

**ORDINANCE NO. \_\_\_\_\_**

An ordinance establishing the Hollywood Community Plan Implementation Overlay (CPIO) District for the Hollywood Community Plan Area.

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


Section 1. Pursuant to Section 13.14 of Chapter 1 and Section 13.B.1.4. of Chapter 1A of the Los Angeles Municipal Code, and the City Council's authority to adopt zoning regulations, the City Council hereby establishes and adopts the attached Hollywood Community Plan Implementation Overlay District (Hollywood CPIO District) to read in whole as shown in the attached document. The Hollywood CPIO District's boundaries are identical to the boundaries of the Hollywood Community Plan (Hollywood Community Plan), adopted on May 3, 2023 (Council File No. 21-0934). The City Council establishes ten Hollywood CPIO District Subareas in four categories: the Regional Center Subareas, the Corridors Subareas, the Multi-Family Residential Subareas, and the Character Residential Subarea, for those areas shown in the attached Hollywood CPIO District Boundary Maps.

Sec. 2. The City Council finds that the supplemental development regulations of the Hollywood CPIO District are consistent with, and necessary to implement, the programs, policies and design guidelines of the Hollywood Community Plan.

Sec. 3. 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 at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By   
KATHRYN PHELAN  
Deputy City Attorney

Date November 5, 2024

File No. \_\_\_\_\_

Pursuant to Charter Section 559, I **disapprove** this ordinance on behalf of the City Planning Commission and recommend that it **not** be adopted.

  
VINCENT P. BERTONI, AICP  
Director of Planning

Date November 5, 2024

"M:\Real Prop\_Env\_Land Use\Land Use\Kathryn Phelan\Ordinances\Hollywood CPU\Ordinances\090424 draft CPIO Form and Legality.docx"

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members.

CITY CLERK

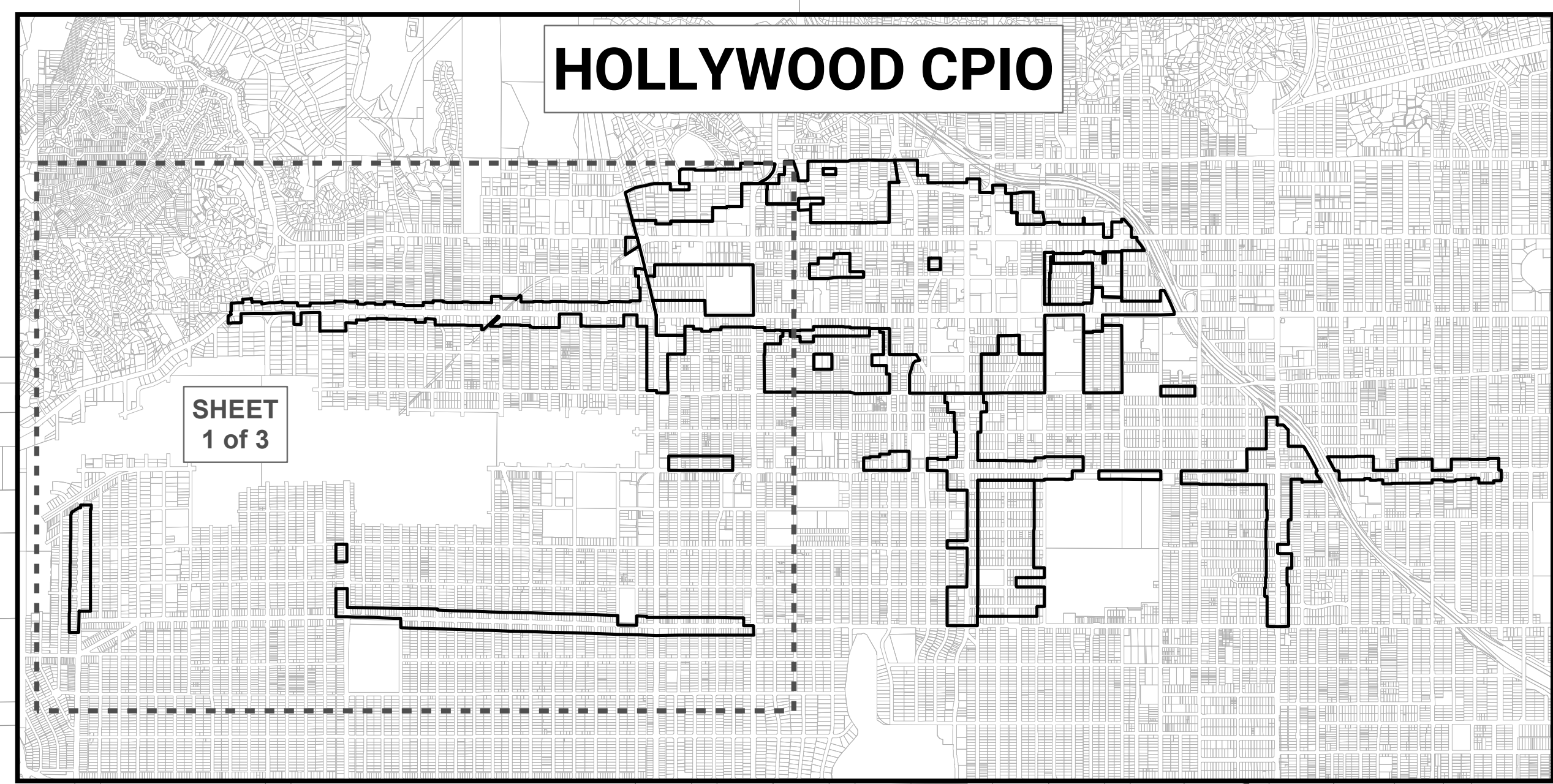
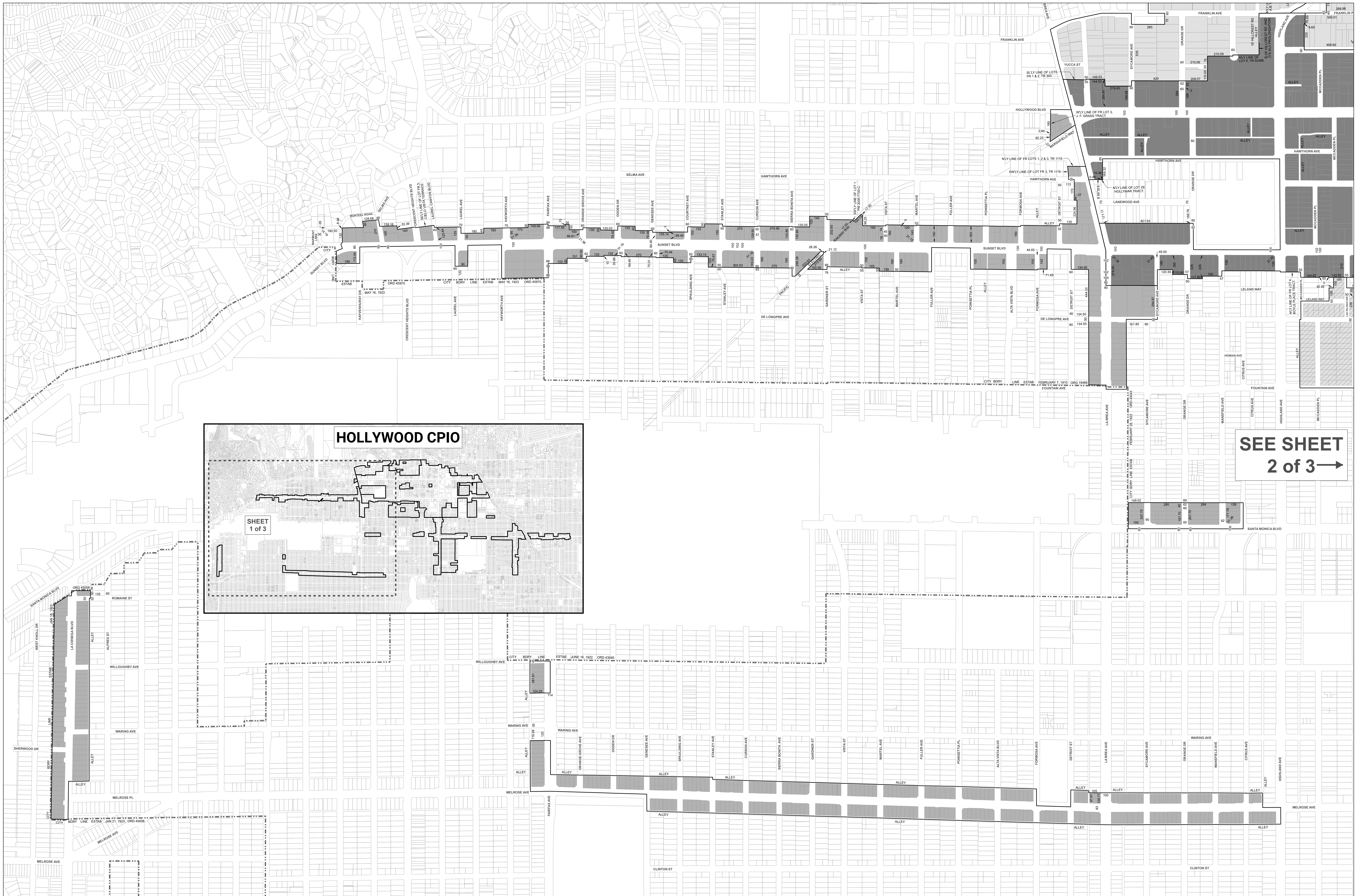
MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_

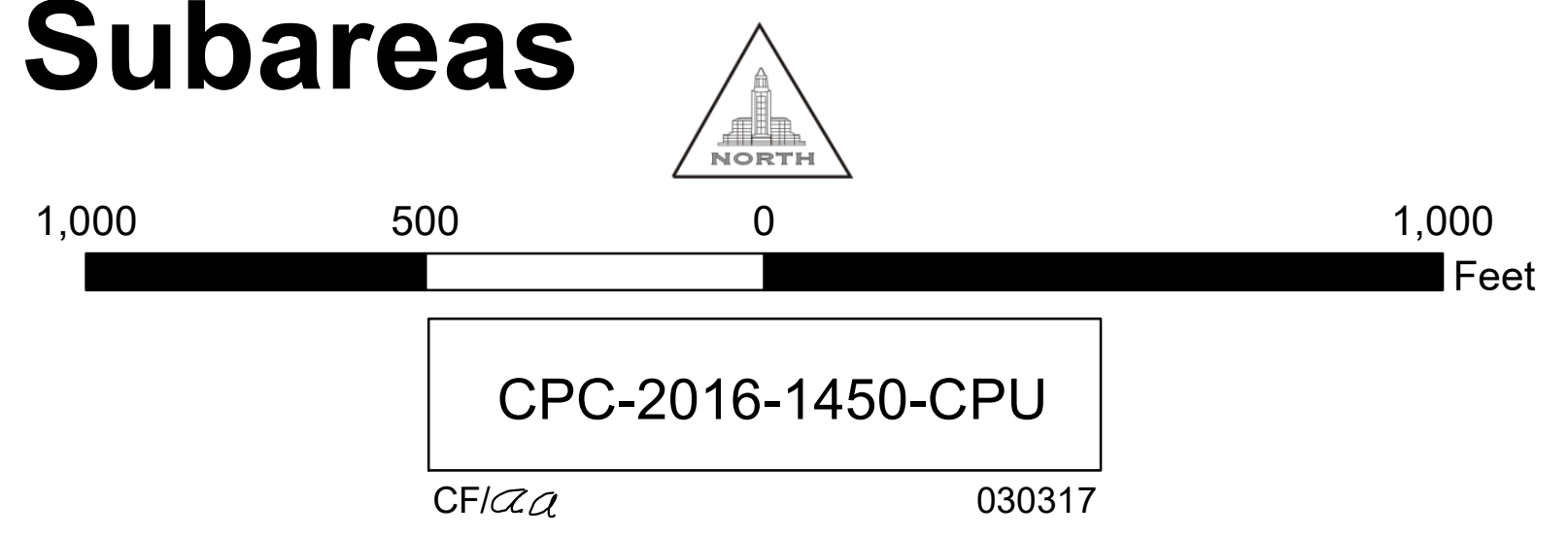


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2 of 3 →**

**Hollywood Community Plan Implementation Overlay (CPIO) Subareas**

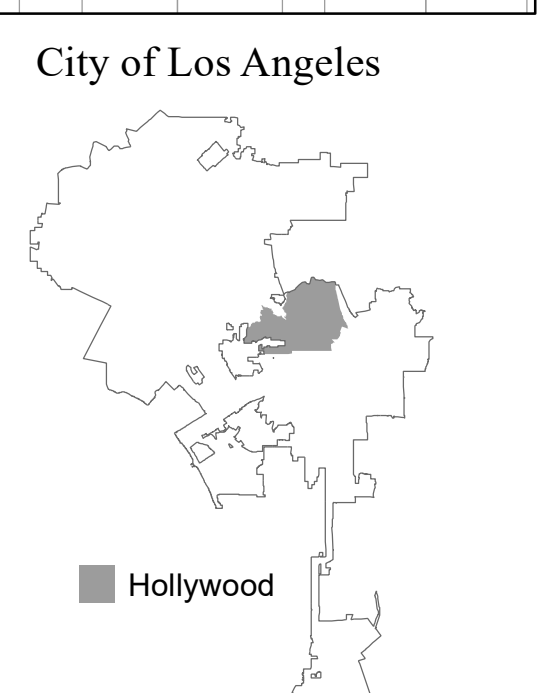
- Regional Center
- Corridors
- Multi-family Residential
- Character Residential

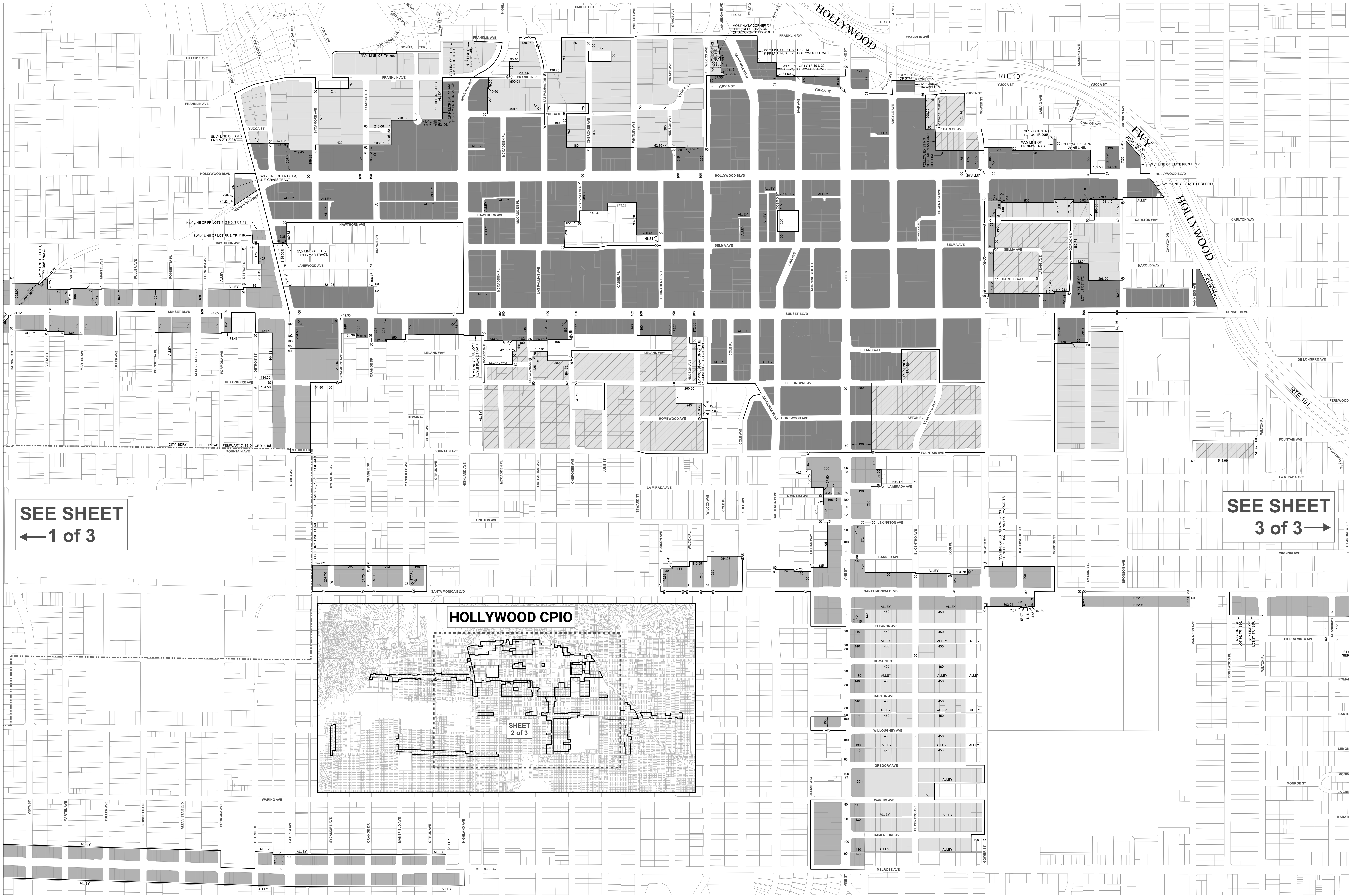
THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE HOLLYWOOD COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT.



**SHEET  
1 of 3**

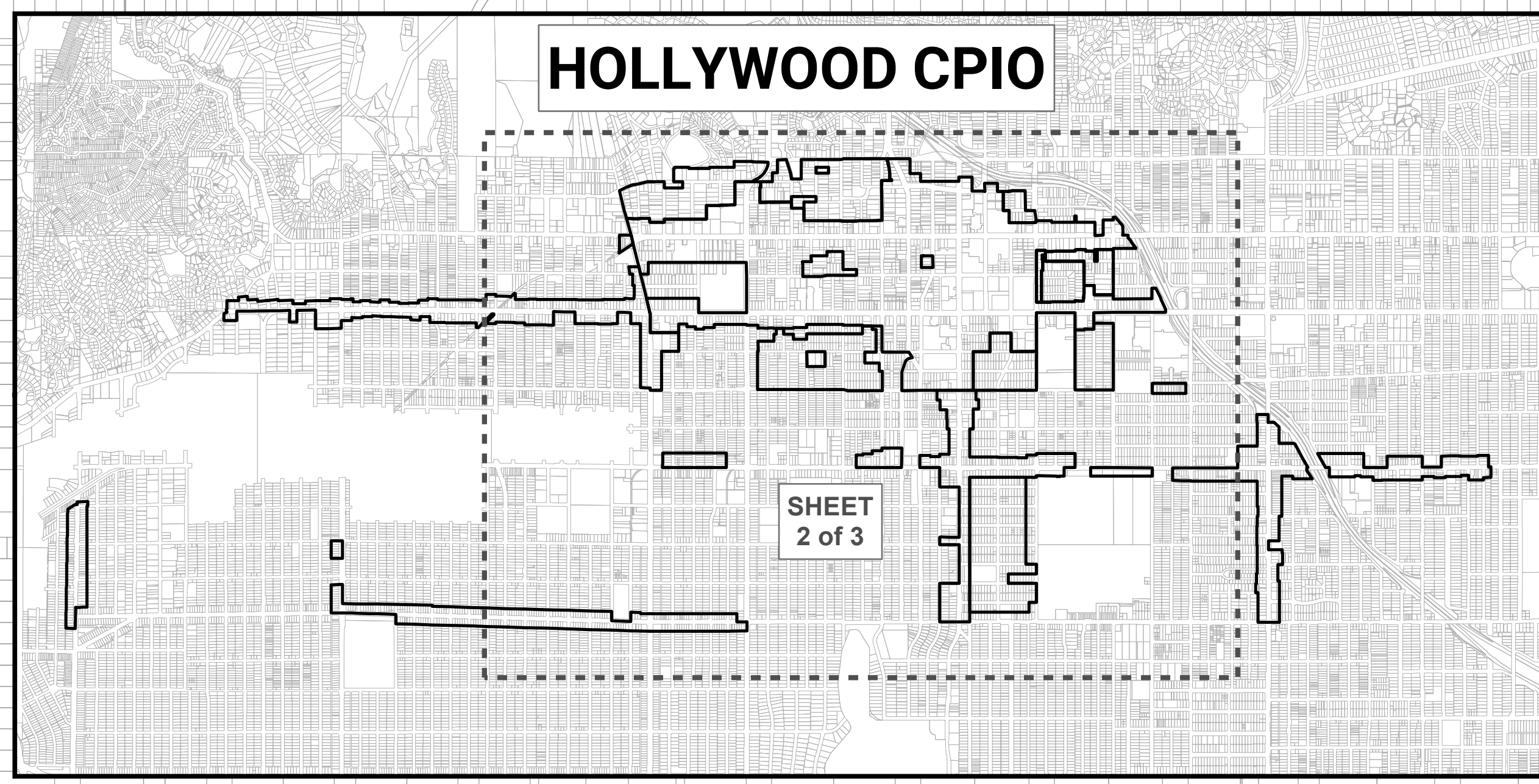
Data Sources: Department of City Planning, Bureau of Engineering





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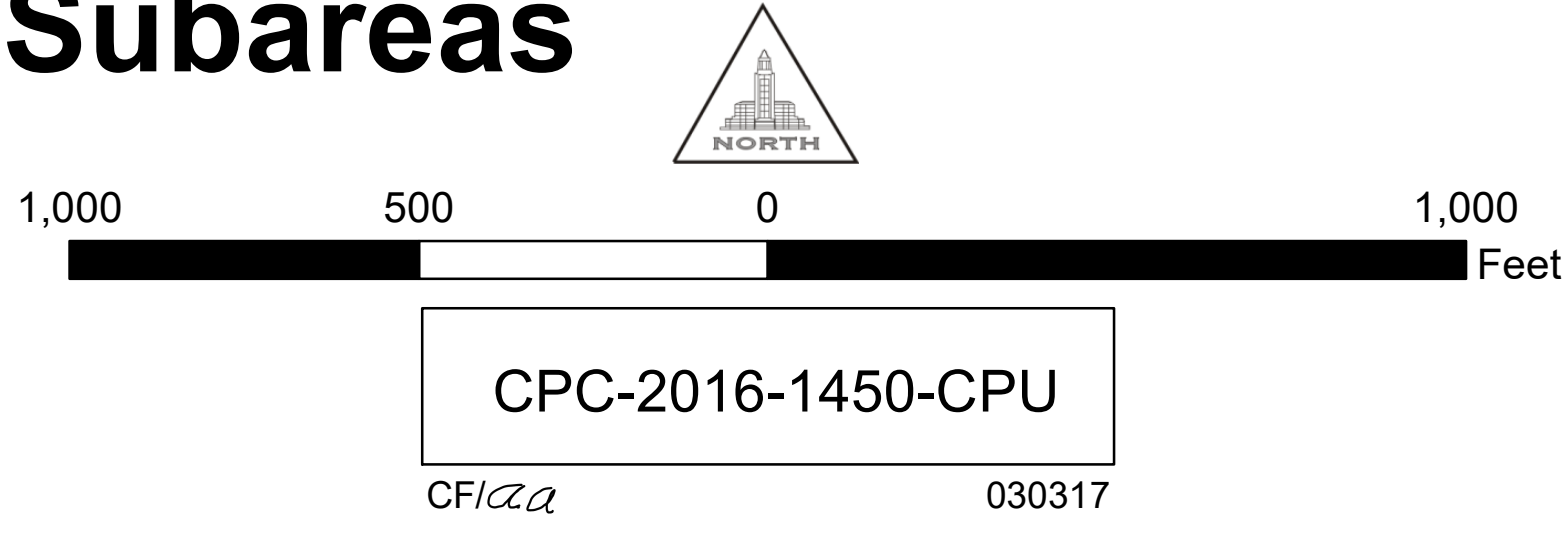
SEE SHEET  
3 of 3 →



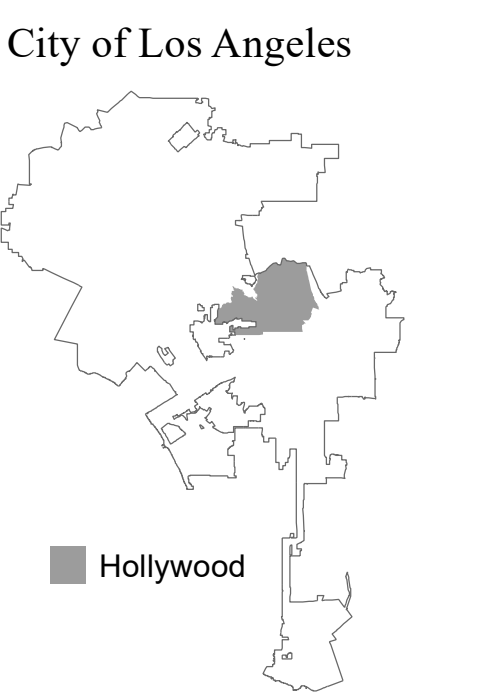
# Hollywood Community Plan Implementation Overlay (CPIO) Subareas

- Regional Center
- Corridors
- Multi-family Residential
- Character Residential

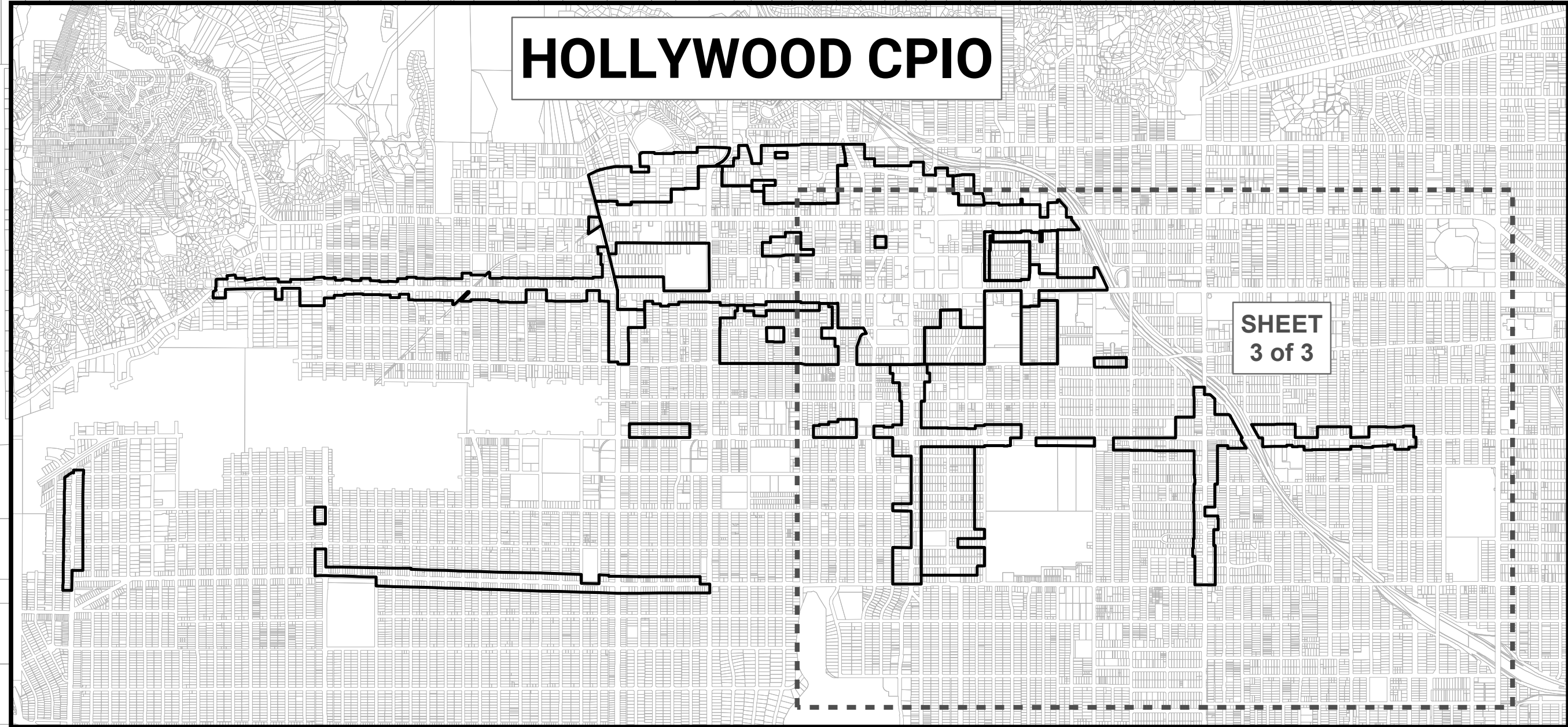
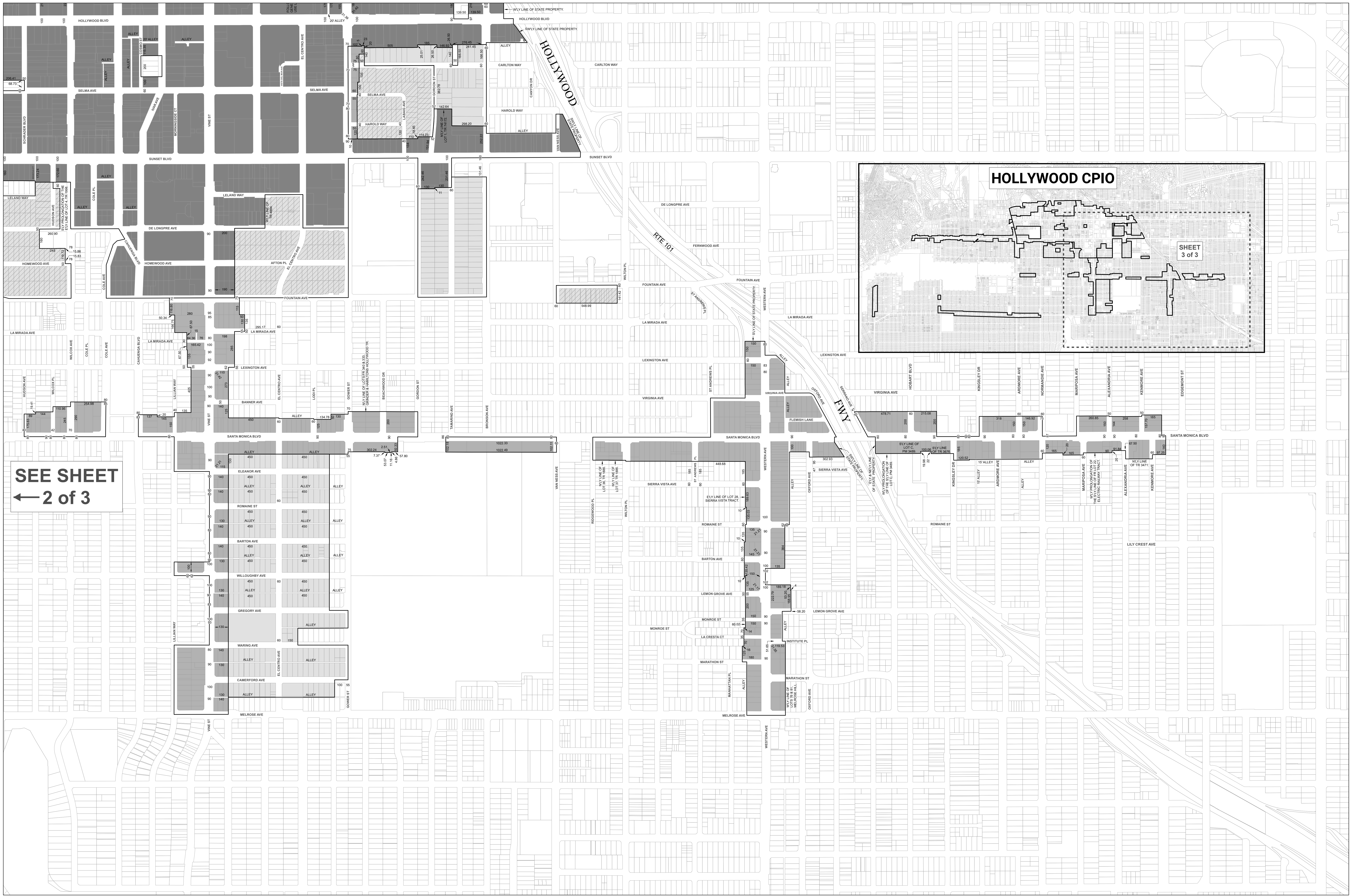
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**SHEET**  
**2 of 3**



Data Sources: Department of City Planning, Bureau of Engineering

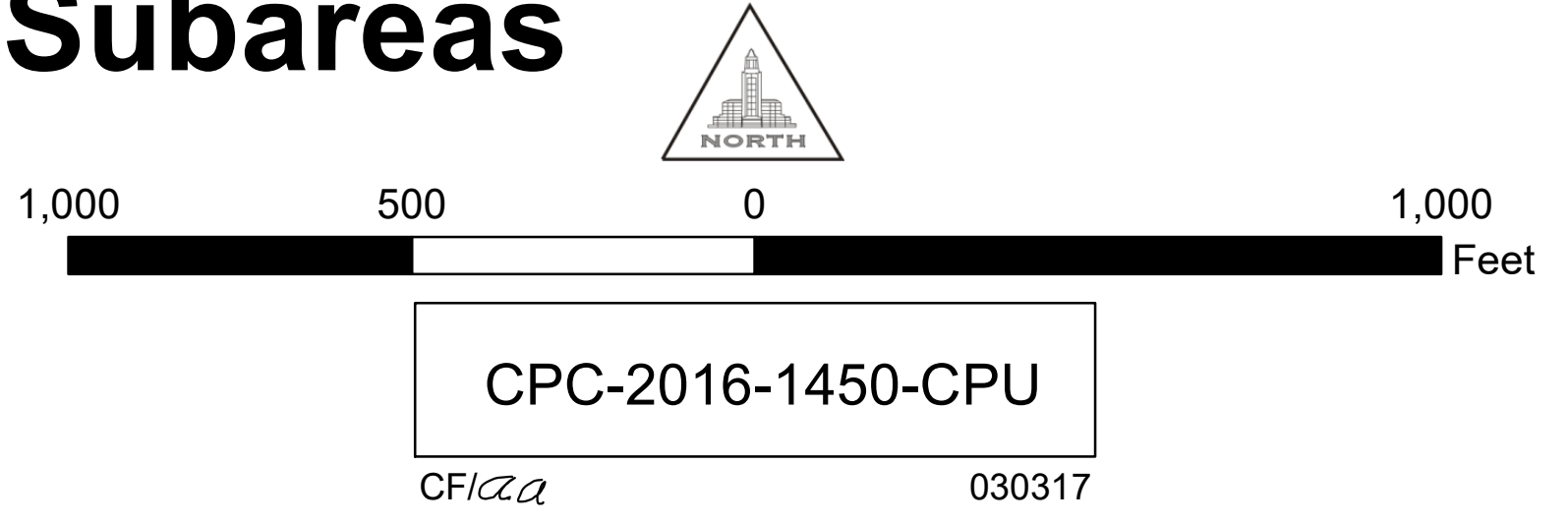


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← 2 of 3

### Hollywood Community Plan Implementation Overlay (CPIO) Subareas

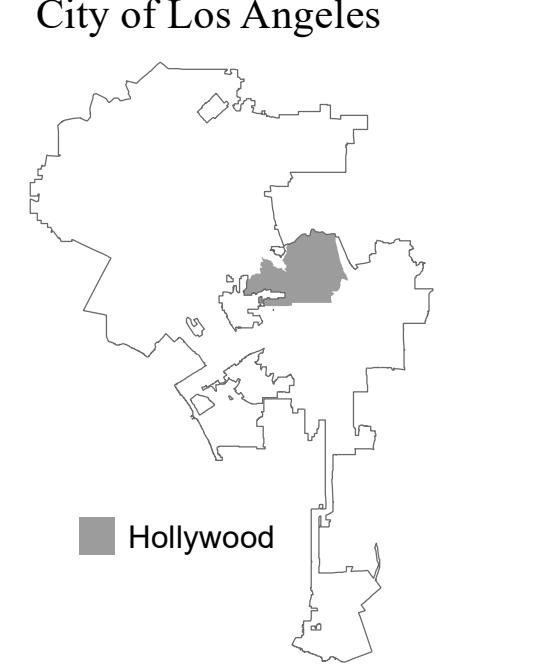
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- Corridors
- Multi-family Residential
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THIS ORDINANCE ESTABLISHES THE BOUNDARIES FOR THE HOLLYWOOD COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT.



**SHEET**  
**3 of 3**

Data Sources: Department of City Planning, Bureau of Engineering



**Hollywood Community Plan Implementation Overlay District**  
(Hollywood CPIO District)

Ordinance No. \_\_\_\_\_

Effective Date \_\_\_\_\_

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## **CHAPTER I – FUNCTION OF THE CPIO DISTRICT**

### **Section I-1. HOLLYWOOD CPIO DISTRICT AUTHORITY AND BOUNDARIES**


Pursuant to Los Angeles Municipal Code (LAMC) Section 13.14, the City Council establishes the Hollywood Community Plan Implementation Overlay District (Hollywood CPIO District or CPIO District). The boundaries of the Hollywood CPIO District are identical to the boundaries of the Hollywood Community Plan Area (Community Plan Area) as adopted on May 3, 2023 (Council File No. 21-0934) shown on Figure I-1.

# Figure I-1: Hollywood Community Plan - Community Plan Implementation Overlay District



## Metro Rail System

 Metro B Line Station

## Regional Center Subareas

-  RC1A
-  RC1B
-  RC2
-  RC3

## Corridors Subareas

-  Corridor 1
-  Corridor 2

## Multi-Family Residential Subareas

-  MF1
-  MF2
-  MF3

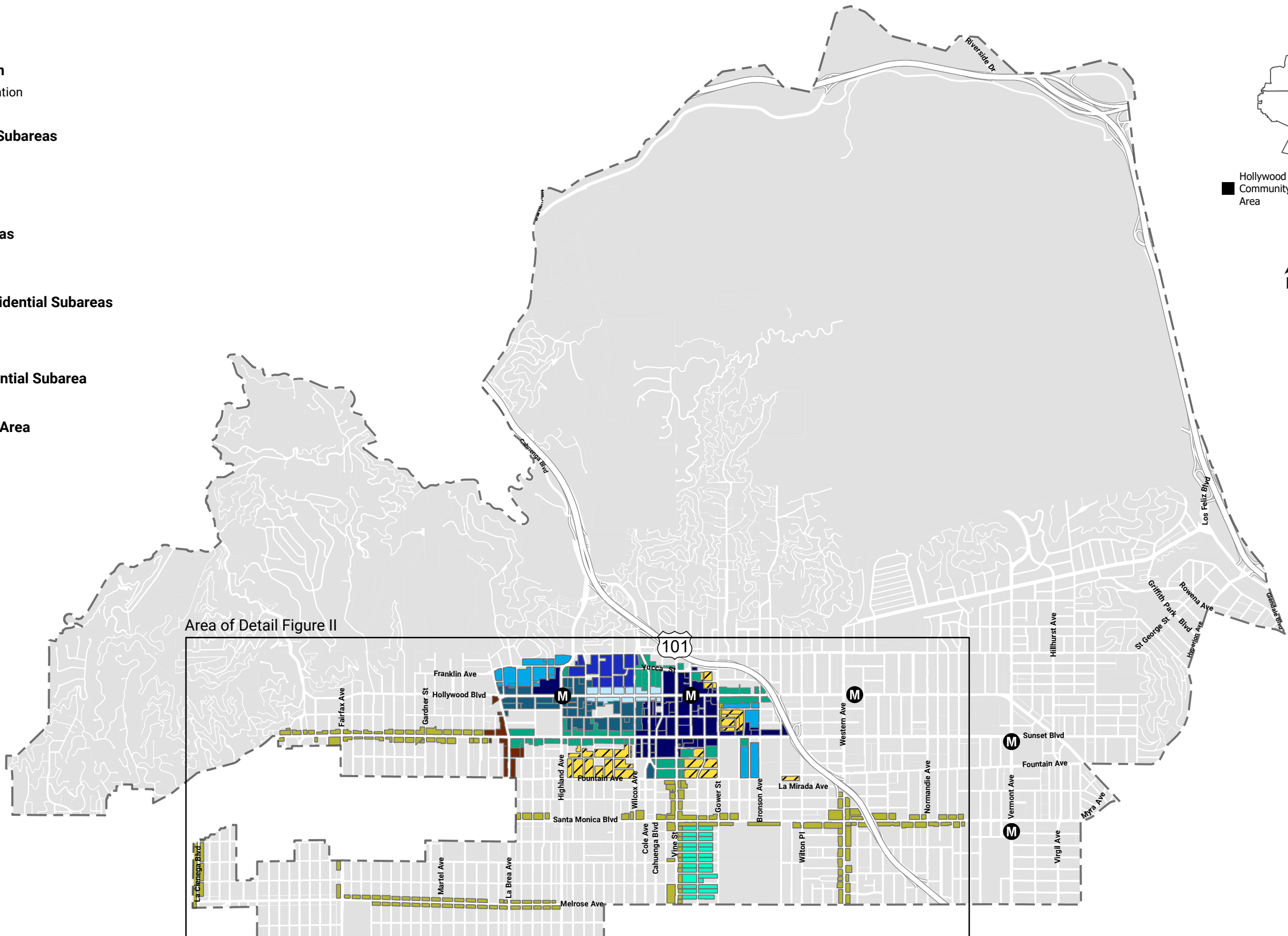
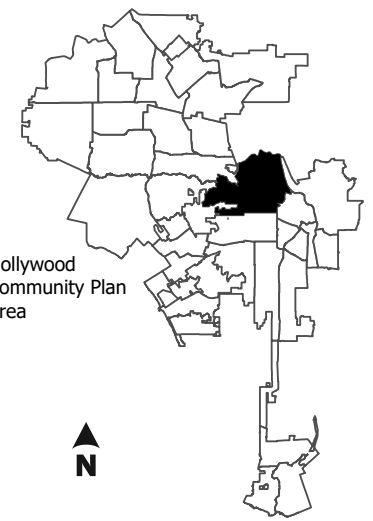
## Character Residential Subarea



## Community Plan Area



City of Los Angeles



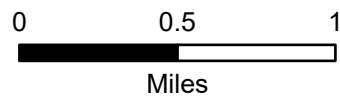
Area of Detail Figure II

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LOS ANGELES  
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


# Figure I-2: Hollywood CPIO Subareas



### Metro Rail System

 Metro B Line Station

### Regional Center Subareas

-  RC1A
-  RC1B
-  RC2
-  RC3

### Corridors Subareas

-  Corridor 1
-  Corridor 2

### Multi-Family Residential Subareas

-  MF1
-  MF2
-  MF3

### Character Residential Subarea

- 

### Community Plan Area

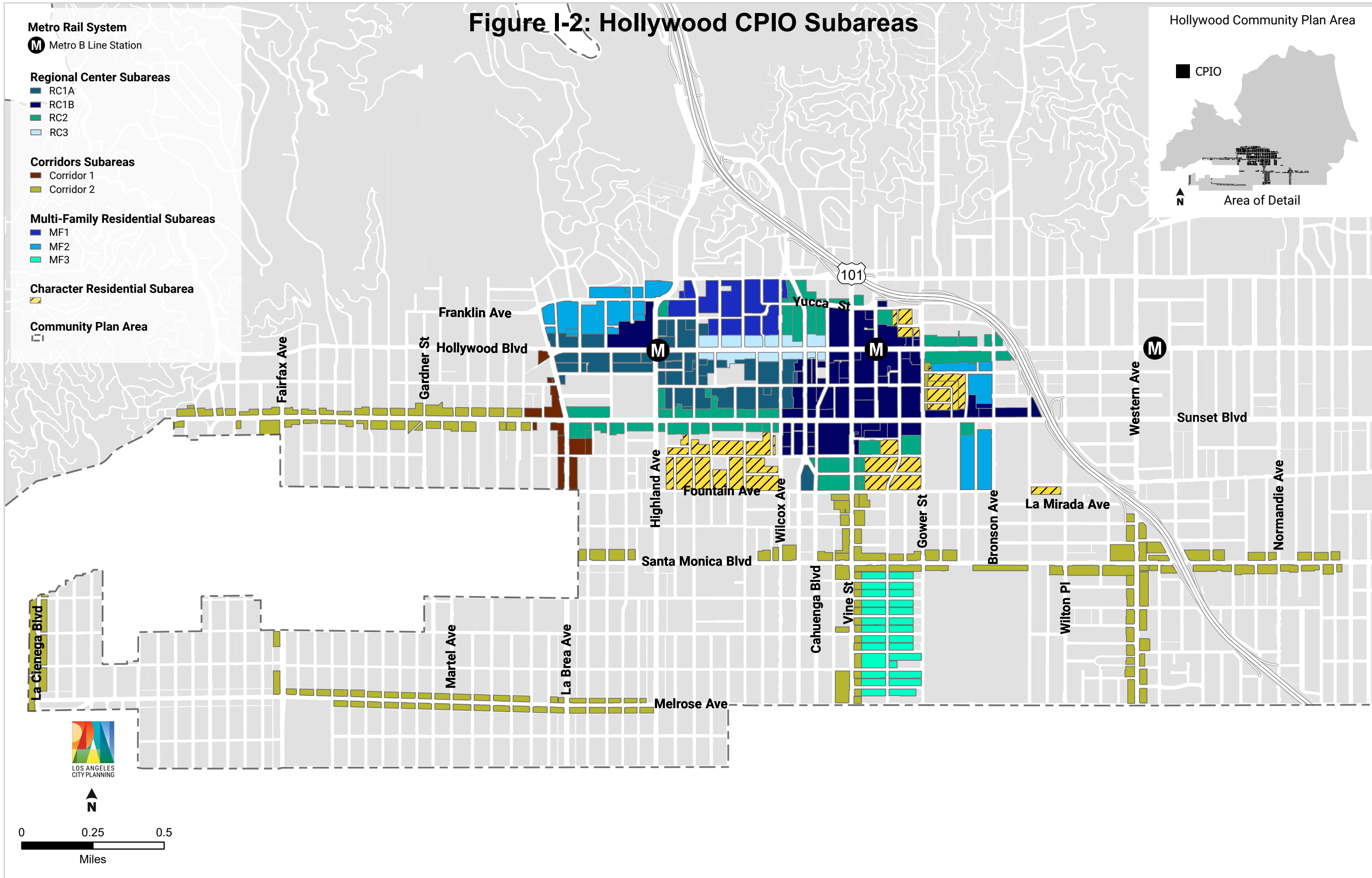
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### Hollywood Community Plan Area

 CPIO



Area of Detail



## **Section I-2. PURPOSES**

The purposes of the Hollywood CPIO District are as follows:

- A. To implement the goals and policies of the Hollywood Community Plan.
- B. To provide supplemental development regulations tailored to the Community Plan Area in order to promote better urban design and to ensure that development enhances the aesthetic character of the community, maintains compatible land uses, and appropriate development scale, intensity, and density.
- C. To establish a local incentive system that tailors and replaces the existing Transit Oriented Communities Affordable Housing Incentive Program Guidelines.
- D. To encourage mixed-income and 100 percent affordable housing development through an incentive system that meets the diverse needs of the community and minimizes potential displacement.
- E. To establish development incentives that seek to ensure that new development considers the scale of new structures in relation to the scale of existing buildings in lower scale residential and historic areas.
- F. To guide how buildings relate to the street and the public realm, and facilitate lively, attractive, and pedestrian-oriented environments through development standards.
- G. To provide guidance for the preservation of historic resources and the integration of compatible new development.
- H. To establish a review process for the rehabilitation of designated and eligible historic resources and ensure that demolitions of eligible historic resources do not occur without assessment of the eligible resource(s) and environmental review.
- I. To create approval processes, including a ministerial Administrative Clearance process, which enables infill development in conformance with these regulations that will positively impact neighborhoods.

## **Section I-3. SUBAREAS**

The Hollywood CPIO District contains four subareas (Subareas) as shown on Figures I-1 and I-2 and precisely delineated by the solid boundary lines on the CPIO District Boundary Maps, attached to the ordinance establishing the Hollywood Community Plan Implementation Overlay District. The Subareas are contiguous or non-contiguous parcels characterized by common overarching Community Plan themes, goals, and policies, and are grouped by a common boundary. The four Subareas are summarized below.

### **Regional Center Subareas (RC1A, RC1B, RC2, and RC3)**

Regional Center Subareas RC1A, RC1B, RC2, and RC3 seek to foster continued investment in central Hollywood, a focal point of regional commerce, identity, and activity. Hollywood's Regional Center has historic theaters, tourist attractions, the Walk of Fame, Metro stations, apartments, hotels, office buildings, and retail. The Subareas are intended to continue to support these types of uses and to direct and accommodate future development to this transit-rich area. The Subareas are also intended to protect the historic character of Hollywood through contextual incentives and design requirements, and by focusing on the pedestrian experience. Projects in the Regional Center Subareas may utilize the CPIO Affordable Housing Community Benefits Program to facilitate the production of housing, programs for non-Residential Uses, and Transfer of Development Rights to facilitate historic preservation.

The four Regional Center Subareas are shown on Figure II-1 and are summarized as follows:

### **RC1A Subarea**

The RC1A Subarea is located in a transit-rich area with local and regional bus lines and two Metro subway stations on Hollywood Boulevard. Incentives include an FAR increase of up to 4.65:1 FAR for 100 percent affordable housing projects.

### **RC1B Subarea**

The RC1B Subarea is also located in a transit-rich area, generally near the Metro B Line Station at Hollywood/Vine and includes areas that have greater development potential. Projects in the RC1B Subarea are allowed greater incentives, including an FAR increase of up to 6.75:1 FAR for 100 percent affordable housing projects.

### **RC2 Subarea**

The RC2 Subarea includes areas around Hollywood Boulevard between Gower Street and the Hollywood Freeway (US 101), and areas with lower development potential than RC1A and RC1B Subareas. Incentives include an FAR increase of up to 3.75:1 FAR for 100 percent affordable housing projects.

### **RC3 Subarea**

The RC3 Subarea is within the historic Hollywood Boulevard Commercial and Entertainment District, listed on the National Register of Historic Places. Incentives include an FAR increase of up to 3.75:1 FAR for 100 percent affordable housing projects. To preserve the historic character of this area, the CPIO District does not provide height incentives for projects in this Subarea.

## **Corridors Subareas (Corridor 1 and Corridor 2)**

Corridors Subareas Corridor 1 and Corridor 2 seek to foster continued investment in the various corridors outside of the Regional Center served by existing or planned bus lines. Development standards for the Subareas provide for well-designed and pedestrian-oriented

projects that are appropriate to the scale and context of each area, and that differentiate between major corridors and neighborhood corridors.

The two Corridors Subareas are shown in Figure III-1 and are summarized as follows:

### **Corridor 1 Subarea**

The Corridor 1 Subarea includes parcels on La Brea Avenue between Hollywood Boulevard and Fountain Avenue, near the Regional Center. This area is adjacent to the Regional Center Subareas and has greater development potential, thus incentives include an FAR increase up to 4.25:1 FAR for 100 percent affordable housing projects.

### **Corridor 2 Subarea**

The Corridor 2 Subarea includes parcels along Sunset Boulevard west of La Brea Avenue, and portions of Santa Monica Boulevard, Vine Street, Fairfax Avenue, La Cienega Boulevard, Western Avenue, and Melrose Avenue. This Subarea is a neighborhood corridor with incentives that allow FAR increases up to 3.75:1 FAR for 100 percent affordable housing projects.

### **Multi-Family Residential Subareas (MF1, MF2, and MF3)**

The Multi-Family Residential Subareas MF1, MF2, and MF3 identify new housing development opportunity areas, including areas near central Hollywood and around major commercial corridors that are well-served by existing or planned transit. Density increases are offered with the provision of affordable housing and development standards guide new infill residential development to be compatible with the context of the existing neighborhood.

The three Multi-Family Residential Subareas are shown on Figure IV-1 and summarized as follows:

#### **MF1 Subarea**

The MF1 Subarea is located north of the Regional Center, near the Hollywood/Highland Metro B Line Station, generally located between Highland Avenue, Wilcox Avenue, Hollywood Boulevard, and Franklin Avenue. This area is located near a major commercial corridor with incentives that allow FAR increases up to 6:1 FAR for 100 percent affordable housing projects.

#### **MF2 Subarea**

The MF2 Subarea includes three residential areas surrounding the Regional Center. Incentives include allowing FAR increases up to 4.25:1 FAR for 100 percent affordable housing projects.

### **MF3 Subarea**

The MF3 Subarea is located west of the Paramount Pictures studio, between Santa Monica Boulevard, Melrose Avenue, Vine Street, and Gower Street. Incentives include FAR increases up to 4.25:1 FAR for 100 percent affordable housing projects and greater height increases for 100 percent affordable housing projects compared to the MF1 and MF2 Subareas.

### **Character Residential Subarea**

The Character Residential Subarea focuses on preserving designated and eligible historic districts by encouraging well-designed projects that are compatible with the surrounding neighborhood scale and that enhance neighborhood character. The Character Residential Subarea is shown on Figure V-1.

## **Section I-4. DEFINITIONS**

Whenever the following terms are used in this ordinance, they shall be construed as defined in this Section I-4. Words and phrases not defined in this section shall be construed as defined in LAMC Chapter I, including, but not limited to, Sections 12.03 and 14.4.2, or LAMC Chapter 1A. Capitalized words in this Section and the CPIO District shall be as expressly defined in this Section. Any reference to a federal or state statute or regulation in this Section or the CPIO District shall be to the statute or regulation as written and in effect on the date this CPIO District is adopted. Any reference to City ordinances in this Section or this CPIO District is deemed to be amended when those ordinances are amended from time to time.

**Active Floor Area** – Floor area that is directly accessible from a building’s Primary Frontage, and that is dedicated to any of the following: Commercial Uses, hotel lobbies, residential lobbies, residential amenities, live/work dwelling units, or any other uses or design features, subject to the approval of the Director, that activate the Primary Frontage of a Project with patron ingress and egress.

**Additional Incentive** – A development incentive granted in addition to a CPIO Bonus Incentive as provided in the CPIO District by providing Restricted Affordable Units as required by the CPIO District.

**Administrative Clearance** – A ministerial approval for a Project in a CPIO District Subarea that is obtained pursuant to Section I-6.C.2.

**Arcade** – A publicly accessible covered passageway or open hall located on private property. As passageways devoted exclusively to pedestrians, they establish clear connections among streets, plazas and courtyards, building entrances, parking and transit facilities.

**Architectural Feature** – An aesthetic element of a building’s design that is integral to the overall style of architecture, but is not considered habitable, or otherwise counted as part of a building’s floor area.

**Base** – The maximum density, height, or FAR permitted on a Project site by this CPIO District excluding any available CPIO Bonus.

**Building Break** – A physical separation between structures, or a step in the Façade where a Landscape Amenity Space is provided at the ground level. Building Breaks are measured by the shortest horizontal distance between the exterior wall of a structure to another structure.

**Bulkhead** – A wall located beneath a display window on the ground story Façade that serves to elevate a window above the surrounding finished grade and the Ground Floor elevation.

**CEQA** – The California Environmental Quality Act, Public Resources Code Sections 21000, *et seq.*, and the guidelines adopted in California Code of Regulations, Title 14, Chapter 3, Sections 15000, *et seq.* (CEQA Guidelines).

**City Planning (LACP)** – The Los Angeles Department of City Planning or Los Angeles City Planning.

**Commercial Tenant Size** – The maximum floor area permitted per Commercial Tenant Space, which floor area does not include common areas, such as corridors and shared restrooms.

**Commercial Tenant Space.** A tenant space used for Commercial Uses, contained within walls with a single entrance, and which does not have a direct connection with other tenant spaces, but may have connections to common areas and shared facilities.

**Commercial Uses** – Those uses first permitted in the CR, C1, C1.5, C2, C4, or C5 Zones, as described in LAMC Chapter I, Article 2, and Community Facilities.

**Community Facilities** – Any use whose primary purpose is to provide government, non-profit, or not-for-profit assistance to the general public. Examples include government offices and services or privately funded services or charities that are provided to the public at a free or subsidized rate, child care centers, job assistance centers, business assistance centers, libraries, schools, adult day cares, health centers, museums, cultural centers, gyms or recreation centers, restrooms open to the general public, and rooms available to the general public for community meetings. Public parking structures are Community Facilities when they include another Community Facility use, such as childcare centers or community meeting rooms. Community Facilities include any related administrative offices.

**Community Plan** – The Hollywood Community Plan.

**CPIO 100 Percent Affordable Housing Project** – A Project in which 100 percent of the residential dwelling units, excluding any manager unit(s), are Restricted Affordable Units.

**CPIO Additional Affordable Housing Linkage Fee Project** – A Project that obtains additional development rights under the Community Benefits Program through the voluntary payment of a Linkage Fee as provided in Section II-4.D.

**CPIO Affordable Housing Project** – A Project that may also include Commercial Uses that is a CPIO 100 Percent Affordable Housing Project or a CPIO Mixed-Income Housing Project.

**CPIO Approval** – An approval issued under Section I-6.C that is an Administrative Clearance, a CPIO Adjustment, or a CPIO Exception.

**CPIO Bonus Incentive** – A development incentive provided to a Project in this CPIO District in exchange for the Project including Restricted Affordable Units or PAOAS at

amounts prescribed in the CPIO District. A CPIO Bonus Incentive does not include Additional Incentive(s).

**CPIO Community Benefits Program** – The provisions of this CPIO District in Sections II-4, III-2, IV-2, and V-1.B which provide CPIO Bonus Incentives and/or Additional Incentives for a CPIO Mixed-Income Housing Projects, or a CPIO 100 Percent Affordable Housing Project, or a PAOAS Project, or a CPIO Additional Affordable Housing Linkage Fee Project.

**CPIO Mixed-Income Housing Project** – A project comprised of a mix of market-rate and Restricted Affordable Units at the percentages specified in Sections II-4.A.1, III-2.A.1, IV-2.A.1; V-1.A.1.

**CPIO Non-Residential Community Benefits Project** – A project comprised exclusively of non-Residential Uses and is a TDR, CPIO PAOAS or an CPIO Additional Affordable Housing Linkage Fee Project.

**CPIO Publicly Accessible Outdoor Amenity Space Project (PAOAS) Project** – A non-residential project within one of the Regional Center subareas that provides Publicly Accessible Outdoor Amenity Space as a community benefit in exchange for incentives outlined in Chapter II.

**Demolition (of an eligible historic resource)** – Demolition is the removal of more than 50 percent of the perimeter wall framing, the removal of more than 50 percent of the roof framing, or the substantial removal of the exterior material of a street fronting Façade. The term does not include the removal of exterior wall framing or exterior building materials for the purpose of Rehabilitation or Restoration compliant with the Secretary of the Interior’s Standards. Additions involving removal of more than 50 percent of the roof framing shall not be subject to this definition provided that at least 50 percent of the exterior roof area maintains its original slope, location, configuration, and material type.

**Designated Historic Resource** – A building, structure, object, landscaping element, or natural feature listed or designated as a historical resource, either individually, or as a contributor to a district, at the local, state, or national level.

**Development Agreement** – As defined in California Government Code Section 65864, *et seq.*

**Director** – The Director of the Los Angeles City Planning Department, unless otherwise specified.

**Donor Site (Transfer of Development Rights)** – A site that donates unused floor area under its Base or bonus FAR to a Receiver Site pursuant to Section I-6.C.5.

**Eligible Historic Resource** – A building, structure, object, site, landscape, natural feature, or historic district identified as eligible for listing either individually or as a contributor to a historic district under a local, state, or federal designation program through Survey LA (the



Los Angeles Historic Resources Survey), the January 2020 Historic Resources Survey Report prepared by CRA-LA Designated Local Authority, or any subsequent historic resource survey completed by a person meeting the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and accepted as complete by the Director, in consultation with the Office of Historic Resources. This term does not include a non-contributor to an eligible or designated historic district.

**Extremely Low Income (ELI) Households** – As defined in Health and Safety Code Section 50106.

**Façade** – The above-grade, non-roof portions of the exterior building envelope.

**FAR** – Floor Area Ratio, as defined in LAMC Section 12.03.

**Ground Floor** – The lowest story within a building or buildings that is accessible to the street, and is located within three feet above or below grade.

**LADBS** – Los Angeles Department of Building and Safety.

**LADOT** – Los Angeles Department of Transportation.

**LAHD** – Los Angeles Housing Department.

**LAMC** – Los Angeles Municipal Code.

**Landscape Amenity Space** – A landscaped space, including plazas, courtyards, Paseos, arcades, patios, covered walkways, and is located at the ground level of a Project.

**Lower Income (Lower) Households** – As defined in Health and Safety Code Section 50079.5(a).

**Mixed-Use Project** – A Project that combines a Residential Use with one or more Commercial Uses within a Unified Development.

**Office of Historic Resources (OHR)** – The Los Angeles Department of City Planning, Office of Historic Resources.

**Origin Height** – The specified height from the vertical extension of the required front and side yard setbacks that the Encroachment Plane originates from.

**Paseo** – An outdoor passage on private property devoted exclusively to pedestrians, which serves as an extension of the street grid and establishes clear connections among streets, plazas and courtyards, building entrances, parking, and transit facilities.

**Pedestrian Amenity Spaces** – Public plazas, retail courtyards, Paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level and accessible to and available for use by the public.

**Primary Frontage** – The exterior building walls facing the Primary Lot Line. For the purposes of this definition, all exterior walls that intersect a plane parallel to the Primary Lot Line at 45 degrees or less shall be considered the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the Primary Lot Line intersect shall be used.

**Primary Lot Line** – The property line of a lot that is contiguous with a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line based upon neighborhood characteristics, including the designation of the abutting streets and the dimensions of the subject lot.

**Project** – Any activity that requires the issuance of a building, grading, demolition or change of use permit, unless the activity consists solely of interior tenant improvements, or interior rehabilitation/repair work.

**Protected Unit** - A dwelling unit that is, or was within the last five years, any of the following: (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; (2) subject to any form of rent or price control through a public entity's valid exercise of its police power; or (3) rented by lower or very low income households. A Protected Unit is also any dwelling unit withdrawn from rent or lease per the Ellis Act within the past 10 years.

**Publicly Accessible Open Amenity Space (PAOAS)** – Public Plazas, pocket parks, and passive and active recreation areas that are accessible for use by the general public.

**Receiver Site (Transfer of Development Rights)** – A site that receives available unused floor area from a Donor Site pursuant to Section I-6.C.5.

**Rehabilitation** – The act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

**Residential Uses** – A use that provides housing accommodations serving as a primary residency or having a tenancy of 30 days or greater. Supportive Housing, and related services, shall be considered a Residential Use. A hotel (including guest rooms or efficiency units), which is primarily used by transient guests who do not occupy the building as their primary residence shall not be considered a Residential Use.

**Restoration** – The act or process of accurately recovering the form, features, and details of a property as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**Restricted Affordable Unit** – A residential unit for which the amount of rent is restricted by a covenant so as to be affordable to and occupied by Extremely Low, Very Low, or Lower Income Households.

**Storefront Bay** – An area of the Façade located within five feet of a Primary Frontage with a high level of contiguous transparency defined by a Surround and a Bulkhead and may contain an at-grade street facing entrance.

**Street-Oriented Entrance** – A building entrance (or in the case of multi-tenant structures, multiple entrances) that is visible and directly accessible from the Primary Lot Line and is enhanced with Architectural Features to denote the entrance from the rest of the Façade.

**Surround** – An Architectural Feature used to highlight an entrance or Storefront Bay. A Surround frames the bay or entry with vertical bands (column, pilaster, etc.) topped by a horizontal band (capital, header, etc.) or with a continuous band wrapping around the entry or bay feature.

**Transfer of Development Rights (TDR)** – A transfer of development rights from a donor site to a Receiver Site under Section II-3 of this CPIO District.

**Unified Development** – A development of two or more buildings which have functional linkages such as pedestrian or vehicular connections, with common architectural and landscape features which constitute distinctive design elements of the development, and that appears to be a consolidated whole when viewed from adjoining streets. Unified Developments may include two or more contiguous parcels or lots of record separated only by a street or alley.

**Unified Lots** – Two or more legal lots owned by one or more owners, which through legal instrument are controlled or developed as one lot, such as lots subject to a covenant, known as a “covenant to hold property as one parcel.”

**Very Low Income (VL) Households** – As defined in Health and Safety Code Section 50105.

## **Section I-5. RELATIONSHIP TO OTHER ZONING REGULATIONS**

**A. General Rule.** The regulations of this CPIO District are in addition to those set forth in LAMC Chapter I or Chapter 1A, and any other ordinances adopted under the procedures in LAMC Chapter I or Chapter 1A, and the more restrictive provisions in this CPIO District control over the less restrictive provisions in LAMC Chapters I or 1A, or other ordinance. Unless explicitly provided in this CPIO District, the CPIO District does not convey any rights or greater permissions not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances adopted under the procedures in LAMC Chapter I or Chapter 1A.

**B. Specific Rules.**

1. **Mini-Shopping Center and Commercial Corner Development.** The provisions of LAMC Sections 12.22 A.23 and 12.24 W.27 shall not apply within the CPIO District.
2. **Transit Oriented Communities Affordable Housing Incentive Program.** For properties within the boundaries of the CPIO District, in whole or in part, the Citywide Transit Oriented Communities Guidelines (TOC) shall be superseded by the provisions and requirements contained within this ordinance.
3. **Other Density or Development Bonus Provisions.** A CPIO Affordable Housing Project shall not be eligible for a density or development bonus under any other state or local law, including but not limited to Government Code Section 65915, LAMC Section 12.22 A.25, or an entitlement issued under the LAMC, including but not limited to a general plan amendment, zone or height district change, or a conditional use permit.
4. **Citywide Rent Stabilization Ordinance.** Nothing in this CPIO District is intended to override or conflict with LAMC Chapter XV, including but not limited to applicable rents, replacement requirements, and tenant rights. To the extent there is a conflict between the CPIO District and LAMC Chapter XV, the provisions in Chapter XV control. Additional requirements in the CPIO District that are not prohibited by LAMC Chapter XV are not considered a conflict.
5. **Affordable Housing Linkage Fee.** Except as expressly provided otherwise, nothing in this CPIO District is intended to override or conflict with the regulations set forth in LAMC Section 19.18.
6. **Hollywood Redevelopment Plan.** If there are conflicts between the provisions of the CPIO District and the development regulations set forth in an operable Hollywood Redevelopment Plan the provisions of the CPIO District shall govern.
7. **Project Review Exemptions.** A Project that meets any of the following criteria is exempt from Project Review in LAMC Chapter 1A, Section 13B.2.4 or Site Plan Review in LAMC Section 16.05, as applicable:
  - (a) Is in a Regional Center Subarea, is a CPIO Affordable Housing Project eligible for CPIO Bonus Incentives, and creates or results in an increase of 200 or less dwelling units;
  - (b) Is in a Multi-Family Residential Subarea, is a CPIO Affordable Housing Project eligible for CPIO Bonus Incentives, and creates or results in an increase of 100 or less dwelling units; or

- (c) Is in a Regional Center Subarea, is a CPIO Non-Residential Community Benefits Project eligible for CPIO Bonus Incentives, and creates or results in an increase of 200,000 square feet or less of non-Residential Uses.

- 8. **Developments Combining Residential and Commercial Uses.** The provisions of LAMC Section 12.22A.18(a) with regard to the residential density shall only apply to Projects seeking a density bonus pursuant to Government Code Section 65915 or its local incentive program.

## **Section I-6. REVIEW PROCEDURES**

- A. **Prohibition of Issuance of LADBS Permits Prior to CPIO Approval.** LADBS shall not issue a permit for any Project within a CPIO District Subarea (in whole or in part), unless the Project has been reviewed and approved in accordance with this Section I-6.
- B. **Filing Requirements for Multiple Approvals.** A CPIO Adjustment or a CPIO Exception shall be a quasi-judicial approval for purposes of LAMC Chapter 1A, Section 13A.2.10.A.2.b, and shall be processed pursuant to the procedures in LAMC Chapter 1A, Section 13A.2.10, if the project requires multiple discretionary approvals. Pursuant to LAMC Chapter 1A, Section 13.A.2.10, an Administrative Clearance shall be sought after all discretionary approvals, if any, are approved.
- C. **CPIO Approval.** All Projects within a CPIO District Subarea (in whole or in part) shall obtain an Administrative Clearance to demonstrate compliance with the CPIO District, including the Environmental Standards set forth in Section I-9 and Appendix A. For any requirement for which the Project cannot demonstrate compliance, the Project shall obtain a CPIO Adjustment or a CPIO Exception, if permitted by the CPIO District. An application for a CPIO Approval shall be reviewed and approved pursuant to LAMC Section 13.14 G, including as its requirements are modified and supplemented below:
  - 1. **Content of Application for a CPIO Approval.** In addition to any other information or documents required under LAMC Section 13.14 G.1, an applicant shall provide, at a minimum, two sets of detailed permit drawings and any other exhibits deemed necessary to demonstrate compliance with all applicable provisions of the CPIO District. Each application submitted for a CPIO Adjustment, or a CPIO Exception shall clearly identify and list all of the adjustments and exceptions requested.
  - 2. **Administrative Clearance.** In addition to the requirements in LAMC Section 13.14 G.2, the following shall apply:

- (a) **Director Approval.** The Director shall grant an Administrative Clearance after reviewing the Project and finding that it is in compliance with all applicable provisions of the CPIO District.
  - (b) **Non-Appealable Ministerial Approval.** The approval of an Administrative Clearance is ministerial and is not subject to appeal.
  - (c) **Scope of Review and Non-Conforming Uses.**
    - (i) In reviewing a Project for an Administrative Clearance, the Director shall review the Project for compliance with those regulations that are applicable to the proposed scope of construction or use. For example, a Project that involves only Façade improvements shall comply with applicable transparency standards, but need not comply with parking lot standards.
    - (ii) Non-conforming uses shall comply with LAMC Section 12.23.
3. **CPIO Adjustments.** CPIO Adjustments shall be processed pursuant to LAMC Section 13.14 G.2. Unless expressly stated otherwise in the CPIO District, all CPIO District regulations are eligible for a CPIO Adjustment.
  4. **CPIO Exceptions.** CPIO Exceptions shall be processed pursuant to LAMC Section 13.14 G.3. Unless expressly stated otherwise in the CPIO District, all CPIO District regulations are eligible for a CPIO Exception.
  5. **Review Procedures for Transfer of Development Rights for Historic Preservation (TDR).** A Transfer of Development Rights for historic preservation (TDR), authorized under Section II-3, shall be processed as a CPIO Adjustment, except as follows:
    - (a) **Limitations.** A TDR is not subject to the limitations in LAMC Section 13.14 G.2(a).
    - (b) **Process.** Prior to issuance of a CPIO Adjustment for a TDR, the following procedures and requirements shall be met:
      - i. The application for the TDR shall not be deemed complete until the amount of square footage that is available from the Donor Site is verified by City Planning.
      - ii. Prior to preparing a preservation easement, the applicant shall consult with the Office of Historic Resources to identify, with respect to the Donor Site, the significant

historic features that are required to be maintained, and to identify any Rehabilitation work required to be completed.

- iii. An executed and recorded preservation easement must be approved by the Director, in consultation with OHR, as meeting the requirements of Section II-3.

- (c) **Findings.** In lieu of the findings in LAMC Section 13.14 G.2(b), the decisionmaker shall find the Project is in compliance with Section II-3.

**6. Designated Historic Resource Evaluation.** In addition to any requirements in the LAMC, Projects involving a Designated Historic Resource shall be subject to the following additional requirements:

- (a) The Project shall be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as determined by the Director in consultation with OHR and based upon a technical study prepared by a person meeting the Secretary of the Interior's Professional Qualification Standards to assess impacts to historical resources and accepted by OHR.
- (b) The Project shall not demolish or remove any building or structure, within a National Register Historic District, or California Register of Historical Places, that is designated as a contributing element, or an altered contributing element, unless the owner can demonstrate to the Director that the owner would be deprived of all economically viable use of the property. In making its determination, the Director shall consider any evidence presented concerning the following:
  - (i) An opinion regarding the structural soundness of the structure and its suitability for continued use, renovation, Restoration or Rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Professional Qualification Standards as established by the Code of Federal Regulation, 36 CFR Part 61. This opinion shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines;
  - (ii) An estimate of the cost of the proposed Demolition, and replacement project and an estimate of the cost that would be incurred to execute a Secretary of the Interior's Standards for Rehabilitation alternative to the project, as identified in an Environmental Impact Report (EIR), or in the absence of an EIR, when appropriate under CEQA, as identified by the Director of Planning in consultation with the Cultural Heritage Commission or its designee;

- (iii) An estimate of the market value of the property in its current condition; after completion of the proposed Demolition and replacement project; and after any expenditure necessary to execute a Secretary of the Interior’s Standards for Rehabilitation alternative to the project, as identified in an EIR, or in the absence of an EIR, when appropriate under CEQA, as identified by the Director of Planning in consultation with the Cultural Heritage Commission or its designee;

An estimate from architects, developers, real estate consultants, appraisers, or other real estate professionals experienced in Rehabilitation as to the economic feasibility of Restoration, renovation or Rehabilitation of any existing structure or objects. This shall include tax incentives and any special funding sources, or government incentives which may be available.

- (c) Compliance with this Subdivision 6 shall be by administrative clearance, and the Director’s decision determining compliance must be supported by the required expert studies. The Director’s decisions under this Subdivision are not appealable except by the applicant if approval is denied under the procedures in LAMC Chapter 1A Section 13B.2.5.

**7. Eligible Historic Resource Evaluation.** A Project that involves an Eligible Historic Resource shall comply with the following:

- (a) **Non-Demolitions.** If the Project does not involve the Demolition of the Eligible Historic Resource, the following requirements shall be met:
  - (i) The Director, in consultation with the Office of Historic Resources, finds, based upon a Phase 1 Historic Resource Assessment and substantial evidence, that the Eligible Historic Resource is not an historical resource, as defined by Public Resources Code Section 21084.1; or
  - (ii) The Director, in consultation with the Office of Historic Resources and based upon a technical study prepared by a person meeting the Secretary of the Interior’s Professional Qualification Standards to assess impacts to historical resources, finds, based upon substantial evidence, that the Project is consistent with the Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; or



- (iii) Environmental review in compliance with CEQA is completed on the Project to determine if there will be a substantial impact to a historical resource, and including, if necessary, the adoption of a statement of overriding considerations. For purposes of this paragraph, the Director has discretion to impose mitigation measures or deny the Project if a necessary statement of overriding considerations is not adopted.
  
- (b) **Demolitions.** If the Project involves the Demolition of an Eligible Historic Resource, the following requirements shall be met:
  - (i) The Director, in consultation with the Office of Historic Resources, determines, based upon a Phase 1 Historic Resource Assessment and substantial evidence, that the Eligible Historic Resource is not an historical resource, as defined by Public Resources Code Section 21084.1; or
  - (ii) Environmental review in compliance with CEQA was completed to determine if there will be a substantial impact on a historical resource from the Project, and including, if necessary, the adoption of a statement of overriding considerations. For purposes of this paragraph, the Director has discretion to impose mitigation measures or deny the Project if a necessary statement of overriding considerations is not adopted.
  
- (c) **Review Authority.** Compliance with this Subdivision 6 shall be by administrative clearance and is ministerial, except, the Director shall have discretion to impose feasible mitigation measures or deny the CPIO Approval if a necessary statement of overriding considerations is not adopted for actions under Sections I-6.C.7(a)(iii) and (b)(ii). The Director's decision under Section I-6.C.7(a)(i) shall be supported by the expert study required under that paragraph.
  
- (d) **Appeals.** The director's decision under this Subdivision 7 is not appealable, except a CEQA clearance prepared under this Subdivision may be appealed pursuant to LAMC Chapter 1A Section 13B.11.1.F.

## **Section I-7. RIGHT-OF-WAY IMPROVEMENTS AND STREETScape PLANS**

- A. Streetscape Requirements.** When right-of-way improvements are required of any Project, pursuant to the LAMC or conditions of approval on entitlements, and the right-of-way is subject to a streetscape plan, the improvements shall be consistent with the streetscape plan unless the LADOT General Manager or the City Engineer finds either of the following:
1. Consistency with the streetscape plan is not feasible or practical;
  2. The cost of making the improvement consistent with the streetscape plan disproportionately exceeds the cost to other property owners who are required to make improvements consistent with the streetscape plan.
- B. Non-Conforming Improvements.** Notwithstanding anything to the contrary in LAMC Section 12.37 A.3 or another adopted City ordinance, improvement requirements shall not be waived or excused for a Project on the basis that the existing improvements currently meet existing City standards and requirements, unless the improvement also conforms to any streetscape plan for the right-of-way. If existing improvements do not conform to the streetscape plan, they will need to be improved to meet the streetscape plan standards unless the City Engineer or LADOT General Manager make the findings in Subsection A, above, or the improvement requirement is otherwise successfully appealed under Subsection E, below.
- C. Streetscape Plan.** For purposes of this Section, "streetscape plan" shall refer to a plan that was approved by the Board of Public Works or the City Planning Commission, or both, or the City Council, and the plan is consistent with the community plan, the Mobility Plan 2035, and the transportation demand management and trip reduction measures of LAMC Section 12.26 J (as determined by LADOT), and is necessary or desirable to improve the aesthetic character of the street and encourage the use of transit and active transportation.
- D. Consistency Determination.** Consistency with the streetscape plan shall be determined by the LADOT General Manager, after consultation with the Director and the City Engineer.
- E. Appeal.** An applicant may appeal any streetscape improvement requirement in Subsection A and B, including the findings under Subdivisions A.1 or A.2., through any appeal process that is available for the imposition of the underlying right-of-way improvement requirement. For example, if the underlying improvement is being imposed under LAMC Section 12.37, the requirement to improve the right-of-way consistent with the streetscape plan may be appealed under LAMC Section 12.37 I. If the underlying improvement is being imposed under Article 7 of LAMC Chapter I, the requirement to improve the right-of-way consistent with the streetscape plan may be appealed under LAMC Sections 17.06 or 17.54, or LAMC Chapter IA, Division 13B.7, as applicable.

- F. Subsequent Ordinance.** If the City Council later adopts an ordinance to regulate streetscape plan improvements and the ordinance is applicable to the CPIO District, this Section 1-7 shall be of no further force and effect.

## **Section I-8. CPIO COMMUNITY BENEFITS PROGRAM**

### **A. Administration.**

- 1. Purposes.** The CPIO District establishes a tiered incentive structure tailored to the context of each Subarea to support the development of CPIO Affordable Housing Projects, especially around transit systems in order to encourage non-automobile mobility and to reduce greenhouse gas emissions. Together these incentives, granted as CPIO Bonus Incentives or Additional Incentives pursuant to this CPIO District, are intended to ensure that lower income and transit dependent residents can take advantage of living close to Hollywood's attractions and job centers, using existing Metro stations and bus lines to commute to work. In addition, the CPIO District establishes incentives for CPIO Non-Residential Community Benefits Projects within the regional center.

The purpose of these community benefit programs includes the following:

- (a) Encourage the construction of 100 percent affordable housing projects and mixed-income housing projects by providing specific density, FAR and height bonuses and streamlined procedures to approve said projects.
  - (b) Foster project designs that are pedestrian oriented.
  - (c) Improve the quality of new development as well as its compatibility with existing neighborhoods.
  - (d) Provide additional tools to promote affordable housing while not undermining the implementation of the state density bonus law codified in Government Code, Section 65915-65918 and LAMC Section 12.22 A.25.
  - (e) For the Regional Center and Corridors Subareas provide incentives for additional development potential based on proximity to transit, presence of historic resources, development activity, and existing development features.
  - (f) For the Multi-Family Residential Subareas provide incentives to encourage contextual development in these multi-family residential neighborhoods, including reducing parking requirements to encourage transit use in the adjacent major transit systems.
  - (g) For the Character Residential Subareas encourage adaptive re-use of existing structures and minimize out-of-scale new construction.
- 2. Administrative Clearance.** CPIO Bonus Incentives and Additional Incentives shall be approved with an Administrative Clearance if they

comply with this Section I-8, and all applicable standards and requirements in Sections II-4, III-2, IV-2 and V-1.B.

3. **Relief.** Requirements in this Section I-8 and Sections II-4, III-2, IV-2 and V-1.B shall not be eligible for a CPIO Adjustment (Section I-6.C.3) or a CPIO Exception (Section I-6.C.4).

**B. CPIO Community Benefits Program Requirements.**

1. **CPIO Affordable Housing Project Requirements.** A CPIO Affordable Housing Project are subject to all of the following requirements and standards:
  - (a) **Mixed-Uses.** CPIO Affordable Housing Projects may include Commercial Uses.
  - (b) **Calculation of Restricted Affordable Units.**
    - (i) For CPIO Bonus Incentives, the minimum number of Restricted Affordable Units shall be calculated based on the total number of units in the final project.
    - (ii) For Additional Incentives, required Restricted Affordable Units shall be calculated on Base units.
  - (c) **Rounding of Fractional Numbers.** In calculating the required number of Restricted Affordable Units or the number of required replacement housing units, any number that results in a fraction shall be rounded up to the next whole number.
  - (d) **On-Site.** All required Restricted Affordable Units shall be located on-site of the Project unless provided otherwise in the CPIO District.
  - (e) **Affordable Rent for Lower Income Households.** Affordable rents for the Restricted Affordable Units designated for Extremely Low, Very Low, and Lower Income Households shall meet the minimum income and rent limits applied pursuant to the Transit Oriented Communities Affordable Housing Incentive Program (LAMC Section 12.22 A.31), provided that all on-site Restricted Affordable Units in a CPIO Mixed-Income Housing Project shall be set at an affordable rent defined by Section 50053 of the Health and Safety Code.
  - (f) **Housing Replacement.** Projects shall comply with any applicable housing replacement requirements of Government Code Section 65915(c)(3), with the requirement that units occupied by persons or families above Lower Income be replaced according to Section 65915(c)(3)(C)(i) if the income level is not known or if the income

is above Lower Income, or by persons or families of the same restricted affordable income level as existing tenants if the income is known, as verified by LAHD prior to the issuance of any building permit.

- (g) **Occupant Protections.** Projects that are removing a Protected Unit must meet the following applicable regulations for occupant protections.
  - (i) **Right to Remain.** All occupants of a Protected Unit being displaced by the Project have the right to remain in their unit until six months before the start of construction activities. Any occupant that is required to leave their Protected Unit shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.
  - (ii) **Relocation Benefits.** All Lower Income Household (as defined in California Health and Safety Code Section 50079.5) occupants of a Protected Unit displaced by the Project are entitled to relocation benefits subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 of the Government Code, LAMC Section 151.09.G, or Section 165.06.
  - (iii) **Right to Return.** All Lower Income Household occupants of a Protected Unit are entitled to the right to return (“right of first refusal”) to a replacement unit at the completed Project. If at the time of lease up or sale (if applicable) of a replacement unit, a returning occupant remains income eligible for an affordable rent (as defined in California Health and Safety Code Section 50053) or if for sale, at an affordable housing cost (as defined in California Health and Safety Code Section 50052.5), owner must also provide the replacement unit at the affordable rent or the affordable housing cost, as applicable. Notwithstanding the above, there is no right to return for a Project that consists of an owner-occupied single-family dwelling unit on a site where a single-family dwelling unit is demolished, or CPIO 100 Percent Affordable Housing Unit Project.
- (h) **Project Review Threshold.** The threshold for triggering Project Review in LAMC Chapter 1A, Section 13B.2.4 or Site Plan Review in LAMC Section 16.05, as applicable, shall be based on the number of units allowed prior to a density bonus granted through a CPIO Bonus Incentive.

- (i) **Parking.** CPIO Affordable Housing Projects are subject to the following parking provisions:
  - (i) If the calculation of the number of parking spaces required results in a fraction, the number of parking spaces required shall be consistent with LAMC Section 12.21 A.4(k).
  - (ii) **Unbundling.** Required parking may be sold or rented separately from the units, except that a Restricted Affordable Unit shall include the cost of any required parking in the base rent or sales price, as verified by LAHD.
  - (iii) **Bicycle Parking.** The bicycle parking requirements in LAMC Section 12.21 A.16 apply. The provisions in LAMC Section 12.21 A.4 to allow the reduction of automobile parking through bicycle parking replacement do not apply to CPIO Affordable Housing Projects.
  - (iv) **Consistency.** Parking reductions offered shall always be consistent or greater than those in Government Code Section 65915(p).
  
- (j) **Covenants.** Prior to issuance of a building permit for any CPIO Affordable Housing Project, the following shall apply:
  - (i) A covenant acceptable to LAHD shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria required for the Project will be observed for at least 99 years or longer; except:
    - 1) CPIO 100 Percent Affordable Housing Projects may be subject to a minimum 55 years of covenanted affordability.
    - 2) CPIO Mixed-Income Housing Projects that utilize public subsidies that are tied to a specified covenant period may guarantee an affordability period of less than 99 years, provided the affordability is guaranteed for at least 55 years.
  - (ii) For any CPIO Project that contains for-sale housing, a covenant acceptable to the LAHD and consistent with the for-sale requirements of Government Code Section 65915(c)(2) shall be recorded with the Los Angeles County Recorder.
  - (iii) If the duration of affordability covenants required by this Paragraph (j) conflicts with the duration of affordability

covenants pursuant to any other government requirement, the longer requirement shall control.

(iv) Covenants must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant applies.

(k) **Multiple Subareas.** If the Project is located in one or more CPIO Subareas (or zones), and the Project has requested the Additional Incentive for Averaging, the Project may utilize the most intense Additional Incentives, as applicable.

## 2. CPIO Publicly Accessible Outdoor Amenity Space Project Requirements.

(a) **Covenant.** A covenant acceptable to Director must be recorded with the Los Angeles County Recorder's Office, guaranteeing that the Publicly Accessible Outdoor Amenity Space will be maintained in perpetuity and remain open to the public during all required hours.

### Section I-9. ENVIRONMENTAL STANDARDS PROCEDURES

The environmental standards in Appendix A are included in the CPIO District to implement the Mitigation & Monitoring Program adopted as part of the Hollywood Community Plan update and reviewed in the City of Los Angeles Hollywood Community Plan Update Environmental Impact Report (Case No. ENV-2016-1451-EIR), certified on May 3, 2023.

An applicant seeking a CPIO Approval shall comply with all applicable environmental standards as set forth in Appendix A, and all other requirements in Appendix A, subject to the following rules.

- A. Applicability of Environmental Standards.** A Project does not need to comply with any environmental standard that is not relevant to the scope of activities involved with the Project. For example, a Project that proposes only minor Façade alterations and no grading, shall not be subject to environmental standards that apply to grading activities (such as noise and vibration standards). The Director, in their reasonable discretion, shall determine those environmental standards that apply to a particular Project.
- B. Plans.** Compliance with all applicable environmental standards listed in Appendix A shall be demonstrated on the plans as project features (that is, features that are physically built into the Project such as an air filtration system) or as operational features listed on a sheet within the plans (that is, features that are carried out either during the construction of the Project, or over the life of the project, such as the use of paints, sealants, and other building materials that yield low air pollutants).

- C. CPIO Approvals.** No CPIO Approval shall be issued until an applicant has demonstrated substantial compliance with all applicable environmental standards or modified environmental standards approved pursuant to Subsection D, below. Determination of substantial compliance shall be in the reasonable discretion of the Director.
- D. Modification of Environmental Standards.** Modification of an environmental standard does not require the processing of a CPIO Adjustment or CPIO Exception. The Director (or appeal body if on appeal) may modify or not require an environmental standard listed in Appendix A for any Project when: (1) the Director finds in writing, based upon substantial evidence, the environmental standard is not necessary to mitigate an impact, including because of the existence of a similar or more effective regulation that applies to the Project; (2) the City complies with CEQA Guidelines, Section 15162, including by preparing an addendum or subsequent environmental clearance to the Hollywood Community Plan EIR to analyze the impacts from the modifications to the environmental standards; or (3) the City prepares a new CEQA clearance for the Project. No CPIO Approval shall be issued for a Project with a modified environmental standard until this subsection has been complied with. The modification of an environmental standard is not independently appealable.

#### **Section I-10. CEQA CLEARANCE**

For purposes of CEQA compliance for subsequent projects approved with a CPIO Approval, including but not limited to, consideration of a CEQA clearance pursuant to Government Code Section 65457, Public Resources Code Section 21155.4; or CEQA Guidelines, Sections 15183 or 15183.3, the Hollywood CPIO District shall operate and be treated as a specific plan, zoning ordinance, and a prior plan level decision for which an EIR was certified.

#### **Section I-11. SEVERABILITY**

If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.



## CHAPTER II – REGIONAL CENTER SUBAREAS

### **REGIONAL CENTER SUBAREAS**

RC1A

RC1B

RC2

RC3

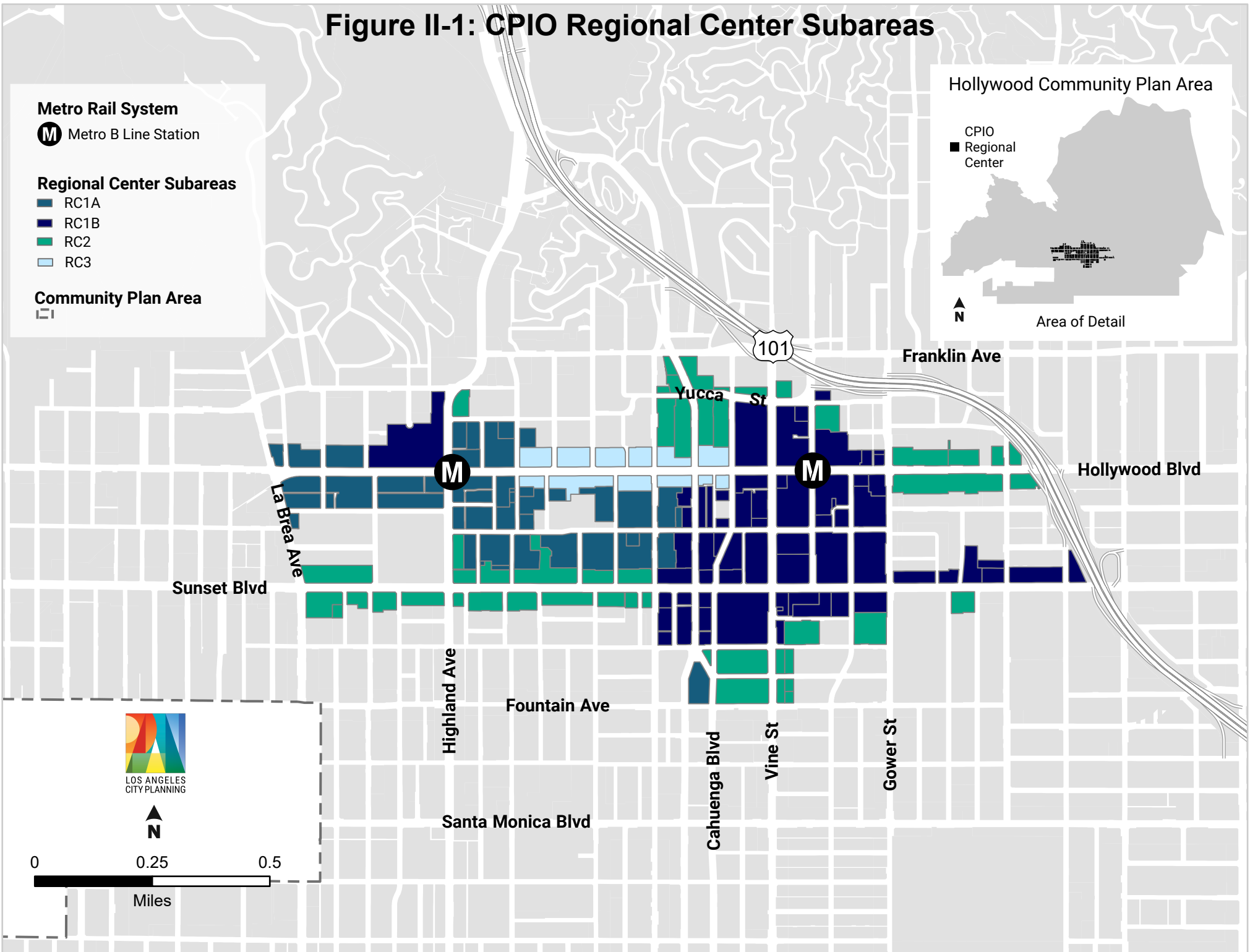
### **OVERVIEW**

The Regional Center is a focal point of regional commerce, identity and activity. Located in central Hollywood, the Regional Center has historic theaters, tourist attractions, the Hollywood Walk of Fame, Metro stations, apartments, hotels, office buildings, and various stores and restaurants.

Regional Center Subareas RC1A, RC1B, RC2, and RC3 seek to continue Hollywood’s legacy as a destination with historic character while accommodating future development that is consistent with the Hollywood Community Plan Update’s goals, policies, and zoning, including development standards, contextual design requirements, and by planning around the pedestrian experience.

All Projects within the Regional Center Subareas (see Figure II-1) shall comply with the applicable supplemental development regulations in this Chapter II.

# Figure II-1: CPIO Regional Center Subareas



## Section II-1. LAND USE REGULATIONS

- A. **Use.** Any new use or change of use shall be subject to the use regulations set forth by the underlying zoning and the LAMC, except where modified herein.
  - 1. Outdoor dining above the Ground Floor level of a building is prohibited. This includes outdoor dining for restaurants, bars, nightclubs, cafes, eating establishments, or refreshment stands with incidental dining terraces or outdoor eating patios above the Ground Floor. This restriction does not apply to uses conducted wholly within a completely enclosed building.
  - 2. New hotels that require the removal of dwelling units, single-room occupancy, or residential hotels units in the Regional Center subareas (RC1A, RC1B, RC2, RC3) are prohibited.
- B. **Existing Uses.** Existing uses made non-conforming by this CPIO, shall comply with LAMC Section 12.23.

## Section II-2. CONDITIONAL USE PERMIT

In addition to applicable CPIO District provisions, the following applies:

- A. Within Regional Center Subareas RC1A, RC1B and RC2, a Project comprised exclusively of Commercial Uses shall be limited to the Base FAR and Base height standards set forth in this Chapter II, except, a Project may develop to the maximum floor area permissible as shown in Table II-1 provided the Project is not utilizing a CPIO Community Benefits Program and obtains both of the following:
  - 1. A Class 3 Conditional Use Permit pursuant to LAMC Chapter 1A, Section 13.B.2.3, and
  - 2. A Development Agreement that implements the goals and policies of the Hollywood Community Plan through the provision of public benefits.

## Section II-3. TRANSFER OF DEVELOPMENT RIGHTS FOR HISTORIC PRESERVATION

- A. **Purpose.** The purpose of the Transfer of Development Rights program is to facilitate the preservation of historic resources while enabling available development rights to be utilized on more appropriate sites, all located within the Regional Center Subareas.
- B. **Transfer.** A Receiver Site may receive and use all available unused FAR from the Donor Site, including any Bonus FAR granted under the CPIO Mixed-Income Housing Project Program, at a 1:1 ratio (for every one (1) square foot transferred from a Donor Site, a Receiver Site gets one (1) square foot) up to the Receiver Site's maximum allotted Bonus FAR provided the following requirements are met:
  - 1. **Donor Site Requirements.** The Donor Site shall meet all of the following criteria:
    - (a) Contains or is a Designated Historic Resource or an Eligible Historic Resource;

- (b) Is located entirely within one or more Regional Center Subarea(s); and
- (c) Has unused floor area under its Base FAR, or bonus FAR pursuant to Section II-4.

**2. Receiver Site Requirements.** The Receiver Site shall meet all of the following criteria:

- (a) Is located entirely within one or more Regional Center Subarea(s);
- (b) The Receiver Site shall not demolish any Designated or Eligible Historic Resource on the Receiver Site; and
- (c) If the Receiver Site involves a Project with five or more dwelling units, the Project has met the minimum qualifications for a 35 percent density bonus under Government Code Section 65915(f).

**C. Records and Agreements.**

**1. Covenants.** Prior to the issuance of building permits for a project utilizing a Transfer of Development Rights, the applicant shall provide proof that Donor Site and Receiver Site covenants, in a form approved by the Director, and meeting, and subject to, the following requirements are recorded with the Los Angeles County Recorder's Office and provide certified copies of the recorded covenants to City Planning.

- (a) **Donor Site Covenant** shall document the reduced FAR that resulted from the transfer of unused permitted FAR to a Receiver Site, and the location of the Receiver Site(s).
- (b) **Receiver Site Covenant** shall document the increased FAR that resulted from the transfer of unused permitted FAR from a Donor Site, and the location of the Donor Site.
- (c) **Covenant Applicability.** The covenants shall not be released by the City so long as the transferred FAR is being utilized by the Receiver Site. If the Receiver Site is no longer utilizing the transferred FAR, the City may terminate the covenant upon an application of the owner of the Receiver Site.
- (d) **City Planning Records.** City Planning shall maintain a record of any transfers of unused FAR from a Donor Site to the Receiver Site, and other records as may be necessary to provide a current and accurate account of the transferred FAR available for use on any lot.

2. **Preservation Easement.** All owners of the Donor Site shall execute and record a Preservation Easement, with the following minimum standards:
  - (a) The Preservation Easement shall be executed with OHR or a qualified entity designated by OHR, such as a non-profit Historic Preservation Organization, and;
  - (b) The Preservation Easement shall include plans, requirements and standards to address, at a minimum the following:
    - (i) Maintenance of the Designated Historic Resource or Eligible Historic Resource, the property, and significant historic features;
    - (ii) Additions and alterations to the Designated Historic Resource or Eligible Historic Resource and/or significant elements of any building and the property;
    - (iii) Demolition of the Designated Historic Resource or Eligible Historic Resource and/or significant elements of any building and the property;
    - (iv) Required Rehabilitation work, if any, to any significant historic features;
  - (c) Any required Rehabilitation work must be completed within 10 years of the recordation of the Preservation Easement;
  - (d) Inspections must occur at minimum once every 5 years, however, the number of inspections may be increased as part of the Preservation Easement;
  - (e) Other standards and requirements as required by the Director of Planning to ensure the maintenance, repair, and protection of the Designated Historic Resource or Eligible Historic Resource and to ensure the Preservation Easement may be executed, recorded, and enforced;
  - (f) The term of the Preservation Easement shall be effective so long as the Floor Area is utilized on the Receiver Site;
  - (g) If the owners of the historic resource that is the subject of the Preservation Easement have violated the Easement, the owners of the historic resource shall pay a fine ten (10) times the first violation fine for a 25,000 square-foot improvement or use, pursuant to LAMC Section 11.2.04;
  - (h) Any Rehabilitation work on the Donor Site must be done in conformance with the Secretary of the Interior's Standards, unless otherwise approved by the Director, in consultation with the Office of Historic Resources.
3. Violation of the Preservation Easement or any requirements in Subdivision 2, shall be a violation of the LAMC, subject to all administrative, criminal, and civil penalties and enforcement available.

## Section II-4. REGIONAL CENTER COMMUNITY BENEFITS PROGRAM

A Project in the Regional Center Subareas (RC1A, RC1B, RC2, and RC3) may obtain CPIO Bonus Incentives and Additional Incentives for CPIO Mixed-Income Housing Projects, CPIO 100 Percent Affordable Housing Projects, CPIO Publicly Accessible Outdoor Amenity Space (PAOAS) Projects, and CPIO Additional Affordable Housing Linkage Fee Projects subject to the following regulations.

### A. CPIO Mixed-Income Housing Projects

1. **Requirements.** A Project that meets all of the following requirements shall be granted the CPIO Bonus Incentives in Section II-4.A.2 and be eligible for the Additional Incentives in Section II-4.A.3:
  - (a) **Minimum Number of Residential Units.** The Project provides at least five (5) residential units.
  - (b) **Minimum Number of Restricted Affordable Units.** The Project provides Restricted Affordable Units on the Project site at one of the following minimum percentages, depending on income category. The minimum number of Restricted Affordable Units shall be based on the minimum percentages described below, and calculated upon the total number of units in the final Project.
    - (i) 11 percent for Extremely Low Income Households.
    - (ii) 15 percent for Very Low Income Households.
    - (iii) 25 percent for Lower Income Households.
2. **CPIO Bonus Incentives.** A Project that meets all of the requirements in Section II-4.A.1, shall be granted all of the following CPIO Bonus Incentives:
  - (a) **FAR.** The FAR shall be as follows, provided the additional FAR is utilized only by Residential Uses:
    - (i) In the **RC1A Subarea**, the maximum total FAR is 4.5:1.
    - (ii) In the **RC1B Subarea**, the maximum total FAR is 6.75:1.
    - (iii) In the **RC2 or RC3 Subareas**, the maximum total FAR is 3:1.
  - (b) **Residential Density.** The residential density shall be as follows:
    - (i) In the **RC1A, RC2 or RC3 Subareas**:

- 1) **100% Residential Use Projects** may have a maximum density up to one (1) unit per each 200 square feet of lot area;
  - 2) **Mixed-Use Projects** may have a maximum density up to one (1) unit per every 115 square feet of lot area.
- (ii) In the **RC1B Subarea**, density is limited by the FAR.
- (c) **Parking Reduction.** Parking reductions or exemptions shall apply as follows:
- (i) For **Residential Uses**, no parking is required; and
  - (ii) For **non-Residential Uses**, up to 30 percent reduction of the required parking is allowed.

**TABLE II-1: REGIONAL CENTER CPIO BONUS INCENTIVES**

CPIO Subarea	Affordability %	CPIO Bonus Incentives			
		Density	FAR total	Non-Residential Parking	Residential Parking
RC1A	11% ELI, or 15% VL or 25% Lower*	Up to one (1) dwelling unit per 200 square feet of lot area for 100% Residential Projects	Up to 4.5:1	30% Reduction	No required parking
		Up to one (1) per 115 square feet of lot area for Mixed- Use Projects			
RC1B		Limited by the FAR	Up to 6.75:1		
RC2		Up to 1/200 for 100% Residential Projects	Up to 3:1		
RC3	Up to 1/115 for Mixed-Use Projects				

Note: this table is included for informational and illustrative purposes only.

\*See definitions

Density: for example, 1/200 refers to 1 dwelling unit per 200 square feet of lot area.

3. **Additional Incentives.** In addition to CPIO Bonus Incentives, a Project that meets all of the requirements in Section II-4.A.1, may be granted Additional Incentive(s) as provided below.
  - (a) **Requirement.** A Project that provides Restricted Affordable Units consistent with this Paragraph shall be granted up to three Additional Incentive(s) from the menu of Additional Incentives in Paragraph (b), below, as follows:
    - (i) One Additional Incentive shall be granted for a Project that includes at least four (4) percent of the Base units for Extremely Low Income Households, or at least five (5)



percent of the Base units for Very Low Income Households, or at least 10 percent of the Base units for Lower Income Households.

- (ii) Two Additional Incentives shall be granted for a Project that includes at least seven (7) percent of the Base units for Extremely Low Income Households, or at least 10 percent of the Base units for Very Low Income Households, or at least 20 percent of the Base units for Lower Income Households.
  - (iii) Three Additional Incentives shall be granted for a Project that includes at least 11 percent of the Base units for Extremely Low Income Households, at least 15 percent of the Base units for Very Low Income Households, or at least 30 percent of the Base units for Lower Income Households.
- (b) **Menu of Additional Incentives.** A Project granted Additional Incentive(s) under Paragraph (a), above, may use incentives from the following list, as applicable:
- (i) **Commercial Zone Setback.** A Project in any commercial zone may use the yard requirements for the “RAS3” Residential/Accessory Services Zone in LAMC Section 12.10.5 C.
  - (ii) **Residential Zone Side and Rear Yard Setback.** The required width or depth of any two individual yards or setbacks may be decreased up to 30 percent except along any property line that abuts a property zoned “R1” One-Family Zone or a more restrictive zone.
  - (iii) **Lot Width.** The lot width may be decreased up to 25 percent.
  - (iv) **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.** A Project may average and permit the floor area, density, open space, and commercial and residential parking over the Project site, and permit vehicular access from a less restrictive zone to a more restrictive zone, provided the following is met:
    - 1) If a portion of the Project is located in the RC3 or the Character Residential Subareas, the floor area within those portions of the Project shall not exceed the maximum floor area permitted under the applicable CPIO Community Benefits Program where that portion of the Project is located; and
    - 2) After obtaining this incentive, no further lot line adjustment or subdivision of the housing Project site shall be permitted.
  - (v) **Density Calculation.** Density may be calculated pursuant to LAMC Section 12.22 A.25(f)(7).

- (vi) **Ground Floor Height.** The Project is exempt from the Ground Floor height requirement in Section II-5.
- (vii) **Height.** A Project shall be permitted the following increases in the maximum allowable height. The allowable increase in height shall be applicable over the entire Project site regardless of the number of underlying height limits, except that no height increase shall be permitted within the RC3 or Character Residential Subareas.
  - 1) **Height Increase.** In the **RC1A, RC1B, or RC2 Subareas**, this height increase shall permit a maximum of two (2) additional stories up to 22 feet, except if the Project is located on a lot with a height limit of 45 feet or less, any height increase over 11 feet shall be stepped-back at least 15 feet from the Façade of the Ground Floor of the building located along any street frontage.
  - 2) **Transitional Height.** Within the first 25 feet of the property line that is shared with an “RD” Restricted Density Multiple Dwelling Zone or more restrictive zone, the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 30 feet above grade at the property line of the adjoining lot in the more restrictive zone.
  - 3) For a Project that has a Residential Use which occupies more than 50 percent of the total floor area within a building, the applicable height increase and transitional height standards above count as one Additional Incentive.

**TABLE II-2: REGIONAL CENTER CPIO ADDITIONAL INCENTIVES**

CPIO Additional Incentives						
CPIO Subarea	Commercial Zone Setback	Residential Zone Rear/Side Setback	Lot Coverage	Lot Width	Transitional Height	Height
RC1A	Any or all of the yard requirements for the RAS3 zone per LAMC Sec. 12.10.5	30% decrease of two yards	35% increase	25% decrease	Within 25' of Property Line Stepback at 45° originating at 30' in height	2 stories or 22' increase
RC1B						
RC2						
RC3						No increase

Note: this table is included for informational and illustrative purposes only.

**B. CPIO 100 Percent Affordable Housing Projects.** A Project using incentives in this Section II-4.B shall not use the incentives in Section II-4.A.

**1. Requirements.** A Project that meets all of the following requirements shall be granted the CPIO Bonus Incentives in Section II-4.B.2 and the Additional Incentive(s) in Section II-4.B.3:

- (a) **Minimum Number of Residential Units.** The Project provides at least five (5) residential units.
- (b) **Minimum Number of On-Site Restricted Affordable Units.** The Project provides 100 percent of the residential units are Restricted Affordable Units, excluding any manager unit(s).

**2. CPIO Bonus Incentives.** A Project that meets the requirements in Section II-4.B.1 shall be granted all the following CPIO Bonus Incentives.

- (a) **FAR.** The FAR shall be as follows, provided that the additional FAR is utilized only by Residential Uses:
  - (i) In the **RC1A Subarea**, the maximum total FAR is 4.65:1.
  - (ii) In the **RC1B Subarea**, the maximum total FAR is 6.75:1.
  - (iii) In the **RC2 or RC3 Subareas**, the maximum total FAR is 3.75:1.
- (b) **Residential Density.** The residential density shall be as follows:

- (i) In the **RC1A, RC2 or RC3 Subareas**:
    - 1) **100% Residential projects** may have a maximum density up to one (1) unit per each 200 square feet of lot area;
    - 2) **Mixed-use projects** may have a maximum density up to one (1) unit per every 115 square feet of lot area.
  - (ii) In the **RC1B Subarea**, density is limited by the FAR.
  - (c) **Parking Reduction.** Parking reductions or exemptions shall apply as follows:
    - (i) For **Residential Uses**, no parking is required; and
    - (ii) For **non-Residential Uses**, up to 40 percent reduction of the required parking is allowed.
- 3. Additional Incentives.** A Project that meets the requirements in Section II-4.B.1 shall be granted five (5) Additional Incentives to be selected from the menu of Additional Incentives in Section II-4.A.3(b), except the residential zone side and rear yard setback incentive and the height incentive below, shall be used in lieu of those in Sections II-4.A.3(b)(ii) and II-4.A.3(b)(viii), respectively.
- (a) **Residential Zone Side and Rear Yard Setback.**
    - (i) In the **RC1A or RC1B Subarea**, the required width or depth of any two individual yards or setbacks may be decreased up to 35 percent.
    - (ii) In the **RC2 or RC3 Subareas**, the required width or depth of any two individual yards or setbacks may be decreased up to 30 percent.
  - (b) **Height.** A Project shall be permitted the following increases in the maximum allowable height. The allowable increase in height shall be applicable over the entire Project site regardless of the number of underlying height limits, except that no height increase shall be permitted within the RC3 or Character Residential Subareas. The applicable height increases and transitional height standards below count as one incentive.

- (i) **Height Increase.** In the **RC1A, RC1B or RC2 Subareas**, this height increase shall permit a maximum of three (3) additional stories up to 33 feet, whichever is greater, over and in addition to any applicable story or height limit.
- (ii) **Transitional Height.** Within the first 25 feet of the property line that is shared with an “RD” Restricted Density Multiple Dwelling Zone or more restrictive zone, the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 30 feet above grade at the property line of the adjoining lot in the more restrictive zone.

**TABLE II-3: REGIONAL CENTER 100 PERCENT AFFORDABLE HOUSING INCENTIVES**

CPIO Subarea	CPIO Bonus Incentives				CPIO Additional Incentives			
	Density	FAR <u>total</u>	Non-Residential Parking	Residential Parking	Residential Zone Rear/Side Setback	Height		
RC1A	Up to 1/200 for 100% Residential Projects	Up to 4.65:1	40% Reduction	No required parking	35% decrease of two yards	3 stories or 33' increase		
	Up to 1/115 for Mixed-Use Projects							
RC1B	Limited by the FAR	Up to 6.75:1			35% decrease of two yards	3 stories or 33' increase		
RC2	Up to 1/200 for 100% Residential Projects	Up to 3.75:1			40% Reduction	No required parking	30% decrease of two yards	3 stories or 33' increase
	Up to 1/115 for Mixed-Use Projects							
RC3	Up to 1/200 for 100% Residential Projects	Up to 3.75:1	40% Reduction	No required parking			30% decrease of two yards	No Increase
	Up to 1/115 for Mixed-Use Projects							

Note: this table is included for informational and illustrative purposes only.  
 Density: for example, 1/200 refers to 1 dwelling unit per 200 square feet of lot area

**C. CPIO Publicly Accessible Outdoor Amenity Space (PAOAS) Projects**

- 1. Requirements.** A Project that meets all of the following requirements shall be eligible for the CPIO Bonus Incentives in Section II-4.C.2:

- (a) **No Residential Uses.** The Project has no Residential Uses.
- (b) **Minimum Area of Publicly Accessible Outdoor Amenity Space.** The Project site includes PAOAS on a minimum of 15 percent of the lot area and the PAOAS complies with the development standards in Section II-4.C.3.

**2. CPIO Bonus Incentives.** A Project that meets all of the requirements in Section II-4.C.1 shall be granted all of the following CPIO Bonus Incentives:

- (a) **FAR.** For the minimum required 15 percent of PAOAS, the FAR shall be increased up to 1.:1. For any additional PAOAS provided above the minimum, the FAR shall be increased 1.0:1 FAR for every increment of 4 percent of the Project site lot area up to the maximum FAR provided below. Additional PAOAS provided (above the minimum 15 percent), that is less than a four (4) percent increment may be prorated to achieve fractions of FAR. The maximum FAR shall be:
  - (i) In the **RC1A Subarea**, the maximum total FAR is 4.65:1.
  - (ii) In the **RC1B Subarea**, the maximum total FAR is 6.75:1.
  - (iii) In the **RC2 or RC3 Subareas**, the maximum total FAR is 3.75.
- (b) **Height Increase.** A Project shall be permitted the following increases in the maximum allowable height. The allowable increase in height shall be applicable over the entire Project site regardless of the number of underlying height limits, except that no height increase shall be permitted within the RC3 or Character Residential Subareas. In the **RC1A, RC1B, or RC2 Subareas**, this height increase shall permit a maximum of two (2) additional stories up to 22 feet, whichever is greater over any applicable story or height limitation.
- (c) **Transitional Height.** Within the first 25 feet of the property line that is shared with an “RD” Restricted Density Multiple Dwelling Zone or more restrictive zone, the building height limit shall be stepped-back at a 45-degree angle as measured from a horizontal plane originating 30 feet above grade at the property line of the adjoining lot in the more restrictive zone.

**TABLE II-4: REGIONAL CENTER CPIO PAOAS INCENTIVES**

CPIO Subarea	CPIO Bonus Incentives		
	FAR <u>total</u>	Transitional Height	Height
RC1A	Up to 4.65:1	Within 25' of Property Line Stepback at 45° originating at 30' in height	2 stories or 22' increase
RC1B	Up to 6.75:1		2 stories or 22' increase
RC2	Up to 3.75:1		2 stories or 22' increase
RC3	Up to 3.75:1		No Increase

Note: this table is included for informational and illustrative purposes only.

3. **Development Standards.** A Project using incentives from Section II-4.C.2 must comply with the following development standards:
  - (a) The PAOAS shall be provided as a contiguous space on the ground level of the project site and be directly accessible from the public right-of-way.
  - (b) The PAOAS shall have a minimum area of 400 square feet with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area.
  - (c) The PAOAS shall be open to the sky and have no structures that project into the common open space area, except as provided in LAMC Section 12.22 C.20(b).
  - (d) The PAOAS shall be open to the general public, at no cost, at least during the hours between sunrise and sunset 7 days a week.
  - (e) Building Façades that abut the PAOAS and are on the same level shall be at least 50 percent transparent. Blank walls associated with the Project, adjacent to and on the same floor level of the PAOAS shall not exceed 30 feet in width.
  - (f) The Project shall provide at least one covered public restroom within, adjacent to, or directly accessible from the PAOAS. Up to 400 square feet of public restroom square footage may be counted toward the required PAOAS. Public restrooms shall be made available during the operational hours of the PAOAS and shall not necessitate the need to



enter secured or otherwise publicly inaccessible spaces. Signage viewable from within the PAOAS shall indicate that the restroom is available for public use.

- (g) The Project shall provide at least one of the amenity options listed below, which shall occupy a minimum of 400 square feet with no horizontal dimension smaller than 15 feet, within or adjacent to the PAOAS:
  - (i) Outdoor exercise equipment available for public use,
  - (ii) Sport courts available for public use,
  - (iii) Dog run available for public use,
  - (iv) Children’s play area available for public use,
  - (v) Community garden available for public use, or
  - (vi) Enriched seating areas available for public use.
- (h) A minimum of 25 percent of the PAOAS area shall be planted with live ground cover, shrubs or trees. The planters, shrubs or trees shall be permanent and be at least 30 inches in depth; and lawn or ground cover shall have a soil depth of at least 12 inches. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.
- (i) At least one 24-inch box tree for every 500 square feet of PAOAS shall be provided on-site and may include street trees in the parkway. Palm trees cannot be used to fulfill the tree requirement.
- (j) At least 30 percent of the PAOAS shall be shaded. Shading percentage shall be calculated based on the shadow cast of a mature tree.
- (k) The PAOAS shall be unenclosed during hours of operation, and at minimum shall have a gate that is latched open during hours of operation. Any fencing that encloses the PAOAS shall be transparent.
- (l) For every 400 square feet of PAOAS, two (2) permanent or movable seats shall be provided. Two (2) linear feet of bench or seat wall are counted as one (1) seat. Seats are required to be at least 18 inches deep and between 16 and 20 inches in height.
- (m) Mechanical and utility equipment shall not be located within a PAOAS.
- (n) Signs of at least 16 inches by 20 inches shall be posted at every entrance to the PAOAS and shall contain at a minimum the following information:
  - (i) “Publicly Accessible Outdoor Space”, indicating the PAOAS type and that the space is open to the public;
  - (ii) Hours of operation in compliance with the requirements in Paragraph (e), above;
  - (iii) The required amenities provided;

- (iv) Address of the site;
- (v) Name and contact information for the owner or manager of the site; and
- (vi) Instructions to call 311 in the case of questions or complaints.

**D. CPIO Additional Affordable Housing Linkage Fee Projects.**

**1. Requirements.** A Project that meets all of the following requirements shall be eligible for the CPIO Bonus Incentives in Section II-4.D.2:

- (a) **Non-Residential Uses.** The Project is entirely comprised of Non-Residential Uses.
- (b) **CPIO Additional Affordable Housing Fee Payment.** Prior to the issuance of a building permit, the applicant shall pay a CPIO Additional Affordable Housing Fee in an amount calculated in Paragraph (c), below. Any fees paid under this Paragraph shall be placed in the trust fund created under Los Angeles Administrative Code Section 5.522 and may be used for any purpose authorized for monies in that trust fund.
- (c) **CPIO Additional Affordable Housing Fee Amount.** The CPIO Additional Affordable Housing Fee shall be calculated as the amount of additional floor area (in square feet) above the Base FAR in the Project devoted to the uses described in the CPIO Additional Affordable Housing Fee Schedule below, as determined by the Director, multiplied by the amount of the applicable fee for that use, as found in the most recent CPIO Additional Affordable Housing Fee schedule, as maintained by City Planning, at the time the building permit for the Project is issued. The CPIO Additional Affordable Housing Fee shall be consistent with the “high feasible fee” in the “High Market Zone” in the Los Angeles Affordable Housing Linkage Fee Nexus Study (attached as Appendix B), which may be adjusted by the latest price index as provided the Study, minus the current Linkage Fee for non-residential projects.

*Example of the CPIO Additional Affordable Housing Fee Schedule  
(from June 29, 2023)*

Type of Use	Fee per Square-Foot
Office	\$33.00
Retail	\$27.00
Hotel	\$24.00
Industrial	\$17.00
Warehouse	\$24.00

- (d) **Conversion to a Residential Use.** Any Project that utilizes this CPIO Bonus Incentive shall be prohibited from converting existing floor area to a Residential Use or in any manner adding a Residential Use to the property unless the entire Project and property comply with the provisions of Sections II-4.A or II-4.B (whichever is applicable), including the minimum number of residential units, the minimum number of affordable units, and the amount and distribution of the floor area.

**2. CPIO Bonus Incentives.** A Project that meets all of the requirements in Section II-4.D.1 shall be granted all of the following CPIO Bonus Incentives:

- (a) **FAR.** An increase in the maximum allowable floor area in square feet equal to the CPIO Additional Affordable Housing Linkage Fee payment, up to the following maximum FAR:
  - (i) In the **RC1A Subarea**, the maximum total FAR is 4.65:1.
  - (ii) In the **RC1B Subarea**, the maximum total FAR is 6.75:1.
  - (iii) In the **RC2 or RC3 Subareas**, the maximum total FAR is 3.75.
- (b) **Height Increase.** A Project shall be permitted the following increases in the maximum allowable height. The allowable increase in height shall be applicable over the entire Project site regardless of the number of underlying height limits, except that no height increase shall be permitted within the RC3 or Character Residential Subareas.

In the **RC1A, RC1B, or RC2 Subareas**, this height increase shall permit a maximum of two (2) additional stories up to 22 feet, except if the Project is located on a lot with a height limit of 45 feet or less, any height increases over 11 feet shall be stepped-back at least 15 feet from the Façade of the Ground Floor of the building located along any non-alley street frontage.

- (c) **Transitional Height.** Within the first 25 feet of the property line that is shared with an “RD” Restricted Density Multiple Dwelling Zone or more restrictive zone, the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 30 feet above grade at the property line of the adjoining lot in the more restrictive zone.

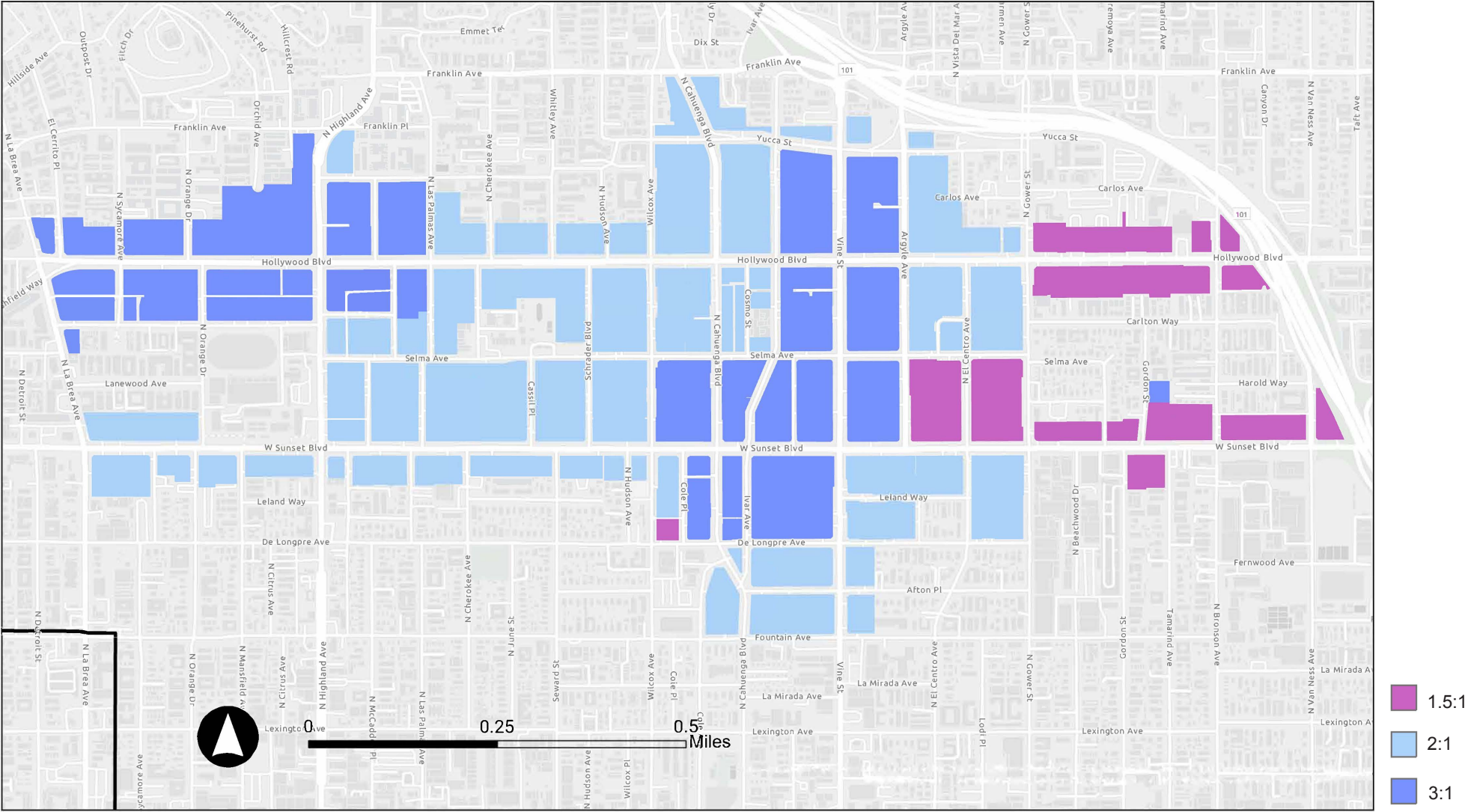
**3. Procedures.**

- (a) **Assignment of Fees.** In calculating the CPIO Additional Affordable Housing Linkage Fee amount, if a Project includes a mix of use, as described above, those uses with the highest fees will be accounted for first until all the bonus floor area is accounted for.
- (b) **Change of Use.** When any part of a Project which utilizes the CPIO Bonus Incentives in this Subsection D seeks a change of use to another use with a

higher CPIO Additional Affordable Housing Linkage Fee, as described above, the Project shall comply with Section II-4.D.1, until all of the bonus floor area is accounted for, except that the payment of any previous fees for the existing use, pursuant to this Subsection D, shall be credited.

# Figure II-2: Regional Center Base FAR

The map below indicates the Regional Center Base FAR allowed under the CPIO District. Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.



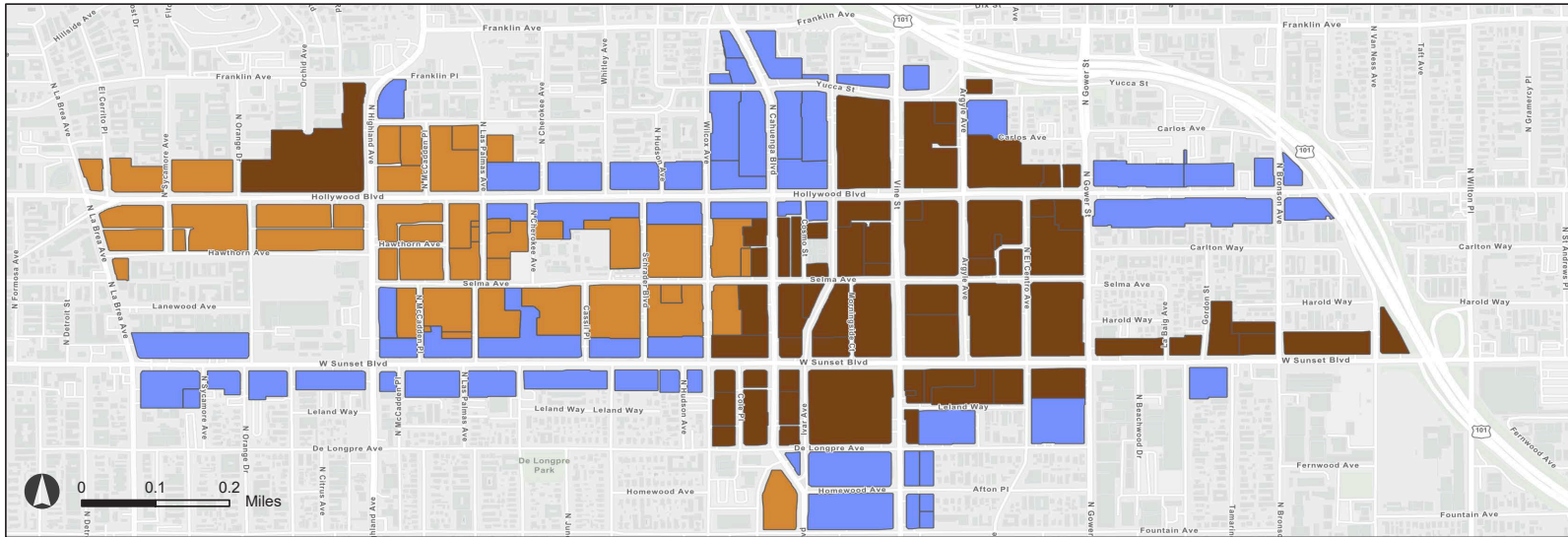
Note: This map is for informational and illustrative purposes only.

# Figure II-3: Regional Center Bonus FAR

The maps below indicate the Regional Center Bonus FAR allowed under the CPIO District.

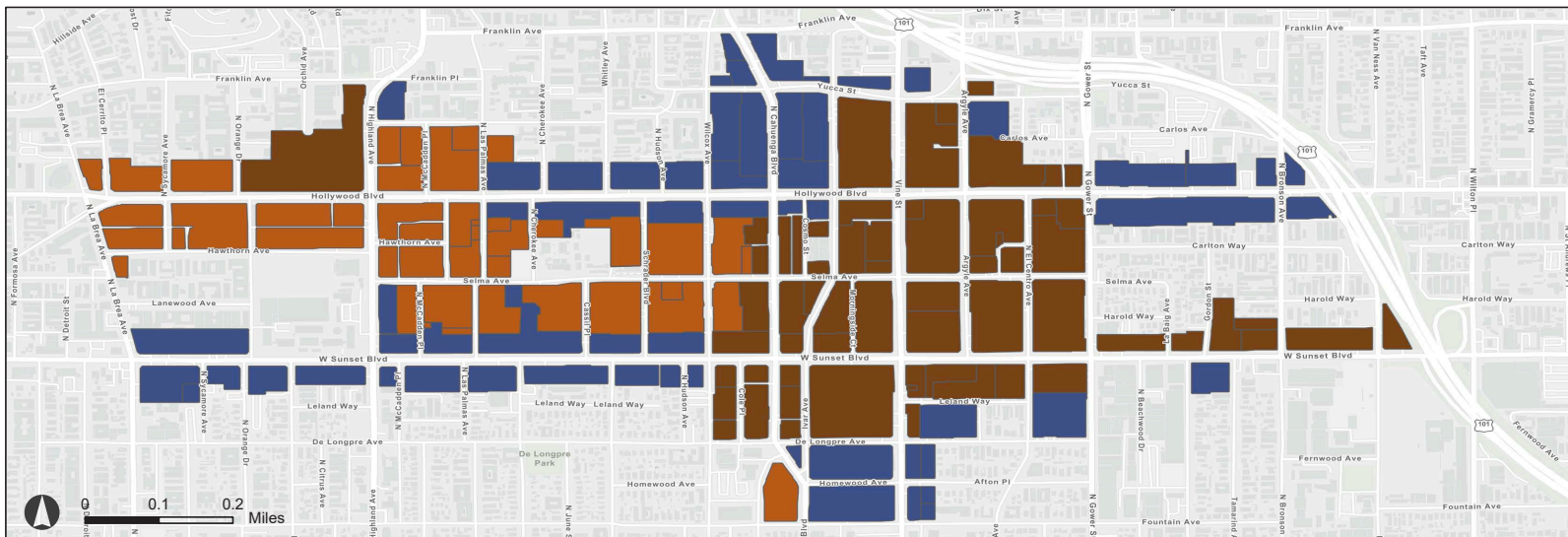
Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

**CPIO  
Mixed  
Income  
Bonus**



- 3:1
- 4.5:1
- 6.75:1

**100%  
Affordable  
Housing  
and  
Non-  
Residential  
Bonus**



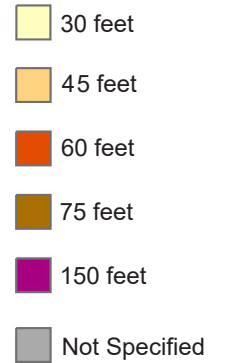
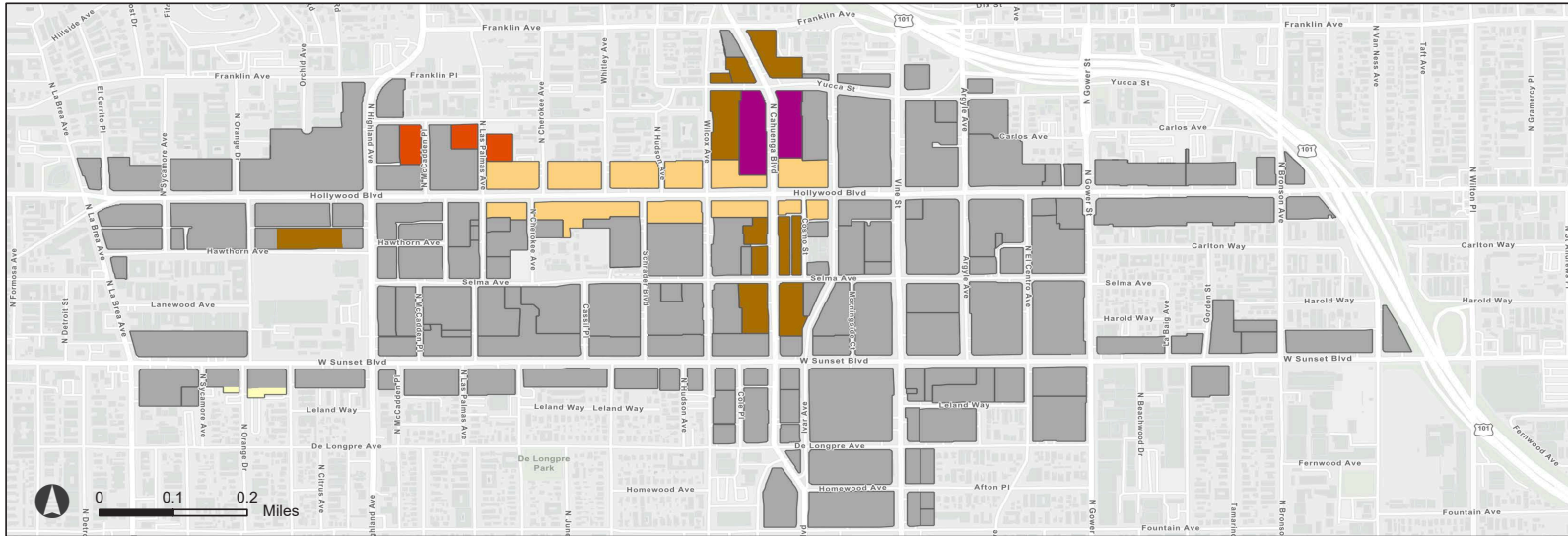
- 3.75:1
- 4.65:1
- 6.75:1

Note: These maps are for informational and illustrative purposes only.

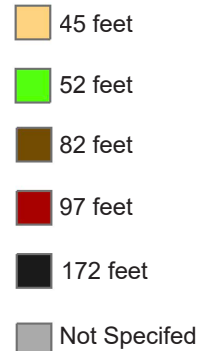
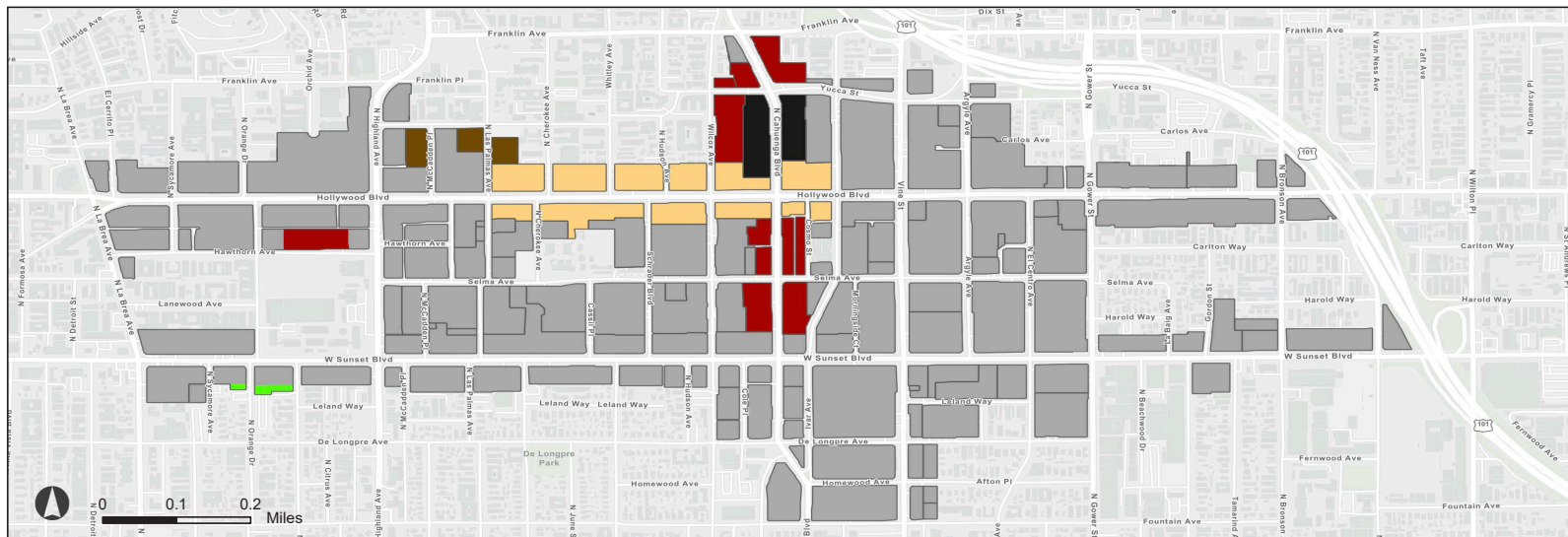
# Figure II-4: Regional Center Base Height and Bonus

The maps below indicate the Regional Center Base Height and Bonus Height allowed under the CPIO District. Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

Base



Bonus



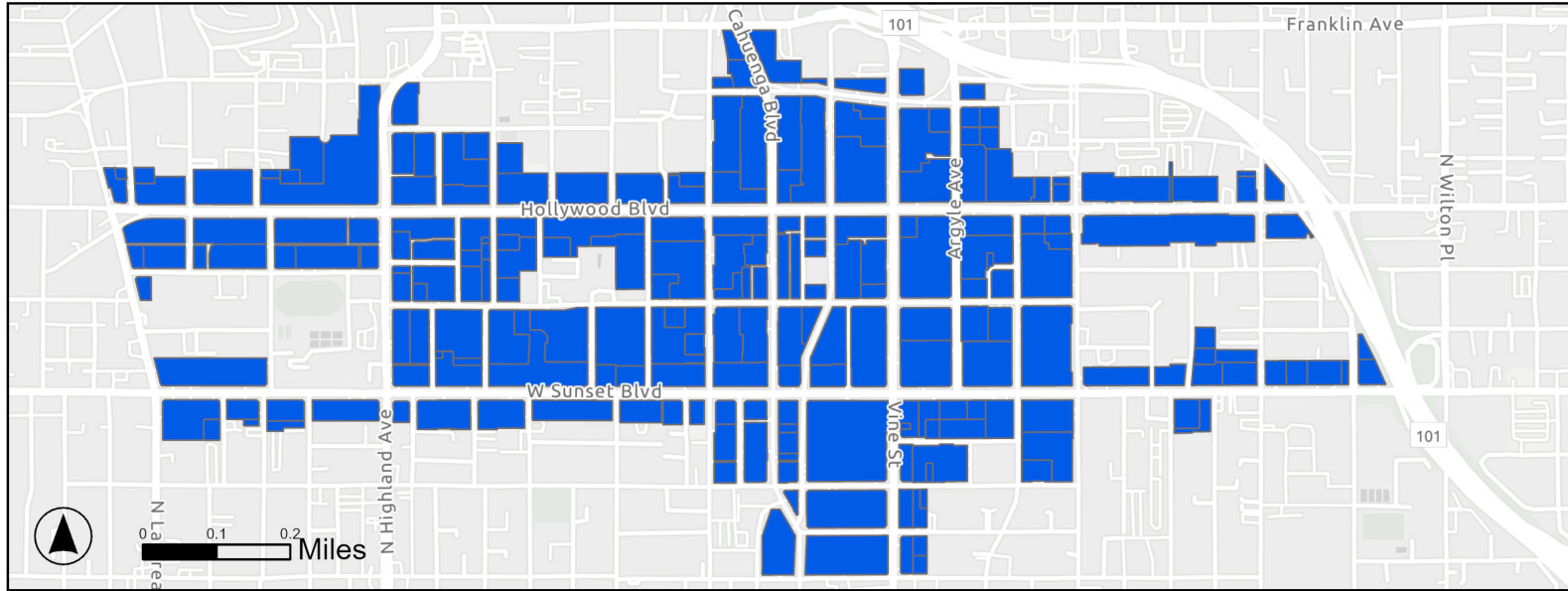
Note: These maps are for informational and illustrative purposes only.

# Figure II-5: Regional Center Base Density and Bonus

The maps below indicate the Regional Center Base Density and Bonus Density allowed under the CPIO District.

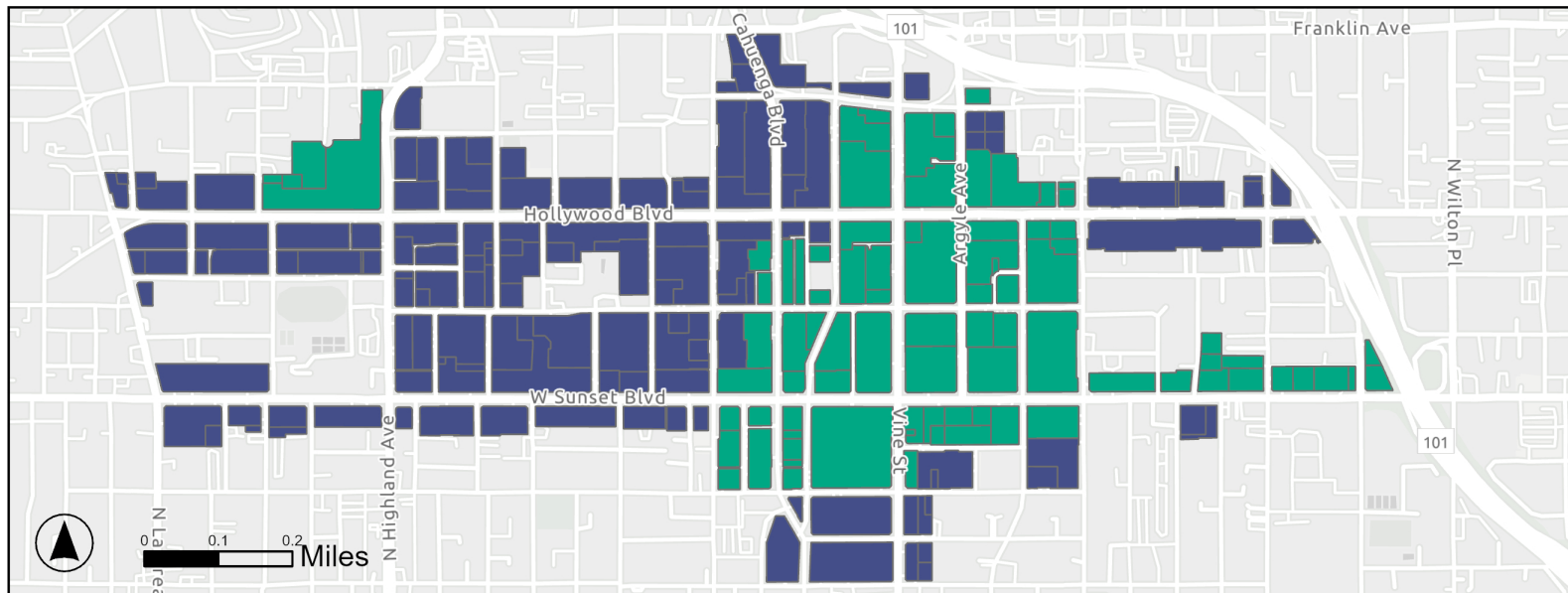
Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

Base



■ 1/400

Bonus



■ Up to 1/200 for 100% Residential Projects.  
Up to 1/115 for Mixed-use Projects.

■ Density limited by FAR

Note: These maps are for informational and illustrative purposes only.



## Section II-5. DEVELOPMENT STANDARDS

All Projects in the Regional Center Subareas shall comply with the following development standards:

- A. **Ground Floor Elevation.** The Project shall have a finished Ground Floor elevation located within three feet above or below the existing curb level.
- B. **Ground Floor Height.** The Project Ground Floor shall have a minimum floor to ceiling height of 14 feet.
- C. **Transitional Height.** A Project on a property that shares a property line with an “RD” Restricted Density Multiple Dwelling Zone or more restrictive zone, within the first 25 feet of the property line that is shared with an “RD” zone or more restrictive zone, the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone.
- D. **Street Wall and Active Floor Area.** All street fronting Façades of a Project shall comply with the following:
  - 1. Buildings shall be sited so that 100 percent of each street fronting Façade length is located within five feet of the Primary Lot Line.
  - 2. The Ground Floor shall incorporate Active Floor Area along 100 percent of the lot width of the Primary Lot Line to a depth of at least 25 feet. Areas used for vehicular access, pedestrian access, Landscape Amenity Space, or Pedestrian Amenity Space are exempt from this requirement.
  - 3. For the purpose of meeting the 100 percent street wall requirement, a Paseo, Arcade, Landscape Amenity Space, Pedestrian Amenity Space, or PAOAS, no more than 15 percent of the lot width, shall qualify as street fronting Façade.
  - 4. A recessed entry located no more than 15 feet from the setback line qualifies as Façade for the purpose of meeting the 100 percent street wall requirement. The recessed entry may not exceed nine feet in width.
- E. **Building Breaks.** A Project site with a frontage of more than 200 feet in width shall provide Building Breaks for each 200 feet or less of building width by either providing a minimum 15-foot wide by 15-foot deep Building Break. No structure shall encroach into the Building Break except for projections allowed pursuant to LAMC Section 12.22 C.20(b).
- F. **Pedestrian Access.** Each building shall have at least one Street-Oriented Entrance that provides access to the Primary Lot Line. A Street-Oriented Entrance or a Landscape Amenity Space shall occur once every 75 feet and shall be no more than three feet above or below the adjacent sidewalk grade. For a non-residential Project, a Street-Oriented Entrance shall be accessible during business hours.

- G. Transparency.** Except for any portion of a Façade occupied with Ground Floor residential dwelling units, Façades located along street frontages shall comply with the following:
1. Transparent glazing shall occupy a minimum of 50 percent of the Ground Floor Façade, and a minimum of 30 percent of the upper story Façades along street frontages.
  2. Glass as part of the Façade shall be no more reflective than necessary to comply with the Green Building Code or other state or local requirement.
- H. Surface Parking.** New stand-alone surface parking lots shall be prohibited. Surface parking lots for on-site uses shall not be located between a new building and the Primary Lot Line. Where surface parking lots abut public streets that are not the Primary Frontage, a landscape buffer of a minimum of three feet in depth shall be provided between the property line and the subject surface parking.
- I. Parking Structures.** Parking structures within buildings or stand-alone structures shall comply with the following requirements:
1. **Ground Floor Screening.** Parking, loading, storage, and mechanical equipment areas located on the ground level within buildings, including stand-alone parking structures, shall be buffered with Active Floor Area with a minimum depth of 25 feet between the parking, storage, loading or mechanical equipment area and the Façades fronting a public right-of-way, except for necessary access pathways and driveways. Alley-facing Façades are exempt from this requirement.
  2. **Upper Floor Screening.** All parking, loading, or vehicular circulation areas located above the Ground Floor shall be screened with materials that are substantially similar in appearance and application to those used on the Active Floor Area portions of the building. Open screening materials such as perforated metal, mesh, or landscape trellis, may not be used to satisfy this requirement.
  3. **Adaptability.** All parking, loading, or vehicular circulations shall be constructed so as to be adaptable to habitable floor area with respect to flat floors, floor to ceiling height.
- J. Alleys.** Loading, service and mechanical areas that require access from a public right-of-way shall provide access from alleys where available, or from non-Primary Frontages, where available, and where alleys are not present.
- K. Driveways and Vehicular Access.** Vehicular access to off-street parking and loading areas shall not be provided from the Primary Frontage, unless determined infeasible by the Director, in consultation with the LADOT. Each driveway shall not exceed the minimum width required by LADOT. Multiple driveways located along

the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from each other as part of the same project unless the Director determines such a distance is infeasible to provide access off the Primary Frontage.

- L. **Architectural Feature Height.** An Architectural Feature may exceed the allowable maximum height, including the maximum height granted through any CPIO Bonus or any incentive given under LAMC Section 12.22 A.25, by up to 20 percent.
- M. **Landscape Buffer.** A five-foot landscape buffer, inclusive of all required setbacks, shall be provided between the Project site and any abutting lot zoned “RD1.5” Restricted Density Multiple Dwelling Zone or a more restrictive zone. Landscaping that is drought tolerant, evergreen, and capable of growing to a height of 10 feet shall be utilized, and a decorative masonry wall a minimum of six feet and a maximum of eight feet in height shall be constructed along any property line shared with an abutting lot zoned “RD1.5” Restricted Density Multiple Dwelling Zone or a more restrictive zone.
- N. **Parking for Change of Use.** No additional off-street automobile parking shall be required when a change of use is made within an existing Commercial Tenant Space.

## **Section II-6. HOLLYWOOD BOULEVARD COMMERCIAL AND ENTERTAINMENT DISTRICT DEVELOPMENT STANDARDS**

In addition to the Development Standards enumerated in Section II-5, the following Development Standards specifically apply to all street frontages of parcels within the Hollywood Boulevard Commercial and Entertainment District, listed on the National Register of Historic Places, as shown on Figure II-6, to preserve historic design features and maintain design compatibility. Wherever the standards of Section II-5 are in conflict with the standards of Section II-6, the Section II-6 standards shall apply.

- A. **Ground Floor Height.** The Project Ground Floor shall have a minimum floor to ceiling height of 16 feet.
- B. **Storefront Bays.** The Project shall comply with the following Storefront Bay requirements:
  - 1. A regular pattern of Storefront Bays shall be provided in intervals of at least 10 feet and at most 30 feet, for at least 75 percent of the applicable ground-floor Primary Frontage. For purposes of measuring the width of each Storefront Bay, include half of the width of the Surround when this is shared with an adjoining Storefront Bay as part of the same Project.
    - (a) The Surround shall step out a minimum depth of 18 inches from the storefront window surface, and frame the Storefront Bay with vertical bands (column, pilaster, etc.) and a header at least two (2) feet in width. The header shall be either a round arch, segmental arch, pointed arch, or a horizontal band. A Storefront Bay shall be a minimum of 12 feet

in height from the finished grade at the sidewalk to the top of the Surround.

- (b) The Bulkhead shall span the distance between vertical Surround elements, except where doors are utilized, and shall be a minimum height of 18 inches and a maximum height of 42 inches in height as measured from the adjacent grade. The Bulkhead's outer surface shall be stepped out at least six inches in front of the storefront window surface.

**C. Transparency.** All Projects shall comply with the following transparency regulations:

1. Along the Primary Frontage, transparent glazing shall occupy a minimum of 50 percent and a maximum of 80 percent of the Ground Floor elevation, and a minimum of 30 percent and a maximum 80 percent of the upper story Façades. For all other street frontages, transparent glazing shall occupy a minimum of 50 percent of the Ground Floor elevation, and a minimum of 30 percent of the upper story Façades.
2. All window surfaces not included within a Storefront Bay, inclusive of all floors of a building, shall be recessed a minimum of three inches.

**D. Security Devices.** All Projects shall comply with the below security device regulations.

1. Interior roll-down doors and security grilles are permitted only if they are all of the following:
  - (a) At least 75 percent transparent (open);
  - (b) Retractable;
  - (c) Integrated into the building;
  - (d) Designed to be fully concealed from public view during business hours; and
  - (e) Do not detract from or obscure character defining features, as determined by OHR.
2. Exterior security devices are prohibited, including but not limited to the following:
  - (a) Permanently affixed exterior security grilles or bars;
  - (b) Exterior accordion (or scissor) gates; and
  - (c) Exterior roll-down doors or grilles.



## **CHAPTER III – CORRIDORS SUBAREAS**

### **CORRIDORS SUBAREAS**

- Corridor 1
- Corridor 2

### **OVERVIEW**

Corridors Subareas Corridor 1 and Corridor 2 foster continued investment along major commercial corridors generally served by transit, including bus lines. Along these corridors, such as Santa Monica Boulevard, the Corridor Subareas seek to improve the function and design of neighborhoods by enhancing the pedestrian experience and encouraging CPIO Mixed-Income Projects and CPIO 100 Percent Affordable Housing Projects.

The intent of the supplemental development regulations in this Chapter is to provide for well-designed, pedestrian-oriented projects that are appropriate to the scale and context of each specific transit neighborhood, as well as incentivize 100 percent affordable housing and mixed-income housing projects to be built near transit. All Projects within the Corridors Subareas (see Figure III-1) shall comply with the applicable supplemental development regulations in this Chapter III.


# Figure III-1: CPIO Corridors Subareas

### Metro Rail System

 Metro B Line Station

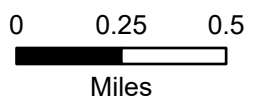
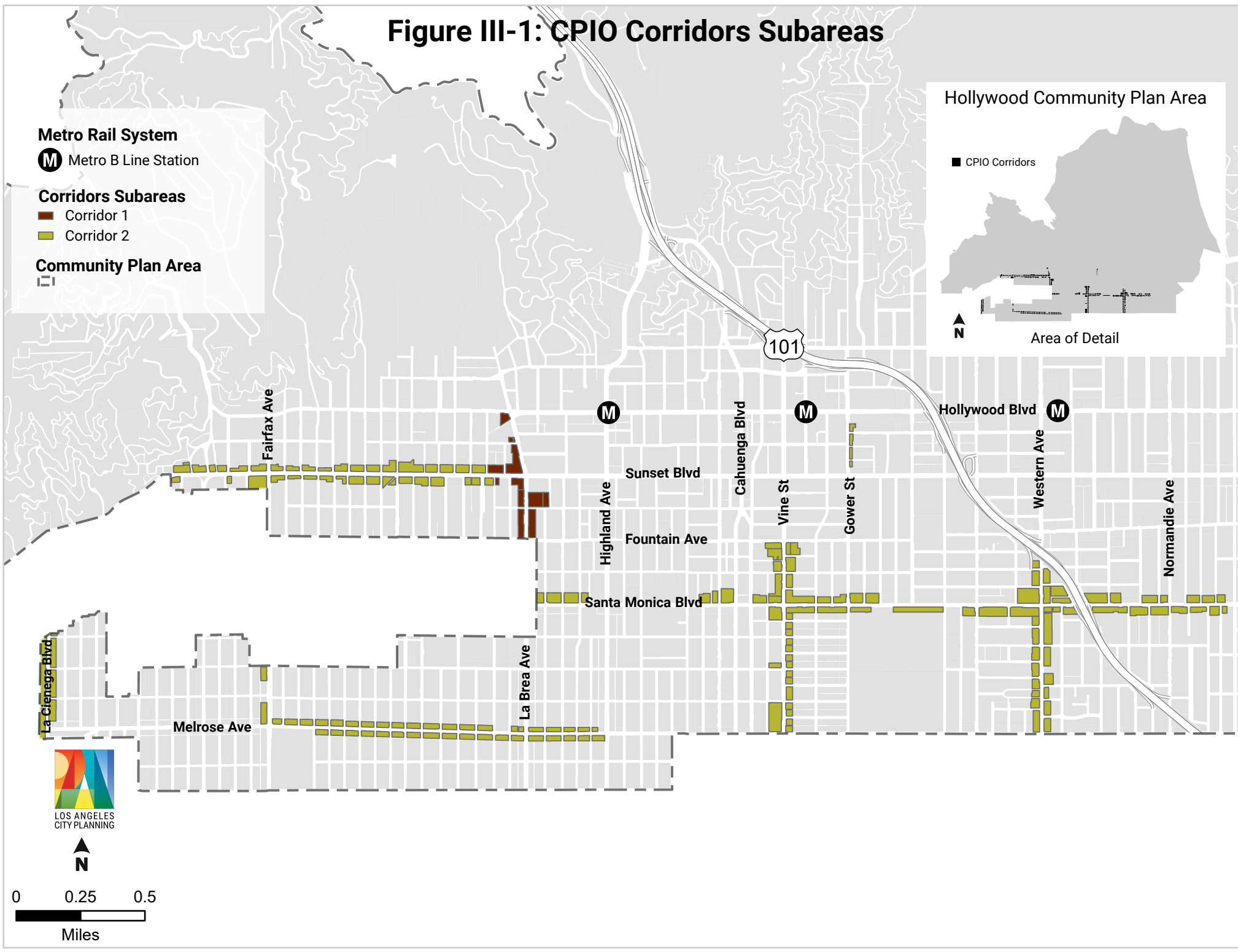
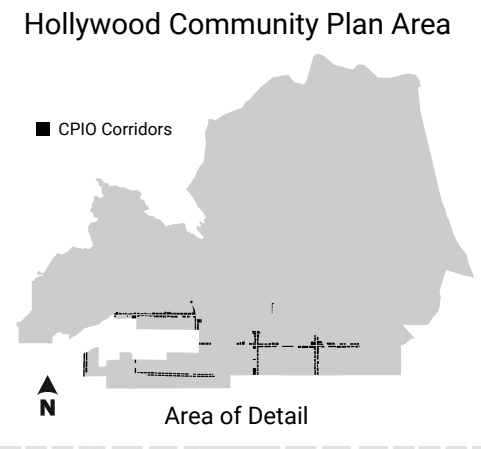
### Corridors Subareas

 Corridor 1

 Corridor 2

### Community Plan Area





### **Section III-1. CONDITIONAL USE PERMIT**

- A.** In addition to applicable CPIO District provisions, properties in the Corridor 2 Subarea located on Melrose Avenue between Fairfax Avenue and Highland Avenue that exceed any individual Ground Floor Commercial Tenant Size of over 5,000 square feet, shall first obtain a Class 2 Conditional Use Permit pursuant to LAMC Chapter 1A, Section 13B.2.2. W.

### **Section III-2. CORRIDORS SUBAREA COMMUNITY BENEFITS PROGRAM**

A Project in the Corridor 1 and Corridor 2 Subareas may obtain CPIO Bonus Incentives and Additional Incentives for CPIO Mixed-Income Housing Projects and CPIO 100 Percent Affordable Housing Projects subject to the following regulations:

#### **A. CPIO Mixed-Income Housing Projects.**

- 1. Requirements.** A Project which meets all of the following requirements shall be granted the CPIO Bonus Incentives in Section III-2.A.2 and shall be eligible for the Additional Incentives in Section III.2.A.3:
  - (a) Minimum Number of Residential Units.** The Project provides at least five (5) residential units.
  - (b) Minimum Number of Restricted Affordable Units.** The Project provides Restricted Affordable Units at one of the following minimum percentages, depending on income category. The minimum number of Restricted Affordable Units shall be based on the minimum percentages described below, and calculated upon the total number of units in the final Project.
    - (i) Corridor 1 and Corridor 2 Subareas:**
      - 1) 11 percent for Extremely Low Income Households.
      - 2) 15 percent for Very Low Income Households.
      - 3) 25 percent for Lower Income Households.



2. **CPIO Bonus Incentives.** A Project that meets all of the requirements in Section III-2.A.1 shall be granted all of the following CPIO Bonus Incentives:
- (a) **FAR.** The FAR shall be as follows, provided the additional FAR is utilized only by Residential Uses:
    - (i) In the **Corridor 1 Subarea**, the maximum total FAR is 3.75:1.
    - (ii) In the **Corridor 2 Subarea**, the maximum total FAR is 3:1.
  - (b) **Residential Density.** The residential density may be up to 1 unit per each 275 square feet of lot area.
  - (c) **Parking Reduction.** Parking reductions or exemptions shall apply as follows:
    - (i) For **Residential Uses**, parking may be reduced to 0.5 spaces per each residential unit (not limited to the restricted units), inclusive of handicapped and guest parking.
    - (ii) For **non-Residential Uses**, up to 30 percent reduction of the required parking is allowed.

**TABLE III-1: CORRIDORS CPIO BONUS INCENTIVES**

CPIO Subarea	Affordability %	CPIO Bonus Incentives			
		Density	FAR <u>total</u>	Non-Residential Parking	Residential Parking
Corridor 1	11% ELI, or 15% VL, or 25% Lower*	1/275	Up to 3.75:1	30% Reduction	0.5 spaces per unit
Corridor 2		1/275	Up to 3:1		

Note: this table is included for informational and illustrative purposes only.

\*See definitions.

Density: for example, 1/275 refers to 1 dwelling unit per 275 square feet of lot area.

**3. Additional Incentives.** In addition to CPIO Bonus Incentives, a Project that meets all of the requirements in Section III-2.A.1, may be granted Additional Incentive(s) as provided in this Subdivision 3.

(a) **Requirements.** A Project that provides Restricted Affordable Units consistent with this Paragraph shall be granted up to three Additional Incentive(s) from the menu of Additional Incentives in Paragraph (b), below, as follows:

(i) One Additional Incentive shall be granted for a Project that includes at least four (4) percent of the Base units for Extremely Low Income Households, or at least five (5) percent of the Base units for Very Low Income Households, or at least 10 percent of the Base units for Lower Income Households.

(ii) Two Additional Incentives shall be granted for a Project that includes at least seven (7) percent of the Base units for Extremely Low Income Households, or at least 10 percent of the Base units for Very Low Income Households, or at least 20 percent of the Base units for Lower Income Households.

(iii) Three additional incentives shall be granted for a Project that includes at least eleven (11) percent of the Base units for Extremely Low Income Households, or at least 15 percent of the Base units for Very Low Income Households, or at least 30 percent of the Base units for Lower Income Households.

(b) **Menu of Additional Incentives.** A Project granted Additional Incentive(s) under Paragraph (a), above, may use incentives from the following list:

(i) **Commercial Zone Setback.** A Project in any commercial zone may use the yard requirements for the “RAS3”

Residential/Accessory Services Zone in LAMC Section 12.10.5 C.

- (ii) **Residential Zone Side and Rear Yard Setback.** The Project may decrease the required width or depth of any two individual yards or setbacks up to 30 percent except along any property line that abuts a property zoned “R1” One-Family Zone or a more restrictive zone.
- (iii) **Lot Width.** The lot width may be decreased up to 25 percent.
- (iv) **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.** A Project may average and permit the floor area, density, open space, and commercial and residential parking over the Project site, and permit vehicular access from a less restrictive zone to a more restrictive zone, provided the following is met:
  - 1) If a portion of the Project is located in the RC3 or the Character Residential Subareas, the floor area within those portions of the Project shall not exceed the maximum floor area permitted under the applicable CPIO Community Benefits Program where that portion of the Project is located; and
  - 2) After obtaining this incentive, no further lot line adjustment or subdivision of the Project site shall be permitted.
- (v) **Density Calculation.** Density may be calculated pursuant to LAMC Section 12.22 A.25(f)(7).
- (vi) **Ground Floor Height.** The Project is exempt from the Ground Floor height requirement in Section III-3.
- (vii) **Height.** A Project shall be permitted the following increases in the maximum allowable height. The allowable increase in height shall be applicable over the entire Project site regardless of the number of underlying height limits, except that no height increase shall be permitted within the RC3 or Character Residential Subareas.
  - 1) **Height Increase.** In the **Corridor 2 Subarea**, this height increase shall permit a maximum of two (2) additional stories up to 22 feet. For sites that have a 30-foot height limit, the additional two (2) stories or 22 feet height increase is permitted as long as the total building height does not exceed four (4) stories. If the Project is located on a lot with a height limit of 45 feet or less, any height increase over 11 feet shall be stepped-back at least 15 feet from the Façade of the Ground Floor of the building located along any street frontage.
  - 2) **Transitional Height.** The building height limit shall be stepped-back at a 45 degree angle as measured from

a horizontal plane originating 25 feet above grade at the property line of an adjoining lot in an “RD” Restricted Density Multiple Dwelling Zone” or a more restrictive zone.

- 3) For a Project that has a Residential Use which occupies more than 50 percent of the total floor area within a building, the applicable height increases and transitional height standards above count as one Additional Incentive.

**TABLE III-2: CORRIDORS CPIO ADDITIONAL INCENTIVES**

<b>CPIO Additional Incentives</b>						
<b>CPIO Subarea</b>	<b>Commercial Zone Setback</b>	<b>Residential Zone Rear/Side Setback</b>	<b>Lot Coverage</b>	<b>Lot Width</b>	<b>Transitional Height</b>	<b>Height</b>
<b>Corridor 1</b>	Any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5	30% decrease of two yards	35% increase	25% decrease	Stepback at 45° originating at 25' in height	N/A (height is regulated by floor area)
<b>Corridor 2</b>						2 stories or 22' increase

Note: this table is included for informational and illustrative purposes only.

**B. CPIO 100 Percent Affordable Housing Projects.** A Project using incentives in this Section III-2.B shall not use the incentives in this Section III-2.A.

1. **Requirements.** A Project that meets all of the following requirements shall be granted the CPIO Bonus Incentives in Section III-2.B.2 and the Additional Incentives in Section III-2.B.3:
  - (a) **Minimum Number of Residential Units.** The Project provides at least five (5) residential units.
  - (b) **Minimum Number of On-Ste Restricted Affordable Units.** The Project provides 100 percent of the residential units are Restricted Affordable Units, excluding any manager unit(s).
2. **CPIO Bonus Incentives.** A Project that meets the requirements in Section III-2.B.1 shall be granted all of the following CPIO Bonus Incentives:

- (a) **FAR.** The FAR shall be as follows, provided the additional FAR is utilized only by Residential Uses:
  - (i) In the **Corridor 1 Subarea**, the maximum total FAR is 4.25:1.
  - (ii) In the **Corridor 2 Subarea**, the maximum total FAR is 3.75:1.
- (b) **Residential Density.** The residential density shall be up to one (1) unit per each 275 square feet of lot area.
- (c) **Parking Reduction.** Parking reductions or exemptions shall apply as follows:
  - (i) For **Residential Uses**, no parking is required; and
  - (ii) For **non-Residential Uses**, up to 40 percent reduction of the required parking.

**3. Additional Incentives.** A Project that meets the requirements in Section III-2.B.1 shall be granted five (5) Additional Incentives from the menu of Additional Incentive(s) in Section III-2.A.3, except the residential zone side and rear yard setback incentive and height incentive, below, shall be used in lieu of those in Sections III-2.A.3(b)(ii) and III-2.A.3(b)(vii), respectively.

- (a) **Residential Zone Side and Rear Yard Setback.** The required width or dept of any two individual yards or setbacks may be decreased up to 35 percent.
- (b) **Height.** A Project shall be permitted the following increases in the maximum allowable height. The allowable increase in height shall be applicable over the entire Project site regardless of the number of underlying height limits, except that no height increase shall be permitted within the RC3 or Character Residential Subareas. The applicable height increase and transitional height standards below count as one Additional Incentive.
  - (i) **Height Increase.** In the **Corridor 2 Subarea**, this height increase shall permit a maximum of two (2) additional stories up to 22 feet. If the Project is located on a lot with a height limit of 45 feet or less, any height increases over 11 feet shall be stepped-back at least 15 feet from the Façade of the Ground Floor of the building located along any street frontage.
  - (ii) **Transitional Height.** Within the first 25 feet of the property line that is shared with an “RD” Restricted Density Multiple Dwelling Zone or a more restrictive zone, the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone.

**TABLE III-3: CORRIDORS 100 PERCENT AFFORDABLE HOUSING INCENTIVES**

CPIO Subarea	CPIO Bonus Incentives				CPIO Additional Incentives	
	Density	FAR	Non-Residential Parking Reduction	Residential Parking Reduction	Residential Zone Rear/Side Setback	Transition al Height
<b>Corridor 1</b>	1/275	Up to 4.25:1	40%	No required parking	35% decrease of two yards	For the first 25': Stepback at 45°, originating at 25'
<b>Corridor 2</b>	1/275	Up to 3.75:1	40%		35% decrease of two yards	

Note: this table is included for informational and illustrative purposes only.

*\*See definitions.*

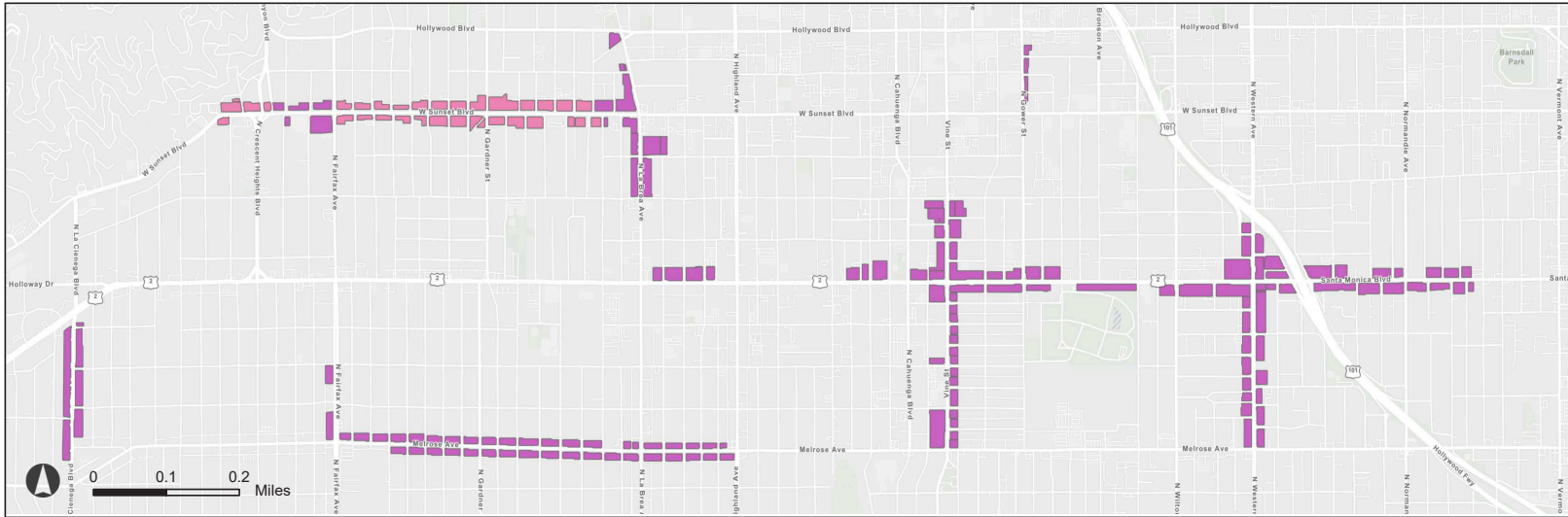
*Density: for example, 1/275 refers to 1 dwelling unit per 275 square feet of lot area.*

# Figure III-2: Corridors Base FAR and Bonus

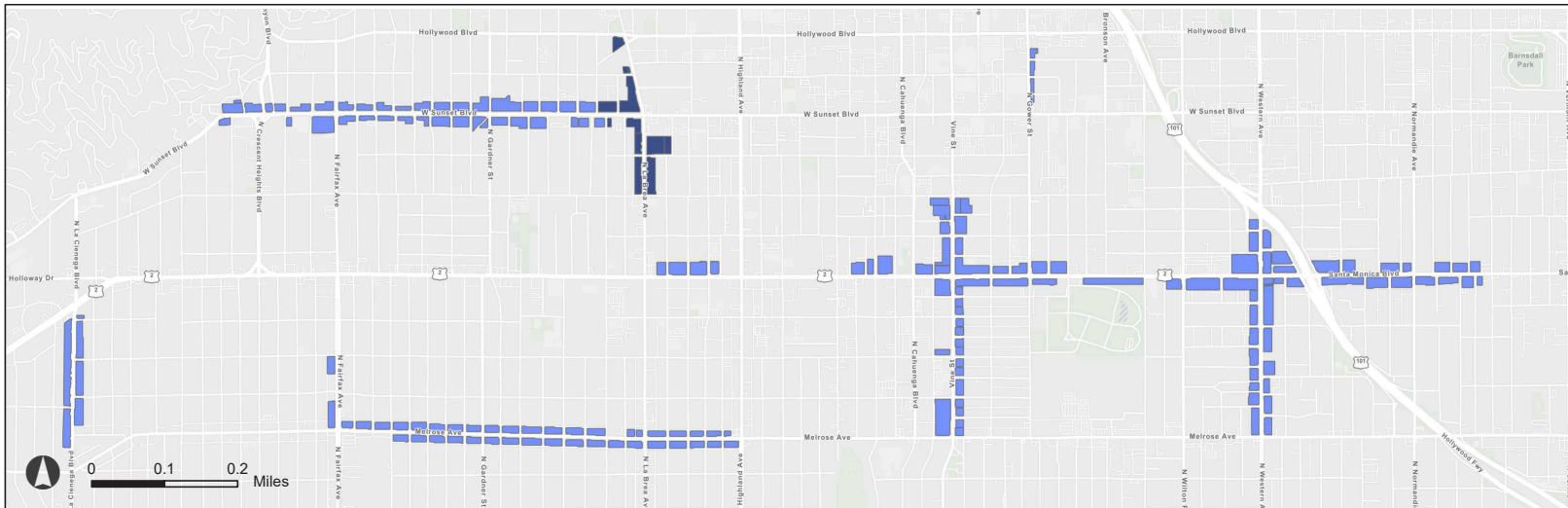
The maps below indicate the Corridors Base FAR and Bonus FAR allowed under the CPIO District.

Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

Base



Bonus

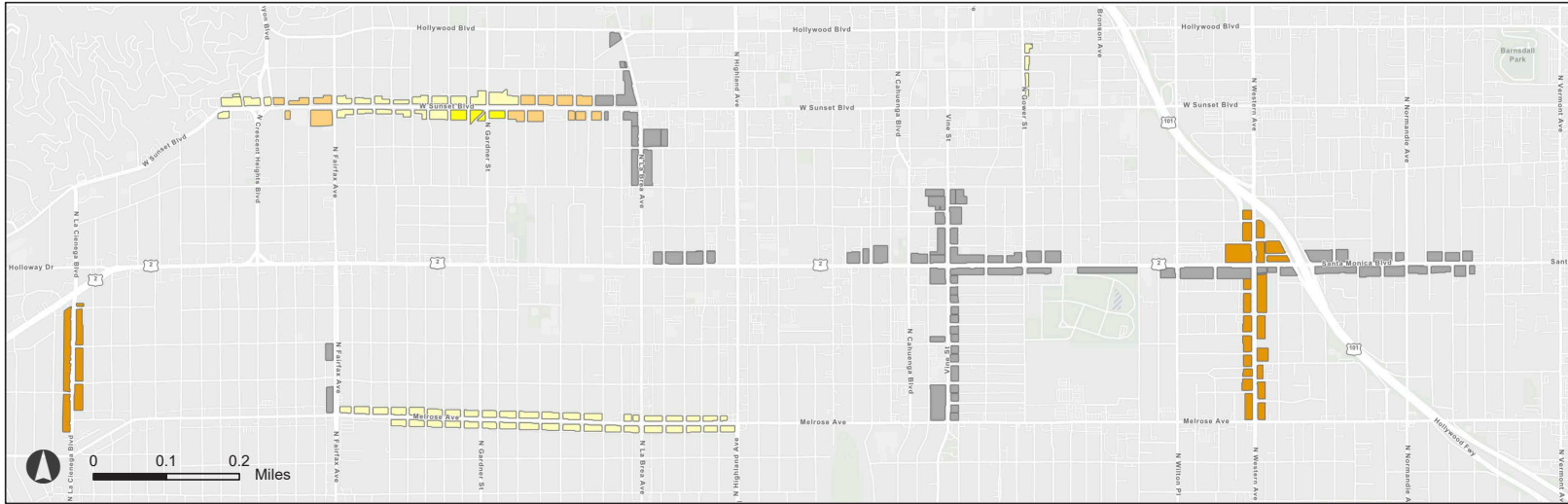


Note: These maps are for informational and illustrative purposes only.

# Figure III-3: Corridors Base Height and Bonus

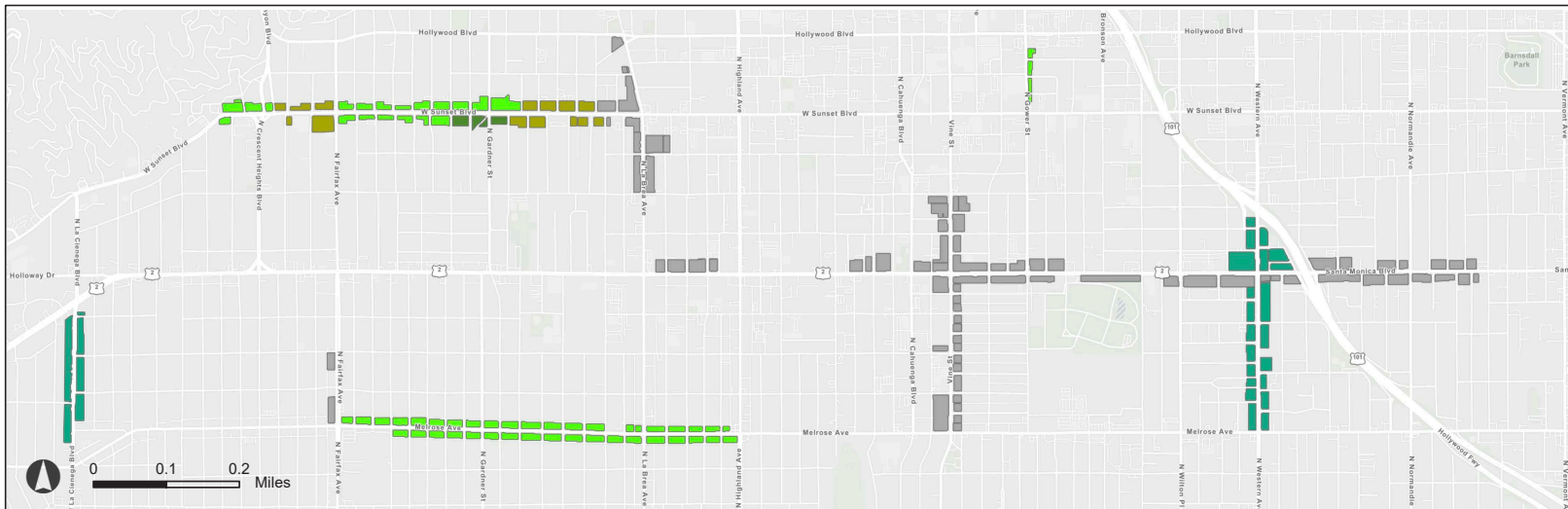
The maps below indicate the Corridors Base Height and Bonus Height allowed under the CPIO District. Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

Base



- 30 feet
- 35 feet
- 45 feet
- 50 feet
- Not Specified

Bonus



- 52 feet
- 57 feet
- 67 feet
- 72 feet
- Not Specified

Note: These maps are for informational and illustrative purposes only.



# Figure III-4: Corridors Base Density and Bonus

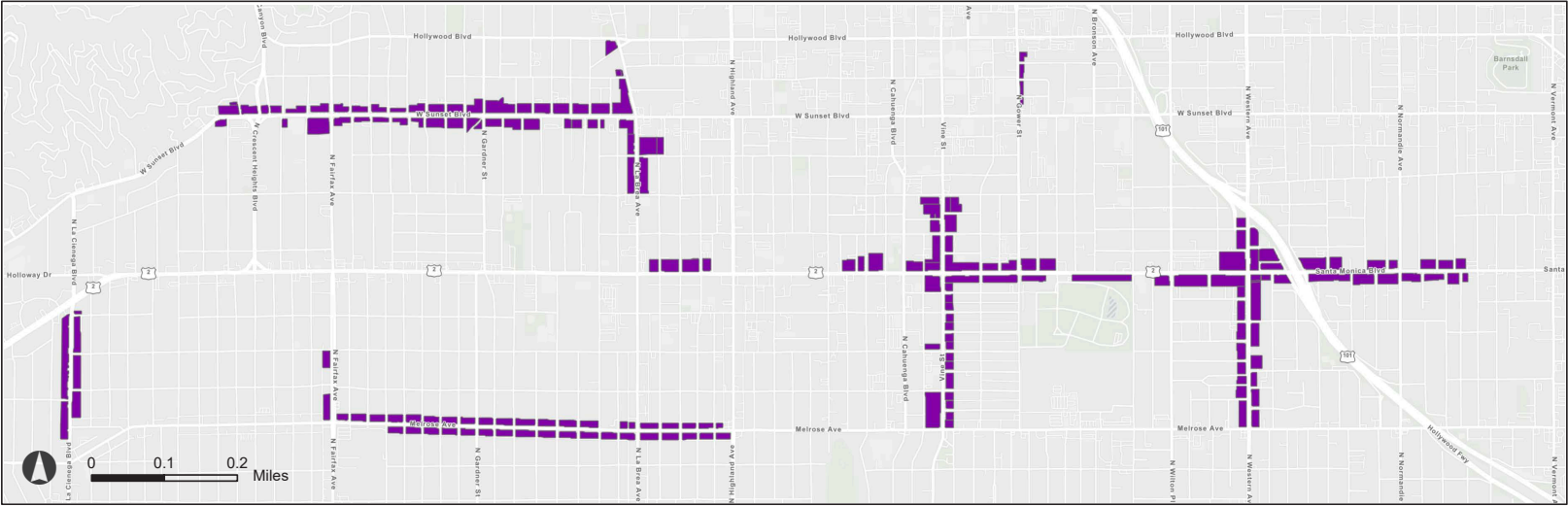
The maps below indicate the Corridors Base Density and Bonus Density allowed under the CPIO District. Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

Base



- 1/400
- 1/800

Bonus



- 1/275

Note: These maps are for informational and illustrative purposes only.

### Section III-3. DEVELOPMENT STANDARDS

All Projects in the Corridors Subareas shall comply with the following development standards:

- A. **Ground Floor Elevation and Height.** Each Project shall have a finished Ground Floor elevation located within three feet above or below the existing curb level.
- B. **Ground Floor Height.** The Project Ground Floor shall have a minimum floor to ceiling height of 14 feet.
- C. **Transitional Height.** A Project on a property that shares a property line with an “RD” Restricted Density Multiple Dwelling Zone or more restrictive zone, within the first 25 feet of the property line that is shared with an “RD” zone or more restrictive zone, the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone.
- D. **Street Wall and Active Floor Area.** All street fronting building Façades of a Project shall comply with the following:
  - 1. Buildings shall be sited so that 100 percent of each street fronting building Façade length is located within five feet of the Primary Lot Line.
  - 2. The Ground Floor shall incorporate Active Floor Area along 100 percent of the lot width of the Primary Lot Line to a depth of at least 18 feet. Areas used for vehicular access, pedestrian access, Landscape Amenity Space, or Pedestrian Amenity Space are exempt from this requirement.
  - 3. For the purpose of meeting the 100 percent street wall requirement, a Paseo, Arcade, Landscape Amenity Space, or Pedestrian Amenity Space, no more than 15 percent of the lot width, shall qualify as street fronting building Façade.
  - 4. A recessed entry located no more than 15 feet from the setback line qualifies as building Façade for the purpose of meeting the 100 percent street wall requirement. The recessed entry may not exceed nine feet in width.
- E. **Pedestrian Access.** Each Building shall have at least one Street-Oriented Entrance that provides access to the Primary Lot Line. A Street-Oriented Entrance or a Landscape Amenity Space shall occur at least once every 75 feet and shall be no more than three feet above or below the adjacent sidewalk grade. For a non-residential Project, a Street-Oriented Entrance shall be accessible during business hours.
- F. **Transparency.** Except for any portions of a Façade occupied with Ground Floor residential dwelling units, all Façades located along street frontages shall comply with the following:

1. Transparent glazing shall occupy a minimum of 50 percent of the Ground Floor Façade, and a minimum of 30 percent of the upper story Façade.
    - (a) Exception: For any Façade along Melrose Avenue between Fairfax Avenue and Highland Avenue that provides a mural or similar artwork that complies with all applicable City procedures and provisions, the Ground Floor Façade transparency requirement may be reduced to provide a minimum of 30 percent of transparent glazing.
  2. Glass as part of the Façade shall be no more reflective than necessary to comply with Green Building Code or other state or local UV requirements.
- G. Surface Parking.** New stand-alone surface parking lots shall be prohibited. Surface parking lots for on-site uses shall not be located between a new building and the Primary Lot Line. Where surface parking lots abut public streets that are not the Primary Frontage, a landscape buffer of a minimum of three feet in depth shall be provided between the property line and the subject surface parking.
- H. Parking Structures.** Parking structures within buildings or stand-alone structures shall comply with the following requirements:
1. **Ground Floor Screening.** Parking, loading, storage, and mechanical equipment areas located on the ground level within buildings, including stand-alone parking structures, shall be buffered with Active Floor Area with a minimum depth of 18 feet between the parking, storage, loading or mechanical equipment area and the Façades fronting a public right-of-way, except for necessary access pathways and driveways. Alley-facing Façades are exempt from this requirement.
  2. **Upper Floor Screening.** All parking, loading, or vehicular circulation areas located above the Ground Floor shall be screened with materials that are substantially similar in appearance and application to those used on the Active Floor Area portions of the building. Open screening materials such as perforated metal, mesh, or landscape trellis, may not be used to satisfy this requirement.
- I. Alleys.** Loading, service and mechanical areas that require access from a public right-of-way shall provide access from alleys where available, or from non-Primary Frontages, where available, and where alleys are not present.
- J. Driveways and Vehicular Access.** Vehicular access to off-street parking and loading areas shall not be provided from the Primary Frontage, unless the prohibition is determined infeasible by the Director, in consultation with LADOT. Each driveway shall not exceed the minimum width required by LADOT. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from each other as part of the same project unless the Director determines such a distance is infeasible to provide access off the Primary Frontage. The above driveways and vehicular access requirements do not apply to parcels

within the CPIO District abutting Sunset Boulevard between Marmont Lane and La Brea Avenue.

- K. Landscape Buffer.** A five-foot landscape buffer, inclusive of all required setbacks, shall be provided between the Project site and any abutting lot zoned “RD1.5” Restricted Density Multiple Dwelling Zone or a more restrictive zone. Landscaping that is drought tolerant, evergreen, and capable of growing to a height of 10 feet shall be utilized, and a decorative masonry wall a minimum of six feet and a maximum of eight feet in height shall be constructed along any property line shared with an abutting lot zoned RD1.5 or a more restrictive zone.
- L. Parking for Change of Use.** No additional off-street automobile parking shall be required when a change of use is made within an existing Commercial Tenant Space.
- M. Tenant Size.** For properties in the Corridor 2 Subarea on Melrose Avenue between Fairfax Avenue and Highland Avenue, Commercial Tenant Size of any Ground Floor restaurant or retail tenant space shall be limited to a maximum of 5,000 square feet unless the tenant space is used for art galleries, furniture and/or rug stores, or secondhand clothing store uses. Direct connections between Commercial Tenant Spaces are not permitted. A Commercial Tenant Space may have a connection to common areas and shared facilities. Any limitations on tenant size restrictions shall apply to the cumulative sum of related or successive permits that are a part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot or adjacent lots, as determined by the Director. Common areas, including corridors and shared restrooms, are exempt from size restrictions.

**CHAPTER IV- MULTI-FAMILY RESIDENTIAL SUBAREAS**

**MULTI-FAMILY RESIDENTIAL SUBAREAS**

MF1

MF2

MF3

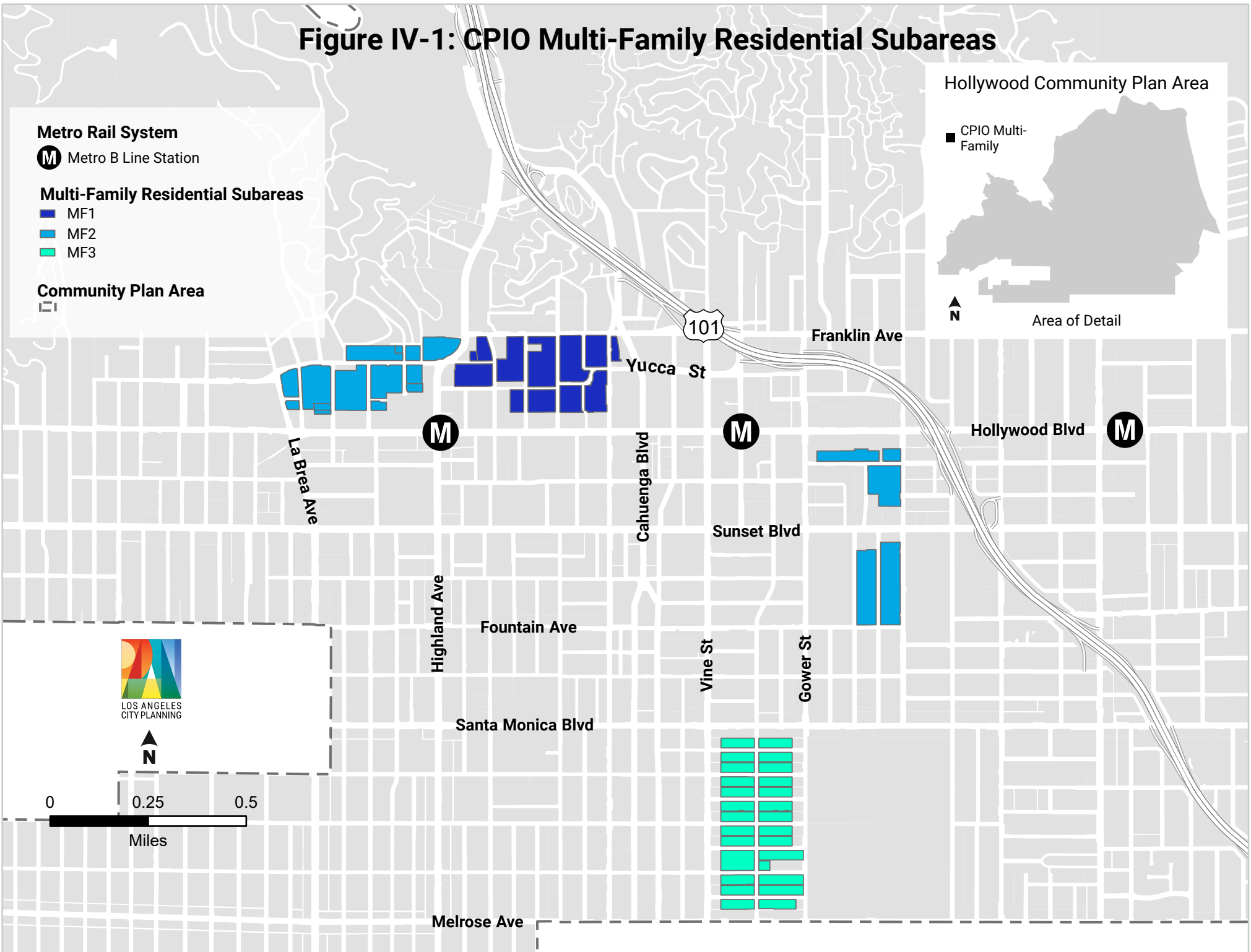
**OVERVIEW**

Multi-Family Residential Subareas MF1, MF2, and MF3 seek to identify opportunity areas in places where new housing can be built, such as near the Regional Center and major commercial and transit corridors. Residents can take advantage of living near attractions and job centers, and choose several travel options, including walking and using Metro stations and bus lines. Additionally, other areas focus on maintaining residential neighborhood stability, and guide new infill residential development to be compatible with the existing character.

Similar to the other Subareas in this CPIO District, CPIO Mixed-Income Projects and CPIO 100 Percent Affordable Housing Projects are incentivized through the establishment of a base/bonus system, wherein Projects are granted increased development rights when dwelling units are reserved for lower-income households.

All Projects within the Multi-Family Residential Subareas (see Figure IV-1) shall comply with the applicable supplemental development regulations in this Chapter IV.

# Figure IV-1: CPIO Multi-Family Residential Subareas



## Section IV-1. LAND USE REGULATIONS

- A. **Uses.** Hotel uses are prohibited in the Multi-Family Residential CPIO Subareas.
- B. **Existing Uses.** Existing uses made non-conforming by this CPIO, shall comply with LAMC Section 12.23.

## Section IV-2. MULTI-FAMILY RESIDENTIAL COMMUNITY BENEFITS PROGRAM

A Project in the Multi-Family Subareas (MF1, MF2, MF3) may obtain CPIO Bonus Incentives and Additional Incentives for CPIO Mixed-Income Housing Projects and CPIO 100 Percent Affordable Housing Projects subject to the following regulations:

### A. CPIO Mixed-Income Housing Projects.

- 1. **Requirements.** A Project which meets all of the following requirements shall be granted the CPIO Bonus Incentives in Section IV-2.A.2 and shall be eligible for the Additional Incentives in Section IV-2.A.3:
  - (a) **Minimum Number of Residential Units.** The Project provides at least five (5) residential units.
  - (b) **Minimum Number of Restricted Affordable Units.** The Project provides Restricted Affordable Units at one of the following minimum percentages, depending on income category. The minimum number of Restricted Affordable Units shall be based on the minimum percentages described below, and calculated upon the total number of units in the final project.
    - (i) 11 percent for Extremely Low Income Households.
    - (ii) 15 percent for Very Low Income Households.
    - (iii) 25 percent for Lower Income Households.
- 2. **CPIO Bonus Incentives.** A Project that meets all of the requirements in Section IV-2.A.1 shall be granted all of the following CPIO Bonus Incentives:
  - (a) **FAR.** The FAR shall be as follows, provided the additional FAR is utilized only by Residential Uses:
    - (i) In the **MF1 Subareas**, the maximum total FAR is 6:1.
    - (ii) In the **MF2 or MF3 Subareas**, the maximum total FAR is 3.75:1.
  - (b) **Residential Density.** The residential density shall be as follows:

- (i) In the **MF1 Subarea on a [Q]R5 zoned parcel**, the maximum density shall be up to 1 unit per each 275 square feet of lot area.
  - (ii) In the **MF1 Subarea on a [Q]R4 zoned parcel**, the maximum density shall be up to 1 unit per each 400 square feet of lot area.
  - (iii) In the **MF2 or MF3 Subareas**, the maximum density shall be up to 1 unit per each 400 square feet of lot area.
- (c) **Parking Reduction.** For **Residential Uses**, the maximum required parking shall be 0.5 spaces for each residential unit, inclusive of handicapped and guest parking.

**TABLE IV-1: MULTI-FAMILY CPIO BONUS INCENTIVES**

CPIO Subarea	Affordability %	CPIO Bonus Incentives		
		Density	FAR	Residential Parking Reduction
MF 1	11% ELI, or 15% VL, or 25% Lower*	1/275 for [Q]R5 parcels	Up to 6:1	0.5 spaces per unit
		1/400 for [Q]R4 parcels		
MF 2	11% ELI, or 15% VL, or 25% Lower*	1/400	Up to 3.75:1	
MF 3	11% ELI, or 15% VL, or 25% Lower*	1/400		

Note: this table is included for informational and illustrative purposes only.

\*See definitions.

Density: for example, 1/275 refers to 1 dwelling unit per 275 square feet of lot area.

- 3. Additional Incentives.** In addition to CPIO Bonus Incentives, a Project that meets all of the requirements in Section IV-2.A.1, may be granted Additional Incentive(s) as provided in this Subdivision 3.



- (a) **Requirements.** A Project that provides Restricted Affordable Units consistent with this Paragraph shall be granted Additional Incentive(s) from the menu of Additional Incentives in Paragraph (b), below, as follows:
- (i) One Additional Incentive shall be granted for a Project that includes at least four (4) percent of the Base units for Extremely Low Income Households, or at least five (5) percent of the Base units for Very Low Income Households, or at least 10 percent of the Base units for Lower Income Households.
  - (ii) Two Additional Incentives shall be granted for a Project that includes at least seven (7) percent of the Base units for Extremely Low Income Households, or at least 10 percent of the Base units for Very Low Income Households, or at least 20 percent of the Base units for Lower Income Households.
  - (iii) Three Additional Incentives shall be granted for a Project that includes at least eleven (11) percent of the Base units for Extremely Low Income Households, or at least 15 percent of the Base units for Very Low Income Households, or at least 30 percent of the Base units for Lower Income Households.
- (b) **Menu of Additional Incentives.** A Project granted Additional Incentive(s) under Paragraph (a), above, may use incentives from the following list:
- (i) **Residential Zone Side and Rear Yard Setback.** The Project may decrease the required width or depth of any two individual yards or setbacks up to 30 percent except along any property line that abuts a property zoned “R1” One-Family Zone or a more restrictive zone.
  - (ii) **Lot Coverage.** The lot coverage may be increased up to 35 percent.
  - (iii) **Lot Width.** The lot width may be decreased up to 25 percent.
  - (iv) **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.** A Project may average and permit the floor area, density, open space, and commercial and residential parking over the Project site, and permit vehicular access from a less restrictive zone to a more restrictive zone, provided the following is met:
    - 1) If a portion of the Project is located in the RC3 or the Character Residential Subareas, the floor area within those portions of the Project

shall not exceed the maximum floor area permitted under the applicable CPIO Community Benefits Program where that portion of the Project is located; and

- 2) After obtaining this incentive, no further lot line adjustment or subdivision of the Project site shall be permitted.

(v) **Density Calculation.** Density may be calculated pursuant to LAMC Section 12.22 A.25(f)(7).

(vi) **Height.** A Project shall be permitted the following increases in the maximum allowable height. The allowable increase in height shall be applicable over the entire Project site regardless of the number of underlying height limits, except that no height increase shall be permitted within the RC3 or Character Residential Subareas. The transitional height requirement is to be used in lieu of those found in LAMC Section 12.21.1 A.10, including any requirements for reduced building heights when a building is adjoining a more restrictive zone.

- 1) **Height Increase.** The height increase shall permit a maximum of two (2) additional stories up to 22 feet. A Project located on a lot within the MF2 or MF3 Subarea shall require any height increases over 11 feet to be stepped-back at least 15 feet from the Façade of the Ground Floor of the building located along any street frontage.

- 2) **Transitional Height.** Within the first 25 feet of the property line that is shared with an “RD” Restricted Density Multiple Dwelling Zone or a more restrictive zone, the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone.

- 3) For a Project that has a Residential Use which occupies more than 50 percent of the total floor area within a building, the applicable height increase and transitional height standards below count as one Additional Incentive.

**TABLE IV-2: MULTI-FAMILY CPIO ADDITIONAL INCENTIVES**

<b>CPIO Additional Incentives</b>				
<b>Residential Zone Rear/Side Setback</b>	<b>Lot Coverage</b>	<b>Lot Width</b>	<b>Height Increase</b>	<b>Transitional Height</b>
30% decrease of two yards	35% increase	25% decrease	2 stories or 22'	Stepback at 45°, originating at 25'

Note: this table is included for informational and illustrative purposes only.

**B. CPIO 100 Percent Affordable Housing Projects.** A Project using incentives in this Section IV-2.B shall not use the incentives in this Section IV-2.A.

**1. Requirements.** A Project that meets all of the following requirements shall be granted the CPIO Bonus Incentives in Section IV-2.B.2 and the Additional Incentives in Section IV-2.B.3:

- (a) **Minimum Number of Residential Units.** The Project provides at least five (5) residential units.
- (b) **Minimum Number of On-Ste Restricted Affordable Units.** The Project provides 100 percent of the residential units are Restricted Affordable Units, excluding any manager unit(s).

**2. CPIO Bonus Incentives.** A Project that meets the requirements in Section IV-2.B.1 shall be granted all of the following CPIO Bonus Incentives:

- (a) **FAR.** The FAR shall be as follows, provided the additional FAR is utilized only by Residential Uses:
  - (i) In the **MF1 Subareas**, the maximum total FAR is 6:1.
  - (ii) In the **MF2 or MF3 Subareas**, the maximum total FAR is 4.25:1.
- (b) **Residential Density.** The residential density shall be as follows:
  - (i) In the **MF1 Subarea**, the maximum density shall be one (1) unit per each 200 square feet of lot area.

- (ii) In the **MF2 and MF3 Subareas**, the maximum density shall be up to one (1) unit per each 400 square feet of lot area.

- (c) **Parking Reduction.** No parking is required.

**3. Additional Incentives.** A Project that meets the requirements in Section IV-2.B.1 shall be granted five (5) Additional Incentives to be selected from the menu of Additional Incentives in Section IV-2.A.3(b), except the residential zone side and rear yard setback incentive and the height incentive below, shall be used in lieu of those in Sections IV-2.A.3(b)(i) and IV-2.A.3(b)(vi), respectively.

- (a) **Residential Zone Side and Rear Yard Setback.**

- (i) In the **MF1 or MF2 Subareas**, the required width or depth of any two individual yards or setbacks may be decreased up to 35 percent except along any property line that abuts a property zoned “R1” One-Family Zone or a more restrictive zone.

- (b) **Height.** A Project shall be permitted the following increases in the maximum allowable height. The allowable increase in height shall be applicable over the entire Project site regardless of the number of underlying height limits, except that no height increase shall be permitted within the RC3 or Character Residential Subareas. The applicable height increases and transitional height standards below count as one Additional Incentive.

- (i) **Height Increase.** The Project story or height may be increased as follows:

- 1) In the **MF1 or MF2 Subareas**, this height increase shall permit a maximum of two (2) additional stories up to 22 feet, except in the MF2 Subarea, any height increase over 11 feet shall be stepped-back at least 15 feet from the Façade of the Ground Floor of the building located along any street frontage.
- 2) In the **MF3 Subarea**, this height increase shall permit a maximum of three (3) additional stories up to 33 feet, except any height increases over 11 feet shall be stepped-back at least 15 feet from the Façade of the Ground Floor of the building located along any street frontage.

- (ii) **Transitional Height.** Within the first 25 feet of the property line that is shared with a property zoned “RD” Restricted Density Multiple Dwelling Zone or a more restrictive zone, the building height limit shall be stepped-back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone.

**TABLE IV-3: MULTI-FAMILY 100 PERCENT AFFORDABLE HOUSING INCENTIVES**

CPIO Subarea	CPIO Bonus Incentives			CPIO Additional Incentives		
	Density	FAR	Residential Parking Reduction	Residential Zone Rear/Side Setback	Height Increase	Transitional Height
MF1	1/200	Up to 6:1	No required parking	35% decrease of two yards	2 stories or 22'	For the first 25' of the Property Line: Stepback at 45°, originating at 25'
MF2	1/400	Up to 4.25:1			2 stories or 22'	
MF3	1/400	Up to 4.25:1			3 stories or 33'	

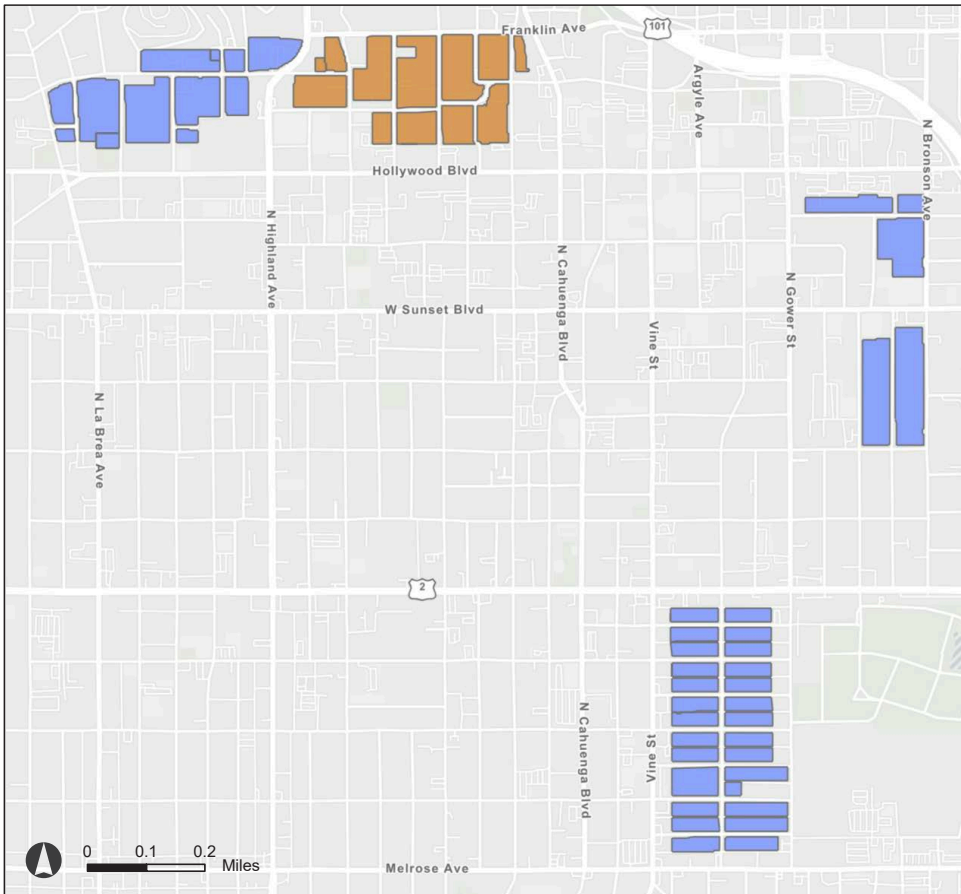
Note: this table is included for informational and illustrative purposes only.  
 Density: for example, 1/200 refers to 1 dwelling unit per 200 square feet of lot area.

# Figure IV-2: Multi-Family Base FAR and Bonus

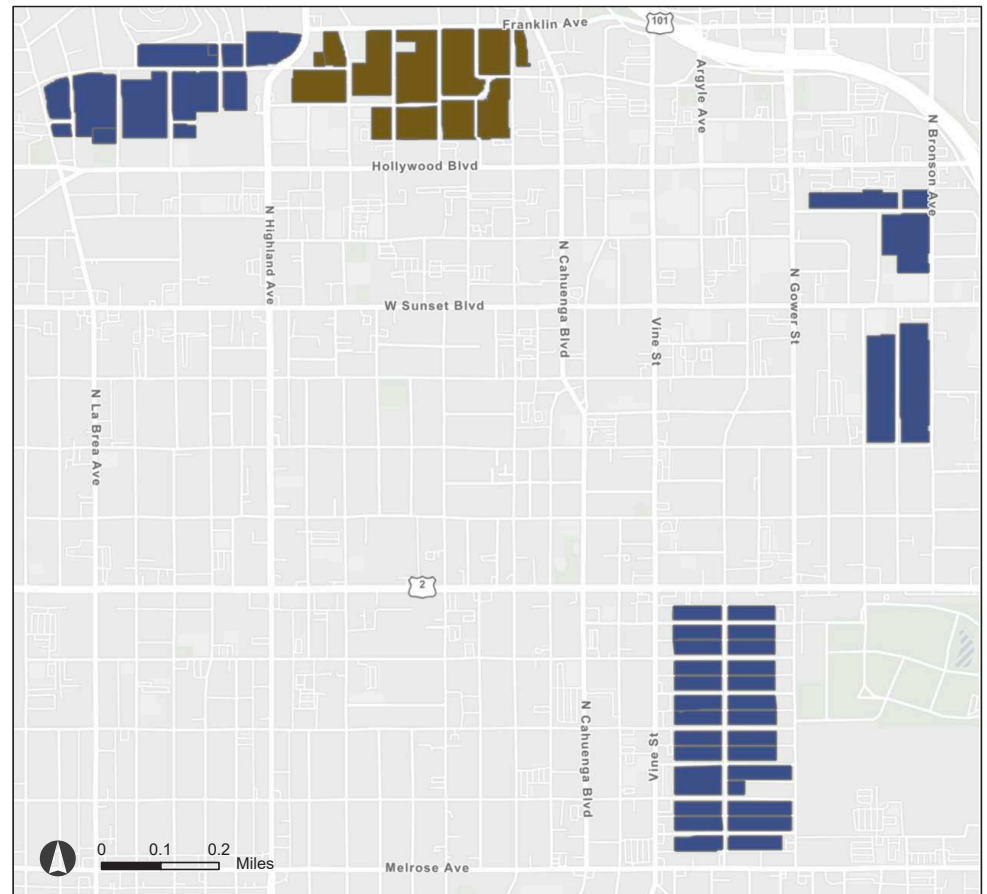
The maps below indicate the Multi-Family Base FAR and Bonus FAR allowed under the CPIO District.

Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

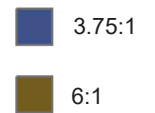
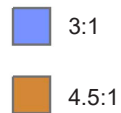
## Base



## Bonus



Note: These maps are for informational and illustrative purposes only.

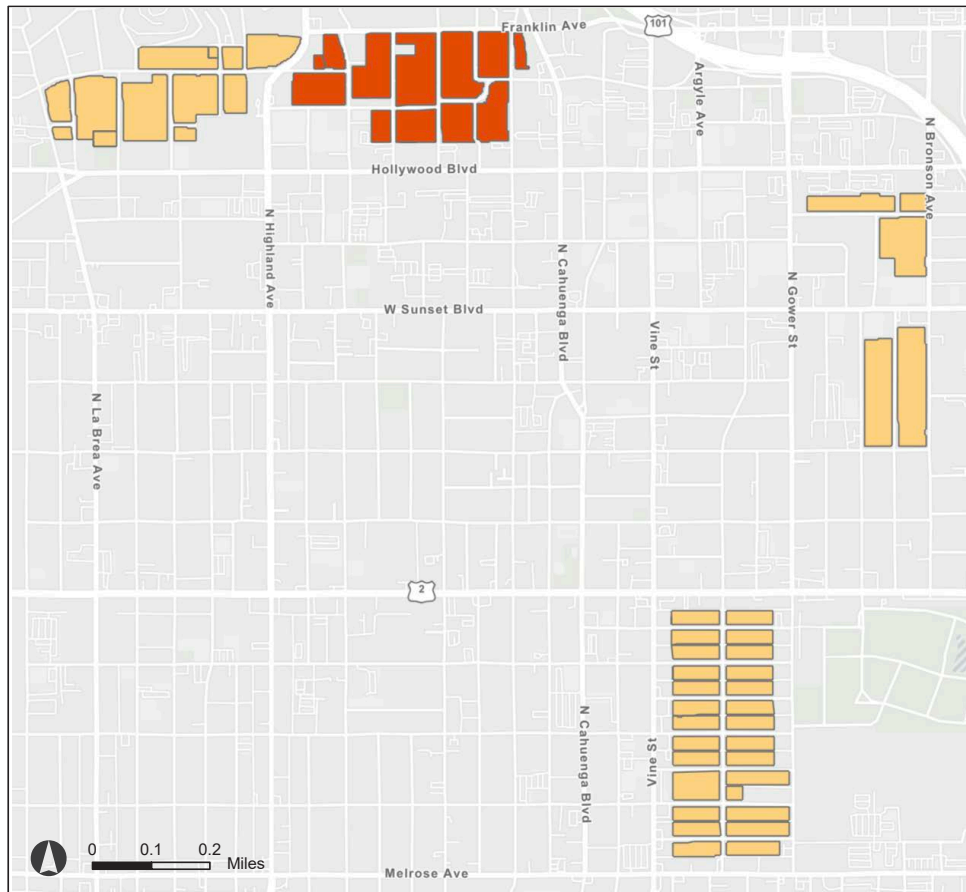


# Figure IV-3: Multi-Family Base Height and Bonus

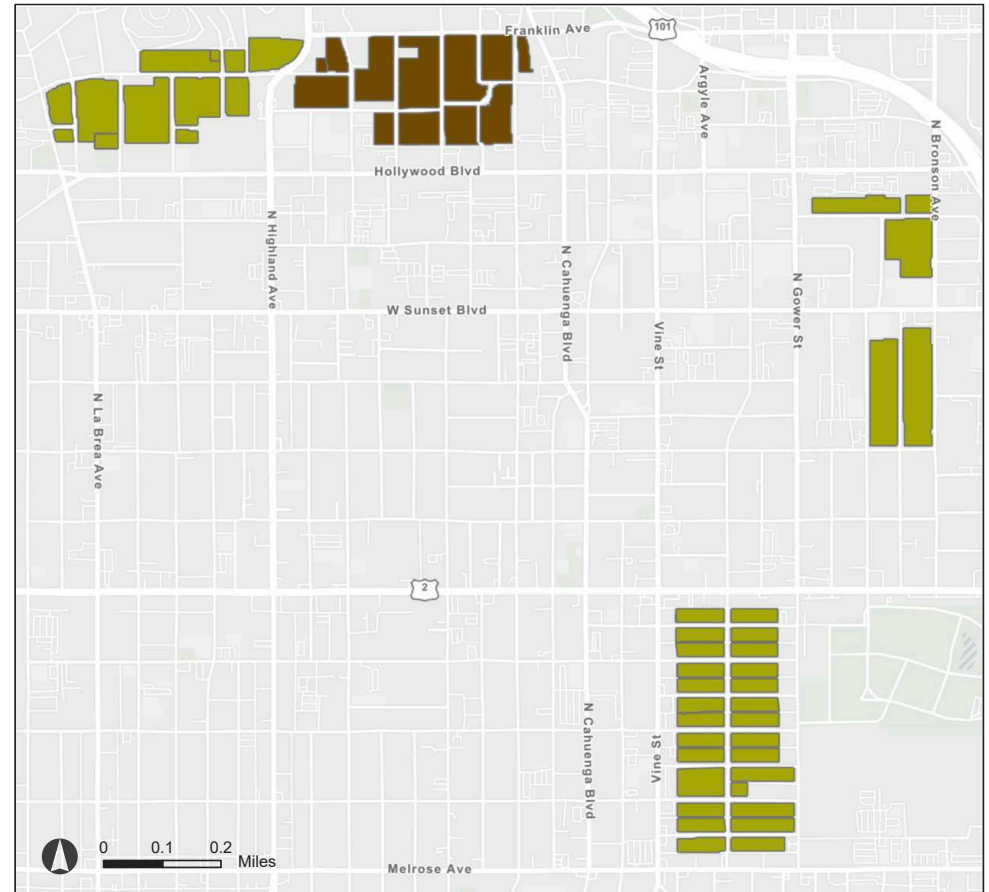
The maps below indicate the Multi-Family Base Height and Bonus Height allowed under the CPIO District.

Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

## Base



## Bonus



Note: These maps are for informational and illustrative purposes only.

45 feet

60 feet

67 feet

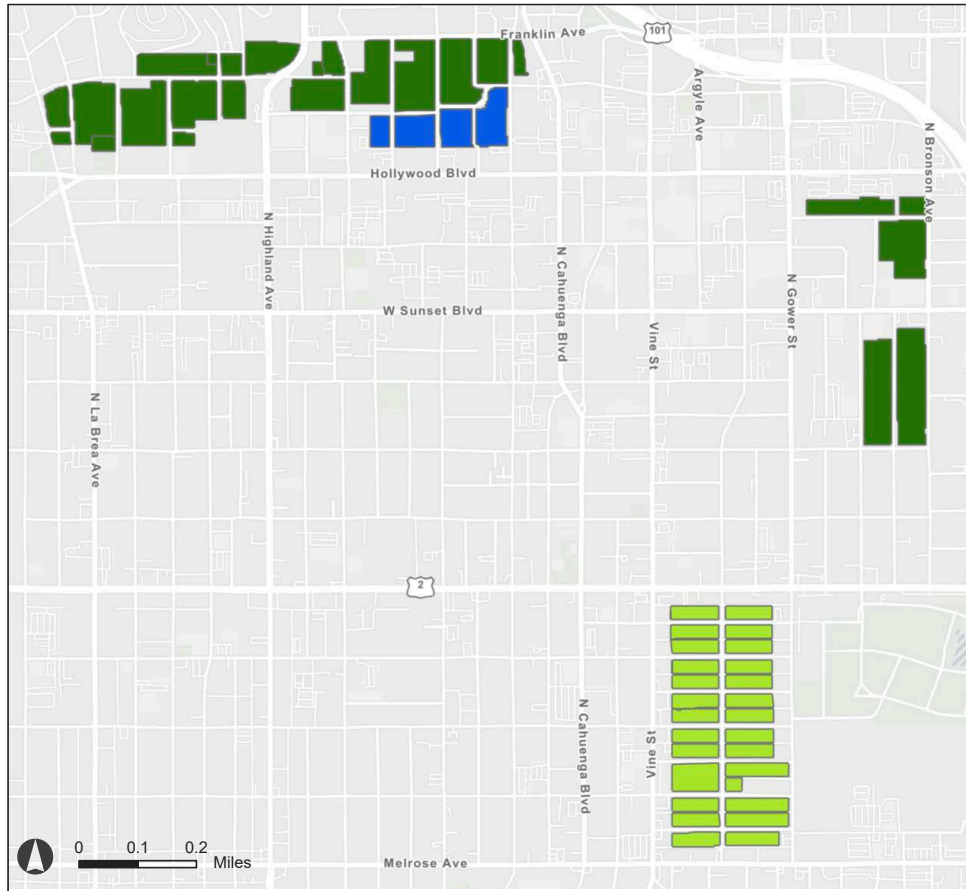
82 feet

# Figure IV-4: Multi-Family Base Density and Bonus

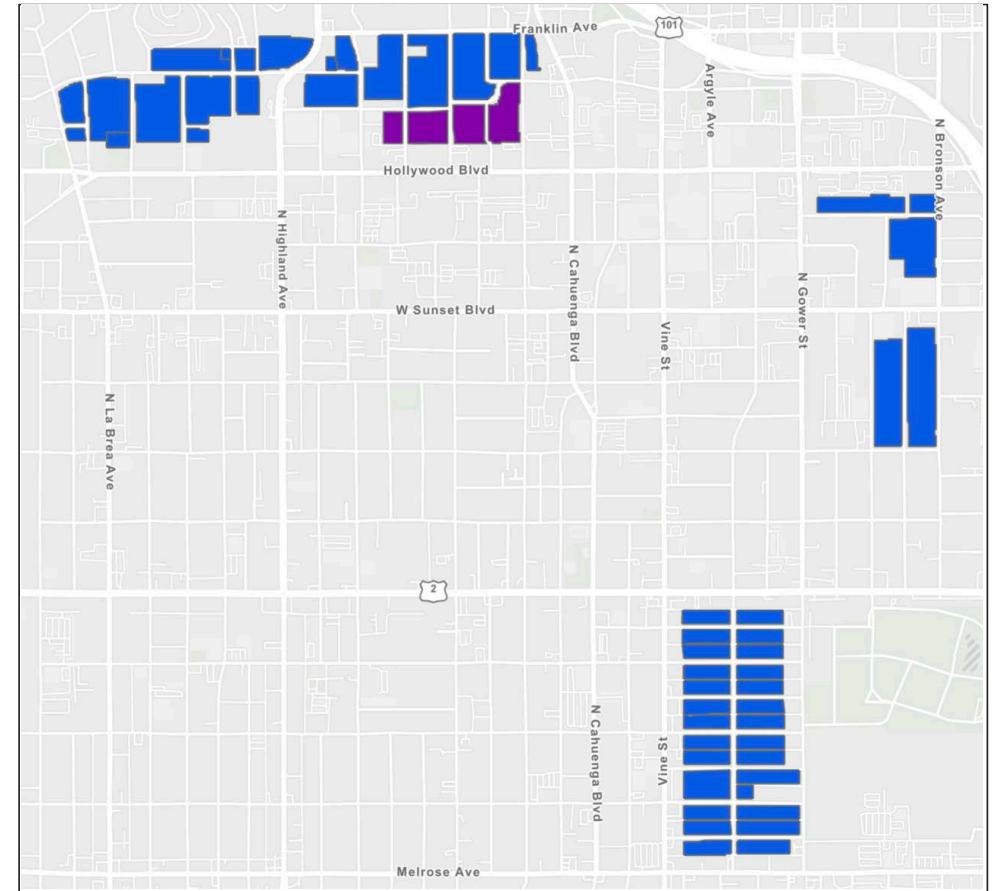
The maps below indicate the Multi-Family Base Density and Bonus Density allowed under the CPIO District.

Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

## Base



## Bonus



Note: These maps are for informational and illustrative purposes only.

- 1/400
- 1/600
- 1/800

- 1/275
- 1/400



### Section IV-3. DEVELOPMENT STANDARDS

All Projects in the Multi-Family Subareas shall comply with the following development standards:

- A. **Ground Floor Elevation.** The Project shall have a finished Ground Floor elevation located within three feet above or below the existing curb level.
- B. **Street Wall and Active Floor Area.** All street fronting Façades of a Project shall comply with the following:
  - 1. The Ground Floor shall incorporate Active Floor Area along 100 percent of the lot width of the Primary Lot Line to a depth of at least 18 feet. Areas used for vehicular access, pedestrian access, Landscape Amenity Space, or Pedestrian Amenity Space are exempt from this requirement.
  - 2. For the purpose of meeting the 100 percent street wall requirement, a Paseo, Arcade, Landscape Amenity Space, or Pedestrian Amenity Space, no more than 15 percent of the lot width, shall qualify as street fronting building Façade.
  - 3. A recessed entry located no more than 15 feet from the setback line qualifies as Façade for the purpose of meeting the 100 percent street wall requirement. The recessed entry may not exceed nine feet in width.
- C. **Building Breaks.** A Project site with a frontage of more than 200 feet in width shall provide as for each 200 feet or less of building width by either providing a minimum 10-foot Building Break, except if the Building Break is a step in the Façade, it shall be a minimum of 15-feet wide and 15-feet deep. No structure shall encroach into the Building Break or step in the Façade, except for projections allowed pursuant to LAMC Section 12.22 C.20(b).
- D. **Pedestrian Access.** Each building shall have at least one Street-Oriented Entrance that provides access to the Primary Lot Line. A Street-Oriented Entrance or a Landscape Amenity Space shall occur at least once every 100 feet and shall be no more than three feet above or below the adjacent sidewalk grade.
- E. **Surface Parking.** New stand-alone surface parking lots shall be prohibited. Surface parking lots for on-site uses shall not be located between a building and the Primary Lot Line. Where surface parking lots abut public streets that are not the Primary Frontage, a landscape buffer of a minimum of three feet in depth shall be provided between the property line and the subject surface parking.
- F. **Parking Structures.** Parking structures within buildings or stand-alone structures shall comply with the following requirements:
  - 1. **Ground Floor Screening.** Parking, loading, storage, and mechanical equipment areas located on the ground level within buildings, including stand-alone parking structures, shall be buffered with Active Floor Area with a

minimum depth of 18 feet between the parking, storage, loading or mechanical equipment area and the building Façades fronting a public right-of-way, except for necessary access pathways and driveways. Alley-facing Façades are exempt from this requirement.

- 2. Upper Floor Screening.** All parking, loading, or vehicular circulation areas located above the Ground Floor shall be screened with materials that are substantially similar in appearance and application to those used on the Active Floor Area portions of the building. Open screening materials such as perforated metal, mesh, or landscape trellis, may not be used to satisfy this requirement.
- G. Alleys.** Loading, service and mechanical areas that require access from a public right-of-way shall provide access from alleys where available, or from non-Primary Frontages, where available, and where alleys are not present.
- H. Driveways and Vehicular Access.** Vehicular access to off-street parking and loading areas shall not be provided from the Primary Frontage, unless the prohibition is determined infeasible by the Director, in consultation with LADOT. Each driveway shall not exceed the minimum width required by LADOT. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from each other as part of the same project unless the Director determines such a distance is infeasible to provide access off the Primary Frontage.

## CHAPTER V – CHARACTER RESIDENTIAL SUBAREA

### OVERVIEW

Hollywood has a rich built history, with key buildings and places that have become significant for their notable architecture or association with the social and cultural history of Hollywood. The preservation of historic resources protects this built legacy, ensuring continuity and the retention of the community’s collective memory. The regulations of the Character Residential Subarea ensure that new development is designed to be compatible with the established character of the historical neighborhoods, ensuring that the identity of these neighborhoods is maintained as they evolve. CPIO Mixed-Income Projects and CPIO 100 Percent Affordable Housing Projects are also encouraged in this Subarea.

The Character Residential CPIO Subarea consists of the following Historic Districts:

**Selma LaBaig**, a designated California Register District

**Afton Square**, a designated California Register District

**Vista Del Mar/Carlos**, a designated California Register District

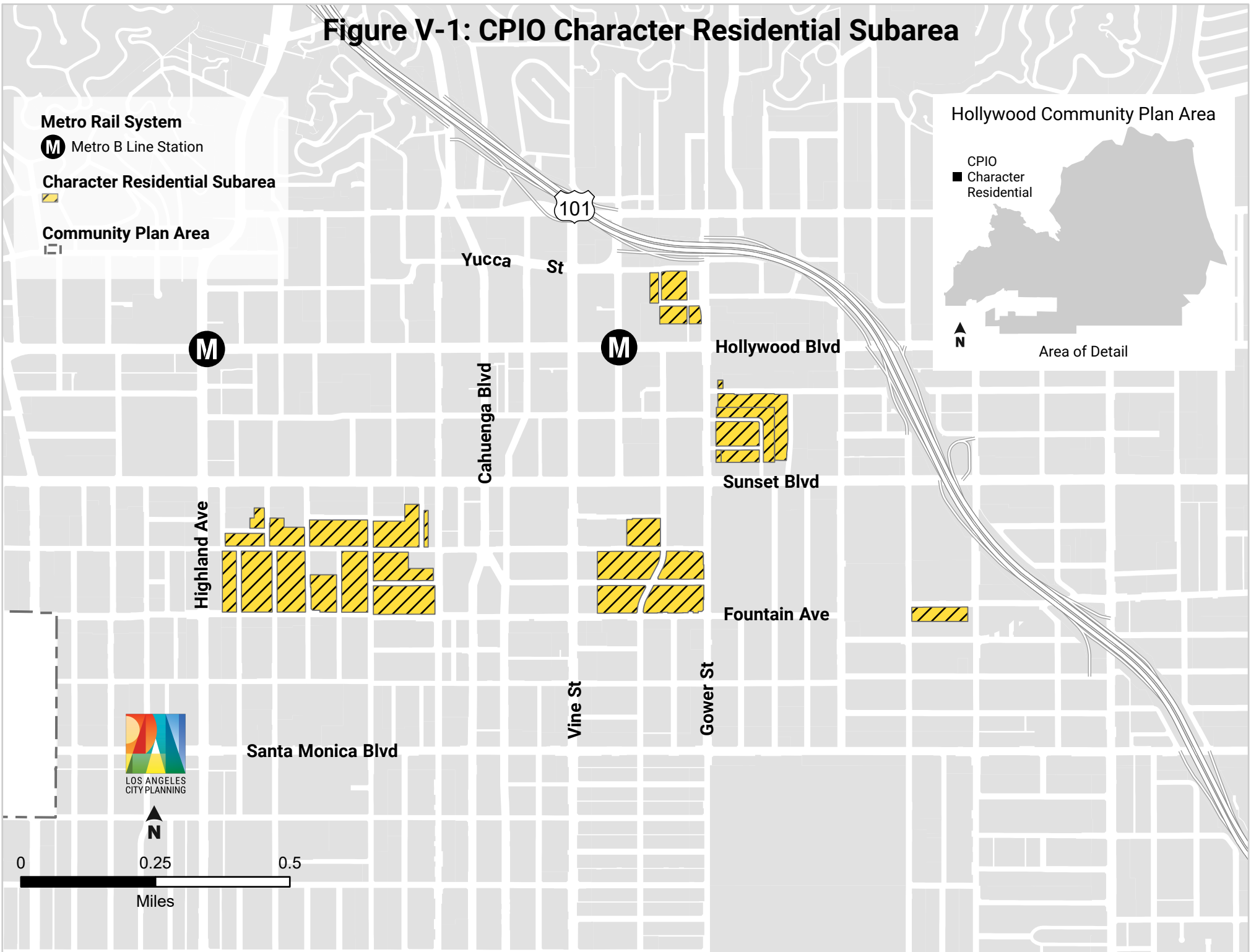
**McCadden-De Longpre-Leland**, Eligible Historic District

**De Longpre Park**, Eligible Historic District

**Fountain Avenue**, Eligible Historic District

All Projects within a Character Residential Subarea shall comply with the applicable Supplemental Development Regulations in this Chapter V

# Figure V-1: CPIO Character Residential Subarea



## Section V-1. CHARACTER RESIDENTIAL COMMUNITY BENEFITS PROGRAM

A Project in the Character Residential Subarea may obtain CPIO Bonus Incentives and Additional Incentives for CPIO Mixed-Income Housing Projects and CPIO 100 Percent Affordable Housing Projects subject to the following regulations:

### A. CPIO Mixed-Income Housing Projects

1. **Requirements.** A Project which meets all of the following requirements shall be granted CPIO Bonus Incentives in Section V-1.A.2 and shall be eligible for the Additional Incentives in Section V-1.A.3:
  - (a) **Minimum Number of Residential Units.** The Project provides at least five (5) residential units.
  - (b) **Minimum Number of Restricted Affordable Units.** The Project provides Restricted Affordable Units at one of the following minimum percentages, depending on income category. The minimum number of Restricted Affordable Units shall be based on the minimum percentages described below, and calculated upon the total number of units in the final project.
    - (i) 9 percent for Extremely Low Income Households.
    - (ii) 12 percent for Very Low Income Households.
    - (iii) 21 percent for Lower Income Households.
2. **CPIO Bonus Incentives.** A Project that meets all of the requirements in Section V-1.A.1 shall be granted all of the following CPIO Bonus Incentives:
  - (a) **Residential Density.** The maximum residential density in the following zones, shall be as follows:
    - (i) In the “R4” Multiple Dwelling Zone, up to one (1) unit per each 275 square feet of lot area.
    - (ii) In the “[Q]R4” Multiple Dwelling Zone, up to one (1) unit per each 450 square feet of lot area.
    - (iii) In the “R3” Multiple Dwelling Zone, up to one (1) unit per each 575 square feet of lot area.
    - (iv) In the “[Q]R3” Multiple Dwelling Zone, up to one (1) unit per each 900 square feet of lot area.
    - (v) In the “RD1.5” or “RD2” Restricted Density Multiple Dwelling Zones, up to one (1) unit per each 1000 square feet of lot area.

- (b) **Parking Reduction.** For Residential Uses, the maximum parking shall be 0.5 spaces for each residential unit, inclusive of handicapped and guest parking.

**TABLE V-1: CHARACTER RESIDENTIAL CPIO BONUS INCENTIVES**

CPIO Subarea	Affordability %	CPIO Bonus Incentives		
		Density	FAR	Residential Parking Reduction
CR	9% ELI, or 12% VL, or 21% Lower*	R4 parcels: 1/275 [Q]R4 parcels: 1/450 R3 parcels: 1/575 [Q]R3 parcels: 1/900 RD1.5 or RD2 parcels: 1/1000	No Bonus	0.5 spaces per unit for Residential Uses

Note: this table is included for informational and illustrative purposes only.

\*See definitions.

Density: for example, 1/275 refers to 1 dwelling unit per 275 square feet of lot area.

- 3. **Additional Incentives.** In addition to CPIO Bonus Incentives, a Project that meets the requirements in Section V-1.A.1, may be granted Additional Incentive(s) as provided in this Section 3.

- (a) **Requirements.** A Project that provides Restricted Affordable Units consistent with this Paragraph shall be granted Additional Incentives in Paragraph (b), below, as follows:
  - (i) One Additional Incentive shall be granted for a Project that includes at least four (4) percent of the Base units for Extremely Low Income Households, or at least five (5) percent of the Base units for Very Low Income Households, or at least 10 percent of the Base units for Lower Income Households.
  - (ii) Two Additional Incentives for a Projects that includes at least seven (7) percent of the Base units for Extremely Low Income Households, or at least 10 percent of the Base units for Very Low Income Households, or at least 20 percent of the Base units for Lower Income Households.
  - (iii) Three Additional Incentives for a Project that includes at least eleven (11) percent of the Base units for Extremely Low Income Households, or at least 15 percent of the Base units for Very Low Income Households, or at least

30 percent of the Base units for Lower Income Households.

- (b) **Menu of Incentives.** A Project granted Additional Incentive(s) under Paragraph (a), above, may use incentives from the following list:
  - (i) **Residential Zone Side and Rear Yard Setback.** The Project may decrease the required width or depth of any two individual yards or setbacks up to 30 percent except along any property line that abuts a property zoned “R1” One-Family Zone or a more restrictive zone.
  - (ii) **Lot Coverage.** The lot coverage may be increased up to 35 percent.
  - (iii) **Lot Width.** The lot width may be decreased up to 25 percent.
  - (iv) **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.** A Project may average and permit the floor area, density, open space, and commercial and residential parking over the Project site, and permit vehicular access from a less restrictive zone to a more restrictive zone, provided the following is met:
    - 1) If a portion of the Project is located in the RC3 or the Character Residential Subareas, the floor area within those portions of the Project shall not exceed the maximum floor area permitted under the applicable CPIO Community Benefits Program where that portion of the Project is located; and
    - 2) After obtaining this incentive, no further lot line adjustment or subdivision of the Project site shall be permitted.
  - (v) **Density Calculation.** Density may be calculated pursuant to LAMC Section 12.22 A.25(f)(7).

**TABLE V-2: CHARACTER RESIDENTIAL CPIO ADDITIONAL INCENTIVES**

CPIO Additional Incentives		
Residential Zone Rear/Side Setback	Lot Coverage	Lot Width
30% decrease of two yards	35% increase	25% decrease

Note: this table is included for informational and illustrative purposes only.

**B. CPIO 100 Percent Affordable Housing Projects.** A Project using incentives in Section V-1.A shall not use the incentives in this Section B.

**1. Requirements.** A Project that meets all of the following requirements shall be granted the CPIO Bonus Incentives in Section V-1.B.2 and the Additional Incentives in Section V-1.B.3:

- (a) **Minimum Number of Residential Units.** The Project provides at least five (5) residential units.
- (b) **Minimum Number of On-Ste Restricted Affordable Units.** The Project provides 100 percent of the residential units are Restricted Affordable Units, excluding any manager unit(s).

**2. CPIO Bonus Incentives.** A Project that meets the requirements in Section V-1.A.1 shall be granted all of the following CPIO Bonus Incentives:

- (a) **Residential Density.** The maximum residential density in the following zones, shall be as follows:
  - (i) In the “R4” Multiple Dwelling Zone, up to one (1) unit per each 275 square feet of lot area.
  - (ii) In the “[Q]R4” Multiple Dwelling Zone, up to one (1) unit per each 450 square feet of lot area.
  - (iii) In the “R3” Multiple Dwelling Zone, up to one (1) unit per each 575 square feet of lot area.
  - (iv) In the “[Q]R3” Multiple Dwelling Zone, up to one (1) unit per each 900 square feet of lot area.



- (v) In the “RD1.5” or “RD2” Restricted Density Multiple Dwelling Zones, up to one (1) unit per each 1000 square feet of lot area.
- (b) **Parking Reduction.** No parking is required for Residential Uses.
- 3. **Additional Incentives.** A Project that meets the requirements in Section V-1.B.1 shall be granted four (4) Additional Incentives to be selected from the menu of Additional Incentives in Section V-1.A.3(b), except the residential zone side and rear yard setback incentive below, shall be used in lieu of those in Section V-1.A.3(b)(i).
  - (a) **Residential Zone Side and Rear Yard Setback:** The required width or depth of any two individual yards or setbacks may be decreased up to 35 percent except along any property line that abuts a property zoned “R1” One-Family Zone or a more restrictive zone.

**TABLE V-3: CHARACTER RESIDENTIAL 100 PERCENT AFFORDABLE HOUSING INCENTIVES**

CPIO Subarea	CPIO Bonus Incentives			CPIO Additional Incentives
	Density	FAR	Residential Parking Reduction	Residential Zone Rear/Side Setback
CR	R4 parcels: 1/275	No Bonus	No required parking for Residential Uses	35% decrease of two yards
	[Q]R4 parcels: 1/450			
	R3 parcels: 1/575			
	[Q]R3 parcels: 1/900			
	RD1.5 or RD2 parcels: 1/1000			

Note: this table is included for informational and illustrative purposes only.

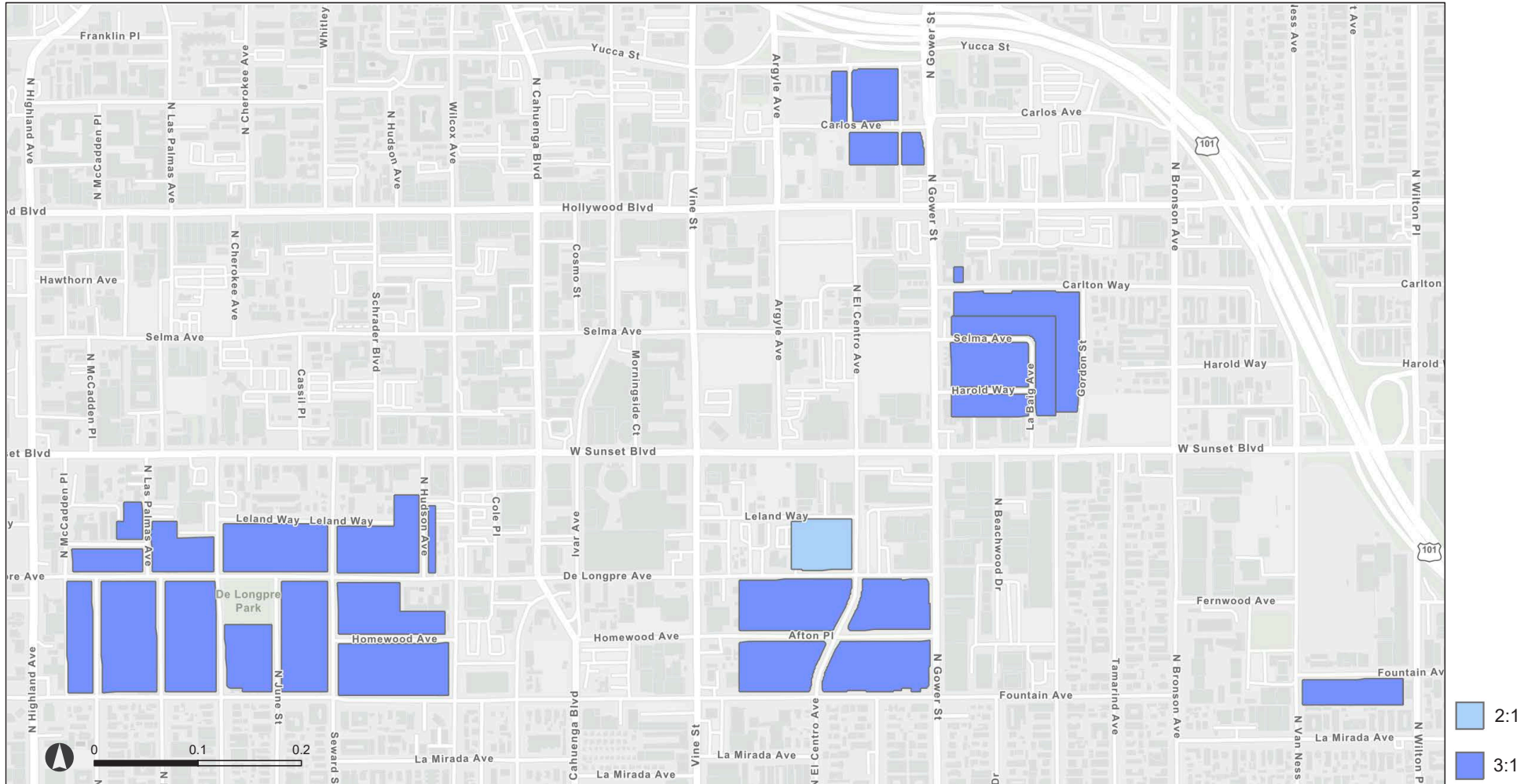
*\*See definitions.*

*Density: for example, 1/275 refers to 1 dwelling unit per 275 square feet of lot area.*

# Figure V-2: Character Residential Base FAR

The map below indicates the Character Residential Base FAR allowed under the CPIO District.

Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

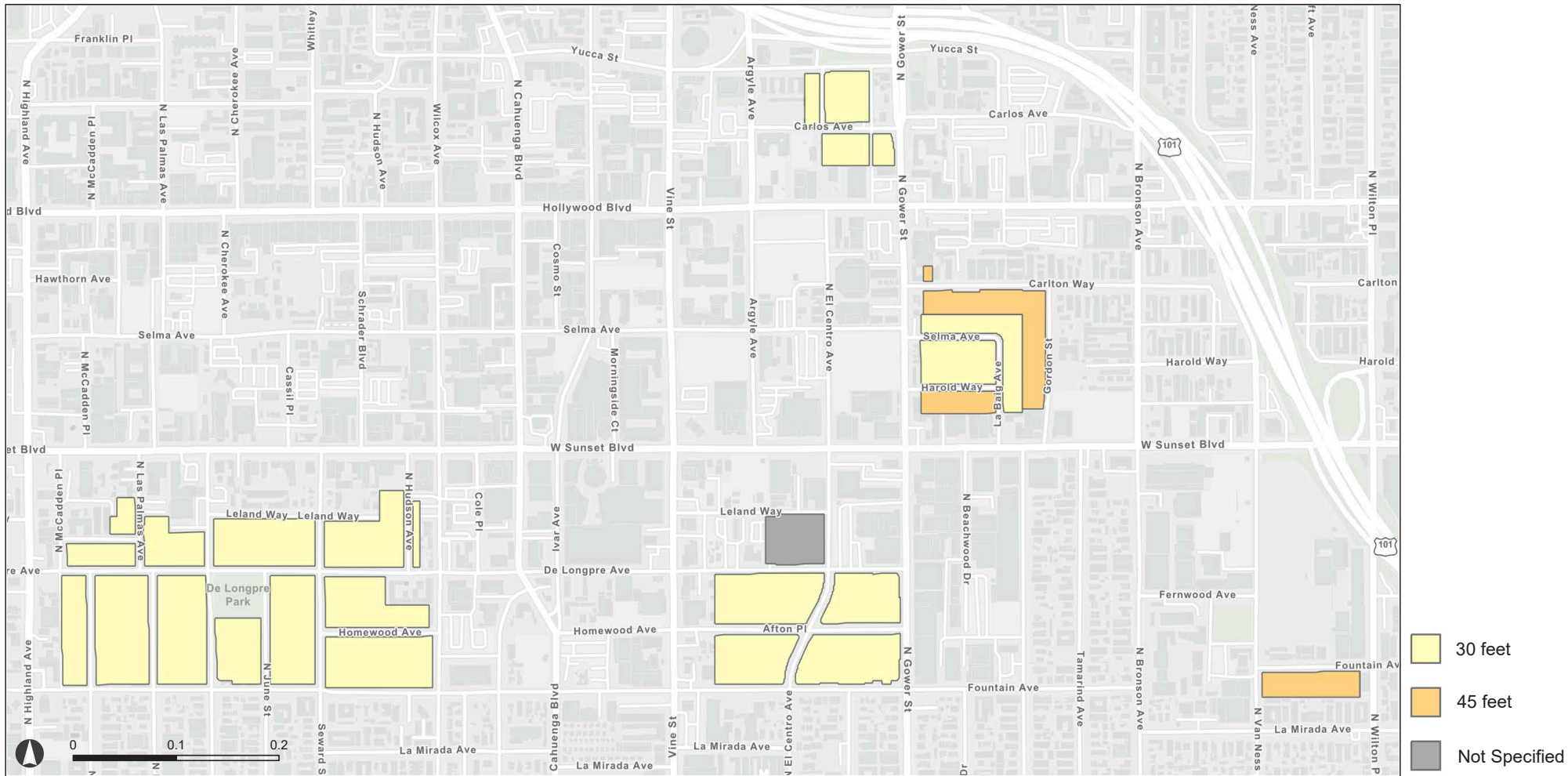


Note: This map is for informational and illustrative purposes only.

# Figure V-3: Character Residential Base Height

The map below indicates the Character Residential Base Height allowed under the CPIO District.

Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.



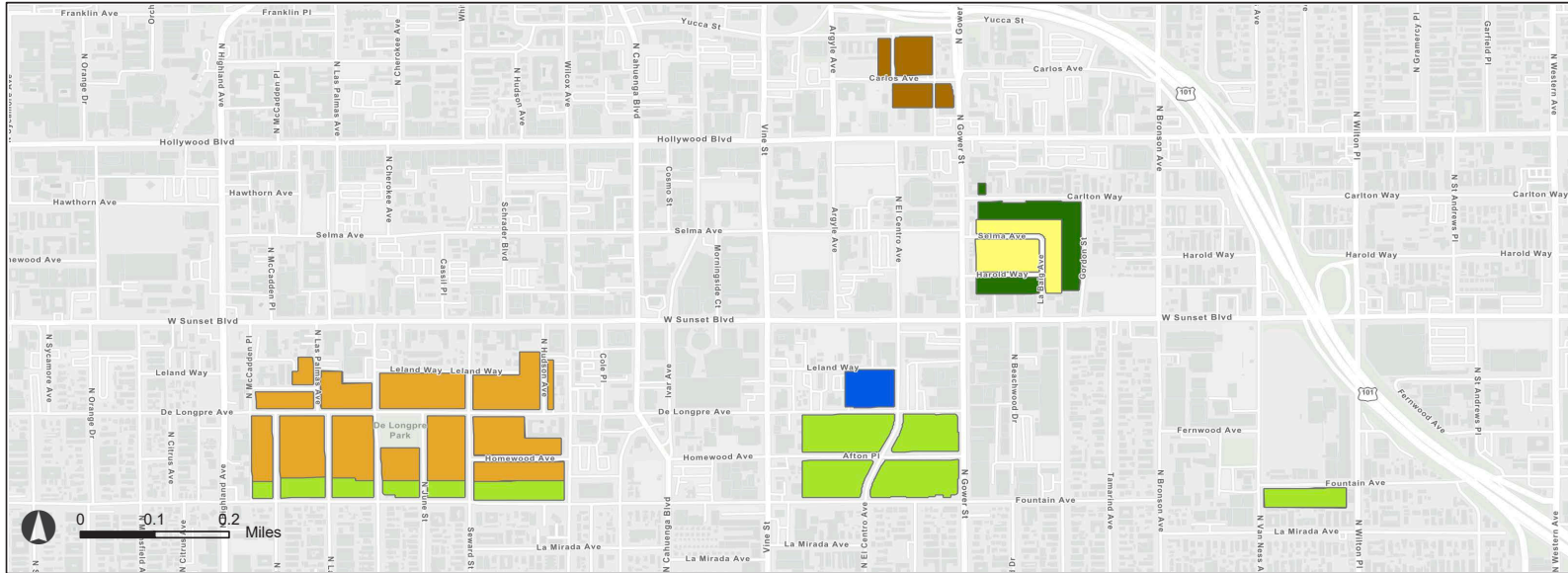
Note: This map is for informational and illustrative purposes only.

# Figure V-4: Character Residential Base Density and Bonus

The maps below indicate the Character Residential Base Density and Bonus Density allowed under the CPIO District.

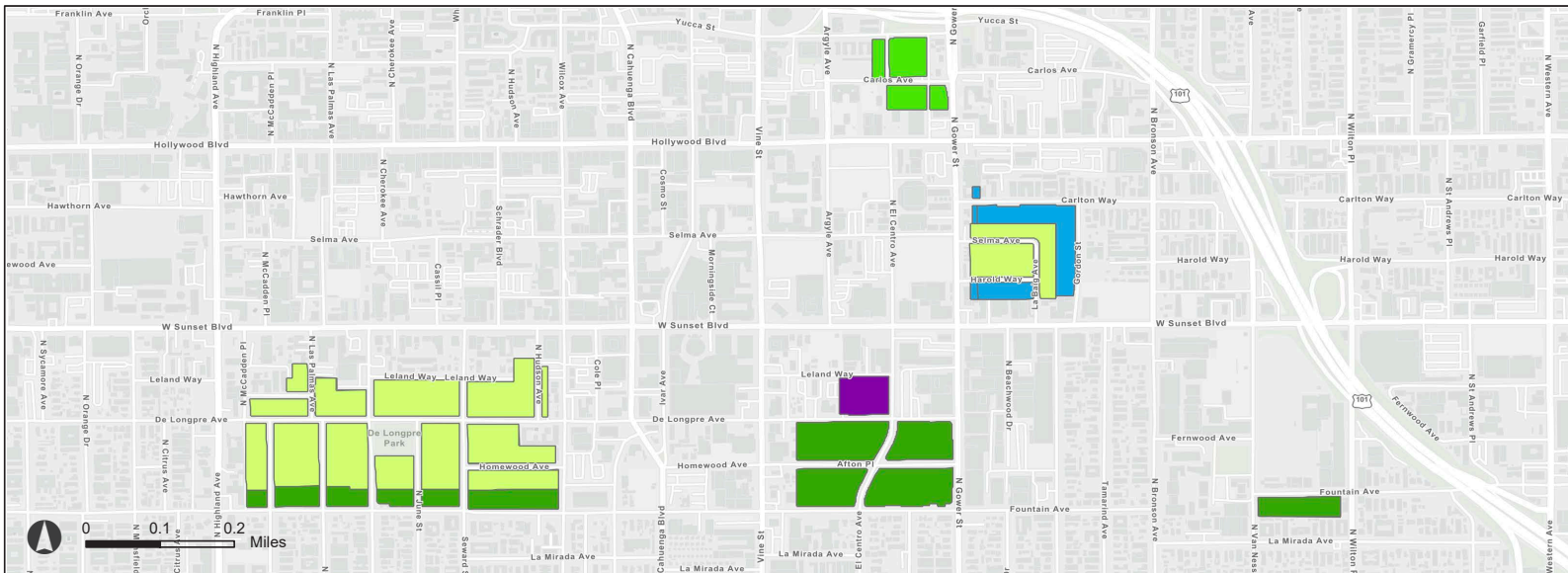
Projects which have been conferred vested development rights may utilize said right until they expire or are otherwise lost. City staff will verify whether a project has maintained its vesting development rights.

## Base



- 1/400
- 1/600
- 1/800
- 1/1200
- 1/1500
- 1/2000

## Bonus



- 1/275
- 1/450
- 1/575
- 1/900
- 1/1000

Note: These maps are for informational and illustrative purposes only.

## Section V-2. DEVELOPMENT STANDARDS

All Projects in the Character Residential shall comply with the following development standards:

**A. Setback.** Yard setbacks other than Primary Frontage shall be as set forth in the LAMC for the underlying zone, except as follows:

**1.** Buildings and structures on Unified Lots shall not encroach into side and rear setback areas associated with the original individual lots.

Side and rear yard setback requirements shall not apply to detached structures (habitable or non-habitable) located more than 60 percent of the lot depth or 80 feet from the front lot line, whichever is less, subject to the following requirements:

(a) The building shall be detached from the main house and set back a minimum of five feet, as measured from the Façade of the main house.

(b) In addition to the allowable yard projections in LAMC Section 12.22 C.20, loggias (covered walkways), gazebo structures and pools may encroach into the rear and side yard setback areas that are internal to Unified Lots.

(c) Where the yard setback dimensions in this Chapter are more restrictive than those set forth in the underlying zone, including LAMC Section 12.22 C.27 (Small Lot Subdivisions), the more restrictive setbacks shall prevail.

**B. Building Articulation.**

**1. Building Height.** For lots with a 30-foot height limit, an Encroachment Plane shall be measured to a 24-foot Origin Height vertically from either:

(a) The front yard setback, or

(b) The side yard setbacks.

From the Origin Height, the plane shall slope inward at a 45-degree angle. All buildings and structures shall fit entirely within the encroachment plane, no encroachments are allowed.

**2. Building Length.** The total cumulative length of any side elevation above the first floor shall not extend more than 60 percent of the lot depth or 80 feet, whichever is less.

**C. Building Design.** The Project shall comply with the following design regulations:

1. **Primary Frontage Entrance.** At least one street-facing entrance is required, which may be met in any of the following ways:
  - (a) At least one primary building entrance shall be located within the Primary Frontage and shall provide direct access from the Primary Lot Line without crossing parking areas, garages, or carports, or a driveway; or
  - (b) Individual entrances shall be provided from a centrally located or common- access courtyard accessible from the Primary Lot Line; or
  - (c) On a corner lot, an entrance shall be located adjacent to the street intersection and angled between 30 to 60 degrees, measured parallel to each street lot lines and shall provide direct access from the Primary Lot Line without crossing a parking lot or driveway, or
  - (d) On a corner lot, individual street-facing entrances shall be provided for each unit and direct access shall be provided from the street fronting lot line without crossing a parking lot or driveway.
  
2. **Entry Feature.** A primary building entrance shall be accentuated by one of the following entry features:
  - (a) **Porch.** A wide, raised platform, projecting in front of a street-facing entrance that is entirely covered but not enclosed. A porch shall include at least two round or square columns with a minimum width of six (6) inches. A porch shall have a minimum depth of four and one-half (4-1/2) feet, a minimum width of 30 percent of the Façade width, and an elevation within two (2) to five (5) feet.
  - (b) **Overhead Projection.** An overhead projection such as an awning or other architectural design feature shall provide cover for the exterior area immediately abutting the associated. The minimum depth of the overhead projection shall be one third of the clear height of the covered area, and its width shall not be less than the width of the entrance and shall not exceed the width of the entrance by more than five feet. The elevation shall be between two to five feet. The overhead projection shall be an integral part of the building and shall not be made of fabric.
  - (c) **Recession.** A recession of at least two feet from the building Façade to create a covered entry or landing area.
  - (d) **Architrave/Archway.** A symmetrical architectural detail spanning an opening with a minimum width of six inches and stepped out a minimum of six (6) inches in depth. An arch shall not be limited to a round arch and may be segmental, pointed, or a decorative horizontal

band above and connected to vertical bands (column, pilaster, etc.) framing an entrance.

3. **Roof Types.** Projects that involve the construction of new detached structures shall utilize roof forms that are consistent with the predominant existing roof forms of the main building. For example, if a property is developed with a structure that has a 4/12 pitch gabled roof, the additional dwelling unit shall utilize the same gable roof pitch.
4. **Transparency.** Transparency shall occur at least every 10 feet. Transparency shall be installed with a minimum recession depth of two inches. All openings with transparency shall have a sill projecting at least one-inch (1”) from the plane of the Façade. Horizontal sliding windows shall not be permitted on the street-facing Façades. Vinyl windows in the following shades are not permitted: white, tan, beige, canvas and ivory.
5. **Building Materials.**
  - (a) **Primary Material.** A primary building material shall be continuous across all exterior Façades of a building and shall cover at minimum 70 percent of the area of a building. Glazing shall not qualify as a Façade material and shall not be subject to the material percentage. Clapboard and shake siding shall be considered as one material. Rough textured stucco shall not be permitted.
  - (b) **Secondary Material.** Between one and three high quality secondary materials shall be used on a building to highlight Architectural Features. Any material used as a Primary Material shall not qualify to be used as a secondary material unless it varies in texture, size, or color. For example, a wood porch column qualifies as a secondary material on a wood clapboard structure. Glazing shall not qualify as a Façade material and shall not be subject to the material percentage. Rough textured stucco shall not be permitted.

**D. Additions Standards.** In addition to complying with Sections I-6.C.6 and I-6.C.7, new additions to a Designated Historic Resource or an Eligible Historic Resource shall comply with the following standards as applicable:

1. Additions must be differentiated from the old through a material change, massing change, or building step-in of a minimum of six (6) inches.
2. Additions shall not result in the removal (without in-kind replacement) of Architectural Features or materials on the primary street-facing Façade.
3. Additions that involve an increase in height shall not be constructed within 30 feet of a street facing Façade or within the area between the highest roof point and a street facing Façade, whichever is greater.
4. Additions shall match roof forms, eave depth, and roof pitches found on the existing structure.

5. Notwithstanding Subdivision 1, above, additions shall use the same finish materials as the original structure when original building materials are extant. The following material alternatives shall comply with these provisions: cement board may be used as an alternative to wood, face brick or brick veneer may be used as an alternative for brick, darkly colored (brown, gray, burgundy, etc.) vinyl or composite windows may be used in lieu of wood or metal windows. Materials may vary in pattern and texture.
- E. Parking Areas, Garages, and Carports.** Projects with onsite parking shall conform to the following standards:
1. **Location.**
    - (a) No parking shall be allowed between the Primary Frontage and the Primary Lot Line.
    - (b) Detached garages and carports associated with the construction of a new building shall be located behind the main building Façade furthest from the Primary Lot Line.
  2. **Attached Parking.**
    - (a) Attached parking areas shall be located either underground (subterranean or semi-subterranean), or behind any main building.
    - (b) Any semi-subterranean parking areas (parking podiums) shall include exterior Façades that are integrated into the overall architecture of the building, and that are accompanied by a minimum three-foot landscape buffer.
- F. Curb Cuts and Driveways.**
1. Access driveways shall be provided from alleys or side streets when present. Driveways may be provided from the Primary Lot Line when alleys or side streets are not present.
  2. Curb cuts shall be limited to the minimum number permitted as determined by LADOT.
  3. Driveway widths shall be the minimum width permitted by the LAMC.