

Hollywood Community Plan

General Plan Land Use Map

A Part of the General Plan of the City of Los Angeles

Land Use ¹⁸	Corresponding Zones ¹	Land Use ¹⁸	Corresponding Zones ¹
Low Density¹⁷		Commercial¹⁷	
Minimum RE40		Limited Commercial ⁶	CR,C1,C1.5,P, RAS3,RAS4
Very Low II RE15,RE11		Highway Oriented Commercial ^{11,12,21}	C1,C2,P, RAS3,RAS4
Low I RE9		General Commercial	C1,C2,P, RAS3,RAS4
Low II RS,R1		Neighborhood Office Commercial ^{7,11}	C1,C2,C4,P, RAS3,RAS4
Multiple Family¹⁷		Community Commercial ⁸	CR,C2,C4,P,PB, RAS3,RAS4
Low Medium I ³ R2,RD5,RD4,RD3		Regional Center Commercial ⁹	C2,C4,P,PB, RAS3,RAS4
Low Medium II ³ RD2,RD1.5		Industrial¹⁷	
Medium ⁴ R3		Commercial Manufacturing ¹¹ CM,P	
High Medium ⁵ [Q]R4		Limited Manufacturing ^{MR1,M1,P,PB}	
High R4,[Q]R5 ¹³		Open Space;Public Facilities^{10,19,20}	
		Open Space OS,A1	
		Public Facilities PF	

Service Systems

Public Elementary School
Public Junior High
Public Senior High
Junior College
Private Elementary School
Private Senior High
Private Special School
Community Park
Neighborhood Park
Regional Park
Public Golf Course

Circulation

Freeway
Scenic Freeway
Major Highway II
Scenic Major Highway II
Scenic Divided Major Highway II
Secondary Highway
Scenic Secondary Highway
Scenic Divided Secondary Highway
Scenic Arterial Mountain
Scenic Parkway
Collector Street
Local Street
Country Road
Park Road
Private Street

Other Line Symbols

Community Boundary
DWP Lines
Historic Preservation
Redevelopment Project Area
Reservoir Line

FOOTNOTES:

1. Only those zones indicated in the table are recommended in Hollywood.
2. Gross acre includes one-half of abutting street.
3. Height district 1XL.
4. Refer to zoning maps; may be limited to Height District 1XL or to less than maximum RD zoning density.
5. Height District 1XL; maximum density limited to one dwelling unit per six hundred (600) square feet of lot.
6. For properties with less than one hundred (100) feet of lot depth, the recommended FAR is 1:1.
7. For properties limited to the 1XL and 1VL Height Districts, the recommended FAR is 1.5:1. This Plan designation emphasizes pedestrian-oriented use and design.
8. This designation is limited to the East Hollywood Center Study Area. FAR up to 3:1 may be permitted through application of the CDA-1 Height District.
9. This designation is limited to the Hollywood Redevelopment Project Area. Development intensity is limited to a 5:1 FAR with a maximum of 6:1 FAR possible through a Transfer of Development Rights procedure and/or City Planning Commission approval.
10. When the use of property designated as "Public Land" or "Open Space" is to be discontinued, the proposed new use must be approved by the City Planning Commission through the procedure established by LAMC 12.24.
11. A maximum FAR of 3:1 may be permitted on sites located within designated centers with the application of the CDA-1 Height District.
12. A floor area ratio (FAR) of 1:1 shall be permitted on properties designated Highway Oriented Commercial located within the Hollywood Redevelopment Project Area.
13. The Plan contemplates that certain commercial uses may be allowed on properties designated as high density through LAMC 12.24(C)(3). Commercial uses shall be limited to those permitted in the C1 zone and the 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.
14. Development of these properties shall be limited to a maximum floor area ratio of 1:1.
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16. Hotels may be permitted on these properties subject to approval pursuant to LAMC 12.24(C)(3).
17. Existing mobile home parks, the existing uses and the RHP Zone are consistent with the Plan, and the RHP zone is a corresponding zone for every level use designation in the Plan, including residential, commercial, and industrial. The designation of the RHP zone or expansion of existing mobile home parks in the RHP Zone encourages the provision of affordable housing and serves as a viable mechanism for the preservation of the historic stock. New mobile home parks shall be consistent with the Plan when developed in the RHP Zone and in a Residential or Commercial Plan designation. The RHP zone is a corresponding zone for every residential and commercial use designation in the Plan. New mobile home parks should be established such that their location is: (1) desirable to public convenience and welfare; (2) in harmony with the various elements and objectives of the General Plan; (3) prior to relation to adjacent uses or development, and (4) not materially detrimental to the character of development in the immediate neighborhood.
18. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) and permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan bonuses or other Plan map or text notations. The Plan shall not be deemed to be inconsistent with any particular Plan category unless the Plan is amended to so indicate.
19. It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.
20. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a governmental agency. The designation of the PF Zone as a corresponding zone is based on the same premise. This Plan also intends that when a board or governing body of a governmental agency officially determines that a property zone for PF, and for other public agency facilities, is included in the Plan, the City is notified that the agency intends to offer the property for sale to a private purchaser; then the property may be rezoned to the zone most consistent with the 500 feet of the property boundary and still be considered consistent with the adopted Plan.
21. Local streets and freeways are shown for reference only.
22. Floor area ratio (FAR) of 1:1 is a maximum FAR of 1:1 for commercial only buildings, and a FAR of up to 3:1 for mixed use commercial / residential, or residential only projects in a limited development shall be permitted in the Highway Oriented Commercial designated properties on the north side of Sunset Boulevard between Bronson Avenue and Van Ness Avenue. For: (1) a commercial/residential mixed-use project having at least 50 percent of the associated floor building storage devoted to commercial land uses in order to promote street level pedestrian activity, and/or (2) a project that incorporates affordable housing units. Provided that the administrative process for the project is completed by the Board or Board of Supervisors or (b) a conditional use permit is granted pursuant to Section 12.24.19.19 of the Municipal Code to allow FAR averaging of up to 3.0:1 over the entire project site for a limited mixed-use development.

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Sources: Los Angeles Department of City Planning

Notes:

- A. The text of the Community Plan can be accessed on the City of Los Angeles' Web Page (cityplanning.lacity.org).
- B. Other Special Area Maps may not be included on this document.
- C. Parcel level information (plan designation and zoning) can be found on the City of Los Angeles Department of City Planning Zone Information & Map Access System (ZIMAS) web site (zimas.lacity.org).

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