownership/disposition of public land e.g. expansion of school sites or parks since 1973; sale of public land since 1973 to private ownership and use. The remainder of the changes propose land use designations which more accurately reflect existing use.

The following table presents the proposed changes in land use designation, by gross acreage, compared to the 1973 Plan for the amendment area:

<u>Housing</u>	<u>1973</u>	Proposed
LOW II	1	1
LMED II	0	78
MED	0	185
HMED	151	91
HIGH	188	170
VHIGH	<u>115</u>	0
SUBTOTAL	(455)	(525)
Commerce		
Highway Oriented	147	135
Neighborhood and Office	29	37
Regional Center	<u>357</u>	<u>268</u>
SUBTOTAL	( <del>533</del> )	(440)
Industrial	•	
Commercial Manufacturing	. 9	21
Limited Industry	<u>60</u>	60
SUBTOTAL	( <del>69</del> )	(81)
PUBLIC/OPEN SPACE	<u>(50)</u>	(61)
TOTAL	1,107	1,107

These changes are further described below by category:

- <sup>o</sup> The population capacity of the Plan amendment area per the 1973 Community Plan was 69,155; the proposed amendment would reduce this capacity to 51,310 a 26% reduction.
- An additional 70 gross acres is proposed to be designated for housing (the majority of this was designated as commercial).
- Of the total 525 gross acres designated for housing, 263 (approximately 50%) are designated as L MED II or MED; in the 1973 Plan all 455 gross acres of housing were designated in the higher (HMED, HIGH, VHIGH) density categories.
- The VERY HIGH (corresponding zone: R5) designation has been eliminated.

#### Commercial

- Regional Center Commercial designation has been reduced in its gross acreage by 25% (from 357 gross acres to 268).
- Obevelopment capacity of the Regional Center Commercial has been reduced by 45% through the FAR reduction from 6:1 to 4.5:1 (and the reduction in gross acreage) from the 1973 Plan.
- Consistent with the Hollywood Community Plan Revision, FAR's for the Height District No. 1 categories have been reduced to 1.5:1.

#### Industrial

- FAR for all industrial designations has been reduced to 1.5:1.
- Commercial Manufacturing gross acreage has been increased from 9 to 21.

#### Public/Open Space

- School sites are more accurately mapped, including current expansion at Grant and Selma Avenue schools.
- Parks are more accurately mapped, including the addition of Franklin Sycamore Park.
- Hollywood Freeway right-of-way is more accurately mapped.

## Map Footnotes (Exhibit D)

Two additional footnotes are proposed to (1) enable mixed use projects (projects which combine commercial and residential uses) in certain areas of the Hollywood Center Study Area; this footnote is consistent with language included in the Community Plan text (Policies, Land Use-Commerce, <u>Features</u>) and (2) permit FAR of 1.5:1 for Height District No. 1 commercial properties

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located within the Redevelopment Project area designated as "Highway Oriented Commerce".

## Map Legend (Exhibit D)

A [Q]R5 Zone has been added to the range of corresponding zones for the HIGH density housing designation. This is to enable mixed use projects in areas designated HIGH density housing through LAMC 12.24 C1.5(j).

# Community Plan Text

Modification of the land use statistics tables as presented in Exhibit B and C to reflect changes in the land use map.

Clarifications to the revised text (presented in February 1988 to GPAB) in those sections relating to the Redevelopment Plan.

## Relationship to and Effect Upon the General Plan

The proposed Plan Amendment would be consistent with the policies of the General Plan, including Citywide elements and Concept Los Angeles.

#### **Environmental Status**

A draft Environmental Impact Report (DEIR) has been prepared. It consists of the DEIR prepared by Terry Hayes Associates for the Hollywood Community Plan Revision along with the Final EIR (SCH No. 85052903) for the Hollywood Redevelopment Project as an appendix. The circulation period for this DEIR commenced May 13, 1988.

#### Conclusion

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In view of the above information, staff recommends that the proposed Hollywood Community Plan Amendment be approved by the General Plan Advisory Board.

Prepared by:

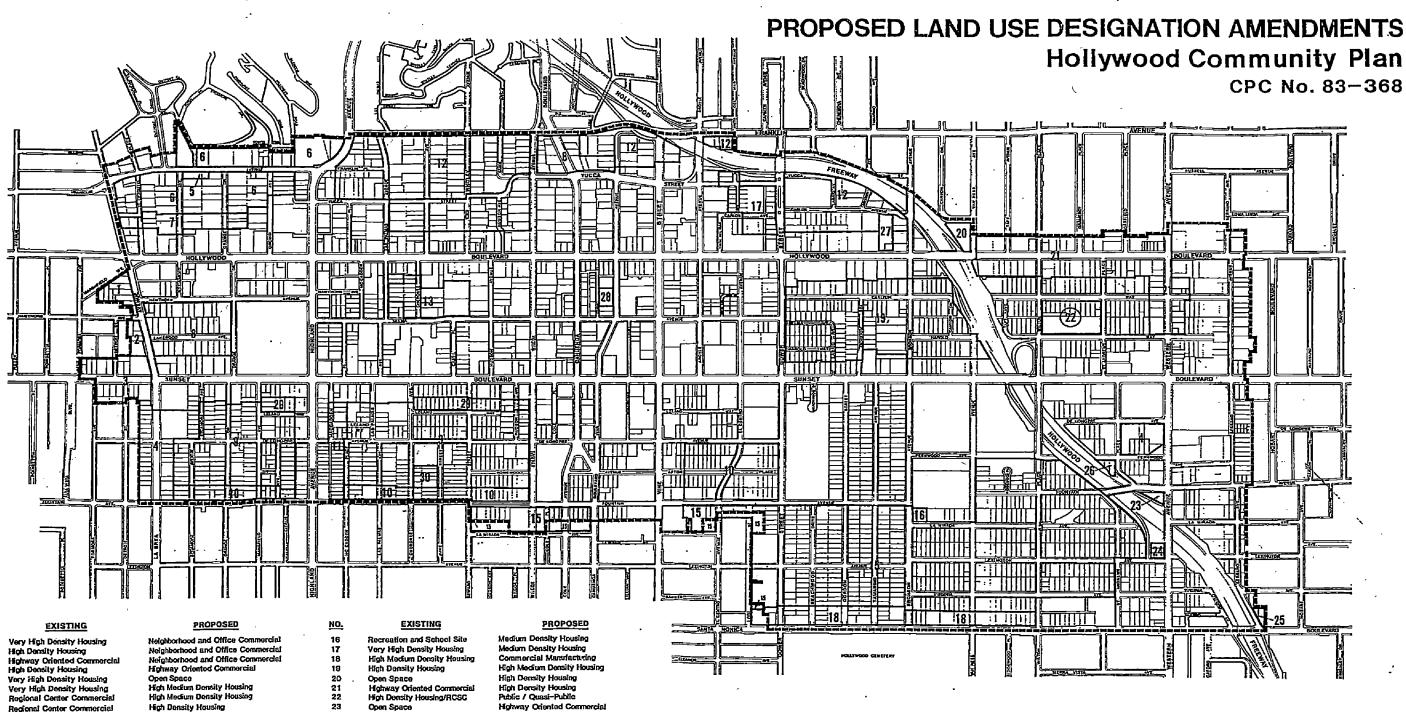
Lynell Washington Planning Assistant Approved by:

Albert Landini Senior City Planner

Reviewed by:

Michael F. Davies

City Planner



Regional Center Commercial High Density Housing High Density Housing **Highway Oriented Commercial** Very High Density Housing Regional Center Commercial Recreation and School Site High Medium Density Housing

High Density Housing Low Medium II Density Housing **Medium Density Housing** Medium Density Housing High Density Housing

Public / Quasi-Public Low Medium II Density Housing Medium Density Housing

High Medium Density Housing Open Space Very High Density Housing/HOC Regional Center Commercial Regional Center Commercial

Highway Oriented Commercial Neighborhood and Office Commercial **Highway Oriented Commercial** High Density Housing Public / Quasi-Public Public / Quasi-Public Low Medium II Density Housing Low Medium II Density Housing

**EXHIBIT "A"** 

	HOUSING	PER GROSS _ACRE	ZONE	SINGLE-FAMILY HOUSING	TOTAL HOUSING
	Minimum Very Low II	0.5+ to 1 2 + to 3	A1, A2, RE40 RE15, RE11	Total Acres 5,418 % of Total Area 34.9 D.U. Capacity 20,996	Total Acres 8,150 % Total Area 52.5 D.U. Capacity 97,224
	Low I Low Med. I Low Med. II Med. High Med.	3 + to 5 5 + to 7 7 + to 12 12 to 24 24 + to 40 40 + to 60	RE9 RS, R1 R2, RD5, RD4, RD3 RD2, RD1.5 R3,	Pop. Capacity 67,285  Multiple-Family Housing Total Acres 2,732 % of Total Area 17.6 Dwelling Unit Cap. 76,228	Pop. Capacity 230,560
	COMMERCE & PARKING	60 + to 80	R4 [Q]R5	Pop. Capacity 162,315	
	Limited	CR, C1, C1.5,	P	Total Acres 50 % of Total Area 0.32	Total Commerce Total Acres 1,125
	Highway Oriented	C2, C1, P		Total Acres 370 % of Total Area 2.3	% of Total Area 7.2
	Neighborhood Office	C2, C4, C1, P		Total Acres 369 % of Total Area 2.4	
n 44 ·	Community	C2, C4, CR, P	, PB	Total Acres 68 % of Total Area 0.4	
, 3	Regional Center	.C2, C4, P, PE		Total Acres 268 % of Total Area 1.7	
٥	INDUSTRY & PARKING			£ .	
n.	Commercial Manuf.	CM, P		Total Acres 52 % of Total Area 0.34	Total Industry Total Acres 325 Z of Total Area 2.1
	Limited	M1, MR1, P; F	PB	Total Acres 273 % of Total Area 1.7	

EXHIBIT B Land Use Statistics - Hollywood Community Plan

CPC No. 83-368

# OPEN SPACE

Public/Quasi Public

Open Space

Total Acres 300 % of Total Area 1.9

Total Acres 5,625 % of Total Area 36.3

Total Open Space Total Acres 5,925 % of Total Area 38.2

TOTAL ACRES 15,525

EXHIBIT B Land Use Statistics - Hollywood Community Plan

CPC No. 83-368

I	RESIDENTIAL DENSITY	DWELLING UNITS PER GROSS ACRES	PERSONS PER GROSS ACRE	GROSS ACRES	% OF RES. LAND	POPULATION CAPACITY	% OF POP. CAP.
1	Minimum	0.5+ to 1	3	928	11.4	2,785	1.2
,	Very Low II	2+ to 3	9*	1668	20.4	15,010	6.5
:	Low I	3+ to 5	12.5	451	5.5	5,635	2.5
:	Low II	5+ to 7	18.5	2371	29.1	43,865	19.0
de	Low Medium I	7+ to 12	26	456	5.6	11,855	5.1
100	Low Medium II	12+ to 24	40 .	967	11.8	38,680	16.8
	Medium	24+ to 40	74	1015	12.4	75,110	32.6
	High Medium	40+ to 60	95	124	1.4	11,780	5.1
å. Ö	High	60 <del>1</del> to 80	152	170	2	25,840	11.2
	TOTALS			8,150	100.0	230,560	100.0

EXHIBIT C Residential Land Use Statistics - Hollywood Community Plan

CPC No. 83-368

# PROPOSED COMMUNITY PLAN LEGEND/FOOTNOTE CHANGES

## 1. Map Legend Changes

- (a) To provide an update of the Plan acreage, population and dwelling unit capacity for the various land use designations in the Hollywood Community Plan Legend, Exhibit "B" is proposed to be incorporated into the map legend.
- (b) In the range of corresponding zones for the HIGH density housing designation, a [Q]R5 is proposed to be added such that R4 and [Q]R5 are listed as corresponding zones.

## 2. Footnote Changes

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- (a) The following footnote (No. 12) is proposed to be added:
  "A floor area ratio (FAR) of 1.5:1 shall be permitted on properties designated HIGHWAY ORIENTED COMMERCE located within the Hollywood Redevelopment Project Area."
- (b) The following footnote (No. 13) is also proposed to be added:
  "The Plan contemplates that certain commercial uses may be allowed on properties designated HIGH density housing under Municipal Code Section 12.24.C1.5(j). Commercial uses should be limited to those permitted in the C1 Zone and the floor area ratio (FAR) of such uses should not exceed 1:1. Whenever possible commercial uses should be located at street level, with residential uses on the upper floors."

# REVISED

# HOLLYWOOD COMMUNITY PLAN TEXT

- staff modifications indicated by underlining
- GPAB committee modifications indicated by double underlining

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## **PURPOSES**

### USE OF THE PLAN

The purpose of the Hollywood Community Plan is to provide an official guide to the future development of the Community for the use of the City Council, the Mayor, the City Planning Commission; other concerned government agencies, residents, property owners, and businessmen of the Community; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various city development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions; balance growth and stability; reflect economic potentials and limits, land development and other trends; and protect investment to the extent reasonable and feasible.

This Plan proposes approximate locations and dimensions for land use. Development may vary slightly from the Plan provided the total acreage of each type of land use, the land use intensities, and the physical relationships among the various land uses are not altered.

Plan is not and official zone map and while it is a guide it does not imply any implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein.

The Plan is subject to revision within five years, to reflect changes in circumstances.

#### OBJECTIVES OF THE PLAN

1. To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area.

To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.

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- 2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 2010.
- 3. To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

- Name Section 2

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To encourage the preservation and enhancement of the varied and distinctive residential character of the Community, and to protect lower density housing from the scattered intrusion of apartments.

In hillside residential areas to:

- a. Minimize grading so as to retain the natural terrain and ecological balance.
- b. Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.
- 4. To promote economic well being and public convenience through:
  - a. Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.
  - b. Designating land for industrial development that can be so used without determent to adjacent uses of other types, and imposing restrictions on the types and intensities of industrial uses as are necessary to this purpose.
  - c. Encouraging the revitalization of the motion picture industry.

- d. Recognizing the existing concentration of medical facilities in East
  Hollywood as a center serving the medical needs of Los Angeles.
- 5. To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development. To encourage open space and parks in both local neighborhoods and in high density areas.
- 6. To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.
- 7. To encourage the preservation of open space consistent with property rights when privately owned and to promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region.

#### **POLICIES**

The Hollywood Community Plan has been designed to accommodate the anticipated growth in population and employment of the Community to the year 2010. The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for.

The Plan encourages the preservation of lower density residential areas, and the conservation of open space lands.

Much of the Hollywood Community is hillside and mountainous terrain, and as much of the remaining undeveloped land as feasible is to be preserved for open space and recreational uses. It is also the City's policy that the Hollywood Community Plan incorporate the sites designated on the Cultural and Historic Monuments Element of the General Plan; furthermore, the Hollywood Plan encourages the addition of suitable sites thereto.

LAND USE

#### COMMERCE

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Standards and Criteria

The commercial lands (including associated parking) designated by this Plan to serve residential areas are adequate in quantity to meet the needs of the projected population to the year 2010, as computed by the following standards:

- 0.6 acres per 1,000 residents for commercial uses for neighborhood or convenience-type commercial areas;
- 0.2 acres per 1,000 residents for commercial uses for community shopping and business districts, including service uses and specialized commercial uses.

Parking areas should be located between commercial and residential uses on the commercially-zoned properties where appropriate to provide a buffer, and shall

be separated from residential uses by means of at least a solid <u>masonry</u> wall and landscaped setback.

#### **Features**

The Plan provides approximately 1,125 acres of commercial and related parking uses.

The focal point of the Community is the Hollywood Center, located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street. The Hollywood Center is included in the Hollywood Redevelopment Project area as adopted in May 1986. This center area shall function 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region. Future development should be compatible with existing commercial development, surrounding residential neighborhoods, and the transportation and circulation system. Developments combining residential and commercial uses are especially encouraged in this Center area.

The Plan recognizes the concentration of medical facilities in the vicinity of the Sunset Boulevard/Vermont Avenue intersection; it is identified as the East Hollywood Center Study Area. Within and adjacent to this center should be housing for employees as well as retail establishments serving the medical complex personnel and clients. While a commercial development intensity of up to 3:1 FAR is envisioned, the Community Commercial designation should not be expanded beyond the current sites until the Metro Rail system or some other high capacity transportation facility is operational.

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Strategically distributed throughout the Community would be neighborhood shopping areas, emphasizing convenience retail stores and services. The Plan encourages the retention of neighborhood convenience clusters offering retail and service establishments oriented to pedestrians.

#### Housing

#### Standards and Criteria

The intensity of residential land use in this Plan and the density of the population which can be accommodated thereon, shall be limited in accordance with the following criteria:

- The adequacy of the existing and assured circulation and public transportation systems within the area;
- The availability of sewers, drainage facilities, fire protection services and facilities, and other public utilities;
- 3. The steepness of the topography of the various parts of the area, and the suitability of the geology of the area for development.

To the extent feasible, the "cluster concept" is the preferred method to be utilized for new residential development in hillside areas in order to use the natural terrain to best advantage and minimize the amount of grading required. However, development by conventional subdivision shall not be precluded. The "cluster concept" is defined as the grouping of residential structures on

the more level parts of the terrain while retaining a large area (75 to 80 percent) in its natural state or in a park-like setting. Density patterns indicated on the Plan Map may be adjusted to facilitate cluster developments, provided that the total number of dwelling units indicated in any development is not increased from that depicted on the Plan Map.

New apartments should be soundproofed and should be provided with adequate usable open space at a minimum ratio of 100 square feet per dwelling unit excluding parking areas, driveways and the required front yard setback.

#### Features

Apartments in high-density areas provide housing for about 37,620 persons. Medium and low-medium density apartment and townhouse areas provide for about 125,645 persons. The low-density residential character of many parts of Hollywood should be preserved, and lower density (Low Medium I or more restrictive) residential neighborhoods should be protected from encroachment by other types of uses, including surface parking. It is the intent of this Plan that all natural slopes generally in excess of 15% be designated for minimum density. Transitional building heights should be imposed, especially in the Medium density housing designated areas where this designation is immediately adjacent to properties designated Low Medium I or more restrictive.

The Plan encourages the preservation and enhancement of well defined residential neighborhoods in Hollywood through (1) application of Historic Preservation Overlay Zones where appropriate, and/or (2) preparation of

neighborhood preservation plans which further refine and tailor development standards to neighborhood character.

The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use. Single-family housing should be made available to all persons regardless of social, economic, and ethnic background.

Additional low and moderate-income housing is needed in all parts of this Community. Density bonuses for provision of such housing through Government Code 65915 may be granted in the Low-Medium I or less restrictive residential categories for densities up to 30% in excess of that permitted by this Plan.

The proposed residential density categories and their capacities are:

Residential Density	Unit	lling s per s Acre*	Persons Per Gross Acre	Gross Acres	% of Resd Land	Pop. Capacity	% of Pop. Capacity
Minimum	0.5	to 1	3	928	11.4	2,785	1.2
Very-Low II	2+	to 3	<b>9</b> .	1,668	20.5	15,010	6.5
Low I	3+	to 5	12.5	451	5.5	5,635	2.5
Low II	5+	to 7	18.5	2,371	29.1	43,865	19.0
Low-Med 1	7+	to 12	· 26	456	5.6	11,855	5.1
Low-Med II	12+	to 24	40.	967	11.9	38,680	16.8
Medium	24+	to 40	74	1,015	12.5	75,110	32.6
High-Medium	40+	to 60	95	124	1.4	11,780	5.1
High	60+	to 80	152	170	2.1	25,840	11.2
Total				8,150	100.0	230,560	100.0

<sup>\*&</sup>quot;Gross Acre" includes one-half of abutting streets.

The <u>2010</u> population of Hollywood is projected to be approximately <u>219,000</u> persons, an increase of <u>38,000</u> over the 1980 population.

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The Plan capacity is 5.3% in excess of the projected population figure for the year 2010.

Industry

Standards and Criteria

Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations. On-street parking should be discouraged in industrial areas.

If industrial expansion is permitted into residential areas, it should be conducted according to a planned development program to avoid a mixture of uses. Industrial lands are intended to be limited and restricted to types of uses which will avoid nuisance to other uses on adjacent lands.

**Features** 

The Plan designates approximately 325 acres of land for industrial uses. A large proportion should be encouraged to be occupied by the types of industry which are indigenous to Hollywood-motion picture and television production, radio studios, sound and recording studios, film processing studios, and motion picture equipment manufacturing and distribution. The Plan proposes more intensive utilization of existing industrial sites and encourages the vacation of appropriate local streets and alleys in industrial areas for purposes

of lot assemblage. The Plan recognizes the need to review and revise the Zoning Code relative to the classification of many entertainment industry uses.

To preserve this valuable land resource from the intrusion of other uses, and to ensure its development with high quality industrial uses, in keeping with the urban residential character of the community, the Plan proposes classifying industrial land in restricted zoning categories, such as the MR zones, wherever possible.

#### Circulation

Major transportation corridors serving other parts of the Los Angeles metropolitan area cross the Hollywood Community and thus the highways and streets of the community must accommodate traffic generated both within and without the community. To accommodate the transportation needs of the Community, the circulation system proposed in the Plan must be supplemented by a greatly improved public transportation system and/or additional highways and freeways. Unless such additional modes of transportation are provided, acute traffic congestion will be further aggravated in most parts of the community.

Several proposed Metro Rail stations are to be located in Hollywood. If higher intensity development is to be encouraged in the vicinity of these Metro Rail stations, station area master plans should be prepared.

#### Standards and Criteria

Highways and local streets shown on this Plan shall be developed in accordance with standards and criteria contained in the Highways and freeways Element of the General Plan and the City's Standard Street Dimensions. Design characteristics which give street identity such as curves, changes in direction and topographical differences, should be emphasized by street trees and planted median strips and by paving. Streets, highways and freeways, when developed, should be designed and improved in harmony with adjacent development and to facilitate driver and passenger orientation.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the development of the designated major and secondary highways and freeways. No increase in density shall be effected by zone change or subdivision unless it is determined that the local streets, major and secondary highways, freeways, and public transportation available in the area of the property involved, are adequate to serve the traffic generated. Adequate highway improvements shall be assured prior to the aproval of zoning permitting intensification of land use in order to avoid congestion and assure proper development. The Plan recognizes that within the designated Center Study Areas of Hollywood innovative parking programs should be instituted to accommodate these Centers' parking needs through creation of more available parking capacity and more effecient use of parking facilities.

#### **Features**

The Plan incorporates the Highways and Freeways Element of the Los Angeles General Plan. Collector streets are shown to assist traffic flow toward major and secondary highways. A transportation improvement and management plan is needed to create an integrated program of transportation mitigation measures such as traffic flow management, demand management programs, street widening, public transit, and private transit. The transportation program described in Section 518.1 of the Hollywood Redevelopment Plan is a component of this Community Plan-wide program.

#### Service Systems

The public facilities (such as schools, libraries, etc.) shown on this Plan are to be developed in accordance with the standards for need, site area, design, and general location expressed in the Service-Systems Element of the General Plan. (See individual facility plans for specific standards.) Such development shall be sequenced and timed to provide a workable, efficient, and adequate balance between land use and service facilities at all times. The Plan recommends that a study be undertaken to develop revised standards and facility requirements appropriate to a highly developed urban community including the provision of additional small parks.

The full residential, commercial, and industrial densities and intensities proposed by the Plan are predicated upon the provision of adequate public service facilities, with reference to the standards contained in the General Plan. No increase in density shall be effected by zone change or subdivision unless it is determined that such facilities are adequate to serve the proposed

development. In mountain areas no tentative subdivision map shall be approved until reviewed and approved by the Fire Department.

#### RECREATION AND PARKS

#### <u>Policies</u>

# It is the City's policy:

- 1. That the desires of the local residents be considered in the planning of recreational facilities.
- 2. That recreational facilities, programs and procedures be tailored to the social, economic and cultural characteristics of individual neighborhoods and that these programs and procedures be continually monitored.
- 3. That existing recreational sites and facilities be upgraded through site improvements, rehabilitation and reuse of sound structures, and replacement of obsolete structures, as funds become available.
- 4. That, in the absence of public land, and where feasible, intensified use of existing facilities and joint use of other public facilities for recreational purposes be encouraged.
- 5. That the expansion of existing recreational sites and the acquisition of new sites be planned so as to minimize the displacement of housing and the relocation of residents.

#### FIRE PROTECTION

#### **Policies**

It is the City's policy:

- 1. That the various components of the fire protection/emergency medical services system be continually evaluated and updated by the Fire Department in coordination with other City departments, as fire protection techniques, apparatus, needs and land use patterns change.
- 2. That the expansion of existing fire stations and the acquisition of new sites be planned and designed to minimize the displacement of housing and relocation of residents.
- 3. That public education activities concerning the elimination of fire hazards, methods of fire protection and emergency medical service be encouraged.
- 4. That the existing paramedic program be continually evaluated, updated and improved.
- 5. That the City intensify its program of fire protection through weed abatement.

# PUBLIC SCHOOLS

#### **Policies**

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It is the City's policy:

- 1. That the Los Angeles City School District's standards and criteria for student travel distance, minimum school size and optimum pupil enrollment be tailored to specific Hollywood area characteristics of land use, street circulation, topography, population densities, number of school age children and availability of vacant land.
- 2. That the Los Angeles City School District be requested to tailor improvements in educational programming, curricula and staffing to the

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specific social, economic and cultural characteristics of the Community's residents.

- 3. That all school facilities in the Hollywood Community be constantly reviewed, analyzed and upgraded, in view of the fact that the District contains some of the oldest schools in the City.
- 4. That due to an absence of vacant land, an after-hours, multi-use concept of school facilities, together with a joint-use concept of other public facilities, be encouraged and promoted.
- 5. That the expansion of school sites be planned so as to minimize displacement of residents and that, where possible, alternative architectural concepts be developed.
- 6. That the expansion of school facilities be accommodated on a priority basis and consider the following: existing school size, age of main buildings, current and projected enrollment and projected land uses and population.
- 7. That the location of new school facilities be based on population densities, number of school age children, projected population, circulation, and existing and future land uses.
- 8. That all school facilities adjacent to freeways be buffered against visual, noise and air pollution impacts.
- 9. That educational opportunities for adults be expanded in the community.

#### LIBRARY

#### **Policies**

# It is the City's policy:

- 1. That library facilities, procedures, programs and resources be continually evaluated and tailored to the social; economic and cultural needs of local residents.
- 2. That, where feasible, bookmobile service to isolated residents be encouraged as a complimentary service of community branch libraries.
- 3. That the expansion of existing library facilities and the acquisition of new sites be planned and designed to minimize the displacement of housing and relocation of residents.

# OTHER PUBLIC FACILITIES

#### **Policies**

# It is the City's policy:

- 1. That, where feasible, new power lines be placed underground and that the undergrounding of existing lines be continued and expanded.
- 2. That new equipment for public facilities be energy efficient.
- 3. That solar access to adjacent properties be recognized and protected in the construction of public facilities.

#### SOCIAL SERVICES

#### **Policies**

# It is the City's policy:

1. That all public and private agencies responsible for the delivery of social services be encouraged to continually evaluate and modify programs as needs change and funds become available.

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2. That publicly funded agencies strive to achieve and maintain a high level of awareness and understanding to the ethnic and cultural diversity of the community.

#### **PROGRAMS**

These programs establish a framework for guiding development of the Hollywood Community in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial <u>ten</u> years following <u>revision</u> of the Plan. The described actions will require the use of a variety of implementation methods.

# Public Improvements

#### 1. Circulation

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To facilitate local traffic circulation, relieve congestion, and provide mobility for all citizens, the following are recommended:

- a. Continued development of the freeway, highway, and street system in conformance with existing and future adopted programs. This should include participation of the City in a regional study focusing on Route 2 capacity increases.
- b. Continued planning of and improvements to the public transportation system for the community, including people-mover systems in high intensity areas as well as the proposed Metro Rail System.

- which creates an integrated program of transportation mitigation measures.
- d. Improvement of the Highland/Franklin intersections, including jog elimination either through realignment of Franklin Avenue or through grade separation.
- e. <u>Improvement of Fountain Avenue as an east-west arterial, including</u>
  jog elimination in the vicinity of Le Conte Junior High School.
- f. <u>Improvement of the Hollywood Boulevard/La Brea Avenue</u>

  <u>intersection, including jog elimination.</u>
- g. <u>Improvement of the Los Feliz Boulevard/Western Avenue</u>

  intersection, <u>including realignment of the curve</u>.
- h. <u>Improvement of Martel Avenue/Vista Street as a north-south</u>

  <u>arterial, including jog elimination north of Waring Avenue.</u>

#### 2. Recreation, Parks and Open space

The City should encourage continuing efforts by County, State, and Federal agencies to acquire vacant lands for publicly owned open space.

The Plan encourages creation of the Los Angeles River Greenbelt corridor which would be integrated with existing and proposed parks, bicycle paths, equestrian trails, and scenic routes.

The development of other public facilities such as fire stations, libraries, and schools should be sequenced and timed to provide a balance between land use and public services at all times. New power lines should be placed underground, and a program for the undergrounding of existing lines should be developed.

### Private Participation

Citizen groups are encouraged to undertake private actions for community improvements such as:

- 1. Initiation by property owners and merchants of programs to increase off-street parking facilities serving adjacent shopping areas.
- 2. Promoting street tree planting programs in commercial areas as well as residential areas.
- 3. Sponsoring clean-up and beautification programs to improve the general environment.

#### HOLLYWOOD REDEVELOPMENT PLAN

A Redevelopment Plan has been adopted by City Council (May 1986) for the area outlined in Map A. The purpose of the Redevelopment Plan is to implement the Community Plan's goals for the revitalization of the Hollywood

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Center. In order to accomplish these goals the Redevelopment Plan includes several tools, some of which ensure that standards established by the Community Redevelopment Agency (CRA) are carried out.

## Urban Design Districts

The Hollywood Redevelopment Plan includes three special urban design districts also outlined in Map A. These are (1) the Hollywood Boulevard District (2) the Hollywood Core Transition District and (3) the Franklin Avenue Design District. Objectives defined in these urban design programs shall guide and regulate development for those areas.

# Regional Center Commercial Development

The Redevelopment Plan limits development with the Regional Center Commercial designation to the equivalent of an average floor area ratio (FAR) of 4.5:1 for the entire area so designated. Proposed development in excess of 4.5:1 FAR up to 6:1 FAR may be permitted provided that certain objectives set forth in the Redevelopment Plan SS506.2.3 are met. In order to provide incentives for historic and cultural preservation, the unused density from significant structures may be transferred to other development sites.

#### Housing Incentive Units

In order to promote revitalization and improvement of residential properties and neighborhoods, the CRA Board may authorize new housing to be developed with more dwelling units per acre than otherwise permitted in the

In general, the Redevelopment Plan establishes a framework for implementing community revitalization activities. All development, including the construction of new buildings and the remodeling and expansion of existing buildings, must conform to the Redevelopment Plan. All building permits must be submitted to and approved by the CRA for development within the Redevelopment Project area.

## SPECIFIC PLAN STUDIES

Specific Plan studies are suggested in the following areas:

- East Hollywood Center Study Area/Metro Rail Station area: focusing on the Medical Centers, providing for off-street parking, pedestrian walkways, landscaping, site planning, and mixed use development.
- Industrial Districts: emphasizing the retention and development of the entertainment industry, and including street widening, street improvement and parking, and clustering of complementary uses/services.
- Neighborhood preservation plans: to maintain and enhance the quality of development in, and reinforce the definition of, individual residential neighborhoods.

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Metro Rail Station areas: if development intensities greater than those depicted in this Plan are to be encouraged, station area master plans should be prepared.

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# GITY OF LOS ANGELES GENERAL PLAN ADVISORY BOARD July 20, 1988

ROOM 540, CITY HALL

TTEM	NO.	la	_	APPROVAT.	OF	MINUTES	OF	June	15.	1988

ITEM NO. 1b - APPROVAL OF MINUTES OF June 29, 1988

ITEM NO. 2 - LAX ENVIRONMENTAL IMPACT REPORT 2000 - EIR No. 005-87 -- Verbal Status Report.

ITEM NO. 3 - PERIOD PLAN REVIEW PROGRAM (PPR) - WINDOW 15

VARIOUS AREAS THROUGHOUT GEOGRAPHIC AREA NO. 3:

WEST LOS ANGELES, WESTCHESTER-PLAYA DEL REY, AND
BRENTWOOD-PACIIFC PALISADES COMMUNITY/DISTRICT
PLAN AREAS (AS SHOWN ON EXHIBIT A)

ITEM NO. 4 - MAJOR PLAN REVIEW PROGRAM (MPR) - WINDOW 15 GEOGRAPHIC AREA NO. 3, WESTERN LOS ANGELES

Next Regular Meeting Date: August 17, 1988

GLENN F. BLOSSOM, Secretary General Plan Advisory Board

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Note:

All members are requested to confirm their attendance with Brenda Klotthor-Mayo at 485-3508

# CITY OF LOS ANGELES GENERAL PLAN ADVISORY BOARD MINUTES OF MEETING

June 15, 1988

#### Members present:

Melanie Fallon, Chairman, Planning Department
Tim Taylor, Department of Building & Safety
Bob Duncanson, Community Development Department
Charlie Justis, Fire Department
Alonzo A. Carmichael, Department of Recreation & Parks
Stephen Clark, Department of Water & Power
Allyn Rifkin, Department of Transportation
Maurice Z. Laham, Department of Airports
Jim Krakowski, Chief Legislative Analyst
Maria Cardenos, City Administrative Office
Larry Burks, City Engineer
Bill Mason, Community Redevelopment Agency
Larry Cottrill, Harbor Department

#### Also present:

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Michael Savko, Fire Department
Zahi, Faranesh, Caltrans
Haripal Vir, Department of Transportation
Glenn Blossom, Planning Department
Phil Garafalo, Planning Department
Lourdes Green, Planning Department
Cora Smith, Planning Department
Linn Bumstead, Planning Department
Larry Friedman, Planning Department
Lynell Washington, Planning Department
Michael F. Davies, Planning Department
Dave Ryan, Planning Department
Robert Duenas, Planning Department
John Slifko, 6th District

#### Members absent and not represented by an authorized person:

Council District No. 1
Mayor Tom Bradley
Leila Gonzalez-Correa, Housing Authority
Steve Harrington, Board of Public Works
Chief Darryl Gates, Police Department

ITEM NO. 1 - APPROVAL OF MINUTES OF May 18, 1988

The meeting was opened shortly after 2:00 P.M. by the Acting Chairman, Melanie Fallon. There being no additions or corrections, the minutes were approved as submitted.

ITEM NO. 2 - LAX ENVIRONMENTAL IMPACT REPORT 2000 - EIR NO. 005-87

Glenn Blossom gave a brief status report of the activities of the Planning Issues and Implementation Committee and Transportation Committee which had been meeting jointly to review the LAX Environmental Impact Report 2000. Councilwoman Ruth Galanter, 6th Council District joined the meeting and was invited by Melanie Fallon to participate in the discussion of the future growth of the Los Angeles International Airport.

Maurice Laham provided background information on the conditions that led to the preparation of the LAX EIR 2000 report. He voiced the opinion that the various departments involved should proceed to respond to the assignment from the Mayor and City Council and not be overly concerned with wanting too much perfection in the Draft EIR at this time. Mr. Rifkin, representing the Department of Transportation, reported that his department did not have adequate resources to review the draft EIR to the extent necessary to prepare a list identifying all of the transportation-related infrastructure improvements that would be needed to meet the various growth levels identified in this draft EIR nor did they find sufficient information within the draft EIR to be able to answer the questions put forth in the memo from the CAO. Melanie Fallon stated that several of the departments were having difficulty responding to the assignment because of the magnitude of the issues involved and that there was a strong possibility that the Draft EIR was inadequate as a data base on which to proceed with the assignment.

Councilwoman Galanter then addressed the General Plan Advisory Board and stated that she wanted to encourage the various City Departments to take a very careful look at the Department of Airports expansion proposed because her constituants are very concerned about the traffic, noise and other impacts associated with airport operations. She further stated that she was concerned that the Draft EIR did not address off-site impacts to nearly the extent necessary for the City to be adequately informed for the decisions that will have to be made in the future. She reminded the Board Members that they have much broader responsibilities than does the Department of Airports and that they should bear this in mind when they are reviewing the Draft EIR.

After an extensive discussion of the several issues involved by various members of the Board, a motion was made to establish a task force comprised of the CAO, Airports, Planning, Transportation and Fire Departments and other agencies such as the Bureau of Engineering and that after the first meeting of the task force, a report be prepared to identify the direction and problems to be resolved with respect to the future growth of the Los Angeles International Airport. This motion died for lack of a second.

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Another motion was formulated to appoint a task force comprised of the Planning, Transportation and Fire Departments and the Bureau of Engineering to prepare a report by July 20, 1988 identifying the direction that should be taken to complete the assignment and that the Planning Department should be responsible for calling the meetings of this task force. This motion was seconded and was adopted with one vote in opposition by Mr. Laham representing the Department of Airports.

At this point Councilwoman Galanter and Melanie Fallon left the meeting. Glenn Blossom became the acting Chairman of the meeting.

ITEM NO. 3 - HOLLYWOOD II, GENERAL PLAN CONSISTENCY CPC 86-835 GPC HOLLYWOOD COMMUNITY PLAN REVISION CPC 18473

Following a Planning Department staff presentation of the proposed Community Plan amendments related to the Hollywood II (Redevelopment Project area) General Plan Consistency Program, a summary of the Community Plan Revision (just presented to GPAB at its February 17, 1988 meeting) was also provided Allyn Rifkin, acting chair of the Transportation Committee, briefly presented the report the joint Planning Issues οf Implementation/Transportation Committee meeting of February 24, 1988. Modifications of the Plan's circulation element exhibit map (A2) and that which incorporates the recommendations of those committees were then distributed. Following further discussion of the transportation and circulation aspects of the Community Plan, the Board approved the staff recommendation, as modified by committee, for both CPC 86-835 GPC and CPC 18473.

ITEM NO. 4 - ANNEXATION PROPOSAL - ANGELES MESA ADDITION - 1-87 - REPORT FROM CITY BOUNDARIES COMMITTEE.

The report of the City Boundaries Committee was presented by Glenn Blossom. The recommendation of the Committee was that the GPAB:

- 1) Inform the City Council that on the basis of preliminary investigations, it appears that municipal services can be provided to the subject property at minimal additional cost to the City.
- 2) Recommend to the City Council that the applicant be informed that, in order to achieve a zoning classification that is consistent with the General Plan as required by law, an application should be filed with the City Planning Department for concurrent processing of a General Plan Amendment and zone change request.

Mr. Jim Williams, representing the owners of the property involved in this annexation proposal, was granted permission to address the Board. He stated that he was formerly employed by the City in the office of the Chief Legislative Analyst and that it had always been the policy of the City to process this type of annexation directly and that they were not seeking any zone change or plan amendments. Mr. Blossom responded that, in the aftermath of the City's General Plan Consistency Program, the General Plan

would have to be amended at the time of the annexation and that it was the policy of the City Planning Department to require the filing of an application for concurrent processing of a General Plan Amendment and a zone change request in order to maintain consistency between the zoning and the City's General Plan.

After further discussion, the Board voted to approve the recommendation of the City Boundaries Committee. Votes in opposition were cast by representatives of the City Administrative Officer and the the Department of Airports.

ITEM NO. 5 - PROPOSED GENERAL PLAN AMENDMENT - SYLMAR COMMUNITY (MPR) - PROPERTY LOCATED AT 16400 THROUGH 16700 FOOTHILL BOULEVARD ("SUNSET FARMS") - REPORT FROM ED JOHNSON, SENIOR CITY PLANNER

Staff presented the background and staff recommendations with regard to the proposed plan amendment.

There was extended discussion of the proposed development and the various issues involved.

However, before any action was taken on this matter, the chairman announced that a quorum was no longer present and that this item and the remaining items on the agenda would be continued until June 29, 1988 which would be a special meeting of the General Plan Advisory Board.

The meeting was adjourned at approximately 4:15 p.m.

Respectfully Submitted,

Glenn F. Blossom, Secretary General Plan Advisory Board

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DEPARTMENT OF CITY PLANNING Room 605, City Hall 200 North Spring Street Los Angeles, CA 90012-4856 (213) 485-5714

CITY PLAN CASE NO. .86-835 GPC

HOLLYWOOD COMMUNITY COUNCIL DISTRICT NO. 13

DECISION DATE:

July 28, 1988

TO:

City Planning Commission

FROM:

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Director of Planning by Milana I fill

SUBJECT:

GENERAL PLAN/ZONING CONSISTENCY PROGRAM - PLAN AMENDMENTS

AND CHANGES OF ZONE AND HEIGHT DISTRICT

PROPERTY INVOLVED:

VARIOUS AREAS THROUGHOUT THE HOLLYWOOD COMMUNITY (PART II)

# TABLE OF CONTENTS

	<u>Page</u>
SUMMARY AND RECOMMENDATIONS	1
CONDITIONS OF APPROVAL	2
MAJOR ISSUES	11
STAFF REPORT	16
ACTION OF THE GENERAL PLAN ADVISORY BOARD	16
ENVIRONMENTAL STATUS	16
SUMMARY OF PUBLIC HEARING AND COMMUNICATIONS	
AND RELEVENT PREVIOUS CASES	16
TESTIMONY AND COMMUNICATIONS AND	
RELEVANT PREVIOUS CASES	17
PLAN TEXT/MAP/LEGEND/FOOTNOTE CHANGES	
DESCRIPTION OF EXHIBITS	31

CPCSTRPT/A011 07/20/88

## SUMMARY AND RECOMMENDATIONS

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The City of Los Angeles is required by a court order to achieve consistency between its zoning and General Plan, in order to bring the City into conformance with Government Code Section 65860(d). Consistent with the adopted Hollywood Redevelopment Plan, adopted by City Council in 1986, Plan amendments and changes of zone and height district are recommended for the Hollywood Community. These particular Community Plan amendments and changes of zone and height district are part of a citywide effort to bring all areas of the City into legal compliance.

The General Plan Advisory Board, on July 15, 1988, approved the recommended changes as proposed.

PROPERTY INVOLVED: See Map Exhibit "B-1".

# ACTIONS\_RECOMMENDED BY THE STAFF: That the Planning Commission

- 1. <u>Disapprove</u> the changes of zone and height district as initiated for those subareas listed in Exhibit "A-1" which are recommended for a zone and/or height district which differs from the initiated.
- 2. <u>Disapprove</u> any changes of zone and height district, as initiated, for those subareas listed in Exhibit "A-1" which are recommended for "no change" to the existing zone and/or height district.
- 3. Recommend Approval of the Hollywood Community Plan amendments, zone changes and height district changes as recommended in Exhibit "A-1, and the attached resolution, Exhibit "C-1".
- 4. Recommend Approval of the Hollywood Community Plan amendments as recommended in the "Plan Text/Map/Legend/Footnote Changes" portion of the staff report.
- 5. Recommend that the Permanent |Q| Qualified classification changes of zone and "D" Development Limitation changes of height district include the attached Conditions of Approval.
- 6. Recommend Approval of a "Minor Addition" to Subarea No. 140 as shown in Map Exhibit "B-2" as provided for in Section 12.32-D,3 of the Los Angeles Municipal Code.
- 7. Recommend Approval of a "Minor Modification" to Subarea No. 140 as shown in Map Exhibit "B-2" as provided for in Section 11.5.6-B of the Los Angeles Municipal Code.
- 8. Approve and Recommend the adoption of the zoning and height district ordinances by the City Council.
- 9. Recommend that the Director of Planning present the Plan amendments to the Mayor and City Council.
- 10. <u>Certify</u> that it has reviewed and considered the information contained in Environmental Impact Report No. 1071 GP/ZC and transmit the Environmental Impact Report to the City Council for consideration and appropriate action.

- 11. Approve and Recommend the adoption of the Statement of Overriding Considerations.
- 12. <u>Direct</u> staff to update the General Plan Consistency Maps as necessary, and approve the attached resolution, Exhibit "C-2".
- 13. <u>Instruct</u> Department of Building and Safety and Planning staffs to modify the zoning maps (district maps) to reflect the policy of a conditional use type approval for property designated in the Plan as "Open Space" and "Public/Quasi-Public Use".

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# "D" DEVELOPMENT LIMITATION PERMANENT |Q| QUALIFIED CONDITIONS

Q-1. The zoning of Subarea Nos. 275 and 355 shall be subject to the following permanent |Q| Qualified condition:

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

Q-2. The zoning of Subarea Nos. 225, 420, and 440 shall be subject to the following permanent |Q| Qualified condition:

"The property shall be limited to the following uses:

- a. Residential uses permitted in the R4 Zone.
- b. Hotels, motels, and apartment hotels.
- c. The following uses, subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24.C1.5(j):
  - 1) Parking buildings, provided such parking is accessory to the main use of the lot or accessory to the main use of another lot located within the Hollywood Redevelopment Project Area.
  - Any use permitted in the C1 Zone within buildings which were in existence on the lot upon the effective date of this ordinance.
  - 3) Any other use permitted in the C1 Zone provided that the floor area ratio of such use does not exceed 1:1, and further provided that such commercial use is combined with multiple unit residential use for which the floor area ratio is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).

The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan, after a finding is made by the Community Redevelopment Agency Board that the project conforms with the Hollywood Redevelopment Plan."

Q-3. The zoning of Subarea No. 55 shall be subject to the following permanent |Q| Qualified condition:

"The property shall be limited to the following uses:

- Residential uses permitted in the R4 Zone.
- b. Hotels, motels, and apartment hotels.

Subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24.C1.5(j), any other use permitted in the C1 Zone provided that the floor area ratio of such use does not exceed 1:1, and further provided that such commercial use is combined with multiple unit residential use for which the ratio of residential square footage to commercial square footage is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).

The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan, after a finding is made by the Community Redevelopment Agency Board that the project conforms with the Hollywood Redevelopment Plan."

Q-4. The zoning of Subarea Nos. 25, 35, 40, 340, 342, 460, 525, 535, 545 and 550 shall be subject to the following permanent |Q| Qualified condition:

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

Q-5. The zoning of Subarea Nos. 530 and 540 shall be subject to the following permanent |Q| Qualified condition:

"Residential density shall be limited to a maximum of one dwelling unit per 800 square feet of lot area."

Q-6. The zoning of Subarea No. 260 shall be subject to the following permanent |Q| Qualified condition:

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

Q-7. The zoning of Subarea No. 435 shall be subject to the following permanent |Q| Qualified condition:

"No building or structure shall exceed a height of forty-five (45) feet in height above grade. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code."

D-1. The height district change for Subarea Nos. 65, 68, 90, 95, 100, 170, 190, 195, 230, 240, 245, 255, 265, 270, 280, 285; and 290 shall be subject to the following "D" Development Limitation:

"The total floor area of a structure shall not exceed two (2) times the buildable area of the lot. A project may exceed the 2:1 floor area ratio provided that:

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- a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan and, if applicable, (3) any Design for Development adopted pursuant to Section 503 of the Redevelopment Plan.
- b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3."
- D-2. The height district change for Subarea Nos. 215 and 220 shall be subject to the following "D" Development Limitation:

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

- a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan and, if applicable, (3) any Design for Development adopted pursuant to Section 503 of the Redevelopment Plan.
- b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3."
- D-3. The height district change for Subarea Nos. 45, 50, 60, 70, 75, 175, and 180 shall be subject to the following "D" Development Limitation:

"The total floor area of a structure shall not exceed three (3) times the buildable area of the lot. A project may exceed the 3:1 floor area ratio provided that:

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

# .ADOPT the following findings:

- 1. The subject property is located within the Hollywood Community Plan, originally 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 adopted Community Plan, as recommended for amendment.
- 3. The Permanent |Q| Qualified Conditions and "D" Development Limitations imposed by this action are necessary: to protect the best interests of, and to assure 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 of the recommended change.
- 4. Pursuant to and in accordance with Section 21081 of the State of California Public Resources Code, the environmental impact report identifies potential adverse impacts from the proposed action, including impacts on earth, air, water, plant and animal life, noise, light and glare, land use, natural resources, risk of upset, population and housing, transportation/circulation, public services, energy, utilities, aesthetics, and cultural resources. Changes or alterations have been incorporated into the proposed project which mitigate or avoid the significant environmental effects thereof to the extent feasible. The facts supporting this finding are set forth below.

# Impacts Not Reducible to Insignificant Levels:

- a. Earth New development allowed under the proposed plan revision would in most instances require site preparation and grading, but will be generally limited to short-term construction activities. In the hillside areas, new development allowed under the plan revision could entail cuts and fills as well as modification of landforms. Two active faults are located within the plan revision area, thus requiring further seismic analysis to indentify potential impacts. Areas north of Hollywood Boulevard are considered to be within slope stability study areas according to the City of Los Angeles Seismic Safety Plan.
- b. <u>Air</u> 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 will occur and contribute to air pollution levels. Additional trip generation would increase air pollutant emissions over existing levels.

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- c. <u>Water</u> 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.
- d. <u>Plant Life</u> New development allowed, particularly in the residentially zoned hillside areas, would remove vegetation and associated habitats.
- e. <u>Animal Life</u> New development allowed, particularly in the residentially zoned hillside areas, may affect local wildlife.
- f. Noise Construction activity as well as increases in traffic anticipated under the plan revision would likely increase ambient noise levels.

  Short-term construction impacts will not be significant. Increases in auto-related noise may be significant. Specific noise analysis may be performed at selected areas, but severe noise levels will be mitigated to acceptable levels by the City's Noise Ordinance.
- g. <u>Light and Glare</u> Additional development within the plan revision area could increase illumination sources, particularly in the case of new commercial developments and associated parking areas. The possibility exists in those locations where commercial development is allowed adjacent to residential areas, as well as where multi-family residential buildings are allowed 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.
- h. Land Use The proposed Hollywood Plan Revision would result in an overall reduction in the development levels allowed under the existing Hollywood Community Plan. The proposed revision would allow for the entire Hollywood Community Plan a total population of 257,600 persons, compared to 525,000 persons in the existing plan. The existing population in the plan area is 180,996 persons. Similarly, the proposed revision would allow for 125,000 housing units for the entire community, compared to 206,100 units in the existing plan. For commercial and industrial categories the proposed revision would allow for 114.4 million square feet (maximum build-out) for the entire community, compared to a 163.8 million square feet under the existing plan.
- i. <u>Natural Resources</u> 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. In general, additional growth and development would increase use of non-renewable resources, particularly fossil fuel-related.
- j. <u>Risk of Upset</u> Increased traffic and associated congestion have an adverse effect on emergency response (fire, police, ambulance) during peak travel periods.

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- k. Population and Housing The plan revision would allow development above existing conditions. Achieving this increase under various circumstances could entail the removal or conversion of existing residences when land use changes from residential use to commercial or industrial use. This could affect the availability of housing. The proposed Hollywood Plan Revision would result in all overall reduction in the development levels allowed under the existing Hollywood Community Plan. The proposed revision would allow for the entire Hollywood Community Plan a total population of 257,600 persons, compared to 525,000 persons in the existing plan. The existing population in the plan area is 180,996 persons. Similarly, the proposed revision would allow for 125,000 housing units for the entire community, compared to 206,100 units in the current plan.
- 1. Transportation/Girculation The proposed plan revision permit an increase in trip generation and parking demand above existing levels, This increase, however, would be less than the trip generation of the adopted Hollywood Community Plan. New development would be required to have an evaluation of their own environmental impacts and be required to provide appropriate parking provision in order to avoid or mitigate anticipated adverse impacts. 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.
- m. Public Services New development may increase demand on existing systems and may increase some response times, including fire protection and police services. Additional development in hillside areas would be of particular concern. Population increases in the plan revision area would probably further exacerbate overcrowded school conditions. Additional capital expenditures and classrooms would be needed. Population increases would increase the need for accessible passive and active recreational open space within or adjacent to residential areas to achieve city standards. Increased trip generation and traffic, particularly truck traffic in industrial and commercial areas will likely increase maintenance requirements for local roads. Increases in development and population growth would likely increase the demand for a variety of governmental services.
- n. Energy The rate of growth is dependent on socioeconomic and market factors. The plan revision itself will not increase the rate of use of natural resources. In general, additional growth and development would increase use of non-renewable resources, particularly fossil fuel-related.
- o. <u>Utilities</u> Additional development will incrementally increase electricity and natural gas consumption. According to service provider, the supply of these services will be adequate to meet future demand. Increases in development and population will increase demand for telephone services. New development will incrementally increase water consumption. According to service providers, the water supply will be adequate to meet future demand. 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. The timing of development may also be constrained by the replacement schedule for inadequate interceptor sewers within the area. Increases in development will incrementally increase the generation of solid waste.

- p. <u>Aesthetics</u> 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.
- q. <u>Gultural Resources</u> New development on undeveloped sites, particularly in the hillside areas may affect archeological resources. 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. Further detail on design guidelines will be required. The Redevelopment Plan allows and advocates the development of preservation guidelines.

#### Mandatory Findings of Significance:

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- 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 emission. 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 reductions in density 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 the impacts for population and housing, the proposal if fully built out 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.

# Adopt the statement of overriding considerations:

The environmental report identifies the following areas of net unmitigated adverse impacts resulting from the proposed project: earth, air, water, plant and animal life, noise, light and glare, land use, natural resources, risk of upset, population and housing, transportation/circulation, public services, energy, utilities, aesthetics, and cultural resources. However, the following overriding considerations of social, economic or environmental benefits of the subject project will outweigh its environmental cost and will justify approval of the recommendation:

- a. The proposed changes will implement the land use plan for the Hollywood Community and will achieve consistency between zoning and the General Plan as mandated by state legislation and a court settlement agreement.
- b. The project implements a more logical arrangement of land uses which will enhance the quality of life for residents and minimize incompatible land uses.

- 5. The recommended changes of zone and height district will relate to and have an effect upon the Highways and Freeways Element of the General Plan. However, because the changes are a reduction in the ultimate potential population 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 effct upon other General Plan elements, specific plans or other plans in preparation by the Department of City Planning.
- 7. Based upon the above findings, the recommended changes of zones and height districts are deemed consistent with the public necessity, convenience, general welfare and good zoning practice.

KENNETH C. TOPPING Director of Planning

MELANIE FALLON

Deputy Director

ROBERT H. SUTTON

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Principal City Planner

General Plan/Zoning Consistenty Program

DANIÈL-BREEN

Senior City Planner

GARY W. BOOHER Hearing Officer

PROJECT COORDINATOR:

David Ryan

#### MAJOR ISSUES

#### PERMANENT LIMITATIONS ON COMMERCIAL FLOOR AREA AND HEIGHT

<u>Testimony and Communications</u>: There should be more restrictions on the floor area and height of new development. The following concerns and suggestions were stated in oral and written testimony:

- a. A maximum Floor Area Ratio of 6:1 is excessive for areas designated for Regional Center Commerce. No area within the Redevelopment Project Area should have a Floor Area Ratio exceeding 3:1. The Floor Area Ratio should be limited to 2.5:1 for properties with Hollywood Boulevard frontage, located between La Brea Avenue and Cahuenga Boulevard. Also, the lack of a height limit for Regional Center Commerce, except along a small portion of Hollywood Boulevard (Subarea 220), is detrimental to the community.
- b. Excessive height adjacent hillside areas is also detrimental to view corridors. Height adjacent hillside areas along Franklin Avenue should be limited to 35 feet, unless a special variance is granted to an absolute maximum of 65 feet. Excessive height and bulk in these locations would block the views both from the hills and of the hills. Heights are limited on hillside properties, so that they will be at a disadvantage competing with structures on the flatlands which do not have a firm height limit.

<u>Hearing Officer Comments</u>: The proposed recommendations for floor area ratio and height limitation were formulated as limitations prior to the adoption of a TRIP ordinance, appropriate for specific locations. Although some areas within the Regional Center commercial core do not have a height limitation, the floor area would be limited to a level appropriate for these locations. Staff feels that the proposed recommendations are most appropriate for stimulating the economy of the community while also protecting the area from significant environmental impacts.

#### II. INTERIM LIMITATIONS ON COMMERCIAL FLOOR AREA AND HEIGHT

Testimony and Communications: Many persons, in both oral and written testimony, expressed concerns about approving the Plan amendments and changes of zone and height district without the other regulatory measures promised in the Hollywood Redevelopment Plan. The Redevelopment Plan mandated the preparation of a Hollywood Boulevard Urban Design Plan, protection of historic buildings, protection of hillside view corridors, and a Transportation Specific Plan. The following points were rendered in the testimony.

The current recommendations do not recognize the traffic crisis in Hollywood. The Draft Environmental Impact Report for the Redevelopment Plan shows gridlock throughout the area, even though its statistics grossly understated future growth. The proposed "average" Floor Area Ratio of 4.5:1 for much of the Redevelopment Area would allow approximately 56 million square feet of commercial development. The Community Plan EIR envisions a workable circulation network at approximately 8.5 million square feet. How can the proposed growth level be accepted without appropriate mitigation measures?

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Comment Nos. 18, 23 and 24 are intended to ameliorate this situation. This would downzone areas temporarily, but would allow the Floor Area Ratio to be exceeded on a case by case basis, with the Redevelopment Agency Board making the determination. The attempt at amelioration is laudable but too weak to be acceptable. It would be too easy to override the zoning requirements to allow a higher intensity with new buildings that would lead to severe overcrowding and resulting impacts on traffic. It is unthinkable that a huge increase in development over the 8.5 million square feet level can be accommodated without great sacrifice to existing properties and businesses.

The entire commercial portion of the Redevelopment Area should be subject to one of the following interim measures until the Hollywood Boulevard Urban Design District and the Transportation Specific Plan are approved:

- a. Limit by "Q" Qualifying condition or "D" Development limitation the entire commercial portion of the Redevelopment Area to a Floor Area Ratio of 1:1 (roughly what the Community Plan Draft Environmental Impact Report was based on).
- b. Place a moratorium on all development within the Redevelopment Area.

The Transportation Specific Plan should ultimately have a cap on total development. Also, the Specific Plan should direct new development to areas with adequate capacity in the street system.

A suggested alternative is to not approve any of the proposed recommendations until after the lawsuit against the Community Redevelopment Agency is resolved. Another suggested alternative is that the community plan should prohibit a redevelopment area designation for the next 99 years in Hollywood.

Hearing Officer Comments: The proposed recommendations for floor area ratio and height limitation were formulated as limitations prior to the adoption of a TRIP ordinance, appropriate for specific locations. The proposed recommendations are actually a reduction from what would be permitted if no action was taken. The recommendations would allow less development than permitted under the existing zoning. On the other hand, to prohibit development or limit it to a Floor Area Ratio of 1:1 is excessive and might be considered too severe of an economic hardship from previous land use regulations. Staff feels that the proposed recommendations are most appropriate as interim measures for stimulating the economy of the community while also protecting the area from significant environmental impacts.

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#### III. NEIGHBORHOOD AND HISTORIC PRESERVATION

Testimony and Communications: The recommendations do not recognize the importance of existing neighborhoods and historical structures in the Hollywood Community. Specific, implementable, and valid methods of preservation and neighborhood conservation, including design requirements, are needed and should be incorporated in a specific plan for the redevelopment area.

The National Register of historic sites should have also been made available with the Draft Environmental Impact Report. No system of Transfer of Development Rights makes sense in the commercial area with a permitted Floor Area Ratio of 6:1. The remaining intact residential neighborhoods will be destroyed because large areas are moderately downzoned rather than specific historic areas being downzoned adequately. It is incredible that the one area with height restrictions in the entire Redevelopment Area, a portion of the historic core of Hollywood, is backed by the only R5 allowable residential development in the 15,000 acre Community Plan area.

Another concern was registered over the high level of permitted residential density. One unit per 600 square feet of lot area is too high a density for comfortable living. It does not leave enough open space. One proposal was to change the recommended zone to RD1.5 within Subarea Nos. 7, 15, 25, 40, 50, 55, 60, 70 and 80 to the RD1.5 Zone.

Hearing Officer Comments: The provision for Transfer of Development Rights is designed to promote the preservation of historic structures by shifting development pressure away from the subject site while providing funds for restoring and maintaining the historic sites. The reduction in residential density and commercial intensity would also help reduce the pressures of development in existing neighborhoods. The proposed Urban Design Plan would also help conserve neighborhoods and enhance their unique characteristics. An overall reduction to the RD1.5 Zone would not be desirable in this area that is largely designated for future commercial and residential uses that are comparable to the built scale of the existing land use.

# IV. RECOMMENDATIONS ARE NOT CONSISTENT WITH THE REDEVELOPMENT PLAN

Testimony and Communications: One letter was received that alleged that the recommendations of the Planning Department are not consistent with the adopted Redevelopment Plan. The letter claims that the Planning Department has been removed from ordinary control within the Redevelopment Project Area. It is incumbent upon the Planning Department to adjust the Community Plan to conform with the specific zonings of the Redevelopment Plan, including its specified alternate uses, and it may not independently proceed to rezone parcels within the Project to disagree with those specific zonings until the Agency informs the Commission that a parcel or parcels will be rezoned and that the Commission action is required to make the Community Plan conform to the rezoning. The zone changes and Community Plan amendments which do not conform to the Redevelopment Plan must simultaneously be accompanied by Redevelopment Plan amendments for concurrent consideration by the Planning Commission and City Council. The 1973 Community Plan has already been replaced within the Redevelopment Project Area by the adoption of the Redevelopment Plan, including its Alternate Plan designations.

Hearing Officer Comments: This is an inaccurate reading of redevelopment law. Redevelopment Plans must conform to the General Plan for a City, not the other way around. Alternate uses are specified to indicate a land use designation that may be inconsistent with the General Plan. To actually implement the alternate use would require that the City's General Plan be amended at an appropriate time by the City Council. The current proposed recommendations are in accordance with the latest instruction by City Council on how to amend the General Plan.

V. ZONE CHANGES WITHIN REDEVELOPMENT AREAS REDUCE VALUE FOR PROPERTIES THAT MAY BE LATER ACQUIRED THROUGH EMINENT DOMAIN

Testimony and Communications: Both oral and written testimony complained that downzoning within a Redevelopment Project Area reduces the value of affected properties and that they can then be obtained for a lower price through eminent domain. The Community Redevelopment Agency should be prohibited from using the powers of eminent domain to foster private development. Displacement of residents by redevelopment to commercial uses is also a problem.

Also, density is unjustly redistributed. A more equitable approach would be to reduce the value per square foot equally for all properties. The new level of development would be based on the density left after the reduction in value. Reductions in Floor Area Ratio should be across-the-board. Proposes that additional benefits accruing to property owners through upzoning be paid by the benefited property owners to owners affected by downzoning.

Hearing Officer Comments: The density and intensity of zoning has been reduced consistent with what appears appropriate for specific locations and consistent with the existing land use. Some areas were vastly overzoned as to development potential, very little of which was realized. Therefore, an across-the-board reduction would allow too much development in many areas that would not be appropriate for those locations because of the land use and environmental impacts on the surrounding area. The proposed recommendations are more equitable from the standpoint of land use and the environment than would be an accross-the-board reduction in density and intensity.

# VI. DEEMED-TO-BE-APPROVED CONDITIONAL USES

<u>Testimony and Communications</u>: Comment No. 3 in Appendix A allows for the maintenance of existing code designations from the 1973 Plan for conditional use. The inclusion of this provision would seem to nullify the positive density lowering effects of the recommendations and leave room for development beyond that envisioned in the revised Plan.

<u>Hearing Officer Comments</u>: Comment No. 3 is provided for information rather than as an extra allowance for new development. The comment simply indicates that there is an <u>existing</u> use within the subarea that is permitted in the recommended zone as a conditional use. That use shall be deemed-to-be-approved pursuant to the Municipal Code.

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#### VII. ZONING FOR OPEN SPACE AND PUBLIC/QUASI-PUBLIC USES

Testimony and Communications: The underlying zoning for publicly held lands encourages the sale of public property while doing nothing to safeguard the public. It is curious that the underlying zoning is R4 for Hollywood High School and C4 for Selma Avenue School. This is not reflective of the policy for other communities to change zoning to a highly restrictive zone.

<u>Hearing Officer Comments</u>: The City policy for all communities is to change the zoning to the most restrictive zone that corresponds with the lowest adjacent Plan land use. In the Hollywood community the surrounding Plan land use is generally higher than what is typically found in most other communities of the City. In order to better preserve the open space or public use of these areas, however, staff concurs that a more restrictive zone would be appropriate in many cases. The zoning of several subareas with open space or public uses is recommended for further reductions.

#### VIII.ADEQUACY AND DISTRIBUTION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT

Testimony and Communications: Several speakers and writers addressed the adequacy and availability of the Draft Environmental Impact Report. Several concerns were mentioned in oral and written testimony. The impacts of the Metro Rail route should be evaluated more thoroughly. The adverse impacts on humans should be evaluated. Mitigation for stress impacts on humans should be to prohibit the use of eminent domain. A time extension was requested for reviewing the Draft Environmental Impact Report. Why is the Draft EIR not available and distributed to the public?

There are discrepancies between the population projections prepared by Gruen and Associates and the population capacity that accompanied the Department recommendation. The Gruen report states a population capacity of 272,000, while the Overview states a capacity of 230,560. There is also a difference for the dwelling unit projections. The Gruen report states a capacity of 42,640 while the Planning Department states a capacity of 51, 310. Is this an error in calculation? Numbers should coincide. The number of dwelling units should be a function of total projected population, instead of the other way around. There are also discrepancies in acreage estimates. EIR figures for redevelopment subareas are inconsistent. Use of the Redevelopment Project EIR is also erroneous.

<u>Hearing Officer Comments</u>: The comments on the Draft Environmental Impact Report will be addressed in the "Comments and Responses" of the Final Environmental Impact Report. The Draft EIR was distributed for public review at several locations in accordance with standard City procedure and State law.

#### STAFF REPORT

#### Proposed Project

State Government Code Section 65860(d) requires that the City of Los Angeles make its zoning consistent with the General Plan. Superior Court Case No. C.526616 requires compliance with that state legislation. Plan amendments and changes of zone and height district are proposed for Part II of the Hollywood Community Plan as part of a citywide effort to bring all areas of the City into legal compliance.

# Planning and Zoning

The proposed Plan amendments and zone changes to Part II of the Hollywood Community Planare listed in Exhibit "A-1".

#### ACTION OF GENERAL PLAN ADVISORY BOARD

The General Plan Advisory Board, on June 15, 1988, approved the recommended Plan amendments as proposed.

#### ENVIRONMENTAL STATUS

The City Planning Department, consistent with the California Environmental Quality Act, has circulated for public review two documents as the Draft Environmental Impact Report for Part II of the Hollywood Community: (1) the Draft Environmental Impact Report for the Hollywood Community Plan Revision (previously referenced under City Plan Case No. 86-831 GPC), and (2) the Final Environmental Impact Report for the Hollywood Redevelopment Project Area (previously referenced under City Plan Case No. 83-368). The general environmental setting, significant environmental impacts, alternatives, and mitigation measures are described in this Draft EIR. The Draft EIR for the Hollywood Community Plan Revision revises portions of the Final EIR for the Hollywood Redevelopment Project Area.

# SUMMARY OF PUBLIC HEARING AND COMMUNICATIONS AND PREVIOUS RELEVANT CASES

#### Public Hearing

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The public hearing concerning this matter was conducted on Thursday, June, 16 1988 in the auditorium at Vine Street Elementary School, located at 955 North Vine Street in Hollywood. Approximately 200 people were present, of whom 28 presented oral testimony. One person spoke in qualified support, twenty-three persons spoke in opposition and four persons spoke on issues not relevant to the proposals. A representative of Councilman Woo's office was present but did not speak. Representatives of the following organizations spoke mostly in opposition to the recommendations: Hollywood Heights Association, Hollywood Boulevard Subcommittee of the Hollywood Redevelopment Project Area Committee, Hollywood Better Government Association, Hollywood Homeowners and Tenants Association, Friends of Hollywood, People's Choice of Hollywood, Concerned Citizen's League, Franklin/Hollywood Boulevard West Homeowners Association, and Keep Old Los Angeles. Also several persons spoke who are individual members of the Hollywood Redevelopment Project Area Committee.

#### Communications Received

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# Summary of Representation by Subarea:

Subarea For Agst Other For Agst Ot	her
5, 7 40 1	
55, 60, 90, 205, 215, 220, 225 1 105, 110, 115 1 2	1
130 135	
165 1 1 175, 180 . 2 1	
235 1 260 3	
335 340 380 1 1 2	
385, 455	
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#### TESTIMONY AND COMMUNICATIONS AND RELEVANT PREVIOUS CASES

Refer to Exhibit "A-1" while reading testimony and communications and relevant previous cases for specified subareas.

#### GENERAL OR COMMUNITY-WIDE

Relevant Previous Cases: City Plan Case No. 18473 - The original Hollywood Community Plan was approved by the City Planning Commission on November 12, 1970, and adopted by 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 85-0946).

Testimony and Communication - Qualified Support: One person spoke, representing a homeowners association, and one letter was received in qualified support of the recommendations. The representative of the homeowner association supported the downzoning, but felt that it does not go far enough. More limitations on development need to be built into the recommendations. The qualifications to that support are discussed under Major Issues. The letter opposed permitting more development at the expense of single-family dwellings.

<u>Testimony and Communications - Opposition</u>: Nine letters opposed the staff recommendations, but did not generally pinpoint specific issues. The issues that were specifically identified have been discussed as Major Issues.

#### SUBAREA NOS. 5, 7

Adopted Plan: Very High Density Housing (R5)

Existing Generalized Land Use: Commercial and parking uses

Recommendation: Subarea 5 - Neighborhood and Office Commerce and C4-1VL;

Subarea 7 - Neighborhood and Office Commerce and R4-1VL

Testimony and Communications - Opposition: One person spoke and one letter was received opposing the recommendations and claiming that the existing zoning for a portion of Subarea No. 7 is R4-1. They stated that the original Hollywood Community Plan designated these subareas for Very High Density Housing, with a corresponding zone of R5 and Height District 2. The staff recommendation of Height District 1-VL for both areas is inconsistent with the adopted Community Plan and Redevelopment Plan. Furthermore, this recommendation for a Floor Area Ratio of 1.5:1 and 45 foot height limit is too restrictive and contrary to current development trends along La Brea Avenue. Although the recommended Plan land use designation for Subarea No. 7 is Neighborhood and Office Commerce, the recommended zone is R4, which does not seem consistent with the Plan land use designation.

The C4-2 Zone is wanted for both subareas, otherwise a justification by staff would be required for the proposed change. This area faces on La Brea Avenue and is not adjacent single-family residential areas Properties behind the subarea are already developed to the density of the R4 and R5 Zones. A Plan amendment is justified to Regional Center Commerce for the following reasons: (1) subareas are adjacent to a major intersection (Hollywood Boulevard and La Brea Avenue); (2) this key site is within the Redevelopment Project Area; and (3) subareas are underdeveloped and would support a high quality project which would be an asset to the community.

Hearing Officer Comments: The proposed Plan land use designation would permit zoning that is less restrictive than what would be allowed under the 1973 Community Plan. That does not mean that the Planning Department recommends changes of zone that are less restrictive to the maximum allowed by the proposed Plan land use designation. A property owner may apply for a zone change that is consistent with the new land use designation of Neighborhood and Office Commerce that would be evaluated on the merits of the project. Height District 1-VL is recommended to limitimpacts on surrounding residential areas and will limit development until more specific transportation studies are completed and implemented.

#### SUBAREA NO. 40

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Adopted Plan: Very High Density Housing (R5)

Existing Zoning: C4-4, R5-4, R5-1

Existing Generalized Land Use: Residential use with some commercial and parking

(including the Magic Castle)

Recommendation: |Q|R4-1VL ("Q" = one dwelling unit per 600 square feet of lot area)

Relevant Previous Cases: Zone Variance No. 83-157 - A variance was approved for the installation of a railed tram, the modification of parking lot improvements, and the enclosure of open patio dining facilities.

Testimony and Communications - Opposition: One letter was received opposing the recommended change of zone to |Q|R4-1VL. These properties contain the Magic Castle and the Magic Hotel, which are unique both to the area and to Los Angeles. As such they require unique solutions to allow their continuance and viability as institutions.

The Magic Castle and the Magic Hotel are both existing uses under the R5 Zone and, according to comment 3, would become conditional uses. This poses great operating problems as any changes made to these buildings would require significant procedural difficulties including hearings, etc. which would make operating these businesses difficult if not impossible. Secondly, they would be subject to periodic review, reapplication, hearings, and threat of closure as conditional uses. In addition to the operational difficulties, financing or refinancing of the properties would be nearly impossible. These discretionary procedures make the uses no longer by right under the proposed zoning.

The zoning should reflect the existing uses of property rather than creating non-conforming uses. Therefore, the commercial aspects of these existing uses are requested for recognition in the proposed zone changes. In a similar situation for the adjacent Yamashiro restaurant (which is outside the Community Redevelopment Project Area), the Planning Department recognized and allowed the continuation of the existing uses by recommending the |Q|C1 Zone. Since Yamashiro's abuts the subarea to the north, the concept of a "buffer" between the lower residential density in the hillsides and the Hollywood commercial core does not apply to this particular property.

Also, the recommendation of Height District 1-VL would limit the height of buildings to 45 feet. Such a designation makes sense where views may be blocked. However, the only views affected would be that of my own property. The most desirable use of the property may be to leave as much land as possible open and build higher, even with the possibility of connecting the Franklin properties to the Yamashiro property above.

Hearing Officer Comments: The subject property abuts a high quality hillside residential neighborhood that should be protected from further impacts of this commercial facility. The previous public hearing for the Hollywood Community Plan did not recommend a |Q|C1 Zone for Yamashiro's Restaurant, but rather the R3-1D Zone. The existing uses would be permitted to remain in the recommended zones as conditional uses that would be deemed-to-be-approved pursuant to Section 12.24-F of the Los Angeles Municipal Code. Existing uses may remain, but if a significant expansion of the existing use is contemplated, then a separate approval and hearing would be desirable and necessary for receiving the input of citizens and public agencies. The merits of any contemplated expansion would be evaluated on its own merits and appropriate "Q" Qualifying conditions could be applied at that time.

#### SUBAREA NO. 55

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Adopted Plan: Very High Density Housing (R5)

Existing Zoning: C4-4

Existing Generalized Land Use: 90% commercial, 10% vacant

Recommendation: High Density Housing and |Q|R5-2 Zone ("Q" = mixed use development)

Testimony and Communications - Opposition: One letter was received in opposition from the Whitley Heights Civic Association, stating that it appears to be a spot zone that is not restrictive enough. A height limit of 45 feet is requested so that it will be consistent with all surrounding parcels and protect existing view corridors. The letter also requested that all on-site parking be underground. Hotels, motels and apartment hotels are not acceptable at this location, regardless of the site's frontage on a commercial highway.

Hearing-Officer Comments: The recommended height district is compatible with the abutting subarea. Both Subarea Nos. 55 and 205 are recommended for Height District 2. Subarea No. 40 is the closest area recommended for Height District 1-VL, but it is west of Highland Avenue, a Major Highway.

#### SUBAREA NOS. 60, 90, 220

Adopted Plan: Regional Center Commerce (C2, C4, PB, P)

Existing Zoning: (Q)PB-4, (Q)C4-4, CR-4, PB-4, C4-4

Existing Generalized Land Use: Commercial use with some residential Recommendation: Height District 2D (Subarea 60 - 3:1 FAR;

Subarea 90 - 2:1 FAR; Subarea 220 - 2:1 FAR and 45 feet)

Testimony and Communications - Opposition: One person spoke in opposition to the recommendations, stating that some subareas need to be broken up and redefined. The current recommendations provide a blank check for CRA discretionary action. Current experience with CRA has demonstrated more indiscretion than discretion.

Testimony and Communications - Other Position: One person spoke on a proposal in addition to the current recommendations. The Hollywood Boulevard Subcommittee of the Redevelopment Project Area Committee passed a motion requesting the City to prepare an interim plan for Hollywood Boulevard until a specific plan is adopted with transportation measures and design regulations. This is necessary because transportion and urban design studies have not been completed by the Community Redevelopment Agency that would address the impacts of increased traffic and poor design of new development. Otherwise, CRA would have too much discretion in approving projects which would be detrimental to the community.

Hearing Officer Comments: These subareas were delimited according to the existing land use pattern and the reasonable prospect for future development. They are all proposed for a reduction from what was previously permitted in the Regional Center Commerce designation. The difference between these subareas is primarily one of permissible height and floor area. The more restrictive limits were locationally designated where not immediately adjacent a transportation/development node. The more restrictive limits were placed on Hollywood Boulevard between, rather than adjacent, Highland Avenue and Vine Street. The concern about giving the Community Redevelopment Agency a "blank check" on approving development is balanced by the requirement that the Planning Commission also approve the project. The approval of a project may be appealed to the City Council.

#### SUBAREA NOS. 105, 110

Adopted Plan: High Density Housing (R4, R5)

Existing Zoning: Subarea 105 - M1-2; Subarea 110 - R4P-2 Existing Generalized Land Use: Commercial and parking uses

Recommendation: Subarea 105 - Highway Oriented Commerce and C2-1 Zone;

Subarea 110 - Highway Oriented Commerce and P-1 Zone

Testimony and Communications - Opposition: One letter was received opposing the recommendations, stating that both subareas should have the same zoning. Both subareas are recommended for Highway Oriented Commerce. The change of zone to C2-1 is an appropriate recommendation for the commercial land use designation for Subarea No. 105. Subarea No. 110, however, is recommended for a change of zone to P-1. The opponent claims that the long-term utilization of the existing surface parking lot for a future surface parking use is neither desireable nor planned. Subarea No. 110 was requested to be zoned consistent with Subarea No. 105. A consistent zoning on this portion of the property will enable the owner to complement their existing buildings with new construction that will continue to maintain A & M Records as a significant employer in the entertainment community.

Also, there is another inconsistency in the recommendation table for Subarea Nos. 105 and 110. There is a General Plan land use recommendation for "HOC" and Height/Bulk "1D" that is inconsistent with a zoning recommendation for Height District "1". In Appendix A, Comment No. 17 indicates that all "HOC" designated land located in the Hollywood Redevelopment Project Area will have a Floor Area Ratio of 1.5:1. On the other hand in Appendix B it is indicated that a "1D" Height/Bulk designation will be limited to a building restricted to 1:1 FAR or less. The opponent believes that this discrepancy needs to be resolved and that the allowable FAR should be minimally 1.5:1 and ideally 2:1.

Hearing Officer Comments: The proposed Plan land use designation would permit zoning that is less restrictive than what would be allowed under the 1973 Community Plan. That does not imply that the Planning Department recommends changes of zone to the maximum allowed by the proposed Plan land use designation. An individual property owner may apply for a zone change that is consistent with the new land use designation of Highway Oriented Commerce, that would be evaluated on the merits of the specifically proposed project and appropriate "Q" Qualifying conditions would be attached at that time.

# SUBAREA NO. 115

Adopted Plan: High Density Housing (R4, R5)

Existing Zoning: R4-2

Existing Generalized Land Use: 44% single family, 19% duplex, 8% RD1.5 Zone density,

15% R3 Zone density, 12% R4 Zone density

Recommendation: Low Medium II Density Housing and RD1.5-1XL Zone

Testimony and Communications - Opposition: Two persons spoke and was letter was received opposing the change of zone from R4-2 to RD1.5-1XL. The two speakers protested the downzoning from R4 to RD1.5-1XL, stating that the area is already surrounded by C2 and C4 properties. A four story structure is being constructed on the corner of Mansfield and Leland Way, leaving only two lots on the block with such low density. Similarly, the 1300 block of Orange Drive is already developed with apartments. Also, the westerly side of Sycamore Avenue, south of DeLongpre Street, has recently been developed with large multiple-unit housing density.

Hearing Officer Comments: Approximately 73% of the existing uses within the subarea would be consistent with the recommended Plan land use designation. The subarea has only isolated buildings at a higher residential density. The 1300 block of Orange Drive is unique in that half of the properties would conform to the new zone and half would not. To recommend a higher zone, however, would create a spot zone in a stable residential neighborhood. The overall land use of the subarea does not warrant a higher residential density.

#### SUBAREA NO. 130

Adopted Plan: High Density Housing (R4, R5)

Existing Zoning: R4-2

Existing Generalized Land Use: 60% R1 Zone density, 5% R2 Zone density, 12% RD1.5

Zone density, 4% R3 Zone density, 19% R4 Zone density

Recommendation: Low Medium II Density Housing and RD1.5-1XL Zone

<u>Testimony and Communications - Opposition</u>: One person spoke opposing the change of zone from R4-2 to RD1.5-1XL as being too restrictive. This change would confiscate the value of the property and therefore deny the full use of the property.

<u>Hearing Officer Comments</u>: The majority of the properties are developed with single-family dwellings. Approximately 77% would conform with the proposed recommendations. Similar to Subarea No. 115, only one block has the unique situation of having half of the properties conforming and half not conforming to the proposed recommendations (1300 block of Las Palmas Avenue). To recommend a less restrictive zone would also create a spot zone that would be out of character with the rest of the residential neighborhood. A higher residential density is not warranted.

#### SUBAREA NO. 135

Adopted Plan: High Density Housing (R4, R5)

Existing Zoning: Various

Existing Generalized Land Use: 88% single-family housing, 12% multiple-family housing

Recommendation: Low Medium II Density Housing and RD1.5-1XL

Testimony and Communications - Opposition: One person spoke opposing the change of zone to RD1.5-1XL as it will devalue the worth of the property. The speaker claims that the value of his property has been reduced by 50-65% in value.

<u>Hearing Officer Comments</u>: This subarea is characterized as a very stable single-family neighborhood that has only a few apartment buildings. The quality and property value of the single-family neighborhood will be enhanced by reducing the incentive of the existing zone to change it.

# SUBAREA NO. 165

Adopted Plan: Regional Center Commerce (C2, C4, P, PB)

Existing Zoning: C2-2

Existing Generalized Land Use: 40% public use, 20% residential use, 40% commercial

and parking.

Original Recommendation: Low Medium II Density Housing and RD1.5-1XL Zone

Revision Recommendation: Limited Commerce and C1-1VL Zone

Testimony and Communications - Opposition: One person spoke and one letter was received opposing the change of zone from C2-2 to RD1.5-1XL. The subarea contains five lots, which are zoned R4 along Hudson Avenue and C2 along Wilcox Avenue. The land use of the subarea is 80% commercial (including police parking), with only one lot being used for residential purposes. Businesses support each other in this area. The owner's messenger service has existed on the site since the 1940's. Residential uses are not appropriate in this location. Hollywood needs to serve the entertainment industry and the City. Therefore, commercial zoning is more appropriate for this location. A change of zone would also devalue the property. The testimony requests that the existing C2-2 Zone be retained as reflecting the true character of the properties located in this area.

Hearing Officer Comments: The land use and adjacent Plan land use designations warrant a change in the recommendations. Approximately 80% of the subarea is already developed with either a public use or a commercial use. Also, the properties across the street are designated for either Regional Center Commerce or Public/Quasi-Public Use. However, since the scale of the existing commercial uses is small and the rear property lines of this subarea abut onto residential properties, there should be a reduction in the permitted uses and height. Therefore, the recommendation for this subarea is revised to a Plan amendment to Limited Commerce and a zone change to C1-1VL in order to minimize future impacts on the adjacent residential neighborhood.

#### SUBAREA NOS. 170, 175

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Adopted Plan: Regional Center Commerce (C2, C4, P, PB)

Existing Zoning: C2-2

Existing Generalized Land Use: Approximately 60% broadcast facilities,

25% commercial and parking, 15% residential

Recommendation: Subarea 170 - C4-2D (2:1 FAR); Subarea 175 - C4-2D (3:1 FAR)

Testimony and Communications - Opposition: One letter was received opposing the recommendation because it disregards the preservation of pockets of low density housing within a subarea that is designated for Regional Center Commerce. A pristine block of cottages exists between Cole and Cahuenga, although the surrounding area seems to be commercial. The general guideline that the zoning reflect existing land use is being ignored here. The existing row of beautiful and well kept cottages deserves as much protection as the commercial use that surrounds it. The letter suggests that the subarea be divided up into subareas that would protect these residential areas, rather than demolishing them through redevelopment.

<u>Hearing Officer Comments</u>: The remaining area of single-family housing is extremely small and is surrounded by other uses, most notably entertainment industry facilities. The residential neighborhood has already been lost and it would not be logical to isolate a spot zone for retaining the few homes that remain.

#### SUBAREA NOS. 180

Adopted Plan: Regional Center Commerce (C2, C4, P, PB)

Existing Zoning: C4-4, R4P-2, C4-3, C4-2

Existing Generalized Land Use: Commercial and parking uses Recommendation: Change height district to 2D (3:1 FAR)

Testimony and Communications - Opposition: One person spoke and two letters were received opposing the recommendations. The speaker opposes the change in height district from 4 to 2 along Vine Street. A community plan study is requested before proceeding with the plan revision. The Planning Department has not justified its reduction in densities. What is the basis for reducing densities? Changes in the Community Plan and zoning make development difficult. Other points were repeated in the first letter described below.

One letter claims that the existing zoning is listed incorrectly as C4-2. The Floor Area Ratio is being excessively reduced from 13:1 to 6:1 under the CRA Plan, and then again to the level specified in the Community Plan Revision. The staff recommendation for C4-2D is without merit and basis. If the State mandated requirement is to bring the underlying zoning in conformance with the community plan, which is now the CRA Plan, then the zoning should be designated for the FAR of 6:1, There is no requirement to reduce the density further.

The Metro Rail EIR bases its economic assumptions on the zoning consistent with a FAR of 6:1 in the designated area. The revenue calculations were based on an expected assessment district at the rate of .30 cents per square foot within 1/4 mile of the stations. A reduction to C4-2D would reduce the revenue by 50%. An assumed benefit of Metro Rail would be the reduction of vehicular traffic on surface streets, the adjoining freeway, and the further reduction of peak vehicle loads on the Los Angeles Freeway system. Opponent believes that at an FAR of less than 6:1 it is not economical to develop projects with the required amenities for this area, including security, parking and public areas for the "Regional Center Commerce" designation.

Furthermore, Comment No. 24 does not guarantee the developer the absolute right to proceed with a plan of development that would be consistent with the CRA Plan and the proposed Community Plan. Such approvals are at the whim of the various agencies involved. Historically, the City Planning Department has had greater concern with densities allowed than the actual creativity, engineering and architectural designs of a specific development project. The arguments of economics or project design have generally fallen on deaf ears, and the final decisions and conditions for approval of many projects are directly related to the number of area homeowner objections. Therefore, planning, design and economic development criteria are controlled by the "elimination of objections process", which is not necessarily conducive to the development of landmark projects.

Another letter states that the proposed downzoning will create new problems rather than solve existing problems in Hollywood. Without substantial new tax revenue from the conversion of older properties to new development there is no way to provide funds needed to alleviate the present traffic problem. New intensive development, 4.5 to 6 times buildable, will create environments with enough funds to pay for private security at those developments which will not add any strain to the Police Department. Without the opportunity of having intensive developments in Hollywood, projects will go to surrounding communities such as Burbank and Glendale. Hollywood will not remain as it is. Only small projects will be built lacking the critical massing and synergism required to create the environment needed to attract major retailers, offices and industry. The Hollywood area will continue to drift along in a slowly deteriorating condition.

If the problems of traffic and security are to be solved, allow building densities of 4.5 to 10 times land area. Charge a per square foot bonus to developers for the right to intensify the land use, one that is economically feasible. This will create significant new economic forces which will attract important and viable companies to locate in Hollywood. Tax dollars will flow to the City to solve existing traffic problems and significant new tax dollars will be available to pay for sewers, police, lighting and traffic, etc. To be persuaded by the no growth or low density advocates will doom the area to a slum. Allowing capital and industry to flow into Hollywood will solve substantial social and economic problems.

Hearing Officer Comments: The proposed recommendations for floor area ratio and height limitation were formulated as limitations prior to the adoption of a TRIP ordinance, appropriate for specific locations. The proposed recommendations would allow less development than would be permitted by the existing zoning, but would still allow sufficient room for sizeable, landmark developments that would attract additional development to the area. The provisions of the Community Plan are designed to follow the Redevelopment Plan so as to allow sufficient review by both the CRA and the Planning Department in order to build the best project available on a site-specific basis. Staff feels that the proposed recommendations are most appropriate for stimulating the economy of the community while also protecting the area from significant environmental impacts, especially traffic.

#### SUBAREA NO. 205

Adopted Plan: Very High Density Housing (R5)

Existing Zoning: R5-4

Existing Generalized Land Use: 72% residential; 12% public, 9% parking,

7% commercial

Recommendation: High Density Housing and R4-2 Zone

Testimony and Communications - Opposition: One letter opposes the recommendations, stating that they do not go far enough. Although the existing land use warrants higher densities, the density should be reduced to 60 dwelling units per acre instead of the Plan proposal for 80 dwelling units per acre. This would avoid future controversy concerning the little land that is left for development and the demolition of present structures.

<u>Hearing Officer Comments</u>: The proposed recomendation reflects the development pattern of the existing land use. An inequitable situation would be created if the few parcels remaining with a lower density were to limited to a residential density lower than the predominant land use.

#### SUBAREA NOS. 215, 225

Adopted Plan: Regional Center Commerce (C2, C4, PB, P)

Existing Zoning: Subarea 215 - C4-4; Subarea 225 - R5-4

Existing Generalized Land Use: Subarea 215 - 33% commercial, 33% parking, 33% apartment hotel; Subarea 225 - 16% R1 Zone density, 14% R2 or RD1.5 Zone density, 8% R3 or R4 Zone density, 18% R5 Zone density, 10% apartment hotel, 24% parking or vacant, 10% new residential construction

Original Recommendation: High Density Housing and |Q|R5-2 Zone ("Q" = mixed use developments)

Revision Recommendation: Subarea 215 - Regional Center Commerce and C4-2D; Subarea 225 - High Density Housing and |Q|R5-2 Zone ("Q" = mixed use developments)

<u>Testimony and Communications - Opposition</u>: One letter was received opposing the recommendations. Reference was made to Comment No. 22 which quotes the Los Angeles Municipal Code Section 12.24.C1.5 which states that commercial uses "<u>should</u> be limited ... and FAR of such uses <u>should</u> not exceed 1:1" (see Appendix A of Exhibit "A-1"). It is requested that the two "shoulds" in this section be replaced by "shall".

<u>Hearing Officer Comments</u>: The provisions of the Los Angeles Municipal Code are applied on a citywide basis and cannot be changed for a specific area unless as a part of a geographical specific plan. The revision of the Municipal Code or the adoption of a specific plan would require the preparation and adoption of an ordinance that addresses this issue. Such an action is not within the scope of this Community Plan revision.

#### SUBAREA NO. 235

Adopted Plan: Very High Density Housing (R5)

Existing Zoning: R5-4

Existing Generalized Land Use: 50% commercial, 50% parking

Recommendation: High Density Housing and R4-2 Zone

Relevant Previous Cases: ZA 87-0230 CUZ ~ On May 15, 1987, the Zoning Administrator approved a self-storage use for a portion of the subarea on Vine Street.

ZA 87-0230 PAD - On March 4, 1988, the Zoning Administrator approved the construction plans for the subject property

Testimony and Communications - Opposition: One letter was received opposing the recommended change of zone from R5-4 to R4-2. Since 1986, the property owner has pursued the approvals required for the development of this property for a self-storage use. These approvals have been the subject of extensive public review by both the City Planning Department and the Department of Building and Safety, as well as the Project Area Committee of the Hollywood Redevelopment Project and the Board of Commissioners of the Redevelopment Agency of the City of Los Angeles. The use and construction plans have been approved by the Zoning Administrator (Case Nos. ZA 87-0230 CUZ and ZA 87-0230 PAD). The Department of Building and Safety is currently reviewing the plans in Plan Check. An Owner Participation Agreement has been approved by the CRA Board of Commissioners. The approval of this project was based on the Alternate Land Use for Regional Commercial specified in the CRA Plan.

Hearing Officer Comments: The approved conditional use is not affected by the zone change. Because the use is only a small portion of the subarea, the recommendation need not be changed.

#### SUBAREA NO. 260

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Adopted Plan: Very High Density Housing (R5)

Existing Zoning: R5-4

Existing Generalized Land Use: Residential use

Recommendation: |Q|R3-1XL ("Q" = one dwelling unit per 1200 square feet of lot area)

Testimony and Communications - Opposition: Three persons spoke opposing the recommendations. Two persons questioned how a zoning plan can be done without knowing what is being done in the area. The CRA use of eminent domain reduces property values. Metro Rail locations have not yet been chosen. No provision has been made for parking. Upzoning of some properties is unfair to others who are downzoned. Rezoning should affect all properties equally. Until a traffic plan has been adopted, a land use plan should not be considered.

Another person opposed the recommendations because of the displacement of existing commercial and residential uses by redevelopment to higher densities and intensities. The recommendations have a potential for a loss of historic structures. They would also increase the demands on schools. The revised Plan inadequately provides for parklands. Traffic congestion and delays and resulting noise would also increase. Hillside development would also result in the loss of views and removal of natural areas. Increased development will overload scarce landfill resources.

Hearing Officer Comments: The proposed recommendations for residential density were formulated as appropriate for this area. The proposed recommendations are a reduction from what would be permitted if no action was taken. The proposed recommendation would allow less development than would be permitted by the existing zoning, but would still allow sufficient development to help revitalize the economic situation of the community. Displacement of residents is not a goal of these proposals. The provisions of the Community Plan are designed to follow the Redevelopment Plan so as to allow sufficient review by both the CRA and the Planning Department in order to build the best project available on a site-specific basis, yet minimize disruption to the residents of the neighborhood. Staff feels that the proposed recommendations are most appropriate for stimulating the economy of the community while also protecting the area from undesirable significant environmental impacts.

#### SUBAREA NO. 335

Adopted Plan: High Density Housing (R4, R5)

Existing Zoning: C4-3

Existing Generalized Land Use: Commercial and parking uses

Original Recommendation: High Medium Density Housing and |Q|R4-1VL Revised Recommendation: Highway Oriented Commerce and C4-1 Zone

Testimony and Communications - Opposition: One person spoke and one letter was received opposing the change of zone from C4-3 to |Q|R4-1VL. The properties on both sides of Gower Street have existing commercial and manufacturing uses. A film and videotape production facility has existed within the subarea for more than twenty years. The Holiday Health Spa and other commercial businesses are located across the street. Zoning is currently C4. Apartments are not appropriate for this commercial street that has heavy traffic. The recommended zone change to R4 is inappropriate and not in keeping with the uses both within the subarea and adjacent it. Gower Street from Sunset Boulevard north is a main access street, heading toward the Hollywood Freeway, and is presently developed with commercial uses. The C4 Zone is requested to be retained.

<u>Hearing Officer Comments</u>: Staff has researched and verified the arguments presented and concurs with them. Therefore, a Plan amendment to Highway Oriented Commerce and a change to Height District 1 is recommended, consistent with the adjacent commercial frontages along Hollywood Boulevard and Sunset Boulevard.

#### SUBAREA NO. 340

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Adopted Plan: High Density Housing (R4, R5)

Existing Zoning: R4-3

Existing Generalized Land Use: 33% R1 Zone density, 15% R2 Zone density, 16% RD1.5

Zone density, 12% R3 Zone density, 14% R4 Zone density, 9% parking or other uses

Original Recommendation: |Q|R4-1VL ("Q" = one dwelling unit per 1200 square feet

of lot area)

Revised Recommendation: |Q|R4-1VL ("Q" = one dwelling unit per 600 square feet of lot area)

Testimony and Communications - Opposition: One person spoke and one letter was received opposing the recommended change of zone from R4-3 to |Q|R4-1VL, claiming that it would reduce the value of the property by 50%. Only 5 or 6 units could be built under the recommended zoning; 11 units could be built under the original zone. Buildings are 50-60 years old, mostly one unit per lot, and need to be replaced. Since the structures are outmoded, land values exceed structural value. The subarea should receive the same "Q" Qualified condition as neighboring Subarea No. 342. The two subareas have the same circumstances and should have the same "Q" Qualified condition. It is request ed that a "Q" condition allow a density of one dwelling unit per 600 square feet of lot area.

<u>Hearing Officer Comments</u>: Staff concurs with the argument that the same 'Q' Qualified condition should be applied to both Subarea Nos. 340 and 342.

#### SUBAREA NO. 380

Adopted Plan: High Medium Density Housing (R4 Zone)

Existing Zoning: R4-2

Existing Generalized Land Use: 22% R1 Zone density, 15% R2 Zone density, 14% RD1.5 Zone density, 25% R3 Zone density, 15% R4 or R5 Zone density,

9% parking or other uses

Recommendation: Medium Density Housing and R3-1 Zone

Testimony and Communications - Opposition: Two persons spoke and one letter was received opposing the change of zone from R4-2 to R3-1. One person claimed that the proposed zoning would reduce the value of the property for which he wants to redevelop by replacing older homes with apartments. Another person (speaker and letter) claimed that the hillside and surrounding flatland areas are protected areas with lower densities. To compensate for this, the Redevelopment Area is designated for increased development. The testimony opposes more development being concentrated in the central portion of Hollywood, but also opposes the changes to more restrictive zoning. After the zoning is changed and property values reduced, the properties would be taken by eminent domain for a cheaper price. Downzoning by the Planning Depoartment represents an unfair taking of property value. He claims that downzoning in a CRA area is illegal because of this tactic.

Hearing Officer Comments: The existing land use does not warrant a higher land use designation on the Community Plan. At least 76% of the properties have an existing land use that would conform with the proposed recommendations. The proposed recommendation is a reduction from what would be permitted if no action was taken. It would allow less development than would be permitted by the existing zoning, but would still allow sufficient development that would be equitable as well as help revitalize the economic situation of the community. Displacement of residents is not a goal of these proposals. Staff feels that the proposed recommendations are most appropriate for stimulating the economy of the community while also protecting the area from significant environmental impacts.

#### SUBAREA NO. 385, 455

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Adopted Plan: Open Space (no corresponding zoning)

Existing Zoning: C2-2

Existing Generalized Land Use: Freeway landscaped right-of-way

Original Recommendation: Subarea 385 - C2-1VL#; Subarea 455 - C2-1#

Revised Recommendation: A1-1XL#

Testimony and Communications - Opposition: One letter was received opposing the recommendations for this freeway right-of-way. Subarea No. 385 is currently a small redwood forest. Subarea No. 455 is currently greenspace with many mature Native California Sycamore trees. The C2 Zone is inappropriate for preservation of these areas. Open space would be preferable to another public storage facility or mini-mall.

Hearing Officer Comments: Staff concurs with the arguments presented and recommends a change of zone to A1-1XL# for both of these subareas.

#### PLAN TEXT/MAP/LEGEND/FOOTNOTE CHANGES

In order to reflect current development patterns and previously adopted City policy, the following changes are recommended:

# 1. Plan Text Changes

The text of the Hollywood Community Plan is revised as approved separately under City Plan Case Nos. 18473 and 83-368.

# 2. Plan Map Changes

The proposed amendments to Part II of the Hollywood Community Plan are listed in Exhibit "A-1" and are depicted on Exhibit maps "B-1" and "B-2" (attached).

# 3. Map Legend Changes

The map legend of the Hollywood Community Plan is revised as approved separately under City Plan Case Nos. 18473 and 83-368.

# 4. Footnote Changes

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The footnotes of the map of the Hollywood Community Plan are revised as approved separately under City Plan Case Nos. 18473 and 83-368.

#### DESCRIPTION OF EXHIBITS

EXHIBIT "A-1" - Plan Amendment and Zone Change Recommendation Table

EXHIBIT "B-1" - Plan Amendment and Zone Change Map (copies to Commission only)
EXHIBIT "B-2" - Detail Map: Subarea No. 140
EXHIBIT "B-3" - Detail Map: Subarea Nos. 315 and 320

EXHIBIT "C-1" - Plan Amendment and Environmental Impact Report Resolution EXHIBIT "C-2" - General Plan Consistency Maps Resolution

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#### EXHIBIT A-1

# RECOMMENDATIONS TABLE HOLLYWOOD COMMUNITY, PART II July 1988

# CONTENTS

<u>Pag</u>
HOW TO USE THE RECOMMENDATION TABLE
DETAILED EXPLANATION OF HEADINGS
RECOMMENDATION TABLE
APPENDICES
Appendix A: Comments Appendix B: Abbreviations for Plan Land Use Designations Appendix C: Corresponding Zones for Plan Land Use Designations

# HOW TO USE THE RECOMMENDATION TABLE

- 1. Locate your property on the Hearing Map. If your property is located within an outlined area, your property is proposed for a zone change, height district change, or plan amendment. The pattern on the map will indicate the type of change proposed (see map legend). Note the subarea number.
- 2. In the Recommendations Table, find your subarea number. Subareas are listed in numerical order.
- 3. Refer to the column heading "Existing" to determine the current status of your property, including the existing plan designation, zoning, and height district. See Appendix B for an explanation of General Plan codes. For example, in the sample table below, the adopted plan designation for subarea 15 is "Low Medium Density Housing I" and there are no height or bulk restrictions in the plan for this property. The subarea is currently zoned R4 and is within height district 1.
- 4. Refer to the "Recommendation" column to determine what change is being recommended for your property. If an entry appears under "Gnrl Plan Land Use Hgt", a plan amendment is being proposed. If an entry appears under "Zone & Hgt Dist", a zone change and/or height district change is being proposed. For example, in the sample table, a plan amendment to "Medium Density Housing" and a zone change from R4 to R3 is recommended for subarea 15.
- 5. Refer to the "Comments" column for a further explanation of the recommendation. Appendix A provides a list of the numbered comments. For example, in the sample table, the comment for subarea 25 is "6". Comment 6 in appendix A reads: "Existing 'Q' and/or 'T' conditions retained."

# Sample Table:

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1		3	Existing 4			Initiated Staff/Consultant Recommendation				Recommendation	<b>①</b>
U B AREA	2 Street	Area In Acres (net)	Land	t Plan Hgt./ Bulk	Zone & Hgt Dist	Zone	Hgt Dist	6 Criteria	Gnrl Plan Land Hgt., Use Bulk	/ Zone & Hgt Dist	Connent 8
15	Main	0.67 0.67	LHI 		R4-1	RD5		<b>7</b> :	HED	R3-1	
25 · 25	Spring Spring	0.29 0.61 	HOC		(Q)C2-1 P-1		1-VL 1-VL	•		(Q)C2-1-VL P-1-VL	6

DETAILED EXPLANATION OF HEADINGS IN RECOMMENDATION TABLE (refer to circled numbers in sample table):

- Subarea: An area of the community or district which is proposed for a plan amendment, zone change, or height district change. The subarea number corresponds to a geographic area outlined on the Hearing Map.
- (2) Street: Name of a street adjacent to the subarea.
- 3 Area in Acres (net): The lot area of the subject property in acres.
- (4) Existing:
  - a. Adopted Plan Land Use: The land use designation for the subject property as shown on the adopted community or district plan. For an explanation of land use codes, see Appendix B.
  - b. Adopted Plan Height and Bulk: The height or bulk restrictions, if any, for the subject property as shown in the adopted community or district plan. For an explanation of height/bulk restrictions, see Appendix B.
  - \_c. Zone and Height District: The existing zone and height district for the subject property.
- (5) <u>Initiated</u>:

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- a. Zone: The most restrictive zone which corresponds to the existing plan designation for the subject property. By "initiating" to the most restrictive zone, the decision-maker is given maximum flexibility in determining the most appropriate zone for the subject property.
- b. <u>Height</u>: The height district which would implement the height or bulk restrictions, if any, contained within the adopted community or district plan.
- 6 <u>Criteria</u>: The primary reason for the recommended change. The listed number(s) refer to the Council-adopted "Criteria for AB203 General Plan/Zoning Consistency Project (Annotated with Reference Numbers)".
- Recommendation: The recommended action, which may include a plan amendment, a zone change, a height district change, or a combination of changes. The person or body making the recommendation will be indicated in the column heading (e.g. "Staff/Consultant Recommendation").
  - a. <u>General Plan Land Use</u>: Recommended plan amendment for the subject property (see appendix B for explanation of land use codes). If there is no entry in this column, no change is being recommended.
  - b. <u>General Plan Height and Bulk</u>: Recommended plan amendment for the subject property (see appendix B for an explanation of height and bulk codes). If there is no entry in this column, no change is being recommended.
  - c. Zone and Height District: Recommended zone change and/or height district change for the subject property. If either the height district or the zone is recommended for change, the recommended zone and height district will appear. If the recommendation is to retain the existing zoning and height district, the words "No Change" will appear in this column. Where a plan amendment to "open space" is proposed, the zone will generally be repeated with the symbol #, which signifies that any new development on the property will be subject to a conditional use type procedure.
- (8) <u>Comment Nos.</u>. Comments or explanations pertaining to specific recommendations (see Appendix A for a listing of comments).

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			Exis	ting	Ini	tiated	-		ecommendations	
Sub Area	Street	GENERA Land Use	L PLAN Hgt. Bulk	Zone/Height District	Zoae	Height District	GENERAL Land Use	PLAN Hgt.	Zone/Height District	Comments
5	MARSHFIELD WAY	VHIGH	ģ	C4-4	£4	1VL .	NOC	IVL	C4-1VL	•
7	MARSHFIELD WAY	VHIGH	2	R4-1	R4	1VL	NOC	IVL	R4-1VL	
. 10	LA BREA AVE	HIGH	2 .	C4-4	£1	1ŸL	NOC	IVL	C4-1VL	
15	DETROIT ST	HOC	iD	R4-1		1VL	NOC	171	R4-1VL	
15	LA BREA AVE	HOC	1D	C5-5	Ci	1VL	KOC	17L	C4-IVL	
15	LA BREA AVE	HOC	1D	E4-4	CI	1VŁ	NOC	IVL	C4-1VL	•
15	SUNSET BLVD .	HOC	10	£4-1	C1	145	NOC	1VL	C4-1VI	
50	LA BREA AVE	HIGH	5	C5-5	<u> 13</u>	19	HOC	1	C2-1	10
25	FRANKLIN AVE	HHED	1VL	R4-1	[Q]R4	1VI.			CQ3R4-1YL	3, 19
25	FRANKLIN AVE	HMED	1VL	R4-4	[Q]R4	17L			E83R4-19L	19
	, mm			ne v	LUJNI	• • • • • • • • • • • • • • • • • • • •	•		tuski 172	• /
30	FRANKLIN AVE	LOH	1	R4-4	RE9	1	ron II	1	R1 · 1	•
35	FRANKLIN AVE	AHIEH	5	R5-4	A1	IXL	09	IVL	[Q]R4-1VL8	1; 19
40	HIGHLAND AVE	VHIGH	2	C4-4	[Q]R4	1VL	HKED	19L	[Q]R4-1YL	7; 19
40	ORANGE DR	VHIGH		R5-4	(Q3R4	1VL	HMED	1VL	CQ3R4-1VL	3; 19
40	SYCAHORE AVE	VHIGH		R5-1	10384	IVL	HMED	IVL	COIR4-1VL	19
	•									•
45	EL CERRITO PL	REGC	50	R5-4	R4	2D			R4-20	24
50	ORANGE DR	REGC	2D	(T)(Q)C4-4	•	2D			{T][Q]C4-2D	<b>6;</b> 24
50	ORCHID AVE	RE6C	20	R5-4	R4	20			R4-2D	3; 24
-		.,			•••					<b>-</b> ,
55	HIGHLAND AVE	VHIGH	5	C4-4	R4	2	HIGH	5	[@1R5~ <del>2</del>	14; 22
60	EL CERRITO PL	REGC	2D	(B)PB-4	•	20			(Q)P8-20	5; 24
40	HAHTHORN AVE	REGE	20	· CR-4		50			CR-2D	24
60	HANTHORN AYE	RE6C	2D	PB-4		SD			P8-20	24
60	HOLLYHOOD BLYD	REGC	2D	C4-4		ap ds			C4-20	24
60	LA BREA AVE	RESC	5D	(9)64-4		5D 50			(Q)C4-2D	5; 24
av	TH DUCH HAC	VEOR	CU	16104-4		CA			(8)64-60	J; E4
65	LA BREA AVE	REGC	2D	C4-4		2D			C4-2D	18
68	LA BREA AVE	REGC	2D	R5-4	R4	20 .			R4-26-	18
70	HAWTHORN AVE	REGC	20	R5-4	R4	20			R4 -20	24
75	HANTHURN AVE	RE6C	20	R5-4	R4	20			R4-20	24

<sup>#</sup> Official zoning maps will be flagged to warm property owners of additional restrictions (see Comment 1).

		•	Existi	ng .	Initiated Department Recommendation			commendations	_		
Sub Area	Street	GENERAL Land Use		Zone/Height District	Zone	Height District	GENERAL Land Use	Hqt.	Zone/Height District	Coaments	
80	HAHTHORN AVE	REGC	2D	R5-4	<b>R4</b>	2	HIGH	2	R4-2		
80 80	LA BREA AVE LANENDOD AVE	REGC REGC	5D 5D	C4-4 R4-4	R4	- 5 5	H16H H16H	5	R4-2 R4-2	3	
85	HIGHLAND AVE	RCSC		R5-4	A1	1XL	PQP	1XL	A1-IXL#	1; 2; 10	
90	SUNSET BLVD	REGC	20	C4-4		<b>2</b> 0	•		C4-2D	18	
95	LA BREA AVE	HIGH	2	H1-2	R4	20	REGC	<b>SD</b>	C4-2D	16	
100	SYCAHORE AVE	HIGH	2	R4P-2		<b>20</b> '	REGC	SD	P-2D	16	
105	LA BREA AVE	HIGH	2	M1-2	£1	10	HOC	1	C2-1	10; 14; 17	
110	SYCAMORE AVE	HIGH	5	R4P-2	P	ID .	HOC	1	P-1	10; 17	
115	SYCAMORE AVE	HIGH	5	R4-2	RD2	1XL	FWED II	ìXL	RD1.5-IXL		
120	SYCAHORE AVE	HIGH	5	R4-2	CQ1R3	IXL	HED	1	R3-1 XL		
125	HIGHLAND AVE	30H	10	CS-S	£1	1D			C2-1	17	
. 130	LAS PALMAS AVE	HIGH .	2	R4-2	RDS	1 XL	TWED II	1XL	RD1.5-111		
135	CHEROKEE AVE	HIGH	20	P-2	RD1.5	1XL	I.MED II		RD1.5-1XL	3	
135	DE LONGPRE AVE	HIGH	5	R4-2	KD5 -	1 X L	THED II		RD1.5-1XL	3	
135	LAS PALMAS AVE	HIGH	2D	R4P-2	RD2	1XL	II CEN.I		RD1.5-1XL	3	
135	LELAND WAY	HEGH	5D	(T)(@)R4P-2	RD2	EXI.			RD1.5-IXL	3; 7	
135 -	LELAND HAY		20	QC4-2	RD2	IXL .				3	
135	HILCOX AVE	H16H	2	CS-5	RD2	IXL	FKED II	IXL	RD1.5-1XI.		
142	CHEROKEE AVE	rese		R4-2	A1	IXL	LMED II		RD1.5-1XL		
142	_DE_LONGPRE AVE	RCSC	•	R4-2 .	A1	IXL	OS	-	-A1-1XL#	t; 2; -10 · · ·	
145	FOUNTAIN AVE	HISH	5	R4-2	[Q]R3	1XL	MED	1	R3-11L	7	
145	HILCOX AVE	HIGH	5	£5-5	ER1R3	IXL	HED	1	R9-1XL	7	
150	FOUNTAIN AVE	HMED	IVL.	R4-2	£@]R3	IXL	HED	1	R3-1XL		
150	LA HIRADA AVE	HHED	IYL	R4-1	[Q]R3	1XL	XED	1	R3-1 XI.		
155	FOUNTAIN AVE	HHED	1VL	C5-5	£9183	IXL	HED	1	R3-1XL	7	
140	HILCOX AVE	OTPB		C5-5	A1	IXI.	PQP	1XL	C2-1X1 #	tj. a	

<sup>#</sup> Official zoning maps will be flagged to warn property owners of additional restrictions (see Comment 1).

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## EXHIBIT "A-1" RECOMMENDATION TABLE HOLLYHOOD--PART II

			Exist	ing	Initiated		Depart			
Sub Area	Street	GENERAL Land Use	PLAN Hgt. Bulk	Zone/Height District	Zone	Height District	GENERAL Land Use	PLAN Hgt. Bulk	Zone/Height District	Coaments
165	HILCOX AVE	REGC	20	C2-2	RD2	1 X L	LIDC	1	C1-1VL	10 -
170	CAHUENGA AVE	REGC	<b>2D</b>	C2-2	<b>C4</b>	2D			C4-2D	18
175	CAHUENGA AVE	REGC	2D	<b>65-</b> 5	£4 ·	59			C4-20	24
180 180 180 180	HOLLYNOOD BLYD LELAND WAY SUNSET BLYD VINE ST	REGC REGC REGC REGC	2D 2D 2D	C4-4 R4P-2 C4-3 C4-2		5D 5D 5D 5D			C4-2D R4P-2D C4-2D C4-2D	24 24 24 24
185	CHEROKEE AVE	REGC	20	C4-4	At	1 XL	PQP	iXL	A1-1%L#	1; 2; 10
190	HANTHORN AVE	REGC	2D	CH-4	£4	2D			. c2-20	18
195	HIGHLAND AVE	REGC	2D	C4-4		20	•		C4-20	18
200	LAS PALMAS AVE	RCSC		R5-4	AI	1 XL	PQP	1XL	R4-2#	1; 2
205	FRANKLIN AVE	VHIGH	2	R5-4	R4	8	HIGH	5	R4 ·2	•
215.	LAS PALHAS AVE	REGC	2D	€4-4	84	5		5	C4-2D	10; 23
220	HOLLYHOOD BLYD	REGC	20	C4-4	R4	2D	-	2	C4-20	23
225	YUCCA ST	REGC	<b>2D</b>	R5-4	R4	2	H16H	5	[Q]R5-2 ·	15; 22
230	CAHUENGA BLYD .	REGC	2D	C4-4		2D			C4-2D	18
235 .	FRANKLIN AVE	VH16H	5	<b>85-4</b>	<b>R</b> 4	2	Hieh	2	R4-2	·
240	HOLLYKOOD BLVD	REGC	2D	£4-4		20		-	C4-2D	16
245	ARGYLE AVE	OTPB		C4-4	Al	1 XL	PQP	IXL	C4-20#	£; 2; 18
250	FRANKLIN AVE	YHI6H	2	C2-4	R4	2	HIGH	2	R4-2	•
255	YUCCA ST	REGC	<b>2</b> 0	ห5-4	R4	20			R4-2D	18
240	GOHER ST	AHIGH	2	R5-4	[Q]R3	IXF	RED	1	C0183-1XL	15
265	IVAR AVE	REGC	2D	C4-4	AI	IXL	PQP	1XL	C4-2D#	1
270	KOLTAKÓOD BLAD	REGC	2D	C4-3		20			C4-2D	18

# Official zoning mans will be flagged to warm organized support of additional analysis to the

			Exist	ing	Initiated		Depart	taent Re		
Sub Area	Street	GENERA Land Use	PLAN Hgt. Bulk	Zone/Height District	Zone	Height District		Hgt. Bulk	Zone/Height District	Cossents
270	HOLLYMOOD BLVD	REGC	2D	C4-4		20			C4-2D	18
275	GOHER ST	CN	1	C4-3	<b>CO</b> 3C4	1VI.		1VL	£Q3C4-1VL	4; 10
280	SUNSET BLVD	REGC	2D	C4-3 ·	•	SD	•		C4~2D	18
285 285 285	DE LONGPRE AVE DE LONGPRE AVE EL CENTRO AVE	REGC REGC REGC	5D 5D 5D	C2-2 R4P-2 R4-2	C4	50 50 50			C4-2D R4P-2D R4-2D	18 18 19
290 290	DE LONGPRE AVE FOUNTAIN AVE	REGC REGC	50 50	R4-2 C4-2		5D 5D			R4-2D C4-2D	18 18
295	FOUNTAIN AVE	HIGH	2	R4-2	CØ1R3	įχΓ	KED	1	R3-1 XL	,
300	FOUNTAIN AVE FOUNTAIN AVE	HBC HBC	19 10	CS-5 (8)CS-5	C1 C1	19 10			(9)C2-1 C2-1	5; 17 17
305	EL CENTRO AVE	HMED	1VL	R4-1	(Q]R3	TXT	HED	i	R3-1 XL	
310 310	GOHER ST	AHICH AHICH		R5-4 R5P-4	R4 R4	5 ·	HIGH HIGH	2 2	R4-2 R4-2	3
315	CARLOS AVE	VHIGH	5	R5-4	Ai	IXL	<b>9</b> 99	1XL	R4-1#	1
<b>320</b> -	HOLLYHOOD BLYD	30H	10	C4-4	A1	1XL	PQP	IXL	R4-1#	i
<b>325</b> .	CARLOS AVE	AHICH	5 _	R4-4		2	HIGH	2	R4-2	
330 330 330	GOKER ST HOLLYNOOD BLVD HOLLYNOOD BLVD HOLLYNOOD BLVD	HOC HOC HOC	1D 1D 1D 1D	C4-3 C2-3 C2-4 C4-4	C1 C1 E1 C1	1D -1D 1D 1D			C4-! C2-1 C2-1 C4-1	17 17 17 17
335	GOKER ST	HIGH	2	C4-3	.CQ1R4	1VL	KOC	i	£4-1	10
340	CARLTON WAY	HIGH	2	R4-3	E03R4	1VL	HMED	1VL	[0]R4-1VL	10; 17
342 342	BRONSON AVE CARLTON HAY	Heih	5 5	R4-3 R4-2	[@]R4 [@]R4	1VL 1VL	HKED	1VL 1VL	[@184-19L [@]R4-19L	19 19 ·
345	BRONSON AVE	HOC	10	(T) (Q)PB-3		1D			P-1	17
350	GORDON ST	HOC	iD	R4-3	C1	10			R4-1	17

<sup>#</sup> Official zoning maps will be flagged to warm property owners of additional restrictions (see Comment 1).

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			Exist	ing	Initiated		Depart			
Sub Area	Street	GENERA Land Use	L PLAN Hgt. Bulk	Zone/Height District	Zone	Height District	GENERAL Land Use	PLAN Hgt. Bulk	Zone/Height District	Coasents
350 350	SUNSET BLVD	30H	1D	C2-2	Ci	1D	•		1-53	17
350 350	SUNSET BLVD SUNSET BLVD	HOC HOC	1D 1D	C2-3 C4-3	ci Ci	1D 1D			C2-1 - C4-1 -	17 17
355	SUNSET BLYD	LTDH	i	C4-3		1VL			[8]C4-1	4
355	SUNSET BLVD	LTDH	1	CH-5	CRICH	1VL			EQICH-1	4
355	SUNSET BLVD	LTDM	1	M1-2 .	HR1	1VL	•		H1-1	
355	SUNSET BLVD	LTDH	1	M1-3	MR1	1VL			H1-1	
355	SUNSET BLVD	LTDH	i	9H1-2	KRI	1VL			QH1-1	
360	BRONSON AVE	LTDH	1	R4-2	HR1	IVL.	•		ari-1yl	7
365	DRONSON AVE	RCSC		R4-2	Al	1XL	POP	1XL	R3-1#	1; 2; 14
370	WILTON PL	HMED	IVL	R4-2	COICH	1VL -	CX	1VL	CH~1VL	10; 13; 14
375 ·	NILTON PL	HMED	IVL -	C2-2	[Q]R3	1 XL	MED	1 .	R3-1	7
375	HILTON PL	HHED	1VL	P-1	CRIR3	{XL	HED	1	R3-1	3
375	HILTON PL	HKED	IVL	R4P-1	£8283	1XL	HED	1	R3-1	3
380	LEXINGTON AVE	HHED	IVL	R4-2	ERIRI	1 X L	MED	1	R9-1	
385	HESTERN AVE	05		55-5	Al	1XL	•		AI-IXL#	1; 10
390	HESTERN AVE	05		CH-2	A1	IXL	NOC	IVL	C4-17(	14
395	VIRGINIA AVE	NOC	IVL	R4-2 .		10			R4-1VL	
400	SANTA HONICA BL	HMED	IYL .	H1-2	CH	ÍVL	CH	[YL	CH-1VL	14
405 .	SANTA HONICA BL	HHED	1VL	CH-5		1VL	CH	1VL	CM-1VL	
410 410	SANTA HONICA BL SANTA KONICA BL	NOC NOC	IVL IVL	C2-2 R4-2	CI	1D 1D			C4-1YL . R4-1VL	
415	VAN NESS AVE	05		R3-2	A1	1XL	HIGH	2	83-2	14
420	HOLLYKOOD BLYD	308	1D	C5-5	R4	5	HISH	5	[Q]R5-2	15: 82
• 425 425	HOLLYHOOD BLYD SERRANO AYE		IVL IVL	C2-2 · R4-2	Ci	1VI. 1VL			C4-1VL R4-1VL	÷
430	SERRAND AVE	HOC	10	CS-5	£1	10			C2-1	17

<sup>#</sup> Official zoning maps will be flagged to warm property owners of additional restrictions (see Comment 1).

	•		Existi	•	Initiated		Depart	aent Re		
Sub Area	Street	GENERAL Land Use	Hgt.	Zone/Height District	Zone	Height	GENERAL Land Use	Hgt. Bulk		Connents
435	SERRAND AVE	HIGH	5	R4-2	[@]R4	2			[@]R4~2	25
440	WESTERN AVE	нос	10	.CH-2	R4	2	HIGH	5 .	[@]R5-2	15; 22
445	CARLTON HAY	HEEH	٤.	R4-2	A1	1XL	POP	IXL	R4-24 .	1; 14
450	HILTON PL	RCSC		R4-2	A1	1XL	PQP	1XL	R4-2#	1; 2; 14
455	WILTON PL	OS		C2-2	A1	1XL			A1-1XL#	1; 10
460	VAN NESS AVE	05		R4-2 .	Ai	1XI.	HMED	1VL	[0]84-171	19 .
465 465	DE LONGPRE AVE SUNSET BLVD	HOC	10 10	R4-2 C2-2	C1	1D 1D			R4-1 C2-1	17 17
470	VAN NESS AVE	HOC	10	H1-2	Ci	19			C2-1	17
480 480	FERNHOOD AVE.	HICH Hich _	2 2	C5-5 6-5	C1	1D 1D	HOC HOC	i 1	P-1 C2-1	10; 17 10; 17
485	FERNHOOD AVE	95	-	R4-2	AI	IXL	HIGH	2	R4-2	
490	FERNHOOD AVE	30Н	1 D	R4P-2		10			R4P-1	17
495	HESTERN AVE	HOC	1D	BCW-5	Ci	1D			C2-1D	17
500	SERRANO AVE	H16H	2	R4-2	R4	5			R4-2	
505	HESTERN AVE	HÔC	1D	C5-5	C1	1D			C2-1 ·	17
510	FOUNTAIN AVE	HIGH	2	C5-5	R4				R4-2	
515	WESTERN AVE	as		C2-5	A1	IXL.	HOC	1	<u>.cs-1</u>	103 143 17
520	WESTERN AVE	HIGH	2	CH-5	R4	5			R4-2	7
525	FOUNTAIN AVE	HHED	1VL	CS-S	[Q]R4	EVI.			CQ1R4-141.	19
530	SERRANO AVE	HKED	1VL	C5-5	(Q]R4	1VL			[Q]R4-[YL	20
535	SERRANO AVE	HHED	IVL	R4-2	CQJR4	1VL			[Q]R4-1VI.	1 <b>d</b>
540	SERRAND AVE	HKED	1VL	R4-2	£03R4	1VL			FQJR4-1VL	80

<sup>#</sup> Official zoning maps will be flagged to warn property owners of additional restrictions (see Comment 1).

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EXHIBIT "A-1"
RECOMMENDATION TABLE
HOLLYHOOD--PART II

		Existing			Initiated		Department Recommendations				
Sub Area	Street	GENERAL Land Use	PLAN Hgt. Bulk	Zone/Height District	Zone	Height District	GENERAL Land Use	PLAN Hgt. Bulk	Zone/Height District	Connents	
545	LA MIRADA AVE	os	÷	R4-2	[@]R4	1VL	HMED	IVL	[Q]R4-1VL	14; 19	
550	SERRAND AVE	HHED	IVL.	R4P-2	£93R4	1VL	•		CQ3R4-tVL	3; 19	
555	SERRANQ AVE	HHED	1VL	C5-5	Ci	10	HOC	i	C2-1	10; 14; 17	
560	HOLLYWOOD FRY	0S		VARIOUS	A1	1 X L			VARIOUS-#	ï	

/paradox2/files/kollywd.r3 Created April 18, 1988 Updated July 21, 1988 1:30 pm

#### APPENDIX A

#### COMMENTS

#### HOLLYWOOD COMMUNITY PLAN, PART II

- 1. The following footnote shall be added to the Community Plan map: "When the use of property designated as Public/Quasi Public or Open Space is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-maker shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning, or other restrictions of adjacent and surrounding properties, and consistent with the General Plan."
- 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 permanent "Q" condition shall be imposed as follows: "Residential uses shall be prohibited, except as otherwise permitted in the industrial zones."
- 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 non-conforming in the recommended zone, but shall be permitted to be maintained pursuant to LAMC 12.23.
- 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.
- 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 a Plan Amendment and/or zone change consistent with the recommendation.
- 14. Recommendation corresponds to an "Alternate use" as depicted in Exhibit A2 of the Hollywood Redevelopment Plan (adopted in May, 1986).
- 15. A new permanent "Q" condition is recommended: "The property shall be limited to the following uses:
  - Residential uses permitted in the R4 Zone.
  - b. Hotels, motels, and apartment hotels

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- c. The following uses, subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24C1.5(j):
  - 1) Parking buildings, provided such parking is accessory to the main use of the lot or accessory to the main use of another lot located within the Hollywood Redevelopment Project area.
  - 2) Any use permitted in the C1 Zone within buildings which were in existence on the lot upon the effective date of this ordinance.
  - 3) Any other use permitted in the C1 Zone provided that the floor area ratio of such use does not exceed 1:1, and further provided that such commercial use is combined with multiple unit residential use for which the floor area ratio is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).

The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan, after a finding is made by the Community Redevelopment Agency Board that the project conforms with the Hollywood Redevelopment Plan."

- 16. A new permanent "Q" condition is recommended: "The property shall be limited to the following uses;
  - a. Residential uses permitted in the R4 Zone.
  - b. Hotels, motels, and apartment hotels.
  - c. Subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24C1.5(j), any other use permitted in the C1 Zone provided that the floor area ratio of such use does not exceed 1:1, and further provided that such commercial use is combined with multiple unit residential use for which the floor area ratio is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).

The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan, after a finding is made by the Community Redevelopment Agency Board that the project conforms with the Hollywood Redevelopment Plan.

- 17. A footnote to the Community Plan will be added follows: "A floor area ratio of 1.5:1 shall be permitted on properties designated Highway Oriented Commerce located within the Hollywood Redevelopment Project Area."
- 18. A new "D" Development limitation is recommended: "The total floor area of a structure shall not exceed two (2) time the buildable area of the lot. A project may exceed the 2:1 floor area ratio provided that:
  - a. The Community Redevelopment Agency Board finds that the project conforms to:
    (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by
    the Community Redevelopment Agency Board pursuant to Section 518.1 of the
    Redevelopment Plan and, if applicable, (3) any Design for Development adopted
    pursuant to Section 503 of the Redevelopment Plan.

EXHIBIT "A-1" PAGE 10

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

- 19. A new permanent "Q" condition is recommended: "Residential density shall be limited to a maximum of one dwelling unit per 600 square feet of lot area."
- 20. A new permanent "Q" condition is recommended: "Residential density shall be limited to a maximum of one dwelling unit per 800 square feet of lot area."
- 21. A new permanent "Q" condition is recommended: "Residential density shall be limited to a maximum of one dwelling unit per 1200 square feet of lot area."
- 22. A footnote to the Community Plan will be added as follows: "This Plan contemplates that certain commercial uses may be allowed on properties designed High density housing under Municipal Code Section 12.24.C.1.5(j). Commercial uses should be limited to those permitted in the Cl Zone, and the floor are ratio (FAR) of such uses should not exceed 1:1. Whenever possible, commercial uses should be located at street level, with residential uses on the upper floors."
- 23. A new "D" development limitation is recommended: "No building or structure shall exceed a height of forty five (45) feet above grade. Roof structures are exempted pursuant to Section 12.21.B.3 of the Municipal Code. The total floor area of a structure shall not exceed two (2) times the buildable area of the lot. A project may exceed the 2:1 floor area ratio provided that:
  - a. The Community Redevelopment Agency Board finds that the project conforms to:
    (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by
    the Community Redevelopment Agency Board pursuant to Section 518.1 of the
    Redevelopment Plan and, if applicable, (3) any Design for Development adopted
    pursuant to Section 503 of the Redevelopment Plan.
  - b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B-3."
- 24. A new "D" Development limitation is recommended: "The total floor area of a structure shall not exceed three (3) times the buildable area of the lot. A project may exceed the 3:1 floor area ratio provided that:
  - a. The Community Redevelopment Agency Board finds that the project conforms to:
    (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by
    the Community Redevelopment Agency Board pursuant to Section 518.1 of the
    Redevelopment Plan and, if applicable, (3) any Design for Development adopted
    pursuant to Section 503 of the Redevelopment Plan; and
  - b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3."
- 25. A new permanent "Q" condition is recommended: "No building or structure shall exceed a height of forty five (45) feet above grade. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code."

## APPENDIX B

### ABBREVIATIONS FOR PLAN LAND USE DESIGNATIONS

## HOLLYWOOD COMMUNITY PLAN, PART II

## Land Use Designations:

TOM	Low Density Housing
LMED	Low Medium Density Housing
MED	Medium Density Housing
HMED	High Medium Density Housing
HIGH	High Density Housing
VHIGH	Very High Density Housing
HOC	Highway Oriented Commercial
NOC	Neighborhood and Office Commercial
REGC	Regional Center
CM	Commercial Manufacturing
LTDM	Limited Manufacturing
os	Open Space
OTPB	Other Public
PQP	Public/Quasi-Public
RCSC	Recreation and Schools

## Bulk/Height Designations:

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1	Height District No. 1 with building bulk up to 1.5:1 FAR
1D	Height District No. 1 with building restricted to 1:1 FAR or less
2	Height District No. 2 with building bulk up to 6:1 FAR
2D	Height District No. 2 with building bulk restricted to average FAR of 4.5:1
1-XL	Building height limited to 30 feet (and two stories for non-residential use)
1-VL	Building height limited to 45 feet (and three stories for non-residential use)

## APPENDIX C

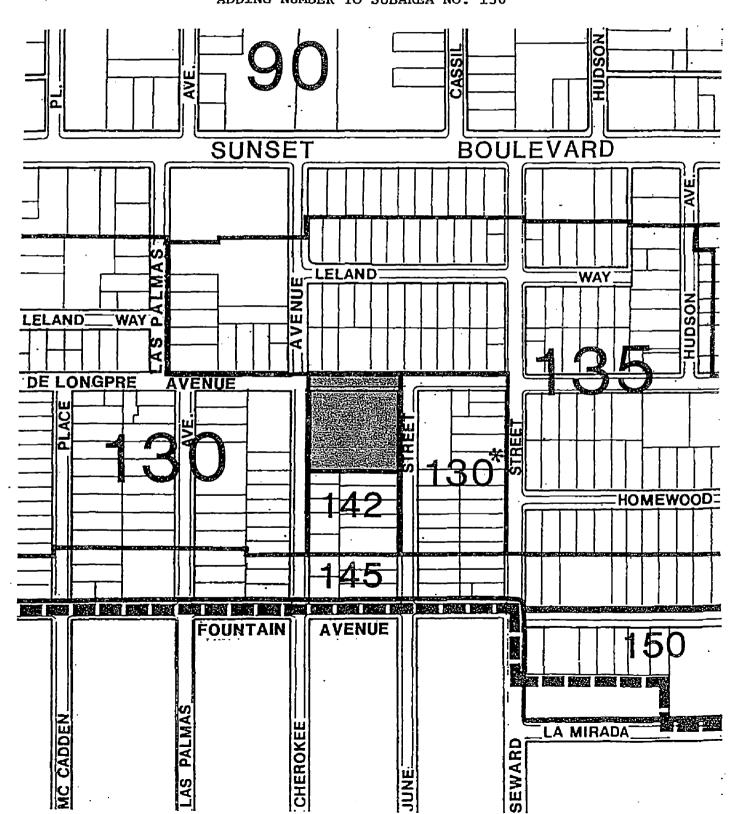
# CORRESPONDING ZONES AND HEIGHT FOR PLAN LAND USE DESIGNATIONS HOLLYWOOD COMMUNITY PLAN, PART II

PLAN LAND USE	CORRESPONDING ZONES	CORRESPONDING HEIGHT
Housing		
Minimum	A1, A2, RE40	1
Very Low I	RE20, RA	1
Very Low II	RE15, RE11	1
Low I	RE9	1
Low II	RS, R1	1
Low Medium I	R2, RD5, RD4, RD3	1XL
Low Medium II	RD2, RD1.5	1XL
Medium	R3	1
High Medium	R4	1VL
High	R4, R5	1VL
_		
Commerce		•
<del></del>		
Limited	CR, C1, C1.5, P	1
Highway Oriented	C1, C2, P	<b>1</b>
Neighborhood and Office	C1, C2, C4, P	1
Community	CR, C2, C4, P, PB	1
Regional Center	C2, C4, P, PB	2
	·	
Industry		
warman htl.		
Commercial Manufacturing	CM, P	1VL
Limited	M1, MR1, P, PB	1

### EXHIBIT "B-2"

## SUBAREA NO. 142 MINOR ADDITION FOR CHANGE OF ZONE TO A1-1# MINOR MODIFICATION FOR PLAN AMENDMENT TO OPEN SPACE

ADDING NUMBER TO SUBAREA NO. 130\*



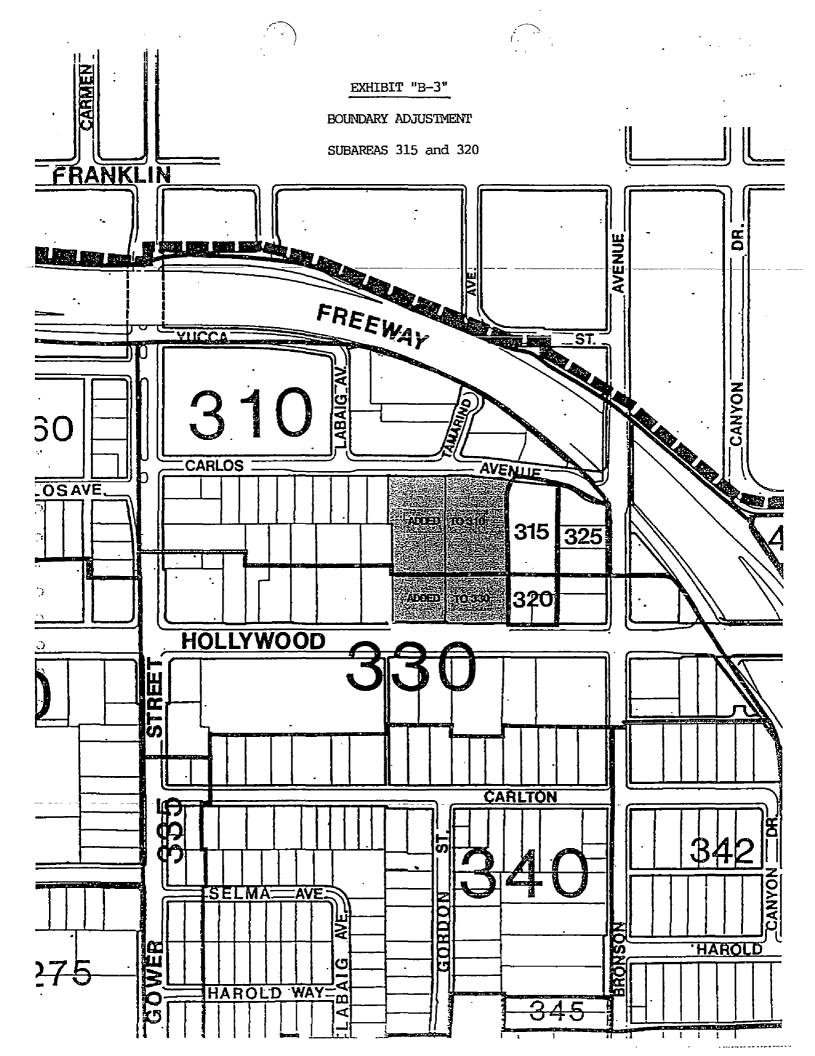
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### RESOLUTION

WHEREAS, the City Planning Commission, on July 28, 1986, approved plan amendments for Part II of the Hollywood Community Plan in order to achieve consistency between zoning and the adopted plan as required by Government Code Section 65860(d) and settlement of Superior Court Case No. C526616 and;

WHEREAS, pursuant to the City Charter and Ordinance provisions, the Mayor and the City Planning Commission have transmitted their recommendations;

NOW, THEREFORE, BE IT RESOLVED that the Part II of the Hollywood Community Plan be amended to designate the properties in the various subareas as recommended in Exhibit "A-1".

BE IT FURTHER RESOLVED that the Environmental Impact Report has been found adequate to comply with the California Environmental Quality Act and the State and City Guidelines relating thereto; and that a Notice of Determination be filed with the Los Angeles County Clerk and the Los Angeles City Clerk, in accordance with Article VI, Sections 11b and 11d of the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act of 1970.

## RESOLUTION

WHEREAS, the City of Los Angeles adopted Ordinance No. 159,748, providing interim regulations to prohibit the issuance of building permits, changes of occupancy, or use of land permits for buildings, structures or uses inconsistent with the General Plan, establishing a procedure for determining whether building permits are consistent or inconsistent with the General Plan, utilizing a set of General Plan Consistency Maps, excepting certain categories of development from consistency determinations; and

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

NOW, THEREFORE, BE IT RESOLVED that the General Plan Consistency Maps for the area affected by Part II of the Hollywood Community Plan be amended to conform to the plan amendments and changes of zone and height district adopted by the City Council.

CPCSTRPT/A011 07/20/88

## The Los Angeles Daily Journal

ORDINANCE B

ORDINANCE NO. 159748

An ordinance providing interim regulations to prohibit the issuance of building permits, changes of occupancy, or use of land permits for buildings, structures or uses inconsistent with the General Plan, establishing a procedure for determining whether building permits are consistent or inconsistent with the General Plan, excepting certain categories of development from consistency determinations and establishing appropriate fees therefore.

WHEREAS, the City of Los Angeles enacted a Comprehensive Zoning Ordinance in 1946 that placed zoning on all lots in the City; and

WHEREAS, such original Citywide Zoning Ordinance has been amended numerous times since 1946 and has a potential population capacity of approximately 10,000,000 persons; and

WHEREAS, the City's General Plan, including the 35 Community and District Plans which comprise the land use element of the General Plan, projects an ultimate population capacity of approximately 4,000,000 persons; and

WHEREAS, this General Plan sets forth the City's planning policy and must be implemented by a variety of ordinances and other actions; and

WHEREAS, zoning in the City of Los Angeles is required by Government Code Section 65860(d) to be consistent with the General Plan; and

WHEREAS, the City of Los Angeles has been working for the past years to effectuate the necessary changes to bring its zoning into consistency with the General Plan; and

WHEREAS, the current procedures for changing the zoning to comply with the General Plan or to amend the General Plan are time-consuming procedures; and

WHEREAS, although the City has proceeded to comply with Government Code Section 65860(d), there is still zoning which is not consistent with the General Plan; and

WHEREAS, the City of Los Angeles desires to permit development which would be consistent with its General Plan and further the policies and objectives of that Plan, pending completion of its Zoning/General Plan consistency program; and

WHEREAS, the City of Los Angeles desires to institute a procedure by which building permits will be issued when a proposed development is consistent with the General Plan; and

WHEREAS, the Planning and Environment Committee of the City Council has instructed the preparation of an interim zoning consistency ordinance; and

WHEREAS, all Specific Plans and Redevelopment Plans when adopted were found to be consistent with the General Plan; and

WHEREAS, the issuance of a Zone Change, Conditional Use Permit, or the approval of a tentative tract map requires a finding of consistency with the various elements and objectives of the General Plan; NOW THEREFORE

# THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Sec. 1. Definitions.

The following words or phrases wherever used in this ordinance shall be construed as defined in this section. Words and phrases

not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code, if defined therein.

"Aggrieved Party" shall mean any person other than an applicant, the Mayor or a Councilmember, who is entitled to receive notice of a consistency determination as specified in Section 5 of this ordinance and who is adversely affected by a determination respecting consistency with the General Plan.

"Consistency with the General Plan" shall mean that the density, intensity (i.e., floor area), height and use of a development, for which a building, change of occupancy or use of land permit has been requested, is permitted by the use, density, intensity, height or range of uses, densities, intensities or heights as set forth for the property on the land use map of the Community or District Plan within which the property is located and as further explained by any footnotes on the map and the text of such Plan.

"Development" for the purposes of this ordinance, shall mean the construction of any building or structure, or the addition to or change of use of any land, building or structure.



"General Plan Consistency Maps" shall mean a set of maps, adopted by resolution of the City Council, and maintained by the Department of City Planning which, through appropriate and other notations, references information, marks, lots geographic areas containing boundaries of define the where a consistency determination is required based on the also District Plan, applicable adopted Community or lots where containing boundaries of areas defines the It is the intent of such determinations are not required. this ordinance that geographical areas designated on the maps as areas not requiring consistency determinations, do, in fact, contain zoning designations which presently conform to the content of the applicable adopted Community or District Plan, or excepted from the consistency determination are otherwise requirement of this ordinance as provided in Section 3.

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"Household, Low and Moderate Income" shall mean a household which meets the current eligibility standards for such households established for the City of Los Angeles from time to time by the United States Department of Housing and Urban Development.

## Sec. 2. General Plan Consistency Maps

The General Plan Consistency Maps, as defined in Section 1 herein, shall be adopted and may be amended by resolution of

the City Council. The Department of City Planning is hereby charged with the preparation and maintenance of all General Plan Consistency Maps to be utilized in the City. These maps shall be provided to the appropriate district offices and to Safety. Department of Building and Department of the utilize said maps personnel shall Building and Safety determine if an applicant has a development located in an area where existing zoning is shown to be consistent with the General Plan. If the proposed development is within such an area, the consistency not be required obtain a to applicant shall determination prior to the issuance of a building permit. the development is not located within such an area, the applicant shall be subject to the provisions of this ordinance.

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If the zoning on a lot changes, or the land use designation on the General Plan is amended so that the zoning for the lot becomes consistent with the General Plan, the General Plan Consistency Maps, shall be amended by the City Council.

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Sec. 3. Exceptions.

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The provisions of this ordinance shall not apply to the following:

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requiring a consistency development not A. Anv determination as indicated on the General Plan Consistency

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Maps.

- C. Any development within the area governed by a geographically specific plan adopted by the City Council pursuant to the City Charter, which specific plan implements the land use portion of the Community or District Plan in which it is located.
- D. Any development approved by the Board of the Community Redevelopment Agency of the City of Los Angeles on a lot or lots within the area of a City Council adopted redevelopment plan, except where the development involves the transfer of floor area pursuant to Section 418 of the adopted Redevelopment Plan for the Central Business District Redevelopment Project.
- E. Any development for which a building permit is required, (1) in order to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition, or (2) in order to rebuild as a result of destruction by fire, earthquake or other natural disaster, with the exception of destruction by flood, provided that such development is not prohibited by any provision of the Los Angeles Municipal Code.

F. A building permit for any development which does not increase the height, floor area, number of occupants, dwelling units, guest rooms, or parking previously contained in an existing building, and does not change the use.

G. A building permit, use of land permit or change of occupancy on a lot or lots for which a zone change, conditional use permit, use variance, or other action where a consistency determination has been made, was adopted or approved after January 1, 1979, and has not expired, provided such action was taken subsequent to adoption of the Community or District Plan for the area involved.

## H. Signs.

- 1. Any development within an area where the City Planning Commission and City Council have recommended that zoning not be changed to conform with the applicable District or Community Plan and the Planning Department staff has been directed by the Planning Commission to prepare the appropriate Plan amendment reflecting such action, but the appropriate Plan amendment has not been adopted.
- J. A development on a lot or lots for which a transfer of floor area pursuant to Section 418 of the adopted

Redevelopment Plan for the Central Business District Redevelopment Project was approved by the City Planning Commission on or before the effective date of the ordinance.

Sec. 4. Issuance of Permits.

A. A permit for a development, which permit otherwise complies with all other applicable provisions of the law, shall be issued unless such development would not be consistent with the General Plan.

B. A permit referred to in Subsection A above may not be issued until a determination respecting consistency with the General Plan has been made by the Director of Planning or the Director's designee, the Commission or Council and such determination has become final, except as otherwise provided in Sections 3 and 9 of this ordinance.

C. The provisions of this ordinance shall not apply to development (1) for which architectural and structural plans sufficient for a complete plan check for a permit for such development were accepted by the Department of Building and Safety and for which a plan check fee was collected on or before the effective date of the ordinance and, (2) for which no subsequent changes are made to those plans which change the height, floor area, occupant load, number of dwelling units, or number of guest rooms. However, such permit shall become invalid if the development is not commenced by September 7, 1986.

Consistency Determinations by the Director of Sec. 5. Planning.

Except as otherwise provided in Subsection B of this

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Section, prior to the issuance of any permit for a development, the Director of Planning or the Director's designee determine whether such development will be consistent with the General Plan. All such determinations shall be made upon a form prescribed by the Department of City Planning for such purpose and shall be made within 14 days of the date of filing of an application for a building permit, use of land permit, or change of occupancy, unless the applicant consents to an extension of time pursuant to Section 8 of this ordinance. Notice of such determination shall be mailed to the applicant, the Mayor and the Councilmember of the District in which the property is located. Notice of the determination shall also be mailed the following:

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(1) Owners of property across the street or alley from the subject property;

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(2) Owners of property having a common corner or abutting the subject property; and

Owners of property having a common corner

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In the event this notice provision will not result in notice being given to at least 12 different owners of at least 12 different lots other than the subject property, notice shall also be provided to properties abutting or having a common corner with those lots previously identified until at least 12 different owners of 12 different lots have been notified.

- B. Consistency determinations shall not be required in the following instances:
  - 1. For permits for which architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety and for which a plan check fee was collected on or before the effective date of the ordinance.
  - 2. For any development excepted from the provisions of this ordinance as specified in Section 3.
  - 3. For any development approved pursuant to Section 9 of this ordinance.

## Sec. 6. Appeals From Consistency Determinations.

When the Director of Planning or the Director's designee makes consistency determination pursuant to Section 5, of the final 14 days after notice determination shall þе determination is mailed unless an appeal is filed with the City Planning Commission in the manner prescribed in Subsection A of A determination that a permit or certificate is this Section. consistent with the General Plan shall be appealable by the Mayor, the Councilmember of the District in which the property is located, or an aggrieved party. A determination that a permit or certificate is not consistent with the General Plan shall be appealable by the applicant, the Mayor or the Councilmember of the District in which the property is located.

## A. Appeals to the City Planning Commission - Procedure.

An appeal of a consistency determination may be made to the City Planning Commission within a period of 14 days from the date on which notice of such determination is mailed. The appeal shall be in writing and shall be filed in a public office of the Department of City Planning on forms provided for that purpose and shall be accompanied by the applicable fees required by Section 11 of this ordinance. An appeal shall not be considered

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as having been filed unless and until the form has been properly completed, all information required by it has been submitted and the fee has been paid. The complete appeal form and file shall then immediately be transmitted to the City Planning Commission Notice of the hearing shall be mailed to the for hearing. applicant, the appellant, the Mayor, the Councilmember of the District in which the property is located, the Director of Planning or the Director's designee, those persons required to be notified of a consistency determination by the Director of Planning as provided for in Section 5 of this ordinance, and anyone requesting notice of the appeal in writing, not less than 14 days prior to the date of such hearing. A Hearing Examiner, acting for the City Planning Commission, shall hear the appeal and submit his/her report to the Commission within 30 days after the expiration of the aforementioned 14 day appeal period, unless the applicant consents to an extension of time pursuant to Section 8 of this ordinance. The City Planning Commission shall make its determination by its second meeting after submission of the report by the Hearing Examiner. sustain. establish additional Commission mav reverse, conditions, or modify any determination of the Director of Planning or the Director's designee and shall make findings in support of its determination. If by the end of the time limit specified in this Subsection or at the end

8, Section the Commission extension of time pursuant to denied, fails be deemed act, the appeal shall from which the appeal was taken shall decision and an appeal therefrom may be taken to the City affirmed Notice of the Commission's action shall be Council. to the applicant, the appellant, the Mayor, the Councilmember of the District in which the property is located and any other person requesting notification in writing.

### B. Appeal to City Council - Procedure.

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An appeal of any action of the City Planning Commission with respect to a consistency determination may be made to the City Council, within a period of 14 days from the date of mailing of the Commission's determination or its failure to act. The appeal shall be in writing and shall be filed in a public office of the Department of City Planning on the forms provided for that purpose and shall be accompanied by the applicable fees required by Section 11 of this ordinance. An appeal shall not be considered as having been filed unless and until the form has been properly completed, all information required by it has been submitted and the fees paid. The completed appeal form and file shall then immediately be transmitted to the City Clerk to be set for hearing before the City Council. The City Council shall hear the appeal

within 30 days after the expiration date of the aforementioned 14 day appeal period unless the applicant consents to an extension of time pursuant to Section 8 of this ordinance. The City Council shall give notice of such hearing to the applicant, the appellant, the Mayor, the Councilmember of the District in which the property is located, anyone requesting notice of the appeal in writing, the City Planning Commission and the Director of Planning or the Director's designee not less than 14 days prior to the date of The City Council shall make its determination such hearing. within seven days after the conclusion of the hearing. sustain, reverse, establish additional conditions or modify any determination or ruling of the City Planning Commission and It may only shall make findings supporting its determination. reverse, establish additional conditions modify such determinations or rulings upon a two-thirds vote of the whole If at the end of the time limit specified in this Subsection or at the end of any extension of time pursuant to Section 8, the City Council fails to act, the appeal shall be deemed denied and the decision affirmed. Notice of the determination shall be mailed to the applicant, the appellant, the Mayor, the Councilmember of the District in which the located and other persons requesting property is any notification in writing.

## Sec. 7. Notification to Department of Building and Safety of Consistency Determination

When a consistency determination becomes final, the Director of Planning or the Director's designee shall send a written notice of the determination to the Department of Building and Safety. Upon the request of the Department of Building and Safety, the Director of Planning or his designee shall also sign the building permit application verifying its consistency with the General Plan, pursuant to the provisions of this ordinance.

#### Sec. 8. Extension of Time.

Except for the time limits provided in Sections 3J, 4C and 5B1 of this ordinance, any of the time limits specified in this ordinance may be extended by mutual consent of the applicant and the involved City agency for a period not to exceed 30 days.

#### Sec. 9. Additional Authority of the Commission.

A. This ordinance shall not prohibit the issuance of a permit for development if the City Planning Commission finds as follows with respect to (1) a proposed rental housing development for a density not to exceed "R3", including any applicable density bonus, on a lot designated by the

applicable Community or District Plan as RD2 (or its equivalent) or less restrictive or, (2) a proposed rental housing development with not less than 20 percent of the units restricted to low and moderate income households for a density not to exceed "R4", including any applicable density bonus, on a lot designated by the applicable Community or District Plan, as RD2 equivalent) or less restrictive:

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- (a) That the proposed development is consistent with the purposes and intent of the Housing Element of the General Plan;
- That the proposed development is compatible with the predominant density, intensity, height and use of other property in the vicinity;
- That the proposed development will provide off-street parking which meets the standards, if any, contained in the applicable District or Community Plan;
- (d) That the proposed development can be adequately served by the street system in the vicinity; and
- (e) That the proposed development would further the public necessity, convenience, general welfare and constitutes good zoning and planning practice.

B. In making its findings, the Commission may impose such conditions as it deems necessary to protect the best interests of the surrounding property or neighborhood, or to secure an appropriate development in harmony with the objectives of the General Plan.

C. With respect to a proposed rental housing development as specified in Subsection A above, the Commission shall require that any units built pursuant to such exemption be maintained as rental units for a 10-year period and that before a building permit will be issued for such proposed development, the owner of the subject property must execute and record a covenant to run with the land agreeing to such requirement.

#### D. Procedure,

## 1. Application, Form and Content.

An application for a finding referred to in this Section may be filed with the City Planning Commission upon a form and accompanied by such data and information as may be prescribed for that purpose by the Commission and shall be accompanied by the applicable fees required in Section 11 of this ordinance. Such application shall not be considered as having been filed unless and until the form has been properly completed and all information required by it has been submitted and the fees paid.

### 2. Hearing Date Notice.

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Upon filing of such application the Commission shall set the matter for hearing. Notice of the hearing shall be mailed to the applicant, to the owners of property within 300 feet of the exterior boundaries of the property involved, to the Mayor, to the Councilmember of the District in which the property is located and to the Director of Planning or the Director's designee not less than 15 days prior to the date of such hearing. A Hearing Examiner shall hear the application and report his or her recommendation to the Commission within 45 days after the filing of the application, unless the applicant consents to an extension of time pursuant to Section 8 of this ordinance. The City Planning Commission shall make its determination within 21 days after submission of the report by the Hearing Examiner and shall transmit a copy of said determination to the applicant, the Mayor, the Councilmember of the District in which the property is located and any other person requesting notification in writing. The Commission shall make findings supporting its determination.

#### 3. Determination Effective - Appeal.

The determination of the Commission shall become final after an elapsed period of 14 days from the date of mailing of the Commission's determination to the applicant, unless an appeal

therefrom is filed with the City Council within such period. Any appeal not filed within the 14-day period shall not be considered by the City Council.

#### 4. Appeal - Contents.

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An applicant, Mayor, Councilmember or any other person owning property within 300 feet of the property involved, who claims to be aggrieved by a determination of the Commission, may appeal to the City Council. Such appeal shall be in writing, shall be filed in the public office of the Department of City Planning on forms provided for that purpose and shall be accompanied by the fees required in Section 11 of this ordinance. Such appeals shall not be considered as having been filed unless and until the form has been properly completed, all information required by it has been submitted and the fees paid. The completed appeal form and file shall be transmitted to the City Clerk to be set for hearing before the City Council. The City Council shall hear the appeal within 30 days after the expiration date of the aforementioned 14-day appeal period unless the applicant consents to an extension of time pursuant to Section 8 of The City Council shall give notice of such this ordinance. the applicant, the appellant, the Mayor, the hearing Councilmember of the District in which the property requesting notification of such appeal in located, anyone

Planning Commission and the Director of writing, the City the Director's designee not less than 14 days Planning or prior to the date of such hearing. Upon conclusion of the Council within hearing the City shall, 14 days, declare findings. It sustain, reverse modify may any determination or ruling of the City Planning Commission and shall make such findings supporting its determination. lt may only reverse or modify such determination or ruling upon a two-thirds vote of the whole Council. If at the end of the time limit specified in this subdivision or the end of any at extension of time pursuant to Section 8, the City Council fails to act, the appeal shall be deemed denied and the decision from which the appeal was taken shall be deemed affirmed. the determination shall be mailed to the applicant, Councilmember of the District in which the property is located, other appellant and any person requesting notification writing.

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#### 5. Failure to Act - Transfer of Jurisdiction.

If the Commission fails to act on an application within the time limit specified in this Subsection, the applicant may file a request for a transfer of jurisdiction to the City Council for a determination of the original application, in which case the Commission shall lose jurisdiction. Such request shall be filed

in a public office of the Department of Planning. Thereupon, the request and the Planning Commission file shall be transmitted to the Council.

6. Hearing by Council.

Before action on any matter transferred to it because of the failure of the Commission to act, the City Council shall set the matter for hearing, giving the same notice as provided in this Section for hearings before the Commission.

7. Notification to Department of Building and Safety of Determination.

The Director of Planning or his designee shall notify the Department of Building and Safety in writing of the final result of this procedure.

Sec. 10. Extension of Time for Preparation and Processing of Environmental Impact Reports.

Nothwithstanding any provision contained in this ordinance which establishes time limits for certain actions to be taken, the time limits so specified shall be extended for such a period of time, not to exceed six months, as may be necessary to prepare

and process any Environmental Impact Report required under Section 21151 of the Public Resources Code. If the required report cannot be completed before the expiration of the six-month extension, a request for additional time may be made to the City Council and the applicable time limit may be further extended for such a period of time as the Council shall specify.

Sec. 11, Fees.

A. The following fees shall be paid in connection with applications and appeals filed pursuant to this ordinance:

| Type of Application                                               | For<br>First<br>Block<br>or<br>Portion<br>Thereof | 2%<br>Sur-<br>charge | Each<br>Addt1<br>Block<br>or<br>Portion<br>Thereof | Appeal to<br>Planning<br>Commission | Appeal to Council |
|-------------------------------------------------------------------|---------------------------------------------------|----------------------|----------------------------------------------------|-------------------------------------|-------------------|
| Consistency<br>Determination<br>by Commission                     |                                                   |                      |                                                    | \$ 1,035<br>(\$21)                  | \$ 880<br>(\$18)  |
| Permits issued under Additional Author of the Planning Commission | \$ 1,035<br>ity                                   | \$ 21                | \$ 525                                             | (n.a.) .                            | \$ 880            |

- B. The fees as specified above shall be subject to the following exceptions:
  - 1. A fee of \$50 shall be paid for an appeal to the Commission or City Council when filed by a person other than the applicant, his representative or the owner of the property involved in the application.

2. The fees contained in this section shall not apply to an appeal filed by the Mayor or Councilmember in which District the property is located.

Sec. 12. If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance provisions, clauses or applications thereof which can be implemented without the invalid provision, clauses or applications thereof which can be implemented without the invalid provision, clause or application and to this end the provisions and clauses of this ordinance are declared to be severable.

#### Sec. 13. Urgency Clause

The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety, for the following reasons: This ordinance will prevent potentially irreversible development inconsistent with the zones and height districts reflected in the land use designations on the 35 Community and District Plans throughout the City of Los Angeles. In many areas of the City, such

development will create problems resulting from increased land use density, including traffic congestion and a shortage of off-street parking. These problems will in turn result in excess noise and air pollution inimical to the health of City residents. In addition, such increased density will overtax the City's ability to provide adequate police, fire and sanitation services to the detriment of the health and safety of City residents. Therefore, this ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.

Sec. 14 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles of MAR  $20_{y}$  and was passed at its meeting of its members. At 21985

Approved APR 2 1985

ELIAS MARTINEZ, City Clerk

By Edward W Chhdra 1 deputy

File No. 85-0003 and 83-0003 s19.

Mayor

# Los Angele ity Planning Departme.

|                  | CITY PLAN CASE NO. 18473<br>86-831GPC | Hollywood Community<br>Council District Nos. 4, 5, 13                                                                |
|------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|                  | DECISION DATE:                        | August 11, 1988                                                                                                      |
|                  | TO:                                   | City Planning Commission                                                                                             |
|                  | FROM:                                 | Kenneth C. Topping by McCa.                                                                                          |
| O<br>&<br>&<br>O | SUBJECT:                              | HOLLYWOOD COMMUNITY PLAN REVISION /GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES |
| <b>ा</b><br>च    | PROPERTY INVOLVED:                    | Various areas throughout the<br>Hollywood Community                                                                  |
| ට<br><i>ව</i>    | SUPPEMENTAL STAF                      | F REPORT                                                                                                             |
| O<br>            | ·                                     | Page                                                                                                                 |
|                  | Summary and Recommendations           | 2                                                                                                                    |
|                  | Staff Report                          | 3                                                                                                                    |
|                  | Exhibits                              | Attached                                                                                                             |
|                  |                                       |                                                                                                                      |

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#### SUMMARY AND RECOMMENDATIONS

18473

At its July 28, 1988, meeting the City Planning Commission commenced its consideration of the Hollywood Community Plan Revision, CPC 18473 (Staff Report dated July 28, 1988) and the General Plan Consistency program/Hollywood I (Staff Report dated July 28, 1988). During the Public Comment Period relative to these cases, several speakers provided testimony and/or written communications regarding staff recommendations. A summary of that public comment and staff response to it constitute this supplemental staff report.

ACTIONS RECOMMENDED BY STAFF: That the City Planning Commission (in addition to those actions and findings recommended as set forth in CPC 18473 and CPC 86-831-GPC each dated July 28, 1988) -

- 1. Adopt the attached Supplemental Staff Report.
- 2. <u>Disapprove</u> the Hollywood Community Plan Revision land use map, legend, and footnotes as depicted in Exhibit A1 and C of the CPC 18473, Staff Report dated July 28, 1988;
- 3. Disapprove the revised Hollywood community Plan text as presented in Exhibit B and D of the CPC 18473 Staff Report dated July 28, 1988;
- 4. Recommend approval of the Hollywood Community Plan Revision land use map, legend, and footnotes as depicted in Exhibits A1 and C of this report dated August 11, 1988;
- 5. Recommend approval of the Hollywood Community Plan Revision text as presented in Exhibits B and D of this report dated August 11, 1988;
- 6. Disapprove the Hollywood Community Plan amendments, zone changes, and height district changes as recommended in Exhibit "A" of the CPC 86-831-GPC staff report dated July 28, 1988;
- 7. Recommend Approval of the Hollywood Community Plan amendments, Zone Changes, and Height District changes as recommended in Exhibit "A" of this report dated August 11, 1988;
- 8. Recommend Approval of a "minor addition" to Subarea Nos. 22, and 13A [B1] and Subarea 25A [B2] as shown on Map Exhibits B12 and B13 as provided for in Section 12.32-D3 of the Municipal Code.
- 9. Recommend Approval of a "minor modification" to Subareas No. 179A [B4] as shown on Map Exhibit B 15 and to Subarea 13A [B3] as shown in Exhibit B 14 as provided for in Section 12.32-D3 of the Municipal Code.
- 10. Recommend Approval of the Hollywood Community Plan Revision and amendments to Circulation Element of the General Plan as recommended in Exhibit G of this report.

#### SUPPLEMENTAL STAFF REPORT

At the July 28, 1988 City Planning Commission meeting, thirty-three individuals requested to address the Commission regarding staff recommendations presented in the CPC 18473 and CPC 86-831-GPC staff reports each dated July 28, 1988. Their testimony, and other communications supplement the summary of the public hearings, conducted March 15 and March 17, 1988, contained in the CPC 86-831-GPC (July 28, 1988) staff report.

#### TESTIMONY AND COMMUNICATIONS

#### **GENERAL ISSUES**

Eleven speakers expressed strong support for the current (July 28, 1988) recommendations for the Hollywood Community Plan. A petition was also presented to this effect.

#### **PLAN TEXT**

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Four speakers expressed support for the current (July 28, 1988; CPC 18473 Exhibit B) revised Community Plan Text but suggested stronger language to virtually preclude approval of surface parking on R-zoned lots or expansion of industrial uses into R-zoned area.

Hearing Officer Comment: current recommended Plan language discourages, in very clear terms, parking uses in areas designated LMED I or more restrictive. A property owner cannot be precluded from applying for a Conditional Use Permit nor from receiving due consideration on that application. Neither can "batching" (Periodic Plan Revision) cases be precluded or categorically denied for changes in zone and Plan. This is equally true for Public Works approval cases related to alley and street vacation. The need for some flexibility, given the size of the Community Plan area, in the matter seems evident. All such changes are subject to individual case review; no change in Plan language is justified.

#### MAP EXHIBIT B1 (CPC 86-831-GPA)

Subarea 6: (2 lots on the south side of Shoreham Drive)

1973 Plan Low Density housing (RE9, RS, R1)

Existing Zoning: R1-1

Recommendation: Low II density housing, R1-1

Communication: one letter reiterated the arguments discussed on page

10 of CPC 86-831-GPC dated July 28, 1988.

Hearing Officer Comment: refer to page 10, of the above-cited report- no change in recommendation is warranted.

Subarea 11: Sunset Plaza Drive

1973 Plan: Medium density housing (R3-1)

Existing zones: R3-1

Recommendations: Low II, density, R1-1

Testimony and Communication: Opposition to the staff recommendation cited current construction plans by the property owner for an R3 development on a portion of the property and existing parking uses allowed by conditional use permit on the remainder. Reference was made in the letter submitted to Commision of Subarea 10 as a parcel "adjoining" Subarea 11.

Hearing Officer Comment: The boundary area between the City of Los Angeles and the City of West Hollywoodd in the vicinity of Sunset Boulevard generally separates commercial zoning (West Hollywood) and residential zoning (Los Angeles); there is also a rather steep grade separation between the two jurisdictions above Sunset Boulevard. At no point west of Crescent Heights Boulevard, north of Sunset Boulevard are there recommended multiple-unit housing Plan designations. The one exception is Subarea 12 - the former Sunset Plaza Apartments site (CulturalHistoric monument No. 233). As part of the negotiation related to the demolition of the Sunset Plaza Apartments, a maximum density of RD1.5 for redevelopment of that parcel was stipulated. Based on the proximity of Subarea 11 to Subarea 12 and to the commercial frontage on Sunset Boulevard, a Plan designation of LMED II with a corresponding zone of RD1.5-1XL seems appropriate. The reference to Subarea 10 is unclear; that "adjoining" subarea is approximately 1,500 linear feet distant to the southwest. That portion of the communication is too unclear to merit a response. Any change in zone will not affect the validity of the existing conditional use permits.

Subarea 13A/22 (vicinity of Stanley Hills Drive)

1973 Plan: Very Low density housing (RE11, RE15, RE20)

Existing Zoning: R1-1

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Recommenations: Low II, R1-1(13A); Low I, RE9-1 (22)

Testimony: one speaker indicated a discrepancy in record lot size within Subarea 22, in the vicinity of Stanley Hills Drive i.e., many properties recommended for RE9 zoning are only 5,000 square feet.

Hearing Officer Comment: A review of the City Clerk Land Records confirms that testimony. It is hereby recommended that a modification to the boundaries of Subarea 22 be made as indicated in Map Exhibit B12. The newly modified Subarea 22, given its slope, is hereby recommended for a Plan designation of Minimum with corresponding zone of RE40.

Subarea 63 (south side of Hollywood Boulevard)

1973 Plan: Medium density housing (R3)

Existing Zoning: R3-1

Recommendation: Medium density, R3-1XL

Testimony: one speaker reiterated concern over the furute of several single-family homes on the south side of Hollywood Boulevard within Subafea 63 (see page 12, of CPC 86-831-GPC dated July 28, 1988).

Hearing Officer Comment: In addition to the comments included in the report cited above, it should be added that preservation of the single-family homes might best be achieved through designation as cultural historic monuments or as part of an Historic Preservation Overlay Zone.

Subarea 69A (southeast corner Sunset/Crescent Heights)

1973 Plan: Community Commercial (CR, C2, C4; HD1)

Existing zoning: (T)(Q)C2-1

Recommendations: Neighborhood and Office Commercial, [T][Q]C2-1

Testimony: one speaker representing the property owner requested a change in height district - 2D - to accommodate a floor area ratio in excess of 1.5:1 necessary for desirable tenant mix within the project and also to provide a community meeting room.

Hearing Officer Comment: Ordinance No. 163,513 published in April, 1988 established the  $\{T\}(Q)$ C2-1 Zone over this property. It would be inappropriate to modify the conditions and height district designation established by that ordinance through a General Plan Consistency procedure. Any further zone and/or height district change should be applied for in the procedure set forth in Municipal Code Section 12.21.1 – thus ensuring adequate public notification and environmental review.

Subarea 79 (Fairfax Avenue north of Sunset)

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

Existing zoning: R1-1

Recommendation: Low II density housing, R1-1

Testimony: Two speakers (a property owner and his representative) raised the issues of an expired zone change at 1515 - 1517 North Fairfax. Building plans have been submitted for plan check for a 10-unit condominium project. Illegal use of homes as offices and proximity to R3 zoned properties to the west were also cited as justification for a LMED II Plan designation with RD1.5 zoning on the Fairfax - fronting properties north of Sunset.

Hearing Officer Comment: Ordinance No. 156,782 published in June, 1982 established a (T)(Q)RD1.5-1 Zone on these two lots. City Planning Commission had disapproved this zone change in August, 1981. In approving that zone change the City Council imposed a (T) classification requiring the recordation of a Tract Map for condominium purposes. The final of three time extensions of effectuation of the zone change expired in early July, 1988. A tentative tract map (TT 43485) has been approved but is not recorded. However well-designed the structure might be, and in spite of allegations of zoning violations elsewhere on the street, land use surveys as recent as 1987 indicate both block faces as being developed with single-family homes (excluding the two vacant lots at 1515 - 1517 North Fairfax). No change in recommendation is appropriate under these proceedings.

Subareas 82, 89 (generally west of La Brea north of Fountain, south of Hollywood Boulevard)

1973 Plan: High density housing (R4-2)

Existing zoning: R4-1

Recommendations: Medium density housing, R3-1

Testimony and Communications: One speaker and two letters opposed the recommendations citing the build-out of residential development in the vicinity. Mention of the Housing Element's encouragement of the production of rental housing and proximity to proposed Metro Rail

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alignment were further cited as justification for R4 zoning and an appropriate corresponding Plan designation.

Hearing Officer Comment: Staff recommendation is discussed on Page 13, of CPC 86-831-GPC, dated July 28, 1988. The Centers Concept of the General Plan encourages medium density housing "at the periphery" of designated centers, with high density deemed appropriate only for centers. Neither of these subareas are located within the Hollywood Center, nor are they within a half-mile of the nearest proposed Metro Rail Station. R4 density can be achieved on these properties through the State-mandated density bonus program. No change in recommendation is warranted.

#### MAP EXHIBIT B2

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Subarea 25A (specifically Vine Street north of Waring)

1973 Plan: Highway Oriented Commerce (C1, C2, P) HD1

Existing zoning: C2-1VL Recommendation: HOC, C2-1D

Testimony: Two speakers discussed specific development plans for the block bounded by Vine Street/Waring Avenue/Lillian Way/Willoughby which involve RenMar Studios and Musicians Local No. 47. Community Plan encourage of entertainment industry uses was also cited. A FAR of 1.8:1 and a 60-foot building height is proposed.

Hearing Officer Comment: Approval of specific projects is not appropriate for this General Plan Consistency procedure. However, retention of the existing C2-1VL Zone on this block seems appropriate given the proximity to industrial lands immediately to the west. It is hereby recommended that Map Exhibit B13 indicate a new subarea 25A corresponding to the above-cited boundaries, the Plan designation is to be LTDM with a zone of [Q]C2-1VL. (The [Q] condition will prohibit residential use in the industrial designation). Any development needs which exceed the C2-1VL zoning capacity should be subject to discretionary approval as an individual case.

Subarea 48 (west side of Gower south of Santa Monica)

1973: Medium density housing (R3-1)

Existing zoning: C2-1

Recommendation: Medium density housing, R3-1XL

Testimony and Communications: two speakers and communication from six business operator/property owners urged retention of the C2-1 Zone to avoid hardship relating to non-conforming status; a LTDM Plan designation of 180 to 200 feet in depth on the west side of Gower is also proposed.

Hearing Officer Comment: Staff recommendation is discussed on Page 17, of CPC 86-831 dated July 28, 1988. The west side of Gower between Melrose Avenue and Santa Monica Boulevard would be better analyzed through a batching (periodic Plan Review) case. The expansion in commercial depth beyond the existing zone boundary mentioned in testimony could only be accomplished through the PPR procedure. No change in recommendation is proposed.

Subareas 47, 51, 52A, 57 (Paramount Studios)

1973 Plan: Limited Industry (MR1, M1, P-HD1);

Medium Density (R3-1) for subareas 47, 57

Existing zoning: M1-1 (Subarea 51); (Q)M1-1 (Subarea 52A);

R4-1 (Subareas 47, 57)

Recommendation: Limited Industry - no change in zone for subareas 51 and 52A; Medium density housing, R3 - 1XL for Subarea 47; Low Medium II density housing, RD1.5-1XL for Subarea 57.

Testimony: A representative of Paramount Studios requested a height District of 2D for subareas 51 and 52A citing yard requirements set forth in the Zoning Code for HD1 as an impediment to studio activity. FAR of 1.5:1 would be retained. Some form of "Parking Buffer" designation or P-zoning was also requested for Paramount property in Subareas 47 and 57 currently used for parking under conditional use permits.

Hearing Officer Comment: Section 12.21.1A10-B1 sets forth yard requirements for "motion picture studio stages, scenes or sky-backings... and the like" in Height District No. 1 which exceed forty-five (45) feet. For example, in the M1 Zone a 60-foot-tall sound stage exterior wall would have to be set back just less than four feet from a property line. This yard requirement in itself does not seem a compelling reason for a height district change in this proceeding. No change in recommendation is proposed. Regarding the parking areas, the Hollywood Community Plan does not include a "Parking Buffer" designation. Given the valid conditional use permit on these parking areas, and their relative controversy, a zone change to P or PB through this proceeding is inappropriate.

Sub-area 57 (generally Ridgewood Place south of Melrose)

1973 Plan: Medium density housing (R3-1)

Existing zoning: R4-1

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

Testimony: one speaker opposed the staff recommendation as being too restrictive, citing especially the east side of Van Ness Avenue between Lemon Grove and Melrose. A minimum of eight units on a particular lot on Van Ness was requested; an R3 Zone was implied.

Hearing Officer Comment: Review of the land use survey for Subarea 57 (the portion south of Lemon Grove Avenue) indicates that of 66 residentially - zoned lots, 51 are presently developed at the RD1.5 Zone capacity or less approximately 77%. A density in the R3 range on any given lot could be achieved through the State-mandated density bonus program. No change in recommendation is warranted.

Sub-areas 90, 91 (Alexandria, Kenmore and Edgemont north of Melrose Avenue)

1973 Plan: Medium density housing (R3-1)

Existing zoning: R4-1 (Subarea 90); R3-1 (Subarea 91)

Recommendation: Low II density housing, R1-1

Testimony: one speaker opposed the staff recommendation citing proposed development of a lot in the subarea to R3 density based on a PC determination in October 1987; he also cited extreme reduction in zoning

capacity from R4 to R1. No specific zone was suggested. (Speaker mistakenly referenced Subarea 164).

Hearing Officer Comment: In subarea 90, where the subject lot is located, a review of the land use survey indicates that of 87 residentially – zoned lots, all but 12 are developed at the RD2 level or less – approximately 86%. Individual lots are 6,300 square feet or less. Some structures have deteriorated but this is not widespread. While a single-family designation may not be appropriate, medium density is equally inappropriate. A Plan designation of LMED II with a zone of RD2-1XL is hereby proposed in order to accommodate the majority of existing multiple-unit buildings as well as permit an additional unit or two on the single-family lots. The recommendation applies to both Subareas 90 and 91.

#### MAP EXHIBIT B3

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Subarea 26 (Barham Boulevard)

1973 Plan: Minimum density housing (RE40)

Existing zoning: R3-1

Recommendation: Minimum density housing, RE40-1

Testimony: One speaker pointed out that Subarea 26 is the only parcel designated "Minimum" density which fronts on the east side of Barham Boulevard. A designation similar to adjacent properties on Barham Boulevard (Subareas 25 and 27) was suggested.

Hearing Officer Comment: Points made in the testimony and communication are well-founded. Retention of the R3-1 Zone is hereby recommended, with a Plan designation of Medium density housing recommended for the existing R3-zoned area i.e., Plan designation will correspond to existing R3 Zone boundary.

Subareas 57, 89 (Scientology ownership)

1973 Plan: Very High density housing (R5-2) Existing Zone: R5-2 (Subarea 57); R4-2 (Subarea 89)

Recommendation: Medium density hosing, R3-1

Testimony: A representative of the Church of Scientology opposed the staff recommendation for the Scientology property generally bounded by Franklin Avenue on the north, Tamarind on the west and Bronson on the east. This property functions as the "Church of Scientology Celebrity Center International;" part of the existing "centre" is the former Chateau Elysee hotel. Downzoning to R3 would no longer permit church use by right. Retention of R5 and R4 zones is requested.

Hearing Officer Comment: The redesignation and rezoning of the area along Franklin Avenue from Vista del Mar to Canyon Drive is related to predominant residential density. Retention of R4 zoning on the particular site would normally require a Plan designation of High density housing - a case of spot-zoning and spot-planning. The further development and renovation of the site for church uses is not precluded by R3 zoning; it becomes subject to conditional use approval. No change in recommendation is warranted.

1973 Plan: Low density housing (RS, R1)

Existing zoning: R3-1

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

Testimony: One speaker called into question the RD1.5-1XL zoning recommendation given the current build-out and the existing R2 zoning adjacent on Bronson to the north. R2 zoning for Subarea 67 was suggested.

Hearing Officer Comment: A downzoning from the existing R3 to R2 would not be appropriate given the Plan designation of LMEDII. However, a reduction from RD1.5-1XL to RD2-1XL is justified and would not render any properties within the subarea non-conforming. The recommended zone for Subarea 67 is hereby proposed to be RD2-1XL.

MB Map Exhibit B14 is attached to this report to indicate a new Subarea 13A on Map Exhibit B3. Subarea 13 of B3 was erroneously listed as having an underlying zone of RD2-1. New Subarea 13A has an existing zone of RD1.5-1 and is proposed for zoning of RD1.5-1XL. No change in Plan designation is recommended.

#### MAP EXHIBIT B4

Subareas 33, 34A, 34B, 38 (generally Avocado St./Ambrose Ave. east of Hillhurst)

1973 Plan: Medium density housing (R3-1)

Existing zoning: R3-1 (Subareas 33, 34A, 38); C2-1 (Subarea 34B)

Recommendation: Low Medium I, R2-1XL

Testimony and Communication: One letter was received opposing the staff recommendation. The letter cites "approval" of RD1.5 density for two projects in this area, and RD1.5 is suggested as the appropriate zoning.

Hearing Officer Comment: The "approval" cited in the communication relates to the threshold established by Ordinance 161,425 - the Hollywood Interim Control Ordinance. That threshold - which permits RD1.5-1XL development by right - was never intended to be construed as recommended zoning; it is merely a threshold established to determine at what point discretionary approval would be required during the effective life of that ordinance. Predominant density is these Subareas justify a LMEDI, R2-1XL designation. No change in recommendation is warranted.

Subarea 114A/114B (ABC Studios)

1973 Plan: Limited Industry (MR1, M1, P-HD1)

Existing Zoning: M1-1

Recommendation: [Q]M1-1D (building height restricted to 60 feet; FAR)

limited to 1:1.

Testimony: A representative of Capital Cities/ABC expressed opposition to the building height and height district/FAR limitations. A preliminary strategic plan for future development of the ABC site has been prepared; anticipated growth would argue for a 1.5:1 FAR and a seventy-five (75) foot building height.

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Hearing Officer Comment: Staff recommendation was discussed on p. 26 of CPC 86-831 GPC dated July 28, 1988. The setting of height limits and FAR restrictions for purposes of this set of land use regulations is to establish parameters for discretionary approvals. Hearing Officer maintains that building height in excess of 60 feet and FAR in excess of 1:1 over this 23-acre site should be subject to discretionary review. No change in recommendation is warranted.

Sub-area 166A/179A (Scientology)

1973 Plan: Community Commercial (CR, C2, C4-HD1)

Existing Zoning: R4-1 (Subarea 166A); C2-1 (Subarea 179A)
Recommendation: Medium density housing, R3-1 (166A) neighborhood and
Office Commercial, C4-1D (179A)

A representative of the Church of Scientology opposed the Testimony: Current Church use of the site (formerly Cedars of recommendation. Lebanon Hospital) is permitted by right in the existing zoning. Retention of the R4 zoning is requested.

Hearing Officer Comment: Both Subareas are located in whole or in part within the East Hollywood Center Study area. Accommodation of this substantial use could be achieved by retaining the "Community Commercial" It is hereby recommended that Subareas 166A and 166B be redesignated as COMMUNITY COMMERCIAL and that the R4-1 zone be established for them. Map Exhibit B15 attached creates a new Subarea 179C (north side of Fountain Avenue, New Hampshire to Catalina) for which the recommended Plan designation is COMMUNITY COMMERCIAL and the zoning C2-1.

#### MAP EXHIBIT B7

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Subarea 86 (north side of Franklin, west of La Brea)

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

Existing Zoning: R4-1

Recommendation: Medium density housing, R3-1

Testimony and Communication: One speaker and two letters requested that a thirty (30) feet building height be imposed on Subarea 86. It was suggested that such a height limitation would be consistent with existing development in the sub-area.

Hearing Officer Comment: The Community Plan encourages transitional building height restrictions, especially where multiple-unit zoning adjoins single-family areas. Subarea 86 now consists of the north side of Franklin Avenue west of La Brea, land which slopes upward to the rear line of R3-zoned properties fronting on Hillside Avenue. Further height restriction, given these circumstances and the scale of development on the south side of Franklin, is not warranted.

Approved by:

G. David Lesslev

Principal Planner

Michael F. Davies

City Planner

Lynell Washington Planning Assistant

#### CITY PLANNING DEPARTMENT

#### ACTION OF THE CITY PLANNING COMMISSION

#### CITY PLANNING CASE NO. 86-835-GPC

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August 11, 1988

Following its deliberations on July 28, 1988 and August 11, 1988; and following a public hearing conducted June 16, 1988; the City Planning Commission on August 11, 1988:

- 1) Adopted the Staff Report of July 28, 1988 and the Supplemental Staff Report of August 11, 1988 as its reports on this matter.
- 2) Approved the zone and height district changes as presented in Exhibit A2 and Map Exhibits B1-B6 of the Supplemental Staff Report with the following modifications:

| [B8] | Subarea (new) 272 | [Q]C4-2D  | Comment No. 31      |
|------|-------------------|-----------|---------------------|
| [B1] | Subareas 55, 205  | [Q]R4-2   | Comment Nos. 19, 30 |
| [B7] | Subarea (new) 236 | [Q]R4-2   | Comment No. 32      |
| [B1] | Subarea 435       | [Q]R4-2   | Comment Nos. 20, 25 |
| [B1] | Subarea 500       | [Q]R4-2   | Comment No. 20      |
| [B1] | Subarea 530       | [Q]R4-1VL | Comment No. 20      |
| ĪB1Ī | Subarea 540       | [Q]R4-1VL | Comment No. 20      |

here attached as Appendix I.

- 3) <u>Certified</u> the Environmental Impact Report No. 1071 GP/ZC for the recommended zone and height district changes.
- 4) Approved and Recommended adoption of the Statement of Overriding Considerations (attached here as Appendix II).
- 5) Recommended that the Permanent [Q] Qualified classification changes of zone include the attached Conditions of Approval.
- 6) Recommended that the "D" Development limitations on changes of height district include the attached Conditions of Approval.
- 7) Recommended Approval of a "Minor Addition" to Subarea No. 140 as shown on Map Exhibit B2 as provided for in Section 12.32-D.3 of the Municipal Code.
- 8) Recommended Approval of a "Minor Modification" to Subarea Nos. 51, 61 and 62 as shown on Map Exhibit B4; to Subarea Nos. 91, 181 and 241 as shown on Map Exhibit B5; to Subarea Nos. 181 and 271 as shown on Map Exhibit B6; to Subarea Nos. 235 and 236 as shown on Map Exhibit B7;

and to Subarea 271 and 272 as shown on Map Exhibit B8 as provided for in Section 11.5.6-B of the Municipal Code.

- 9) Approved and Recommended adoption of the zoning and height district ordinances by the City Council.
- 10) <u>Directed</u> staff to update the General Plan Consistency Maps as necessary, and <u>approved</u> the attached resolution, Exhibit "C-3".
- 11) Approved and Recommended adoption of the attached resolution, Exhibit "E", relating to historic preservation.
- 12) Adopted the findings here attached as Appendix II.

These actions were taken by the following vote:

Moved:

Nieman

Seconded:

Botwin

Aves:

Abernethy, Garcia, Luddy

Kenneth C. Topping Director of Planning

Ramona Haro, Secretary City Planning Commission

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Q-1. The zoning of Subarea Nos. 275 and 355 shall be subject to the following permanent [Q] Qualified condition:

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

Q-2: The zoning of Subarea Nos. 225, 420, and 440 shall be subject to the following permanent [Q] Qualified condition:

"The property shall be limited to the following uses:

- a. Residential uses and density permitted in the R4 Zone.
- b. Hotels, motels, and apartment hotels.
- c. The following uses, subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24.C1.5(j):
  - (1) Parking buildings, provided such parking is accessory to the main use of the lot or accessory to the main use of another lot located within the Hollywood Redevelopment Project Area.
  - (2) Any use permitted in the C1 Zone within buildings which were in existence on the lot upon the effective date of this ordinance.
  - (3) Any other use permitted in the C1 Zone provided that the floor area ratio of such use does not exceed 1:1, and further provided that such commercial use is combined with multiple unit residential use for which the floor area ratio is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).

The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan, after a finding is made by the Community Redevelopment Agency Board that the project conforms with the Hollywood Redevelopment Plan."

Q-3. The zoning of Subarea No. 55 shall be subject to the following permanent [Q] Qualified condition:

"The property shall be limited to the following uses:

a. Residential uses and density permitted in the R4 Zone.

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- b. Hotels, motels, and apartment hotels.
- c. Subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24.C1.5(j), any other use permitted in the C1 Zone provided that the floor area ratio of such use does not exceed 1:1, and further provided that such commercial use is combined with multiple unit residential use for which the ratio or residential square footage to commercial square footage is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).

The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan, after a finding is made by the Community Redevelopment Agency Board that the project conforms with the Hollywood Redevelopment Plan."

Q-4. The zoning of Subarea Nos. 25, 35, 40, 55, 205, 340, 342, 460, 525, 535, 545 and 550 shall be subject to the following permanent [Q] Qualified condition:

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

Q-5. The zoning of Subarea Nos. 435, 500, 530 and 540 shall be subject to the following permanent [Q] Qualified condition:

"Residential density shall be limited to a maximum of one dwelling unit per 800 square feet of lot area."

Q-6. The zoning of Subarea No. 260 shall be subject to the following permanent [Q] Qualified condition:

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

Q-7. The zoning of Subarea No. 435 shall be subject to the following permanent [Q] Qualified condition:

"No building or structure shall exceed a height of forty-five (45) feet in height above grade. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code."

Q-8. The zoning of Subarea Nos. 55 and 205 shall be subject to the following permanent [Q] Qualified condition:

"No building or structure shall exceed a height of sixty (60) feet above grade. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code."

Q-9. The zoning of Subarea No. 272 shall be subject to the following permanent [Q] Qualified condition:

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"Uses and residential density shall be limited to those permitted in the R3 zone."

Q-10. The zoning of Subarea No. 236 shall be subject to the following permanent [Q] Qualified condition:

"Residential density shall be limited to that permitted in the R4 zone."

#### "D" Development Limitations Conditions of Approval

D-1. The height district (HD2) of Subarea Nos. 65, 68, 91, 95, 100, 190, 195, 230, 241, 245, 255, 265, 271 and 272 shall be further limited by the following condition:

"The total floor area of a structure of structures shall not exceed two (2) times the buildable area of the lot. A project may exceed the 2:1 floor area ratio provided that:

- a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, (3) the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and adopted by the CRA Board pursuant to Sections 501 and 506.2.1 of the Hollywood Redevelopment Plan; and, if applicable, (4) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and
- b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3".
- D-2. The height district (HD2) of Subarea Nos. 215 and 220 shall be further limited by the following condition:

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

a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, (3) the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and adopted by the CRA Board

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pursuant to Sections 501 and 506.2.1 of the Hollywood Redevelopment Plan; and, if applicable, (4) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and

- b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3".
- D-3. The height district (HD2) of Subarea Nos. 45, 50, 60, 70, 75 and 181 shall be further limited by the following condition:

"The total floor area of a structure of structures shall not exceed three (3) times the buildable are of the lot. A project may exceed the 3:1 floor area ratio provided that:

- a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, (3) the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and adopted by the CRA Board pursuant to Sections 501 and 506.2.1 of the Hollywood Redevelopment Plan; and, if applicable, (4) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and
- b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3".
- D-4. The height district (HD2) of Subarea Nos. 90, 170 and 240 shall be further limited by the following condition:

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

- a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, and, if applicable, (3) and Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and
- b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning

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Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3".

- D-5. The height district (HD2) of Subarea Nos. 175 and 180 shall be further limited by the following condition:
  - a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, and, if applicable, (3) and Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and
  - b. A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3".
- D-6. The height district (HD2) of Subarea Nos. 51, 61 and 62 shall be further limited by the following conditions:

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

- A. the Community Redevelopment Agency Board finds that the project meets the objectives set forth in Section 506.2.3 of the Hollywood Redevelopment Plan and that:
  - The proposed development conforms with (a) the provisions and goals of the Redevelopment Plan; (b) any applicable Design for Development; and (c) the requirements of the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and as adopted by the CRA Board pursuant to Sections 501 and 506.2.1 of the Redevelopment Plan; and
  - 2) Permitting the proposed development serves a public purpose objective such as: the provision of additional open space, cultural facilities, public parking, or the rehabilitation of an architecturally or historically significant building; and
  - 3) Any adverse environmental impacts, especially upon the transportation and circulation system of the area caused by the proposed development shall be mitigated or are overridden by other social, economic and physical considerations, and statements of findings area made.
- B. The City Planning Commission determines that the proposed development conforms to the Hollywood Community Plan pursuant to the procedures set forth in Municipal Code Section 12.2.4-B.3."

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#### FINDINGS

At its August 11, 1988 meeting, the Commission adopted the following findings:

- 1. The subject property is located within the Hollywood Community Plan, originally 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" Development Limitations imposed by this action are necessary: to protect the best interests of, and to assure 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 of the recommended change.
- 4. Pursuant to and in accordance with Section 21081 of the State of California Public Resources Code, the environmental impact report identifies potential adverse impacts from the proposed action, including impacts on earth, air, water, plant and animal life, noise, light and glare, land use, natural resources, risk of upset, population and housing, transportation/circulation, public services, energy, utilities, aesthetics, and cultural resources. Changes or alterations have been incorporated into the proposed project which mitigate or avoid the significant environmental effects thereof to the extent feasible. The facts supporting this finding are set forth below.

#### Impacts Not Reducible to Insignificant Levels:

- a. Earth New development allowed under the proposed plan revision would in most instances require site preparation and grading, but will be generally limited to short-term construction activities. In the hillside areas, new development allowed under the plan revision could entail cuts and fills as well as modification of landforms. Two active faults are located within the plan revision area, thus requiring further seismic analysis to identify potential impacts. Areas north of Hollywood Boulevard are considered to be within slope stability study areas according to the City of Los Angeles Seismic Safety Plan.
- b. Air 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 will occur and contribute to air pollution levels. Additional trip generation would increase air pollutant emissions over existing levels.

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- c. Water 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.
- d. <u>Plant Life</u> New development allowed, particularly in the residentially zoned hillside areas, would remove vegetation and associated habitats.
- e. <u>Animal Life</u> New development allowed, particularly in the residentially zoned hillside areas, may affect local wildlife.
- f. Noise Construction activity as well as increases in traffic anticipated under the plan revision would likely increase ambient noise levels. Short-term construction impacts will not be significant. Increases in auto-related noise may be significant. Specific noise analysis may be performed at selected areas, but severe noise levels will be mitigated to acceptable levels by the City's Noise Ordinance.
- g. <u>Light and Glare</u> Additional development within the plan revision area could increase illumination sources, particularly in the case of new commercial developments and associated parking areas. The possibility exists in those locations where commercial development is allowed adjacent to residential areas, as well as where multi-family residential buildings are allowed 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.
- h. Land Use The proposed Hollywood Plan Revision would result in an overall reduction in the development levels allowed under the existing Hollywood Community Plan. The proposed revision would allow for the entire Hollywood Community Plan a total population of 257,600 persons, compared to 525,000 persons in the existing plan. The existing (1980) population in the plan area is 180,996 persons. Similarly, the proposed revision would allow for 125,000 housing units for the entire community, compared to 206,100 units in the existing plan. For commercial and industrial categories the proposed revision would allow for 114.4 million square feet (maximum build-out) for the entire community, compared to a 163.8 million square feet under the existing plan.
- i. Natural Resources 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. In general, additional growth and development would increase use of non-renewable resources, particularly fossil fuel-related.

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- j. Risk of Upset Increased traffic and associated congestion have an adverse effect on emergency response (fire, police, ambulance) during peak travel periods.
- k. Population and Housing The plan revision would allow development above existing conditions. Achieving this increase under various circumstances could entail the removal or conversion of existing residences when land use changes from residential use to commercial or industrial use. This could affect the availability of housing. The proposed Hollywood Plan Revision would result in an overall reduction in the development levels allowed under the existing Hollywood Community Plan. The proposed revision would allow for the entire Hollywood Community Plan a total population of 257,600 person, compared to 525,000 persons in the existing plan. The existing population in the plan area is 180,996 persons. Similarly, the proposed revision would allow for 125,000 housing units for the entire community, compared to 206,100 units in the current plan.
- I. Transportation/Circulation The proposed plan revision permit an increase in trip generation and parking demand above existing levels. This increase, however, would be less than the trip generation of the adopted Hollywood Community Plan. New development would be required to have an evaluation of their own environmental impacts and be required to provide appropriate parking provision in order to avoid or mitigate anticipated adverse impacts. 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.
- m. Public Services New development may increase demand on existing systems and may increase some response times, including fire protection and police services. Additional development in hillside areas would be of particular concern. Population increases in the plan revision area would probably further exacerbate overcrowded school conditions. Additional capital expenditures and classrooms would be needed. Population increases would increase the need for accessible passive and active recreational open space within or adjacent to residential areas to achieve city standards. Increased trip generation and traffic, particularly truck traffic in industrial and commercial areas will likely increase maintenance requirements for local roads. Increases in development and population growth would likely increase the demand for a variety of governmental services.
- n. Energy The rate of growth is dependent on socioeconomic and market factors. The plan revision itself will not increase the rate of use of natural resources. In general, additional growth and development would increase use of non-renewable resources, particularly fossil fuel-related.

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- Utilities Additional development will incrementally increase ο. electricity and natural gas consumption. According to service provider, the supply of these services will be adequate to meet Increases in development and population will future demand. increase demand for telephone services. New development will incrementally increase water consumption. According to service providers, the water supply will be adequate to meet future demand. 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. The timing of development may also be constrained by the replacement schedule for inadequate interceptor sewers within the area. Increases in development will incrementally increase the generation of solid waste.
- p. <u>Aesthetics</u> 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.
- q. <u>Cultural Resources</u> New development on undeveloped sites, particularly in the hillside areas may affect archeological resources. 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. Further detail on design guidelines will be required. The Redevelopment Plan allows and advocates the development of preservation guidelines.

## 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 emission. 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 reductions in density 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 the impacts for population and housing, the proposal if fully built out 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.

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#### Adopt the statement of overriding considerations:

The environmental report identifies the following areas of net unmitigated adverse impacts resulting from the proposed project: earth, air, water, plant and animal life, noise, light and glare, land use, natural resources, risk of upset, population and housing, transportation/ciruclation, public services, energy, utilities, aesthetics, and cultural resources. However, the following overriding considerations of social, economic or environmental benefits of the subject project will outweigh its environmental cost and will justify approval of the recommendation:

- a. The proposed changes will implement the land use plan for the Hollywood Community and will achieve consistency between zoning and the General Plan mandated by state legislation and a court settlement agreement.
- b. The project implements a more logical arrangement of land uses which will enhance the quality of life for residents and minimize incompatible land uses.
- 5. The recommended changes of zone and height district will relate to and have an effect upon the Highways and Freeways Element of the General Plan. However, because the changes are a reduction in the ultimate potential population 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 upon other General Plan elements, specific plans or other plans in preparation by the Department of City Planning.
- 7. Based upon the above findings, the recommended changes of zones and height districts are deemed consistent with the public necessity, convenience, general welfare and good zoning practice.

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#### RESOLUTION

WHEREAS, the City Planning Commission, on July 28, 1986, approved plan amendments for Part II of the Hollywood Community Plan in order to achieve consistency between zoning and the adopted plan as required by Government Code Section 65860(d) and settlement of Superior Court Case No. C526616 and;

WHEREAS, pursuant to the City Charter and Ordinance provisions, the Mayor and the City Planning Commission have transmitted their recommendations;

NOW, THEREFORE, BE IT RESOLVED that the Part II of the Hollywood Community Plan be amended to designate the properties in the various subareas as recommended in Exhibit "A-2" and Map Exhibits B1-B8.

BE IT FURTHER RESOLVED that the Environmental Impact Report has been found adequate to comply with the California Environmental Quality Act and the State and City Guidelines relating thereto; and that a Notice of Determination be filed with the Los Angeles County Clerk and the Los Angeles City Clerk, in accordance with VI, Sections 11b of the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act of 1970.

| RESOLUTION NO. | • • • • • • • • • • • • • • • • • • • • |
|----------------|-----------------------------------------|
|----------------|-----------------------------------------|

A Resolution of the City Council of the City of Los Angeles, California,

WHEREAS, the Hollywood Community Plan, a portion of the City's General Plan, incorporates sites designated on the Cultural and Historic Monuments Element of the General Plan; and

WHEREAS, the Hollywood Community Plan encourages the addition of suitable sites thereto; and

WHEREAS, the Hollywood Redevelopment Plan, adopted in May, 1986 is to provide protections to such suitable sites; and

WHEREAS, a survey and report by Hollywood Heritage, commissioned by the Community Redevelopment Agency, designates a list of such suitable sites; and

WHEREAS, the Hollywood Redevelopment Plan states the "Agency shall coordinate the implementation" of its preservation provisions with the Cultural Heritage Commission of the City;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Los Angeles that:

- 1) The Community Redevelopment Agency is instructed to transmit the attached list of significant structures to the City's Cultural Heritage Commission for consideration each for cultural-historic monument status.
- 2) That the City's Department of Building and Safety is instructed to create a zoning information (ZI) number for assignment to each of the sites on the attached list, whereby any application for a demolition and/or building permit will require notification of the Cultural Heritage Commission.

Exhibit E

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#### Group 1

6331 Hollywood Boulevard \*
6381 Hollywood Boulevard \*

1615 Wilcox Avenue

\* listed individually but within Historic District boundaries

#### Group ID

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Hollywood Boulevard Commercial and Entertainment Historic District:

6253 Hollywood Boulevard 6264 Hollywood Boulevard 6280 Hollywood Boulevard 6330 Hollywood Boulevard 6301 Hollywood Boulevard 6313 Hollywood Boulevard 6320 Hollywood Boulevard 6321 Hollywood Boulevard 6324 Hollywood Boulevard 6325 Hollywood Boulevard 6336 Hollywood Boulevard 6349 Hollywood Boulevard 6350 Hollywood Boulevard 6356 Hollywood Boulevard 6362 Hollywood Boulevard 6363 Hollywood Boulevard 6368 Hollywood Boulevard 6374 Hollywood Boulevard 6377 Hollywood Boulevard 6380 Hollywood Boulevard 6400 Hollywood Boulevard 6401 Hollywood Boulevard 6410 Hollywood Bouelvard 6411 Hollywood Boulevard

6413 Hollywood Boulevard

## Group 1D (Continued)

6418 Hollywood Boulevard 6423 Hollywood Boulevard 6430 Hollywood Boulevard 6436 Hollywood Boulevard 6501 Hollywood Boulevard 6505 Hollywood Boulevard 6523 Hollywood Boulevard 6531 Hollywood Boulevard 6542 Hollywood Boulevard 6547 Hollywood Boulevard 6549 Hollywood Boulevard 6553 Hollywood Boulevard 6554 Hollywood Boulevard 6565 Hollywood Boulevard 6600 Hollywood Boulevard

6601 Hollywood Boulevard

6606 Hollywood Boulevard 6614 Hollywood Boulevard 6616 Hollywood Boulevard. 6624 Hollywood Boulevard 6626 Hollywood Boulevard 6630 Hollywood Boulevard 6636 Hollywood Boulevard 6652 Hollywood Boulevard 6658 Hollywood Boulevard 6662 Hollywood Boulevard 6663 Hollywood Boulevard 6669 Hollywood Boulevard 6670 Hollywood Boulevard 6679 Hollywood Boulevard

6700 Hollywood Boulevard 6701 Hollywood Boulevard 6712 Hollywood Boulevard 6728 Hollywood Boulevard 6724 Hollywood Boulevard 6727 Hollywood Boulevard 6739 Hollywood Boulevard 6740 Hollywood Boulevard 6743 Hollywood Boulevard 6751 Hollywood Boulevard 6752 Hollywood Boulevard 6755 Hollywood Boulevard 6758 Hollywood Boulevard 6765 Hollywood Boulevard 6766 Hollywood Boulevard 6768 Hollywood Boulevard 6777 Hollywood Boulevard 6780 Hollywood Boulevard

## Group 1D (Continued)

6800 Hollywood Boulevard 6806 Hollywood Boulevard 6834 Hollywood Boulevard

6901 Hollywood Boulevard 6904 Hollywood Boulevard 6922 Hollywood Boulevard

7000 Hollywood Boulevard 7001 Hollywood Boulevard 7024 Hollywood Boulevard 7036 Hollywood Boulevard 7048 Hollywood Boulevard 7046 Hollywood Boulevard 7051 Hollywood Boulevard 7055 Hollywood Boulevard 7065 Hollywood Boulevard

#### 1714 Ivar Avenue

1620 Vine Street 1632 Vine Street 1633 Vine Street 1717 Vine Street 1735 Vine Street

#### Group 3

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6141 Afton Place

1316 Bronson Avenue

6831 De Longpre Avenue

1832-50 Grace Avenue

1774 N. Gower Avenue

6776 Hawthorn Avenue

#### Group 3 (Continued)

5618-28 Hollywood Boulevard 5701 Hollywood Boulevard 5716 Hollywood Boulevard

5617 La Mirada Avenue

1809-11 Las Palmas Avenue

1782 Orange Drive

6000 Santa Monica Boulevard

5858 Sunset Boulevard

6121 Sunset Boulevard 6525 Sunset Boulevard 6641 Sunset Boulevard

6657 Sunset Boulevard

1201 N. Vine Street 1313 N. Vine Street 1750 N. Vine Street

1277 Wilcox Avenue 1803-05 Wilcox Avenue

6303-17 Yucca Street

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## C. Incilman Michael Woo

City of Los Angeles 13th District

August 10, 1988

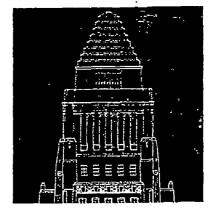
Board of City Planning Commissioners City of Los Angeles 200 N. Spring Sreet, Room 503 Los Angeles, CA 90012

RE: Hollywood II/CPC No. 86-835 GPC

Dear Commissioners:

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I would like to first extend my thanks for your thoughtful and deliberate consideration of the Hollywood Community Plan Revision at your meeting of August 4. I look forward to considering your recommendations at the Planning and Environment Committee in the near future.

There are several concerns involving policy recommendations and specific sub-areas that I would like to express to the Commission at this time, and they are outlined as follows:

- 1. Commercial Density Reduction: I am in <u>full support of</u> the <u>density reduction</u> formula as proposed by the Planning Department <u>for the Regional Commercial</u> designation within the Hollywood Redevelopment area. This proposal is a result of my call for a means to lower overall commercial densities in order to reduce future traffic projections to more manageable levels, but to allow individual developments to be able to achieve the higher (4.5:1 to 6:1 FAR) densities by funding a prescribed set of improvements to the Hollywood circulation system. This program will be fully outlined in the Hollywood Transportation Plan currently underway by the Community Redevelopment Agency.
- 2. Historic Preservation: I am pleased to see the Planning Department's recommendations to strengthen the language on historic preservation, and to call for the Community Redevelopment Agency to submit the list of identified significant structures within the Redevelopment area to the Cultural Heritage Commission for their review. I am recommending one change to the list of significant structures: that the list be expanded to include the "3D" designation, those buildings that appear eligible for listing as part of a district.

Chair

Governmental Operations Committee

Vice Chair

Planning and Environment Committee

Member

Transportation and Traffic Committee

Mailing Address:

City Half, Room 239 200 North Spring Street Los Angeles, CA 90012 (213) 485-3353 **District Offices:** 

4640 Hollywood Boulevard Los Angeles, CA 90027 (213) 485-6471 12229 Ventura Boulevard Studio City, CA 91604 (818) 989-8099 Planning Commissioners August 10, 1988 Page 2

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I am proposing for your consideration an additional measure to protect historic resources. The Redevelopment Plan has identified several "potential significant neighborhoods" that represent groupings that have common architectural or historic significance. In the absence of design for development standards that would be imposed by the CRA at an uncertain date, I am recommending that height limits of 30 feet be imposed in order to provide for some protection of existing homes, and ensure that new infill structures be compatible with the overall neighborhood scale.

## 3. Residential Density and Height Limitations:

I have two primary concerns on residential densities within the Redevelopment area. The first is the heavy burden that high density residential designation has placed on certain segments of the redevelopment area, especially the northern residential areas north of Hollywood Boulevard. The existing residential densities are very high and consist primarily of older buildings with little or no parking on narrow streets.

New, high-density housing being built in the area has only exacerbated the problem, since the existing parking code does not address the local problem of inadequate off-street parking and the lack of guest parking provisions. My second concern is over the height of residential buildings, particularly in the area described. The existing narrow streets are being built up with multi-story buildings, blocking light and air and in some cases, views to and from the Hollywood Hills. From the street level a larger problem has become evident: due to the lack of height limits and restrictions on above-grade parking structures, most new buildings are built with fully above-grade parking structures. This situation has produced a highly undesirable, forbidding streetscape in an area that is being planned to have a vibrant, active and pedestrian-friendly street-life.

In the absence of design for development standards that would be imposed by the CRA at a later date, I am recommending that height limits and density restrictions be placed in certain parts of the Redevelopment area. The subareas are described below, and a map of the areas proposed for change is attached.

Planning Cimmissioners August 10, 1988 Page 3

## RECOMMENDED CHANGES - Hollywood II Plan area

- 1. Area 340: recommend change in residential density to 1/800 Sq. ft. IXL height designation
- 2. Areas 435 + 500: recommend new subdistricts be created along the Serrano Avenue frontages
  - recommend change in residential density to 1/800 sq.ft.
- 1XL height designation
- remaining parts of subdistricts change to IVI, height district
- 3. Areas 205, 55, 235: recommend change in residential density to 1/600 sq. ft.
  - 1VL height designation
  - recommend imposing guest parking restrictions
- 4. Area 380: ~ 1VL height designation

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Sincerely,

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MICHAEL K. WOO

Councilman

MKW: DDsc

cc: Mr. Ken Topping, Director, Los Angeles City Planning Department

Mr. John Tuite, Administrator, Community Redevelopment Department

Mr. Cooke Sunoo, Community Redevelopment Agency

Mr. Michael Davies, Los Angeles City Planning Department

## Community Redev

ment Agency

of the City of Las Angeles

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354 South Spring Street Suite 800 Los Angeles California 90013-1258

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The Honorable Daniel P. Garcia President, City Planning Commission 200 N. Spring Street City Hall, Room 561 Los Angeles, CA 90012

SUBJECT: GENERAL PLAN/ZONING CONSISTENCY PROGRAM AND HOLLYWOOD REDEVELOPMENT PLAN

Dear President Garcia:

During the discussion of the General Plan/Zoning Consistency Program for the Hollywood Community Plan area some community members have raised questions regarding the status of the Hollywood Boulevard Urban Design Plan and the Hollywood Redevelopment Area Transportation Program. This letter is intended to clarify the status of these programs.

As you know, the Hollywood Redevelopment Plan instructs the Agency to prepare both an Urban Design Plan for Hollywood Boulevard and a Transportation Program for the Project Area within two years of the adoption of the Hollywood Redevelopment Plan. Following the adoption of the Redevelopment Plan the Agency had to secure funding to begin these efforts. While this caused considerable delay, the Agency has identified and committed funding and has placed a high priority on both of these efforts.

A preliminary draft of the Hollywood Boulevard Urban Design Plan was distributed to the community in May of this year, at which time we received considerable comment. Agency staff in conjunction with a consultant is substantially revising the plan to address community concerns. We anticipate distributing a revised draft within the next month. Agency and Commission consideration of the Urban Design Plan should occur later this year.

We are meeting with the community on a regular basis to formulate the Transportation Program. To date, baseline conditions and a series of transportation options have been identified to meet the future needs of Hollywood, including roadway system improvements, transportation management programs, parking strategies, integration of Metro Rail stations, and residential traffic protection strategies. Specific transportation programs and projects are currently being discussed with the community, and we anticipate having a complete draft transportation program available in the fall of this year for Agency, Planning Commission and Council consideration.

James M. Wood

Chairman

lrene P.Ayala Dallie Chapman Daniel Pael Horwitz Pastor Thomas Kilgore, Jr. Frank Kowohara Edwin W. Steidle

John J. Tuite Administrator Honorable Daniel P. Garcia Page 2

The Community Plan/Zoning Consistency Program and the adopted Redevelopment Plan establish a consistent framework for the revitalization of Hollywood. The Redevelopment Plan and the proposed revisions to the Community Plan and Zoning within the Redevelopment Project Area recognize the need for The Hollywood Boulevard Urban Design Plan and a Transportation Program. The Hollywood Boulevard Plan and the Transportation Program will implement portions of these broader Plans.

The current zoning proposals before the Commission were developed with the knowledge that the Transportation Program would be available in the future to ensure effective linkages between land use and circulation issues. The proposed zoning reduces densities in central Hollywood, and is consistent with the Hollywood Redevelopment Plan. Density reductions within the core of Hollywood were contemplated at the time the Hollywood Redevelopment Plan was adopted.

The proposed zoning creates a critical link between circulation, density, and design standards. Under the current zoning proposal, any increases in density would only be allowed after completion of the Transportation Program, and upon the condition that the particular project is consistent with this program.

Prior to the completion of the Transportation Program, it should be noted that the Hollywood Redevelopment Plan requires a traffic study and appropriate mitigation measures for any project expected to have a significant circulation impact. In addition, these projects will have to comply with the California Environmental Quality Act, which requires that all aspects of the project be thoroughly examined and documented.

Since the Urban Design Plan and the Transportation Program will help shape the future of this community and will be implemented over several years, it is critical that they be prepared carefully and that the community participate in their review. We continue to place a high priority on the completion of these Plans, and work is progressing in an expeditious manner.

We will be available to answer any questions you may have on August 11, 1988 when you next consider the Community Plan/Zoning Consistency program for Hollywood.

Sincerely,

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John/J. Tuite Administrator

cc: Vice President Commissioners

## ITY OF LOS ANGE

**CALIFORNIA** 



TOM BRADLEY MAYOR

FILE COPY

CITY CLERK ROOM 395, CITY HALL LOS ANGELES, CA 90012

485-5705

OFFICE OF

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

ELIAS MARTINEZ

CITY CLERK

86-0695-S1

CD 4,5 & 13 CPCs 18473 · 86-831 GPC 86-835 GPC

October 31, 1988

City Attorney Advisory Agency - Rm 655 CH Department of Transportation Traffic Sec. Building & Safety Department Bureau of Street Lighting B Permit Section Fire Commission

Environmental Management, Water Sewerage & Subdivision Control Sec.

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

PLANNING COMMISSION

COMMUNITY PLAN REVISION, ZONE AND HEIGHT DISTRICT CHANGES RELATIVE RE: 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......

| " verbal amending motion adopted (woo-Molina)  | • <u>. X</u> |
|------------------------------------------------|--------------|
| " 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                               | · control    |
| Findings adopted                               | VED          |
| Categorically exempt                           | ANGELES      |
| Generally exempt                               | •            |
| Generally exempt                               | 3 1988       |
|                                                |              |
| Special Instructions CITY PLANS                | AING DET     |

Your

PLANNING AND ENVIRONMENT

Committee

reports as follows:

PUBLIC COMMENTS: YES

## RECOMMENDATION

Ccl. Action of 10-26-88.

ADOPTED (See att

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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 are 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."

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### PLANNING AND ENVIRONMENT

Committee

## reports as follows:

- d. A community plan designation of "Low II density housing" for the area generally bounded by Londonderry Place and Belfast Drive north of Sunset Boulevard (as depicted in Map Exhibit B17 of CPC No. 86-831 GPC attached).
- e. A community plan designation of "Low Medium II density housing" for the area adjacent to Sunset Plaza Drive north of Sunset Boulevard (as depicted in Map Exhibit Bl, Subarea No. 11 of CPC No. 86-831 GPC).
- 2. General Plan/Zoning Consistency Program

(CPC 86-831 GPC)

- a. Map Bl Subarea Nos. 2/13A (Londonderry Place) a minor modification of subarea boundaries as depicted in new Map Exhibit Bl7 attached.
- b. Map B1 Subarea No. 11 (Sunset Plaza Drive)

  \*\*Median\*\*
  A plan designation of "Low II Density Housing" with a zone of RD1.5-1%L.
- c. Map B1 Subarea No. 79 (Fairfax Avenue)

A new Subarea No. 79A (attached as Map Exhibit B18) with a plan designation of "Low Medium II Density Housing" and retention of existing zoning.

d. Map B2 Subarea Nos. 51, 52A (Paramount Studios)

A reformulated "Q" qualified condition to replace that approved by the Planning Commission to read as follows:

"A maximum 150 (one hundred fifty) foot building height shall be permitted subject to adoption by City Council of a development rights agreement which addresses the following: height of buildings, setbacks from public streets, step-back of built form, automobiles access, landscaping, and building design."

e. Map B4 Subarea Nos. 114A/114B (Capitol Cities/ABC)

A reformulated "D" development limitation to replace that approved by the Planning Commission to read as follows:

"A maximum floor area ratio of 1.5:1 shall be permitted subject to the adoption by City Council of a development rights

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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 many 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.

Your

PLANNING AND ENVIRONMENT

Committee

reports as follows:

(SCHEDULED IN COUNCIL OCTOBER 26, 1988)

### SUMMARY

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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

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

AE1:mcg 10-4-88 CPCs 18473 86-831 GPC 86-835 GPC CDs 4, 5 & 13

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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

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LOS ANGELES CITY COUNCIL (SEE ATTACHED MOTIM)



## 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 Cl (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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## Los Angeles C y Planning Department

Room 561 City Hall

CITY PLAN CASE NO. CITY PLAN CASE NO. CITY PLAN CASE NO. 18473 86-831 GPC 86-835 GPC HOLLYWOOD COMMUNITY COUNCIL DISTRICT 4, 5, 13

Decision Date:

November 10, 1988

To:

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s S City Planning Commission

From:

Kenneth C. Topping Director of Planning

Subject:

CONSIDERATION OF CITY COUNCIL-PROPOSED CHANCES TO RECOMMENDED PLAN AMMENDMENTS AND ZONE CHANCES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING

CONSISTENCY PROGRAM.

Property Involved:

Various

## TABLE OF CONTENTS

| •                                                                                 |                                                                                                            | Page -                                                                                                     |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Conditions of Approval.  Staff Report                                             |                                                                                                            | 7<br>                                                                                                      |
| Exhibits B1-B4                                                                    | (CPC 86-831 GPC)                                                                                           | Plan Amendment and<br>Zone Change Map<br>(copies to Commission<br>only)                                    |
| Exhibit B17<br>Exhibit B18<br>Exhibit B19<br>Exhibit B9<br>Exhibit C<br>Exhibit D | (CPC 86-831 CPC)<br>(CPC 86-831 GPC)<br>(CPC 88-831 GPC)<br>(CPC 86-835 CPC)<br>(CPC 18473)<br>(CPC 18473) | Detail Map Detail Map Detail Map Detail Map Detail Map Land Use Statistics Residential Land Use Statistics |



## RECOMMENDATION

ACTIONS RECOMMENDED BY STAFF: that the City Planning Commission:

CPC 18473

- 1. Recommend disapproval of a Plan amendment to "Low Medium II" density housing for the area depicted in Map Exhibit B18 attached (Fairfax Avenue north of Sunset Boulevard, south of Selma Avenue).
- 2. Recommend approval of an additional footnote to the Community Plan (footnote no. 14) as described in the Staff Report (southeast corner of Sunset Boulevard and Crescent Heights Boulevard).
- 3. Recommend disapproval of an additional footnote to the Community Plan (footnote no. 15) as described in the Staff Report ("Yamashiro" site north of Franklin Avenue, west of Orchid Avenue).
- 4. Recommend approval of a Plan amendment to "Low II" density housing for the area depicted in Map Exhibit B17 attached (vicinity of Londonderry Place and Belfast Drive north of Sunset Boulevard).
- 5. Recommend disapproval of a Plan amendment to "Low Medium II" density housing for the the area depicted as Subarea No. 11, Map Exhibit B1 of CPC 86-831 CPC (Sunset Plaza Drive).
- 6. Recommend disapproval of an additional footnote (No. 16) as described in the Staff Report (vicinity of Sycamore Avenue, Bonita Terrace, Orchid Avenue, and Franklin Avenue.)

CPC 86-831 CPC

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- 1. Recommend disapproval of a zone change to RD1.5XL for Subarea No. 11(Map Exhibit B1)
- 2. Recommend disapproval of a new "Q" qualified condition for Subarea Nos. 51 and 52A (Map Exhibit B2-portion owned by Paramount Studios as described in the Staff Report).
- 3. Recommend disapproval of a new "D" development limitation for Subarea Nos. 114A and 114B (Map Exhibit B4-ABC Studios as described in the Staff Report).
- 4. Recommend approval of a minor modification of subarea 2 and 13A (Londonderry Place) boundaries (Exhibit B17) as described in Staff Comment
- 5. Recommend disapproval of a new Subarea No. 79A with a plan designation of "Low Medium II" Density Housing (Map Exhibit B18) as described in Staff Report Comment "B".

6. Recommend disapproval of a zone change to [Q]R5-1 for a new Subarea No. 84A - L.H. Field Tract, Lots 1, 2 and 21 (Map Exhibit B19) as described in Staff Report Comment "K".

### CPC 86-835 GPC

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- 1. Recommend approval of a (Q)R5-1VL zone for new Subarea No. 43 (Map Exhibit B9 attached-Magic Castle site) subject to the attached condition of approval.
- 2. Recommend approval of the clarification of the "D" development limitation previously listed as "D1" through "D5" of Appendix I of the Commission Action Report of August 11, 1988 and as described in the attached conditions of approval.

- 1. The recommended changes to the Hollywood Community Plan are in substantial conformance with the purposes, intent and provision of the General Plan.
- 2. Approval of additional footnote No. 14 is consistent with previous Commission action (CPC No. 87-368 ZC) in this site and is congruent with Commission discussion of this site at the July 28, 1988 and August 11, 1988 Commission meetings.
- 3. Approval of the "Low II" density housing designation for the area depicted in Map Exhibit B17 will provide a Plan designation which more accurately reflects existing lot size.
- 4. Disapproval of the remaining Council-proposed Plan amendments is consistent with the previous Commission discussion and action of August 11, 1988.
- 5. The recommended rezoning of (Q)R5-1VL for new Subarea No. 43 of QPC 86-835 GPC is consistent with related Commission action in this vicinity and would permit continuing operation of a private club, the Magic Castle, by right.
- The recommended clarification of the "D" development limitation ("D1" 6. through "D5" of Appendix I of the Commission Action Report of August 11, 1988) is in substantial conformance with the previous Commission action on this matter.
- 7. The recommended zoning of [Q]R5-1 for new subarea No. of CPC 86-831 GPC inconsistent with Commission Action Report is August 11, 1988 on this matter.
- 8. Disapproval of additional footnote No. 16 is consistent with previous July 28, 1988 and discussion of this site at the Commission August 11, 1988 Commission meetings.
- Disapproval of the remaining Council-proposed zone changes is consistent 9. with Commission discussion and actions of July 28, 1988 and August 11, 1988.
- The recommended permanent and "D" development limitations imposed by this action are necessary: to protect the best interests of, and ensure a development compatible with, the surrounding neighborhood; to secure an appropriate development in harmony with the objectives of the General Plan; and to prevent or mitigate potential adverse environmental effect.
- The Final Environmental Impact Report (Sch No. 87112504) was certified by the City Planning Commission on August 11, 1988.
- Other than amending the specific zoning plans and the Hollywood Community Plan, the recommended actions will not relate to or have an effect upon the General Plan elements, Specific Plans, or other plans in preparation by the Department of City Planning.

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13. Based on the above findings, the recommended Plan amendments and zone changes are deemed to be consistent with the public necessity, convenience, general welfare, sound planning and zoning practice.

KENNETH C. TOPPING Director of Planning

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## PERMANENT [Q] QUALIFIED CONDITIONS

- 1. The rezoning of new Subarea No.43 (as shown in Exhibit B9, CPC 86-835 attached) shall be subject to the following [Q] qualified conditions.
  - a. Uses shall be limited to private clubs and all other uses permitted in the R4 zone.
  - b. Residential density shall be limited to a maximum of one dwelling unit per 600 (six hundred) square feet of lot area.
- 2. The rezoning of new Subarea No. 84A (as shown in Exhibit B19, CPC 86-831 GPC attached) shall be subject to the following [Q] qualified conditions:
  - a. "Uses shall be limited to houses of worship and all other uses permitted in the R3 zone.
  - b. Residential density shall be limited to a maximum of one dwelling unit for each 1,200 square feet of lot".

## "D" Development Limitations

The language of subsection "b" of D1 through D5 as listed in the Commission Action Report of August 11, 1988 (Appendix I) shall be clarified as follows:

"b....the project complies with the following two requirements: A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the project is approved by the City Planning Commission or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3".

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## STAFF REPORT

## Request

In accordance with City Council instructions, it is requested that the Commission consider Plan amendments and changes of zone/height district for several subareas of the Hollywood Community Plan.

## Commission Action

On August 11, 1988, the City Planning Commission approved a revision of the Hollywood Community Plan (Plan map and text); it also approved zoning and height district designations for properties throughout the Plan area as part of the Court-mandated General Plan Consistency Program.

## Council Action

On October 26, 1988 the City Council, upon reviewing the Commission recommendations, approved a report of the Planning and Environment Committee which recommended certain changes. These changes and Staff Comments on each are listed below.

## STAFF COMMENTS

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CPC 18473 Α.

CPC 86-831 GPC

Subarea 11 [B1]

Sunset Plaza Drive

CPC approved:

Council proposed:

MED density housing, [Q] R3-1XL

LMED II density housing, RD1.5-1XL

Discussion:

At its July 28, 1988 and August 11, 1988

deliberations, the Commission considered and rejected a Plan designation of LMED II with a corresponding zone of RD1.5-1XL for this subarea. The Commission-approved [Q]R3 limits residential density to one dwelling unit per 1200 square feet of lot. Staff recommends

disapproval.

В. CPC 18473

CPC 86-831 CPC

New subarea 79A [B18 attached]

Fairfax Avenue

CPC approved:

Council proposed:

LOW II density housing, retain existing R1-1 zone. LMED II density housing, retain existing R1-1 zone.

Discussion:

At its July 28, 1988 and August 11, 1988

deliberations, the Commission considered and rejected a Plan designation of LMED II for this subarea. That based on analysis of was development and zoning. Staff recommends disapproval.

C. CPC 18473

CPC 86-831 CPC

Subarea 2/13A [B17 attached] Londonderry Place

CPC approved: Council proposed VLOW II density housing, RE11-1

LOW II density housing, retain existing R1-1

Discussion:

An analysis of record lot size in the vicinity of Londonderry Place and Belfast Drive indicates that the R1 zone more closely approximates the typical lot size; by modifying the Subarea 2/13A boundary in this manner, the zoning pattern would become uniform east of Sunset Plaza Drive. Staff recommends approval.

D. CPC 86-831 CPC

Subareas 51, 52A [B2]

Paramount Studios

CPC approved:

[Q] M1-2D, with building height limited to 75 feet

for sound stages, 60 feet for office.

Council proposed

[Q] M1-2D, with a maximum 150-foot building height possible subject to adoption of a Development Rights Agreement; this applies to Paramount Studio site only.

Discussion:

At its July 28, 1988 and August 11, 1988 deliberations, the Commission considered potential further development of picture/television production studios on adjacent residential neighborhoods. Absolute building height limits were recommended for inclusion as conditions. The Council proposal doubles the potential maximum building height recommended by Commission and calls for a Development Rights Agreement. Staff recommends disapproval.

E. CPC 86-831 CPC

Subareas 114A, 114B

ABC Studios

CPC approved: Council proposed: [Q]M1-1D, with FAR limited to 1:1 [Q]M1-1D, with FAR up to 1.5:1

possible subject to adoption of a Development Rights

Agreement.

Discussion:

At its deliberations, the Commission considered and approved a FAR restriction of 1:1 on the ABC site, and rejected the 1.5:1 FAR. Impacts on adjacent residential neighborhoods were cited. The Council action could permit substantially more development over the 23 acre site and calls for a Development Rights Agreement. Staff recommends disapproval.

F. CPC 86-835 GPC

NEW Subarea 43[B9 attached] Magic Castle

CPC approved: Council proposed: HMED density housing, [Q]R4-1VL

HMED density housing, [Q]R5-1VL which would permit

private clubs by right.

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Discussion:

The Magic Castle, which operates as a private club, requires R5 zoning to be permitted as a by-right use. Commission in its deliberations, in a similar instance (Subarea 237), approved a [Q]R5 in order to maintain a use permitted by R5, but limiting residential density to the appropriate R4 range. The Magic Castle is a celebrated fixture in Hollywood. Staff recommends approval of the Council-proposed [Q]R5-1VL zone.

G. CPC 86-835 GPC

Various Subareas

"D" Limitations

Discussion:

The Council-proposed change is the language of the Commission-approved "D" limitation placed on properties within the Regional Center Commercial designation and is merely a clarification. The Council version adds the words... "The project complies with the following two requirements" to a subsection which was already construed as requiring both CRA Board and City Planning Commission approvals (see Page 6). Staff recommends approval of this language as it is in substantial conformance with the previous CPC action.

H. CPC 18473

New Footnote No. 14

Sunset/Crescent Heights

Council proposal:

A new footnote be added to the Community Plan referring to the property designated as Subarea 69A[B6] stating:

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

Discussion:

During its deliberations, the Commission had been aware of an impending application to modify conditions of approval CPC 87-368 ZC (published as Ordinance 163513) regarding a substantial commercial complex to be built at the southeast corner of Sunset Boulevard and Crescent Heights Boulevard (former Schwab's site). In its discussion, the Commission recognized concerns that such modifications could be precluded by the Revised Community Plan if FAR in excess of 1.5:1 would be necessary to accommodate the The proposed footnote would only modified project. enable an application for a height district/zone change and does not imply a grant or approval. Staff recommends approval of the proposed footnote based on previous Commission discussion.

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CPC 18473

New Footnote No. 15

Yamashiro Site

Council proposal:

A new footnote to be added to the Community Plan, referring to the Yamashiro site (Subarea No. 53, B1 of CPC 86-831 CPC) stating:

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

Discussion:

The LTDC category in the revised Hollywood Community Plan is generally limited to a 0.5:1 FAR. Council-proposed footnote would enable FAR up to 1:1 on this particular site (which is presently R-zoned). Despite the R-zoning, this subarea is developed with the Yamashiro restaurant, a nonconforming use. Commission approved the LTDC Plan category and accompanying 0.5:1 FAR as a means to enable a zone change which could alleviate the threat to the continued operation of this restaurant. Footnote 14 above, which relates to a precise and previously reviewed project, this footnote relates to theoretical future development and would appear to constitute an exception to the Plan Map legend solely on the basis of undefined future development. Staff recommends disapproval.

J. CPC 18473

Council proposal:

A new footnote to be added to the Community Plan, referring to the Magic Castle site (Subarea No. 43, Map Exhibit **6**9 of CPC 86-83**5** GPC), stating:

"Hotels may be permitted within this property subject to approval pursuant to LAMC SEC. 12.24 C1.1(j)."
(Footnote to be placed on Community Plan map face).

Discussion:

The Magic Castle Hotel is existing under the R5 zone (Commission Approved [Q]5), and according to LAWC SEC. 12.24F would become a deemed-to-be-approved conditional use. Like footnote 15 discussed above, this proposed footnote relates to theoretical future development and would appear to constitute an exception to the Plan Map legend solely on the basis of undefined future development. Staff recommends disapproval. The proposed Plan footnote merely cites a Municipal Code section which refers to Zoning Administrator authority to grant conditional use permits for hotel uses in the R4 and R5 zones in those cases where the proposed hotel use is not permitted by riaht.

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### K. CPC 18473

CPC 86-831 GPC

New Subarea 84A [B19 attached] Hollywood Boulevard

CPC approved: Council proposed: Medium density housing [Q]R3-1XL Medium density housing [Q]R5-1

Discussion:

At its July 28, 1988 and August 11, 1988 deliberations, the Commission considered and rejected a Plan designation of high density housing for the large subarea surrounding this site. That rejection was based on analysis of existing development and zoning. The council proposed zone change would permit the existing house of worship (Temple Israel) by right. Future development would be limited to R3-1 density. Staff recommends disapproval. The Commission-approved [Q]R3 zone would permit the house of worship as a deemed-to-be-approved conditional use. That same status applies to dozens of houses of worship in the Hollywood Plan area. Staff recommends

disapproval.

## Conclusion:

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The City Council has approved zone changes and Plan amendments for several subareas of the Hollywood Community Plan which differ from those recommended by the Commission. In those instances where the Council-proposed zone change or Plan amendment is in substantial conformance with previous Commission discussions and recommendations, the staff has recommended approval by the Commission of those changes through this consideration.

Approved by:

G. David Lessley

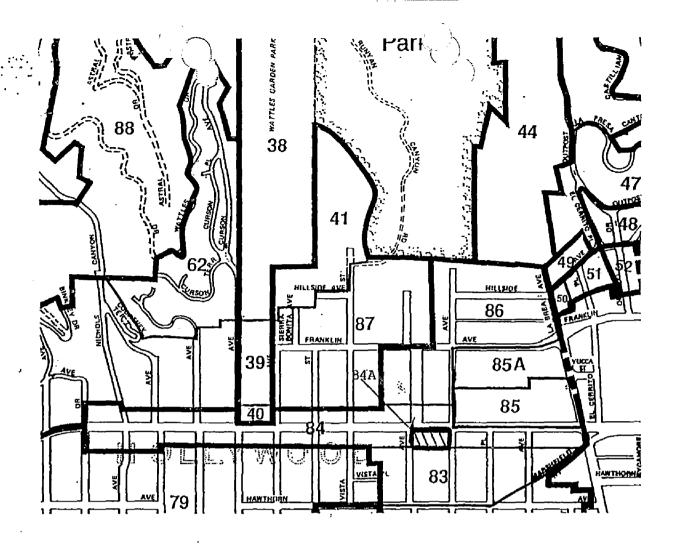
Principal City Planner

Reviewed by:

Michael F. Davies City Planner

Prepared by

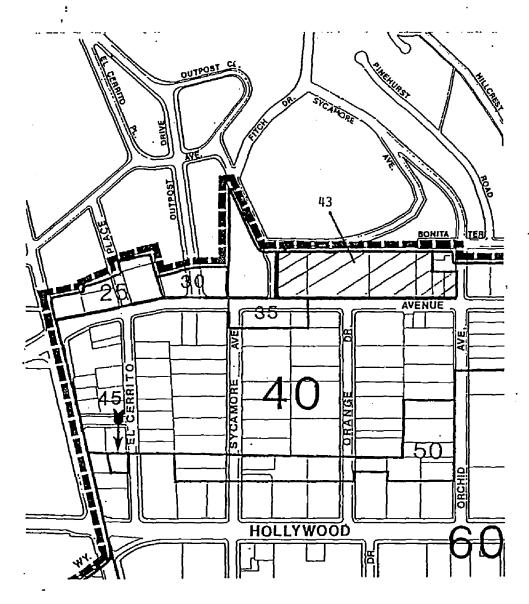
Lyneyl Washington Planning Assistant



(Base Map: Exhibit B1)

Subarea 84A: New Subarea (MEDIUM: QR5-1)

## MAP EXHIBIT B 9 MINOR ADDITION



New Subarea 43

HMED

[Q]R5 - 1VL

Development of this property shall be limited by the following "Q" Qualified condition:

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

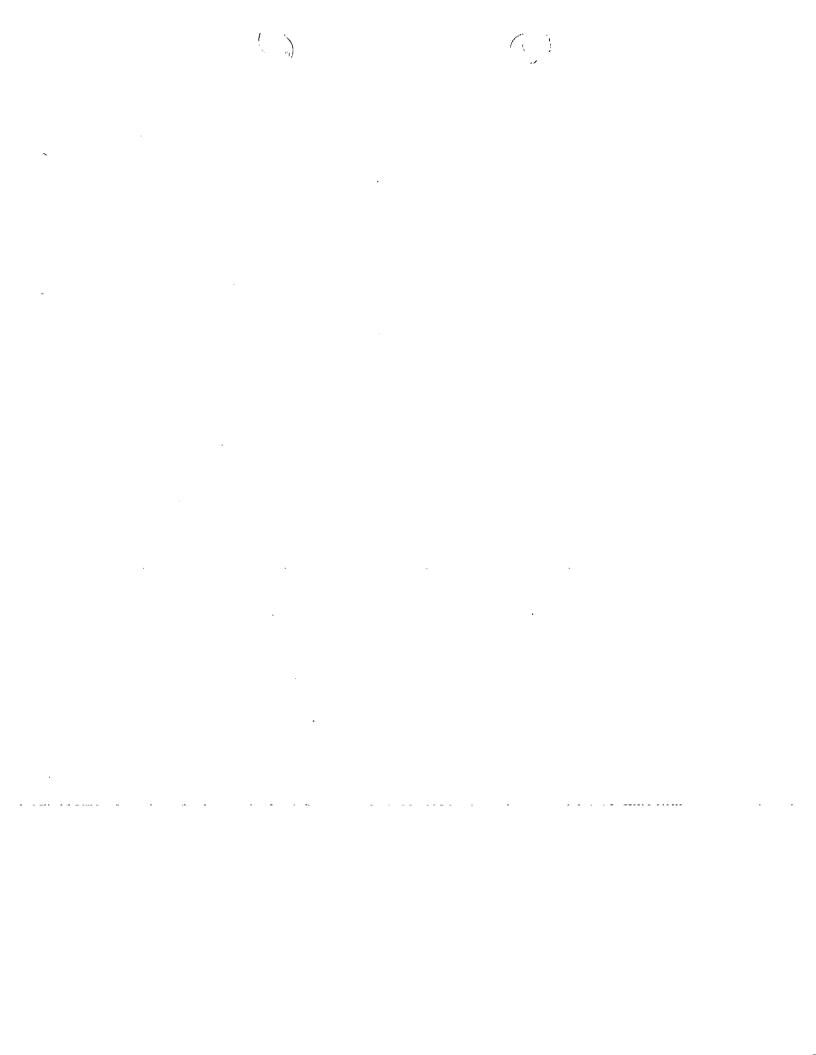
CPC No. 86-835 GFC CF No. 85-1576

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Planning and Environment Committee recommendation



| HOUSING                                                 | DWELLING UNITS<br>PER GROSS<br>ACRE                                                    | ZONE                                                                          | SINGLE-FAMILY<br>HOUSING                                                                                                   | TOTAL HOUSING                                                                 |
|---------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Minimum<br>Very Low II                                  | 0.5+ to 1<br>2 + to 3                                                                  | A1, A2, RE40<br>RE15, RE11                                                    | Total Acres 5,395<br>% of Total Area 34.8<br>D.U. Capacity 20,912<br>Pop. Capacity 66,900                                  | Total Acres 8,130 % of Total Area 52 D.U.Capacity 97,370 Pop.Capacity 231,435 |
| Low I Low II Low Med. I Low Med. II Med. High Med. High | 3 + to 5<br>5 + to 7<br>7 + to 12<br>12 to 24<br>24+ to 40<br>40 + to 60<br>60 + to 80 | RE9<br>RS, R1<br>R2, RD5, RD4, RD3<br>RD2, RD1.5<br>R3<br>[Q]R4<br>R4, [Q] R5 | Multiple-Family Housing<br>Total Acres 2,735<br>% of Total Area 17.6<br>Dwelling Unit Cap. 76,458<br>Pop. Capaicty 164,535 |                                                                               |
| COMMERCE & P.                                           | ARKING                                                                                 |                                                                               | _                                                                                                                          |                                                                               |
| Limited                                                 | CR, C1, C1.5, P                                                                        |                                                                               | Total Acres 59<br>% of Total Area 0.4                                                                                      | Total Commerce<br>Total Acres 1,139<br>% of Total Area 7.3                    |
| Highway•<br>Oriented                                    | C2, C1, P                                                                              |                                                                               | Total Acres 367<br>% of Total Area 2.4                                                                                     |                                                                               |
| Neighborhood <b>\$</b><br>Office                        | C2, C4, C1, P                                                                          |                                                                               | Total Acres 363<br>% of Total Area 2.3                                                                                     |                                                                               |
| Community                                               | C2, C4, CR, P, PB                                                                      | • • •                                                                         | Total Acres 82<br>% of Total Area 0.5                                                                                      |                                                                               |
| Regional<br>Center                                      | C2, C4, P, PB                                                                          |                                                                               | Total Acres 268 8 of Total Area 1.7                                                                                        |                                                                               |

EXHIBIT C Land Use Statistics - Hollywood Community Plan
November 10, 1988

CPC 18473

## INDUSTRY AND PARKING

Comm. Manuf. CM, P

Total Acres 57 % of Total Area 0.3 Total Industry
Total Acres 335

% of Total Area 2.1

Limited

M1, MR1, P, PB

Total Acres 278 % of Total Area 1.8

**OPEN SPACE** 

Public/Quasi Public

Total Acres 300 % of Total Area 1.9

Open Space

. Total Acres 5,621 % of Total Area 36.2

> Total Open Space Total Acres 5,921 % of Total Area 38.1

TOTAL ACRES 15,525

| RESIDENTIAL<br>DENSITY                                                        | DWELLING<br>UNITS PER<br>GROSS ACRE*                                              | PERSONS PER<br>GROSS ACRE                             | GROSS<br>ACRES                                               | % of<br>RESD<br>LAND                                             | POP.<br>CAPACITY                                                                     | % OF<br>POP.<br>CAPACITY                                |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------|
| Minimum Very-Low II Low I Low II Low-Med I Low-Med II Medium High-Medium High | 0.5 to 1 2+ to 3 3+ to 5 5+ to 7 7+ to 12 12+ to 24 24+ to 40 40+ to 60 60+ to 80 | 3<br>9<br>12.5<br>18.5<br>26<br>40<br>74<br>95<br>152 | 945.<br>1,663.<br>410<br>2,377<br>439<br>959<br>1,045<br>122 | 11.6<br>20.5<br>5.0<br>29.2<br>5.4<br>11.9<br>12.8<br>1.5<br>2.1 | 2,835<br>14,965<br>5,125<br>43,975<br>11,415<br>38,360<br>77,330<br>11,590<br>25,840 | 1.2<br>6.4<br>2.2<br>19.0<br>5.0<br>16.6<br>33.4<br>5.0 |
| TOTALS                                                                        |                                                                                   |                                                       | 8,130                                                        | 100.0                                                            | · 231,435                                                                            | 100.0                                                   |

#### CITY PLANNING DEPARTMENT

## ACTION OF THE CITY PLANNING COMMISSION

CITY PLAN CASE NO. 86-835 GPC

November 10, 1988

Following its consideration of a City Planning Department staff report relative to City Council - proposed changes to the Commission - approved Hollywood II Zoning Consistency Program, the City Planning Commission on November 10, 1988:

- 1. Approved a (Q)R5-1VL zone for new Subarea No. 43 (Map Exhibit B9 attached-Magic Castle site) subject to the attached Condition of Approval (Appendix I) as proposed by City Council.
- 2. Approved the clarification of the "D" development limitation previously listed as "D1" through "D5" of Appendix I of the Commission Action Report of August 11, 1988 and as described in the attached Conditions of Approval (Appendix I) as proposed by City Council.
- 3. Adopted the following findings:
- The recommended rezoning of (Q)R5-1VL for new Subarea No. 43 of CPC 86-835 GPC is consistent with related Commission action in this vicinity and would permit continuing operation of a private club, the Magic Castle, by right.
- The recommended clarification of the "D" development limitation ("D1" through "D5" of Appendix I of the Commission Action Report of August 11, 1988) is in substantial conformance with the previous Commission action on this matter.
- The recommended permanent "Q" Conditions and "D" development limitation imposed by this action are necessary: to protect the best interest of, and ensure a development compatible with, the surrounding neighborhood; to secure an appropriate development in harmony with the objectives of the General Plan; and to prevent or mitigate potential adverse environmental effect.
- The Final Environmental Impact Report No. 1071 GP/ZC was certified by the City Planning Commission on August 11, 1988.
- Other than amending the specific zoning plans and the Hollywood Community Plan, the recommended actions will not relate to or have an effect upon the General Plan Elements, Specific Plans, or other plans in preparation by the Department of City Planning.
- Based on the above findings, the recommended Plan zone changes are deemed to be consistent with the public necessity, convenience, general welfare, sound planning and zoning practice.
- 4. Recommended that the Permanent (Q) Qualified classification and "D" Development limitations include the attached Condition of Approval (Appendix I).

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, , , City Plan Case No. 86-835 GPC

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November 10, 1988

## CONDITIONS OF APPROVAL

## PERMANENT [Q] QUALIFIED CONDITIONS

- Q-1. The zoning of Subarea No. 43 (Map Exhibit B9) shall be subject to the following permanent [Q] Qualified condition:
- "a. Uses shall be limited to private clubs and all other uses permitted in the R4 zone.
- b. Residential density shall be limited to a maximum of one dwelling unit per 600 (six hundred) square feet of lot area."

### "D" DEVELOPMENT LIMITATIONS

The language of subsection "b" of D1 through D5 development limitations as listed in the Commission Action Report of August 11, 1988 (Appendix I) shall be:

- "B. The Project complies with the following two requirements:
- A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section  $12.24-B.3^{II}$ .

City Plan Case No. 86-835 GPC

November 10, 1988

These actions were taken by the following vote:

Moved:

Christopher

Seconded: Stein Aye:

Luddy

Absent:

Estrada, Neiman

Kenneth C. Topping Director of Planning

Ramona Haro, Secretary

City Planning Commission

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ELIAS MARTICEZ CITY CLERK

RE:

# OF LOS ANGE



COMMUNITY PLAN REVISION, ZONE AND HEIGHT DISTRICT CHANGES RELATIVE

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

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

86-0695-S1

CD's 4, 5 and 13: CPC 18473

December 14, 1988

**DUPLICATE COPY** 

OPC 86-831 6PC OPC - 86-835 6PC

Honorable Tom Bradley, Mayor (w/copy of Resolutions) City Planning Department (w/file & Resolutions) City Redevelopment Agency (w/copy of Resolutions) Cultural Heritage Commission (w/copy of Resolutions) Building and Safety, Zoning Section (w/copy of Resolutions)

TO THE HOLLYWOOD COMMUNITY PLAN At the meeting of the Council held December 13, 1988, the following action was taken: Attached report adopted..... resolutions adopted..... Ordinance adopted..... Motion adopted to approve attached report..... " communication..... **O** . To the Mayor for concurrence................ To the Planning Department FORTHWITH..... Appointment confirmed.

Appointee has/has not taken the Oath of Office OS ANGELES.

Findings adopted.

Negative Declaration adopted. Negative Declaration adopted JAN 101989.
Categorically exempt
Generally exempt
EIR certified. EIR certified.

Tract map approved for filing with the County Recorder.... Parcel map approved for filing with the County Recorder.... of Contract..... Bond approved is No. Resolution of acceptance of future street to be known as adopted..... Agreement mentioned therein is/are No. of Contracts..... Attach a copy of follow-up Department Report to file..... Special Instructions

City Clerk

crm

CF 86-0695-S1 CPC 18473 CDs 4, 5 and 13

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## RESOLUTION

WHEREAS, the City Planning Commission, on August 11, 1988, approved the Hollywood Community Plan Revision; and

WHEREAS, the City Council, at its October 26, 1988 meeting approved the Hollywood Community Plan Revision with an additional two Community Planning footnotes, (Nos. 15 and 16)

WHEREAS, pursuant to the City Charter and Ordinance provisions, the Mayor and the City Planning Commission have transmitted their recommendations;

WHEREAS, the Planning Commission agreed with the Council's recommendations with the exception of footnotes; however, the Mayor concurred with the entire Council action\*;

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

BE IT FURTHER RESOLVED that the Environmental Impact Report has been found adequate to comply with the California Environmental Quality Act and the State and City Guidelines relating thereto; and that a notice of Determination be filed with the Los Angeles County Clerk and the Los Angeles City Clerk in accordance with Article VI Sections 11b and 11d of the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act of 1970.

resolution was adopted by the Council of the City of Los Angeles at its meeting held

\*10 vote item

DEC 13 1988

ELIAS MARTINEZ City Clerk

I HEREBY partity that the foregoing

CF 86-0695-S1 CPCs 18473 86-831 86-935 GPC

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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 zone adopted by City Council.

. MEREBY partify that the foragoing magazine was adopted by the Council in the Jity of Los Angeles at its meeting here.

DEC 13 1988

ELIAS MARTINEZ City Clerk

A Resolution of the City Council of the City of Los Angeles, California,

WHEREAS, the Hollywood Community Plan, a portion of the City's General Plan, incorporates sites designated on the Cultural and Historic Monuments Element of the General Plan; and

WHEREAS, the Hollywood Community Plan encourages the addition of suitable sites thereto; and

WHEREAS, the Hollywood Redevelopment Plan, adopted in May, 1986 is to provide protections to such suitable sites; and

WHEREAS, a survey and report by Hollywood Heritage, commissioned by the Community Redevelopment Agency, designates a list of such suitable sites; and

WHEREAS, the Hollywood Redevelopment Plan states the "Agency shall coordinate the implementation" of its preservation provisions with the Cultural Heritage Commission of the City;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Los Angeles that:

- The Community Redevelopment Agency is instructed to transmit the attached list of significant structures to the City's Cultural Heritage Commission for consideration each for cultural-historic monument status.
- That the City's Department of Building and Safety is instructed to create a zoning information (ZI) number for assignment to each of the sites on the attached list, whereby any application for a demolition and/or building permit will require notification of the Cultural Heritage Commission.

i SEREBY cartify that the foregoing feating was adopted by the Council or no Sity of Los Angeles at its meeting see

DEC 13 1988

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# Group 1

6331 Hollywood Boulevard \*
6381 Hollywood Boulevard \*

1615 Wilcox Avenue

\* listed individually but within Historic District boundaries

# Group ID

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Hollywood Boulevard Commercial and Entertainment Historic District:

6253 Hollywood Boulevard 6264 Hollywood Boulevard 6280 Hollywood Boulevard 6330 Hollywood Boulevard 6301 Hollywood Boulevard 6313 Hollywood Boulevard 6320 Hollywood Boulevard 6321 Hollywood Boulevard 6324 Hollywood Boulevard 6325 Hollywood Boulevard 6336 Hollywood Boulevard 6349 Hollywood Boulevard 6350 Hollywood Boulevard 6356 Hollywood Boulevard 6362 Hollywood Boulevard 6363 Hollywood Baulevard 6368 Hollywood Boulevard 6374 Hollywood Boulevard 6377 Hollywood Boulevard 6380 Hollywood Boulevard 6400 Hollywood Boulevard 6401 Hollywood Boulevard 6410 Hollywood Bouelvard 6411 Hollywood Boulevard 6413 Hollywood Boulevard

# Group 1D (Continued)

6418 Hollywood Boulevard 6423 Hollywood Boulevard 6430 Hollywood Boulevard 6436 Hollywood Boulevard 6501 Hollywood Boulevard 6505 Hollywood Boulevard 6523 Hollywood Boulevard 6531 Hollywood Boulevard 6542 Hollywood Boulevard 6547 Hollywood Boulevard 6549 Hollywood Boulevard 6553 Hollywood Boulevard 6554 Hollywood Boulevard 6565 Hollywood Boulevard 6600 Hollywood Boulevard 6601 Hollywood Boulevard 6606 Hollywood Boulevard 6614 Hollywood Boulevard 6616 Hollywood Boulevard 6624 Hollywood Boulevard 6626 Hollywood Boulevard 6630 Hollywood Boulevard 6636 Hollywood Boulevard 6652 Hollywood Boulevard 6658 Hollywood Boulevard 6662 Hollywood Boulevard 6663 Hollywood Boulevard · 6669 Hollywood Boulevard

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6700 Hollywood Boulevard 6701 Hollywood Boulevard 6712 Hollywood Boulevard 6728 Hollywood Boulevard 6724 Hollywood Boulevard 6727 Hollywood Boulevard 6739 Hollywood Boulevard 6740 Hollywood Boulevard 6743 Hollywood Boulevard 6751 Hollywood Boulevard 6752 Hollywood Boulevard 6755 Hollywood Boulevard 6758 Hollywood Boulevard 6765 Hollywood Boulevard 6766 Hollywood Boulevard 6768 Hollywood Boulevard 6777 Hollywood Boulevard 6780 Hollywood Boulevard

6670 Hollywood Boulevard

6679 Hollywood Boulevard

# Group 1D (Continued)

6800 Hollywood Boulevard 6806 Hollywood Boulevard 6834 Hollywood Boulevard

6901 Hollywood Boulevard 6904 Hollywood Boulevard 6922 Hollywood Boulevard

7000 Hollywood Boulevard 7001 Hollywood Boulevard 7024 Hollywood Boulevard 7036 Hollywood Boulevard 7048 Hollywood Boulevard 7046 Hollywood Boulevard 7051 Hollywood Boulevard 7055 Hollywood Boulevard 7065 Hollywood Boulevard

#### 1714 Ivar Avenue

1620 Vine Street 1632 Vine Street 1633 Vine Street 1717 Vine Street 1735 Vine Street

## Group 3

6141 Afton Place

1316 Bronson Avenue

6831 De Longpre Avenue

1832-50 Grace Avenue

1774 N. Cower Avenue

6776 Hawthorn Avenue

# Group 3 (Continued)

5618-28 Hollywood Boulevard 5701 Hollywood Boulevard 5716 Hollywood Boulevard

5617 La Mirada Avenue

1809-11 Las Palmas Avenue

1782 Orange Drive

6000 Santa Monica Boulevard

5858 Sunset Boulevard

6121 Sunset Boulevard 6525 Sunset Boulevard 6641 Sunset Boulevard 6657 Sunset Boulevard

1201 N. Vine Street 1313 N. Vine Street 1750 N. Vine Street

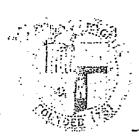
1277 Wilcox Avenue 1803-05 Wilcox Avenue

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6303-17 Yucca Street



# Los Angeles City Planning Department Room 561 City Hall



DATE:

February 28, 1990

TO:

Honorable City Council City of Los Angeles

Rm. 395, City Hall

City Plan Case No. 86-835 GPC

Council File No. 86-0695 S. 1

Council District No. 13

FROM:

SUBJECT:

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Kenneth C. Topping Lennith Clopping y mix

CONSIDERATION OF ORDINANCES CHANGING THE ZONES AND HEIGHT

DISTRICTS IN THE REDEVELOPMENT PROJECT AREA OF THE HOLLYWOOD COMMUNITY PLAN IN ORDER TO MAKE THE ZONES/HEIGHT DISTRICTS CONSISTENT WITH THE COUNCIL-ADOPTED REVISED HOLLYWOOD COMMUNITY

PLAN

Pursuant to Section 97.8 of the City Charter, on behalf of the City Planning Commission, I adopt the attached findings and approve these ordinances, recommend their adoption, and find such action conforms to the latest action of the City Planning Commission on this matter.

the Transmitted herewith are above-described ordinances, report recommendation for appropriate action and subsequent submittal to City Council. There are a total of eighteen (18) ordinances.

KCT/MFD/ad

Attachment

#### STAFF REPORT

Ordinances changing the zones and height districts for property located in the Redevelopment Project area of the Hollywood Community Plan (Hollywood II).

#### SUMMARY:

|                | August 11, 1988                                                | The Commission approved the Revision of<br>the Hollywood Community Plan and<br>accompanying zone changes.                                                                                                                                                               |
|----------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| in<br>Se       | September 20, 1988                                             | The Planning and Environment Committee of the City Council approved the recommended zone changes but modified the zoning on the Magic Castle (new Subarea No. 43) and clarified "D" Development limitations DI-D5 of the Planning Commission report of August 11, 1988. |
| M ·            | November 10, 1988                                              | The Planning Commission approved the recommended modification of the Planning and Environment Committee.                                                                                                                                                                |
| <b>ः</b><br>इर | December 13, 1988                                              | City Council adopted the Hollywood Community Plan and accompanying zone changes as recommended by its Committee.                                                                                                                                                        |
| <b>O</b>       | The procedural requirements for the been fulfilled as follows: | action of the Planning Department have                                                                                                                                                                                                                                  |
| ~<br>•         | August 11, 1988                                                | The Commission certified the Environmental Impact Reports (SCH No. 87-112504 and SCH No. 85-052903) prepared for the Hollywood Community Plan Revision and accompanying zone                                                                                            |
|                | December 13, 1988                                              | The City Council found the EIR's for the Hollywood Community Plan Revision and accompanying zone changes to be adequate and in compliance with CEQA and the State and City Guidelines relating thereto.                                                                 |

## REMARKS

The subject zone change/height district change ordinances are consistent with the purposes, intent and provisions of the General Plan as reflected in the adopted Revised Hollywood Community Plan. There are 18 ordinances mapped for the action.

These ordinances complete the rezoning of the Hollywood Community Plan are and complement the previously adopted 47 ordinances processed under City Plan Case No. 86-831 GPC.

#### RECOMMENDATIONS BY STAFF:

That the Director of Planning adopt the following recommendation:

I have reviewed the findings of the City Planning Commission's actions taken on City Plan Cases Nos. 18473 and 86-835 GPC at its August 11, 1988 and November 10, 1988 meetings, and have determined that the findings are adequate for the subject changes of zone and height district.

KENNETH C. TOPPING
Director of Planning

Approved:

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MICHAEL F. DAVIES

City Planner

CITY PLAN CASE NO. 86-835 GPC EIR NO. 86-1071 GP/ZC

COUNCIL DISTRICT NO. 13

# PROPOSED FINAL ENVIRONMENTAL IMPACT REPORT

## HOLLYWOOD II

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# GENERAL PLAN/ZONING CONSISTENCY PROGRAM

The Proposed Final Environmental Impact Report is comprised of the attached report and the previously circulated Draft EIRs.

Prepared By:

Los Angeles City Planning Department General Plan Implementation Division

July 1988



# TABLE OF CONTENTS

|                                                                                             | Pag | 9 |
|---------------------------------------------------------------------------------------------|-----|---|
| INTRODUCTION                                                                                | . 1 |   |
| COMMENTS AND RESPONSES TO ENVIRONMENTAL IMPACT REPORT                                       | 2   |   |
| GROUPS, INDIVIDUALS, AND AGENCIES THAT RECEIVED A COPY OF THE DRAFT EIR BUT DID NOT COMMENT | 8   |   |

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#### INTRODUCTION

The Los Angeles City Planning Department, in accordance with Section 15153 of the California Environmental Quality Act, recirculated the originally certified Environmental Impact Reports (EIR) for the Hollywood Community Plan and the Hollywood Redevelopment project as the Draft EIR for the Community Plan Revision and General Plan/Zoning Consistency Program for the Hollywood Community within the Hollywood Redevelopment Area. The Draft EIR was distributed for public review and comment for a period of 30 days ending on June 13, 1988.

This report includes a summary of comments received along with the Planning Department's responses to those comments. Comments may be paraphrased for clarity, but the intent has not been altered. The original comments received during that period are on file with the City Planning Department and may be reviewed upon request.

Also attached to this report is a record of those persons, groups, or agencies who received a copy of the Draft EIR but did not respond with comments.

The Proposed Final Environmental Impact Report for Part II of the General Plan/Zoning Consistency Program for the Hollywood Community is comprised of the attached report and the previously circulated Draft EIR.

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#### COMMENTS AND RESPONSES TO ENVIRONMENTAL IMPACT REPORT

#### CITY OF LOS ANGELES, BUREAU OF ENGINEERING

#### Comment

The Hollywood Community is located within the City's Hyperion Wastewater Treatment System Tributary Area, and wastewater generated within this community area will be treated within the Hyperion System. Treatment capacity within the Hyperion System is presently limited, and the City has enacted a series of ordinances (Ordinance Nos. 163,559 and 163,565) to restrict new connections to the Hyperion Treatment System.

#### Response

Comment noted for inclusion in the Final EIR.

#### Comment

The following statement should be incorporated in the Final EIR:

"The Hyperion Treatment Plant (HTP) is located along the coastline at Playa del Rey, directly southeast of the Los Angeles International Airport. Its service area includes most of the City of Los Angeles, the cities of Culver City, El Segundo, Santa Monica, San Fernando, Beverly Hills, Burbank, Glendale, and several unincorporated areas of the County of Los Angeles. These neighboring areas have contractual obligations to share the cost of having their wastewater treated at the City's facilities.

"The HTP was designed and constructed in the early 1950's with capability to process 420 MGD (million gallons per day) of wastewater. All flows receive primary treatment and 100 MGD receive secondary treatment through a 5-mile ocean outfall into Santa Monica Bay. The sludge or solids retained by the primary and secondary treatment processes are biologically digested and, until December 31, 1987, were discharged through a 7-mile outfall to the rim of a submarine canyon. Since December 31, 1987 the sludge has been dewatered and processed to recover energy, hauled to a sanitary landfill, used for soil amendment purposes, or handled in a combination of these disposal methods. Methane gas produced in the digestion process is used to power electrical generator and air compressor equipment for plant operations.

"The Hyperion service area also includes two inland water reclamation plants, namely, the Los Angeles/Glendale Water Reclamation Plant (LAGWRP) and the Tillman Water Reclamation Plant (TWRP). The LAWGRP was completed in 1976 with capability to treat 20 MGD of wastewater. The TWRP became operational in 1985 with a design capacity of 40 MGD. These upstream capacities reduce the need for construction of lengthy relief sewers and add potential for beneficial use of reclaimed water. These upstream plants will be expanded as necessary to treat increases in sewage volumes within their tributary area.

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رب ج "Many projects are underway and planned at the Hyperion Treatment Plant to provide a significant improvement in quality of the discharges to the 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 is then trucked offsite for reuse as a copperflux replacement. A highly usable byproduct of the HERS system is steam which is harnessed to generate electricity for the plant.

"The next major series of projects at the Hyperion Treatment Plant 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 into the ocean. However, this effluent is available for appropriate applications.

"Other improvement projects now in the planning, design or construction stage are being implemented within the Hyperion System. These improvements include additions, repairs and replacements of sewer lines and pumping stations that make up a good part of the collection system. These projects are being implemented to mitigate the impacts resulting from development and the resulting additional wastewater volumes so as to prevent overflows and to reliably transport wastewater to the treatment plants.

"As of 1987 the treatment capacity of the Hyperion System (including HTP, TWRP and LAGWRP) is 477 mgd. System flows are approaching 440 mgd. Flows are anticipated to increase and in response, the City has near term plans for expansion at the TWRP and LAGWRP. Longer range additional expansion provisions exist at all three of the treatment plants within the Hyperion System."

#### Response

Comments noted for inclusion in the Final EIR.

#### STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION

#### Comment

The mitigation proposed for Santa Monica Boulevard (Route 2) and Highland Avenue (Route 170) is consistent with Caltrans' Route Concept Report. However, the Volume Capacity ratios showing existing conditions (Figure 11 of the recirculated Hollywood Community Plan EIR) do not agree with the State's Route Concept Report. The State's data shows Level of Service F2 and F3, and a Volume/Capacity ratio of 1.27 for Routes 2 and 170.

#### Response

Figure 11 is based on traffic counts from the City of Los Angeles shown in Table 11. However, the comment is noted for correction of the Environmental Impact Report.

#### Comment

The Plan should include an assessment of traffic impacts to the Hollywood Freeway

#### Response

At the outset of preparation of the revised Community Plan and Draft EIR, a total of 39 intersections were specified by the Los Angeles Department of Transportation for detailed evaluation in the Draft EIR. The 39 intersections consisted basically of all crossings of major arterials with major arterials and with secondary arterials. Based on coordination with the Los Angeles Department of Transportation it was determined that a detailed evaluation of traffic impacts and potential mitigation measures at all intersections and freeway ramp locations in the Community Plan area was not feasible, and that the selected 39 intersections would provide an indication of the general types of improvements which may be necessary.

The Hollywood Freeway is a major link in the Los Angeles regional freeway system. Portions of the freeway operate under congested conditions during peak periods. Continued growth, not only in the Hollywood area but throughout the Los Angeles region, can be expected to result in an increase in congestion levels and a lengthening of peak periods. The impacts of this continued growth on operating conditions along the Hollywood Freeway, and potential measures to alleviate these impacts (such as freeway widening, increased ridesharing, or increased transit use), are issues which must be addressed at the regional level.

The Draft EIR recommends that the City of Los Angeles initiate the preparation of a Transportation Specific Plan for the entire community plan area, in which transportation improvement options and costs would be fully identified, an implementation program would be prepared, and a funding mechanism would be developed. It is anticipated that the Transportation Specific Plan would include a more detailed evaluation of traffic impacts and mitigation measures, not only on surface streets and at the 39 intersections evaluated in this Draft EIR, but also at freeway onramps and along the Hollywood Freeway.

#### CITY OF LOS ANGELES, FIRE DEPARTMENT

#### Comment

The Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. Any additional development in the Hollywood Community may result in the need for increased staffing for existing facilities, additional fire protection facilities, and/or relocation of present fire protection facilities.

#### Response

Comments noted. The net effect of the proposed Plan revisions is to reduce permitted development significantly below the level permitted by the existing Community Plan.

# LOS ANGELES UNIFIED SCHOOL DISTRICT-BUILDING SERVICES DIVISION

#### Comment

The boundaries of Subarea 185 (Selma Avenue School) should be extended to include parcels fronting on Cherokee and Selma Avenues, in accordance with the attached map.

#### Response

Correction noted.

#### SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT

#### Comment

The intensity of development allowed by the Plan Revision proposal represents a significant reduction from that permitted by the existing zoning and Community Plan. This works against the City Centers concept underlying the General Plan, and the City's policy to concentrate development in areas served by Metro Rail. Two stations will serve the Hollywood II area, intended to induce growth within the Center while offsetting growth-induced traffic demand. A minimum Floor Area Ratio of 6:1 should be allowed within three blocks of each proposed station where surrounding land use patterns are compatible, with commercial zoning. Density bonuses and transfer of development rights should be allowed in addition to an FAR of 6:1.

#### Response

This is not a comment as to the adequacy of the Draft EIR. Much of the land surrounding proposed Metro Rail stations at Hollywood and Vine (Subarea 180) and Hollywood and Highland (Subarea 60) permits a maximum floor area ratio of 6:1. The High Density housing area recommended for Subarea 420 also permits mixed use commercial development. This implements the City Centers concept while recognizing that Hollywood is already severely impacted by development. Utilization of the full permissible floor area ratio will depend on accordance to a transportation mitigation plan which should promote public transit usage.

Certain Center areas are designated for housing development. This responds to the need for upgrading the housing stock in Hollywood. Areas recommended for residential zones which lie within a designated Regional Center may be changed to a commercial zone through a zone change procedure.

#### CITY OF LOS ANGELES, DEPARTMENT OF WATER AND POWER (POWER SYSTEMS)

#### Comment

Distribution Station 10 may be adversely impacted by the Community Plan Revision. The Community Plan's change in zone may not be compatible with the existing facility which would make it difficult to update or expand DS-10. The appropriate zone is C2 with a corresponding height district.

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#### Response

The existing use as a distribution station is permitted in the recommended zone as a conditional use, and shall be deemed to be approved per LAMC 12.24 F.

#### HOLLYWOOD HOMEOWNERS AND TENANTS ASSOCIATION

#### Comment

The effect of concentration of Hollywood's major commercial development within the Redevelopment Area will be to make a dumping ground of the project area. An appropriate traffic study should be completed prior to Community Plan revision. This traffic study should be completed by the Planning Department.

#### Response

This is not a comment as to the adequacy of the Draft EIR. The recommendations focus development intensity in Hollywood in areas where infrastructure is most developed, implementing the City Centers concept. The Plan revision proposes a significant reduction in allowable development compared to that allowed by the existing Plan and zoning, measured by intensity, density, and permitted height.

The Transportation Plan is being prepared by the City Agency to which it was assigned. The Plan will be subject to public review and comment, and must be approved by the Planning Commission and the City Council. Until such a plan is adopted, development in much of the Redevelopment Area will be restricted as described in Comments 18, 23 and 24.

#### Comment

According to the former Director of the Los Angeles City Planning Department, the Hollywood Redevelopment Plan permits 50% greater densities than is allowed by the streets and infrastructure. The Plan should permit no more than a 3:1 floor area ratio, with a 45 foot height limit.

#### Response

This is not a comment as to the adequacy of the Draft EIR. The proposed amendments reduce permitted development at maximum buildout by 65.4% within the Regional Center area, compared to the 1973 Plan. Street improvements and infrastructure developments, along with Transportation Demand Management programs will mitigate some of the effects of individual developments, and may be considered in the environmental review process for new projects.

#### Comment

The Planning Department and Commission should recommend an amendment to the Redevelopment Plan requiring Transfers of Development Rights in order to curb the loss of historic and architectural resources.



#### Response

Comment acknowledged. Preservation of historic and architectural resources is a stated goal of the Hollywood Community Plan. This may be implemented through transfers of development rights, individual project review, public acquisition, or a number of other methods.

#### Comment

The City Planning Department and Planning Commission should request an amendment to the Redevelopment Plan deleting the power of eminent domain to avoid residential and commercial displacement.

#### Response

Use of eminent domain is not specifically sanctioned by the Community Plan for Hollywood; rather, it is authorized by the Redevelopment Plan approved by the City Council in May, 1986.

Comment

A number of planning studies are currently underway affecting planning in Hollywood: the adoption of an alignment for Metro Rail, the CRA's Urban Design Plan for the Hollywood Boulevard District, and the Transportation Plan for Hollywood. The Community Plan revision should be delayed until these studies are complete and adopted.

#### Response

City Planning staff has been directed to prepare the Community Plan amendments for the Hollywood area. The Community Plan is by nature a long term planning document. Transportation and design plans are implementation programs which are subsidiary to the framework established by the Community Plan, which therefore may be adopted later than the Community Plan.

#### HOLLYWOOD HERITAGE

#### Comment

The Draft EIR incorrectly states that a survey of historic and architectural resources "should be prepared". Such a survey exists, and should be included in the EIR. Plan Revision should achieve more than simply recommending the adoption of Historic Preservation Overlay Zones: permitted density may be reduced in neighborhoods identified as having historic/cultural resources, with development channelled to other areas through zoning incentives.

#### Response

The survey is included in the recirculated Draft EIR for the Hollywood Redevelopment Area as Appendix C. Mechanisms other than Historic Preservation Overlay Zones are addressed in the Draft EIR.

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# GROUPS, INDIVIDUALS, AND AGENCIES THAT RECEIVED THE DRAFT ENVIRONMENTAL IMPACT REPORT BUT DID NOT COMMENT

## Groups and Individuals:

Center for Law in the Public Interest Francine F. Rabinovitz Sierra Club Outpost Homeowners' Association Hollywood Coordinating Council Hollywood YMCA

## Agencies:

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City of Los Angeles
Department of Water and Power (Water Systems)
Department of Building and Safety
Bureau of Sanitation
City Attorney
City Clerk, Environmental Section
Environmental Quality Board
Office of the Mayor, Energy Coordinator
Police Department, Planning Section
Department of Recreation and Parks
Department of Transportation

County of Los Angeles
Department of Public Works
Department of Engineering, Sanitation Division
Flood Control
Health Services Department
Regional Planning Department

Southern California Association of Governments

State of California
Department of Fish and Game
Santa Monica Mountains Planning Commission

United States Government
Environmental Protection Agency
Santa Monica Mountains National Recreation Area

Other Agencies
South Coast Air Quality Management District
Southern California Association of Governments

Southern California Gas Company

FINALEIR/A011 07/20/88

# EXHIBIT 3

Wil Ottorel

CPC 86-0835 GPC ORDINANCE NO. 165 660 HWO-AB283-2

8 of 18

An ordinance amending Section 12.84 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS;

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2. Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

2D 

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

1. AJ PICKRELL TRACT Lots 1-4; HOLLYWOOD TRACT Block 34 Lots 1, 2, 17, 18; WILCOX TRACT Lots 1-3; TRACT No. 3431 Lots 1-3; comprising property zoned C4-2-D:

No building or structure shall exceed a height of forty five (45) feet in height above grade. Roof structures are exempt pursuant to Section 12.21.8.3 of the Municipal Code. The total floor area contained in all building on a lot shall not exceed two (2) times the buildbale area of the lot. A project may exceed the 2:1 floor area ratio provided that —

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

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

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

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

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

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b. The project complies with the following two requirements:

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

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

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

- Community Redevelopment Agency Board finds that the project (1) the Hollywood Redevelopment Plan, confroms to: Transportation Program adopted bу the Community Redevelopment Agency Board pursuant to Section 518,1 of the Redevelopment Plan and, if applicable, (3) any Designs for pursuant to Section adopted Development 503 Redevelopment Plan; and
- b. The project complies with the following two requirements:

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

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

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

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

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b. The project complies with the following two requirements:

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

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

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

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

A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12,24-B.3.

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| Sec                                                                              | shall certify to the passage of this ed in some daily newspaper printed and                                      |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| I hereby certify that the foregoing ordin City of Los Angeles, at its meeting of | ance was passed by the Council of the R 21 1990                                                                  |
| •                                                                                | ELIAS MARTINEZ, City Clerk,                                                                                      |
| Ву                                                                               | Wey Spacolie. Deputy.                                                                                            |
| Approved MAR 28 1990                                                             |                                                                                                                  |
| Approved as to Form and Legality                                                 | Mayor.                                                                                                           |
| Agnoved as to I of it and Legony                                                 |                                                                                                                  |
| JAMES K. HAHN City Attorney,                                                     | •                                                                                                                |
| ByDeputy.                                                                        | i present to bec. 97.8 of the City Chin. approval of this enforces recommended for the City Planning Commission. |
| File No. 86 - 6695 81                                                            | I.AR 05 1990                                                                                                     |
|                                                                                  | Direct by 7054                                                                                                   |
| City Cleak Form 23                                                               | ·                                                                                                                |

# EXHIBIT 4

## THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA

# ORDINANCE NO. **175236**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA, APPROVING AND ADOPTING THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE HOLLYWOOD REDEVELOPMENT PROJECT

WHEREAS, the Redevelopment Plan ("Redevelopment Plan") for the Hollywood Redevelopment Project ("Project" or "Project Area") was adopted on May 7, 1986; and

WHEREAS, adoption and implementation of the Redevelopment Plan has successfully fostered the elimination of blight and resulted in exciting revitalization and economic development in the Hollywood community in the 4th and 13th Council Districts; and

WHEREAS, the efforts of the Community Redevelopment Agency of the City of Los Angeles ("Agency") through various public-private partnerships have facilitated the production of jobs, housing, and improved social services in the Project Area. The continuing success of the Project requires a limited updating of the Redevelopment Plan, as provided by the California Community Redevelopment Law (Health & Safety Code Section 33000 et seq.); and

WHEREAS, to maintain its success, the Agency needs to continue to have the ability to undertake essential actions to alleviate blight and facilitate continued and effective redevelopment in the Project; and

WHEREAS, to that end, the Agency has formulated and prepared the proposed First Amendment to the Redevelopment Plan ("First Amendment") for the Project Area; and

WHEREAS, a Final Environmental Impact Report ("Final EIR") for the Project was prepared pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.), and State and Agency Guidelines implementing CEQA; and

WHEREAS, the Planning Commission on April 10, 2003 made its report and recommendation supporting the First Amendment and finding that the First Amendment conforms to the General Plan of the City, including the Hollywood Community Plan; and

WHEREAS, the Agency submitted the First Amendment to the City Council, together with the Report to the City Council; and

WHEREAS, the City Council and the Agency held a joint public hearing on April 30, 2003 to consider the approval and adoption of the First Amendment, which joint public hearing was held with the consent of both the Agency and City; and

WHEREAS, notice of said hearing was published in a newspaper of general circulation in

the City of Los Angeles; and

WHEREAS, copies of the notice of joint public hearing were mailed to residents and businesses and to the last known assessee of each parcel of land in the Project Area by first class mail; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which levies taxes upon property in the Project Area; and

WHEREAS, the Agency adopted a resolution recommending that the City Council approve and adopt the First Amendment; and

WHEREAS, by separate Resolutions, the Agency and this City Council certified that the information contained in the Final EIR has been reviewed and considered, made all necessary findings and determinations, and adopted a Statement of Overriding Considerations and a Mitigation Monitoring Program, all pursuant to the requirements of CEQA and its implementing guidelines; and

WHEREAS, the City Council has considered the First Amendment, the Agency's Report to Council, other recommendations of the Agency, the report and recommendation of the Planning Commission, and the Final EIR; has provided an opportunity for all persons to be heard, and has received and considered all evidence and testimony presented for and against any and all aspects of the First Amendment, including environmental impacts.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that all of the foregoing recitals are true and correct.

SECTION 2. The purposes and intent of the City Council are the achievement of the following goals and objectives with respect to the Project Area:

- 1. To encourage the involvement and participation of residents, business persons, property owners and community organizations in the redevelopment of the community.
- 2. To preserve and increase employment and business and investment opportunities through redevelopment programs and, to the greatest extent feasible, promote these opportunities to minorities and women.
- 3. To promote a balanced community by meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.
- 4. To support and encourage the development of social services with special consideration given to participating in projects involving community based organizations that serve runaways, the homeless, senior citizens and provide

childcare services and other social services.

- 5. To improve the quality of the environment, promote a positive image for Hollywood and provide a safe environment through mechanisms such as:
  - a. adopting land-use standards;
  - b. promoting architectural and urban design standards including: standards for height, building setback, continuity of street façade, building materials and compatibility of new construction and existing structures and concealment of mechanical appurtenances;
  - c. promoting landscape criteria and planting programs to ensure additional green space;
  - d. encouraging maintenance of the built environment;
  - e. promoting sign and billboard standards;
  - f. coordinating the provision of high-quality public improvements;
  - g. promoting rehabilitation and restoration guidelines; and
  - h. integrating public safety concerns into planning efforts.
- 6. To support and promote Hollywood as the center of the entertainment industry and a tourist destination through the retention, development and expansion of all sectors of the entertainment industry and the preservation of landmarks related to the entertainment industry.
- 7. To promote the development of Hollywood Boulevard within the Hollywood commercial core as a unique place which:
  - a reflects Hollywood's position as the entertainment center;
  - b. provides facilities for tourists;
  - c. contains active retail and entertainment uses at the street level;
  - d. provides for residential uses;
  - e. is pedestrian oriented;
  - f. is a focus for the arts, particularly the performing arts; and
  - g. recognizes and reinforces its history and architecture.
- 8. To promote and encourage the retention and expansion of all segments of the arts community and the support facilities necessary to foster the arts and attract the arts through land use and development policies, such as the creation of a theater district.
- 9. To provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes and to provide home ownership opportunities and other housing choices which meet the needs of the resident population.
- 10. To promote the development of sound residential neighborhoods through

mechanisms such as land-use density and design standards, public improvements, property rehabilitation, sensitive infill housing, traffic and circulation programming, development of open spaces and other support services necessary to enable residents to live and work in Hollywood

- 11. To recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groups of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land-use and development criteria.
- 12. To support and encourage a circulation system which will improve the quality of life in Hollywood, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving existing facilities and meeting future needs.
- 13. To promote and encourage the development of health, education, child and youth care, and senior citizen facilities and programs to enable the development of a community with a variety of lifestyles.
- 14. To promote and encourage development of recreational and cultural facilities and open spaces necessary to support attractive residential neighborhoods and commercial centers.
- 15. To promote development of the varied ethnic communities in Hollywood.
- 16. To the maximum extent feasible, seek to build replacement housing within the Project Area prior to the destruction or removal of dwelling units which house low and moderate-income people. The Agency shall make a good faith effort to relocate displacees within the Project Area unless they choose to relocate elsewhere. Project displacees shall be provided a priority for occupancy in housing which the Agency has facilitated.

SECTION 3. The City Council hereby approves and adopts the First Amendment for the Hollywood Redevelopment Project. The First Amendment and the map contained therein, and such other documents as are incorporated therein by reference, having been duly reviewed and considered, are hereby incorporated in this Ordinance by reference and made a part hereof, and as so incorporated are collectively hereby designated, approved, and adopted as the official First Amendment to the Redevelopment Plan for the Project Area.

SECTION 4. The City Council hereby finds and determines, based on substantial evidence in the record, including, but not limited to, any evidence specified after each of the following findings, the Agency's Report to Council and all documents referenced therein, oral and written staff reports, and evidence and testimony received at the joint public hearing on the adoption of the First Amendment, that:

a. The Project Area remains a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.).

· The basis of this finding includes, but is not limited to, the following facts: the

facts set forth in Sections IV and V of the Report to Council regarding the physical and economic blighting conditions which remain in the Project Area, the facts set forth in Parts 1 and 2 of Section III of the original Report to Council which accompanied the Redevelopment Plan in May 1986 and the findings made in Ordinance No. Ordinance No. 161,202 adopted on May 7, 1986 by the City Council.

b. The Redevelopment Plan, as amended by the First Amendment, will redevelop the Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety and welfare.

This finding is based upon, but not limited to, the following, which show that the purposes of the Community Redevelopment Law would be attained, by programs and projects of redevelopment activities proposed by the Agency for the Project Area: there are eight (8) main overall implementation programs and projects, which will continue to address comprehensively the blighting conditions of the Project Area. The Five-Year Implementation Plan (Section VI of the Report to Council) provides a description of these specific programs and projects for FY2004-2008. Reference is made to the Five-Year Implementation Plan (Section VI) for more specific information regarding the Agency's proposed programs and projects. The following is a brief description of the 8 programs and projects:

# 1. Housing Program

The objectives of the Housing Program are to increase, improve and preserve affordable housing in the Project Area and to satisfy the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law. The Housing Program proposes to meet these objectives by, among other things: (1) reducing overcrowding conditions by providing additional units and larger units, especially units for low and moderate income families; (2) providing opportunities for homeownership to a cross section of income groups; and (3) increasing, improving and preserving the housing stock through both rehabilitation and infill new construction in order to improve living conditions. Rehabilitation and new construction activities will continue to occur throughout the Project Area. The Housing Program will continue to involve a considerable effort to meet the needs of the very low, low, and moderate income residents of the Project Area. Approximately ten percent of the housing effort will be targeted towards population groups with special needs, such as the homeless and runaways.

#### 2. Commercial and Economic Development Program

This program will continue to include support for new catalytic and in-fill commercial development, commercial rehabilitation, historic preservation and retail and entertainment industry retention and attraction. The Agency has created a new program, the Retail Incentive Program, aimed at attracting a higher caliber of strategically placed infill retail to support the anchor

economic and mixed use projects currently under construction. Additionally, three programs that were successful in the past are being reintroduced. They are the Commercial Facade and Signage Program, Entertainment Industry Attraction and Retention Loan Program, and Commercial Historic Preservation Loan Program.

# 3. Public Improvements Program

The Public Improvements Program will include the Agency providing matching funds for the implementation of a project to provide street trees, crosswalks, pedestrian lighting, and other improvements and the Agency coordinating the construction of other public improvements, which will include enhanced sidewalk/crosswalk paving, street furniture, street trees, coordinated signage and pedestrian lighting that will enhance pedestrian safety and encourage transit ridership. This program will also include identifying and evaluating opportunities for parks and open space to develop projects such as Selma Park in targeted underserved areas project wide.

## 4. Transportation Improvements and Parking Program

This program will continue to include expanding and improving district parking resources with examples such as the construction of the Cinerama Dome and Cherokee Avenue parking structures, and the rehabilitation of the Doolittle, Shrader/Wilcox, and YMCA parking lots. In addition, the Transportation Improvements and Parking Program will include, subject to the availability of funds from other sources, the Agency providing matching funds for the installation of changeable message signs at key vehicular approaches to Hollywood Boulevard that would inform motorists of pending and current closures of the Boulevard and identify the best alternative route around the area affected by the closure. The signs would be designed to serve also as "gateway" signs to Hollywood.

#### Plans and Studies

This program will continue to include preparing design and development standards and guidelines such as the Hollywood Boulevard District Urban Design Plan, the Franklin Avenue Corridor Plan, Sunset Boulevard Urban Design Plan and the Transportation Improvement and Congestion Management Plan.

# 6. Response to Development Opportunities

This program includes operation of the Project not linked to specific enumerated in the Five Year Implementation Plan, such as administration costs, permit and CEQA processing costs, statutory or other legal obligations of the Agency, and programs and projects necessary to implement the redevelopment goals and objectives for property acquisition and disposition, and assistance in the development and construction of industrial, commercial, residential, and public facilities and public improvements. Also included are

project operations and technical staff costs, site office facility costs, supplies, equipment, materials, insurance and maintenance of Agency-owned properties, community meeting costs and general legal costs.

## 7. Social Needs and Human Services Program

This program will continue to implement the recommendations of Hollywood Social Needs Plan adopted in 1991. Technical and funding assistance will be provided for eligible projects that provide services for the youth, seniors, the working poor or the disabled who make Hollywood their home.

## 8. Public Art Program

The Agency will continue to implement the Hollywood Public Art Plan and provide staff to the Hollywood Arts Design Advisory Panel (HADAP) that oversees expenditures from the Hollywood Cultural Trust Fund.

c. The adoption and carrying out of the Redevelopment Plan, as amended by the First Amendment, is economically sound and feasible.

The basis of this finding includes, but is not limited to, the following: (1) the method of financing for the Redevelopment Plan, as described in Section IV.C. of the original Report to Council, and (2) Section 8 of the Report to Council which describes the effect of the First Amendment on the method of financing and which provides, in part:

The proposed First Amendment does not affect the Agency's authority to continue to finance the Project Area with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, participation in development, or any other legally available source, public or private. The proposed First Amendment will also not affect the Agency's authority to obtain advances, borrow funds and create indebtedness in carrying out the Redevelopment Plan. The principal and interest on such advances, funds and indebtedness may continue to be paid from tax increment or any other funds available to the Agency.

Therefore, the proposed First Amendment is expected to have no effect on the method of financing redevelopment of the Project Area or the continued economic feasibility of the Project Area.

d. The Redevelopment Plan, as amended by the First Amendment, is consistent with the Hollywood Community Plan and the City's General Plan, including, but not limited to, to the City's Housing Element, which substantially complies with applicable legal requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.

The basis of this finding includes, but is not limited to, the report and recommendation of the Planning Commission included as Section XI of the Report to Council.

e. The carrying out of the Redevelopment Plan, as amended by the First Amendment, will promote the public peace, health, safety and welfare of the City, and will effectuate the purposes and policies of the Community Redevelopment Law.

The basis of this finding includes, but is not limited to, the fact that under the First Amendment the Agency will be able to continue to address and correct blighting conditions in the Project Area, for the purposes (among others) of upgrading infrastructure and the shopping/working environment; improving availability, quality and variety of goods and services; providing greater convenience and safety; providing new and rehabilitated housing; and creating new jobs and job training opportunities.

f. The condemnation of real property, as provided for in the Redevelopment Plan, as amended by the First Amendment, is necessary to the execution of the Redevelopment Plan, as amended by the First Amendment, and adequate provisions have been made for payment for property to be acquired as provided by law.

This finding is based upon, without limitation, the fact that the following Project Area goals and objectives (among others) may not be able to be achieved without the condemnation of real property: (1) preserving and increasing employment and business and investment opportunities through redevelopment programs; (2) supporting and promoting Hollywood as the center of the entertainment industry and a tourist destination through the retention, development and expansion of all sectors of the entertainment industry and the preservation of landmarks related to the entertainment industry; (3) promoting the development of Hollywood Boulevard within the Hollywood commercial core as a unique place; and (4) providing housing choices and increase the supply and improve the quality of housing for all income and age groups. In addition, the Agency has adopted and included in the Report to Council as Section X a Plan and Method of Relocation for the Hollywood Redevelopment Project which provides for relocation and the provision of relocation assistance pursuant to all applicable State and Federal laws.

g. The Agency has a feasible method or plan for the relocation of families and persons displaced from the Project Area in the event that the implementation of the Redevelopment Plan, as amended by the First Amendment, results in temporary or permanent displacement of any occupants of housing facilities in the Project Area.

This finding is based upon, but not limited to, the Plan and Method of Relocation

for the Hollywood Redevelopment Project adopted by the Agency and contained in the Report to Council in Section X, and the Agency's commitment, in the event of such displacement, to provide persons, families, business owners and tenants so displaced with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (Government Code Section 7260 et seq.), the State Guidelines adopted and promulgated pursuant thereto, the Plan and Method of Relocation, the Rules and Regulations for Implementation of the California Relocation Assistance and Real Property Acquisition Law adopted by the Agency on November 5, 1998, ("Agency Relocation Rules and Regulations"), and the provisions of the Redevelopment Plan, as amended by the First Amendment.

h. There are, or shall be provided, in the Project Area, or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons and reasonably accessible to their places of employment. Moreover, families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Community Redevelopment Law Sections 33411 and 33411.1, and dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to provisions of Community Redevelopment Law Sections 33334.5, 33413 and 33413.5.

These findings are based upon, but not limited to, the fact that no person or family will be required to move from any dwelling unit until suitable relocation housing is available for occupancy, and the fact that such housing must meet the standards established in State law, State Guidelines, the Plan and Method of Relocation, the Agency Relocation Rules and Regulations, and the Redevelopment Plan, as amended by the First Amendment.

- i. There are no non-contiguous areas of the Project Area.
- j. The elimination of blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid assistance of the Agency.

This finding is based upon, but not limited to, Section IV.A. of the original Report to Council.

k. The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Project Area are displaced and that, pending the development of the facilities, there will be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

This finding is based in part upon the Agency's assurances regarding displaced residents and relocation housing and the procedures involved in implementing the Agency's Plan and Method of Relocation for the Project Area and the Agency's Relocation Rules and Regulations.

SECTION 5. The administrative budget for this Project Area shall not exceed fifteen percent (15%) of the program budget in any one year unless specifically approved by the City Council.

SECTION 6. All written and oral objections to the First Amendment, if any, filed with and presented to the City Council and any written responses thereto, have been considered by the City Council at the time and in the manner required by law, and such written and oral objections are hereby overruled.

SECTION 7. In order to implement and/or facilitate the implementation of the First Amendment hereby approved, this City Council hereby declares its intention to undertake and complete any proceeding necessary to be carried out by the City of Los Angeles under the provisions of the First Amendment. To the extent the First Amendment provides for expenditures of any money by the City, the City hereby provides for such expenditure.

SECTION 8. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan, as amended by the First Amendment.

SECTION 9. If any part of this Ordinance or the First Amendment which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the First Amendment, and this Council hereby declares that it would have passed the remainder of the Ordinance or approved the remainder of the First Amendment as if such invalid portion thereof had been deleted.

SECTION 10. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of May 20, 2003.

City Clerk

Deputy

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mayor Mayor

Approved as to Form and Legality

Rockend J. Defachlo City Attorney

Accis a Deputy City Attorney

File No. 03 -0475

## DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 175236 - First Amendment to the Redevelopment Plan for the Hollywood Redevelopment Project - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on May 20, 2003, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on June 2, 2003, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on <u>June 2</u>, 2003 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 2nd day of June 2003 at Los Angeles, California.

Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: <u>July 12, 2003</u> Council File No. <u>03-0475</u> (Rev. 3/21/03)

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The Los Angeles Daily Journal
ORDINANCE NO. 167202

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE HOLLYWOOD REDEVELOPMENT PROJECT

WHEREAS, The Community Redevelopment Agency of the City of Los Angeles (hereinafter referred to as the "Agency") formulated and prepared the proposed Redevelopment Plan for the Hollywood Redevelopment Project; and

WHEREAS, the Planning Commission of the City of Los Angeles submitted its report and recommendations on said proposed Redevelopment Plan, finding that the proposed Redevelopment Plan is in conformity with the General Plan, and recommending that said proposed Plan be approved and adopted; and

WHEREAS, the Agency submitted to the City Council of the City of Los Angeles said proposed Redevelopment Plan, accompanied by the Report of the Agency on said proposed Plan, which report contains, among other things, the Planning Commission's report and recommendations, and the Final Environmental Impact Report on said proposed Plan; and

WHEREAS, the Agency adopted rules governing participation and preferences to owners and tenants in the Project area; and

WHEREAS, the Agency consulted with the taxing agencies which levy taxes, or for which taxes are levied, on property in the Project area with respect to the proposed Redevelopment Plan and to allocation of taxes pursuant to California Health and Safety Code Section 33670; and

WHEREAS, the Agency certified that the Final Environmental Impact Report for the proposed Hollywood Redevelopment Project was prepared and completed in compliance with the California Environmental Quality Act of 1970, and State and local regulations and guidelines adopted pursuant thereto and that the information contained in the Final Environmental Impact Report was reviewed and considered by the Agency members; and

WHEREAS, the City Council certified that the information contained in the Final Environmental Impact Report for the proposed Hollywood Redevelopment Plan was reviewed and considered by the members of the City Council; and

WHEREAS, after due notice, a joint public hearing was held by this City Council and the Agency to consider the proposed Hollywood Redevelopment Plan; and

WHEREAS, at said joint public hearing, this City Council heard and considered all oral and written objections; and

WHEREAS, all actions required by law have been taken by all appropriate public agencies;

NOW, THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The purposes and intent of the City Council with respect to the Project area are to:

- (1) Encourage the involvement and participation of residents, business persons, property owners, and community organizations in the redevelopment of the community and provide a reasonable preference for persons engaged in business in the Project area;
- (2) Preserve and increase employment, and business and investment opportunities through redevelopment programs and, to the greatest extent feasible, promote these opportunities for minorities and women;
- (3) Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors;
- (4) Support and encourage the development of social services with special consideration given to participating in projects involving community based organizations that serve runaways, the homeless, senior citizens and provide child care services and other social services.
- (5) Improve the quality of the environment, promote a positive image for Hollywood, provide a safe environment and insure and encourage economic revitalization and redevelopment in the project area;
- (6) Support and promote Hollywood as the center of the entertainment industry and a tourist destination through the retention, development and expansion of all sectors of the entertainment industry and the preservation of landmarks related to the entertainment industry;
- (7) Promote the development of Hollywood Boulevard within the Hollywood commercial core as a unique place;
- (8) Promote and encourage the retention and expansion of all segments of the arts community and the support facilities necessary to foster the arts and attract the arts through land use and development policies such as the creation of a theatre district;
- (9) Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes; and to provide home ownership opportunities and other housing choices which meet the needs of the resident population;
- (10) Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other support services necessary to enable residents to live and work in Hollywood;

- (11) Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria; and
- (12) Support and encourage a circulation system which will improve the quality of life in Hollywood, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving existing facilities and meeting future needs and redevelop, build, and rebuild the public facilities in the project area to provide safer and more efficient service for the people in the project area and the general public as a whole;
- (13) Promote and encourage the development of health, education, child and youth care, and senior citizen facilities and programs to enable the development of a community with a variety of lifestyles;
- (14) Promote and encourage development of recreational and cultural facilities and open spaces necessary to support attractive residential neighborhoods and commercial centers:
- (15) Promote the development of the varied ethnic communities in Hollywood;
- (16) Eliminate the conditions of blight existing in the project area;
- (17) Insure as far as possible, that the causes of blighting conditions will be either eliminated or protected against.
- Section 2. All written and oral objections to the Hollywood Redevelopment Plan are hereby overruled.
- Section 3. The proposed Redevelopment Plan for the Hollywood Redevelopment Project, including all changes approved by the City Council in its Resolution approving changes adopted at the close of the public hearing, is hereby approved and adopted and designated the official redevelopment plan for the Hollywood Redevelopment Project.
- Section 4. The Redevelopment Plan for the Hollywood Redevelopment Project (hereinafter called the "Redevelopment Plan") is hereby incorporated herein by reference and made a part hereof as if fully set out at length herein.

## Section 5. The City Council hereby finds and determines that:

- (1) The Project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;
- (2) The Redevelopment Plan for the Hollywood Redevelopment Project would redevelop the Project area in conformity with the Community Redevelopment Law of the State of California and in the interests of the public peace, health, safety and welfare;

- (3) The adoption and carrying out of the Redevelopment Plan for the Hollywood Redevelopment Project is economically sound and feasible;
- (4) The Redevelopment Plan for the Hollywood Redevelopment Project conforms to the General Plan of the City of Los Angeles, including but not limited to the Hollywood Community Plan;
- (5) The carrying out of the Redevelopment Plan for the Hollywood Redevelopment Project would promote the public peace, health, safety and welfare of the City of Los Angeles and would effectuate the purposes and policies of the Community Redevelopment Law of the State of California;
- (6) The condemnation of real property, as provided for in the Redevelopment Plan for the Hollywood Redevelopment Project, is necessary to the execution of the Redevelopment Plan for the Hollywood Redevelopment Project and adequate provisions have been made for payment for property to be acquired as provided by law;
- (7) The Agency has a feasible method and plan for the relocation of families and persons displaced from the Project area if the Redevelopment Plan for the Hollywood Redevelopment Project may result in the temporary or permanent displacement of any occupants of housing facilities in the Project area;
- (8) There are, or are being provided, in the Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;
- (9) Inclusion of any lands, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part; any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion;
- (10) The effect of tax increment financing, as provided for in the Redevelopment Plan for the Hollywood Redevelopment Project, will not cause a significant financial burden or detriment on any taxing agency deriving revenues from the Project area; and
- (11) The elimination of blight and the redevelopment of the Project area cannot be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

Section 6. In order to implement and facilitate the effectuation of the Hollywood Redevelopment Plan hereby approved and adopted, it is found and determined that certain official actions may be taken by the City Council with reference, among other things, to changes in zoning, subdivision and parcel map approvals, the vacating and removal of streets, alleys and other public ways, the

establishment of new street patterns, and location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly, the City Council hereby:

- (1) Declares its intention to undertake and complete any proceedings necessary to be carried out by the City of Los Angeles under the provisions of the Hollywood Redevelopment Plan, and pledges its cooperation in helping to carry out such Redevelopment Plan; and
- (2) Requests the various officials, departments, boards, commissions and agencies of the City of Los Angeles having administrative responsibilities in the premises likewise to cooperate to such and to exercise their respective functions and powers in a manner consistent with said Hollywood Redevelopment Plan.

Section 7. The City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and that pending the development of the facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City of Los Angeles at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

Section 8. Prior to the execution by the Agency of any contract for sale or other disposition of land in the Project area, other than a contract arrived at as the result of open competitive bidding, or an owner-participation agreement, the Agency shall submit such contract to the City Council for its approval. Within 30 days after such contract is submitted to it, the Council shall approve or disapprove such contract. If the Council fails to approve or disapprove within the time above-mentioned, such contract shall be deemed approved and the Agency may execute the same and proceed in accordance with the terms thereof.

Section 9. The City Clerk is hereby directed to send a certified copy of this ordinance to the Agency, and the Agency is hereby vested with the responsibility for carrying out the Hollywood Redevelopment Plan, subject to the provisions of the Hollywood Redevelopment Plan.

Section 10. The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project area and a statement that the proceedings for the redevelopment of the Project area have been instituted under the California Redevelopment Law. The Agency is hereby directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

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Section 11. The Building Department of the City of Los Angeles is hereby directed for a period of two (2) years after the effective date of this ordinance to advise all applicants for building permits within the Project area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 12. After the effective date of this ordinance, the Planning Department of the City shall prepare proposed amendments to the Hollywood Community Plan, and necessary changes in zoning, and the City Planning Department staff and Planning Commission and the Community Redevelopment Agency of the City of Los Angeles shall utilize the following procedures in order to assure the continued conformity of the Redevelopment Plan for the Hollywood Redevelopment Project with the Hollywood Community Plan, as it exists now and as it may be amended from time to time in the future:

- (1) The City Planning Staff shall prepare and formulate the proposed Community Plan amendments, in consultation with the Agency;
- (2) The City Planning Staff shall also prepare and formulate in consultation with the Agency, any proposed zone changes as may be necessary and appropriate to assure the continued conformity of the City's zoning ordinances with the Community Plan as it may be proposed to be amended;
- (3) The Agency shall participate in the preparation of the proposed Community Plan amendments and proposed zone changes, and shall concurrently therewith also prepare and formulate any proposed amendments to the Redevelopment Plan as may be necessary to assure the continued conformity of the Redevelopment Plan with the Community Plan and zoning as it may be proposed to be amended;
- (4) The Agency shall consider such proposed Redevelopment Plan amendments and shall transmit them for consideration to the Planning Commission and the City Council, together with the report and recommendation of the Agency thereon;
- (5) The Planning Commission and City Council shall consider the proposed Community Plan amendments, the proposed Redevelopment Plan amendments, and the proposed zone changes concurrently.

Section 13. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City pursuant to Section 10 of this ordinance, a copy of this ordinance, and a map or plat showing the boundaries of the Project area to the Auditor and Tax Assessor of Los Angeles county, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

Section 14. Whenever, in the accomplishment of the Redevelopment Plan it becomes necessary to institute any proceeding for change of zone, change of grade, street opening or widening or other similar proceedings, the City will institute the proceedings, where applicable law permits, without cost to the Agency. In no event shall any charge be made to the Agency, or any deposit be required of the Agency, where a charge or deposit would not be required of any other government agency.

Section 15. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles of APR 30 1986 and was passed at its meeting of MAY 7 1986

Approved MAY 9 1986

ELIAS MARTINEZ, City Clerk

By Elias Martinez, City Clerk

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