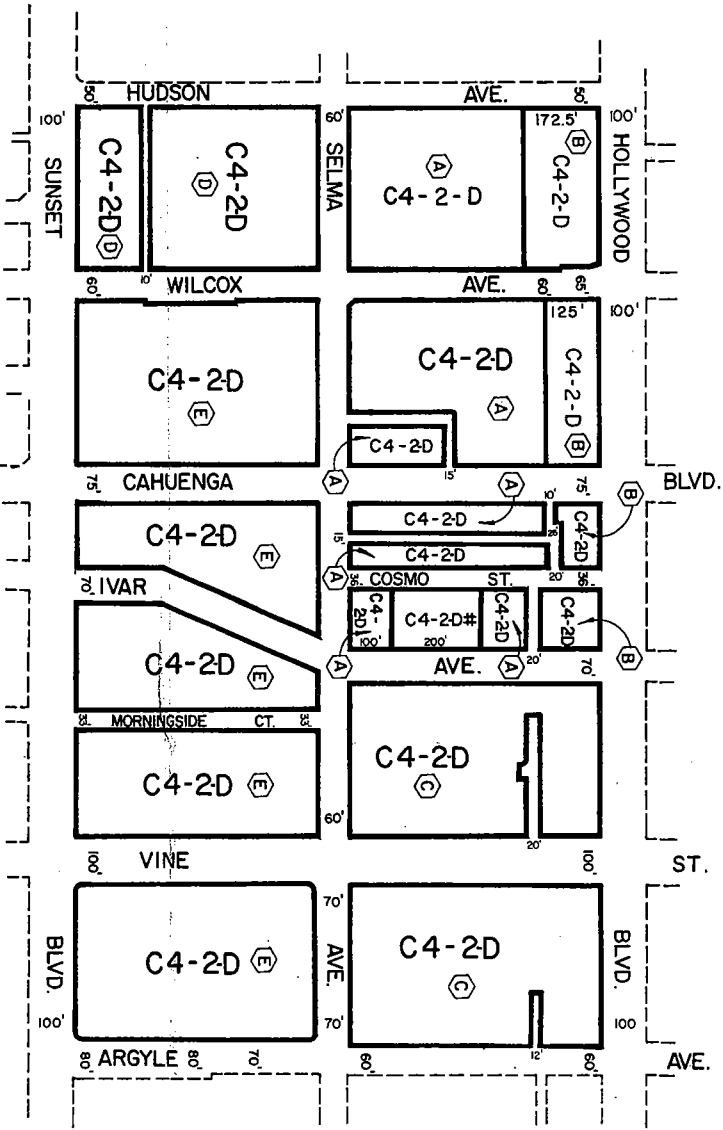


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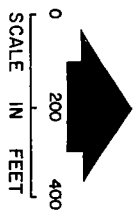
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



SHEET No. 469 DM 4755 CPC 86-0835 GPC
 JCC / JV ORD-165660



Subarea No.	Area (sq ft)
(A)	91
(B)	220
(C)	181
(D)	90
(E)	180

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

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

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

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

- b. The project complies with the following two requirements:

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

2. AJ PICKRELL TRACT Lots 5-8; LM SCHALLERT SUBDIVISION No. 2 Lots 1-7; HOLLYWOOD TRACT Block 15 Lots 5-8, 11-14; SACKETT TRACT Lots 1-18, B; 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:

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

- b. The project complies with the following two requirements:

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

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

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

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

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

b. The project complies with the following two requirements:

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

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

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

ELIAS MARTINEZ, City Clerk,

By Wm. Speal
Deputy.

Approved MAR 28 1990

Tom Bradley
Mayor.

Approved as to Form and Legality

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

~~By _____
Deputy.~~

~~File No. 86-6695 81~~

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

MAR 05 1990

See attached report

Kenneth C. Topping
Director by mst