EXHIBIT F:
Community Plan Implementation Overlay District (CPIO) [Proposed Ordinance]

Hollywood Community Plan

CPC-2016-1450-CPU; ENV-2016-1451-EIR

Recommended by the City Planning Commission on March 18, 2021.

Contents:

- *CPIO Ordinance Maps*
- *CPIO District Ordinance*

August 2021

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.

NORTH

1,000 500 0 1,000 Feet

CPC-2016-1450-CPU

CF/*lza* 030317

SHEET 1 of 3

City of Los Angeles

Hollywood

Data Sources: Department of City Planning, Bureau of Engineering

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SHEET 3 of 3

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). The boundaries of the Hollywood CPIO District are identical to the boundaries of the Hollywood Community Plan Area (Community Plan Area) as adopted on _____ (Council File No. ___.) shown on Figure I-1.

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

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CPIO Subareas

Hollywood Community Plan Area

(For Discussion Purposes Only)

August 2021

Figure I-1

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Hollywood CPIO Subareas

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CPIO Subareas

Hollywood Community Plan Area

(For Discussion Purposes Only)

August 2021

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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 (TOC Guidelines).

D. To encourage mixed-income and 100% 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 communities

Section I-3. SUBAREAS

The Hollywood CPIO District contains four types of Subareas as shown on Figures I-1 and I-2. 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 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 Community Plan

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Update continues to support these types of uses and seeks to direct and accommodate future development to this transit-rich area. These Subareas seek to protect historic Hollywood through contextual incentives and design requirements, and by focusing on the pedestrian experience.

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

RC1A Subarea

The RC1A areas are near the two Metro subway stations on Hollywood Boulevard, and bus lines. Incentives include an FAR increase of up to 4.65:1 FAR for 100 percent affordable housing projects, 100 percent residential density increase, and no required residential parking or a PAOAS project.

RC1B Subarea

The RC1B areas are generally nearest to the two Metro subway stations on Hollywood Boulevard, and bus lines. Incentives include an FAR increase of up to 6.75:1 FAR, density increase limited by FAR, and no required residential parking or a PAOAS project.

RC2 Subarea

The RC2 areas include Hollywood Boulevard between Gower Street and the 101 Freeway, and areas with lower development potential than RC1A and RC1B Subareas. Incentives include up to 3.75:1 FAR for 100 percent affordable housing projects, 100 percent residential density increase, and no required residential parking or a PAOAS project.

RC3 Subarea

The RC3 area is within the designated Hollywood Boulevard Commercial and Entertainment District, a portion of which has existing height limits to be maintained. Incentives include up to 3.75:1 FAR for 100 percent affordable housing projects, 100 percent residential density increase, and no required residential parking or a PAOAS project. Projects in RC3 are not eligible for any height incentives.

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 and are generally served by bus lines. Development and design standards provide for well-designed, and pedestrian-oriented projects that are appropriate to the scale and context of each area, and 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

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This corridor is a selection of parcels on La Brea Avenue between Hollywood Boulevard and Fountain Avenue, near the Regional Center. Incentives include up to 4.25:1 FAR for 100 percent affordable housing projects.

Corridor 2 Subarea

Selected 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 comprise the Corridor 2. Incentives include 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 identify new housing development opportunity areas, such as near central Hollywood and major commercial corridors served by transit systems. 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

This area is generally located between Highland Avenue, Wilcox Avenue, Hollywood Boulevard, and Franklin Avenue. It is close to the Hollywood/Highland Metro station, north of the Regional Center. Incentives include up to 6:1 FAR.

MF2 Subarea

These three residential areas are in central Hollywood near the western and eastern ends of the Regional Center. Incentives include up to 4.25:1 FAR for 100 percent affordable housing projects.

MF3 Subarea

This area is generally located west of the Paramount Pictures studio, between Santa Monica Boulevard, Melrose Avenue, Vine Street, and Gower Street. Incentives include up to 4.25:1 FAR for 100 percent affordable housing projects.

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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 Chapter 1 of the LAMC, including, but not limited to, Sections 12.03 and 14.4.2. The definitions set forth in this ordinance that reference, or incorporate by reference, other statutes or ordinances are deemed to be amended when those statues or ordinances are amended from time to time.

A. General Definitions

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 as permitted in Commercial (C) zones, hotel lobbies, residential lobbies, residential amenities, live/work dwelling units, Community Facilities, or any other uses or design features, subject to the approval of the Director of Planning, that activate the Primary Frontage of a Project with patron ingress and egress.

Administrative Clearance – A ministerial approval for a Project in a Hollywood CPIO District Subarea that is obtained pursuant to Section 1-6.C.2.

Arcade – A publicly accessible covered passage way or open hall located on private property. As passage ways 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 floor area ratio (FAR) permitted on a Project site by this CPIO District excluding any available CPIO Bonus.

Building Footprint – The area under the horizontal projection of the roof that is surrounded by the exterior walls or columns of a building, exclusive of courtyards.

Building Break – Physical separation between buildings and/or structures measured by the shortest horizontal distance between the exterior wall of a building and/or structure to another one. A Building Break may also be achieved by a step in for a certain depth and width of the façade and the provision of a Landscape Amenity Space on the ground level of this negative space. No building or structure shall encroach into the building break, except for projections allowed pursuant to LAMC Section 12.22 C.20.(b).

Bulkhead – A horizontal architectural feature located between the sidewalk and the base of the transparency on the ground floor of a building. Doors, entry features, and garage entrances are not required to comply with bulkhead requirements.

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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 – 15387 (CEQA Guidelines).

Commercial Uses – Those first permitted in the CR, C1, C1.5, C2, C4, or C5 Zones, including Community Facilities.

Commercial Tenant Size – The maximum Floor Area permitted per commercial tenant space. A "commercial tenant" shall refer to any individual tenant contained within walls with a single entrance. Direct connections between commercial tenant spaces are not permitted. Commercial tenants may have connections 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 of Planning. Common areas, including corridors and shared restrooms, are exempt from size restrictions.

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

CPIO Affordable Housing Project – A Project of five residential units or more, that may also include Commercial Uses that qualifies as either a CPIO 100 Percent Affordable Housing Project or a CPIO Mixed-Income Housing Project.

CPIO Bonus – Any available increase over the Base permitted to be built on a Project site by this CPIO District.

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 Mixed-Income Housing Project – A project comprised of a mix of market-rate and Restricted Affordable Units at the percentages specified in Chapters II, III, IV, and V, excluding any manager unit(s), for Lower Income Households, Very Low Income Households, and Extremely Low Income Households.

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

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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 facade. Removal of exterior wall framing or exterior building materials for the purpose of Rehabilitation or Restoration compliant with the Secretary of the Interior's Standard's, shall not be subject to this definition. 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.

Density – As defined in Los Angeles Municipal Code (LAMC 12.03)

Density Bonus Project – A Project that meets the eligibility requirements of and elects to use the density increases, waivers and incentives set forth in LAMC Section 12.22 A.25.

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.

Donor Site – (Transfer of Development Rights) – A designated Los Angeles Historic-Cultural Monument, is individually listed or is a Contributing Feature within a district that is listed in the California Register of Historical Resources or the National Register of Historic Places, or is identified as eligible for designation or listing to any of the above by a qualified historic resources survey; is located within a Hollywood CPIO Regional Center subarea; and has unused Floor Area under its Base FAR or Bonus FAR pursuant to Figures II-2 and II-3 of Chapter II in the Hollywood CPIO District.

Eligible Historic Resource – A building, structure, object, site, landscape, natural feature, or historic district identified as eligible for listing either individually on the National Register of Historic Places or on the California Register of Historic Resources, 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.

Encroachment Plane – As defined in Los Angeles Municipal Code (LAMC 12.03) or a series of planes that limit the allowable volume of space a building or structure can occupy. A bulk plane is measured vertically from all lot line setbacks up to the Origin Height. Above the bulk plane origin height, the plane slopes inward at the angle specified by the bulk plane angle. All buildings and structures shall fit entirely within the bulk plane, no encroachments are allowed.

Extremely Low Income Households – As defined in Health and Safety Code Section 50106.

Façade – A face and/or plane of a building typically incorporating windows, entries, and architectural treatments.

Floor Area Ratio (FAR) – As defined in Los Angeles Municipal Code (LAMC 12.03)

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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.

Height – As defined in Los Angeles Municipal Code (LAMC 12.03).

LAMC – Los Angeles Municipal Code.

LADBS – Los Angeles Department of Building and Safety

LADOT – Los Angeles Department of Transportation

Landscape Amenity Space - Landscape amenity spaces include plazas, courtyards, paseos, arcades, patios, covered walkways that are located at the ground level of projects.

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

Mixed-Use Project – A Project which combines multiple Residential Uses with one or more Commercial Uses, such as, retail, office, and Community Facilities in a single building or in a Unified Development.

Origin Height – The origin height is measured vertically from the minimum setback. Where no minimum setback is required, the origin height is measured vertically from the lot line.

Paseo – An extension of the street grid located on private property. As outdoor passages devoted exclusively to pedestrians, paseos establish clear connections among streets, plazas and courtyards, building entrances, parking and transit facilities.

Pedestrian Amenity Spaces – Pedestrian amenity spaces include public plazas, retail courtyards, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level, and that are 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.

Public Plaza – A common open area for public use typically amenable to larger public gatherings and adjacent to active building uses that is located on the ground level with direct pedestrian access to the adjacent street; is at least 50 percent open to the sky; is unenclosed by any wall,

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fence, gate, or other obstruction across the subject property, includes at least one gathering space with a focal element such as a fountain or work of art and signs at each pedestrian access point that contain language substantially consistent with the following: "This Plaza is open to the public as required by the Hollywood CPIO District."

Publicly Accessible Open Amenity Space – Public Plazas, pocket parks, and passive and active recreation areas that are accessible for use by the general public daily at least during the hours between sunrise and sunset and signs at each pedestrian access point that contain language substantially consistent with the following: "This area is open to the public as required by the Hollywood CPIO District."

Receiver Site – (Transfer of Development Rights) – A Receiver Site receives available unused Floor Area from the Donor Site, including the Donor Site's Bonus FAR, at a 1:1 ratio up to the Receiver Site's allotted Bonus FAR. Receiver Sites shall not demolish any of the following historic resources on the Receiver Site, if applicable: a Los Angeles Historic-Cultural Monument, an individually listed or is a Contributing Feature within a district that is listed in the California Register of Historical Resources or the National Register of Historic Places or is identified as eligible for designation or listing to any of the above by a qualified historic resources survey.

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.

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, as determined by the Los Angeles Housing and Community Investment Department ("HCIDLA").

Residential Uses – Those uses first permitted in any R zone, including dwelling units, guest rooms, and live-work units.

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.

Storefront Bay – A facade area located within five feet of a Primary Frontage with a high level of contiguous transparency defined by a Surround and Bulkhead. A storefront bay 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.

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

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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 Households – As defined in Health and Safety Code Section 50105.

Section I-5. RELATIONSHIP TO OTHER ZONING REGULATIONS

A. The regulations of this CPIO are in addition to those set forth in the Planning and Zoning code provisions of Chapter 1 of the Los Angeles Municipal Code (LAMC), as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as specifically provided for herein. The CPIO serves to establish the zoning for the properties located within its boundaries. It is intended, therefore, to serve as a zoning designation for purposes of California Public Resources Code Section 21083.3.

B. **Yard Regulations.** Where the yard setback dimensions in this CPIO are more restrictive than those set forth in the underlying zone, including LAMC Sections 12.22.C.27 (Small Lot Subdivisions) and 12.08 (R1R3 Variation Zone), the more restrictive setbacks shall prevail.

C. **Mini-Shopping Center and Commercial Corner Development.** In addition to the provisions in LAMC Section 13.14.B, for the relationship of the Hollywood CPIO District to other City zoning regulations, the following exceptions apply unless expressly stated to the contrary in the CPIO Subarea regulations:

1. The Mini-Shopping Center Commercial Corner Development Standards and Conditions of Operation set forth in LAMC Section 12.22.A.23 do not apply in all Subareas.

2. Except where expressly stated otherwise in the Hollywood CPIO District, small lot subdivision projects involving single-family dwellings shall be regulated pursuant to LAMC Section 12.22.C.27.

D. **Park Fees and/or Dedication Requirements.** Nothing in the Hollywood CPIO District is intended to override or conflict with any regulations in the LAMC or other ordinance establishing a park or Quimby fee or park or open space dedication requirement, including any provisions related to credits or fee and dedication calculations.

E. **Conditional Use Permits.** Nothing in this Hollywood CPIO District is intended to override or conflict with any regulations in the LAMC that would otherwise require a conditional use permit.

F. **Bicycle Parking.** Nothing in this Hollywood CPIO District is intended to override or conflict with any bicycle parking regulations.

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G. **Transit Oriented Communities Affordable Housing Incentive Program**. For properties within the boundaries of the Hollywood CPIO District, the Citywide Transit Oriented Communities Guidelines (TOC) shall be superseded by the provisions and requirements contained within this ordinance.

H. **Other Density or Development Bonus Provisions.** A CPIO Affordable Housing Project shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (state Density Bonus law) or any other State or local program that provides development bonuses. This includes any other entitlement granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, or Height District Change.

I. **Citywide Rent Stabilization Ordinance.** Nothing in this CPIO is intended to override or conflict with the regulations set forth in LAMC Section 151.00, et seq. that provide for the regulation of rents for applicable residential units, including any requirements regarding replacement of units and tenant rights.

J. **Affordable Housing Linkage Fee**. Nothing in this CPIO is intended to override or conflict with the regulations set forth in LAMC Section 19.18 that place a fee on certain new market-rate residential, mixed-income residential, and non-residential development to provide local funding for affordable housing.

K. **Hollywood Redevelopment Plan.** If there are conflicts between the provisions of the Hollywood CPIO and the development regulations set forth in the Hollywood Redevelopment Plan, the provisions of the Hollywood CPIO shall govern.

L. **Conditional Use Permit for Hotels.** Hotel projects that require the removal of residential units in the Regional Center subareas (RC1A, RC1B, RC2, RC3) are required to obtain a Conditional Use Permit complying with the procedures in LAMC Section 12.24 W.

M. **Site Plan Review Approvals.** For Projects using the affordable housing incentives as outlined in the Hollywood CPIO, review pursuant to the Site Plan Review regulations in LAMC Section 16.05 is not required for Projects within the Regional Center (RC1A, RC1B, RC2, RC3) subareas that create or result in a total of 200 or less dwelling units; or Projects within the Multi-Family Residential subareas (MF1, MF2, or MF3) that create or result in a total of 100 dwelling units or less. Projects shall be subject to the regulations and environmental standards as set forth in the CPIO.

Section I-6. REVIEW PROCEDURES

A. **Prohibition of Issuance of DBS Permits Prior to CPIO Approval.** The Department of Building and Safety (DBS) shall not issue a permit for any Project within a Hollywood 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.** When an applicant applies for any discretionary approval under LAMC Chapter 1 for a property located (in whole or in part) in a CPIO District Subarea, the applicant shall also apply for a CPIO Approval pursuant to

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Subsection C, below. A CPIO Adjustment or a CPIO Exception shall be a quasi-judicial approval for purposes of LAMC Section 12.36.A, and shall be processed pursuant to the procedures in LAMC Section 12.36, if applicable.

C. **CPIO Approval.** All Projects within a Hollywood CPIO District Subarea (in whole or in part) shall obtain an Administrative Clearance, unless a CPIO Adjustment or CPIO Exception is otherwise required, to demonstrate compliance with the Hollywood 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 CPIO Exception, if permitted by the Hollywood 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 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 Hollywood CPIO District.

   (b) **Non-Appealable Ministerial Approval.** The approval of an Administrative Clearance is not subject to appeal and is not discretionary for purposes of CEQA Guidelines Sections 15060(c)(1) and 15268.

   (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.** In addition to the requirements in LAMC Section 13.14.G.3, the following shall apply:

   (a) **Eligible Regulations.** Unless expressly stated otherwise in this Hollywood CPIO District, all development regulations are eligible for a CPIO Adjustment pursuant to this Subsection C.3. Projects seeking relief from a Subarea regulation that is not eligible (or further eligible) for a CPIO Adjustment may seek relief with a CPIO Exception.

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(b) **CEQA.** Approval of a CPIO Adjustment is a discretionary approval for purposes of CEQA Guidelines Section 15060(c)(1).

4. CPIO Exceptions. In addition to the requirements in LAMC Section 13.14.G.4, the following shall apply:

(a) **CEQA.** Approval of a CPIO Exception is a discretionary approval for purposes of CEQA Guidelines Section 15060(c)(1).

5. CPIO Transfer of Development Rights (TDR) for Historic Preservation Director's Determination. In addition to the CPIO Approval requirements in LAMC 13.14 G, the following shall apply:

(a) **Director's Determination.** The Director of Planning shall issue a Director's Determination upon reviewing a request for a Transfer of Development Rights.

(b) **Process.** An application for Director's Determination shall be handled according to the procedures for a CPIO Adjustment set forth under 13.14 G 3. In addition, the following must be met:

i. The applicant shall consult with the Department of City Planning, 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.

ii. The amount of square footage that is available from the Donor Site to be utilized for Transfer of Development Rights shall be verified by the Department of City Planning prior to deeming the application for the Director Determination process complete.

iii. A Preservation Plan and Easement, pursuant to Section II-3, shall be approved by the Department of City Planning, Office of Historic Resources prior to the completion of the Director Determination process.

iv. Rehabilitation work on the Donor Site must be done in conformance with the Secretary of the Interior's Standards, or any applicable Preservation Plan.

v. Projects utilizing a Transfer of Development Rights must comply with LAMC provisions.

(c) **Findings.** In lieu of the findings prescribed under 13.14 G.3(b), the Director of Planning shall find that the granting of a Transfer of Development Rights Director's Determination is in compliance with all applicable provisions of the Hollywood CPIO District, Section II-3.

6. Review Procedures for Projects Involving Designated Historic Resources. Projects involving properties designated as historic resources at the local, state or national level shall be reviewed by the Office of Historic Resources (OHR) for

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compliance with the Secretary of the Interior's Standards where applicable; the Cultural Heritage Ordinance; LAMC Section 91.106.4.5. Permits for Historical and Cultural Buildings; or other applicable ordinance(s).

7. Eligible Historic Resource Evaluation. Prior to any other CPIO Approval being issues, a Project that involves an Eligible Historic Resource shall comply with the following:

(a) **Non-Demolitions.** For any Project that does not involve the demolition of an Eligible Historic Resource, no CPIO Approval shall be issued until one of the following occurs:

(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;

(ii) The Director, in consultation with the Office of Historic Resources, determines, 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 was completed for the Project, including if necessary, the adoption of a statement of overriding considerations.

(b) **Demolitions.** For any Project that involves the demolition of an Eligible Historic Resource, no CPIO Approval shall be issued until one of the following occurs:

(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 on the Project, including if necessary, the adoption of a statement of overriding considerations.

(c) **CEQA Review for Eligible Historic Resources.** In complying with this Subsection 8, if at any time the Director, in consultation with the Office of Historic Resources, determines the Eligible Historic Resource is not a historical resource as defined by Public Resources Code Section 21084.1, approval of the Project through an Administrative Clearance (involving no other discretionary approvals) shall be a ministerial approval for purposes of CEQA, including CEQA Guidelines, Section 15268. If the Director, in consultation with the Office of Historical Resources, determines the Eligible Historic Resource is a historical resource as defined by Public Resource Code Section 21084.1, approval of the Project through an Administrative

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Clearance shall be a discretionary approval for purposes of CEQA Guidelines, Section 15060(c)(1). In reviewing and approving a Project with a historical resource, the Director and Office of Historic Resources shall take such steps within the scope of their powers and duties as they determine are necessary for the preservation of the historical resource, including but not limited to, consulting with the applicant to provide voluntary options for preservation or initiating a formal designation process.

(d) **Appeals.** No determination of the Director in this Subsection 8 is independently appealable unless an appeal of an entitlement or CEQA action is otherwise available through this CPIO District, the LAMC, or CEQA.

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 LAMC Section 12.37, Articles 2 or 7 of LAMC Chapter 1, or other City ordinance, 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 Circulation Element of the General Plan, 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 Subsections A.1 or A.2., through any appeal process that is available for the imposition of the underlying right-of-way

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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 12.37.1. If the underlying improvement is being imposed under LAMC Section 17.08 on a parcel map, the requirement to improve the right-of-way consistent with the streetscape plan may be appealed under LAMC Section 17.54.

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

A. Administration

1. Purpose

The Hollywood CPIO District establishes a tiered incentive structure tailored to the context of each Subarea to support the development of mixed-income affordable housing projects and 100 percent affordable housing projects, especially around transit systems in order to encourage non-automobile mobility and to reduce greenhouse gas emissions. Together these incentives 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 Hollywood CPIO establishes incentives for non-residential projects that provide publicly accessible outdoor amenity spaces within the Regional Center (RC) subareas.

The purposes of the CPIO Community Benefits program are to:

(1) 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;

(2) foster project designs that are pedestrian oriented; and

(3) improve the quality of new development as well as its compatibility with existing neighborhoods through the implementation of Supplemental Development Regulations. By providing bonuses and streamlined procedures for specified affordable housing projects the section intends to 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.

This incentive system program is optional for applicants seeking additional development rights in exchange for providing affordable housing units or publicly accessible outdoor amenity space as applicable.

- **Regional Center and Corridors Subareas**. Incentives for additional development potential, such as density, floor area ratio (FAR), and height are tailored based on proximity to transit, presence of historic resources, development activity, and existing development features. As such, incentives with greater development potential are focused around existing transit infrastructure, including transit stations and Rapid bus lines.

- **Multi-Family Residential Subareas.** Incentives for additional development potential are adjusted to encourage contextual development in these multi-family

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residential neighborhoods with FAR bonuses and density increases adapted from existing development regulations. As these neighborhoods are adjacent to major transit systems, parking reductions are proposed.

- **Character Residential Subarea.** In these designated and eligible historic districts, the priority is to encourage adaptive re-use of existing structures and minimize out-of-scale new construction. In these areas, the incentive for additional development potential has been tailored and refined to maintain existing building stock. As such, only density and parking incentives are proposed.

2. Applicability

Projects that utilize the CPIO Incentive System are required to provide certain types of Community Benefits, and as set forth in each of the CPIO Subareas in Chapters II through IV, and as described below:

- **Affordable Housing.** Projects with five or more dwelling units may only utilize an Affordable Housing Community Benefit.

- **Publicly Accessible Outdoor Amenity Space.** Projects with no Residential Uses may only utilize a Publicly Accessible Outdoor Amenity Space Community Benefit. Mixed-use projects with Residential Uses are not eligible for Publicly Accessible Outdoor Amenity Space incentives.

- **Relief.** Requirements of Section I-8 shall not be eligible for a CPIO Adjustment pursuant to Section I-6 C.3 or a CPIO Exemption Section I-6 C.4.

B. Affordable Housing

1. Requirements

Projects shall qualify as CPIO Affordable Housing Projects provided they include a base of five residential units or more and provide affordable units at the percentages indicated in each of the Subareas below. CPIO Affordable Housing Projects may also include Commercial Uses.

CPIO Affordable Housing Projects that utilize CPIO Bonus Incentives and CPIO Additional Incentives outlined in each Subarea Chapter below, and that comply with all other requirements of the CPIO, shall be approved with an Administrative Clearance.

A CPIO Affordable Housing Project shall be eligible for CPIO Affordable Housing Incentives as set forth in the applicable Subarea Chapter below if it meets all of the following requirements:

(a) Minimum Number of On-Site Restricted Affordable Units. In each Subarea, a CPIO Affordable Housing Project shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages, depending on income category, as described in each Subarea Chapter below. The number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.

(b) Affordable Rent for Lower Income Households. Affordable rents for the minimum number of On-Site Restricted Affordable Units designated for Lower

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Income Households shall meet the maximum income and rent limits applied pursuant to the Transit Oriented Communities Affordable Housing Incentive Program (LAMC 12.22 A.31). If LAMC 12.22 A.31 is no longer in effect or is repealed, affordable rents shall be determined by the City of Los Angeles Housing and Community Investment Department (HCIDLA).

(c) Housing Replacement. Projects that qualify as a CPIO Affordable Housing Project must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3) as amended from time to time, as verified by the Housing and Community Investment Department (HCIDLA) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.

(d) CPIO Bonus Incentives. All CPIO Affordable Housing Projects are eligible to receive the Bonus Incentives set forth in each Subarea Chapter below.

(e) CPIO Additional Incentives. In addition to the CPIO Bonus Incentives, up to three CPIO Additional Incentives may be granted based upon the affordability requirements described in each Subarea Chapter below. For the purposes of this CPIO "base units" refers to the maximum allowable density allowed by the zone, prior to any density increase provided through the Hollywood CPIO District. Projects that comply with the Minimum Number of On-Site Restricted Affordable in subsection (a) above, are eligible to the following number of additional incentives as outlined in each Subarea, Chapters II through V:

- For one additional incentive, at least 4% of the base units are for ELI, at least 5% of the base units are for VLI, or at least 10% of the base units are for Lower.
- For two additional incentives, at least 7% of the base units are for ELI, at least 10% of the base units are for VLI, or at least 20% of the base units are for Lower.
- For three additional incentives, at least 11% of the base units are for ELI, at least 15% of the base units are for VLI, or at least 30% of the base units are for Lower.

(f) 100% Affordable Housing. Projects that provide 100% On-Site Affordable Housing may be granted Additional Incentives from the menu described in the respective Subarea Chapter below.

(g) Rounding of Fractional Numbers. Any numbers regarding the number of units (including base density), number of affordable units, or number of replacement housing units that result in a fraction shall be rounded up to the next whole number.

(h) Site Plan Review Threshold. The threshold for a project triggering the Site Plan Review requirements of LAMC 16.05 is described in the Regional Center Subarea Chapter and Multi-Family Subarea Chapter (Chapters II and IV) below and shall be based on the number of units that would be permitted prior to any density increase through the CPIO incentive system.

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(i) Automobile Parking. If the total number of parking spaces required for a development is other than a whole number, the whole number of parking spaces required shall be consistent with LAMC 12.21 A.4(K), which addresses fractional parking spaces. In addition to the CPIO Bonus Incentives above, CPIO Affordable Housing Projects may utilize the following provisions:

i. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by HCIDLA.

ii. **Bicycle Parking**. The bicycle parking requirements in LAMC 12.21 A.16 apply. The additional options to further reduce automobile parking through bicycle parking replacement in LAMC 12.21 A.4 do not apply to CPIO Affordable Housing Projects.

iii. **Consistency**. Parking reductions offered shall always be consistent or greater than those in California Government Code Section 65915(p).

2. Records and Agreements

Prior to issuance of a Building Permit for any CPIO Affordable Housing Project, the following shall apply:

(a) For Projects that contains rental housing for Extremely Low, Very Low, or Lower Income households, a covenant acceptable to the Housing and Community Investment Department (HCIDLA) shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, government requirement, mortgage assistance program, or rental subsidy program.

(b) For any CPIO Project that contains for-sale housing, a covenant acceptable to the Housing and Community Investment Department (HCIDLA) and consistent with the for-sale requirements of California Government Code Section 65915(c)(2) shall be recorded with the Los Angeles County Recorder.

(c) If the duration of affordability covenants required by this subdivision conflicts with the duration of affordability covenants pursuant to any other government requirement, the longer requirement shall control.

(d) Any covenant described in this paragraph must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

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C. Publicly Accessible Outdoor Amenity Space Project Eligibility

Projects in the Regional Center Subareas (RC1A, RC1B, RC2, and RC3) shall qualify as a Publicly Accessible Outdoor Amenity Space (PAOAS) Project provided they comply with all PAOAS provisions in Chapter II, in addition to all applicable CPIO provisions.

1. Requirements

Projects that provide PAOAS as Community Benefits and utilize CPIO Bonus Incentives outlined in Chapter II, and that comply with all other requirements of the CPIO, shall be approved with an Administrative Clearance.

A Project in the Regional Center subareas shall be eligible for CPIO PAOAS Incentives as set forth in Chapter II if it meets the following requirements:

(a) **On-Site Publicly Accessible Outdoor Amenity Space** must be located entirely within the project site.

2. Records and Agreements

A covenant acceptable to the Department of City Planning must be recorded with the Los Angeles County Registrar-Recorder/County Clerk, 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 Hollywood CPIO District to implement the Mitigation & Monitoring Program included 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 _____.

An applicant seeking a CPIO Approval shall comply with all applicable Environmental Standards as set forth 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 his or her 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

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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**. Modifications of Environmental Standards do not require the processing of a CPIO Adjustment or CPIO Exception. The Director (or appeal body 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 unless an appeal of an entitlement or CEQA determination is otherwise available through this CPIO District, the LAMC, or CEQA.

Section I-11. 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-12. 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.

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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.

Projects within a Regional Center Subarea shall comply with all regulations and applicable Supplemental Development Regulations in this Chapter.

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CPIO Regional Center Subareas

CPIO Subareas

Hollywood Community Plan Area

(For Discussion Purposes Only)

August 2021

Figure II-1

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.

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 provisions, the following applies:

A. Within Regional Center Subareas RC1A, RC1B and RC2 (see Figure II-1) projects comprised exclusively of non-residential floor area, including hotels, are limited to the Base floor area rights set forth in Chapter II. Such projects may develop to the maximum floor area permissible provided that the projects receive approval from the City Planning Commission, in an application filed consistent with the procedures set forth under Los Angeles Municipal Code (LAMC) 12.24 A through I.

B. Within Regional Center Subareas RC1A, RC1B, and RC2 Projects comprised exclusively of non-residential floor area, including hotels, that are stipulated to a Base Height of 75 feet may exceed the Base Height if approved by the Zoning Administrator pursuant to LAMC Section 12.24 F.

C. New hotels in Regional Center Subareas RC1A and RC1B, RC2, or RC3 that remove existing residential units shall first obtain a conditional use permit pursuant to LAMC 12.24 W.

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 CPIO Regional Center subareas.

B. **Applicability.** The procedures contained in this subsection apply exclusively to properties within the CPIO Regional Center subareas subject to the eligibility requirements and other regulations below.

C. **Eligibility.** A transfer of unused Floor Area, including Bonus FAR, from a Donor Site to a Receiver Site is permitted, provided the transfer is in conformance with the following requirements for transfer:

1. Donor Site Requirements

(a) Contains or is a Designated Historic Resource or an Eligible Historic

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Resource; and

(b) Is located entirely within a Regional Center subarea; and

(c) Has unused Floor Area under its Base FAR, or Bonus FAR pursuant to Section II-4.

2. Receiver Site Requirement

(a) A Receiver Site may receive all available unused Floor Area from the Donor Site, including the Donor Site's Bonus FAR, at a 1:1 ratio (i.e., for every one square foot transferred from a Donor Site, a Receiver Site gets one square foot) up to the Receiver Site's maximum allotted Bonus FAR provided the following requirements are met:

i. Is located entirely within a Regional Center subarea.

ii. The Receiver Site shall not demolish any Designated or Eligible Historic Resource on the Receiver Site.

iii. If the Receiver Site involves a housing development project (five or more dwelling units), the Receiver Site may only utilize transferred Floor Area after it has met the minimum qualifications for a 35 percent Density Bonus consistent with State Density Bonus law for the provision of On-Site Affordable Housing.

D. Records and Agreements

1. Covenant. Following the issuance of a Director's Determination, and prior to the issuance of building permits for a project utilizing a Transfer of Development Rights, all fee owners of the Donor Site(s) and Receiver Site(s) involved shall execute a covenant and agreement in a form designed to run with the land and be binding on future owners, assigns and heirs and which is satisfactory to the Department of City Planning. The applicant shall record the covenant in the County Registrar/Recorder's Office and shall file certified copies with the Departments of City Planning and Building and Safety.

(a) **Donor Site Covenant** shall document the reduced Floor Area that resulted from the transfer of unused permitted Floor Area to a Receiver Site(s), and the location of the Receiver Site(s).

(b) **Receiver Site Covenant** shall document the increased Floor Area that resulted from the transfer of unused permitted Floor Area from a Donor Site(s), and the location of the Donor Site(s).

(c) **Covenant Applicability.** The covenants shall not be released by the City so long as the transferred Floor Area is being utilized by the Receiver Site. If the Receiver Site is no longer utilizing the transferred Floor Area, the City may terminate the covenant upon an application of the owner of the Receiver Site.

(d) The Department of City Planning shall maintain a record of any transfers of unused Floor Area from a Donor Site(s) to the Receiver Site(s), and other records as may be necessary to provide a current and accurate account of the transferred Floor Area available for use on any lot.

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2. **Preservation Plan and Easement.** All owners of the Donor Site shall execute a Preservation Plan and Easement, with the following minimum standards:
   (a) The Preservation Plan and Easement shall be executed with the Department of City Planning, Office of Historic Resources or a qualified entity designated by the Office of Historic Resources, such as a non-profit Historic Preservation Organization, and;
   (b) The Preservation Plan and Easement shall address, at a minimum:
      i. Maintenance of the Designated or Eligible Historic Resource, the property, and significant historic features;
      ii. Additions and alterations to the Designated or Eligible Historic Resource and/or significant elements of any building and the property;
      iii. Demolition of the Designated or Eligible Historic Resource and/or significant elements of any building and the property;
      iv. Required rehabilitation work to any significant historic features;
   (c) 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 Plan and Easement;
   (e) Other standards and requirements as required by the Director of Planning;
   (f) Fines and penalties for violating any section of the Preservation Plan and Easement. The Preservation Plan and Easement shall apply as long as the transferred Floor Area is utilized on the Receiver Site. If the owners of the historic resource that is the subject of the Preservation Plan and Easement have violated the Plan and Easement, the owners of the historic resource shall pay a fine equal to ten (10) times the value of the application fee and cumulative inspection fees paid.

Section II-4. REGIONAL CENTER COMMUNITY BENEFITS PROGRAM

The CPIO District establishes a base/bonus system wherein projects are granted increased development rights such as Floor Area or Height when community benefits are provided. Residential projects (those that provide at least five dwelling units) that provide Affordable Housing, either Mixed-income or 100 percent affordable Projects, are eligible for increased development rights. Non-residential projects in the Regional Center Subareas that provide Publicly Accessible Outdoor Amenity Space are also eligible for increased development rights.

The CPIO Incentive Program shall be used in lieu of the Density Bonus program pursuant to LAMC 12.22 A.25, and the TOC Affordable Housing Incentive Program pursuant to LAMC 12.22 A.31.

Site Plan Review Threshold. For a Project in this Subarea, participating in the Hollywood CPIO Community Benefits Program that meets the minimum requirements to be eligible for a benefit under this Subarea, the threshold for site plan review for a development project under LAMC Section 16.05 C.1.(b) will be increased from 50 dwelling units to 200 dwelling units.

In addition to CPIO requirements in Chapter I and Appendix A, projects within RC1A, RC1B, RC2, and RC3 Subareas must comply with the following as applicable:

A. Affordable Housing Projects

1. Requirements

Eligible Projects located in the Regional Center Subareas (RC1A, RC1B, RC2, RC3) with residential uses utilizing any CPIO Bonus Incentives available through this CPIO District are subject to the following requirements:

(a) Minimum Number of On-Site Restricted Affordable Units. CPIO Affordable Housing Projects shall provide On-Site Restricted Affordable Units at one of the following minimum percentages, depending on income category. The minimum number of On-Site Restricted Affordable Units shall be based on the minimum percentages described below, and calculated upon the total number of units in the final project. Any number resulting in a fraction shall be rounded up to the next whole number.

- 10% for Extremely Low Income Households
- 14% for Very Low Income Households
- 23% for Lower Income Households

2. Bonus Incentives

CPIO Affordable Housing Projects that provide the Minimum Number of On-Site Restricted Affordable Units in accordance with Subsection (a) above shall be granted all of the following CPIO Bonus Incentives for FAR, Residential Density, and Parking Reduction:

(a) FAR

- Projects located in the **RC1A Subarea**: Up to a maximum 4.5:1 total FAR.
- Projects located in the **RC1B Subarea**: Up to a maximum 6.75:1 total FAR.
- Projects located in the **RC2 or RC3 Subareas**: Up to a maximum 3:1 total FAR.

(b) Residential Density

- Projects located in the **RC1A, RC2 or RC3 Subareas** that are:
  - **100% Residential projects:** up to 1 unit per each 200 square feet of lot area; or
  - **Mixed-use projects:** up to 1 unit per each 115 square feet of lot area
- Projects located in the **RC1B Subarea**: Density is limited by the FAR.

(c) Parking Reduction

- **Residential Uses:** no parking required; and/or
- **Non-Residential Uses:** up to 30 percent reduction of the required parking.

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TABLE II-1: REGIONAL CENTER CPIO BONUS INCENTIVES

CPIO Subarea	Affordability %	CPIO Bonus Incentives			
		Density	FAR total	Non-Residential Parking	Residential Parking
RC1A	10% ELI, or 14% VL or 23% Lower*	Up to 1/200 for 100% Residential Projects. Up to 1/115 for mixed-use projects	Up to 4.5:1	30% Reduction	No required parking
RC1B	10% ELI, or 14% VL or 23% Lower*	Limited by the FAR	Up to 6.75:1		
RC2	10% ELI, or 14% VL or 23% Lower*	Up to 1/200 for 100% Residential Projects. Up to 1/115 for mixed-use projects	Up to 3:1		
RC3	10% ELI, or 14% VL or 23% Lower*	Up to 1/200 for 100% Residential Projects. 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

(a) Requirements

In addition to the CPIO Bonus Incentives, a CPIO Affordable Housing Project that is eligible for CPIO Bonus Incentives as described in Section II-4.A.1 above shall be granted up to three Additional Incentives determined by the percentages of On-Site Restricted Affordable Housing provided described below:

- One additional incentive for projects that include at least 4% of the Base units for Extremely Low Income Households, at least 5% of the base units are for Very Low Income Households, or at least 10% of the base units are for Lower Income Households.
- Two additional incentives for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units are for Very Low Income Households, or at least 20% of the base units are for Lower Income Households.

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- Three additional incentives for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units are for Very Low Income Households, or at least 30% of the base units are for Lower Income Households.

(b) Menu of Incentives. A CPIO Affordable Housing Development Project that meets the qualifications of Paragraph (a) of this subsection may request up to three of the following Additional Incentives as applicable, and as described below:

i. **Commercial Zone Setback.** A CPIO Affordable Housing Project in any commercial zone is granted the yard requirements for the RAS3 zone per LAMC 12.10.5.

ii. **Residential Zone Side and Rear Yard Setback**. Up to 30 percent decrease in the required width or depth of any two individual yard or setback except along any property line that abuts a R1 or more restrictively zoned property.

iii. **Lot Coverage.** Up to 35 percent increase in lot coverage limits.

iv. **Lot Width.** Up to 25 percent decrease from a lot width requirement.

v. **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access**. See LAMC 12.22 A.25(f)(8).

vi. **Density Calculation**. See LAMC 12.22 A.25(f)(7).

vii. **Ground Floor height.** Exemption from the Ground Floor Height requirement outlined in Section II-5.

viii. **Height.** For CPIO Affordable Housing Projects that have 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 Incentive. The allowable increase in height shall be applicable to a CPIO Affordable Housing Project over the entire Project site regardless of the number of underlying height limits.

- **Height Increase.** In any zone in which height or number of stories is limited, the following height increase applies:
  - Projects located in the **RC1A, RC1B, or RC2 Subareas**: Up to 2 stories or 22 feet height increase.
  - Projects located in the **RC3 Subarea**: no height increase allowed.

Note: Projects located on lots with a height limit of 45 feet or less shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.

- **Transitional Height.** 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 30 feet above grade at the property line of the adjoining lot in the more restrictive zone.

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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 12.10.5.	30% decrease of two yards	35% increase	25% decrease	Within 25' of PL 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. 100 Percent Affordable Housing Projects

1. **Requirements**

   Projects in which 100 percent of the residential units are restricted affordable units, excluding any manager unit(s) shall be eligible for the following CPIO Bonus Incentives for 100% Affordable Housing and CPIO Additional Incentives for 100% Affordable Housing as outlined in the following subsections.

2. **Bonus Incentives for 100% Affordable Housing**

   CPIO Affordable Housing Projects that provide 100% On-Site Restricted Affordable Units in accordance with the requirements in Subsection 1 above shall be granted CPIO Bonus Incentives for FAR, Residential Density, and Parking Reduction. The Bonus Incentives for 100% Affordable Housing are to be used in lieu of the Bonus Incentives described in Section II-4.A.2, and as follows:

   (a) FAR

   - Projects located in the **RC1A Subarea:** Up to a maximum 4.65:1 total FAR.
   - Projects located in the **RC1B Subarea**: Up to a maximum 6.75:1 total FAR.
   - Projects located in the **RC2 or RC3 Subareas**: Up to a maximum 3.75:1 total FAR.

   (b) Residential Density

   - Projects located in the **RC1A, RC2 or RC3 Subareas** that are:
     - **100% Residential projects:** up to 1 unit per each 200 square feet of lot area; or
       - **Mixed-use projects:** up to 1 unit per each 115 square feet of lot area
   - Projects located in the **RC1B Subarea**: Density is limited by the FAR.

   (c) Parking Reduction

   - **Residential Uses:** no parking required in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking.; and/or

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- **Non-Residential Uses:** up to 40 percent reduction of the required parking pursuant to LAMC 12.21 A.4.

3. **Additional Incentives for 100% Affordable Housing**

In addition to the CPIO Bonus Incentives for 100% Affordable Housing, CPIO Affordable Housing Projects that provide 100% On-Site Restricted Affordable Units in accordance with the requirements in Subsection 1 above are eligible for two (2) Additional Incentives for a total of five (5) Additional Incentives. Additional Incentives are to be selected from the menu of Additional Incentives in Section II-4.A.3, with the exception of the below incentives for Residential Zone Side and Rear Yard Setback and Height, which are to be used in lieu of those in Section II-4.A.3.

(a) Residential Zone Side and Rear Yard Setback.

- Projects located in the **RC1A or RC1B Subarea**: Up to a 35% decrease in the required width or depth of any two individual yard or setback.
- Projects located in the **RC2 or RC3 Subareas**: Up to a 30% decrease in the required width or depth of any two individual yard or setback.

(b) Height. The applicable Height Increase and Transitional Height standards below count as one Incentive. The allowable increase in height shall be applicable to a CPIO Affordable Housing Project over the entire Project site regardless of the number of underlying height limits.

- **Height Increase.** In any zone in which height or number of stories is limited, the following height increase applies:
  - Projects located in the **RC1A, RC1B or RC2 Subareas**: Up to 3 stories or 33 feet height increase.
  - Projects located in the **RC3 Subarea**: no height increase allowed.

  Note: Projects located on lots with a height limit of 45 feet or less shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.

- **Transitional Height.** 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 30 feet above grade at the property line of the adjoining lot in the more restrictive zone.

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

CPIO Subarea	CPIO Bonus Incentives				CPIO Additional Incentives	
	Density	FAR total	Non-Residential Parking	Residential Parking	Residential Zone Rear/Side Setback	Height
RC1A	Up to 1/200 for 100% Residential Projects. Up to 1/115 for mixed-use projects	Up to 4.65:1	40% Reduction	No required parking	35% decrease of two yards	3 stories or 33' increase
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 1/115 for mixed-use projects	Up to 3.75:1			30% decrease of two yards	3 stories or 33' increase
RC3	Up to 1/200 for 100% Residential Projects. Up to 1/115 for mixed-use projects	Up to 3.75:1			30% decrease of two yards	No Increase

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

D. Publicly Accessible Outdoor Amenity Space (PAOAS)

1. Requirements

Eligible Projects located in the Regional Center Subareas (RC1A, RC1B, RC2, and RC3) with non-residential uses using the CPIO Bonus Incentives available through this CPIO

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District are subject to all PAOAS provisions in Chapter I, in addition to all applicable CPIO provisions and the requirements below. Projects with residential uses, including Mixed-use projects, are not eligible for PAOAS and shall provide affordable housing as the community benefit in exchange for incentives outlined in the CPIO District. CPIO PAOAS Projects shall not include Residential Uses.

Projects shall qualify as a CPIO Publicly Accessible Outdoor Amenity Space Project, and be eligible for Bonus development rights beyond the Base FAR and Height, when they provide Publicly Accessible Outdoor Amenity Space consistent with the following:

(a) Minimum Area of On-Site Publicly Accessible Outdoor Amenity Space. CPIO PAOAS Projects shall provide a minimum of 15% of the Project site lot area as Publicly Accessible Outdoor Space in exchange for an FAR bonus of 1.0:1. The additional provision of Publicly Accessible Outdoor Amenity Space in increments of 4% of the lot area shall equate to an additional FAR bonus of 1.0:1 up to the maximum allowed Bonus FAR. Beyond the minimum 15% of the Project site lot area as PAOAS, the additional Minimum Area of On-Site Publicly Accessible Outdoor Space may be prorated to achieve fractions of FAR.

(b) Development Standards. CPIO PAOAS projects shall comply with all Development Standards set forth in Subsection 3.

2. Bonus Incentives

An eligible CPIO Publicly Accessible Outdoor Amenity Space Project shall be granted an FAR bonus and a Height bonus, in accordance to the requirements in Subsection 1, up to the maximum Bonus FAR and Height authorized under this CPIO as follows:

(a) FAR

- Projects located in the **RC1A Subarea**: up to a maximum 4.65:1 total FAR.
- Projects located in the **RC1B Subarea:** up to a maximum 6.75:1 total FAR.
- Projects located in the **RC2 or RC3 Subareas**: Up to a maximum 3.75 total FAR.

(b) Height Increase. The allowable increase in height shall be applicable to a CPIO PAOAS Project over the entire Project site regardless of the number of underlying height limits. In any zone in which height or number of stories is limited, the following height increase applies:

- Projects located in the **RC1A, RC1B, or RC2 Subareas**: Up to 2 stories or 22 feet height increase.
- Projects located in the **RC3 Subarea**: no height increase allowed.

  Note: Projects located on lots with a height limit of 45 feet or less shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face 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 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.

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3. **Additional Incentives**
   An Eligible CPIO Publicly Accessible Outdoor Amenity Space Project is not eligible for Additional Incentives.

TABLE II-4: REGIONAL CENTER PAOAS INCENTIVES

CPIO Subarea	CPIO Bonus Incentives		
	FAR total	Transitional Height	Height
RC1A	Up to 4.65:1	Within 25' of PL 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.

4. **Development Standards**
   In addition to all CPIO PAOAS requirements, CPIO PAOAS Projects must comply with the following Development Standards:

   (a) Be a minimum of 15% of the subject Project site lot area;

   (b) Provided as a contiguous space on the ground level of the project site, and be directly accessible from the public right-of-way;

   (c) Have a minimum area of 400 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area;

   (d) Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20.(b)

   (e) Be open to the general public, at no cost, at least during the hours between sunrise and sunset 7 days a week;

   (f) Building facades that abut the PAOAS and are on the same level shall be at least 50% transparent. Blank walls associated with the project, adjacent to and on the same floor level of the PAOAS shall not exceed 15-30 feet in width.

   (g) Provide at least one covered public restroom within, adjacent to, and/or directly accessible from the publicly accessible outdoor amenity space. Public restrooms may be counted toward the required PAOAS; however shall be no more than 400

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square feet. Public restrooms shall be made available during the operational hours of the publicly accessible outdoor amenity space, and shall not necessitate the need to enter secured or otherwise publicly inaccessible portions of a building or site. Signage viewable from within the publicly accessible open space shall indicate that the restroom is available for public use.

(h) 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 Publicly Accessible Outdoor Amenity Space:

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

vi. Enriched seating areas available for public use

(i) A minimum of 25 percent of the Publicly Accessible Outdoor Amenity Space area shall be planted with live ground cover, shrubs or trees. Planters, shrubs and/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.

(j) 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.

(k) At least 20% of the Publicly Accessible Outdoor Amenity Space shall be shaded by natural plant material (trees, vines). Shading percentage shall be calculated based on the shadow cast on the publicly accessible open space measured at noon (12:00 p.m.).

(l) Unenclosed by any wall, fence, gate, or other obstruction during hours of operation;

(m) For every 400 square feet of Publicly Accessible Outdoor Amenity Space, two (2) permanent or movable seats shall be provided. Two 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.

(n) Mechanical and utility equipment shall not be located within a PAOAS.

(o) 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 Amenity Space", indicating the PAOAS type and that the space is open to the public;

ii. Hours of operation in compliance with the requirements in Subsection (e);

iii. Required amenities provided;

iv. Address of the site;

v. Name and contact information for the owner or manager of the site;

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vi. Instructions to call 311 in the case of questions or complaints.

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Regional Center FAR Base

Base FAR indicates the amount of square footage a project can provide on site.

The Base FARs indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update.

Note: This map is for informational and illustrative purposes only.
*Parcels labeled as ARR (Additional Research Required) have entitlements resulting in changes to the underlying zone of the parcel. Wherever relevant entitlements have expired, properties shall revert to the provisions of the least restrictive adjacent Subarea.

FIGURE II-2: Regional Center FAR Base

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Regional Center FAR Bonus, FAR 100% Affordable Housing Bonus, and FAR PAOAS Bonus

Bonus FAR indicates the maximum amount of square footage a project can provide on site through the CPIO Community Benefits Program.

Bonus

3:1

4.5:1

6.75:1

100% Affordable Housing Bonus

3.75:1

4.65:1

6.75:1

Note: These maps are is for informational and illustrative purposes only.
*Parcels labeled as ARR (Additional Research Required) have entitlements resulting in changes to the underlying zone of the parcel. Wherever relevant entitlements have expired, properties shall revert to the provisions of the least restrictive adjacent Subarea.

FIGURE II-3: Regional Center FAR Bonus, FAR 100% Affordable Housing Bonus, and FAR PAOAS Bonus

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Regional Center Height Base and Bonus

Base Height indicates how tall a building or structure can be built on site; the height is measured by feet. Bonus Height indicates the maximum building or structure height that can be provided on site through the CPIO Community Benefits Program.

The Base Heights indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update.

Base

- 30 feet
- 45 feet
- 60 feet
- 75 feet
- 150 feet
- Not Specified
- ARR

Bonus

- 45 feet
- 52 feet
- 82 feet
- 97 feet
- 172 feet
- Not Specifed

Note: These maps are is for informational and illustrative purposes only.
*Parcels labeled as ARR (Additional Research Required) have entitlements resulting in changes to the underlying zone of the parcel. Wherever relevant entitlements have expired, properties shall revert to the provisions of the least restrictive adjacent Subarea.

FIGURE II-4: Regional Center Height Base and Bonus

Regional Center Density Base and Bonus

Base Density indicates the amount of residential units a project can provide on site. Bonus Density indicates the maximum amount of residential units a project can provide on site through the CPIO Affordable Housing Community Benefits Program.

The Base Densities indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update.

Base

1/400

ARR

N/A (Ordinance 165652)

Bonus

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

Density limited by FAR

N/A (Ordinance 165652)

Note: These maps are is for informational and illustrative purposes only.
*Parcels labeled as ARR (Additional Research Required) have entitlements resulting in changes to the underlying zone of the parcel. Wherever relevant entitlements have expired, properties shall revert to the provisions of the least restrictive adjacent Subarea.

FIGURE II-5: Regional Center Density Base and Bonus

Section II-5. DEVELOPMENT STANDARDS

In addition to CPIO requirements in Chapter I and Appendix A and any regulations set forth by the underlying zone and the LAMC, all Projects in the Regional Center Subareas shall comply with the following development standards:

A. **Ground Floor Elevation.** 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.** Applies to properties that share a property line with an RD Zone or more restrictive zone. Within the first 25 feet of the property line(s) 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 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 or Pedestrian Amenity Space, or Publicly Accessible Outdoor 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. **Building Breaks.** Development sites with a frontage of more than 200 feet in width shall provide Building Breaks for each 200 feet of width or less by either providing a minimum 15-foot Building Break or a 15-foot wide by 15-foot deep Landscape Amenity Space.

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 non-residential Projects, Street Oriented Entrances shall be accessible during business hours.

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G. **Transparency**. With the exception of portions of façades occupied with Ground Floor residential dwelling units, all building facades located along street frontages shall comply with the below:

1. Transparent glazing shall occupy a minimum of 50 percent of the Ground Floor façade, and a minimum of 30 percent of each of the upper story façades located along street frontages.

2. Glass as part of the external façade of buildings shall be no more reflective than necessary to comply with the Green Building Code or other state or local UV requirements.

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 below 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 building facades fronting a public right-of-way, except for necessary access pathways and driveways. Alley-facing facades 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 of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. 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.

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L. **Architectural Feature Height.** Architectural Features may exceed the allowable maximum height by up to 20 percent of the total building height. The total building height includes the height increases granted through any CPIO Bonus or any bonus or incentive given under LAMC Section 12.22.A.25.

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 or more restrictive. 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 the property line(s) shared with the abutting lot(s) zoned RD1.5 or more restrictive.

N. **Shade Trees in Parking Lots.** Surface parking lots shall have at least one tree for every four uncovered parking spaces. The trees shall be distributed throughout the parking lot to shade the parking area at maturity. A minimum of half of the required trees planted shall be no less than a 24-inch box tree or a 15-gallon tree. Palm trees shall not be used to meet this requirement.

O. **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. The legally permitted required number of parking spaces for the Project site shall be maintained.

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, 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**

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% 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 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.

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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 step out at least six inches in front of the storefront window surface above.

C. Transparency

1. 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 facades located along the Primary Frontage. 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 facades.

2. All window surfaces not included within a Storefront Bay, inclusive of all floors of a building, shall be a recessed a minimum of three inches.

D. Security Devices. All Projects shall comply with the below Security Devices regulations. Projects with new construction and addition(s) shall also comply with regulations set forth by the underlying zone and the LAMC.

1. Interior roll-down doors and security grilles are permitted only if they meet the following standards:

(i) At least 75% transparent (open)

(ii) Retractable

(iii) Integrated into the building

(iv) Designed to be fully concealed from public view during business hours, and

(v) Do not detract from or obscure character defining features.

2. Exterior security devices are prohibited, including the following:

(i) Permanently affixed exterior security grilles or bars.

(ii) Exterior accordion (or scissor) gates.

(iii) Exterior roll-down doors or grilles.

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CHAPTER III – CORRIDORS SUBAREAS

CORRIDORS SUBAREAS

Corridor 1
Corridor 2

OVERVIEW

Corridors Subareas 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 mixed-income and 100 percent affordable housing development.

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.

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CPIO Corridors Subareas

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CPIO Subareas

Hollywood Community Plan Area

(For Discussion Purposes Only)

August 2021

Figure III-1

Section III-1. CONDITIONAL USE PERMIT

A. In addition to applicable CPIO 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 conditional use permit pursuant to LAMC 12.24 W.

Section III-2. CORRIDORS SUBAREA COMMUNITY BENEFITS PROGRAM

The CPIO District establishes a base/bonus system wherein projects are granted increased development rights such as Floor Area or Height when community benefits are provided. Residential projects (those that provide at least five dwelling units) that provide Affordable Housing, either Mixed-income or 100 percent affordable Projects, are eligible for increased development rights.

The CPIO Incentive Program shall be used in lieu of the Density Bonus program pursuant to LAMC 12.22 A.25, and the TOC Affordable Housing Incentive Program pursuant to LAMC 12.22 A.31.

In addition to CPIO requirements in Chapter I and Appendix A, projects within Corridor 1 and Corridor 2 Subareas must comply with the following as applicable:

A. Affordable Housing Projects

1. **Requirements**

   Eligible Projects located in the Corridor Subareas (Corridor 1 and Corridor 2) with residential uses utilizing any CPIO Bonus Incentives available through this CPIO District are subject to the following requirements:

   (a) Minimum Number of On-Site Restricted Affordable Units. CPIO Affordable Housing Projects shall provide On-Site Restricted Affordable Units at one of the following minimum percentages, depending on income category, and based on the applicable Corridor Subarea. The minimum number of On-Site Restricted Affordable Units shall be based on the minimum percentages described below, and calculated upon the total number of units in the final project. Any number resulting in a fraction shall be rounded up to the next whole number.

   i. **Corridor 1 Subarea:**
   - 11% for Extremely Low Income Households
   - 15% for Very Low Income Households
   - 25% for Lower Income Households

   ii. **Corridor 2 Subarea:**
   - 10% for Extremely Low Income Households
   - 14% for Very Low Income Households
   - 23% for Lower Income Households

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2. Bonus Incentives

CPIO Affordable Housing Projects that provide the Minimum Number of On-Site Restricted Affordable Units in accordance with Subsection 1(a) above shall be granted CPIO Bonus Incentives for FAR, Residential Density, and Parking Reduction as follows:

(a) FAR

- Projects located in the **Corridor 1 Subarea**: Up to a maximum 3.75:1 total FAR.
- Projects located in the **Corridor 2 Subarea**: Up to a maximum 3:1 total FAR.

(b) Residential Density

- Projects located in the **Corridor 1 and Corridor 2 Subareas**: up to 1 unit per each 275 square feet of lot area.

(c) Parking Reduction

- **Residential Uses:** 0.5 spaces per each residential unit in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking.
- **Non-Residential Uses:** up to 30 percent reduction of the required parking.

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TABLE III-1: CORRIDORS CPIO BONUS INCENTIVES

CPIO Subarea	Affordability %	CPIO Bonus Incentives			
		Density	FAR total	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	10% ELI, or 14% VL, or 23% Lower*	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**

(a) Requirements

In addition to the CPIO Bonus Incentives, a CPIO Affordable Housing Project that is eligible for CPIO Bonus Incentives as described in Section III-2.B.1 above shall be granted up to three Additional Incentives determined by the percentages of On-Site Restricted Affordable Housing provided described below:

- One additional incentive for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units are for Very Low Income Households, or at least 10% of the base units are for Lower Income Households.
- Two additional incentives for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units are for Very Low Income Households, or at least 20% of the base units are for Lower Income Households.
- Three additional incentives for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units are for Very Low Income Households, or at least 30% of the base units are for Lower Income Households.

(c) Menu of Incentives. A CPIO Affordable Housing Development Project that meets the qualifications of Paragraph (a) of this subsection may request up to three of the following Additional Incentives as applicable, and as described below:

i. **Commercial Zone Setback.** A CPIO Affordable Housing Project in any commercial zone is granted any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5.

ii. **Residential Zone Side and Rear Yard Setback**. Up to 30 percent decrease in the required width or depth of any two individual yard or setback except along any property line that abuts a R1 or more restrictively zoned property.

iii. **Lot Coverage.** Up to 35 percent increase in lot coverage limits.

iv. **Lot Width.** Up to 25 percent decrease from a lot width requirement.

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v. **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access**. See LAMC 12.22 A.25(f)(8).

vi. **Density Calculation**. See LAMC 12.22 A.25(f)(7).

vii. **Ground Floor height.** Exemption from the Ground Floor Height requirement outlined in Section III-3.

viii. **Height.** For CPIO Affordable Housing Projects that have 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 Incentive. The allowable increase in height shall be applicable to a CPIO Affordable Housing Project over the entire Project site regardless of the number of underlying height limits.

- **Height Increase.** In any zone in which height or number of stories is limited, the following height increase applies:
  - Projects located in the **Corridor 1 Subarea**: Not applicable.
  - Projects located in the **Corridor 2 Subarea**: Up to 2 stories or 22 feet height increase.

Note: Projects located on lots within the Corridor 2 Subarea shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.

- **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 the adjoining lot in the RW1 Zone or more restrictive zone.

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TABLE III-2: CORRIDORS CPIO ADDITIONAL INCENTIVES

CPIO Additional Incentives						
CPIO Subarea	**Commercial Zone Setback**	**Residential Zone Rear/Side Setback**	**Lot Coverage**	**Lot Width**	**Transitional Height**	**Height**
Corridor 1	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)
Corridor 2						2 stories or 22' increase

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

B. 100 Percent Affordable Housing Projects

1. **Requirements**

   Projects in which 100 percent of the residential units are restricted affordable units, excluding any manager unit(s) shall be eligible for the following CPIO Bonus Incentives for 100% Affordable Housing and CPIO Additional Incentives for 100% Affordable Housing as outlined in the following subsections.

2. **Bonus Incentives for 100% Affordable Housing**

   CPIO Affordable Housing Projects that provide 100% On-Site Restricted Affordable Units in accordance with the requirements in Subsection 1 above shall be granted CPIO Bonus Incentives for FAR, Residential Density, and Parking Reduction. The Bonus Incentives for 100% Affordable Housing are to be used in lieu of the Bonus Incentives described in Section III-2.A.2, and as follows:

   (a) FAR

   - Projects located in the **Corridor 1 Subarea**: Up to a maximum 4.25:1 total FAR.
   - Projects located in the **Corridor 2 Subarea**: Up to a maximum 3.75:1 total FAR.

   (b) Residential Density

   - Projects located in the **Corridor 1 and Corridor 2 Subareas**: up to 1 unit per each 275 square feet of lot area.

   (c) Parking Reduction

   - **Residential Uses:** no parking required in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking.; and/or
   - **Non-Residential Uses:** up to 40 percent reduction of the required parking pursuant to LAMC 12.21 A.4.

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3. Additional Incentives for 100% Affordable Housing

In addition to the CPIO Bonus Incentives for 100% Affordable Housing, CPIO Affordable Housing Projects that provide 100% On-Site Restricted Affordable Units in accordance with the requirements in Subsection 1 above are eligible for two (2) Additional Incentives for a total of five (5) Additional Incentives. Additional Incentives are to be selected from the menu of Additional Incentives in Section III-2.A.3, with the exception of the below incentives for Residential Zone Side and Rear Yard Setback and Height, which are to be used in lieu of those in Section III-2.A.3.

(a) Residential Zone Side and Rear Yard Setback.

- Projects located in the **Corridor 1 or Corridor 2 Subareas**: Up to a 35% decrease in the required width or depth of any two individual yard or setback.

(b) Height. The applicable Height Increase and Transitional Height standards below count as one Incentive. The allowable increase in height shall be applicable to a CPIO Affordable Housing Project over the entire Project site regardless of the number of underlying height limits.

- **Height Increase.** In any zone in which height or number of stories is limited, the following height increase applies:
  - Projects located in the **Corridor 1 Subarea**: Not applicable.
  - Projects located in the **Corridor 2 Subarea**: Up to 2 stories or 22 feet height increase.

  Note: Projects located on lots within the Corridor 2 Subarea shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.

- **Transitional Height.** Within the first 25 feet of the property line that is shared with an RW1 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.

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	Transitional Height
Corridor 1	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'
Corridor 2	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

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Corridors FAR Base and Bonus

Base FAR indicates the amount of square footage a project can provide on site. Bonus FAR indicates the maximum amount of square footage a project can provide on site through the CPIO Affordable Housing Community Benefits Program.

The Base FARs indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update.

Base

1:1

1.5:1

Bonus

3:1

3.75:1

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

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FIGURE III-2: Corridors FAR Base and Bonus

Corridors Height Base and Bonus

Base Height indicates how tall a building or structure can be built on site; the height is measured by feet. Bonus Height indicates the maximum building or structure height that can be provided on site through the CPIO Affordable Housing Community Benefits Program.

The Base Heights indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update.

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.

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FIGURE III-3: Corridors Height Base and Bonus

Corridors Density Base and Bonus

Base Density indicates the amount of residential units a project can provide on site. Bonus Density indicates the maximum amount of residential units a project can provide on site through the CPIO Affordable Housing Incentive System.

The Base Densities indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update. A site must have a base density of at least five units to be eligible for Bonus incentives.

Base

1/400

1/800

Bonus

1/275

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

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FIGURE III-4: Corridors Density Base and Bonus

Section III-3. DEVELOPMENT STANDARDS

In addition to CPIO requirements in Chapter I and Appendix A and any regulations set forth by the underlying zone and the LAMC, 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.** Applies to properties that share a property line with an RD Zone or more restrictive zone. Within the first 25 feet of the property line(s) 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 non-residential Projects, Street Oriented Entrances shall be accessible during business hours.

F. **Transparency**. With the exception of portions of façades occupied with Ground Floor residential dwelling units, all building facades located along street frontages shall comply with the below:

1. Transparent glazing shall occupy a minimum of 50 percent of the Ground Floor façade, and a minimum of 30 percent of each of the upper story façades located along street

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frontages.

2. Glass as part of the external façade of buildings 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 below 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 facades fronting a public right-of-way, except for necessary access pathways and driveways. Alley-facing facades 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 determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. 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.

Driveways and Vehicular Access requirements do not apply to parcels within the CPIO along 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 or more restrictive. 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 the property line(s) shared with the abutting lot(s) zoned RD1.5 or more restrictive.

L. **Shade Trees in Parking Lots.** Surface parking lots shall have at least one tree for every four uncovered parking spaces. The trees shall be distributed throughout the parking lot to shade

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the parking area at maturity. A minimum of half of the required trees planted shall be no less than a 24-inch box tree or a 15-gallon tree. Palm trees shall not be used to meet this requirement.

M. 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. The legally permitted required number of parking spaces for the Project Site shall be maintained.

N. Tenant Size. Properties in the Corridor 2 Subarea located on Melrose Avenue between Fairfax Avenue and Highland Avenue are subject to the following limitations:

1. Commercial Tenant Size of any Ground Floor restaurant or retail tenant space shall be limited to a maximum of 5,000 square feet.

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CHAPTER IV- MULTI-FAMILY RESIDENTIAL SUBAREAS

MULTI-FAMILY RESIDENTIAL SUBAREAS

MF1

MF2

MF3

OVERVIEW

Multi-Family Residential Subarea 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.

Mixed-income and 100 percent affordable housing is 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.

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CPIO Multi-Family Residential Subareas

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CPIO Subareas
Hollywood Community Plan Area
(For Discussion Purposes Only)
August 2021
Figure IV-1

Section IV-1. LAND USE REGULATIONS

A. Uses. Hotel uses are prohibited within 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

The CPIO District establishes a base/bonus system wherein projects are granted increased development rights such as Floor Area or Height when community benefits are provided. Residential projects (those that provide at least five dwelling units) that provide Affordable Housing, either Mixed-income or 100 percent affordable Projects, are eligible for increased development rights.

The CPIO Incentive Program shall be used in lieu of the Density Bonus program pursuant to LAMC 12.22 A.25, and the TOC Affordable Housing Incentive Program pursuant to LAMC 12.22 A.31.

Site Plan Review Threshold. For a Project in this Subarea, participating in the Hollywood CPIO Community Benefits Program that meets the minimum requirements to be eligible for a benefit under this Subarea, the threshold for site plan review for a development project under LAMC Section 16.05 C. 1. (b) will be increased from 50 dwelling units to 100 dwelling units. In addition to CPIO requirements in Chapter I and Appendix A, projects within MF1, MF2, and MF3 Subareas must comply with the following as applicable:

A. Affordable Housing Projects

1. **Requirements**

   Eligible Projects located in the Multi-family Subareas (MF1, MF2, MF3) with residential uses utilizing any CPIO Bonus Incentives available through this CPIO District are subject to the following requirements:

   (a) Minimum Number of On-Site Restricted Affordable Units. CPIO Affordable Housing Projects shall provide On-Site Restricted Affordable Units at one of the following minimum percentages, depending on income category. The minimum number of On-Site Restricted Affordable Units shall be based on the minimum percentages described below, and calculated upon the total number of units in the final project. Any number resulting in a fraction shall be rounded up to the next whole number.

   - 11% for Extremely Low Income Households
   - 15% for Very Low Income Households
   - 25% for Lower Income Households

2. **Bonus Incentives**

   CPIO Affordable Housing Projects that provide the Minimum Number of On-Site Restricted Affordable Units in accordance with Subsection (a) above shall be granted CPIO Bonus Incentives for FAR, Residential Density, and Parking Reduction as follows:

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(a) FAR

- Projects located in the **MF1 Subareas**: Up to a maximum 6:1 total FAR.
- Projects located in the **MF2 or MF3 Subareas**: Up to a maximum 3.75:1 total FAR.

(b) Residential Density

- Projects located in the **MF1 Subarea in [Q]R5 parcels**: up to 1 unit per each 275 square feet of lot area
- Projects located in the **MF1 Subarea in [Q]R4 parcels**: up to 1 unit per each 400 square feet of lot area
- Projects located in the **MF2 or MF3 Subareas**: up to 1 unit per each 400 square feet of lot area

(c) Parking Reduction for

- **Residential Uses:** 0.5 spaces per each residential unit in the Housing Development Project (not just the restricted units), 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
MF1	11% ELI, or 15% VL, or 25% Lower*	1/275 for [Q]R5 parcels. 1/400 for [Q]R4 parcels.	Up to 6:1	0.5 spaces per unit
MF2	11% ELI, or 15% VL, or 25% Lower*	1/400	Up to 3.75:1	
MF3	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

(a) Requirements

In addition to the CPIO Bonus Incentives, a CPIO Affordable Housing Project that is eligible for CPIO Bonus Incentives as described in Section IV-2.A.1 above shall

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be granted up to three Additional Incentives determined by the percentages of On-Site Restricted Affordable Housing provided described below:

- One additional incentive for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units are for Very Low Income Households, or at least 10% of the base units are for Lower Income Households.
- Two additional incentives for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units are for Very Low Income Households, or at least 20% of the base units are for Lower Income Households.
- Three additional incentives for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units are for Very Low Income Households, or at least 30% of the base units are for Lower Income Households.

(b) Menu of Incentives. A CPIO Affordable Housing Development Project that meets the qualifications of Paragraph (a) of this subsection may request up to three of the following Additional Incentives as applicable, and as described below:

i. **Residential Zone Side and Rear Yard Setback**. Up to 30 percent decrease in the required width or depth of any two individual yard or setback except along any property line that abuts a R1 or more restrictively zoned property.

ii. **Lot Coverage.** Up to 35 percent increase in lot coverage limits.

iii. **Lot Width.** Up to 25 percent decrease from a lot width requirement.

iv. **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access**. See LAMC 12.22 A.25(f)(8).

v. **Density Calculation**. See LAMC 12.22 A.25(f)(7).

vi. **Height.** For CPIO Affordable Housing Projects that have 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 Incentive. The allowable increase in height shall be applicable to a CPIO Affordable Housing Project over the entire Project site regardless of the number of underlying height limits. The transitional height requirement is to be used in lieu of those found in LAMC 12.21.1 A.10, including any requirements for reduced building heights when a building is adjoining a more restrictive zone.

- **Height Increase.** In any zone in which height or number of stories is limited, the following height increase applies:
  - Projects located in the **MF1, MF2, or MF3 Subareas**: Up to 2 stories or 22 feet height increase.

Note: Projects located on lots within the MF2 or MF3 Subarea shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.

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- **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 the adjoining lot in the RW1 Zone or more restrictive zone.

TABLE IV-2: MULTI-FAMILY CPIO ADDITIONAL INCENTIVES

CPIO Additional Incentives				
Residential Zone Rear/Side Setback	**Lot Coverage**	**Lot Width**	**Height Increase**	**Transitional Height**
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. 100 Percent Affordable Housing Projects

1. **Requirements**

   Projects in which 100 percent of the residential units are restricted affordable units, excluding any manager unit(s) shall be eligible for the following CPIO Bonus Incentives for 100% Affordable Housing and CPIO Additional Incentives for 100% Affordable Housing as outlined in the following subsections.

2. **Bonus Incentives for 100% Affordable Housing**

   CPIO Affordable Housing Projects that provide 100% On-Site Restricted Affordable Units in accordance with the requirements in Subsection 1 above shall be granted CPIO Bonus Incentives for FAR, Residential Density, and Parking Reduction. The Bonus Incentives for 100% Affordable Housing are to be used in lieu of the Bonus Incentives described in Section IV-2.A.2, and as follows:

   (a) FAR
   - Projects located in the **MF1 Subareas**: Up to a maximum 6:1 total FAR.
   - Projects located in the **MF2 or MF3 Subareas**: Up to a maximum 4.25:1 total FAR.

   (b) Residential Density
   - Projects located in the **MF1 Subarea**: up to 1 unit per each 200 square feet of lot area
   - Projects located in the **MF2 or MF3 Subareas**: up to 1 unit per each 400 square feet of lot area

   (c) Parking Reduction
   - **Residential Uses:** no parking required in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking.

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3. Additional Incentives for 100% Affordable Housing

In addition to the CPIO Bonus Incentives for 100% Affordable Housing, CPIO Affordable Housing Projects that provide 100% On-Site Restricted Affordable Units in accordance with the requirements in Subsection 1 above are eligible for three (3) Additional Incentives for a total of five (5) Additional Incentives. Additional Incentives are to be selected from the menu of Additional Incentives in Section IV-2.A.3, with the exception of the below incentives for Residential Zone Side and Rear Yard Setback and Height, which are to be used in lieu of those in Section IV-2.A.2.

(a) Residential Zone Side and Rear Yard Setback.

- Projects located in the **MF1 or MF2 Subareas**: Up to 35 percent decrease in the required width or depth of any two individual yard or setback except along any property line that abuts a R1 or more restrictively zoned property.

(b) Height. The applicable Height Increase and Transitional Height standards below count as one Incentive. The allowable increase in height shall be applicable to a CPIO Affordable Housing Project over the entire Project site regardless of the number of underlying height limits. The transitional height requirement is to be used in lieu of those found in LAMC 12.21.1 A.10, including any requirements for reduced building heights when a building is adjoining a more restrictive zone.

- **Height Increase.** In any zone in which height or number of stories is limited, the following height increase applies:
  - Projects located in the **MF1 or MF2 Subareas**: Up to 2 stories or 22 feet height increase.
  - Projects located in the **MF3 Subarea**: Up to 3 stories or 33 feet height increase.

  Note: Projects located on lots within the MF2 or MF3 Subarea shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.

- **Transitional Height.** Within the first 25 feet of the property line that is shared with an RW1 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.

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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': 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

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Multi-Family FAR Base and Bonus

Base FAR indicates the amount of square footage a project can provide on site. Bonus FAR indicates the maximum amount of square footage a project can provide on site through the CPIO Affordable Housing Community Benefits Program.

The Base FARs indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update.

Base

Bonus

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

3:1

4.5:1

3.75:1

6:1

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FIGURE IV-2: Multi-Family FAR Base and Bonus

Multi-Family Height Base and Bonus

Base Height indicates how tall a building or structure can be built on site; the height is measured by feet. Bonus Height indicates the maximum building or structure height that can be provided on site through the CPIO Affordable Housing Community Benefits Program.

The Base Heights indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update.

Base

Bonus

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

45 feet

60 feet

67 feet

82 feet

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FIGURE IV-3: Multi-Family Height Base and Bonus

Multi-Family Density Base and Bonus

Base Density indicates the amount of residential units a project can provide on site. Bonus Density indicates the maximum amount of residential units a project can provide on site through the CPIO Affordable Housing Community Benefits Program.

The Base Densities indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update.

Base

Bonus

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

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

- 1/275
- 1/400

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FIGURE IV-4: Multi-Family Density Base and Bonus

Section IV-3. DEVELOPMENT STANDARDS

In addition to CPIO requirements in Chapter I and Appendix A and any regulations set forth by the underlying zone and the LAMC, all Projects in the Multi-Family Subareas shall comply with the following development standards:

A. **Ground Floor Elevation.** Each 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 building 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 building 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.** Development sites with a frontage of more than 200 feet in width shall provide Building Breaks for each 200 feet of width or less by either providing a minimum 10-foot Building Break or a 15-foot wide by 15-foot deep Landscape Amenity Space.

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 below 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 facades fronting a public right-of-way, except for necessary access pathways and driveways. Alley-facing facades are exempt from this requirement.

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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 determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. 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.

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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 historical 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. Mixed-income and 100 percent affordable housing is also encouraged in this Subarea.

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

Selma Labaig, California Register District

Afton Square, California Register District

Vista Del Mar/Carlos, California Register District

McCadden-De Longpre-Leland, Eligible Historic District

De Longpre Park, Eligible Historic District

Fountain Avenue, Eligible Historic District

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

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CPIO Character Residential Subarea

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CPIO Subareas

Hollywood Community Plan Area

(For Discussion Purposes Only)

August 2021

Figure V-I

Section V-1. CHARACTER RESIDENTIAL COMMUNITY BENEFITS PROGRAM

The CPIO District establishes a base/bonus system wherein projects are granted increased development rights such as Floor Area or Height when community benefits are provided. Residential projects (those that provide at least five dwelling units) that provide Affordable Housing, either Mixed-income or 100 percent affordable Projects, are eligible for increased development rights.

The CPIO Incentive Program shall be used in lieu of the Density Bonus program pursuant to LAMC 12.22 A.25, and the TOC Affordable Housing Incentive Program pursuant to LAMC 12.22 A.31.

In addition to CPIO requirements in Chapter I and Appendix A, projects within Character Residential Subareas must comply with the following as applicable:

A. Affordable Housing Projects

1. **Requirements**

   Eligible Projects located in the Character Residential Subareas (Selma Labaig, Afton Square, Vista Del Mar/Carlos, McCadden-De Longpre-Leland, De Longpre Park, Fountain Avenue) with residential uses utilizing any CPIO Bonus Incentives available through this CPIO District are subject to the following requirements:

   (a) Minimum Number of On-Site Restricted Affordable Units. CPIO Affordable Housing Projects shall provide On-Site Restricted Affordable Units at one of the following minimum percentages, depending on income category. The minimum number of On-Site Restricted Affordable Units shall be based on the minimum percentages described below, and calculated upon the total number of units in the final project. Any number resulting in a fraction shall be rounded up to the next whole number.

   - 9% for Extremely Low Income Households
   - 12% for Very Low Income Households
   - 21% for Lower Income Households

2. **Bonus Incentives**

   CPIO Affordable Housing Projects that provide the Minimum Number of On-Site Restricted Affordable Units in accordance with Subsection (a) above shall be granted CPIO Bonus Incentives for Residential Density and Parking Reduction as follows:

   (a) Residential Density

   Projects located in parcels that are zoned:

   - **R4:** up to 1 unit per each 275 square feet of lot area
   - **[Q]R4:** up to 1 unit per each 450 square feet of lot area
   - **R3:** up to 1 unit per each 575 square feet of lot area
   - **[Q]R3:** up to 1 unit per each 900 square feet of lot area
   - **RD1.5 or RD2:** up to 1 unit per each 1000 square feet of lot area

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(b) Parking Reduction

- **Residential Uses:** 0.5 spaces per each residential unit in the CPIO Affordable Housing Project (not just the restricted units), inclusive of handicapped and guest parking.

(c) FAR

Not Applicable/No Bonus.

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

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

(a) Requirements. In addition to the CPIO Bonus Incentives, a CPIO Affordable Housing Project that is eligible for CPIO Bonus Incentives as described in Section V-1.A.1 above shall be granted up to three Additional Incentives determined by the percentages of On-Site Restricted Affordable Housing provided below:

- One additional incentive for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units are for Very Low Income Households, or at least 10% of the base units are for Lower Income Households.
- Two additional incentives for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units are for Very Low Income Households, or at least 20% of the base units are for Lower Income Households.
- Three additional incentives for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units are for Very Low Income Households, or at least 30% of the base units are for Lower Income Households.

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(b) Menu of Incentives. A CPIO Affordable Housing Development Project that meets the qualifications of Paragraph (a) of this subsection may request up to three of the following Additional Incentives as applicable, and as described below:

i. **Residential Zone Side and Rear Yard Setback.** Up to 30 percent decrease in the required width or depth of any two individual yards or setbacks except along any property line that abuts a R1 or more restrictively zoned property.

ii. **Lot Coverage.** Up to 35 percent increase in lot coverage limits.

iii. **Lot Width.** Up to 25 percent decrease from a lot width requirement.

iv. **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.** See LAMC 12.22 A.25(f)(8).

v. **Density Calculation.** See LAMC 12.22 A.25(f)(7).

vi. **Height.** No height incentive is provided.

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. 100 Percent Affordable Housing Projects

1. Requirements

Projects in which 100 percent of the residential units are restricted affordable units, excluding any manager unit(s) shall be eligible for the following CPIO Bonus Incentives for 100% Affordable Housing and CPIO Additional Incentives for 100% Affordable Housing as outlined in the following subsections.

2. Bonus Incentives for 100% Affordable Housing

CPIO Affordable Housing Projects that provide 100% On-Site Restricted Affordable Units in accordance with the requirements in Subsection 1 above shall be granted CPIO Bonus Incentives for Parking Reduction. The Bonus Incentives for 100% Affordable Housing are to be used in lieu of the Bonus Incentives described in Section V-1.A.2, and as follows:

(a) Residential Density

Projects located in parcels that are zoned:

- **R4:** up to 1 unit per each 275 square feet of lot area
- **[Q]R4:** up to 1 unit per each 450 square feet of lot area
- **R3:** up to 1 unit per each 575 square feet of lot area
- **[Q]R3:** up to 1 unit per each 900 square feet of lot area
- **RD1.5 or RD2:** up to 1 unit per each 1000 square feet of lot area

(b) Parking Reduction

- **Residential Uses:** No parking required.

(c) FAR

Not Applicable/No Bonus.

3. Additional Incentives for 100% Affordable Housing

In addition to the CPIO Bonus Incentives for 100% Affordable Housing, CPIO Affordable Housing Projects that provide 100% On-Site Restricted Affordable Units in accordance with the requirements in Subsection 1 above are eligible for one (1) Additional Incentive for a total of four (4) Additional Incentives. Additional Incentives are to be selected from the menu of Additional Incentives in Section V-1.A.3 (b), with the exception of the below incentives for Residential Zone Side and Rear Yard Setback, which are to be used in lieu of those in Section V-1.A.3 (b):

(a) Residential Zone Side and Rear Yard Setback: Up to a 35% decrease in the required width or depth of any two individual yard or setback setbacks except along any property line that abuts a R1 or more restrictively zoned property.

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 [Q]R4 parcels: 1/450 R3 parcels: 1/575 [Q]R3 parcels: 1/900 RD1.5 or RD2 parcels: 1/1000	No Bonus	No required parking	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

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Character Residential FAR Base

Base FAR indicates the amount of square footage a project can provide on site.

The Base FARs indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update.

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

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FIGURE V-2: Character Residential FAR Base

Character Residential Height Base

Base Height indicates how tall a building or structure can be built on site; the height is measured by feet. The height of the area indicated as “Not Specified” Height is limited by floor area regulations.

The Base Heights indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update.

30 feet

45 feet

Not Specified

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

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FIGURE V-3: Character Residential Height Base

Character Residential Density Base and Bonus

Base Density indicates the amount of residential units a project can provide on site. Bonus Density indicates the maximum amount of residential units a project can provide on site through the CPIO Affordable Housing Community Benefits Program.

The Base Densities indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update. A site must have a base density of at least five units to be eligible for Bonus incentives.

Base

Bonus

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

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

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

FIGURE V-4: Character Residential Density Base and Bonus

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Section V-2. DEVELOPMENT STANDARDS

In addition to CPIO requirements in Chapter I and Appendix A and any regulations set forth by the underlying zone and the LAMC, Projects in the Character Residential shall comply with the following development standards:

A. Alteration Standards. Alterations to both Designated and Eligible Historic Resources shall be reviewed per the Historic Resource review procedures in Chapter 1.

B. New Construction and Addition Standards. The following standards apply to both new construction and to additions to existing structures.

1. Setback

(a) **Yards Other than Primary Frontage.** Yard setback dimensions other than Primary Frontage shall be as set forth in the underlying zone, except as follows:

For Projects on a Unified Lot, buildings shall be designed to maintain the yards other than the Primary Frontage setback dimensions associated with the original individual lots. A Project may not rely on the status of the lots being Unified Lots to waive or modify setback, yard area, or any other development standards related to bulk and massing. New construction, including additions to existing buildings, on Unified Lots shall not encroach into side and rear setback areas associated with the original individual lots.

The 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; provided the following requirements are met:

i. The building shall be detached from the main house and set back a minimum of five feet, as measured from the exterior façade of the main house.

ii. 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.

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

2. Building Articulation

(a) **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:

i. the front setback, or
ii. the side yard setbacks.

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From the Encroachment Plane 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.

(b) **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.

3. **Building Design.** In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction and additions shall comply with the following design regulations:

(a) **Primary Frontage Entrance.** At least one street-facing entrance is required. This requirement can be met in any of the following ways:

i. 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
ii. Individual entrances shall be provided from a centrally located or common-access courtyard accessible from the Primary Lot Line; or
iii. 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
iv. 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.

(b) **Entry Feature.** A primary building entrance(s) shall be accentuated by one of the following entry features:

i. **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 inches. A porch shall have a minimum depth of 4½ feet, a minimum width of 30 percent of the façade width, and an elevation within two feet to five feet.

ii. **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.

iii. **Recession.** A recession of at least two feet from the building façade to create a covered entry and/or landing area.

iv. **Architrave/Archway.** A symmetrical architectural detail spanning an opening

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with a minimum width of six inches and stepped out a minimum of 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.

(c) **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.

(d) **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 from the plane of the façade. Horizontal sliding windows shall not be permitted on the street-facing facades. Vinyl windows in the following shades are not permitted: white, tan, beige, canvas and ivory.

(e) **Building Materials**

i. **Primary Material.** A primary building material shall be continuous across all exterior facades 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.

ii. **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, and/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.

4. Additions Standards. New additions to Designated or Eligible Historic Resources or related new construction shall comply with the following standards as applicable:

i. Additions must be differentiated from the old through a material change, massing change, or building step-in of a minimum of 6 inches.

ii. Additions shall not result in the removal (without in-kind replacement) of architectural features or materials on the primary street-facing façade.

iii. 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 facade, whichever is greater.

iv. Additions to historic buildings shall match roof forms, eave depth, and roof pitches found on the existing structure.

v. 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 brink veneer may be used as an alternative for brick, darkly colored (brown, gray, burgundy, etc.) vinyl or composite windows may be used

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in lieu of wood or metal windows. Materials may vary in pattern and texture.

5. **Parking Areas, Garages, and Carports.** Projects with onsite parking shall conform to the following standards:

(a) **Location**

i. No parking shall be allowed between the Primary Frontage and the Primary Lot Line.

ii. Detached garages and carports associated with the construction of a new building shall be located behind the main building(s) façade furthest from the Primary Lot Line.

(b) Attached Parking

i. Attached parking areas shall be located either underground (subterranean or semi-subterranean), or behind any main building(s).

ii. Any semi-subterranean parking areas (i.e. 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.

6. Curb Cuts and Driveways

(a) 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.

(b) Curb cuts shall be limited to the minimum number permitted as determined by LADOT.

(c) Driveway widths shall be the minimum width permitted by the LAMC.

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APPENDIX A – ENVIRONMENTAL STANDARDS

OVERVIEW

As described in Section I-10 of the CPIO District, these Environmental Standards are included to implement the Mitigation & Monitoring Program included as part of the Hollywood Community Plan Update and reviewed in the Hollywood Community Plan Update Environmental Impact Report (Case No. ENV-2016-1451-EIR), certified by the City Council.

In addition to Projects in Subareas that are required to comply with these Environmental Standards, any other discretionary project in the boundaries of the Hollywood Community Plan Area that seeks to rely on the Hollywood Community Plan Update EIR for its CEQA clearance (including through tiering, preparing an addendum, supplemental EIR or a statutory infill exemption), may incorporate or impose the following Environmental Standards on the project (and any Supplemental Development Standard identified as a Hollywood Community Plan Update EIR mitigation measure). Compliance may be achieved through covenant, conditions, plan notations, or other means determined reasonably effective by the Director of Planning or the decision-maker.

PLACEHOLDER FOR ENVIRONMENTAL STANDARDS (see the Mitigation Monitoring Program in the Hollywood Community Plan Update Final Environmental Impact Report).

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