

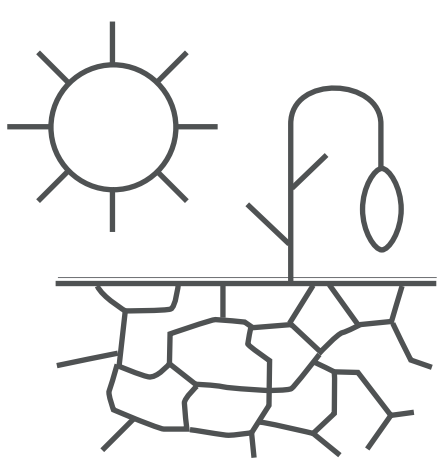
# HOLLYWOOD COMMUNITY PLAN UPDATE

## Climate Conversations

### Cities Have the Power to Fight the Climate Crises

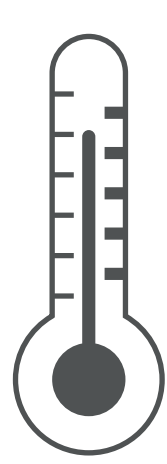
“Emissions must decline everywhere, as soon as possible. The pace may vary depending on the opportunities and characteristics of each sector, but at the end of the day, LA’s Green New Deal puts our city on the road to a zero carbon future across the board.” —Green New Deal (2019)

### Climate Change is Here In Los Angeles



#### DROUGHT

Water sources to Los Angeles (Owens River, Colorado River, and local groundwater) are all facing challenges in pollution and have unpredictable future water supply.



#### EXTREME HEAT

A UCLA study on climate change projections in the Los Angeles region concludes that the number of days warmer than 95 degrees could triple in DTLA by 2050.



#### DESTRUCTIVE WILDFIRES

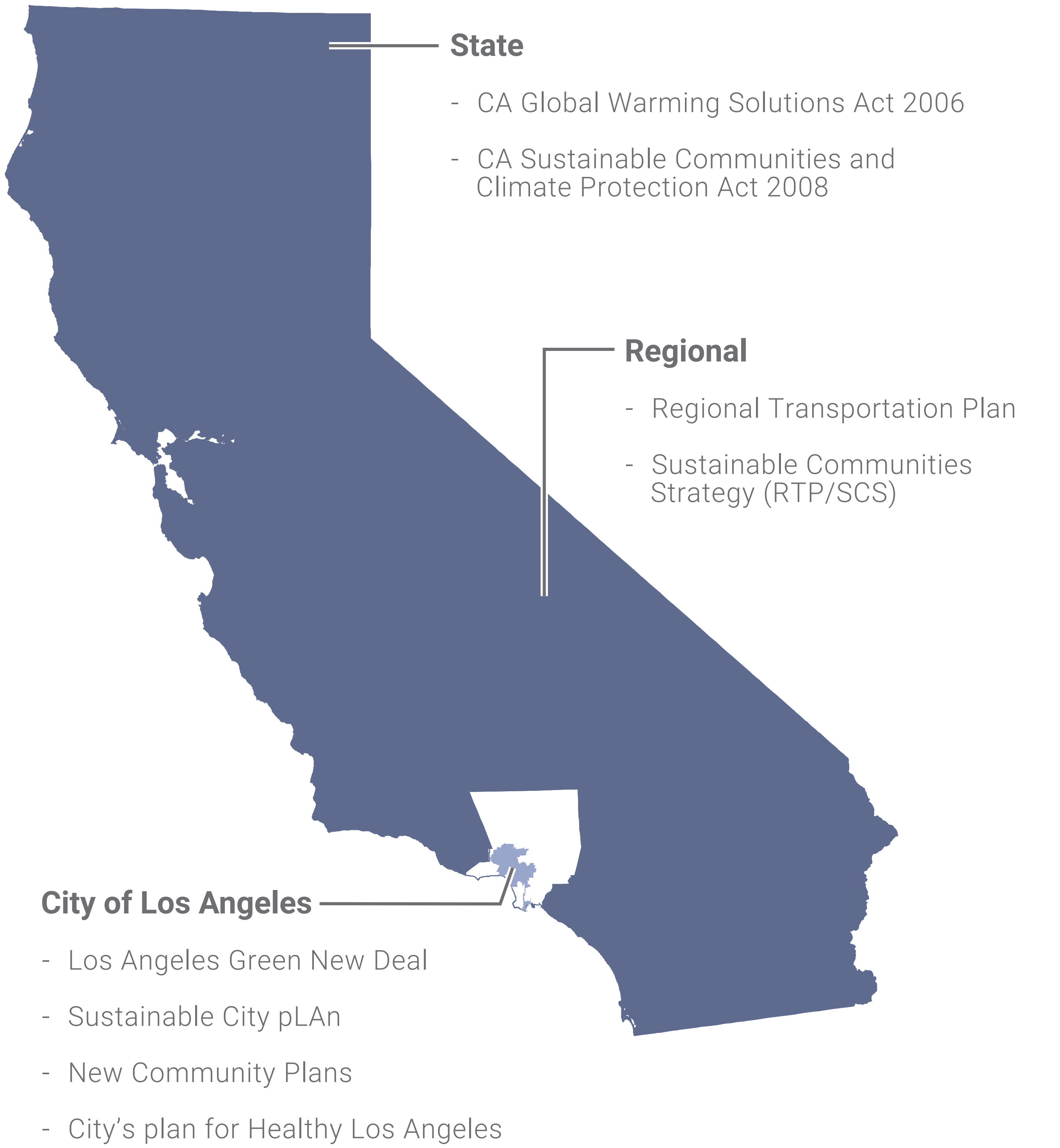
Severe droughts and increased development in wildland-urban interface areas have led to more frequent and destructive fires.



#### SEA LEVEL RISE

Both low and high sea level rise scenarios suggest large areas of beaches in the Los Angeles region will disappear as soon as 2030.

### Climate Change Policies



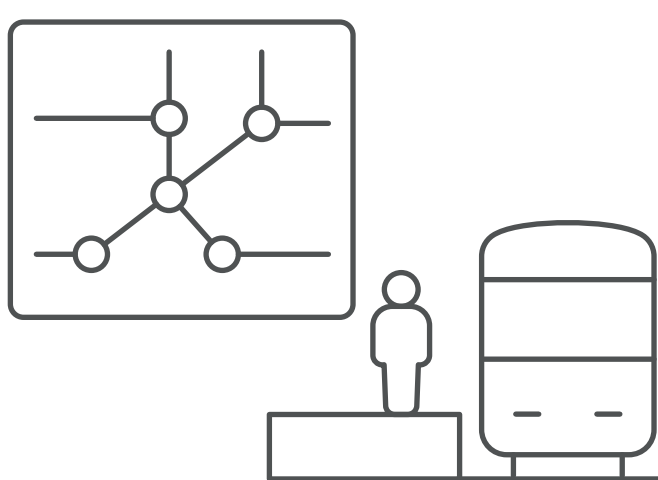
### Proposed Hollywood Strategies to Fight Climate Change

#### LAND USE



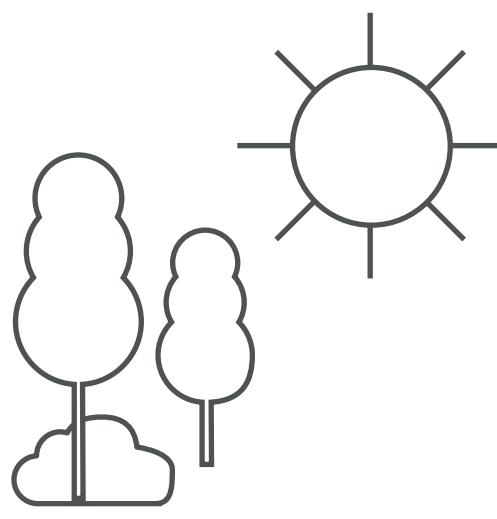
- Facilitate new housing, retail, and employment opportunities near transit systems to reduce driving and emissions, and encourage other mobility options.
- Attract pedestrian activity with urban design standards for buildings.
- Encourage adaptive reuse of historic buildings when feasible. Promote the use of energy efficient and water conserving methods and materials for green building.

#### MOBILITY



- Promote the existing transit system that provides convenient alternatives to driving. Hollywood is well served by Metro stations and bus lines.
- Direct future land use development (housing and jobs) to be near transit infrastructure to accommodate growth and reduce Vehicle Miles Traveled and emissions.
- Promote first/last-mile connections to the five Metro Stations through shuttles, shared rides, bicycles and mobility hubs.
- Facilitate a safe and integrated bicycle network that provides access to transit and key destinations.

#### GREEN SPACE



- Support the preservation and planting of trees to achieve optimum shade cover to reduce the heat island effect.
- Promote green infrastructure and green streets (e.g. bioswales, permeable pavement, and street trees) in public and private projects.
- Encourage new park opportunities for a range of types (neighborhood, community, and regional), including the Hollywood Central Park.
- Preserve passive open space areas for natural resources.





# WHAT IS A COMMUNITY PLAN

## Planning in Los Angeles



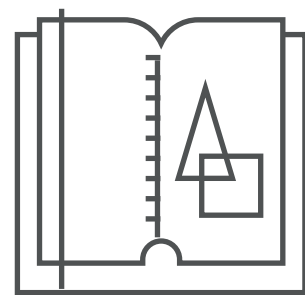
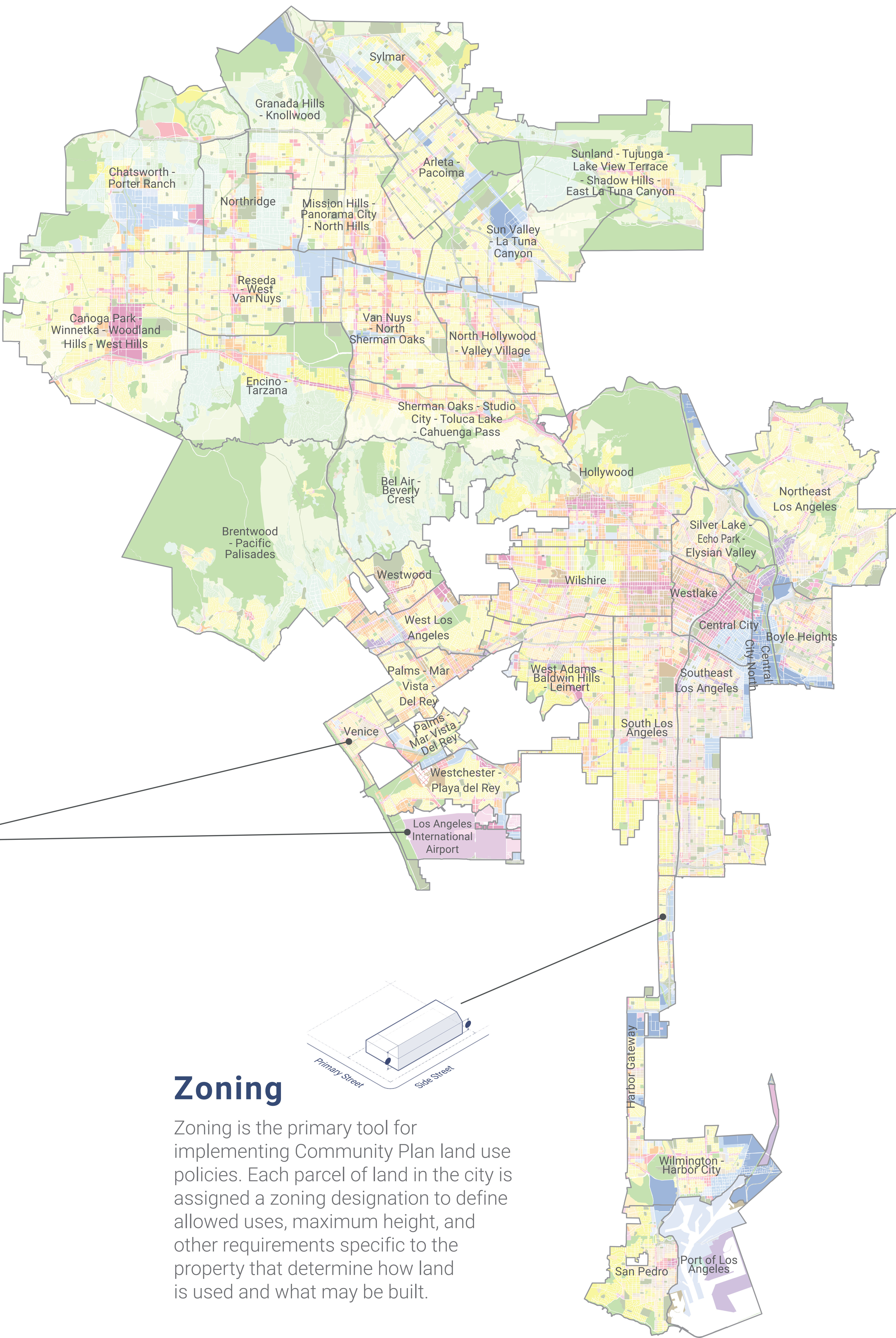
### General Plan

The General Plan is the comprehensive plan for the City of Los Angeles.

It lays out our values, sets forth a vision for the type of city we aspire to be, and provides guidance on how the city prepares for and responds to change.

The General Plan is composed of 12 Elements:

- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Safety
- Mobility
- Infrastructure
- Open Space
- Public Facilities
- Noise
- Housing



### Community Plans

In Los Angeles, the General Plan Land Use Element is divided into **35 Community Plans**, each with a policy document and a map of land use designations such as residential, commercial, industrial, and open space. These plans guide change in our neighborhoods by providing specific policies and strategies to each community's vision and the broader objectives of the General Plan.

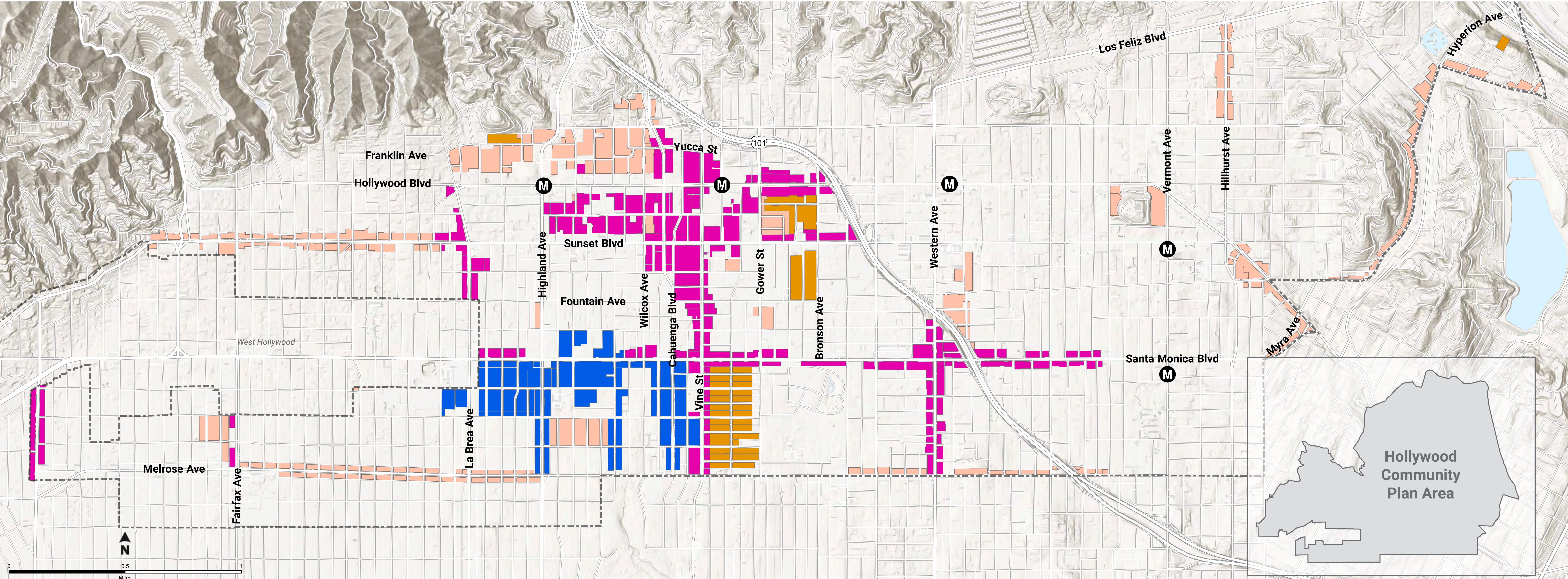
### Zoning

Zoning is the primary tool for implementing Community Plan land use policies. Each parcel of land in the city is assigned a zoning designation to define allowed uses, maximum height, and other requirements specific to the property that determine how land is used and what may be built.



# PROPOSED CHANGES

## Hollywood Community Plan Update



### Transit-Oriented Development

The Plan directs future housing and jobs to central Hollywood and along major corridors served by Metro subway stations and bus lines.

### Media Jobs Opportunities

The Plan preserves and expands media and entertainment employment uses and development.

### Housing Opportunities

The Plan promotes housing opportunities in multi-family residential areas near transit systems and employment areas.

### Neighborhood Scale

The Plan sets or maintains height limits in some areas, and allows some room to grow, based on the existing surroundings.

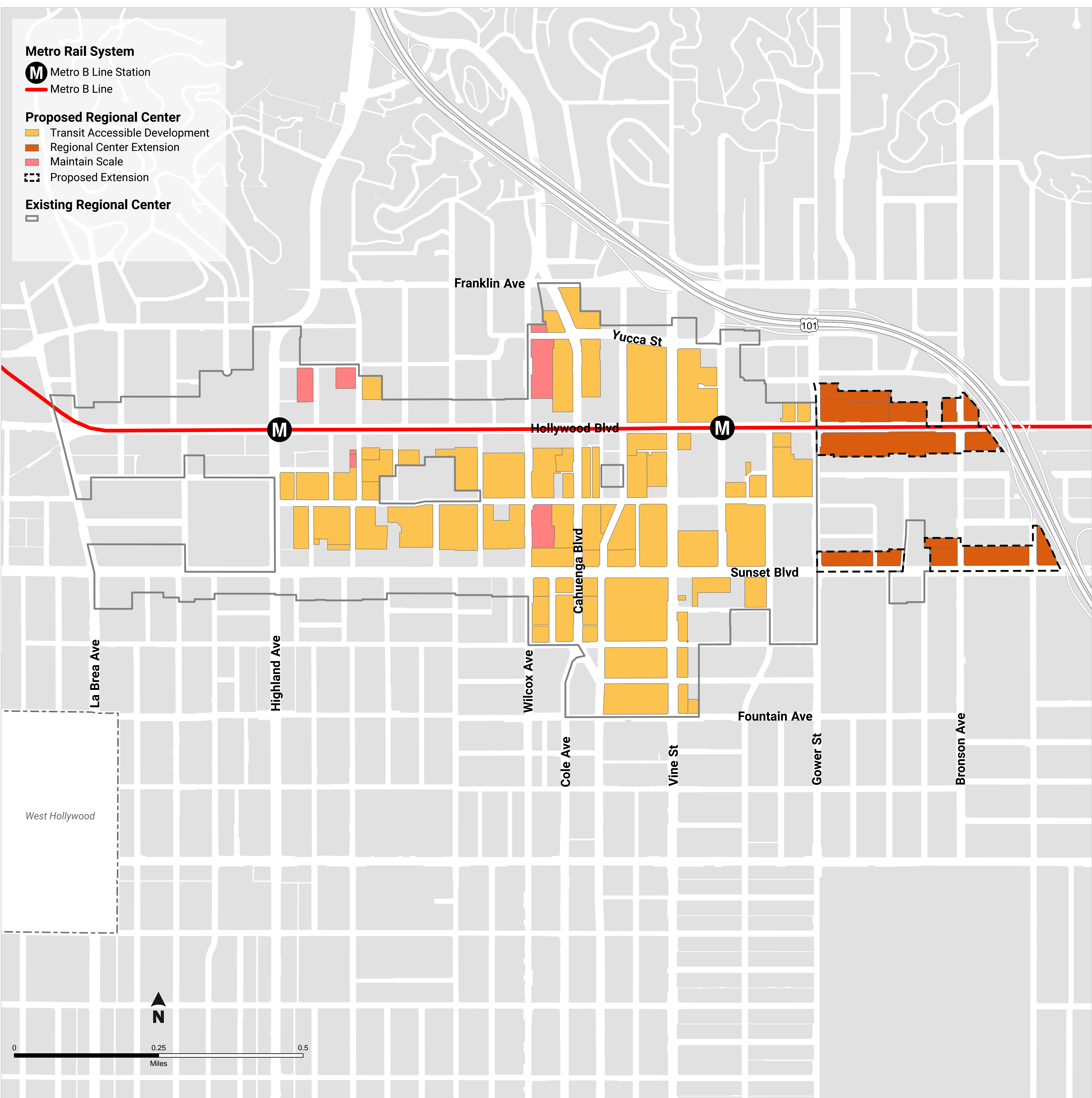
This illustrative map shows a general overview of the proposed land use and zone changes, which reflect the City's General Plan Framework, climate change strategies, and public input. For up-to-date proposed changes and to see the proposed administrative and consistency corrections, please visit [planning.lacity.org/hcpu2#maps](https://planning.lacity.org/hcpu2#maps)



# REGIONAL CENTER

## Hollywood Community Plan Update

A vital Regional Center that serves as the heart of Hollywood, balances new development and existing scale, and promotes jobs, housing, and visitor-serving uses.



### TRANSIT-ORIENTED DEVELOPMENT

- Accommodate growth with existing infrastructure systems
- Promote a mix of uses to improve sustainability
- Increase housing and employment opportunities



### HISTORIC PRESERVATION

- Protect historic resources and district(s)
- Preserve building heights in selected low scale areas
- Safeguard historic resources with CPIO zoning tool



### WALKABILITY

- Guide how buildings relate to the street and the public realm
- Create urban design standards that appeal to pedestrians
- Promote walking to reduce the amount and distance people need to drive



### AFFORDABLE HOUSING

- Incentivize new affordable units with CPIO zoning tool
- Promote mixed-income and 100 percent affordable projects
- Preserve rent-stabilized units and minimize displacement

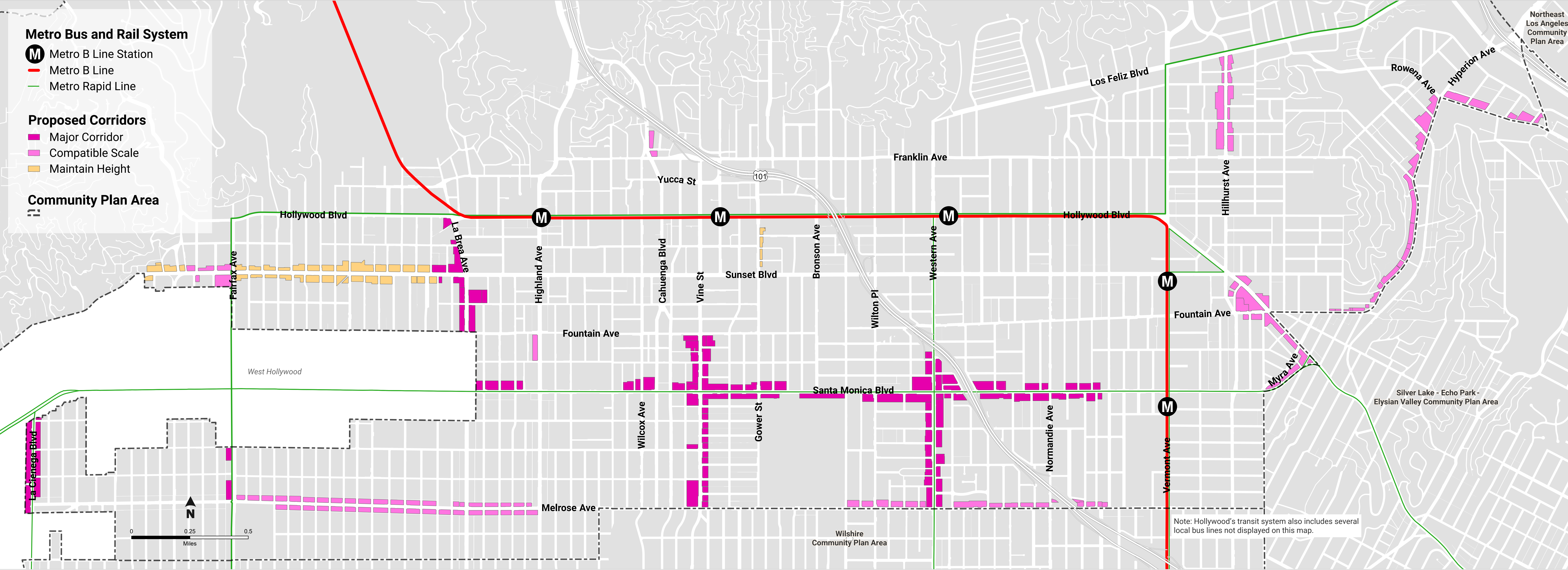




# TRANSIT CORRIDOR

## Hollywood Community Plan Update

Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs and enhance the character of the community.



### TRANSIT-ORIENTED DEVELOPMENT

- Accommodate growth with existing infrastructure systems
- Encourage investment and bolster jobs
- Promote housing and mixed-use opportunities



### WALKABILITY

- Guide how buildings relate to the street and the public realm
- Create urban design standards that appeal to pedestrians
- Promote walking to reduce the amount and distance people need to drive



### NEIGHBORHOOD COMPATIBILITY

- Maintain neighborhood scale and local flavor
- Establish height limits in selected areas
- Promote small businesses and local employment



### AFFORDABLE HOUSING

- Incentivize new affordable units with CPIO zoning tool
- Promote mixed-income and 100 percent affordable projects
- Preserve rent-stabilized units and minimize displacement

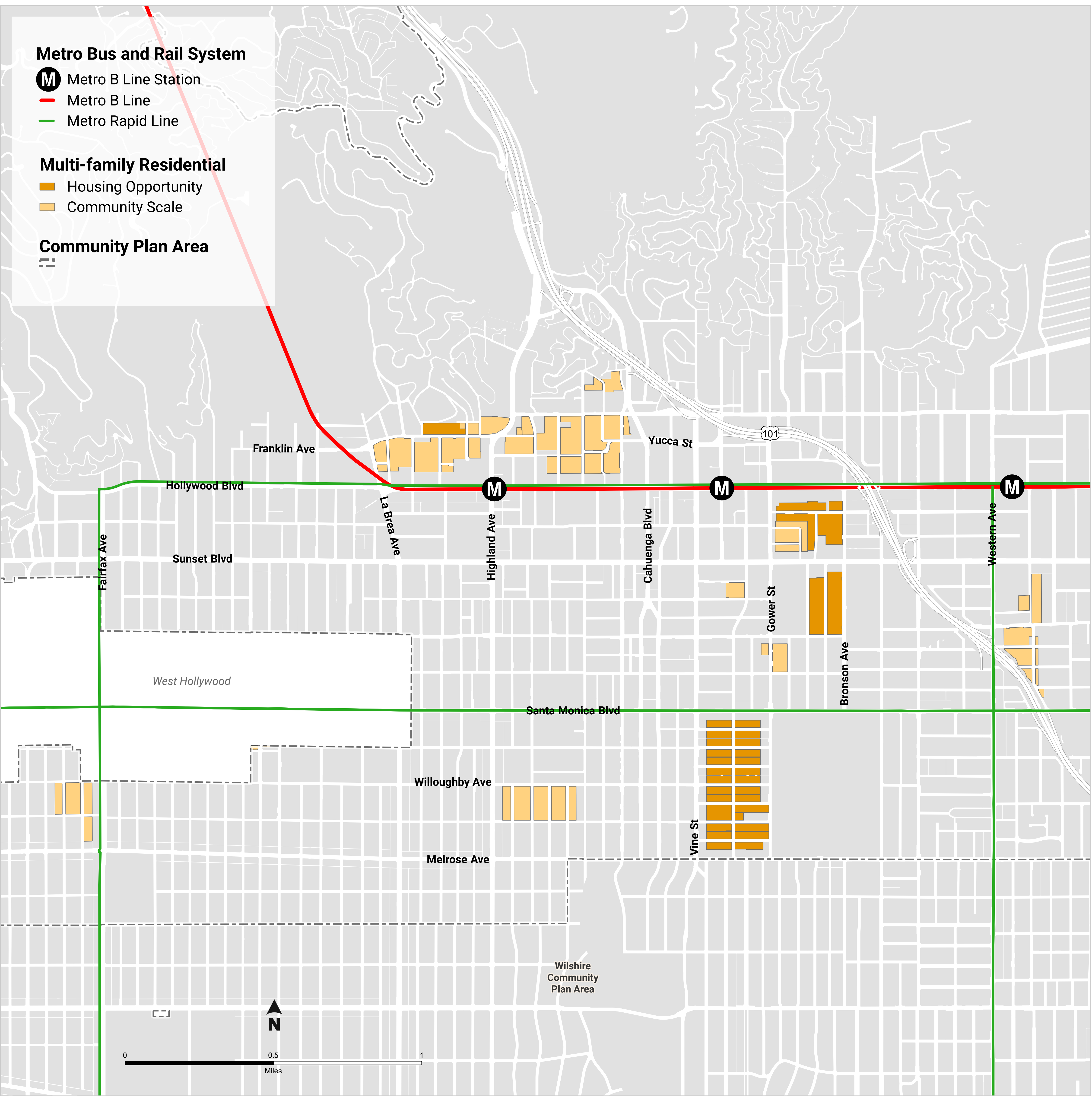




# MULTI-FAMILY RESIDENTIAL

## Hollywood Community Plan Update

Multi-family residential neighborhoods that provide a range of housing opportunities at a variety of price points including affordable housing, through a mix of ownership and rental units.



This is an informational map provided for reference purposes only. It is not adopted as a part of the community plan.

### INFILL DEVELOPMENT OPPORTUNITIES

- Promote new housing around Metro stations and bus lines
- Create housing opportunities near job centers for jobs-housing balance
- Encourage a variety of rental and ownership opportunities



### HISTORIC PRESERVATION

- Preserve historic resources and districts
- Support adaptive re-use of existing buildings
- Safeguard resources with CPIO zoning tool



### NEIGHBORHOOD COMPATIBILITY

- Maintain neighborhood scale
- Consider architectural compatibility within existing neighborhoods
- Encourage transitions between commercial areas next to residential ones



### AFFORDABLE HOUSING

- Incentivize new affordable units with CPIO tool
- Promote mixed-income neighborhoods
- Preserve rent-stabilized units and minimize displacement

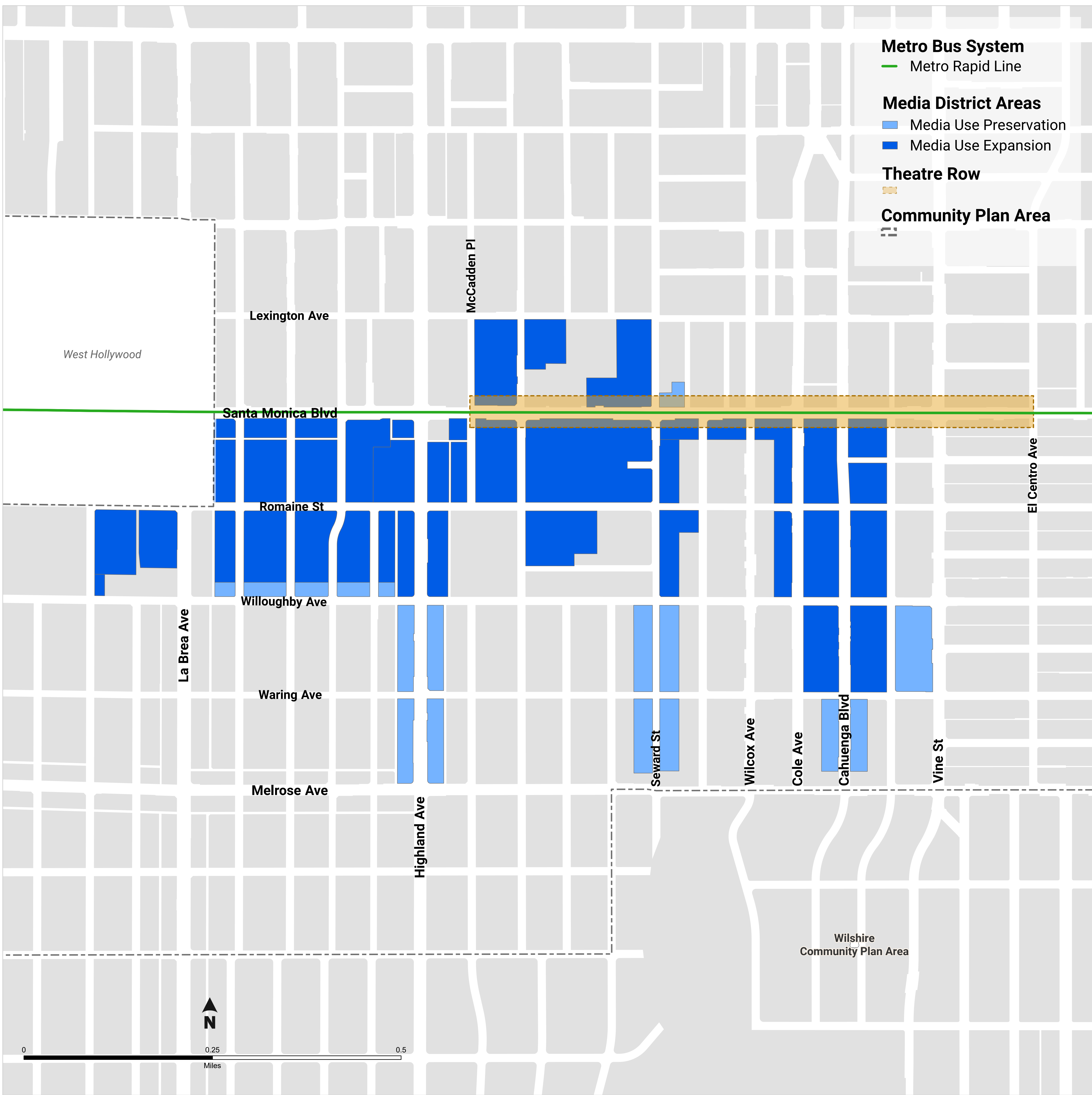




# MEDIA DISTRICT AREAS

## Hollywood Community Plan Update

Industrial, media-related, and entertainment-related uses that promote jobs in Hollywood.



### ROBUST EMPLOYMENT

- Preserve and expand media-related and entertainment uses
- Support investment of new media offices and modernization of studio facilities
- Consider mixed use in a Hybrid Industrial area north of Santa Monica Boulevard



### PRESERVATION

- Preserve certain media-related uses and receive additional building square footage (FAR) in selected areas
- Preserve Theatre Row and encourage new small performance venues
- Protect the area from encroachment by residential uses



### COMPATIBLE USES

- Support new media uses, including creative offices
- Allow ground floor retail and restaurant uses on selected parcels as amenities for local employees
- Encourage additional dramatic arts and entertainment industry schools

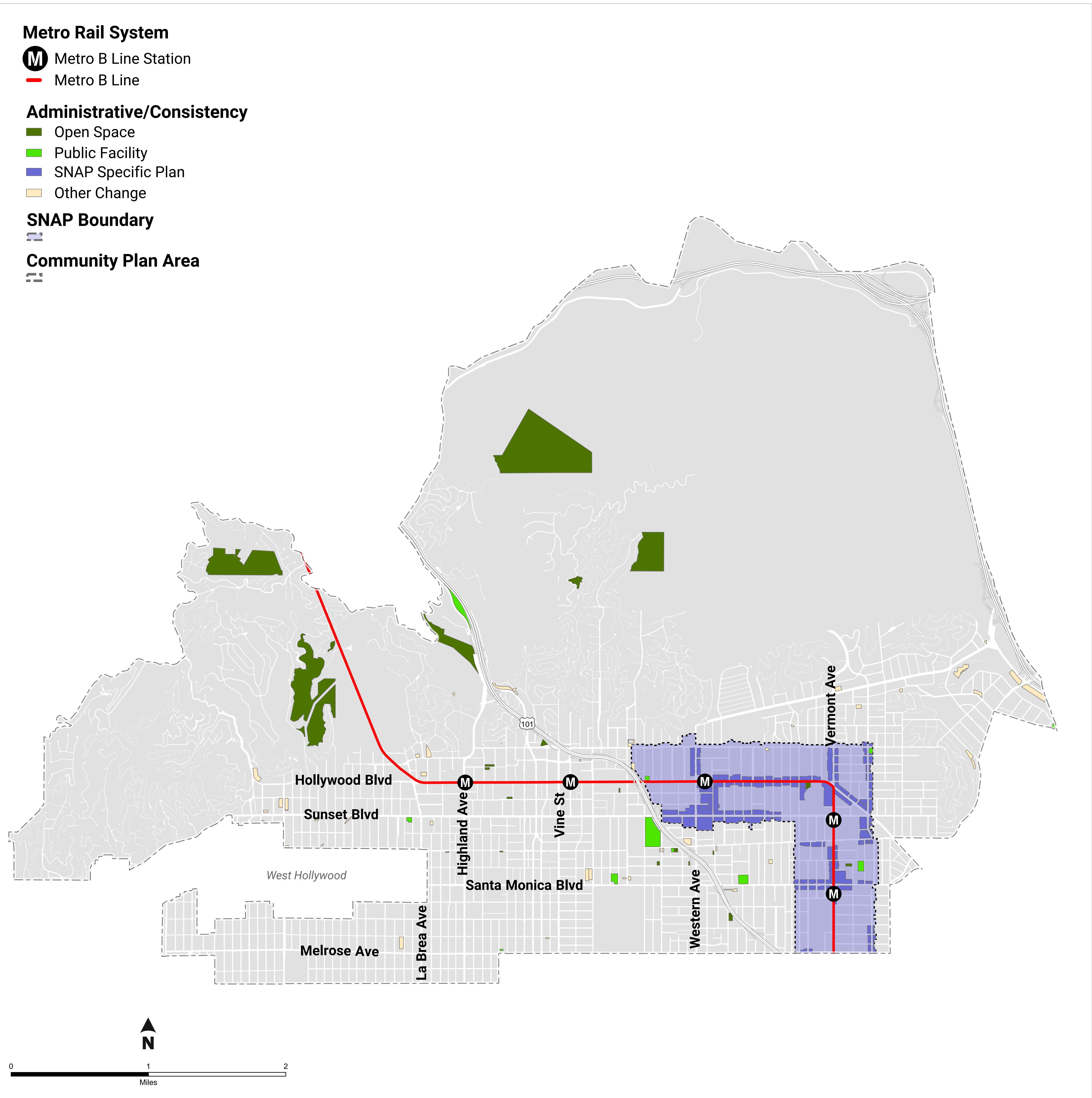




# ADMINISTRATIVE CONSISTENCY

## Hollywood Community Plan Update

The Hollywood Community Plan was last adopted in 1988. Since then, new schools, parks, and public facilities have been built. With the Plan update, the land use designation and/or zoning of these sites will be updated to reflect the actual use.



This is an informational map provided for reference purposes only. It is not adopted as a part of the community plan.

### OPEN SPACE CHANGES

- Identify areas where land use designations and/or zoning do not reflect existing open space and parks and make corrections
- Examples:
  - Portions of Griffith Park
  - Portions of the Santa Monica Mountains
  - Franklin Ivar Park



### PUBLIC FACILITIES CHANGES

- Identify areas where land use designations and/or zoning do not reflect existing public facilities and make corrections
- Examples:
  - Helen Bernstein High School
  - Fire Station No. 56
  - Los Feliz Library



### SPECIFIC PLAN CONSISTENCY

- Update the land use designation and/or zoning of selected areas in the Vermont/Western Station Neighborhood Area Plan (SNAP) to reflect the regulations allowed in the SNAP, which was adopted in 2001.



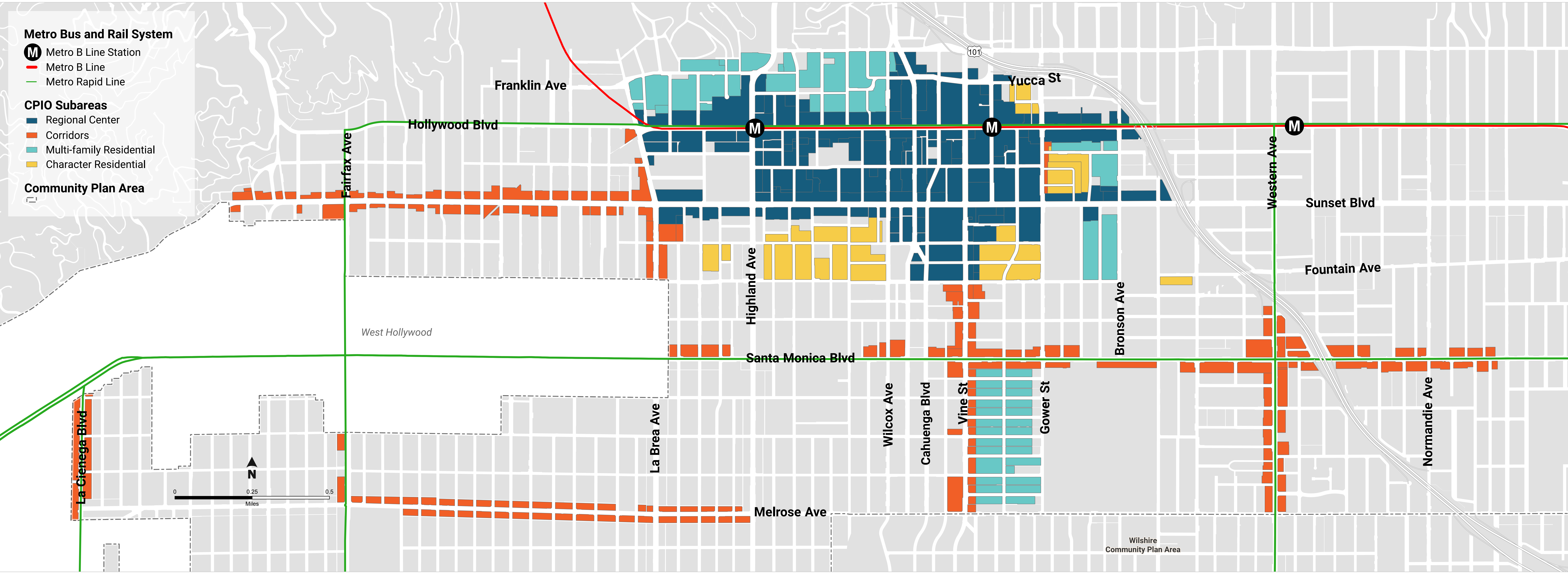
### OTHER

- Update the land use designation and/or zoning of other selected parcels. Most of these are to reflect residential use and scale.



# COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) OVERVIEW

## Hollywood Community Plan Update



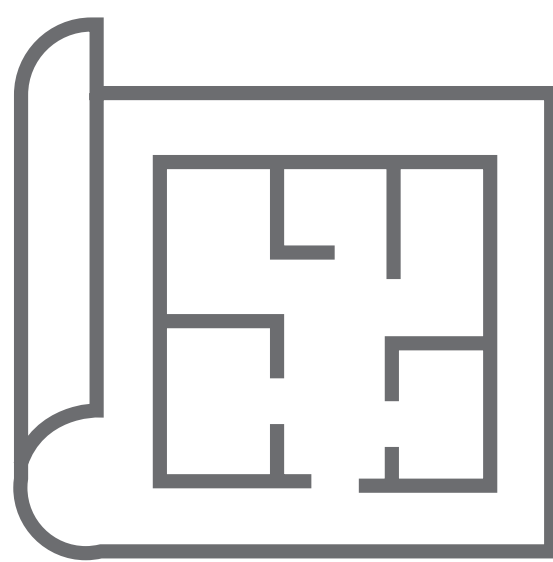
### ADDRESSES PLAN GOALS & POLICIES

The Hollywood CPIO addresses three main goals: affordable housing, historic preservation, and urban design.



### PROVIDES SUPPLEMENTAL ZONING REGULATIONS

The Hollywood CPIO's proposed development standards build upon zoning to address Plan goals and policies.



### ESTABLISHES SUBAREAS

The Hollywood CPIO's four proposed subarea types have tailored affordable housing incentives and development standards.



# COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) GOALS

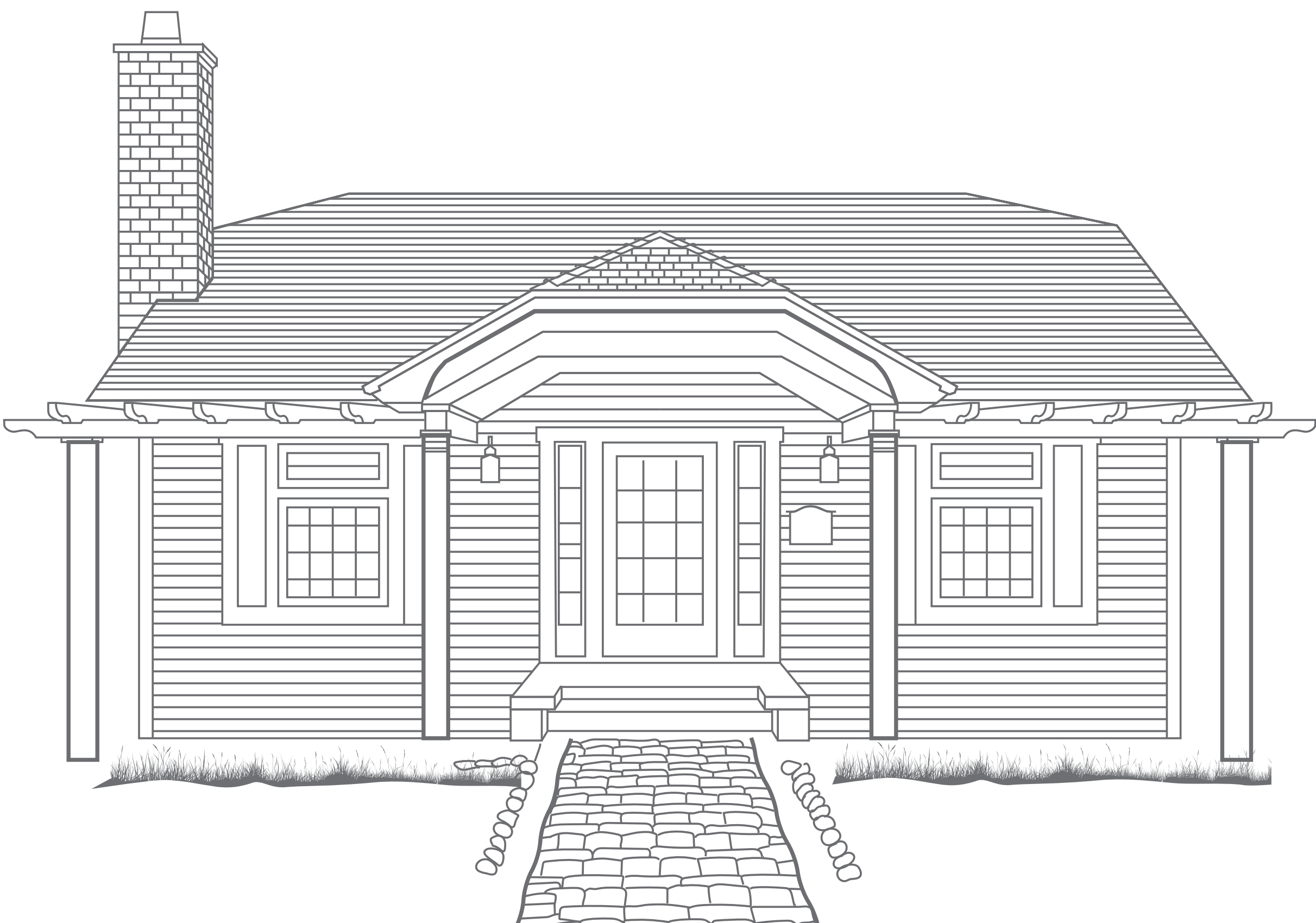
## Hollywood Community Plan Update



### AFFORDABLE HOUSING

#### Establish a tailored incentive system

- Facilitate within each subarea the production of mixed income and 100% affordable housing projects on site.
- Replace the City's Transit Oriented Communities (TOC) affordable housing incentive system for parcels located within the CPIO subareas.
- Create a permanent affordable housing incentive system.



### HISTORIC PRESERVATION

#### Safeguard historic resources

- Implement a clear development review process for designated and many eligible resources.
- Promote design and scale compatibility within certain designated and eligible historic districts by implementing infill development standards.



### DEVELOPMENT STANDARDS

#### Bolster a pedestrian-oriented environment

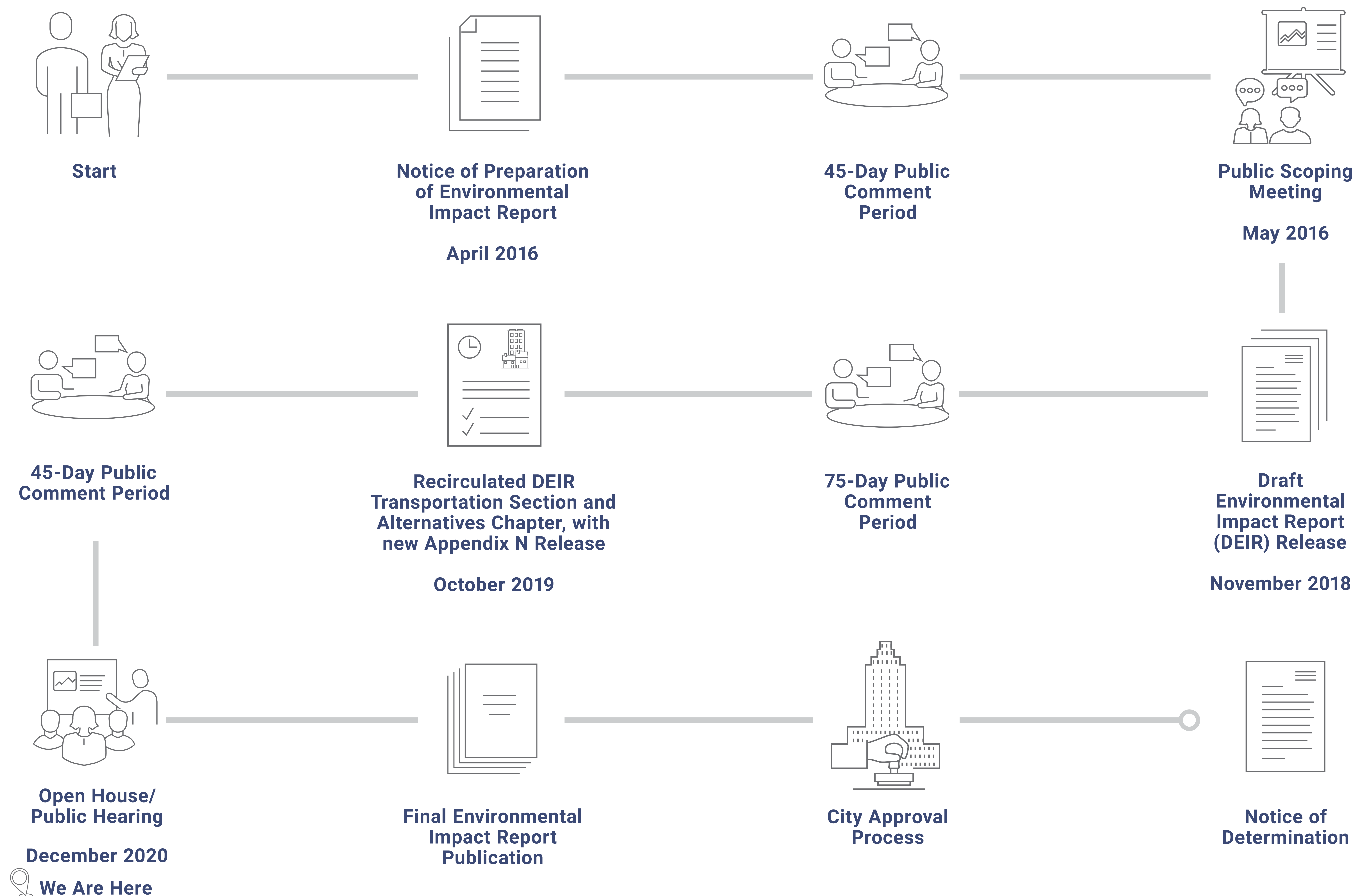
#### Proposed standards include:

- Pedestrian access (entrances)
- Ground Floor location
- Street wall/Active floor area along primary lot line
- Transparency
- Parking
- Historic design features (in some areas)



# ENVIRONMENTAL ANALYSIS PROCESS

## Hollywood Community Plan Update





# RENTER HOUSING PROTECTIONS

## Hollywood Community Plan Update

### State of California



#### SB 330

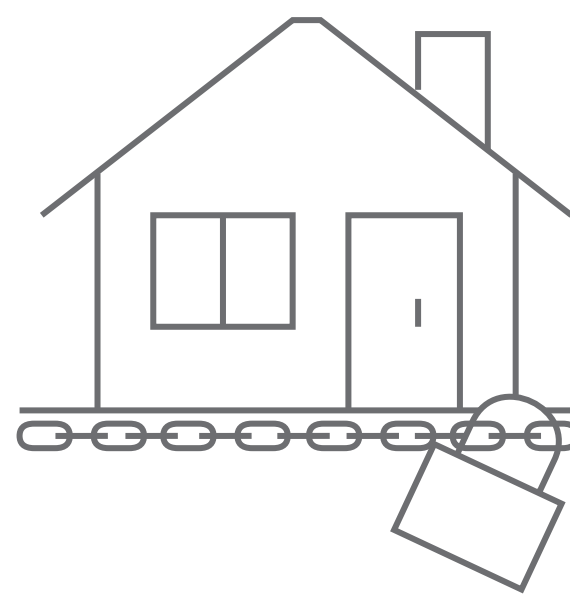
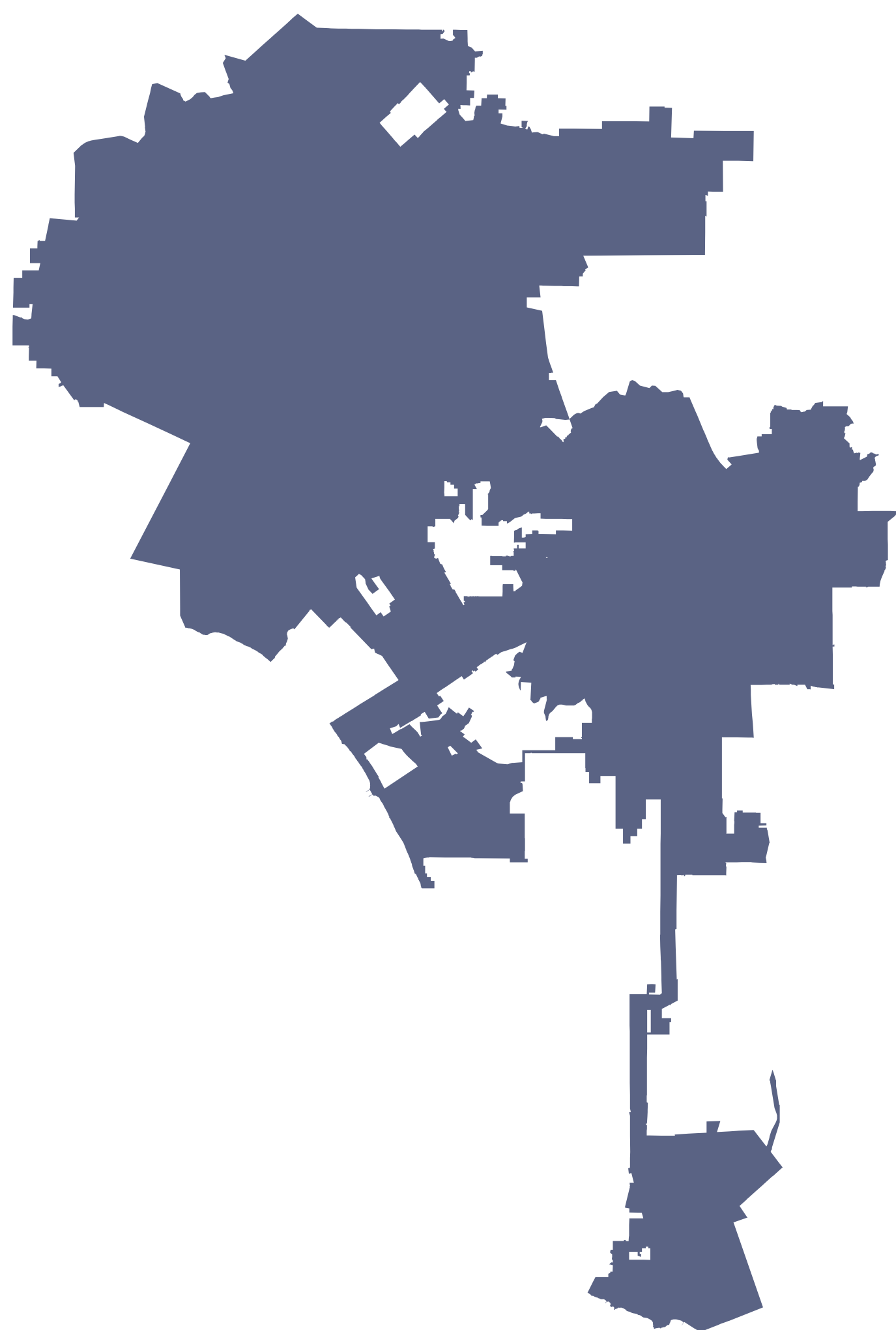
SB 330 accelerates housing production by streamlining the permitting and approval processes. It requires new replacement affordable units when existing ones are demolished. In addition, renters can live in their existing units up to six months prior to demolition, get relocation assistance, have first right-of-return, and can move back in at an affordable rate.



#### AB 2222

AB 2222 extends covenants from 30 years to 55 years for all very low and low-income units that qualify for density bonus. It also requires developers to identify and replace one for one, all of the property's pre-existing affordable units in order to be eligible for a density bonus.

### City of Los Angeles



#### JUST CAUSE EVICTION ORDINANCES

These laws stipulate specific reasons and conditions for which tenants can legally be evicted. They are called "just causes," and can include failure to pay rent or violations of lease terms.



#### RENT STABILIZATION ORDINANCES

These laws protect tenants from excessive rent increases by limiting rent increases to certain percentages, but allow landlords to raise rents to the market rate once the unit becomes vacant.



#### CONDOMINIUM CONVERSION REGULATIONS

These regulations aim to reduce the effects of converting rental units to condominiums, and prohibit conversions unless the City or regional vacancy rate is five percent or less. Also, tenant relocation assistance regulations prohibit landlords from removing tenants from units until they are adequately relocated.