



**KATY YAROSLAVSKY**

COUNCILWOMAN, FIFTH DISTRICT

April 4, 2023

To: Los Angeles City Planning  
Attention: Craig Weber, Principal City Planner and Priya Mehendale, Senior City Planner  
200 North Spring Street  
Los Angeles, CA 90012

**RE: CD5 Requests for the Hollywood Community Plan Update; Council File 21-0934**

Dear Hollywood Community Plan Update Team:

I am writing to express my excitement and anticipation for the Hollywood Community Plan Update to be adopted. Since I assumed office in December 2022, I have heard from various constituents the importance of having up to date Community Plans that reflect the on-the-ground conditions of and future aspirations for our communities. Hollywood is an important part of our City and a main driver of our creative economy; the parts of the Community Plan area within my district include thriving multifamily and single family communities and vibrant commercial corridors that foster many small businesses. As we approach the legislative deadline for action from the City Council, I would like to thank Los Angeles City Planning for the tireless work it has taken to bring the plan to these final stages of adoption.

Recognizing the years of outreach and community engagement that has occurred, I am requesting a few targeted changes to the Community Plan Implementation Overlay (CPIO); some of the requested changes are being co-presented with Council Districts 4 and 13. The targeted changes will bring greater protections to residential tenants in existing and new affordable housing and greater flexibility to our small business community along Melrose Avenue within the Melrose Arts District and La Cienega Boulevard.

The requested changes to the CPIO co-presented with Council Districts 4 and 13 are as follows:

- **Additional Tenant Protections.** The CPIO should include a more robust set of regulations to protect existing tenants in covenanted units or rented by lower or very low income households. Such policies should include no net loss of dwelling units, one-to-one

replacement of existing affordable units, occupant protections such as the Right to Remain, Relocation, and Right to Return.

- Covenant Terms. The CPIO should recognize the long term need for affordable housing by extending the minimum required covenant term for CPIO Affordable Housing Projects from 55 to 99 years.
- On-site Affordability Requirements. The CPIO should maintain consistent affordability requirements for both parts of the Corridors Subarea by increasing the On-Site Restricted Affordable Units percentages required for Corridors 2 Subarea CPIO Affordable Housing Projects to match those required for Corridors 1 Subarea.
- AB 2097. While the CPIO contains various regulations that provide for parking flexibility for changes of use and other scenarios, due to the implementation of AB 2097 (2022) which prohibits the imposition of parking requirements in many instances the CPIO should be updated to reflect that the City can no longer require parking within a ½ mile of public transportation as defined in the bill. Additionally, we request the Planning Department report back include a map of areas within the Hollywood Community where AB 2097 applies (as of April 2023).

The requested changes to the CPIO unique to Council District 5 are as follows:

- Subarea 38. The CPIO should support the additional flexibility in uses allowed by the C2 zone compared to the C4 zone by changing the proposed zoning for Subarea 38 (along La Cienega between approximately Melrose Place and Romaine Street) from [Q]C4-2D-CPIO to [Q]C2-2D-CPIO.
- Commercial Tenant Sizes Along Melrose Avenue. The CPIO should provide additional flexibility to certain types of businesses that require additional area to thrive by exempting Art Galleries, Furniture and Rug Stores, and Secondhand Clothing Stores from the 5,000 square foot maximum ground floor commercial tenant size for restaurant and retail spaces in the Corridor 2 Subarea located on Melrose Avenue between Fairfax Avenue and Highland Avenue. Additionally, outdoor dining or seating areas should be exempt from the 5,000 square foot maximum ground floor commercial tenant size for restaurant and retail spaces.
- Transparency Requirement. The CPIO should foster the continued prominence of unique artwork within the Melrose Arts District (Melrose Avenue between Fairfax Avenue and Highland Avenue, Subareas 39:1 and 39:2) by allowing murals or similar artwork along a ground floor building facade to count towards a portion of the transparency requirement to enhance the pedestrian experience and activate the streetscape.

I thank Planning staff for their diligence in reviewing this request in advance. I look forward to the opportunity to review the Community Plan at the upcoming PLUM Committee hearing.

Sincerely,



KATY YAROSLAVSKY  
Councilwoman, Fifth District