

HOLLYWOOD REDEVELOPMENT PLAN

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HOLLYWOOD REDEVELOPMENT PLAN

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Attachments:

Exhibit A.1	Redevelopment Plan Map
Exhibit A.2	Alternate Land Uses Map
Exhibit A.3	Special Districts Map
Exhibit B	Legal Description Hollywood Project Area
Exhibit C	Limitation on Type, Size and Height of Buildings
Exhibit D	Diagram Illustrating Approximate Amount of Open Space to be provided and Property Devoted to Public Purposes

**REDEVELOPMENT PLAN
FOR THE
HOLLYWOOD REDEVELOPMENT PROJECT**

I. 100. INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Hollywood Redevelopment Project (the "Project") in the City of Los Angeles (the "City"), County of Los Angeles, State of California. This Plan consists of text (Sections 100 through 1300) and the following exhibits: the Redevelopment Plan Map (Exhibit "A" (including Amended Exhibit A.1), Redevelopment Plan Map; and Exhibit A.3, Special Districts); a Legal Description of the Project boundary (Exhibit "B"); a Diagram Showing Limitations on Type, Size and Height of Buildings (Exhibit "C"); and a Diagram Showing Approximate Amount of Open Space and Property Devoted to Public Purposes (Exhibit "D"). This Plan was prepared by the Community Redevelopment Agency of the City of Los Angeles, California (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 *et seq.*), the California Constitution, and all applicable local codes and ordinances, and is based on the Preliminary Plan as amended.

The Project Area (the "Project Area") includes all properties within the Project boundary shown on the Redevelopment Plan Map.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Los Angeles, as applied in accord with local codes and ordinances.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area.

Redevelopment of the Project Area pursuant to this Plan will attain the purposes of the California Community Redevelopment Law: (1) by the elimination of areas suffering from depreciated values, impaired investments, and economic and social maladjustment; (2) by the replanning, redesign and rehabilitation and/or development of areas which are stagnant or

improperly utilized and which could not be accomplished by private enterprise acting alone, without public participation and assistance; and (3) by protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means.

101. Amendment to the Plan

Upon the effective date of Ordinance No. 188455, notwithstanding any provision of the Redevelopment Plan or contrary provision of the Los Angeles Municipal Code, including without limitation Section 11.5.14.B, the Redevelopment Plan shall not: (1) regulate the use or development of land in the Project Area; (2) supersede any provision of the Hollywood Community Plan, Chapter I of the LAMC, or any specific plan, overlay zone, supplemental use district or other zoning regulation adopted under the authority of the City of Los Angeles Charter or Chapter I or Chapter 1A of the Los Angeles Municipal Code; or (3) require the City to prepare, make, or adopt any study, report, survey, or guidelines related to the use or development of land or impacts from the use or development of land, or take any other affirmative action related to the use or development of land or impacts from the use or development of land.

II. 200. PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundary of the Project Area is shown on the Redevelopment Plan Map attached as Amended Exhibit A.1 and is described in the Legal Description attached as Exhibit B.

III. 300. REDEVELOPMENT PLAN GOALS

- 1) Encourage the involvement and participation of residents, business persons, property owners, and community organizations in the redevelopment of the community.
- 2) Preserve and increase employment, and business and investment opportunities through redevelopment programs and, to the greatest extent feasible, promote these opportunities for minorities and women.
- 3) Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.
- 4) Support and encourage the development of social services with special consideration given to participating in projects involving community based organizations that serve runaways, the homeless, senior citizens and provide child care services and other social services.
- 5) Improve the quality of the environment, promote a positive image for

Hollywood and provide a safe environment through mechanisms such as:

- a) adopting land use standards;
 - b) promoting architectural and urban design standards including: standards for height, building setback, continuity of street facade, building materials, and compatibility of new construction with existing structures and concealment of mechanical appurtenances;
 - c) promoting landscape criteria and planting programs to ensure additional green space;
 - d) encouraging maintenance of the built environment;
 - e) promoting sign and billboard standards;
 - f) coordinating the provision of high quality public improvements;
 - g) promoting rehabilitation and restoration guidelines;
 - h) integrate public safety concerns into planning efforts.
- 6) Support and promote Hollywood as the center of the entertainment industry and a tourist destination through the retention, development and expansion of all sectors of the entertainment industry and the preservation of landmarks related to the entertainment industry.
- 7) Promote the development of Hollywood Boulevard within the Hollywood commercial core as a unique place which:
- a) reflects Hollywood's position as the entertainment center;
 - b) provides facilities for tourists;
 - c) contains active retail and entertainment uses at the street level;
 - d) provides for residential uses;
 - e) is pedestrian oriented;
 - f) is a focus for the arts, particularly the performing arts; and
 - g) recognizes and reinforces its history and architecture.
- 8) Promote and encourage the retention and expansion of all segments of the arts community and the support facilities necessary to foster the arts and attract the arts through land use and development policies such as the creation of a theater district.
- 9) Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes; and to provide home ownership opportunities and other housing choices which meet the needs of the resident population.

10) Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other support services necessary to enable residents to live and work in Hollywood.

11) Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria.

12) Support and encourage a circulation system which will improve the quality of life in Hollywood, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving existing facilities and meeting future needs.

13) Promote and encourage the development of health, education, child and youth care, and senior citizen facilities and programs to enable the development of a community with a variety of lifestyles.

14) Promote and encourage development of recreational and cultural facilities and open spaces necessary to support attractive residential neighborhoods and commercial centers.

15) Promote the development of the varied ethnic communities in Hollywood.

16) To the maximum extent feasible, seek to build replacement housing within the Project Area prior to the destruction or removal of dwelling units which house low and moderate income people. The Agency shall make a good faith effort to relocate displacees within the Project Area unless they choose to relocate elsewhere. Project displacees shall be provided a priority for occupancy in housing which the Agency has facilitated.

IV. 400. PROPOSED REDEVELOPMENT ACTIVITIES

401. General

~~The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Project Area and the community by:~~

~~1) Providing for participation in the redevelopment process by owners and tenants located in the Project Area, subject to the limitations and requirements provided by the law and established in the rules governing owner and tenant participation adopted by the Agency;~~

~~2) Acquisition of real property;~~

~~3) Management of property under the ownership and control of the agency;~~

~~4) Relocation assistance to displaced occupants of acquired property;~~

~~5) Demolition or removal of buildings and improvements;~~

~~6) Installation, construction, or re-construction of streets, utilities, and other public facilities and improvements;~~

~~7) Rehabilitation, development or construction of commercial, residential, or other uses in accordance with the Plan;~~

~~8) Disposition of property for uses in accordance with this Plan; and~~

9) ~~Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan.~~

~~In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.~~

~~To the maximum extent permitted by law, the activities of the Agency pertaining to implementation of this Redevelopment Plan including formulation of work programs shall be developed in consultation with the Project Area Committee.~~

~~The Agency shall work with the City Planning Department to prepare proposed revisions to the Hollywood Community Plan and zoning within the Hollywood Redevelopment Project Area.~~

402. Owner and Tenant Participation

402.1 Opportunities for Owner and Tenant Participation

~~The Agency shall extend preferences to owners and to tenants consistent with the requirements prescribed by the Plan and the law. The Agency is authorized to permit owners and tenants, if they so desire, to purchase and/or develop real property in the Project Area.~~

~~The Agency is also authorized to permit persons who are owners of residential, commercial and other types of real property in the Project Area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties from the Agency and purchasing other properties or interests therein in the Project Area.~~

~~The Agency shall extend preferences to persons who are engaged in business in the Project Area to re-enter in business within the Project Area if they otherwise meet the requirements prescribed by the Plan and the Participation Rules. The Agency shall also extend preferences to other owners and tenants in the Project Area if they otherwise meet the requirements prescribed by the Plan and the Participation Rules. The Agency is authorized to permit owners and tenants, if they so desire, to purchase and develop or redevelop real property in the Project Area.~~

~~If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences and to determine a solution by consideration of such factors as length of time in the area, accommodation~~

~~of as many participants as possible, ability to perform, and conformity with intent and purpose of this Plan.~~

~~In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities as described in the Owner Participation Rules adopted by the Agency.~~

~~Participation is desired in the redevelopment of the Project Area by as many residential and commercial owners and tenants as possible.~~

~~Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; ability of owners to finance acquisition and development in accordance with the Plan; reduction in the total number of individual parcels in the Project Area and; assembly and development of areas for public and/or private development in accordance with this Plan.~~

402.2 Rules for Participation Opportunities

~~The Agency shall promulgate rules for owner and tenant participation.~~

402.3 Participation Agreements

~~Each person or entity desiring to become a participant must enter into a binding agreement with the Agency, if so requested by the Agency, by which the participant agrees to acquire, rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions thereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.~~

~~Whether or not a participant enters into a participation agreement with the Agency the provisions of this Plan are applicable to all public and private property in the Project Area.~~

~~In the event an owner-participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and a Participation Agreement as defined herein, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.~~

403. Property Acquisition

403.1 Acquisition of Real Property

~~The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, purchase, eminent domain or any other lawful method.~~

~~In order to accomplish the goals of this Plan, it is in the public interest and necessary for the power of eminent domain to be available to the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to this Plan.~~

~~The Agency shall make every reasonable effort to acquire real property by negotiation.~~

~~The Agency shall not exercise the power of eminent domain to acquire any parcel of real property within the Project Area for which proceedings in eminent domain have not commenced within twelve (12) years after the adoption of the ordinance adopting the First Amendment to this Plan. This time limitation may be extended only by amendment of this Plan, unless otherwise provided for by law. The Agency shall not exercise the power of eminent domain to acquire any parcel of real property in the Project Area on which any persons lawfully reside.~~

~~The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in property less than a fee.~~

~~The Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan by executing a Participation Agreement.~~

403.2 Acquisition of Personal Property

~~Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.~~

404. Property Owned and Managed by the Agency

~~During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.~~

~~In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any City, County, City and County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.~~

405. Relocation of Occupants Displaced by Agency Acquisition

405.1 Assistance in Finding Other Locations

~~The Agency shall assist all persons, business concerns, and others displaced by Agency acquisition of property in the Project Area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to displaced persons, business concerns, and others, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency shall make a good faith effort to relocate displacees within the Project Area unless they choose to relocate elsewhere. Project displacees shall be provided a priority for occupancy in housing which the Agency has facilitated.~~

~~As established by state statute there is a Relocation Appeals Board relating to the relocation activities of the Agency. The Board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Agency has complied with state statutes pertaining to relocation, where applicable, federal regulations and the~~

~~requirements and intent of this Plan as it relates to relocation. The Board shall, after public hearing, transmit its findings and recommendations to the Agency.~~

405.2 Relocation Payments

~~The Agency shall make all relocation payments required by law to persons, business concerns, and others displaced from property in the Project. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 *et seq.*) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as it may deem appropriate and for which funds are available.~~

406. Demolition, Clearance, Public Improvements, Building and Site Preparation

406.1 Demolition and Clearance

~~The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property owned by the Agency or which the Agency has lawful possession of or with the agreement of the property owner in the Project Area as necessary to carry out the purposes of this Plan.~~

406.2 Public Improvements, Public Facilities, and Public Utilities

~~The Agency is authorized to install and construct, or cause to be installed and constructed, public improvements and facilities (within or outside the Project Area) necessary to carry out this Plan. These include, but are not limited to, street improvements, site improvements, public parking, and other improvements necessary for the development and use of the Project Area. The listing of improvements and facilities, as set forth below, shall not be deemed limitations on the Agency to carry out and implement the Plan.~~

~~Such improvements and facilities for the Project include but are not limited to: 1) street improvements relating to public rights-of-way, including construction; resurfacing; curbs, gutters and sidewalks; electrical, natural gas, communication and water distribution systems; flood control facilities; sewers; storm drains; other public and private pipeline conveyance systems; over- and under-passes; pedestrian bridges; pedestrian amenities; traffic control devices; lighting; signalization; signage; trees; landscape improvements; 2) site improvements including but not limited to: pedestrian bridges; pedestrian ways and amenities; platforms; building pads; foundations; retaining walls; grading; demolition; security and security hardware; fences; elevators; escalators; plazas; parks; cultural and recreational facilities; 3) parking improvements including but not limited to: surface lots; structures; lighting; signage; traffic control devices; and landscape~~

~~improvements; 4) public transportation facilities necessary to provide access to a site; 5) improvements related to the development of a mass transportation system; and 6) other incidental easements and related facilities necessary for the use, development and/or access to the Project Area.~~

~~It is the intent of this Plan to encourage undergrounding of utilities, therefore, all new utilities shall be installed underground when feasible.~~

406.3 Preparation of Building Sites

~~The Agency is authorized to prepare, or cause to be prepared and developed, as building sites any real property in the Project Area. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public and other uses provided in this Plan.~~

407. Property Disposition and Development

407.1 Real Property Disposition and Development

407.1.1 General

~~For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest the Agency may have in real property. In the manner required and to the extent permitted by law, before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing.~~

~~To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding. No real or personal property of the Agency, or any interest therein, shall be sold or leased to a private person or private entity for an amount less than its fair market value as determined by the Agency for uses in accordance with this Redevelopment Plan and any covenants and controls recorded against the property by the Agency.~~

~~All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City and, where beneficial to the Project Area, to any other public body without charge or for an amount at or less than fair value.~~

~~All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.~~

~~During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that the development in the Project Area is proceeding in accordance with development documents and time schedules.~~

407.1.2 Disposition and Development Documents

~~The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is expeditiously carried out pursuant to this Plan.~~

~~To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.~~

~~The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.~~

~~All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, creed, sex, sexual orientation, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale,~~

~~lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law.~~

407.1.3 Development by the Agency or Other Public Bodies or Entities

~~To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council of the City of Los Angeles, determine to pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.~~

~~Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of public schools, other public educational facilities, day care facilities, hospitals, libraries, museums, government offices or other public facilities as well as any building, facility, structure or other improvement referred to in Section 406 of this Plan. The authorization contained in this section shall not require the Agency to undertake any such development or otherwise be deemed to entitle any public body or entity to such assistance by the Agency.~~

~~When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation from all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years.~~

~~The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the Redevelopment Project for the Project Area, which indebtedness may be made payable out of taxes levied in the Project Area and~~

~~allocated to the Agency under subdivision (b) of Section 33670 of the California Redevelopment Law and Section 602 of this Plan, or out of any other available funds.~~

~~In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City, such contract may be made with, and such reimbursement may be made payable to the City.~~

407.1.4 Development Plans

~~All development plans (whether public or private) shall be subject to review and approval by the Agency. All development in the Project Area must conform to this Redevelopment Plan.~~

407.2 Personal Property Disposition

~~For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.~~

408. Cooperation with Public Bodies

~~Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.~~

~~The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be allowed privileges of owner and tenant participation if such public body is willing to enter into a Participation Agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.~~

~~The Agency may impose on all public bodies the planning and design controls contained in or permitted by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially~~

~~(and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project Area) which land, buildings, facilities, structures or other improvements are of benefit to the Project.~~

~~The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City), any amounts of money which, in the Agency's determination, are appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.~~

409. Rehabilitation, Conservation and Moving of Structures

409.1 Rehabilitation and Conservation

~~It shall be the purpose of this Plan to encourage the retention of existing structures by a program of conservation and rehabilitation when consistent with the provisions of this Plan. The Agency is authorized to conduct a program of assistance, including financial assistance, to encourage owners of property within this Plan to meet such standards as may be developed by the Agency for the Project Area. The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved buildings in the Project Area which are owned by the Agency or which the Agency has lawful possession of or with the agreement of the property owner.~~

~~1) The rehabilitation of the structure must be compatible with the provisions of this Plan;~~

~~2) Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and rehabilitation standards as may be adopted by the Agency;~~

~~3) The rehabilitation must not conflict with the expansion of public improvements, facilities and utilities approved by the Agency in accordance with the Plan;~~

~~The Agency may adopt standards for the rehabilitation of properties in the Project Area by any private person, entity or any public body. All rehabilitation undertaken in the Project Area shall conform to such rehabilitation standards. The rehabilitation of buildings determined by the Agency to be of architectural and/or historical significance shall be rehabilitated in accordance with the "Secretary of the Interior's Standards for Rehabilitation".~~

409.2 Moving of Structures

~~As may be necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.~~

410. Low and Moderate Income Housing

410.1 Authority Generally

~~The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing.~~

410.2 Replacement Housing

~~Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs within the Project Area or within the City, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law, and this Plan. In addition, the Agency shall provide from funds lawfully available to it for such purposes an additional .25 housing unit for each unit removed from the housing market by the Agency. The Agency is further authorized to take whatever steps are necessary to meet the requirements of Section 33413 of the Community Redevelopment Law for the replacement of very low income dwelling units. To the maximum extent feasible, the Agency shall seek to build replacement housing within the Project Area and prior to the destruction or removal of dwelling units which house low and moderate income people.~~

~~The Agency shall not displace persons or families from their dwelling units unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement.~~

410.3 Increased and Improved Supply of Housing

~~Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 602 of this Plan shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of very low, low, or moderate income, unless one or more of the following findings are made: (1) that no need exists in the City, the provision of which would benefit the Project Area, to improve or increase the supply of housing for persons and families of low or moderate income or very low income households; or (2) that some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 602 of this Plan is sufficient to meet such housing need; or (3) that a substantial effort to meet low and moderate income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from State, local, and Federal sources for low and moderate income housing alone or in combination with the taxes allocated under Section 33334.2 of the Community Redevelopment Law, is equivalent in impact to the funds otherwise required to be set aside pursuant to said Section.~~

~~In carrying out the purposes of Section 33334.2 of the Community Redevelopment Law, and notwithstanding any other provision of this Plan, the Agency may exercise any or all of its powers, including, but not limited to, the following:~~

- ~~1) Acquire land or building sites;~~
- ~~2) Improve land or building sites with on-site or off-site improvements;~~
- ~~3) Donate land to private or public persons or entities;~~
- ~~4) Construct buildings or structures;~~
- ~~5) Acquire buildings or structures;~~
- ~~6) Rehabilitate buildings or structures;~~
- ~~7) Provide subsidies to or for the benefit of persons or families of very low, low, or moderate income; and~~
- ~~8) Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.~~

~~The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 410.2 of this Plan. These funds may be used inside or~~

~~outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by Section 33334.2 of the Community Redevelopment Law.~~

~~The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.~~

410.4 New or Rehabilitated Dwelling Units Developed Within the Project Area

~~At least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Project Area by the Agency, if any, shall be for persons and families of low or moderate income; and of such thirty percent, not less than fifty percent (50%) thereof shall be for very low income households. At least fifteen percent (15%) of all new or rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be for persons and families of low or moderate income; and of such fifteen percent, not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project Area and not to each individual case of rehabilitation, development or construction of dwelling units,~~

410.5 Duration of Dwelling Unit Availability

~~The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 410.2, 410.3 and 410.4 of this Plan shall remain for persons and families of low or moderate income and very low income households, respectively, for not less than the period set forth in Section 1100 of this Plan for the duration of this Plan's development controls.~~

411. Entertainment Industry Development

~~The entertainment industry and related use have in the past been dominant in the economy of Hollywood providing the impetus for the initial residential, commercial and industrial growth of Hollywood. In order to ensure the future of this industry in Hollywood and the employment it provides the Agency shall develop an economic development strategy to provide for the attraction, retention and expansion of entertainment industry and related uses in Hollywood. The research to develop this program shall be initiated within the first year following the adoption of this Plan.~~

412. Social Needs

~~The realization of the goals established in this Plan are dependent upon providing for the social as well as the physical and economic needs of the residential and business communities of Hollywood. A balanced approach to the redevelopment of the Project Area requires a programmatic approach that includes the allocation of resources to achieve the goals of the Hollywood Plan.~~

~~The social needs of the community include but are not limited to the need for day care facilities, housing for very low and low income persons including the elderly, the homeless, and runaways, educational and job training facilities, counseling programs and facilities.~~

~~Therefore, during the implementation of this Plan the Agency shall expend or cause to be expended an amount equal to 10% of the tax increment available to the Agency pursuant to Section 601 of this Plan to address the social needs of the community.~~

~~Projects funded pursuant to this section must address the goals of the Plan and not substitute for existing public or private resources allocated to the Project. The organization requesting the funds must show evidence of soliciting funds in good faith from other public or private sources.~~

~~This Plan authorizes and enables the Agency to provide assistance to address social needs through various mechanisms such as:~~

- ~~1. Direct funding assistance.~~
- ~~2. Provide assistance to non-profit corporations providing social services to the Hollywood community.~~
- ~~3. Development of housing for persons and families of very low, and low income housing for the homeless, runaways and the elderly.~~
- ~~4. Assistance in the rehabilitation or construction of new public and private facilities.~~
- ~~5. Negotiations with developers to provide assistance to community service organizations.~~

~~Every work program and budget for the Hollywood Redevelopment Project shall include a component which specifically identifies how the social needs of the community are to be addressed.~~

~~Such expenditures shall be made from any and all funds lawfully available for such purposes. "Tax increment available to the Agency pursuant to Section 601" shall mean, for purposes~~

~~of this section, tax increments allocated to the Agency (which are not pledged to pay tax allocation bonds) after deduction for amounts paid to taxing entities by operation of law and/or pursuant to reimbursement agreements between the Agency and such taxing entities, plus net usable tax allocation bond proceeds received by the Agency less amounts paid to such taxing entities by operation of law and/or pursuant to reimbursement agreements. The requirements of this Section are intended to be and shall be in addition to the low and moderate income housing expenditure requirements of Section 410.3 of this Plan.~~

V. 500. LAND USES PERMITTED IN THE PROJECT AREA

501. General Controls and Limitations

~~All real property in the Project Area is hereby made subject to the controls and requirements of this Plan and all applicable state laws and city ordinances and regulations. No real property in the Project Area shall be subdivided, developed, rehabilitated or otherwise changed after the date of the adoption of this Redevelopment Plan, except in conformance with the provisions of this Plan or applicable Designs for Development adopted pursuant to this Plan. The Agency shall submit each design for development and the urban design plan referred to in Section 506.2.1 of this Plan to the Planning Commission for its review and recommendation prior to adoption thereof by the Agency. The Planning Commission shall have 90 days from its receipt thereof within which to submit its recommendation to the Agency. In the absence of such Planning Commission recommendation within 90 days the Agency may proceed to act upon the matter.~~

502. Map

~~The Redevelopment Plan Map, "Exhibit A.1," attached hereto and incorporated herein shows the location of the Project Area boundaries, the immediately adjacent streets, the public rights of way, the proposed land uses to be permitted in the Project Area for all public, semi-public and private land and designated districts of special import.~~

~~The Agency is authorized to permit the Land Uses shown on Amended Exhibit A.1. Notwithstanding anything to the contrary in this Plan, the land uses permitted in the Project Area shall be those permitted by the General Plan, the applicable Community Plan, and any applicable City zoning ordinance, all as they now exist or are hereafter amended and/or supplemented from time to time. The initiation of any proposed amendment and/or supplement to the General Plan, applicable Community Plan, and/or any applicable City zoning ordinance shall be coordinated~~

~~between the Department of City Planning and the Agency. In the event the General Plan, the applicable Community Plan, and/or any applicable City zoning ordinance is amended and/or supplemented with regard to any land use in the Project Area, the land use provisions of this Plan, including, without limitation, all Exhibits attached hereto, shall be automatically modified accordingly without the need for any formal plan amendment process. At such time, the Agency shall be authorized to replace any Exhibits hereto with modified Exhibits in order to conform to such amended or supplemented General Plan, applicable Community Plan, or applicable City zoning ordinance.~~

503. Design(s) for Development

~~The Agency is authorized to adopt development and design guidelines, after a public hearing, which are intended to carry out the goals of the Plan. If the area guidelines shall conform to and implement the objectives of the district. These development and design guidelines shall be known as Design(s) for Development. Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish development standards including standards for: types of uses; building heights; land coverage; bulk; size; density; landscaping including walls, fences and hedges; setbacks which may include development and landscaping within the setbacks; design criteria including architectural style; loading areas; service facilities which may include trash storage areas; signs and billboards; lighting; historic preservation and rehabilitation; security and safety; transportation improvements such as traffic circulation and capacity, access points and curb cuts, parking requirements and restrictions, and travel demand management standards which may include provisions for bus subsidies, van pooling and ride sharing; and other development design and density controls necessary for proper development of both private and public areas within the Project area.~~

504. Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements

~~No zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued in the Project Area from the date of adoption of this Plan unless and until the application therefor has been reviewed by the Agency and determined to be in conformance with the Plan and any applicable Design for Development. The Agency shall develop procedures for the expedited review of said applications.~~

505. Residential Uses

~~Areas shown on the map as Residential shall be maintained, developed or used for single or multiple-family housing at or below the housing densities indicated. Parking facilities for residential uses shall be permitted in areas shown on the map as residential.~~

~~It is an important goal of this Plan to maximize the opportunity for housing choices. Therefore, the Plan designates six residential categories in the Project Area which permit a variety of housing choices in order to encourage the preservation and enhancement of the varied and distinctive residential character of the community, preserve stable single-family residential neighborhoods, and provide multiple-family dwelling units. All new housing shall be developed in accordance with the densities indicated below:~~

Low:	Up to 7 units per gross acre
Low Medium:	Up to 24 units per gross acre
Medium:	Up to 40 units per gross acre
High Medium:	Up to 60 units per gross acre
High:	Up to 80 units per gross acre
Very High:	Up to 130 units per gross acre

~~A gross acre is defined as the site area plus one half of any abutting street(s) and alley(s).~~

~~Within portions of the Project Area designated for residential use there are clusters of single family homes and architecturally and/or historically significant buildings or groups of buildings. There is also a need for additional parking.~~

~~Therefore, in order to enhance the environmental quality of residential areas Design(s) for Development may be adopted to:~~

- ~~1) Ensure that the scale, density, bulk and general architectural style of new development is compatible with the architectural and/or historical features of a neighborhood;~~
- ~~2) Reduce the permitted density of an area below that density otherwise permitted in order to preserve clusters of houses; and~~
- ~~3) Ensure that an appropriate amount of parking is provided for residents of the area.~~

~~The residential density provisions of this Plan as they pertain to areas designated "Low Medium 2" shall not be effective for a period of 180 days following the adoption of this Plan.~~

505.1 Very High

~~Very High: Up to 130 units per gross acre.~~

~~Development within the Very High designation is intended to provide a high density housing choice within Hollywood. Development above 80 units per gross acre shall be reviewed and approved by the Agency to ensure architectural quality, to ensure that parking is provided which will be sufficient to serve the needs of the occupants of the development, and to ensure that architecturally and/or historically significant buildings within a development site are, to the extent practical, preserved.~~

~~The Agency shall review and approve development above 80 units per gross acre. The review shall include an examination of architectural plans (including landscaping, circulation and parking and elevation drawings) to determine compatibility with the character, scale and architecture of the neighborhood, and to ensure that sufficient parking is provided.~~

505.2 Franklin Avenue Design District

~~That area on the Redevelopment Plan Map designated "Franklin Avenue Design District" recognizes the need for sensitivity and balance in the redevelopment of this area because of the potential impact upon views to and from the Hollywood Hills. The Agency shall review all new development within this District to ensure that views to and from the Hollywood Hills are, to the extent practical, preserved. This review shall include an examination of the following:~~

- ~~○ The topography in the area and the existing building scale in the immediate vicinity;~~
- ~~○ The views to and from the Hollywood Hills which will be affected and;~~
- ~~○ The development plans including the building massing, orientation, height and bulk.~~

~~The Agency shall, within five (5) years following the adoption of the First Amendment to this Plan, prepare a detailed design plan for this area which addresses preservation of architecturally and/or historically significant buildings, parking, circulation and views to and~~

~~from the Hollywood Hills including the height, orientation and massing of new development within this District.~~

~~The Agency may adopt one or more Design(s) for Development which may implement this comprehensive plan.~~

505.3 Housing Incentive Units

~~In order to promote revitalization and the improvement of residential properties and neighborhoods, the Agency may authorize new housing to be developed or buildings to be rehabilitated with more dwelling units per acre than otherwise permitted by Section 505. Such increased dwelling units shall be known as Housing Incentive Units. Housing Incentive Units may be granted in order to improve design quality and to achieve one or more of the following objectives:~~

- ~~1) To provide housing units for occupants with a variety of incomes;~~
- ~~2) To provide for the preservation of historic and/or architecturally significant structures;~~
- ~~3) To provide recreation areas, cultural facilities, social services and/or open space.~~

~~The Agency shall grant no more than 3,000 Housing Incentive Units. The Agency shall require the owner/developer seeking Housing Incentive Units to enter into a development or participation agreement and may only authorize and approve Housing Incentive Units provided that:~~

- ~~○ No parcel shall be developed at a residential density which exceeds by more than thirty per cent (30%) the density limitations for that parcel as set forth in Section 505.~~
- ~~○ Housing Incentive Units shall not be granted in the Very High designation.~~
- ~~○ The units within the proposed development have adequate floor area, living spaces and amenities which are appropriate for the unit size and type of the proposed development. For example, a development proposal to provide housing for households with children shall provide recreational areas and open space appropriate for children;~~
- ~~○ The development contributes to a desirable residential environment and the long-term neighborhood improvement; and~~

~~○ The development conforms to the objectives of the special district and/or the Design for Development, if applicable. The Agency may limit the number of Housing Incentive Units to be granted in and area.~~

505.4 Commercial Uses Within Residential Areas

~~In order to provide neighborhood commercial services, provide for pedestrian activity, upgrade residential neighborhoods, preserve an historic and/or architecturally significant structure, and/or provide tourist facilities, certain commercial uses may be permitted in residential areas. Such commercial uses shall be permitted only by the execution of a participation or development agreement with the Agency. The Agency shall take particular care in the review of proposed uses involving the sale and/or service of alcoholic beverages to ensure that the uses meet the objectives of this section.~~

~~The Agency may permit new commercial uses including commercially related parking uses, in residentially designated areas in any of the following circumstances:~~

~~○ The commercial use is to be located within and primarily serve a new residential building. Such commercial uses shall be appropriate in terms of need based on development population characteristics, proximity to similar uses and shall be limited to convenience shops such as laundry/dry cleaners, pharmacies, and other related and appropriately scaled neighborhood oriented uses.~~

~~○ Commercial uses or home occupations in residential building such as professional offices for accountants, architects, and lawyers that are operated by the occupant of the dwelling unit; that have no more than four (4) workers; and that are not an on-site retail sales use.~~

~~○ The commercial use is on the ground floor of a residential building fronting on a major street or boulevard such as Western Avenue or La Brea Avenue.~~

~~○ The new commercial use is a hotel, bed and breakfast or other tourist guest facility.~~

~~○ The parcel(s) are adjacent to areas designated for commercial use and support commercial uses in commercially designated areas. This section provides for the expansion of a commercial development into a residential area if no street or alley separates the commercial land use designation from the residential land use designation.~~

~~Conditions for approving commercial uses in residential designations shall include the following: (1) the commercial uses shall contribute to the achievement of the goals of~~

~~this Plan, the improvement of the area and the objectives of a special district and/or Design for Development, if applicable; (2) the commercial uses shall be reviewed and found to be compatible with the neighborhood with respect to environmental impact on the residential area such as noise, traffic, architectural and/or historic resources, parking and hours of operation; (3) the architecture, landscaping, lighting, signage and setbacks of the new commercial development shall contribute to the improvement of the residential neighborhood. The commercial development shall meet all design and location criteria specified by the Agency.~~

506. Commercial Uses

~~Areas designated on the Map as Commercial shall be maintained, developed and used for Community, Highway Oriented, Neighborhood and Office, or Regional Center Commercial uses as defined in Sections 506.1 and 506.2 of this Plan. Residential uses may be permitted in Commercial areas pursuant to Section 506.3 of this Plan.~~

~~As used in this Plan the phrase “Floor Area Ratio” or F.A.R. is defined as the ratio of total floor area of all buildings in a parcel to the parcel area. The floor area of a building excludes space devoted to stairwells, elevator shafts, light courts vehicular parking and mechanical equipment.~~

~~The revitalization and development of attractive residential neighborhoods is dependent upon the availability of providing essential neighborhood commercial services such as food markets, and pharmacies. The attraction, retention and expansion of these commercial services shall be an integral part of redevelopment efforts in Hollywood.~~

~~There are several types of commercial uses which have traditionally been associated with Hollywood and contribute to the unique character of the area. These uses include restaurants, theaters, bookstores and technical entertainment related business uses. To the extent feasible the Agency shall make special efforts to retain within Hollywood those businesses that have traditionally been associated with Hollywood and are assets to the community. These efforts may include technical or financial assistance and discretionary land use actions as provided for and consistent with this Plan. The Agency will make attempts to retain such businesses at or near their present locations.~~

506.1 ~~Community, Highway Oriented, and Neighborhood and Office Commercial~~

~~Community, Highway Oriented and Neighborhood and Office Commercial Uses shall generally provide neighborhood oriented goods and services, shall not exceed an F.A.R. of 3:1, and shall conform to the following criteria as determined by the Agency:~~

- ~~1) Promote community revitalization;~~
- ~~2) Conform with the goals and objectives of the Plan; and~~
- ~~3) Be compatible with the adjacent residential uses and neighborhood.~~
- ~~4) Include, but not be limited to, neighborhood oriented uses such as; professional offices, institutional uses, food markets, laundries, dry cleaners, pharmacies and other neighborhood retail or service businesses.~~
- ~~5) Limited ancillary manufacturing or assembly is permitted when goods produced are sold at retail on premises and not more than five (5) persons are engaged in non-retail activities.~~

~~To provide and ensure quality residential neighborhoods the Agency may, for commercial areas which are adjacent to residential areas, adopt Design(s) for Development which; determine circulation patterns, parking locations, landscaping, height, bulk of buildings and other design guidelines.~~

506.2 ~~Regional Center Commercial~~

~~Regional Center Commercial uses shall generally provide goods and services which are designed in a manner that appeals to a regional market as well as to local markets and includes uses such as theaters, restaurants, hotels, offices, and retail or service businesses.~~

~~Two special districts shall be designated with the Regional Center Commercial designation. These districts are the Hollywood Boulevard District and the Hollywood Core Transition District. As indicated on the Special Districts Map (Exhibit A.3), parcels on the north side of Hollywood Boulevard between Vista Del Mar and Gower Streets, and on the east side of Argyle Avenue north of Carlos Street and south of Yucca Street are within both special districts. Development on these parcels shall meet the requirements of the two districts.~~

506.2.1 ~~Hollywood Boulevard District~~

~~Hollywood Boulevard and adjacent properties as illustrated on the Redevelopment Plan Map shall be designated as the Hollywood Boulevard District. The objectives of the District are to:~~

- ~~1) Encourage preservation, restoration and appropriate reuse of historically or architecturally significant structures;~~
- ~~2) Assure that new development is sympathetic to and complements the existing scale of development;~~
- ~~3) Provide pedestrian oriented retail uses along the street level;~~
- ~~4) Encourage entertainment, theater and tourist related uses;~~
- ~~5) Provide adequate parking for new and existing uses; and~~
- ~~6) Reinforce and enhance the existing pedestrian environment.~~

~~An urban design plan including design guidelines and criteria and a parking and circulation program to achieve these objectives shall be developed by the Agency within five (5) years following the adoption of the First Amendment to this Plan. These guidelines may be adopted as one or more Design(s) for Development. All new development in the District shall meet the design guidelines to ensure that the objectives of the District are achieved. The Design(s) for Development may include a reduction of density by up to 33% in certain areas to insure that the objectives of the District are met.~~

506.2.2 Hollywood Core Transition District

~~Properties designated on the Redevelopment Plan Map as "Hollywood Core Transition District" shall be given special consideration due to the low density of the adjacent residential areas. The objective of this District is to provide for a transition in the scale and intensity of development between Regional Center Commercial uses and residential neighborhoods.~~

~~The Agency shall review all building permits in this District to ensure that circulation patterns, landscaping, parking and the scale of new construction is not detrimental to the adjacent residential neighborhoods.~~

~~Development guidelines shall be prepared for this District to ensure that new development is compatible with adjacent residential areas. These design guidelines shall be developed by the Agency within five (5) years following the adoption of the First Amendment to this Plan. These guidelines may be adopted as one or more "Design(s) for Development".~~

506.2.3 Regional Center Commercial Density

~~Development within the Regional Center Commercial designation shall not exceed the equivalent of an average floor area ratio (F.A.R.) of 4.5:1 for the entire area so designated.~~

~~It is the intent of this Plan, however, to focus development within the Regional Center Commercial designation, as hereinafter set forth, in order to provide for economic development and guidance in the orderly development of a high quality commercial, recreational and residential urban environment with an emphasis on entertainment oriented uses. Therefore, development within the Regional Center Commercial designation shall be focused on areas served by adequate transportation facilities and transportation demand management programs. Further it shall reinforce the historical development patterns of the area, stimulate appropriate residential housing and provide transitions compatible with adjacent lower density residential neighborhoods.~~

~~Proposed development in excess of 4.5:1 F.A.R. up to but not to exceed 6:1 F.A.R. or such other density may be permitted by future amendments to the Community Plan, on a specific site may be permitted as hereinafter set forth provided that the proposed development furthers the goals and intent of this Plan and the Community Plan and meets objective “a” and at least one other of the following objectives:~~

~~a) to concentrate high intensity and/or density development in areas with reasonable proximity or direct access to high capacity transportation facilities or which effectively utilize transportation demand management programs;~~

~~b) to provide for new development which compliments the existing buildings in areas having architecturally and/or historically significant structures or to encourage appropriate development in areas that do not have architecturally and/or historically significant buildings.~~

~~c) to provide focal points of entertainment, tourist or pedestrian oriented uses in order to create a quality urban environment; and~~

~~d) to encourage the development of appropriately designed housing to provide a balance in the community.~~

~~e) to provide for substantial, well designed, public open space in the Project Area.~~

f) ~~to provide social services or facilities for social services which address the community's needs.~~

~~The Agency may permit development in excess of 4.5:1 F.A.R. up to but not to exceed 6:1 F.A.R. or such other density as may be permitted by future amendments to the Community Plan, only if the Agency makes the following findings and determinations:~~

1. ~~The proposed development conforms with the provisions and goals of the Redevelopment Plan and any applicable Design(s) for Development or requirements of the Hollywood Boulevard District or Hollywood Core Transition District.~~

2. ~~Permitting the proposed development serves a public purpose objective such as: the provision of additional open space, cultural facilities, public parking, or the rehabilitation of an architecturally or historically significant building.~~

3. ~~Any adverse environmental effects especially impacts upon the transportation and circulation system of the area caused by proposed development shall be mitigated or are overridden by other social, economic or physical considerations, and statements of findings are made.~~

~~No development in excess of 4.5:1 shall be permitted without a binding written agreement with the Agency which ensures that the proposed development will occur in conformity to the Redevelopment Plan and this Section by providing for, among other things, Agency review and approval of all plans and specifications, the compliance with all conditions applicable to development in excess of a 4.5:1 site F.A.R. and the provision of adequate assurances and considerations for the purpose of effectuating the objectives of this Plan.~~

~~The Agency shall request from the Planning Commission a determination as to the conformity of the proposed development with the Community Plan. The Planning Commission shall make its determination of conformity within thirty (30) days from the date of the Agency's request. A proposed development shall be deemed in conformance with the Community Plan if the Planning Commission fails to render a determination within thirty (30) days. A determination by the Planning Commission may be appealed to the City Council if such appeal is made within fifteen (15) days of the Planning Commission's determination.~~

~~The Agency shall monitor all new development in excess of 50,000 square feet within the Regional Center Commercial designation and make annual reports to the Planning Commission and the City's Department of Transportation on the average floor area ratio,~~

~~P.M. peak hour trips generated and off-street parking supply and an assessment of transportation demand management programs within the Regional Center Commercial designation. The Agency will ensure that the average floor area ratio within this designation does not exceed an F.A.R. of 4.5:1. Sites designated on the Redevelopment Plan Map as Public shall not be included in the averaging of the floor area ratio. This shall be done, from time to time, to the extent necessary, by creating an overall balance between new developments which exceed a 4.5:1 site F.A.R. and areas or activities which do not reach a 4.5:1 site F.A.R. such as open spaces or public facilities created or rehabilitated after adoption of the Redevelopment Plan; new developments or redevelopment activities (including historic preservation or rehabilitation) which are below 4.5:1; or any other means the Agency deems appropriate which will maintain the designation's average F.A.R. at or below 4.5:1. When the average F.A.R. for the designation reaches a ratio of 2.0:1 the Agency, within 90 days will submit to the Planning Commission, the City Council, and the Department of Transportation a report analyzing the cumulative impact of Core area development upon the transportation and circulation system in the area, including P.M. peak hour trips generated; further the Agency shall submit to the City Planning Commission and to the City Council a program establishing and identifying specific methods and mechanisms of Agency action to acquire open space or otherwise restrict or decrease density in order to maintain an overall 4.5:1 F.A.R.~~

506.3 Residential Uses Within Commercial Areas

~~New and rehabilitated residential uses shall be encouraged within the Regional Center Commercial land use designation. Subject to Agency approval of a development or participation agreement(s), the Agency may permit the development of new residential uses within commercial areas. The conditions for approving such a development shall include a determination that the residential development, as well as any commercial development in the case of a mixed use development, meets all design and location criteria specified by the Agency to ensure that the goals of this Plan are met and that amenities are provided which are appropriate to the size and type of housing units proposed.~~

506.4 Industrial Uses Within Commercial Designations

~~Two goals of this Plan are to preserve and increase employment, business and investment opportunities and to support and promote the entertainment industry in Hollywood. In order to achieve these goals development and expansion of individual uses may be permitted~~

~~within commercial designations subject to the execution of a development or participation agreement and the following conditions:~~

- ~~1. Environmental impacts of the proposed development including circulation pattern, noise and air quality are compatible with a commercial development.~~
- ~~2. The site plan, architecture and landscaping for the proposed development contributes to the revitalization of the area.~~
- ~~3. Uses of a commercial nature within the proposed development shall be to the extent practical, oriented toward the primary commercial street frontage of the property.~~

507. Industrial

~~Areas designated on the Map as Industrial shall be developed, maintained and used for Commercial Manufacturing and Limited Industrial uses as indicated. Such uses shall be of a low noise and non-noxious nature, conform with the goals and objectives of the Plan and promote community revitalization. Entertainment related service and production uses shall be encouraged in these areas. New industrial development in areas adjacent to or across the street from residential areas shall be designed in a manner that is not detrimental to the residential areas with respect to circulation, scale, massing and noise.~~

~~In order to promote quality residential neighborhoods, plans for industrial uses to be developed adjacent to or across the street from residential areas shall be reviewed and approved by the Agency to ensure that the new developments are not detrimental to the residential area. The Agency shall review circulation, scale, massing and architectural and landscape programs for the new development.~~

507.1 Commercial Manufacturing

~~The intent of the Commercial Manufacturing designation is to provide for industrial expansion. The Agency may, through the adoption of a design for development, limit new commercial uses in the Commercial Manufacturing designation. Commercial Manufacturing uses include, but are not limited to uses such as television, radio, video and motion picture related production uses, office, retail, electronic assembly, jewelry manufacturing, baking, parking structures and other related and compatible uses. Commercial Manufacturing uses shall also include Community Commercial uses.~~

507.2 Limited Industrial

~~Limited Industrial uses include, but are not limited to uses such as: television, video, radio, and motion picture production, machine and woodworking shops, electronic instrument and electrical appliance manufacturing, pharmaceuticals manufacturing, and other related and compatible uses.~~

507.3 Commercial Uses Within Limited Industrial Areas

~~Subject to Agency approval of a development or participation agreement the Agency may, but is not required to, permit the development of commercial uses within Limited Industrial Areas. The commercial uses shall conform to the following criteria and determined by the Agency:~~

- ~~1) Promote community revitalization.~~
- ~~2) Conform to the goal and objectives of the Plan.~~
- ~~3) Be compatible with and appropriate for the industrial uses in the area.~~
- ~~4) Meet design and location criteria required by the Agency.~~

508. Public and Quasi-Public Uses Throughout the Project Area

508.1 Public

~~Areas shown on the Redevelopment Plan Map (Exhibit A.1) as Public shall be used for public facilities, including school sites, public services, open space and recreation areas.~~

~~The Agency may, at the request of the public body owning the a site, and after public hearing, redesignate the site for a use other than Public provided that:~~

- ~~1) After a review of the environmental effects of the proposed use and the proposed development concept, the Agency finds that the change in use is consistent with the goals of the Redevelopment Plan;~~
- ~~2) The change in use is compatible with the land use designations for the adjacent areas; and~~
- ~~3) In a situation where open space and/or recreation areas are the current use, the open space and/or recreation areas use will be replaced within a reasonable time period.~~
- ~~5) The change in use shall be subject to all required City approvals and shall conform to the Community Plan as it may be amended from time to time.~~
- ~~6)~~

508.2 Public Street Layout, Rights of Way and Easements

~~The public rights of way and principal streets proposed for the Project Area are illustrated on the Redevelopment Plan Map.~~

~~Such streets and rights-of-way may be widened, altered, abandoned, vacated, or closed as necessary for proper development of the Project. Additional public streets, alleys and easements may be created in the Project Area as needed for proper development and circulation.~~

~~Any proposal vacating, modifying or creating streets shall be submitted to the Agency for consultation prior to final action by the City. The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.~~

~~Hollywood contains many properties developed prior to the adoption of modern traffic safety standards. Properties have multiple curb-cuts which have been developed through the past decades. Many of these are underutilized and/or abandoned. As property is redeveloped and as public improvements are constructed, the number and the location of curb-cuts shall be examined with the objective of reducing the number of curb cuts and improving the environment in Hollywood.~~

508.3 Other Public and Quasi-Public Uses

~~In order to meet the social needs of the Project Area, throughout the Project Area the Agency is authorized to permit the establishment, alteration or enlargement of public, semi-public, institutional, or non-profit uses, including uses providing social services such as child or elderly care centers, shelters for runaways and minors, park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and religious and charitable institutions, and facilities of other similar associations or organizations. The Agency may impose restrictions upon such uses as are necessary to further the goals of the Plan and protect the development and the use of the Project Area. The Agency shall give special consideration to participating in such projects with qualified non-profit organizations which have a special understanding of the needs and concerns of the community.~~

508.4 Open Spaces, Landscaping, Light, Air and Privacy

~~An objective of the Plan is to provide large usable publicly accessible open spaces which are an organic part of the urban environment. In order to achieve this objective the~~

~~Agency may require, as part of a participation or development agreement, participation in the provision of parks and open spaces. It is recognized that the Project Area lacks adequate open space, recreational areas and landscaping. Throughout the Redevelopment process, in review of specific development proposals and in adopting Designs for Development, the need for additional publicly accessible open space and landscaping, including street trees shall be recognized and encouraged.~~

509. Non-Conforming Uses

~~A non-conforming use is the use of a building or land which does not conform to this Plan and which existed at the time the Plan became effective. A non-conforming use may continue.~~

~~The Agency may authorize additions, alterations, repairs or other improvements to such non-conforming uses in the Project Area if, in the determination of the Agency, such improvements would be compatible with surroundings and proposed uses and development.~~

~~The Agency may require the owner of such property to enter into a Participation Agreement and agree to the imposition of such reasonable restrictions as are necessary to meet the objective of the Plan.~~

510. New Construction

~~All construction and development shall conform to all applicable state laws and city ordinances and regulations and shall be subject to review and approval by regulatory governmental bodies as required by law and this Plan.~~

511. Preservation, Rehabilitation and Retention of Properties

~~It is recognized that the Hollywood Project Area contains numerous buildings and groups of buildings with architectural and historical significance examples of which include the Hollywood Boulevard Commercial and Entertainment Historic District, Crossroads of the World and the U.S. Post Office which are listed in the National Register of Historic Places. It is further recognized that these buildings represent an important resource and a link to Hollywood's past. These can provide the basis for the revitalization of the Hollywood Project Area.~~

~~Buildings listed as Cultural-Historic Monuments by the City and listed in, determined or appear to be eligible for listing in the National Register of Historic Places are determined to be of architectural and/or historic significance. The Agency shall use established criteria for determining additional architectural and/or historical resources and shall maintain a~~

~~publicly available list of all buildings within the Project Area which it determines to be architecturally and/or historically significant.~~

~~To the extent practical, in the implementation of this Plan, including Sections 505.3 (Housing Incentive Units) and 506.2.3 (Regional Center Commercial Density), the Agency is authorized to provide for the retention, reuse and restoration of buildings and resources determined by the Agency to be architecturally or historically significant. The Agency shall deny requests for housing incentive units, development in the Regional Center Commercial designation above an F.A.R. of 4.5:1 and variations for sites on which a structure determined by the Agency to be significant was demolished after the adoption of this Plan or is proposed to be demolished; however, under exceptional circumstances where a significant structure has been substantially damaged and must be demolished due to circumstances beyond the control of the owner, the Agency may grant requests for housing incentive units, development within the Regional Center Commercial designation above an F.A.R. of 4.5:1 and variations. Nothing in Section 511 shall deny, modify or affect in any way housing density bonuses granted by the city pursuant to applicable state law.~~

~~In order to provide incentives to preserve architecturally and/or historically significant structures, the unused density from architecturally and/or historically significant structures may be transferred to other development sites. The Agency shall promulgate procedures for such transfer proposals consistent with the procedures and requirements as established in Section 506.2.3, Regional Center Commercial Density, the procedures and requirements of Section 505.3, Housing Incentive Units, for housing developments and the procedures of Section 521, Variations.~~

~~The Agency shall obtain adequate assurances that the buildings from which the density transfer is taken are preserved and that the development on the site to which the density is transferred will occur in conformity to the Redevelopment Plan, the objectives of special districts as established by the Plan and if applicable, any adopted Design for Development.~~

~~No grading, foundation, demolition, building or any other kind of permit shall be issued by the City for any property within the Redevelopment Project Area which involves or is determined by the Agency to adversely affect any building or resource determined by the Agency to be architecturally or historically significant, unless and until the following procedures occurs:~~

~~Upon notice to the City of such determination by the Agency, the issuance of any such permit shall be delayed for a reasonable period of time requested by the Agency, not to exceed one hundred and eighty (180) days, to permit negotiations to occur and opportunities to be explored by all parties concerned to seek to avoid or mitigate any adverse impact on any such architecturally or historically significant building or resource.~~

~~If the Agency determines that arrangements for the preservation of the building or resource cannot be accomplished within the original 180 day period and further determines that such arrangements are likely to be satisfactorily completed within an additional period not to exceed one hundred and eighty (180) days, then the Agency may extend the initial 180 day delay period, up to a maximum extension of an additional 180 days.~~

~~No application for any grading, foundation, demolition, building or any other kind of permit filed with the City shall be considered to conform with this Redevelopment Plan unless and until the requirements of this Section are satisfied.~~

~~The Agency shall coordinate the implementation of this section with the efforts of the Cultural Heritage Commission of the City.~~

~~The Agency shall develop historic preservation incentives in coordination with the City. Such incentives may include technical assistance and funding programs.~~

512. Cultural and Artistic Development

~~The primary impetus for Hollywood's residential, commercial and industrial growth in the early part of this century was provided by the presence of the motion picture industry. Hollywood's history is inextricably connected with its role as the capital of cinematic and broadcasting arts. Likewise, the continued and renewed vitality these arts forms (and their allied disciplines) generate will directly impact future growth.~~

~~Therefore, it shall be the policy of this Redevelopment Plan to incorporate cultural expression as a redevelopment tool through the support and development of publicly accessible cultural and artistic facilities and/or programs within the Project Area. At least one percent (1%) of the private development costs, excluding land and off-site improvements, for new industrial, commercial and residential development, excluding low and moderate income housing development, which the Agency has facilitated, and is subject to a participation or development agreement shall be allocated by the participant or developer to finance the provision of cultural and artistic facilities, features, and programs within the Project Area. Such developer or participants~~

~~will be required to submit for Agency approval proposed projects utilizing the funds allocated pursuant to this section. The Agency may adopt guidelines for the use and allocation of the funds generated by private development.~~

513. Limitation on the Number of Buildings

~~The number of buildings in the Project Area shall not exceed approximately 5,500.~~

514. Limitation on the Number of Dwelling Units

~~At such time as the Project Area is fully redeveloped, approximately 25,000 dwelling units will be permitted within the Project Area.~~

515. Limitation on Type, Size and Height of Buildings

~~Except as may be set forth in other Sections of this Plan or as described in Designs for Development adopted pursuant to this Plan, the type, size, and heights of buildings shall be as limited by the applicable Federal, State, and local statutes, ordinances and regulations.~~

516. Signs and Billboards

~~All signs must conform to City sign and billboard standards as they now exist or are hereafter legislated. It is recognized that the coordination of signs and billboards within the project area affect its appearance and image. Therefore, it is the intent of this Plan that the Agency may, after public hearing, adopt additional sign and billboard standards for a portion of or the entire Project Area which may be more restrictive than City standards in order to further the goals of this Plan or the objectives of a special district as established by this Plan.~~

517. Utilities

~~The Agency may require that all utilities be placed underground whenever physically and economically feasible as determined by the Agency.~~

518. Circulation, Parking and Loading Facilities

518.1 Circulation

~~The Agency in cooperation with City Departments, and within five (5) years following the adoption of the First Amendment to this Plan, shall prepare for City Council consideration an ordinance establishing a transportation program. The ordinance shall include but not be limited to the following:~~

- ~~1. A transportation improvement and management plan creating an integrated program of transportation mitigation measures such as traffic flow management, demand-~~

~~management programs, street widenings, public transit and private transit, including their associated operating costs.~~

~~2. A commitment of public and private funding sources to implement the transportation improvement and management plan. This shall recognize that the transportation system in Hollywood services regional and local needs.~~

~~3. Procedures to require mitigation of the transportation impacts of new developments within the Hollywood Redevelopment area which are expected to have a significant transportation impact.~~

~~4. A program including a comprehensive study to establish trip generation rates which reflect the unique travel conditions in Hollywood.~~

~~5. A program including a comprehensive study to establish parking requirements for new development of the various kinds of land use within the Hollywood Redevelopment Project Area.~~

~~In order to meet the circulation goal of the Redevelopment Plan the Agency may adopt Designs for Development which require that new developments implement circulation mitigation measures commensurate with the impact the new development will have on the circulation system. The Agency may also adopt Designs for Development which provide for a more efficient use of the existing circulation system through the use of Travel Demand Management Programs such as van pooling, ridesharing and bus subsidy programs.~~

~~Five circulation corridors within the Project Area have been identified which need improvement. These corridors are:~~

~~1) North-south travel between and including La Brea and Highland Avenues.~~

~~2) East-west travel within the Franklin Avenue corridor in the northern portion of the Project area.~~

~~3) East-west travel on Sunset Boulevard, Fountain Avenue and Santa Monica Boulevards.~~

~~4) North-south travel between Cahuenga Boulevard and Gower Street.~~

~~5) North-south travel on Western Avenue.~~

~~The Agency shall work with the City of Los Angeles to improve traffic flow in these corridors. The Agency shall cooperate with the City in the identification and~~

~~implementation of transportation related development requirements. In all developments expected to have significant circulation impacts, the Agency shall cause these traffic related impacts to be analyzed in the traffic study. The Agency shall impose appropriate requirements as a condition of approval of each such development based upon the traffic mitigation measures identified in the traffic study.~~

518.2 ~~Parking and Loading~~

~~It is recognized that many parts of the Project Area lack adequate parking and that solutions to parking problems are essential to the redevelopment of Hollywood. Therefore, it is the intent of this Plan to encourage creative solutions to parking such as; the shared use of parking areas, flexible parking programs, public parking structures and standards to ensure that parking is available for the project area.~~

~~Parking spaces, parking facilities and loading areas shall be designed to promote public safety and to prevent an unsightly or barren appearance. Lighting shall be provided to promote public safety. Lighting for parking spaces shall be shielded from adjacent residential properties and adjoining residential streets.~~

~~In order to address the critical shortage of parking the Plan provides the Agency the following authority to facilitate the provision of replacement parking:~~

- ~~1. Acquisition and development of parking in conjunction with the City.~~
- ~~2. Acquisition and development of public parking.~~
- ~~3. Requirements as part of a development or participation agreement to provide public parking.~~
- ~~4. The granting of additional density to developers in exchange for the provision of public parking.~~

~~An urban design plan for Hollywood Boulevard will be prepared pursuant to Section 506.2.1 of this Plan. This Plan will include a strategy to address the long-term parking needs of Hollywood Boulevard. Pursuant to Section 506.2.3 of this Plan the Agency shall monitor the off-street parking supply within the Regional Center Commercial Designation.~~

~~As part of the Agency's negotiations with developers within the Regional Center Commercial designation it will seek to incorporate as a part of the development replacement parking.~~

~~Whenever parking spaces which are in active use within the Regional Center Commercial Designation are removed from the market through Agency action as a part of the Project, the Agency shall develop or construct, or cause to be developed or constructed, an equal number of replacement parking spaces within the Project and within reasonable proximity to users subject to the findings and provisions of the Ordinance prepared pursuant to Section 518.1 of this Plan, as it may be adopted by the City Council. The Agency shall use its best effort to expeditiously provide such replacement parking, and in any event will do so within four years of its' removal.~~

519. Setbacks

~~Parking for new developments shall not be permitted in the required residential front yards.~~

~~Setback areas not used for access, or, when permitted parking, shall be landscaped and maintained by the owner unless otherwise specified in a Participation or Development Agreement. The Agency may adopt Design(s) for Development which establish setback and landscape requirements for new developments within the Project Area.~~

520. Incompatible Uses

~~No new use or structure which be reason of appearance, traffic, smoke, noise, odor, or similar factors that would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.~~

521. Variations

~~Variation may be authorized in any of the land use designations established by this Plan except the Regional Center Commercial.~~

~~Under exceptional circumstances, the Agency is authorized to permit a variation form the limits, restrictions and controls established by this Plan including variations in permitted density or use. In order to permit such variation, the Agency must determine that:~~

- ~~1) The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.~~
- ~~2) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.~~

~~3) Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.~~

~~4) Permitting a variation will not be contrary to the objectives of this Plan.~~

~~5) Permitting a variation will be in conformance with the objectives of the Community Plan.~~

~~In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purpose of this Plan.~~

~~Any variation to the densities permitted in this Plan, in excess of 15% of the F.A.R. permitted by this Plan or for a building in excess of 250,000 square feet, whichever is less, shall be approved by the Planning Commission, subject to appeal to the City Council.~~

VI. 600. METHODS OF FINANCING THE PROJECT

601. General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with financial assistance from the City, State of California, Federal Government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the State and County may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 602 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific project activities.

602. Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, the City of Los Angeles, any

district or any other public corporation (hereinafter sometimes called “taxing agencies”) after the effective date of the ordinance approving this Plan, shall be divided as follows:

1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation on the taxable property in the Project Area on said effective date).

2) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3) That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which are attributable to the rate of tax imposed for the benefit of any affected taxing agency which levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent that the affected taxing agency has elected in the manner required by law to receive such allocation.

The portion of taxes mentioned in subdivision (2) above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the project.

Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, money advances to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to California Health and Safety Code Section 33670 pursuant to this Plan for the Project Area shall not exceed \$922,452,207 except by amendment of this Plan.

No loan, advance, or indebtedness to be repaid from such allocations of taxes from the Project Area established or incurred by the Agency to finance in whole or in part the Project shall be established or incurred after thirty (30) years following the date of adoption of the ordinance approving and adopting this Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan.

The amount of bonded indebtedness, to be repaid in whole or in part from such allocation of taxes from the Project Area, which can be outstanding at one time shall not exceed \$307,484,000 in principal amount without an amendment of this Plan.

603. Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project.

VII. ~~700. ACTIONS BY THE CITY~~

~~The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to~~

~~prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:~~

~~1) Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such cost.~~

~~2) Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.~~

~~3) Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.~~

~~4) Imposition, wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.~~

~~5) Provision for administrative enforcement of this Plan by the City after development.~~

~~6) Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.~~

~~7) The approval of subdivision maps and parcel maps by the Advisory Agency or otherwise as provided by law, as necessary to carry out the Project.~~

~~8) The undertaking and completing of any other proceedings necessary to carry out the Project.~~

~~The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City.~~

VIII. 800. NON-DISCRIMINATION AND NON-SEGREGATION

There shall be no discrimination or segregation based upon race, color, religion, creed, sex, sexual orientation, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

IX. 900. EMPLOYEES AND TRAINEES FROM THE COMMUNITY

Contractors and others engaged in construction and rehabilitation activities in the Project Area shall be encouraged to hire and train the maximum number of employees and trainees from the community consistent with the objectives of the Plan.

X. 1000. ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of the Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

XI. 1100. DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 30 years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to the Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect until the date of retirement or repayment of such bonds or other obligations.

XII. 1200. COUNCIL IMPLEMENTATION

The City Council, in adopting this Redevelopment Plan, specifically reserves unto itself the right to develop and approve additional programs by ordinance for this Project Area to insure implementation of this Plan is in conformance with the intent, policies, and goals of this Plan.

XIII. 1300. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law, or by any other procedure hereafter established by law.

**HOLLYWOOD REDEVELOPMENT PLAN
ORDINANCE 161,202
ADOPTED MAY 7,1986**

ADMINISTRATIVE RESPONSIBILITIES

Applicant must have all permits reviewed for conformance to provisions of the Redevelopment Plan; appointments for review and environmental clearance may be made by calling the LACRA at 213-977-1784. Permit applications may also be presented for review at the LACRA offices at 354 South Spring Street, 7th floor reception desk, for assignment to appropriate reviewer.

Applicant may appeal permit denials to the LACRA Board of Commissioners at their regular meetings, which are publicly noticed.

Depending on the nature of the project for which a permit or variance is being sought, Applicant may be required by the provisions of the Plan to negotiate a participation or development agreement with LACRA.

Staff of LACRA will perform permit review and environmental clearance, and will approve permits, or work with applicant to ensure that permit activity will conform to the provision of the Redevelopment Plan and any applicable Design for Development.

The Board of Commissioners may hear and act upon appeals from Applicants of permit review determinations.

Development projects will be reviewed by LACRA staff, and will be brought before the applicable review committee of the Hollywood Citizens Advisory Committee for advisory recommendation to LACRA.

The Board of Commissioners will approve applicable participation and development agreements, and development projects within the Redevelopment Project area.

City Planning Commission.

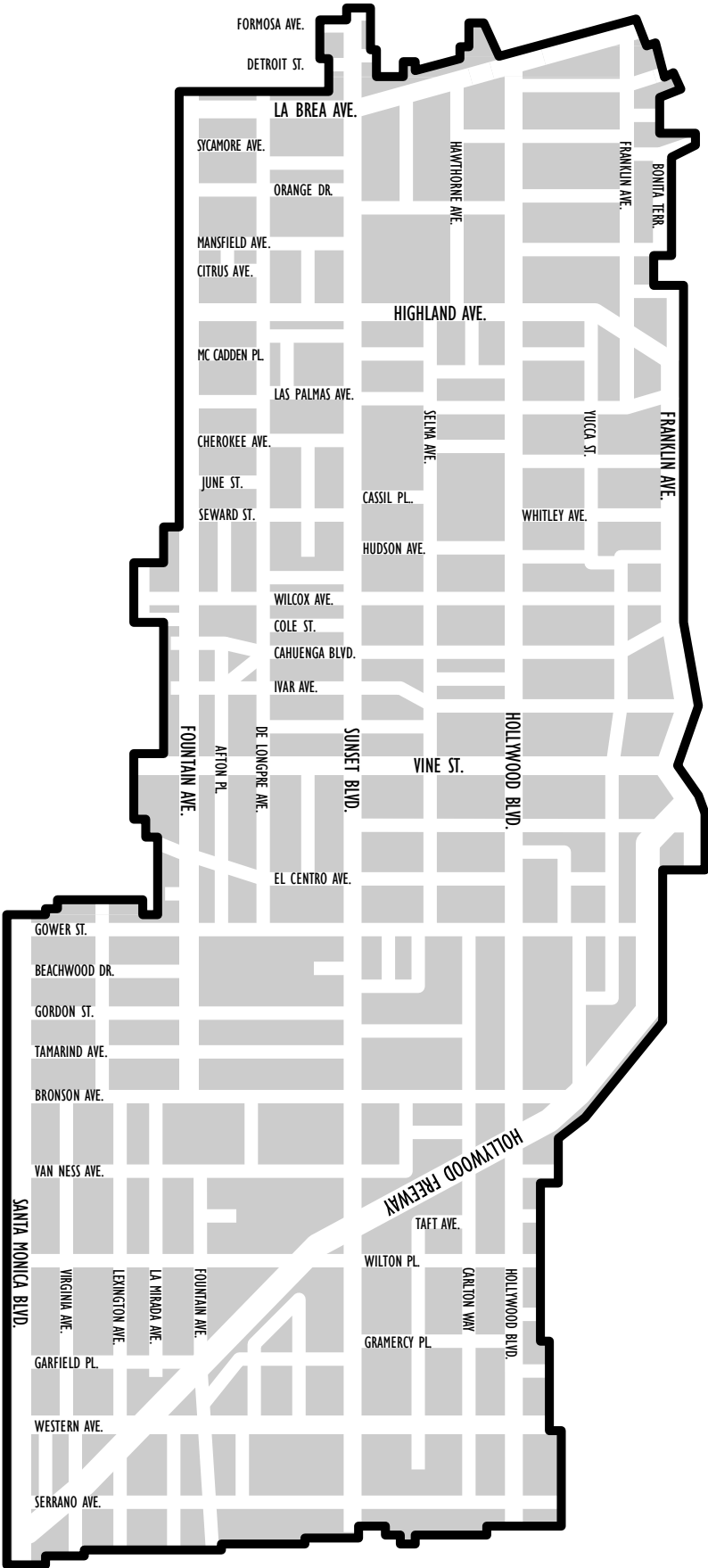
The Planning Commission will review and make recommendation, within 90 days of receipt, on all designs for development and the urban design plan for the Hollywood Boulevard District. In the absence of a recommendation within 90 days, LACRA may proceed to act upon the matter.

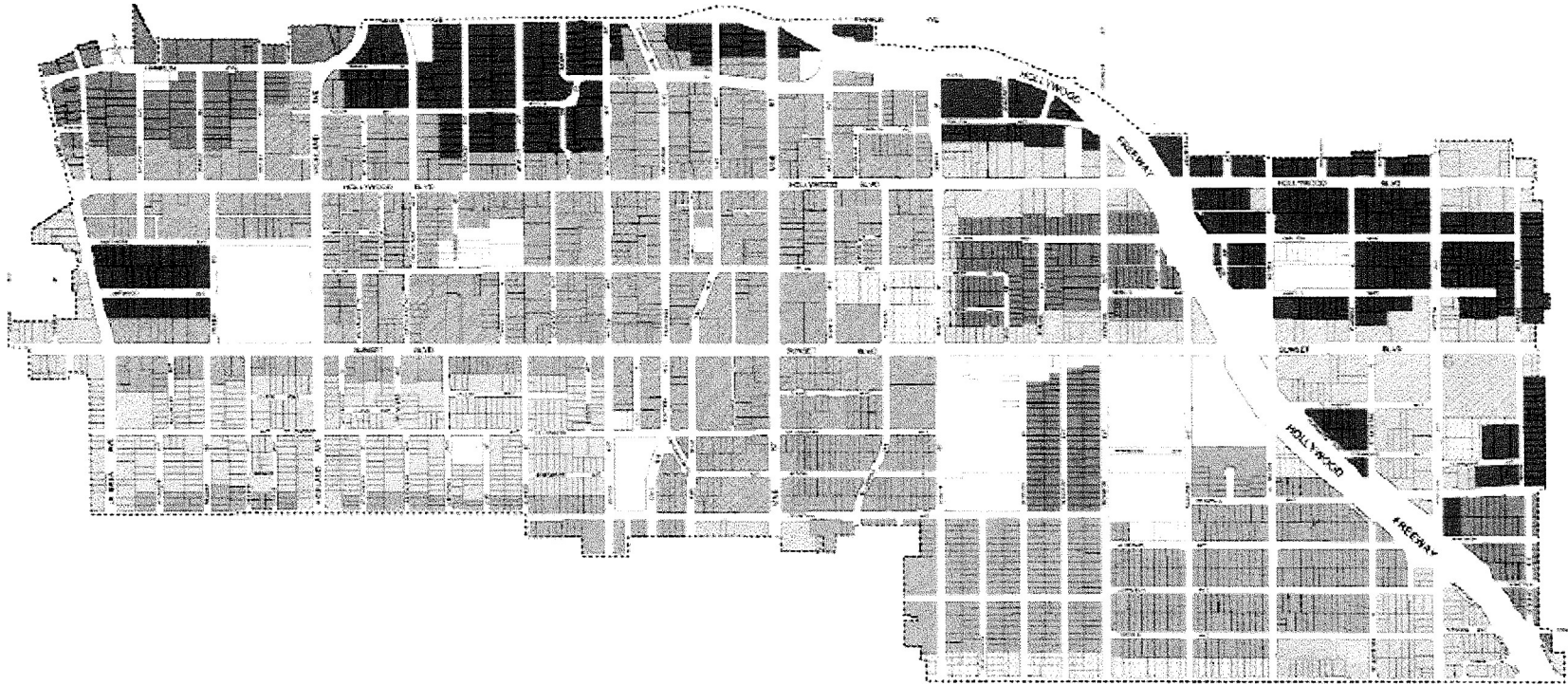
The Planning Commission will make determinations of conformity to Community Plan for all development in Regional Center Commercial use areas which are in excess of 4.5:1 F.A.R. with 30 days of the date of such LACRA request for determination. This determination may be appealed to the City Council if the appeal is made within 15 days of the Planning Commission determination.

The Planning Commission shall approve all variations to Plan densities which are in excess of 15% of F.A.R. permitted by the Plan or for a building in excess of 250,000 square feet, whichever is less. The approval by the Planning Commission is subject to appeal to the City Council.

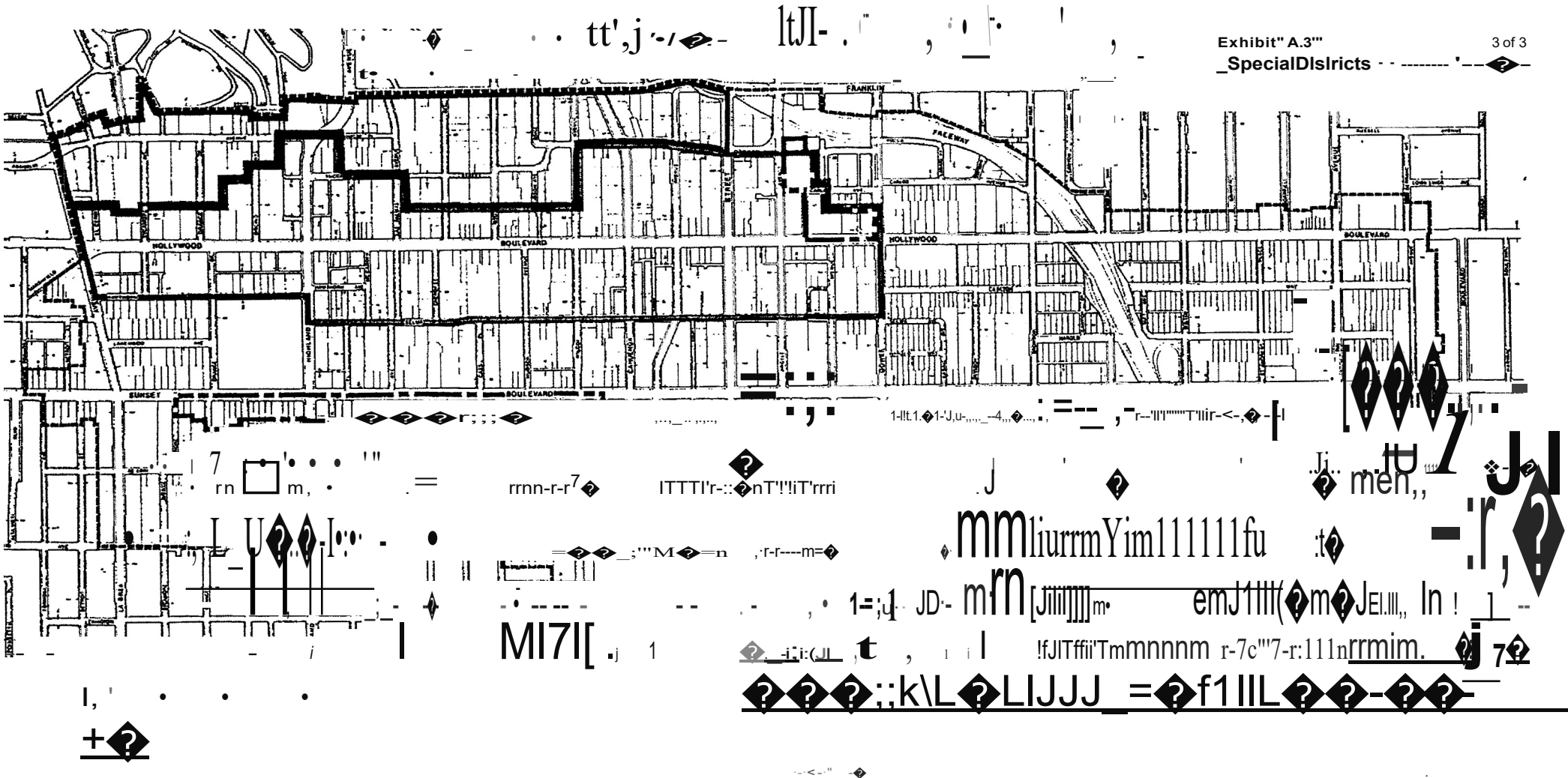
Hollywood

CRA/LA





Note: Maximum right of way of all lots designated as open space unless otherwise indicated.
 The redevelopment plan and all general, commercial and residential lots within any appropriate portion of the project.



Hollywood Boulevard District

Hollywood COfe Transillon District

Franklin Ave. Design District

Project Area Boundary

**Proposed Hollywood
Redevelopment Project**
Community Aedevelopment Agency
City Of Los Angeles

December 1985

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EXHIBIT H
LEGAL DESCRIPTION
HOLLYWOOD PROJECT AREA

A parcel of land in the City of Los Angeles, County of Los Angeles, State of California, described as a whole as follows:

Beginning at the intersection of *the* easterly line of Plummer Street, 50 feet wide (now known as La Brea Avenue), with the northerly line of Fountain Avenue 30 feet wide, ss said streets are shown on the map of Hollywood, recorded in Book 9, Pages 77 of Maps, in the office of the County Recorder of said County, said intersection being also the southwesterly corner of Lot 11 of said Hollywood Square; thence easterly along the southerly line of said Lot 12 and the easterly prolongation thereof, 183.35 feet to an intersection with the northerly prolongation of the easterly line of Lot 12 through 1 of Tract No. 3596, in said County and State, as per map recorded in Book 34; Page 94 of Maps, in said office of the County Recorder. said last mentioned easterly line being also a boundary line of the City of Los Angeles; thence southerly along said last mentioned easterly line, 30.00 feet to the new centerline of Fountain Avenue, as shown on Los Angeles City Engineer's Field Book 21708, Page 18; thence easterly along said new centerline of Fountain Avenue, 675.54 feet to the beginning of a tangent curve, Curve northerly and having a radius of 1030.00 feet, as said curve is shown on Los Angeles City Engineer's Field Book 21708, Page 17; thence along said curve, through a central angle of 040°40'27", an arc distance of 84.03 feet; thence continuing easterly along said centerline of Fountain Avenue, tangent to said last mentioned curve, 100.00 feet to the beginning of a tangent curve, concave southerly

and having a radius of 1030.00 feet, as said last mentioned curve is shown on Los Angeles City Engineer's Field Book 21708, Page 16; thence easterly along said last mentioned curve, through a central angle of $040^{\circ}40'35''$, an arc distance of 84.07 feet; thence continuing easterly along said centerline of Fountain Avenue, tangent to said last mentioned curve, 496.36 feet to an intersection with the centerline of Highland Avenue, 100 feet wide, as said intersection is shown on Los Angeles City Engineer's Field Book 21708, Page 14 and on Field Book 17101, Page 46; thence continuing easterly along said centerline of Fountain Avenue, 1643.99 feet to an intersection with the centerline of Broadway Street, 55 feet wide, as shown on Los Angeles City Engineer's Field Book 16031, Page 6, said last mentioned intersection also being shown on the map of Tract No. 10401, recorded in Book 30, Page 81 of Maps, in said office of the County Recorder; thence southerly along said centerline of Seword Street, 188.47 feet to the westerly prolongation of the southerly line of Lots 1 through G and Lots A and B of Tract No. 3539, as shown on map recorded in Book 38, Page 30 of Maps, in said office of the County Recorder; thence easterly along said last mentioned westerly prolongation and along said centerline of Seword Street, 441.49 feet to the southeasterly corner of said Lot B, being also the northeasterly corner of Lot C of said Tract No. 3539; thence southerly along the easterly line of said Lot C and along the southerly prolongation thereof, 159.00 feet to an intersection with the centerline of Mirada Avenue, 50 feet wide, as shown on the map of Tract No. 10401, recorded in Book 15, Pages 1 and 2 of Maps, in said office of the County Recorder; thence easterly along said last mentioned centerline, 371.42 feet to an intersection with the centerline of Cole Place, 50 feet wide, formerly known as Wilcox Avenue, 50 feet wide, as shown on the map of said Tract No. 10401; thence northerly along said centerline of Cole Place, 159.00 feet to an intersection with the westerly prolongation of the southerly line of Lots 1 through 9 of Tract No. 3541, as shown on map recorded in Book 15, Page 43 of Maps, in said office of the County Recorder; thence easterly along said last mentioned westerly

prolongation and along said southerly line, 485.00 feet to the southeasterly corner of said Lot 9, being also a point on the westerly prolongation of the southerly line of Lots 25 through 30 of Tract No. 3499, as shown on map recorded in Book 41, Page 61 of Maps, in said office of the County Recorder; thence easterly along said last mentioned westerly prolongation and along said southerly line, 355.34 feet to the southeasterly corner of said Lot 30, being also a point on the westerly line of Lot 3 of Tract No. 8647, as shown on map recorded in Book 108, Page 108 of Maps, in said office of the County Recorder; thence southerly along said last mentioned westerly line, 2.89 feet to the southwesterly corner of said Lot 3; thence easterly along the southerly line of Lots 3, 2 and 1 of said Tract No. 8647, and along the easterly prolongation thereof a distance of 330.00 feet to an intersection with the centerline of Vine Street, 80 feet wide; thence southwesterly along the centerline of said last mentioned Vine Street, 80 feet wide, shown on the map of said last mentioned Tract No. 8647, to an intersection with the centerline of La Mirada Avenue, of variable width, formerly known as Schuyler Avenue, 50 feet wide, as shown on the map of Tract No. 1210, recorded in Book 23, Pages 134 and 135 of Maps, in said office of the County Recorder. thence easterly along said last mentioned centerline, 335.00 feet to an intersection with the southerly prolongation of the westerly line of Lot 19 of Block "G" of said Tract No. 1210; thence northerly along said last mentioned southerly prolongation and along said westerly line, 160.00 feet to the northwesterly corner of said Lot 19; thence easterly along the northerly line of said Lot 19 a distance of 50.00 feet to the northeasterly corner thereof; thence southerly along the easterly line of said Lot 19 and along the southerly prolongation thereof 160.00 feet to an intersection with said last mentioned centerline of La Mirada Avenue; thence easterly along said last mentioned centerline, 100.00 feet to the southerly prolongation of the easterly line of Lot 21 of said Block "G" of Tract No. 1210; thence northerly along said last mentioned southerly prolongation and along said easterly line, 160.00 feet to the northeasterly corner of said Lot 21, being also the

southwesterly corner of Lot 3 of said Block "G" and along the easterly
 along the southerly line of Lots 3, 2 and 1 of said Block "G" and along the easterly
 prolongation thereof, 175.19 feet to an intersection with the centerline of El Centro
 Avenue, 60 feet wide, as shown on the map of said Tract No. 1210; thence northerly
 along said last mentioned centerline, 80.00 feet to an intersection with the westerly
 prolongation of the southerly line of Lots 1 and 12 of Block "P" or said Tract No. 1210;
 thence easterly along said last mentioned westerly prolongation, along said southerly
 line and along the easterly prolongation thereof, 495.01 feet to the northwesterly
 corner of Lot 11 of Block "E" of said Tract No. 1210; thence southerly along the
 westerly line of Lots 11 through 7 of said Block "E" of Tract No. 1210, a distance of
 251.40 feet to the southwesterly corner of said Lot 7, being also the southeasterly
 corner of Lot 6 of said Block "E"; thence westerly along the southerly line of said Lot
 6 and along the westerly prolongation thereof, 165.00 feet to an intersection with the
 centerline of Lodi Place, 60 feet wide, as shown on the map of said Tract No. 1210;
 thence southerly along said last mentioned centerline, 470.00 feet to an intersection
 with the westerly prolongation or a line that is parallel with the southerly line of Lot 3
 of Block "B" of Tract No. 1842, as shown on map recorded in Book 22, Page 200 of
 Maps, in said office of the County Recorder, said parallel line lying 40 feet northerly
 of said last mentioned southerly line measured along the westerly line of said Lot 3
 from the southwesterly corner of said Lot 3; thence easterly along last mentioned
 parallel line, 90 feet; thence southerly, parallel with said westerly line of Lot 3 to a
 distance of 10 feet; thence easterly, parallel with said southerly line of said Lot 3, a
 distance of 14.83 feet to a point on the easterly line of said Lot 3; being also the
 northwesterly corner of the southerly 30 feet of the westerly 35.15 feet of Lot 2 of
 said Block "B" of Tract No. 1842; thence easterly along the northerly line of said last
 mentioned southerly line, a distance of 35.15 feet to the easterly line of said last
 mentioned westerly 35.15 feet; thence southerly along said last mentioned easterly

line, 30 feet to the southerly line of said Lot 2; thence westerly along the southerly line of Lots 2 and 3 or said Block "B" or Tract No. 1842 and along the westerly prolongation thereof, a distance of 139.98 feet to an Intersection with the centerline of Lodi Place, 60 feet wide, as shown on the map of said Tract No. 1842; thence westerly along said last mentioned centerline, 200.00 feet to an intersection with the westerly prolongation of the southerly line of Lot 7 of said Block "B" of Tract No. 1842; thence easterly along said last mentioned westerly prolongation and along said southerly line 164.80 feet to the southerly corner of said Lot 7, being also the northwesterly corner of Lot 17 of said Block "D" of Tract No. 1842; thence southerly along the westerly line of Lots 17, 16 and D of said Block "B", 114.96 feet to the southwesterly corner of said Lot D; thence easterly along the southerly line of said Lot D, 45.00 feet to the northwesterly corner of Lot 14 of said Block "B" of Tract No. 1842; thence southerly along the westerly line of said Lot 14 and along the southerly prolongation thereof, a distance of 145.00 feet to an intersection with the centerline of Santa Monica Boulevard 80 feet wide, as shown on the map of said Tract No. 1842; thence easterly along said last mentioned centerline, 120.00 feet to an intersection with the centerline of Gower Street, 50 feet wide, as shown on the map of said Tract No. 1842, said last mentioned intersection also being shown on Los Angeles City Engineer's Field Book 13938, Page 19; thence easterly along said centerline of Santa Monica Boulevard, 1315.61 feet to an intersection with the centerline of Bronson Avenue, 80 feet wide, as shown on Los Angeles City Engineer's Field Book 13938, Page 20; thence easterly along said centerline of Santa Monica Boulevard, 2646.97 feet to an intersection with the centerline of Western Avenue, 80 feet wide, as shown on Los Angeles City Engineer's Field Book 13938, Page 22 and on Field Book 16029, Page 44; thence continuing easterly along said centerline of Santa Monica Boulevard, 724.08 feet to an intersection with the centerline of Serrano Avenue, 80 feet wide, as shown on Los Angeles City Engineer's Field Book 16029, Page 45; thence

continuing easterly along said centerline of Santa Monica Boulevard, 280.00 feet to an intersection with the southerly prolongation of the easterly line of Lot 20 of Block "H" of the North Park Tract, as shown on map recorded In Book 5, Page 58 of Maps in said office of the County Recorder; thence northerly along said last mentioned southerly prolongation and along said easterly line 240.00 feet to the northeasterly corner of said Lot 20; thence westerly along the northerly line of Lots 20 and 21 of said Block "H" of the North Park Tract, 100.00 feet to the northwesterly corner of said Lot 21, being also the southeasterly corner of Lot 3 of said Block "H"; thence northerly along the easterly line of said Lot 21 and along the northerly prolongation thereof, 180.00 feet to an intersection with the centerline of Virginia Avenue, 60 feet wide, formerly known as Montfello Avenue, as shown on the map of said North Park Tract; thence westerly along said last mentioned centerline, 100.00 feet to an intersection with the southerly prolongation of the easterly line of Lots 24 and 1 of Block "F" of said North Park Tract; thence northerly along said last mentioned southerly prolongation, along said easterly line and along the northerly prolongation thereof, 390.00 feet to the southwesterly corner of Lot 1 of Block "D" of said North Park Tract; thence easterly along the southerly line of said Lot 23, a distance of 2.00 feet to the westerly line of the easterly 48 feet of said Lot 23; thence northerly along said last mentioned westerly line, 150.00 feet to the northerly line of said Lot 23; thence westerly along said last mentioned northerly line, 2.00 feet to the northwesterly corner of said Lot 23, being also the southeasterly corner of Lot 1 of said Block "D" of the North Park Tract; thence northerly along the easterly line of said Lot 1 and along the northerly prolongation thereof, 573.73 feet to an intersection with the centerline of Fountain Avenue, of variable width formerly known as Benefit Street, as shown on the map of Mortimer's Gateway Tract, recorded in Book 9, Page 53 of Map in said office of the County Recorder, said last mentioned centerline lying 30 feet southerly, measured at right angles from the southerly line of Lot 59 of said last mentioned Tract; thence

easterly along said centerline of Fountain Avenue, 77.10 feet to an intersection with the southerly prolongation of the easterly line of that certain Alley, 15 feet wide, adjoining said last mentioned Lot 59 on the East, as shown on the map of said Mortimer's Gateway Tract, said last mentioned Alley also being shown on Los Angeles City Engineer's Field Book 16029, Page 28; thence northerly along said last mentioned southerly prolongation, along said easterly line and along the northerly prolongation thereof, 908.36 feet to an intersection with said Mortimer's Alley, 10 feet wide, adjoining Lot 43 of said Mortimer's Gateway Tract on the North, as shown on the map of said last mentioned Tract; said last mentioned Alley also being shown on Los Angeles City Engineer's Field Book 16029, Page 34; thence westerly along said northerly line of said certain Alley, 10 feet wide, a distance of 67.50 feet to the southerly prolongation of the easterly line of Lot 2 of said Mortimer's Gateway Tract; thence northerly along said last mentioned southerly prolongation, along said easterly line and along the northerly prolongation thereof, 220.00 feet to an intersection with the centerline of Sunset Boulevard, 100 feet wide, as shown on the map of said Mortimer's Gateway Tract; thence westerly along said last mentioned centerline, 13.96 feet to the southerly prolongation of the easterly line of the westerly 7.66 feet of Lot 12 of Tract No. 3469, as shown on map recorded in Book 38, Page 13 of Maps, in said office of the County Recorder; thence northerly along said last mentioned southerly prolongation and along said easterly line, 200.00 feet to the northerly corner of said Lot 12, being also the southerly line of Lot 9 of said Tract No. 3469; thence easterly along said last mentioned southerly line, 55.00 feet to the southeasterly corner of said Lot 9; thence northerly along the easterly line of Lots 9 and 8 of said Tract No. 3469, a distance of 111.00 feet to the northeasterly corner or SW corner of Lot 12, being also the southwesterly corner of Lot 19 of said Tract No. 3469; thence easterly along the southerly line of said Lot 19, a distance of 50.00 feet to the westerly line of the easterly 150 feet of said Lot 19; thence northerly along said last mentioned westerly line and along the

westerly line of the easterly 150 feet of Lots 20 and 21 of said Tract No. 3469, a distance of 125.00 feet to the northerly line of the southerly 25 feet of said Lot 21; thence westerly along said last mentioned northerly line, 50.00 feet to the easterly line of Lot 5 of said Tract No. 3469; thence northerly along said last mentioned easterly line and along the easterly line of Lots 4 through 1 of said Tract No. 3469, a distance of 225.00 feet to the northerly corner of said Lot 1; thence westerly along the northerly line of said Lot 1 a distance of 0.16 foot to the southeasterly corner of Lot 17 of the Ferry Tract, as shown on map recorded in Book 7, Page 197 of Maps, in said office of the County Recorder; thence northerly along the easterly line of Lots 17 through 23 of said Ferry Tract, 505.00 feet to the southerly line of the northerly 115 feet of the easterly 75 feet of said Lot 23; thence westerly along said last mentioned southerly line, 15.00 feet to the westerly line of said last mentioned easterly 75 feet; thence northerly along said last mentioned westerly line and along the northerly prolongation thereof, 15.00 feet to an intersection with the centerline of Hollywood Boulevard, 80 feet wide, formerly known as Prospect Avenue, as shown on the map of said Ferry Tract; thence easterly along said last mentioned centerline, 21.80 feet to an intersection with the southerly prolongation of the easterly line of Lot 3 of Wakeman Place, as shown on map recorded in Book 6, Page 117 of Maps, in said office of the County Recorder; thence northerly along said last mentioned southerly prolongation and along said easterly line, 255.00 feet to the northeasterly corner of said Lot 1; thence westerly along the northerly line of Lots 3 and 4 of said Wakeman Place and along the westerly prolongation thereof, 180.00 feet to an intersection with the centerline of Serrano Avenue, 60 feet wide, as shown on the map of said Wakeman Place; thence northerly along said last mentioned centerline, 74.78 feet to an intersection with the easterly prolongation of the northerly line of Lot 8 of the Schultz Tract, as shown on map recorded in Book 7, Page 183 of Maps, in said office of the County Recorder; thence westerly along said last mentioned easterly prolongation and

along said northerly line, 300.96 feet to the northwesterly corner of said Lot 8, being also a point on the southerly prolongation or westerly line of Lot 1 of Tract No. 2566, as shown on map recorded in Book 26, Page 3 of Maps, in said office of the County Recorder; thence northerly along said last mentioned southerly prolongation, 0.22 foot to the southeasterly corner of said Lot 1; thence westerly along the southerly line of said Lot 1 and along the westerly prolongation thereof, 320.90 feet to an intersection with the centerline of Western Avenue, 80 feet wide, as shown on the map of Subdivided Tract No. 2566; thence southerly along said last mentioned centerline, 115.00 feet to an intersection with the easterly prolongation of the northerly line of Lot 52 of Grider and Hamilton's Garfield Place, as shown on map recorded in Book 5, Page 190 of Maps, in said office of the County Recorder; thence westerly along said last mentioned easterly prolongation and along said northerly line, 210.00 feet to the northwesterly corner of said Lot 52; thence southerly along the westerly line of said Lot 52, a distance of 20.00 feet to the northeasterly corner of Lot 25 of said Grider and Hamilton's Garfield Place; thence westerly along the northerly line of said Lot 25 and along the westerly prolongation thereof, 227.85 feet to an intersection with the centerline of Oatfield Place, 76.70 feet wide, as shown on the map of said Grider and Hamilton's Garfield Place; thence northerly along said last mentioned centerline, 50.00 feet to an intersection with the easterly prolongation of the northerly line of Lot 3 of said Grider and Hamilton's Garfield Place; thence westerly along said last mentioned easterly prolongation and along said northerly line, 227.85 feet to the northwesterly corner of said Lot 3; thence southerly along the westerly line of Lot 3, a distance of 50 feet to the southwesterly corner thereof, being also the northeasterly corner of Lot 1 of Morgan's Hollywood Tract, as shown on map recorded in Book 6, Page 109 of Maps, in said office of the County Recorder; thence westerly along the northerly line of Lots 1, 2 and 3 of said Morgan's Hollywood Tract and along the westerly prolongation thereof, 667.06 feet to an intersection with the centerline of Wilton

Place, 60 feet wide, formerly known as Lemona Avenue, as shown on the map of Tract No. 1647, recorded in Book 20, Page 56 of Maps, in said office of the County Recorder; thence northerly along said last mentioned centerline, 14.08 feet to an intersection with the easterly prolongation of the southerly line of the northerly 1.25 feet of Lot 2 of said Tract No. 1647; thence westerly along said last mentioned easterly prolongation and along said southerly line, 165.00 feet to the westerly line of said Lot 2; thence northerly along said last mentioned westerly line, 1.25 feet to the northwesterly corner of said Lot 2, being also the northeasterly corner of Lot 21 of said Tract No. 1647; thence westerly along the northerly line of Lot 21 and along the westerly prolongation thereof, 490.05 feet to an intersection with the centerline of Van Ness Avenue, 55 feet wide, as shown on the map of Tract No. 3255, recorded in Book 35, Page 68 of Maps, in said office of the County Recorder, said last mentioned centerline lying 30 feet easterly, measured at right angles, from the easterly line of Lots 10 through 14 of said last mentioned Tract; thence northerly along said centerline of Van Ness Avenue, 174.36 feet to an intersection with the centerline of Canyon Drive, 42 feet wide, as said intersection is shown on Los Angeles City Engineer's Field Book 13941, Page 73; thence westerly along said centerline of Canyon Drive, 42 feet wide, and along the westerly prolongation thereof, 330.20 feet to an intersection with the southerly prolongation of the centerline of Canyon Drive, 60 feet wide, as shown on the map of said Tract No. 3255, said last mentioned intersection being shown on Los Angeles City Engineer's Field Book 13941, Page 71; thence along the prolongation of said centerline of Canyon Drive, 60 feet wide, to an intersection with the southeasterly prolongation of that certain course in Parcel 1 of the Deed from the State of California to Ralph J. and Marilyn E. Phillips, recorded July 12, 1956, in Book 51720, Page 177 of Official Records of said County, described as "South 49053r31r East 165.04 feet"; thence northwesterly along said last mentioned southeasterly prolongation and along said certain course to the northwesterly terminus thereof, being a point in the

westerly line of Lot 5 of Tract No. 3091, as shown on map recorded in Book 32, Page 1
 of Maps, in said office of the County Recorder, distant southerly thereon 6.49 feet
 from the northwesterly corner of said Lot 5, said last mentioned point being also the
 southeasterly corner of the land described in the Deed from the State of California to
 the City of Los Angeles, recorded December 20, 1957, in Book 56288, Page 117 of
 Official Records of said County; thence northwesterly along the southwesterly line of
 said last mentioned Deed, 177.17 feet to the southwesterly corner thereof, being a
 point in the westerly line of Lot 2 of said Tract No. 3091, distant southerly thereon
 7.05 feet from the northwesterly corner of said Lot 2; thence along said last
 mentioned westerly line to an intersection with the southeasterly prolongation of that
 certain course in the Deed from the State of California to William N. Goldy and
 Marion Frank, recorded October 19, 1958, in Book 52637, Page 69 of Official Records
 of said County, described as "South 55° 37' 4" East 20.47 feet; then the northwesterly
 along said last mentioned southeasterly prolongation and along said certain course to
 the northwesterly terminus thereof; thence continuing northwesterly along said last
 mentioned Deed, 118.41 feet to the most westerly corner of said Deed, being a point
 on the northerly line of the southerly 30 feet of Lot 3 of Tract No. 2448 as shown on
 map recorded in Book 23, Page 79 of Maps, in said office of the County Recorder,
 distant westerly 134.83 feet, measured along said last mentioned northerly line, from
 the easterly line of said Lot 3; thence westerly along said last mentioned northerly
 line, 1.43 feet to a point distant easterly 55 feet, measured along said last mentioned
 northerly line, from the westerly line of said Lot 3, said point being the most easterly
 corner of Parcel 1 in the Deed to the State of California, recorded February 16, 1954,
 in Book 35690, Page 336 of Official Records of said County; then the northwesterly
 along the northeasterly line of said last mentioned Deed, 60.10 feet to the most
 northerly corner of said Deed, being a point in the westerly line of Lot 2 of said Tract
 No. 2448, distant northerly 30 feet, measured along said last mentioned westerly line

and along the westerly line of Lot 3 of said last mentioned Tract, from the southerly line of the northerly 20 feet of said last mentioned Lot 3; thence northerly along said westerly line of Lot 2 of said Tract No. 2448, a distance of 31.74 feet to an intersection with that certain course in Parcel 5 of the Relinquishment of Highway Right-of-Way to the City of Los Angeles, recorded October 8, 1963, in Book D2210, Page 842 of Official Records of said County, described as "South 90.45 feet West 310.26 feet", said last mentioned certain course being parallel with and 46 feet southerly measured at right angles, from the southerly line of Lot 42 of Tract No. 2058, as shown on map recorded in Book 21, Page 157 of Maps, in said office of the County Recorder; thence westerly along said last mentioned certain course to an intersection with the southeasterly prolongation of that certain course in the Deed to the State of California, recorded August 2, 1974, in Book D6368, Page 282 of Official Records of said County described as "North 69.22 feet West 79.42 feet", the southeasterly terminus of said last mentioned certain course being a point in the westerly line of Tamarind Avenue, 50 feet wide, formerly known as Tamarind Street, as shown on the map of said Tract No. 21J5B, lying southerly 385.11 feet, measured along said Tamarind Avenue, from the northeasterly corner of Lot 2 of said Tract No. 2058; thence northwesterly along said last mentioned southeasterly prolongation and along said certain course to the northwesterly terminus thereof; thence continuing in a general northwesterly direction along the various courses in the northeasterly line of said last mentioned Deed, 53.93 feet, 44.42 feet, 131.73 feet, 102.12 feet; 48.25 feet and 58.73 feet; thence continuing northwesterly along the northwesterly prolongation of said last mentioned course to an intersection with the northerly line, or its easterly prolongation, of Parcel 1 of the Relinquishment of Highway Right-of-Way to the City of Los Angeles, recorded October 8, 1963, in Book D2210, Page 842 of Official Records of said County, said last mentioned northerly line being also the northerly line of Lots 10, 11 and 12 of Block 1 of the Hollywood Tropical Park Tract,

as shown on map recorded in Book 31 Page 69 of Maps; thence westerly along said last mentioned northerly line, 305 feet, more or less, to an intersection with the centerline of Gower Street, 50 feet wide, as shown on the map of the Rowena Tract, recorded in Book 10, Page 142 of Maps, in said office of the County Recorder; thence southerly along said last mentioned centerline to an intersection with the easterly prolongation of that certain course in the Deed from the State of California to First Presbyterian Church of Hollywood, recorded February 16, 1953, in Hook 4U877, Page 413 of Official Records of said County, described as "North 80°23'50" West 105.01 feet; thence westerly along said last mentioned easterly prolongation and along said certain course to the westerly terminus thereof; thence continuing westerly along the southerly line of said last mentioned Deed, 226.06 feet, 40.11 feet and 25.22 feet, the westerly terminus of said last mentioned course being a point in the westerly line of Lot 14 of the McGinnis Tract, as shown on map recorded in Book 4, Page 78 of Maps, said last mentioned point lying northerly 14.70 feet, measured along said last mentioned westerly line, from the southwesterly corner of said Lot 14; thence continuing westerly along the westerly prolongation of said last mentioned course to an intersection with the centerline of Vista Del Mar Avenue, 60 feet wide, as shown on the map of said McGinnis Tract, said last mentioned centerline lying 25 feet westerly measured at right anglest from the westerly line of said Lot 14; thence northerly along said last mentioned centerline to an intersection with the centerline of Franklin Avenue, 76 feet wide, as shown on Los Angeles City Engineer's Field Book 160-30, Page 5; thence westerly along said centerline of Franklin Avenue, 1024.44 feet to an intersection with the centerline of Vine Street, 100 feet wide as said intersection is shown on Los Angeles City Engineer's Field Book 150-185, Page 109, said point of intersection being also on the southeasterly prolongation of a line that is parallel with and 35 feet southwesterly, measured at right anglest from that certain course in the Relinquishment of Right-of-Way to the City of Los Angeles,

recorded December 3, 1963, in Book D2275, Page 281 of Official Records of said County, described as "South 72°36'29" East 158.90 feet; thence northwesterly along said last mentioned southeasterly prolongation and along said parallel line, 223.03 feet to the beginning of a tangent line, running southerly and having a radius of 500.00 feet, said last mentioned curve being concentric with that certain curve in said Parcel 10 of the document recorded in Book D2275, Page 281 of Official Records described as being "concave southerly end having a radius of 535.00 feet"; thence northwesterly westerly and southwesterly along said curve or radius 500.00 feet, through a central angle of 32°07'26", an arc distance of 280.33 feet to a Point of tangency in a line that is parallel with and 35 feet southeasterly, measured at right angles, from that certain course in Parcel 9 of said document. recorded in Book 28, Page 59 and 60 of Miscellaneous Records, in said office of the County Recorder thence westerly along said last mentioned parallel line and along the southwesterly prolongation thereof, 304.42 feet to an intersection with a line that is parallel with and 30 feet northerly, measured at right angles, from the northerly line of the southerly 22 feet of Lot 1 of Block 23 of Hollywood, as shown on map recorded in Book 28, Page 59 and 60 of Miscellaneous Records, in said office of the County Recorder thence westerly along said last mentioned parallel line, 331.10 feet to an intersection with the centerline of Cahuega Boulevard, 94 feet wide, as shown on Los Angeles City Engineer's Field Book 16030, Page 1; thence westerly in a direct line to the intersection of the new centerline of Franklin Avenue, 66 feet wide, with the southerly prolongation of the centerline of Wilcox Avenue southerly 60 feet wide, as said last mentioned intersection as shown on Los Angeles City Engineer's Field Book 17101, Page 6; thence westerly along said new centerline of Franklin Avenue, 691.51 feet to an intersection with the centerline of Whitley Avenue, 60 feet wide, as shown on Los Angeles City Engineer's Field Book 17101, Page 5; thence southerly along said centerline of Whitley Avenue, 12.00 feet to the centerline of Franklin Avenue westerly, 60 feet wide, said

last mentioned centerline lying 30 feet northerly, measured *at* right angles, from the northerly line of Block 1 of Hollywood Ocean View Tract, as shown on map recorded in Book 1, Page 62 of Maps in said office of the County Recorder; thence westerly along said last mentioned centerline, 1249.88 feet to an intersection with the centerline of Highland Avenue, 100 feet wide, as shown on Los Angeles City Engineer's Field Book 17101, Page 3, and as shown on Parcel Map L.A. No. 1591 recorded in Book 19, Page 24 of Parcel Maps, in said office of the County Recorder; thence southerly along said centerline of Highland Avenue, 20.16 feet to the beginning of a tangent curve concave westerly and having a radius of 340 feet, as said last mentioned curve is shown on said Parcel Map L.A. No. 1591; thence southerly following said last mentioned curve to an intersection with the easterly prolongation of the northerly line of Parcels A and B of said Parcel Map L.A. No. 1591; thence westerly along said last mentioned easterly prolongation and along said northerly line to the most westerly corner of said Parcel B, being a point on the easterly line of Tract No. 2403, as shown on map recorded in Book 23, Page 4 of Maps, in said office of the County Recorder, distant southerly 8 feet, measured along said last mentioned easterly line from the northeasterly corner of said Tract No. 2403; thence northerly along said last mentioned easterly line, 8 feet to said last mentioned northeasterly corner; thence westerly along the northerly line of said Tract No. 2403, a distance of 100.00 feet to the northwesterly corner thereof, being also the northeasterly corner of Lot 4 of the A.B. Fitch Tract, as shown on map recorded in Book 9, Page 64 of Maps, in said office of the County Recorder; thence southerly along the easterly line of said Lot 4, a distance of 12.50 feet to the northerly line of the southerly 62.5 feet of said Lot 4; thence westerly along said last mentioned northerly line, 213.52 feet to an intersection with the centerline of Hillcrest Road 40 feet wide, formerly known as Hill Street, as shown on the map of said A.B. Fitch Tract; thence southerly along said centerline of Hillcrest Road, 154.50 feet to an intersection with the easterly prolongation of the northerly line of Lots 1 and 2 of the

Pinehurst Terrace Tract, as shown on map recorded in Book 6, Page 90 of Maps, in said office of the County Recorder; thence westerly along said last mentioned easterly prolongation, along Mid northerly line and along the westerly prolongation thereof, 232.91 feet to an intersection with the centerline of Orchid Avenue, 40 feet wide, as shown on the map of Tract No. 3581, recorded in Book 44, Page 1 of Maps, in said office of the County Recorder; thence northerly along said last mentioned centerline 50 feet to an intersection with the easterly prolongation of the northerly line of Lots 1 through 4 of Whitley Hill Tract No. 1, as shown on map recorded in Book 2t Page 71 of Maps, in said office of the County 'Rel'.order; thence westerly along said last mentioned easterly prolongation, along said northerly line and along the westerly prolongation thereof 200.24 feet to an intersection with the centerline of Sycamore Avenue, 40 feet wide, as said last mentioned centerline is shown on said map of Tract No. 3581; thence continuing westerly along said last mentioned westerly prolongation to an intersection with the southeasterly prolongation of the northeasterly line of Lot 26 of Tract No. 4820, as shown on map recorded in Book 103, Pages 57 and 58 of Maps, In said office of the County Recorder; thence northeasterly line shown as having a bearing and distance of "North 27°13'05" West 82.98 feet" on the map of said Tract No. 4820; thence northwesterly along said last mentioned southeasterly prolongation to the most easterly corner of said Lot 26; thence westerly along the southerly line of said Lot 26, a distance of 13.74 feet to the northeasterly corner of Lot 27 of said Tract No. 4820; thence southerly along the easterly line of Lots 1 through 32 of said Tract No. 4820, a distance of 341.15 feet to the southerly line of the northerly 3 feet of said Lot 32; thence westerly along said last mentioned southerly line and along the westerly prolongation thereof, 141.68 feet to an intersection with the centerline of Outpost Drive, 60 feet wide, as shown on said map of Tract No. 4820; thence northerly along said last mentioned centerline, 4.50 feet to an intersection with the northeasterly prolongation of the northwesterly line of Lot 1 of said Tract No. 4820; thence

southwesterly along said last mentioned northeasterly prolongation and along said
 northwesterly line 138.40 feet to the most westerly corner of said Lot 1, being also a
 point in the northeasterly line of Lot 14 of the Hollywood Vista Tract, as shown on
 map recorded in Book 2, Page 80 of Maps, in said office of the County Recorder;
 thence northwesterly along the northeasterly line of Lots 14 and 13 of said Hollywood
 Vista Tract, 93.99 feet to a point distant northwesterly thereon, 43.75 feet from the
 most easterly corner of said Lot 13; thence southwesterly in a direct line to an
 intersection with the centerline of El Cerrito Place, 50 feet wide, formerly known as
 Pine Avenue, as shown on the map.) of said Hollywood Vista Tract, said last mentioned
 direct line passing through a point in the southwesterly line of said Lot 13, distant
 northwesterly 35 feet, measured along said last mentioned southwesterly line, from
 the most southerly corner of said Lot 13; thence southwesterly along said centerline of
 El Cerrito Place to its intersection with the northeasterly prolongation of the
 northwesterly line of "Exhibit A" in the Deed to Edward B. and Frances Flinn, et al,
 recorded April 27, 1973, as Instrument No. 595 of Official Records of said County, the
 northeasterly corner of said last mentioned Deed being a point in the northeasterly
 line of Lot 15 of said Hollywood Vista Tract, distant northwesterly 140 feet, measured
 along said last mentioned northeasterly line, from the most easterly corner of said Lot
 15; thence southwesterly along said northeasterly prolongation of said last mentioned
 Deed and along the northwesterly line of said Deed to an intersection with a line, the
 northwesterly terminus of which lies on the northwesterly line of Lot 16 of said
 Hollywood Vista Tract at a distance of 30.8 feet northeasterly, measured along said
 last mentioned northwesterly line, from the most westerly corner of said Lot 16, and
 the southeasterly terminus of which lies on the southeasterly line of said Lot 16 at a
 distance of 31.77 feet northeasterly, measured along said last mentioned southeasterly
 line from the most southerly corner of said Lot 16; thence southeasterly along said
 line which intersects the northwesterly and southeasterly lines of said Lot 16 to an

intersection with a line that is parallel with and 100 feet northwesterly, measured at right angles, from the southeasterly line of Lots 16 and 17 of said Hollywood Vista Tract; thence southwesterly along said last mentioned parallel line to an intersection with the centerline of La Brea Avenue, 50 feet wide, formerly known as Sutherland Avenue, as shown on the map of said Hollywood Vista Tract; thence southeasterly along said last mentioned centerline 175.03 feet to the new centerline of Franklin Avenue, of variable width, as shown on Los Angeles City Engineer's Field Book 26605, Page 39; thence continuing southeasterly along said centerline of La Brea Avenue, as shown on Los Angeles City Engineer's Field Book 26605, Pages 41, 42 and 43 and on Field Book 16022, Page 76, a distance of 933.97 feet to an intersection with the northeasterly prolongation of the northwesterly line of Marshfield Way, 10 feet wide, as shown on said Los Angeles City Engineer's Field Book 16022, Page 76 and as shown on the map of Parcel Map L.A. No. 2720, recorded in Book 57, Page 89 of Parcel Maps in said office of the County Recorder; thence southwesterly along said last mentioned northeasterly prolongation and along said northwesterly line, 389.59 feet to an intersection with the northerly prolongation of the westerly line of Parcel A of said Parcel Map L.A. No. 2720; thence southerly along said last mentioned northerly prolongation and along said westerly line, 126.49 feet to the most westerly southwest corner of said Parcel A; thence easterly along a southerly line of said Parcel A, 104.05 feet to an angle point in said Parcel A; thence southerly along said Parcel A, a distance of 0.30 foot to the most northerly southwest corner of said Parcel A, being also the northwesterly corner of Parcel B of said Parcel Map L.A. No. 2720; thence easterly along the northerly line of said Parcel B, 52.03 feet to the northeasterly corner of said Parcel B, being a point in the westerly line of Lot 5 of Tract No. 1119, as shown on map recorded in Book 17, Page 105 of Maps, in said office of the County Recorder; thence northerly along said last mentioned westerly line, 1.10 feet to the northerly line of the southerly 150.80 foot of said Lot 5; thence easterly along said last

mentioned northerly line and along the easterly prolongation thereof, 89.27 feet to the northwesterly corner of Lot 1 of Tract No. 233, as shown on map recorded in Book H, Page 188 of Maps, in said office of the County Recorder; thence southerly along the westerly line of said Lot 1, a distance of 50.46 feet to the southwest corner of said Lot 1; thence easterly along the southerly line of said Lot 1, a distance of 98.71 feet to the northwesterly corner of Lot 1 of said Tract No. 1119; thence southerly along the westerly line of said last mentioned Lot 1 and along the southerly prolongation thereof, 127.35 feet to an intersection with the centerline of Hawthorn Avenue, 50 feet wide, formerly known as Michigan Avenue, as shown on the map of said Tract No. 1119; thence westerly along said last mentioned centerline, 46.57 feet to an intersection with the northerly prolongation of the westerly line of Lot J.7 of the Michigan Tract, as shown on map recorded in Book 8, Page 11 of Maps, in said office of the County Recorder; thence southerly along said last mentioned northerly prolongation and along said westerly line, 195.00 feet to the southwest corner of said Lot 17; thence easterly along the southerly line of said Lot 17, a distance of 27.00 feet to the northwesterly corner of Lot 10 of said Michigan Tract; thence southerly along the westerly line of Lots 10, 9 and 8 of said Michigan Tract, 185.00 feet to the southwest corner of said Lot 8, being also the northwesterly corner of Lot 2 of Tract No. 2925, as shown on map recorded in Book 29, Pages 28 and 29 of Maps, in said office of the County Recorder; thence southerly along the westerly line of said Lot 2, a distance of 59.96 feet to the southwest corner of said Lot 2, being also a point in the northerly line of Lot 5 of said Tract No. 2925; thence westerly along the northerly line of Lots 4 and 3 of said Tract No. 2925 and along the westerly prolongation thereof, 165.00 feet to an intersection with the centerline of Detroit Street, 50 feet wide, as shown on the map of said Tract No. 2925; thence southerly along said last mentioned centerline, 25.18 feet to the easterly prolongation of the northerly line of Lots 49 through 54 of said Michigan Tract; thence westerly along said last mentioned

easterly prolongation, along said northerly line and along the westerly prolongation thereof, 365.95 feet to an intersection with the centerline of Formosa Avenue, 50 feet wide, as shown on the map of said Michigan Tract; thence southerly along said last mentioned centerline, 214.37 feet to an intersection with the centerline of Sunset Boulevard, 100 feet wide, as shown on the map of said Michigan Tract; thence easterly along said last mentioned centerline, 139.56 feet to an intersection with the easterly line of that certain Alley, 10.35 feet wide, as shown on the map of the Alta Vista Tract, recorded In Book 12, Page 20 of Maps, in said office of the County Recorder, said last mentioned Alley now being the westerly portion of Formosa Avenue, 44.65 feet wide; thence southerly along said last mentioned easterly line, 242 feet to the southwesterly corner of Parcel 1 of the Deed to Wang's Company, recorded March 1, 1979, as Instrument No. 79-2390-53 of Official Records of said County; thence easterly along the southerly line of said last mentioned Parcel 1, which southerly line is parallel with the southerly line of Sunset Boulevard, 100 feet wide, as shown on the map of Tract No. 323-8, recorded in Book 37, Page 20 of Maps, in said office of the County Recorder, a distance of 168.13 feet to the southeasterly corner of said Parcel 1 of the Deed to Wang's Company, being a point in the westerly line of said Tract No. 323-8; thence northerly along said last mentioned westerly line, 4.50 feet to the southwesterly corner of Lot 25 of said Tract No. 323-8; thence easterly along the southerly line of said Lot 25 and along the easterly prolongation thereof, 165.00 feet to an intersection with the centerline of Detroit Street, 60 feet wide, as shown on the map of said Tract No. 323-8; thence northerly along said last mentioned centerline, 47.50 feet to the westerly prolongation of the northerly line of Lot 24 of said Tract No. 323-8; thence easterly along said last mentioned westerly prolongation and along said northerly line, 140 feet to an intersection with the westerly line of the easterly line of Lot 24; thence southerly along said last mentioned westerly line, 47.50 feet to the southerly line of said Lot 24; thence easterly along said last mentioned

southerly line, 24.5 feet to the southeasterly corner of said Lot 24, being also the northerly corner of Lot 8 or said Tract No. 3238, thence southerly along the westerly line of Lot's B through 15 of said Tract No. 3238 a distance of 396.83 feet to the southwesterly corner of said Lot 15; thence southerly in a direct line 50 feet to the northwesterly corner of Lot 12 of West Hollywood Boulevard Tract No. 2, as shown on map recorded in Book 10, Page 49 of Maps, in said office of the County Recorder; thence southerly along the westerly line of Lots 12 through 1 of said West Hollywood Boulevard Tract No. 2, a distance of 598.80 feet to an Intersection with a line that is parallel with and 10 feet northerly, measured at right angles, from the southerly line of said Lot 1, said last mentioned parallel line being also a boundary line of the City of Los Angeles; thence easterly along said last mentioned parallel line, 134.50 feet to the easterly line of said Lot 1, being also the westerly line of Plummer Street, 60 feet wide (now known as La Brea Avenue), as shown on said map of West Hollywood Boulevard Tract No. 2; thence easterly in a direct line, 60.8 feet to the point of beginning.

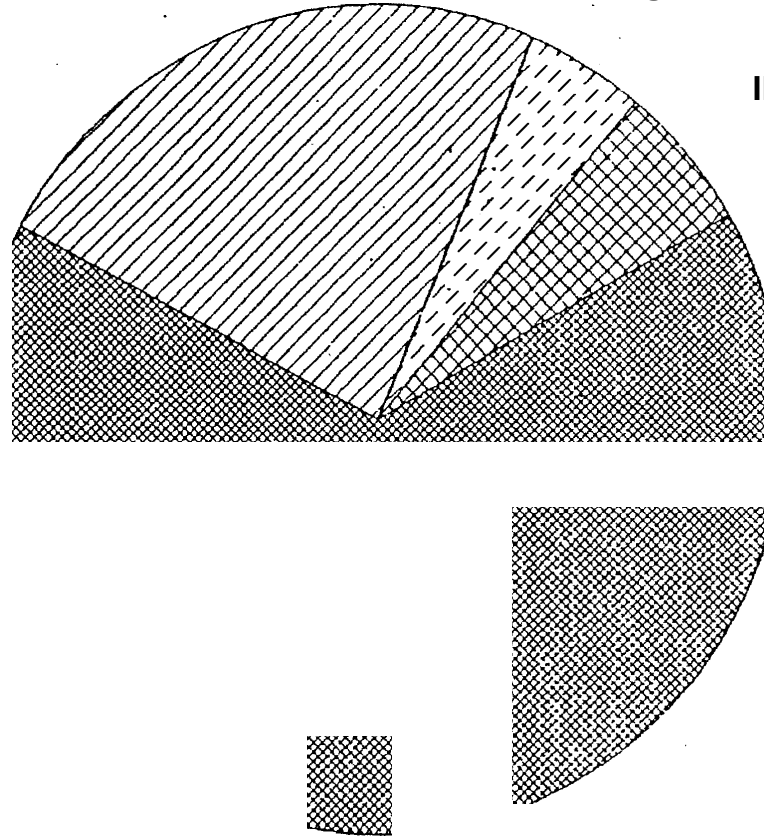
Exhibit C

Limitations on type, size and height of buildings

COMMERCIAL 20-30%

PUBLIC 2.5-7.5%

INDUSTRIAL 3-8%



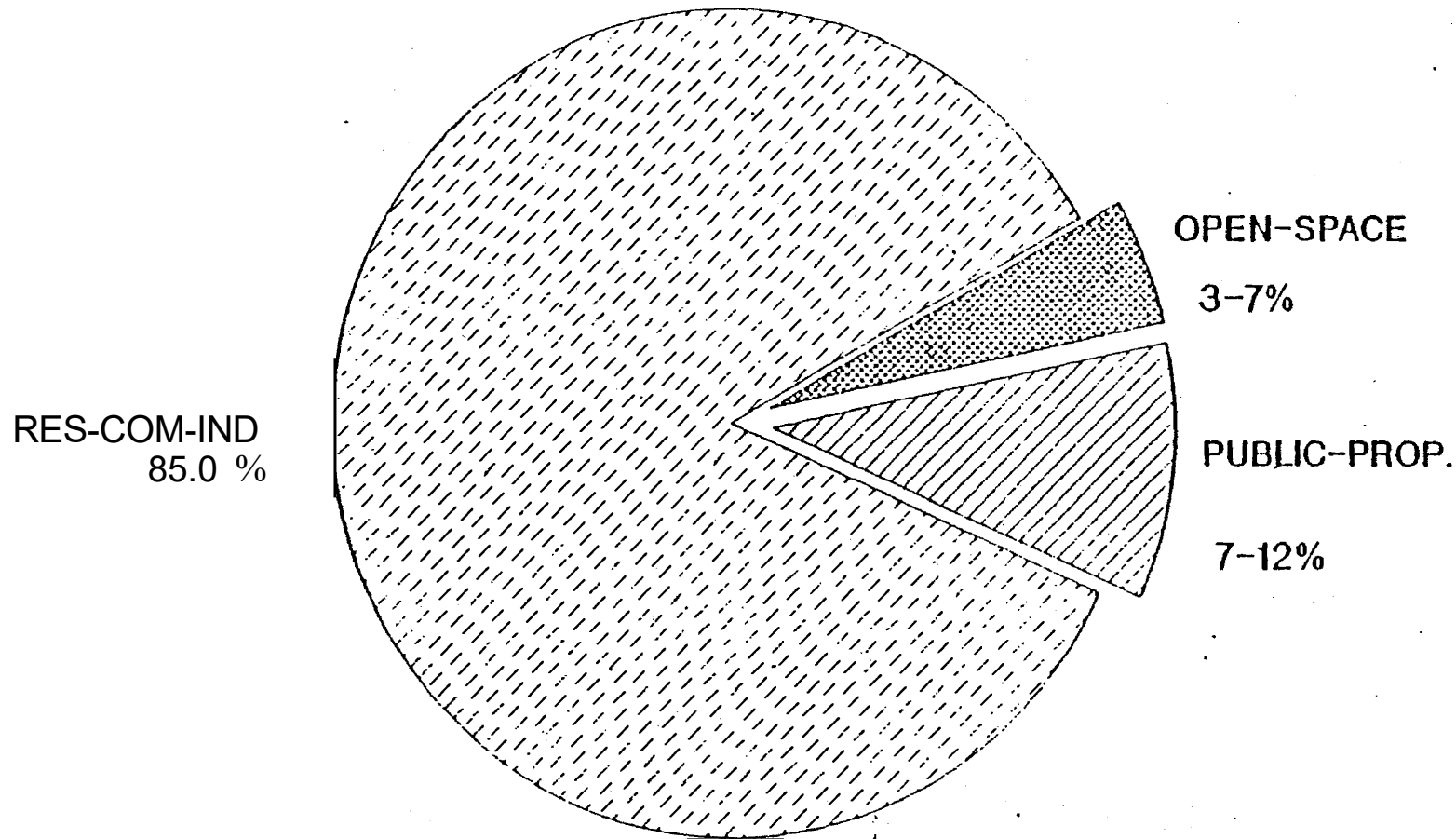
RESIDENTIAL 65-75%

Percentage of Building Type

The percentages shown in this chart are based on the fulfillment of the following conditions. The percentages are subject to the review and approval of the Agency. The percentages are subject to the review and approval of the Agency. The percentages are subject to the review and approval of the Agency.

Exhibit D

Diagram illustrating approximate amount of open space to be provided and property devoted to public purposes



1. Open space represents the approx. amount of public open space to be provided
2. Property devoted to public purposes includes public and quasi/public use