HOLLYWOODLAND

Specific Plan

Ordinance No. 168,121
Effective July 8, 1992

Specific Plan Procedures amended pursuant to LAMC Sec. 13B.4. of Ch. 1A in accordance with Ordinance No. 187,930

Design Review Board Procedures amended pursuant to LAMC Sec. 13B.4.3. of Ch. 1A in accordance with Ordinance No. 187,930

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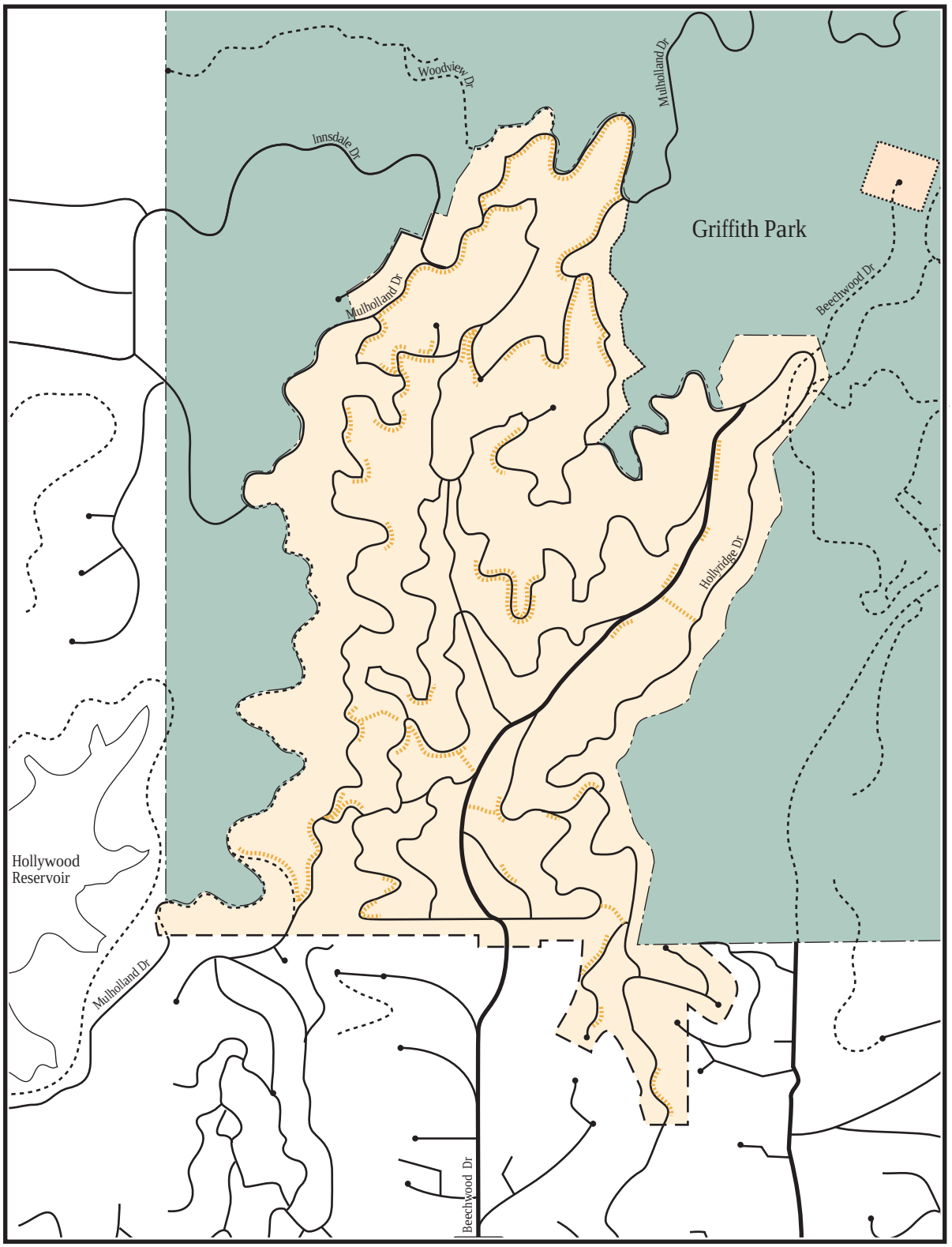

Area Boundary (where not duplicated by Griffith Park Boundary

Granite Walls & Stairways Constructed in 1923 at the time of the Original Hollywoodland Tract

Specific Plan Area

Not to Scale

HOLLYWOODLAND SPECIFIC PLAN

An ordinance establishing a Specific Plan, known as the Hollywoodland Specific Plan, for a portion of the Hollywood Community Plan. NOW THEREFORE,

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

Section 1. **ESTABLISHMENT OF SPECIFIC PLAN AND MAP OF SPECIFIC PLAN AREA**

The City Council hereby establishes the Hollywoodland Specific Plan which shall be applicable to that area of the City of Los Angeles shown within the heavy black lines on the following map.

Section 2. **PURPOSES**

The purposes of this Specific Plan are as follows:

A. To protect Hollywoodland, a unique and historical residential community in Hollywood, planned in the early 1920's as a custom home, single-family subdivision with a "European Village" character.

B. To protect the undeveloped ridgelines enclosing Hollywoodland which are a limited and valuable natural resource, worthy of protection.

C. To preserve and build upon the community's natural environment, unique history and architectural character.

D. To ensure that new development on the currently 220 vacant lots and redevelopment of the 525 existing homes, particularly those built in the 1960's and 1970's, enhances the character of the community rather than compromises its integrity.

E. To protect against development of overly massive buildings which are out-of-scale with the existing buildings.

F. To improve fire protection and safety equipment access on narrow, winding streets of substandard width in the Hollywoodland area.

G. To protect Hollywoodland as it was in the early decades of the Hollywoodland Tract, when the initial deed restrictions and design review process produced a series of architectural styles consisting of Mediterranean, English, French and other traditional cottages and villas having uniformly high quality design and construction.

H. To permit and facilitate new development as long as it is compatible with and enhances the character and quality of the existing community.

I. To protect and enhance the buildings, structures, sites and area of Hollywoodland which are a reminder of the City's history and are unique and irreplaceable assets to the City and to the Hollywood Community.

J. To maintain the hillsides for their natural beauty and as appropriate settings for the Hollywoodland development.

K. To ensure that new development in the Hollywoodland Specific Plan area is not detrimental to the surrounding community.

Section 3. RELATIONSHIP TO OTHER PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE

A. The regulations set forth in this ordinance are in addition to those set forth in the provisions of the Los Angeles Municipal Code (L.A.M.C.) and do not convey any rights or privileges not otherwise granted under those other provisions except as specifically provided for herein.

B. Wherever this Specific Plan contains provisions requiring greater setbacks, greater restrictions on building height, more restrictions on commercial uses, or more restrictive lot coverage regulations as compared with provisions contained in L.A.M.C. Chapter 1, the Specific Plan shall prevail and supersede the other applicable provisions.

Section 4. DEFINITIONS

Wherever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in L.A.M.C. Section 12.03 and 91.0403.

Fast Food Establishment. Fast Foot Establishment is an establishment which dispenses prepared food over a counter for consumption on or off the premises. This definition does not include a cafeteria.

Granite Walls and Granite Stairway. Granite Walls and Granite Stairways include all granite walls and granite stairways within the Specific Plan area constructed in or about 1923, at the time of the original Hollywoodland Tract subdivision.

Natural Elevation. Natural Elevation is the ground elevation(s) prior to any grading or the ground elevation(s) of a site that has already been graded prior to the effective date of this ordinance.

Project. Project is the construction, erection or addition to a structure, a use of land or change of use on a lot located in whole or in part within the Specific Plan area.

Ridgeline. Ridgeline is the line formed by the elongated principal topographic crest, shown on the map in Section 1.

Section 5. **PROHIBITION**

No building permit shall be issued for any Project in the Specific Plan area unless the Project meets all of the requirements of this Specific Plan.

Section 6. **USES**

All Projects in the Specific Plan area shall conform to the following use regulations:

A. No one-family, two-family, or multi-family uses shall be permitted on commercially zoned lots.

B. Prohibited Commercial Uses:

1. Fast Food Establishments with or without a drive-up window.

2. Clubs, Lodges, Bridge Clubs, Hospitals, Clinics and Sanitariums.

Section 7. **RESIDENTIAL DEVELOPMENT REGULATIONS**

All Projects shall conform to the following restrictions:

A. Structural Elements and Appurtenances. Notwithstanding the provisions in L.A.M.C. Section 12.21.1.B.3:

1. No heating, ventilation or air conditioning equipment installed in a new building or added to an existing building shall be located on the roof of a house or garage, except solar heating panels, receiving antennas and exhaust vents.

2. Any other appurtenances installed on a new building or added to an existing building, except for solar heating panels, receiving antennas and exhaust vents shall be screened from view from any public right-of-way in Hollywoodland.

B. Fences and Walls

1. Except for Granite Walls and Granite Stairways, no way fence or new wall or addition to an existing fence or wall shall be permitted closer than three feet from the front lot line. No new fence or new wall or addition to an existing fence or wall shall exceed six feet in height, except as may be required by the Department of Building and Safety.

2. No structures, including fences or walls, shall be attached to a Granite Wall or Granite Stairway when the Wall or Stairway is located in a public right-of-way.

C. Parking

1. A Project on a street that has a paved roadway width of between 28 feet and 36 feet shall have one off-street parking space, in addition to the requirements in L.A.M.C. Section 12.21.

2. A Project on a street that has a paved roadway width of less than 28 feet shall have two off-street parking spaces, in addition to the requirements in L.A.M.C. Section 12.21.

3. If a Project is located on a lot that has less than 5,000 square feet of lot area, then the required additional parking in Paragraphs 1 and 2 above may be in tandem and may be located within the required 10 foot front yard.

4. These additional parking spaces may be uncovered.

5. For the purposes of this subsection, a Project does not include interior remodelling of an existing building, or any additions to an existing building, so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.

D. Landscaping

1. Except for area used for required parking pursuant to Subsection C above and L.A.M.C. Section 12.21, at least 50 percent of the required front and side yards of the lot on which a Project is located shall be landscaped.

2. For the purposes of this subsection, a Project does not include interior remodelling of an existing building, or any additions to an existing building, so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.

E. Street Improvements. Every Project application shall agree to complete all required street improvements. In order to assure such compliance, the applicant shall provide a bond or other assurance to the satisfaction of the Bureau of Engineering, prior to the issuance of a building permit.

If a Project has frontage on an unimproved public street or involves reopening of a street which has been withdrawn from public use, or if a new Project takes access from a driveway or private street from which four or more dwelling units already take access, then improvements along the entire lot frontage of the Project shall be required. These improvements shall be consistent with those of adjacent improved public street, but shall, in all cases, have a roadway width of at least 28 feet and curbs on both sides. No sidewalk shall be required. These street improvements shall be constructed or guaranteed to the satisfaction of the City Engineer.

For the purposes of this subsection, a Project does not include interior remodelling of an existing building, or any additions to an existing building, so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.

The appellate procedures provided in L.A.M.C. Section 12.37 I shall be available for relief from this subsection.

F. Yards. This subsection shall be applicable to new building and structures and to additions to existing buildings and structures.

1. **Front Yards**

   a. For any Project on a lot which fronts on a substandard hillside limited street, there shall be a front yard of at least ten feet.

   b. Notwithstanding a. above, there shall be a minimum three foot front yard for any detached accessory one-story garage or for that portion of any building which is an attached accessory one-story garage.

   c. For any Project on a lot which fronts on a standard hillside limited street, the front yard shall be as otherwise required by the L.A.M.C.

2. **Side Yards**

   a. For any main building, each side yard shall not be less than five feet.

   b. For any main building on a lot in RA, RE, RS, R1 and RD Zones, one foot shall be added to the above required five foot width of each side yard for each increment of ten feet or fraction thereof above the first 18 feet of height of the main building.

G. Height. No building or structure shall exceed 36 feet in height as measured from the lowest grade adjacent to the exterior wall of the building or structure to the highest point of the roof structure or parapet exterior wall, except that:

1. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance from the exterior wall of the building exceeds the lowest grade adjacent to the exterior wall of a building by more than 20 feet, then no building or structure shall exceed 45 feet in height.

2. Notwithstanding Paragraph 1 above, within 20 feet in depth from the front lot line of a lot, no Project shall exceed 24 feet in height measured from the highest point of the roof structure or parapet exterior wall to the top of the street curb elevation at the centerline of the front lot line or the street elevation if there is no curb.

3. Notwithstanding either of the above paragraphs, an addition to an existing building may exceed limits in Paragraphs 1 and 2 above, but in no event shall the addition exceed the height of the existing building.

H. Lot Coverage

1. No Project, including main and accessory buildings, shall cover more than 30 percent of the area of a lot.

2. Where the Project is an addition to an existing building, the combination of the area of both the existing building and the addition shall cover no more than 30 percent of the lot area. If the existing building already exceeds the permitted lot coverage, then no additions shall be permitted which would exceed the footprint of the existing building.

3. Except for required parking, pursuant to Subsection C above and L.A.M.C. Section 12.21, no more than 50 percent of the area of a lot shall be covered by the combination of all buildings and paved surfaces.

4. For the purposes of this subsection, a Project does not include interior remodelling of an existing building, or any addition to an existing building so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.

Section 8. BUILDING REGULATIONS

All Projects shall comply with the regulations in this Section.

A. Fire Protection

1. Notwithstanding any other provisions of this Code to the contrary, any new construction of a one-family dwelling or detached accessory building shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code.

2. An approved automatic fire sprinkler system in compliance with the Los Angeles Plumbing Code shall be installed:

   a. Whenever an addition to an existing one-family dwelling or accessory building increases the floor area by 50 percent or more of the area of the existing dwelling or building; or

   b. Whenever the aggregate value of any alterations within a one-year period exceeds 50 percent of the replacement cost of the dwelling or building is located more than two miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than one and one-half miles from a fire station housing a Los Angeles City Fire Department Engine Company.

c. The sprinkler system required in 1 and 2 above shall be sufficient to cover the entire dwelling or building, unless otherwise determined by the Department of Building and Safety, and shall be installed in compliance with all applicable codes.

3. The provisions of Paragraphs 1 and 2 above shall not apply to accessory structures such as gazebos, pergolas, or storage sheds provided these structures are not supported by or attached to any portion of a dwelling or accessory building and do not exceed 200 square feet in floor area.

B. Sewer Connection

1. A sewer connection shall be provided for any new dwelling unit on a lot located 200 or fewer feet from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

C. Grading. The Natural Elevation of a Ridgeline shall not be altered by more than 5 feet and shall be retain in its natural state to the greatest extend possible. Of altered or graded, the principal ridges shall be relandscaped utilizing landform planting techniques, as described in the Los Angeles City Planning Department's Landform Grading Manual (located in City Council File No. 82-0557), in order to create the appearance of ridgeline and shelf configurations, to the satisfaction of the Department of Building and Safety and the City Planning Department.

Section 9. HOLLYWOODLAND PROJECT DESIGN APPROVAL

A. Requirement. No building permit shall be issued for a Project unless a Project Design Approval has been issued in accordance with this Section. A Project Design Approval shall only be issued for a Project which is consistent with the character of Hollywoodland. The Director, and the City Planning Commission and City Council on appeal, shall make that determination based on the design criteria and point system established in the Hollywoodland Design Guidelines approved by the City Planning Commission.

B. Procedure and Authority of the Director of Planning

1. The Director of Planning or the Director's designee shall have the authority to grant, conditionally grant, or deny a Project Design Approval application.

2. In making the initial determination on a Project Design Approval, the Director shall utilize the point system contained in the Hollywood Design Guidelines approved by the City Planning Commission which establishes a threshold number of points that must be attained in order to receive a Project Design Approval. If the Director receives a recommendation by the Design Review Advisory Board as described below in C 1, the Director may make

a further determination regarding the Project Design Approval application, granting it, denying it, or granting it with modifications.

3. The Director shall establish administrative methods, guidelines, procedures and forms as many be necessary to conduct reviews and render decisions, prior to processing any Project Design Approval applications.

4. Within ten working days of the Department`s acceptance of a complete application, the Director or the Director`s designee shall review the application for compliance with the adopted Hollywoodland Design Guidelines point system and grant, deny or grant with modifications a Project Design Approval.

5. An application for a Project Design Approval shall be filed in any public office of the Department of City Planning on forms provided for that purpose by the Department.

C. Hollywoodland Design Review Advisory Board

1. **Authority.** The Director may, upon the request of the applicant, refer to the Hollywoodland Design Review Advisory Board for review, an application for a Project Design Approval denied by the Director, the design of which Project failed to receive the required number of points utilizing the Design Guidelines. The Board may then make recommendations to the Director of Planning regarding the Project. These recommendations shall be made within 21 calendar days after the application has been referred to the Board.

   The Board shall submit its recommendation to the Director of Planning within fifteen calendar days after it has acted on the application.

   The Board's recommendation shall include approval, disapproval, or approval with recommendations for modifications to the Project. The Board shall make its recommendation based upon the Hollywoodland Design Guidelines adopted by the City Planning Commission. In the event of a recommendation for approval, the Board shall specify those areas in which the Project complies with the intent of the Hollywood Design Guidelines.

2. Number of Members and Composition of Membership of the Hollywoodland Advisory Board.

   a. **Number of Members.** The Board shall consist of seven members.

   b. **Appointment of Members.** The members of the Board shall be appointed by the councilmembers of the council districts in which the Specific Plan area is located.

c. **Composition of Membership.** The Board shall be composed of two architects and two professionals from the following or similar related fields: planning, urban design, and landscape architecture. The three remaining members need not be design professionals. All members shall reside, operate a business, or be employed within the community plan area(s) in which the specific plan is located. If no one is eligible or available for appointment in the designated disciplines who resides, operates a business, or is employed within the community plan areas(s), then the councilmember(s) may make an appointment without regard to those requirements.

3. **Terms of Membership.** A term shall be no longer than four years. The members of the Board shall be appointed to staggered terms so that at least one term becomes vacant in each successive year. The chairperson and vice-chairperson shall be elected annually by a majority of the Board members.

4. **Vacancies.** In the event of a vacancy occurring during the term of a Board member, the councilmember who appointed the Board member shall make an appointment to serve the unexpired term of that member. Where the member is required to have a specific qualification, the vacancy shall be filled, if possible, by a person having a similar qualification.

5. **Expiration of Term.** Upon expiration of the term of any Board member, the appointment for the next succeeding term shall be made by the councilmember(s) or the successor of the councilmember who made the previous appointment.

6. **Organization.** The Board shall hold regular meetings at fixed times in the month with a minimum of two meetings per month. Meetings may be canceled if no deemed complete applications are received at least 14 calendar days prior to the next scheduled meetings.

D. Appeals

1. **Applications.** An applicant or any other person aggrieved by a determination of the Director of Planning may appeal to the City Planning Commission, and thereafter to the City Council.

   The appeals shall be in writing and shall set forth specifically the reasons why the determination should not be upheld. Appeals shall be filed in any public office of the Department of City Planning, upon forms provided by the Department and accompanied by applicable fees. Appeals must be filed within 15 days of the mailing of the determination to the applicant. An appeal not property or timely filed shall not be accepted.

2. **Hearing Notice.** Upon receipt of the appeal application, a notice of a public hearing shall be given to the appellant and to all the other parties who have submitted a written request for notice.

3. **Appeal to Commission.** The Commission shall render its decision in writing within 15 days after completion of the hearing. The Commission may sustain, reverse, establish additional conditions, or otherwise modify any determination of the Director. This decision shall be in writing and based upon the testimony and documents produced before the Commission, and supported by additional findings as may be required. If the Commission fails to act within the time specified herein, the action of the Director shall be deemed final. The Planning Commission's determination is appealable to the City Council. The City Council may also sustain, reverse, establish additional conditions, or otherwise modify any determination of the Director or Commission.

Section 10. **EXCEPTIONS**

A. The provisions of this Specific Plan shall not apply to construction for which a building permit is required:

1. To comply with an order issued by the Department of Building and Safety for the repair of an unsafe or substandard condition; or

2. To replace, restore or remodel a building provided that the Project does not increase the height, floor area, occupant load, number of dwelling units or number of guest rooms of the original building or structure.

B. The provisions of this Specific Plan shall not apply to a Project for which 1) architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety on or before (July 26, 1990); 2) a plan check fee was collected on or before (July 26, 1990); and 3) no subsequent changes are made to those plans which increase the height, floor area, or occupant load by more than five percent.

C. The provisions of this Specific Plan shall not apply to a Project for which a Project Permit pursuant to Ordinance Nos. 163,843, 165,107, 165,854, 166,582 or 167,370, was granted prior to July 26, 1990.

Section 11. **FEES**

A. Application Fees. The application fee for a Project Design Approval shall be the same as for the application for Site Plan Ordinance Review, L.A.M.C. Section 16.05.

B. Fees for Appeals. The fee for an applicant's appeal from the Director of Planning's determination or the City Planning Commission's decision shall be the same as for an appeal from a specific plan design review decision as set forth in L.A.M.C. Section 19.01. The filing fee for processing an appeal by a person other than the applicant shall be as provided in L.A.M.C. Section 19.01.K.2.

Section 12. **SEVERABILITY**

If any provisions of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court or competent jurisdictions, such invalidity shall not affect other Specific Plan provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause, or application and, to this end, the provisions and clauses of this Specific Plan are declared to be severable.