



LOS ANGELES CITY PLANNING
Hollywood Community Plan Update

Draft Hollywood Community Plan Implementation (CPIO) District

FOR PUBLIC RELEASE – AUGUST 2020

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Chapter One

Function of the Hollywood CPIO District

The Hollywood Community Plan Implementation Overlay (CPIO) implements the goals and policies of the Hollywood Community Plan Update. The incentives foster mixed-income and 100 percent affordable housing and standards promote the preservation and rehabilitation of historic resources, walk-ability, and high-quality building design.

This policy draft provides information about affordable housing incentives, updated development standards, and general review process for public review and comment. A CPIO District ordinance is anticipated to be recommended later as part of the Community Plan update adoption process.

Goals

Affordable Housing

- Encourage affordable housing development to meet the diverse needs of the community and to establish incentives that encourage affordable housing development. CPIO provisions establish development incentives that seek to ensure that new development considers the scale of new structures in relation to the scale of existing buildings in lower scale residential and historic areas.

Historic Preservation

- Provide guidance for the preservation of historic resources and the integration of compatible new development within the CPIO Subareas. CPIO provisions establish a review process for the rehabilitation of designated and eligible historic resources. CPIO provisions also seek to ensure that demolitions of eligible historic resources do not occur without assessment of the eligible resource(s), notice to the public, and environmental review.

Pedestrian-Oriented Design

- Guide how buildings relate to the street and the public realm. CPIO provisions facilitate lively, attractive, and pedestrian-oriented environments by establishing standards for features such as Ground Floor transparency, locations for pedestrian and vehicular access, and open space.

Where Applicable

The CPIO District has four types of Subareas as shown below: Regional Center, Corridors, Multi-family Residential, and Character Residential. The CPIO provisions would apply to new development and in some instances alterations to existing buildings.

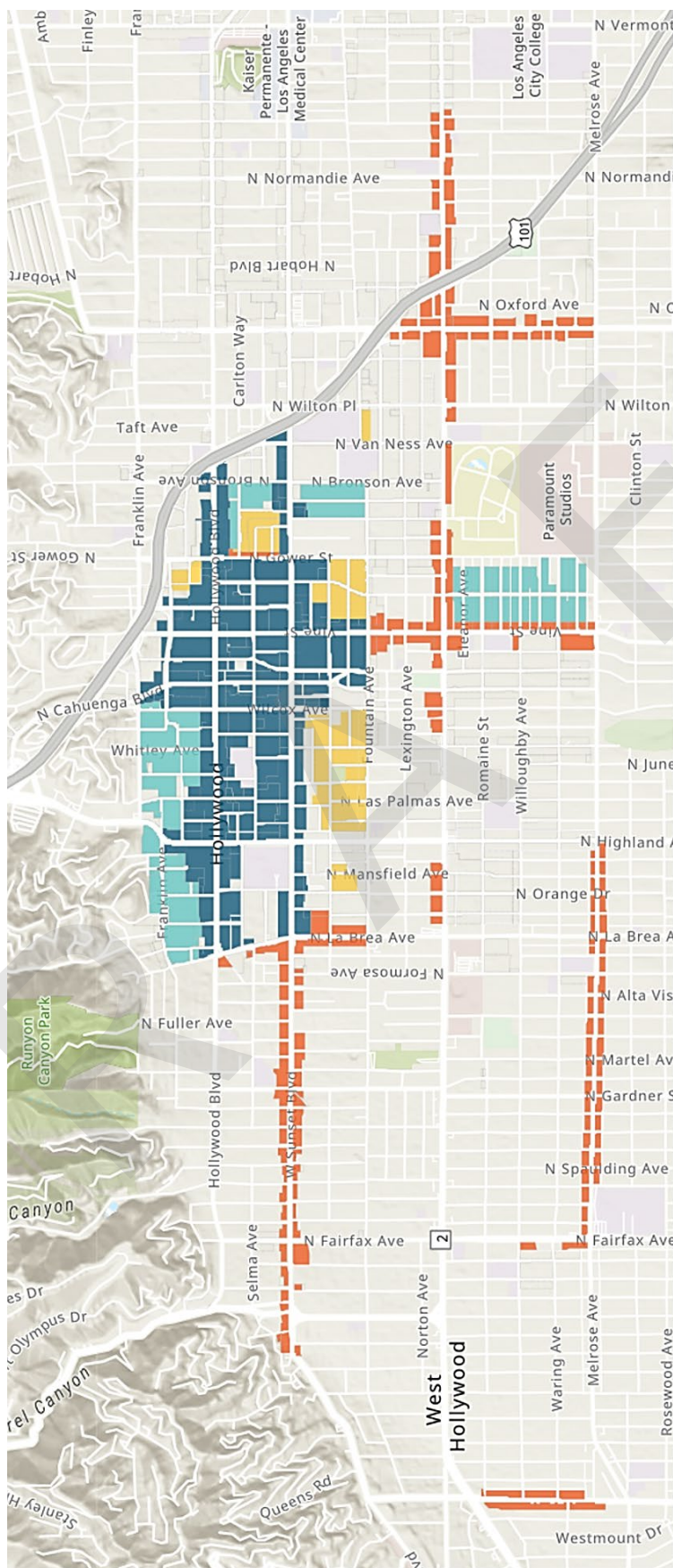


Figure 1: Hollywood CPIO District



CPIO SUBAREAS

The Hollywood CPIO District contains four types of Subareas as shown in Figure 1 on page 3. The Subareas are contiguous or non-contiguous parcels characterized by common overarching Community Plan themes, goals, and policies.

As outlined in Chapters Two to Five of this document, Subareas fulfill the goals of the CPIO through the use of Development Standards, Incentives, and Design Guidelines. See Review Process on page 10 for more information. The CPIO District encourages a high level of quality design with required standards tailored to each Subarea, ensuring that new development is compatible with the best attributes of each Subarea's urban form and applicable historic characteristics. The Subareas are described below and incentives to encourage affordable housing are described on page 8.

Regional Center (RC) Subareas

Regional Center Subareas seek to foster continued investment in central Hollywood, a focal point of regional commerce, identity, and activity. Hollywood's Regional Center has historic theaters, tourist attractions, the Walk of Fame, Metro stations, apartments, hotels, office buildings, and retail. The Community Plan Update continues to support these types of uses and seeks to direct and accommodate future development to this transit-rich area. These Subareas seek to protect historic Hollywood through contextual incentives and design requirements, and by focusing on the pedestrian experience.

Corridors (C) Subareas

The Corridors Subareas seek to foster continued investment in the various corridors outside of the Regional Center and are generally served by bus lines. Development and design standards provide for well-designed, pedestrian-oriented projects that are appropriate to the scale and context of each area, and differentiate between major corridors and neighborhood corridors.

Multi-family Residential (MF) Subareas

The Multi-family Residential Subareas identify new housing development opportunity areas, such as near central Hollywood and major commercial corridors served by transit systems. Density increases are offered with the provision of affordable housing and development standards guide new infill residential development to be compatible with the context of the existing neighborhood.

Character Residential (CR) Subarea

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

Historic Preservation

The preservation of Hollywood's historic heritage will continue to play an important role in the Community Plan Area's evolution. The Hollywood Community Plan Update recognizes the value of Hollywood's historic architecture and seeks to protect these historic resources.

Intent

The Hollywood CPIO establishes review procedures for projects involving designated and certain eligible historic resources. Establishing such procedures will provide opportunities for the identification and consideration of preservation alternatives.

Review Procedures for Projects Involving Designated Historic Resources

Projects involving properties designated as historic resources at the local, state or national level shall be reviewed by the Office of Historic Resources (OHR) for compliance with the Secretary of the Interior's Standards where applicable; the Cultural Heritage Ordinance; LAMC Section 91.106.4.5. Permits for Historical and Cultural Buildings; or other applicable ordinance(s).

Note: LAMC sections referenced in this document are current during the preparation of this document but LAMC section numbers may be updated and amended periodically. For the latest Municipal Code in effect, visit: planning4LA.org and click on Zoning.

Review Procedures for Projects Involving Eligible Historic Resources

Eligible Historic Resources are properties identified as eligible for listing as individual historic resources on the National Register of Historic Places, or on the California Register of Historic Resources, or as contributors within a historic district that is eligible for listing at the Local, State, or National level. Projects involving Eligible Historic Resources are presumed to be historic resources pursuant to CEQA. Any proposed alteration to or demolition of an Eligible Historic Resource will trigger an analysis of project impacts to historical resources. Impact examples include:

Significant Impact:

- Demolition of an identified individual resource or district contributor is a significant impact to a historical resource.

Potential Impact:

- Alteration(s) not in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to an identified individual resource or district may be an impact to a historical resource.
- Demolition of a property not identified in the survey may not be an impact to a historical resource.
- Properties identified as requiring further research (status code QQQ) must be evaluated for eligibility before project impacts can be assessed.

No Impact/Mitigated Impact:

- Alteration(s) in conformance with the Secretary of the Interior's Standards to an identified individual resource or district is not an impact to a historical resource.
- Demolition of a district non-contributor, in conjunction with new construction that is compatible with contributing buildings and meets the Secretary of the Interior's Standards, is not an impact to a historical resource.

All Projects involving an Eligible Historic Resource shall require review pursuant to the Eligible Historic Resources Evaluation and Appeals process described below.

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

- a) **Non-Demolitions and Alterations.** For any Project that does not involve the demolition of an Eligible Historic Resource, no CPIO Approval shall be issued until one of the following occurs:
 1. The Director, in consultation with the Office of Historic Resources, determines, based upon a Phase 1 Historic Resource Assessment and substantial evidence, that the Eligible Historic Resource is not an historical resource, as defined by Public Resources Code Section 21084.1;
 2. The Director, in consultation with the Office of Historic Resources, determines, based upon substantial evidence, that the Project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; or
 3. Environmental review in compliance with CEQA was completed for the Project, including if necessary, the adoption of a statement of overriding considerations.

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

1. **Resource Confirmation.** The Director, in consultation with the Office of Historic Resources, determines, based upon a Phase 1 Historic Resource Assessment and substantial evidence, that the Eligible Historic Resource is not an historical resource, as defined by Public Resources Code Section 21084.1;
2. **Environmental Review.** Environmental review in compliance with CEQA was completed on the Project, including if necessary, the adoption of a statement of overriding considerations.

c) **CEQA Review for Eligible Historic Resources.**

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

If the Director, in consultation with the Office of Historic Resources, determines the Eligible Historic Resource is a historical resource as defined by Public Resource Code Section 21084.1, approval of the Project shall be a discretionary approval for purposes of CEQA Guidelines, Section 15060(c)(1).

In reviewing and approving a Project with a historical resource, the Director and Office of Historic Resources shall take such steps within the scope of their powers and duties as they determine are necessary for the preservation of the historical resource, including but not limited to, consulting with the applicant to provide voluntary options for preservation or initiating a formal designation process.

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

Affordable Housing

The Hollywood Community Plan Area contains diverse residential neighborhoods that reflect various housing development periods, dating to the early studio boom. There is an existing mix of residences, including newer infill housing development around the Metro stations and older housing, including rent stabilized units. The Hollywood Community Plan Update has goals and policies to encourage multi-family neighborhoods that provide housing opportunities, including affordable housing, at a variety of price points, and promote affordable housing near transit.

Intent

The CPIO Subareas establish a tiered incentive structure tailored to the context of each Subarea to support the development of mixed-income affordable housing projects and 100 percent affordable housing projects, especially around transit systems in order to encourage non-automobile mobility and to reduce greenhouse gas emissions. Together these incentives are intended to ensure that lower income and transit dependent residents can take advantage of living close to Hollywood's attractions and job centers, using existing Metro stations and bus lines to commute to work.

Incentive System

Regional and Corridors Subareas

Incentives for additional development potential, such as density, floor area ratio (FAR), and height, are tailored based on proximity to transit, presence of historic resources, development activity, and existing development features. As such, incentives with greater development potential are focused around existing transit infrastructure, including transit stations and Rapid bus lines. In areas where height limits have been proposed to maintain neighborhood scale, no additional height incentives are proposed, including within the Hollywood Boulevard National Register District.

Multi-family Residential Subareas

Incentives for additional development potential are adjusted to encourage contextual development in these multi-family residential neighborhoods with FAR bonuses and density increases adapted from existing development regulations. As these neighborhoods are adjacent to major transit systems, parking reductions are proposed.

Character Residential Subarea

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

Pedestrian-Oriented Design

City streets serve many different purposes within the Hollywood Community Plan Area. They are a means to get people to places they need to go – via bus, light rail, car, motorcycle, bicycle, on foot, and more. Streets are also places to gather, recreate, shop, exercise, and meet friends. They are the backbone of a healthy community and an indicator of a neighborhood's culture and values. Hollywood, a prominent tourist destination and employment center, has a robust transit system and the streets are well used by pedestrians year round.

Intent

Pedestrian-oriented design seeks to create a pleasant and safe pedestrian environment for residents, visitors, and employees. The proposed design-related regulations explained below would apply to new development projects and would focus on how projects interface with the pedestrian realm at the sidewalk.

Principles

Building Location and Ground Floor Ceiling Height

A strong street wall is maintained or established by locating buildings at the property line coupled with a generous first floor height creates a clear presence for retail and community serving uses, and increases the visibility, marketability, and utility of Ground Floor space.

Transparency

Building transparency for commercial uses reinforces the pedestrian scale.

Pedestrian Access

An entrance accessible from a primary street establishes a clear path of travel for pedestrians.

Open Space

Good quality, publicly accessible open space at the Ground Floor on a large building site can help new development fit within the existing context.

Parking

Buildings with habitable or commercial spaces that front the street on the Ground Floor contribute to a pedestrian-friendly public realm. High-quality architectural elements and landscape design to screen vehicular access help minimize noise, air quality concerns, and unattractive views within the site.

Vehicular Access

Minimize driveway widths and guide locations to maximize pedestrian friendly design.

Review Process

Project

A Project is defined as any activity that requires the issuance of a building, grading, demolition or change of use permit, unless the activity consists solely of interior rehabilitation/repair work.

Projects are reviewed for conformance with the CPIO District Subareas typically through an Administrative Clearance (AC) process. Administrative Clearances are ministerial actions and do not require CEQA review. In some cases, however, projects may also require discretionary approval, such as Site Plan Review, in addition to conformance with the CPIO. Projects involving Designated and Eligible Historic Resources (see pages 5-7) are discretionary.

Projects are reviewed for conformance with the CPIO District's Development Standards.

Development Standards

These regulations are mandated when designing a project. Development standards apply to Projects within the Hollywood CPIO District.

Design Guidelines

The guidelines provide direction to applicants on how to incorporate specific elements into the design of a project and may be considered by decision makers in the review and approval of discretionary projects. These recommendations in Appendix A are not mandatory or required for Administrative Clearance.

Previously Approved Entitlements

Properties developed pursuant to previously granted entitlements shall be subject to the regulations of the entitlement as still valid. If not developed pursuant to that entitlement, the property shall comply with the applicable regulations herein.

Conditional Use (Regional Center)

Within Regional Center Subareas RC1 and RC2 (see Figure 3), projects comprised exclusively of non-residential floor area, including hotels, are limited to the Base floor area rights set forth in Chapter Two. Such projects may develop to the maximum floor area permissible within Height District 2, provided that the projects receive approval from the City Planning Commission, in an application filed consistent with the procedures set forth under Los Angeles Municipal Code (LAMC) 12.24 A through I.

Within Regional Center Subareas RC1 and RC2, projects comprised exclusively of non-residential floor area, including hotels, that are stipulated to a Base Height of 75 feet may exceed the Base Height if approved by the Zoning Administrator pursuant to LAMC Section 12.24 F.

Chapter Two

Regional Center Subareas

Overview

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

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

Mixed-income and 100 percent affordable housing is incentivized in the Regional Center Subareas through the establishment of a base/bonus system, wherein projects are granted increased development rights when dwelling units are reserved for lower-income households.

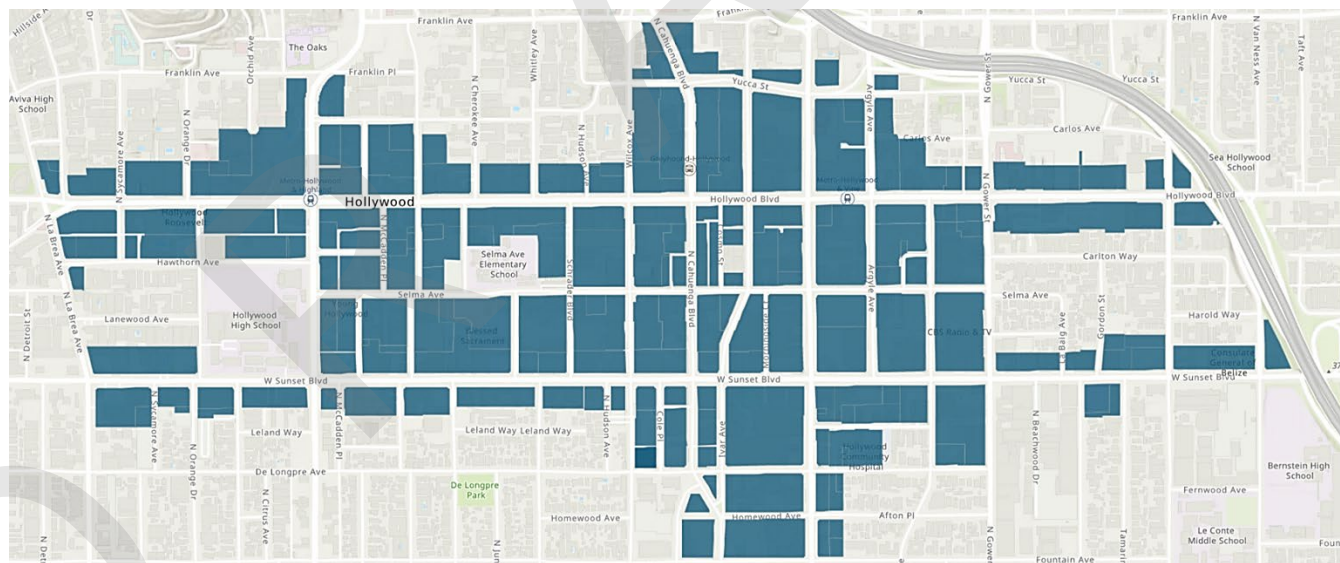


Figure 2: Regional Center CPIO Subareas

This map is for informational purposes only. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

All Regional Center CPIO Subareas

The Development Standards in Chapter Two apply to all Regional Center Subareas to improve site layout and promote pedestrian-oriented design, open space, and amenity spaces.

The Regional Center Subareas have three incentive categories as outlined below:



RC1

Areas adjacent to Metro B Line (Red) Stations and bus-served corridors.
(See Figure 3 on page 14.)



RC2

Areas within the Regional Center extension area along Hollywood Boulevard and other peripheral areas in the Regional Center.
(See Figure 3 on page 14.)



RC3

Areas in the Hollywood Boulevard National Register District with height limits.
(See Figure 3 on page 14.)

Incentive System

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22 A.31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) that apply to all TOC Housing Developments located within a one-half mile radius of a Major Transit Stop.

As established in LAMC 12.22 A.31(d), TOC incentives and eligibility may be adjusted for an individual TOC Affordable Housing Incentive Area (LAMC 12.22 A.31(a)) through a Community Plan Update. The required percentages for On-Site Affordable Units may not be reduced below the percentages set forth in LAMC 12.22 A.31 and TOC incentives for residential density incentives shall meet or exceed a 35% increase, parking reductions shall be consistent with California Government Code Section 65915(d)(2), and incentives and concessions shall be consistent with California Government Code Section 65915(d)(2).

The Hollywood CPIO replaces the established Citywide TOC Guidelines for the Hollywood CPIO District Subareas shown in Figure 3 in this chapter. Various incentive categories are proposed for the three types of Regional Center (RC) Subareas. This incentive system program is optional for applicants seeking additional development rights in exchange for providing affordable housing units.

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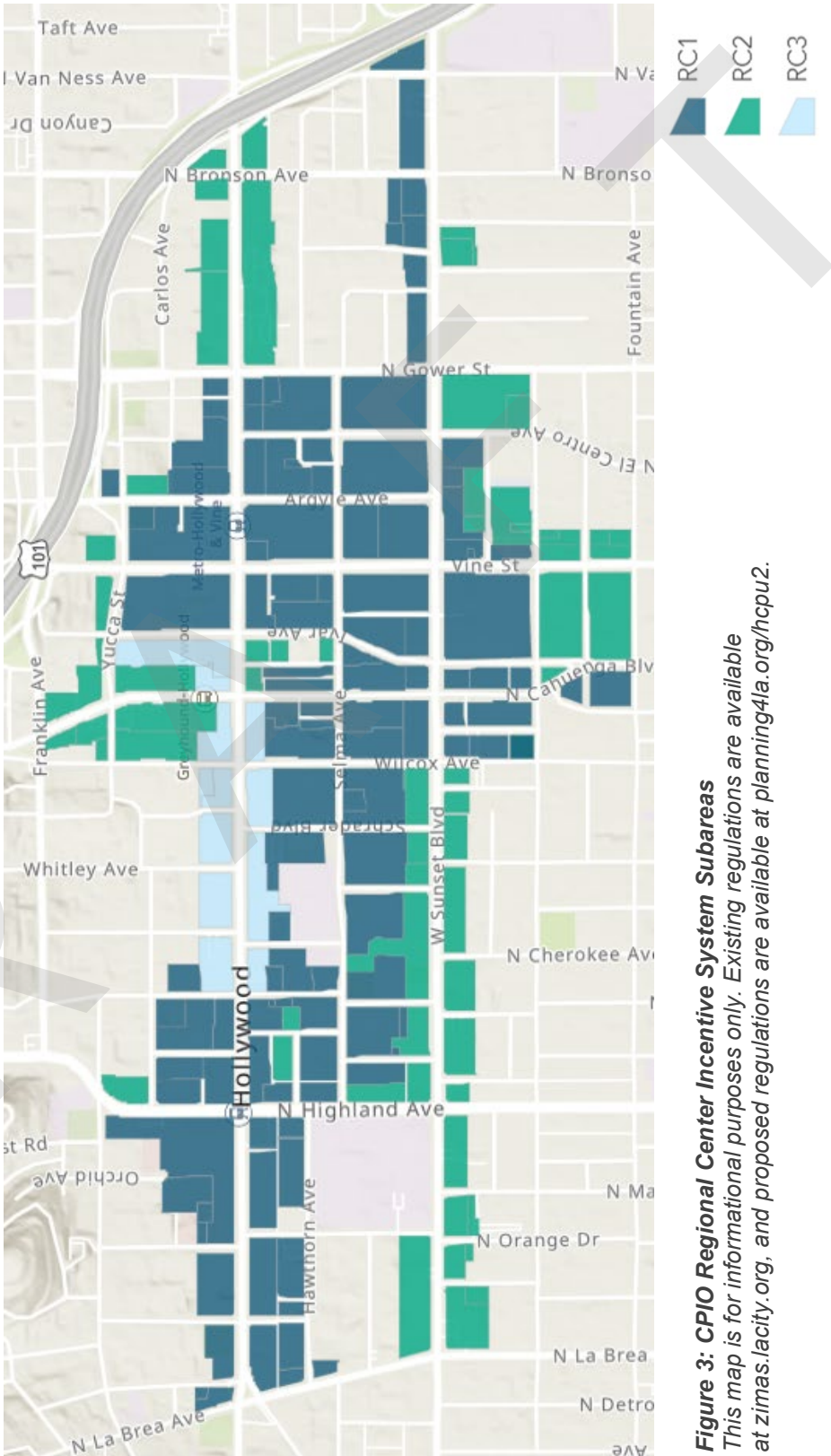


Figure 3: CPIO Regional Center Incentive System Subareas

Eligibility

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

A CPIO Affordable Housing Project shall be eligible for Incentives if it meets all of the following requirements:

On-Site Restricted Affordable Units. In each Subarea, a CPIO Affordable Housing Project shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.

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

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

CPIO Bonus Incentives and CPIO Additional Incentives. All CPIO Affordable Housing Projects are eligible to receive the Bonus Incentives listed in Table 1 on page 16. Up to three CPIO Additional Incentives listed in Table 2 on page 17 may be granted based upon the affordability requirements described below. For the purposes of this section below “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through the Hollywood CPIO District.

Base FAR, Height, and Density

Base FAR, Height, and Density refer to the amount of square footage, height, and residential units that a project may provide on site based on the zone. For informational and illustrative purposes only, please see the Base Maps on pages 21-23.

CPIO Bonus Incentives

A CPIO Affordable Housing Project shall be granted a residential density and FAR increase and a parking reduction as follows:

Table 1: Regional Center CPIO Bonus Incentives

CPIO Subarea	Affordability %	CPIO Bonus Incentives			
		Density	FAR	Non-Residential Parking Reduction	Residential Parking
RC1	10% ELI, or 14% VL or 23% Lower*	Up to 1/200 for 100% Residential Projects. Up to 1/115 for mixed-use projects	50%	30%	No required parking
RC2	10% ELI, or 14% VL or 23% Lower*	Up to 1/200 for 100% Residential Projects. Up to 1/115 for mixed-use projects	Up to 3:1		
RC3	10% ELI, or 14% VL or 23% Lower*	Up to 1/200 for 100% Residential Projects. Up to 1/115 for mixed-use projects			

*See definitions in Appendix B.

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

CPIO Affordable Housing Projects may utilize the CPIO Bonus Incentives shown above by providing affordable units at the percentages indicated.

Automobile Parking

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

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

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

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

CPIO Additional Incentives

If eligible for CPIO Bonus Incentives, then, in addition to the CPIO Bonus Incentives above, a CPIO Affordable Housing Project may utilize up to three additional incentives from the menu of options listed below.

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

Table 2: Regional Center CPIO Additional Incentives

CPIO Additional Incentives					
Commercial Zone Setback	Residential Zone Rear/Side Setback	Open Space Reduction	Lot Coverage Increase	Lot Width Reduction	Transitional Height
Any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5.	30% decrease of two yards	25%	35%	25%	Stepback at 45°, originating at 25'

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

Residential Zone Setback

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

Open Space. Up to 25 percent decrease from an open space requirement.

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

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

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

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

Height. For CPIO Affordable Housing Projects that have a residential use which occupies more than 50 percent of the total floor area within a building, the applicable Total Height and Transitional Height standards below count as one Incentive. This increase in height shall be applicable to a CPIO Affordable Housing Project over the entire parcel regardless of the number of underlying height limits.

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

Total Height. In any zone in which height or number of stories is limited, this height increase shall permit a maximum of:

Table 3: Regional Center Height Incentives

CPIO Subareas	Height Increase
RC1	2 stories or 22'
RC2	
RC3	No Height Increase

100% Affordable Projects

Projects in which 100 percent of the residential units are restricted affordable units, excluding any manager unit(s) shall be eligible for the following CPIO Bonus Incentives and CPIO Additional Incentives. Incentives for a CPIO 100 Percent Affordable Housing Project are outlined in Table 4; any other Additional incentives from Table 2 may also be utilized for a total of three incentives.

Table 4: Regional Center 100% Affordable Housing Incentives

CPIO Subarea	CPIO Bonus Incentives				CPIO Additional Incentives	
	Density	FAR	Non-Residential Parking Reduction	Residential Parking Reduction	Residential Zone Rear/Side Setback	Height Increase
RC1	Up to 1/200 for 100% residential projects. Up to 1/115 for mixed-use projects.	55%	40%	No required parking	35% decrease of two yards	3 stories or 33'
RC2	Up to 1/200 for 100% residential projects. Up to 1/115 for mixed-use projects.	Up to 3.75:1			30% decrease of two yards	3 stories or 33'
RC3	Up to 1/200 for 100% residential projects. Up to 1/115 for mixed-use projects.	Up to 3.75:1			30% decrease of two yards	No Height Increase

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

Administrative Clearance for Affordable Housing Projects

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

Calculations

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

Site Plan Review Threshold. The threshold for a project triggering the Site Plan Review requirements of LAMC 16.05 shall be based on the number of units that would be permitted prior to any incentive density increase through the CPIO.

Replacement Housing

Projects that qualify as a CPIO Affordable Housing Project must meet any applicable housing replacement requirements of Government Code Section 65915(c)(3) (as it may be amended from time to time), subject to verification by HCIDLA prior to the issuance of any building permit. Replacement housing units required per this subsection may also count towards any required Restricted Affordable Units.

Affordability Covenants. Prior to issuance of an Administrative Clearance for a CPIO Affordable Housing Project, the following shall apply:

Prior to issuance of a Building Permit for any CPIO Affordable Housing Project, a covenant acceptable to the Department of Housing and Community Investment (HCIDLA) shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, government requirement, mortgage assistance program, or rental subsidy program.

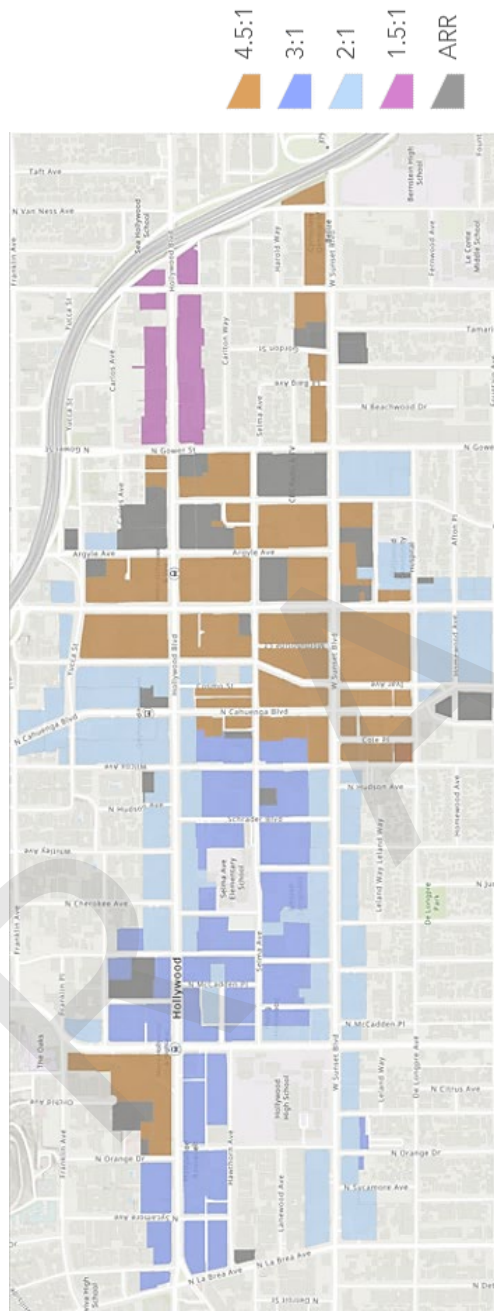
Any covenant described in this paragraph must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

FAR Base and Bonus

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

The Base FARs indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

Base



Bonus

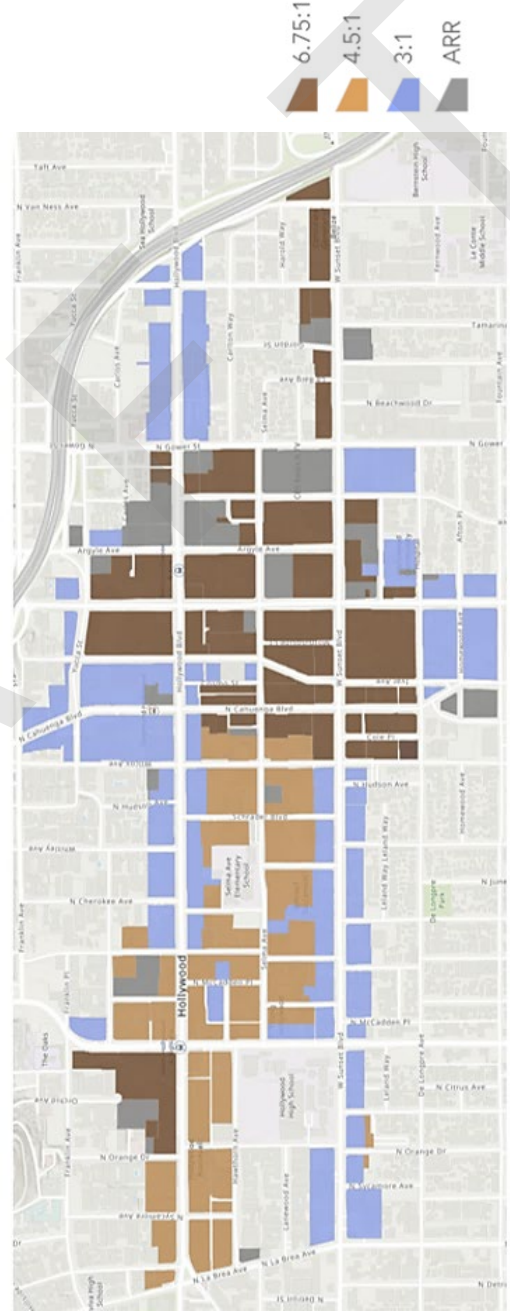


Figure 4: CPIO Regional Center FAR Base and Bonus

Note: These maps are for informational purposes only.

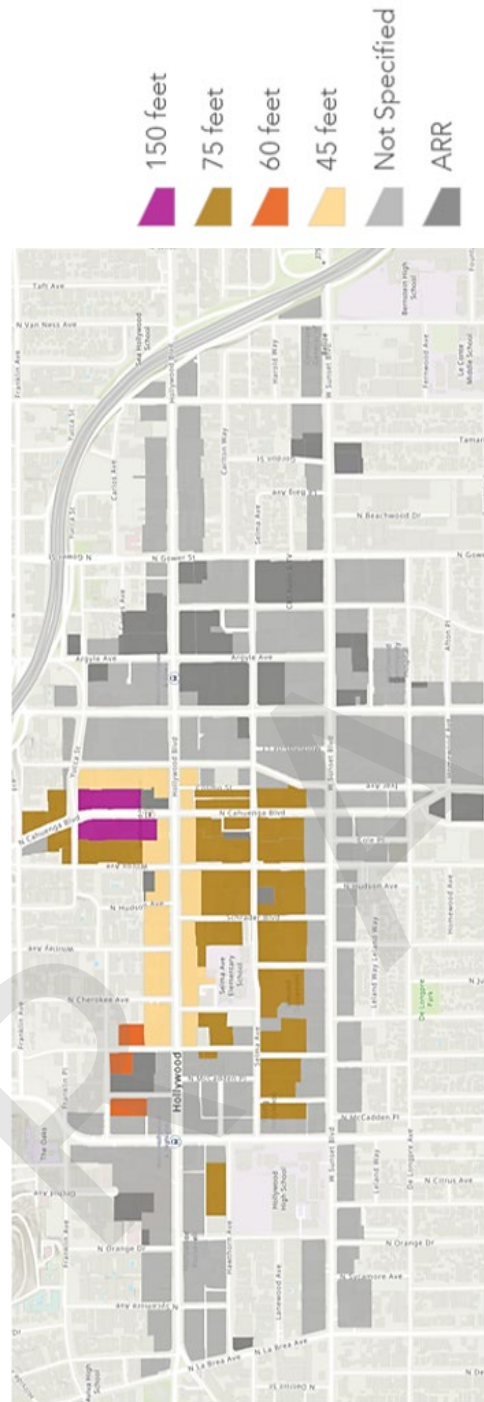
*Parcels labeled as ARR (Additional Research Required) have entitlements resulting in changes to the underlying zone of the parcel. Verify the existing regulations by visiting zimas.lacity.org.

Height Base and Bonus

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

The Base Heights indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at [zimas.lacity.org](https://www.lacity.org/zimas.lacity.org), and proposed regulations are available at planning4la.org/hcpu2.

Base



Bonus

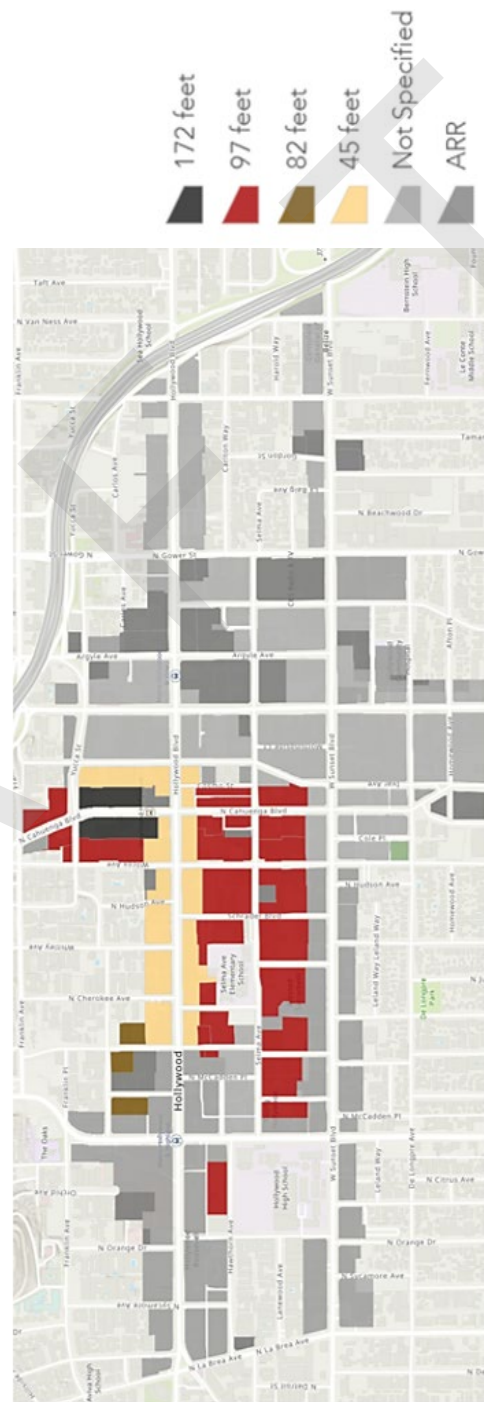


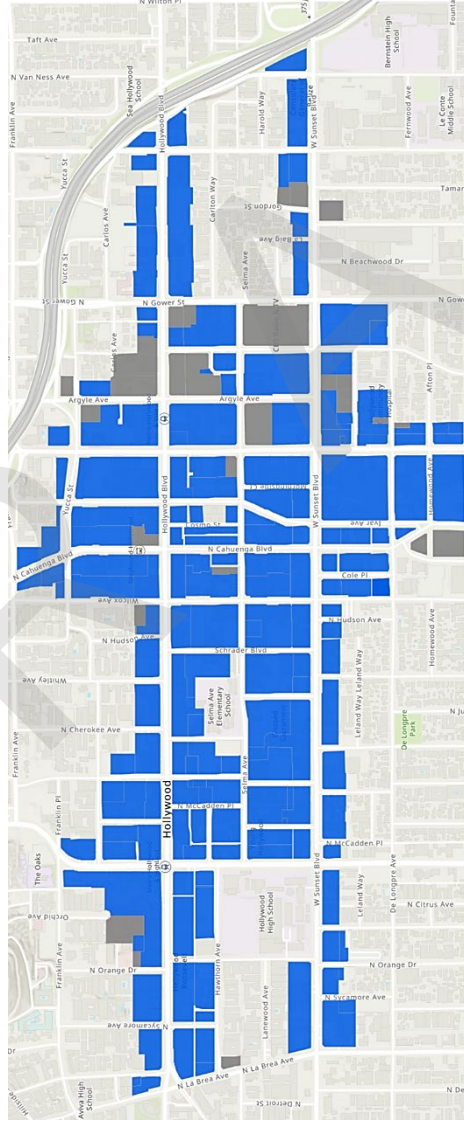
Figure 5: CPIO Regional Center Height Base and Bonus
Note: These maps are for informational purposes only.

Density Base and Bonus

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

The Base Densities indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

Base



Projects in the Regional Center combining residential and commercial uses are permitted R5 uses (1/200 density) in certain zones. See LAMC section 12.22 A.18(a) for more information.

Bonus

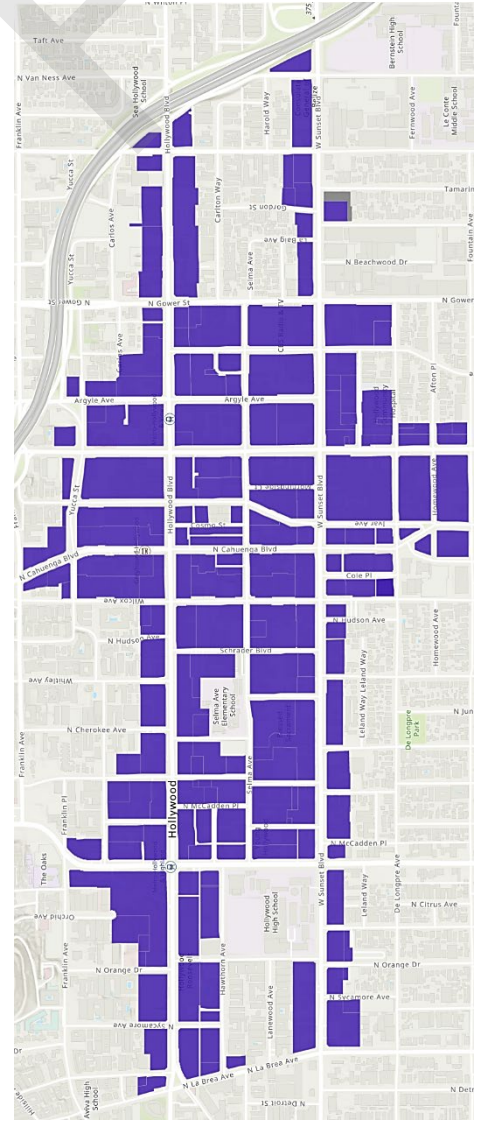


Figure 6: CPIO Regional Center Density Base and Bonus
Note: These maps are for informational purposes only.

Development Standards

Building Floor Area Ratio (FAR), Height and Density. In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following development standards.

The Base Density, Height, and FAR varies for Regional Center Subareas depending on the underlying zone. Developments that combine residential and commercial uses within the Regional Center may be allowed R5 uses depending on the zone; see LAMC Section 12.22 A.18(a) for more information. For informational and illustrative purposes only, please see the Base Maps on pages 21-23. Portions of the Regional Center Subareas have new proposed Base FAR, height, and/or density as part of the Hollywood Community Plan Update; see the proposed General Plan Land Use Map and the Draft Land Use and Zone Change matrix to identify the specific areas proposed for change, available online planning4la.org/hcpu2.

Pedestrian Oriented Design Standards

Ground Floor Location and Height

Each Project shall have a Ground Floor located within three feet above or below the existing curb level. The Ground Floor shall have height of 14 feet or more as measured from the adjacent sidewalk grade.

Street Wall and Active Floor Area

To maintain or establish a street wall, structures shall be sited so that 100 percent of the street fronting building façade length is located within five feet of the Primary Lot Line.

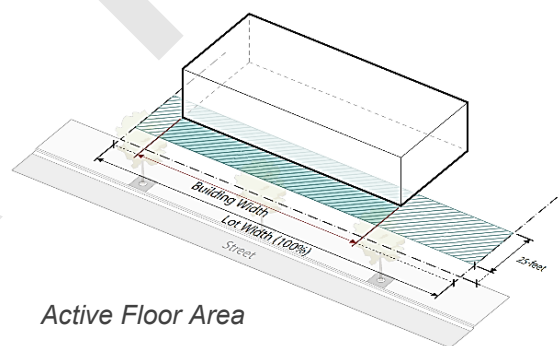
The Ground Floor shall incorporate Active Floor Area along 100 percent of the lot width of the Primary Lot Line to a depth of at least 25 feet. Areas used for vehicular access, pedestrian access, Landscape Amenity Space or Pedestrian Amenity Spaces are exempt from this requirement.

For the purpose of meeting the 100 percent street wall requirement, a Paseo, Arcade, Landscape Amenity Space or Pedestrian Amenity Space no more than 15 percent of the lot width shall qualify as street fronting building façade.

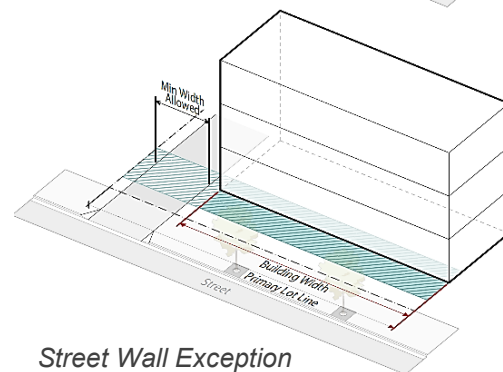
A recessed entry no more than 15 feet from the setback line qualifies as building façade for the purpose of meeting the 100 percent street wall requirement. The recessed entry may not exceed nine feet in width.

Building Breaks

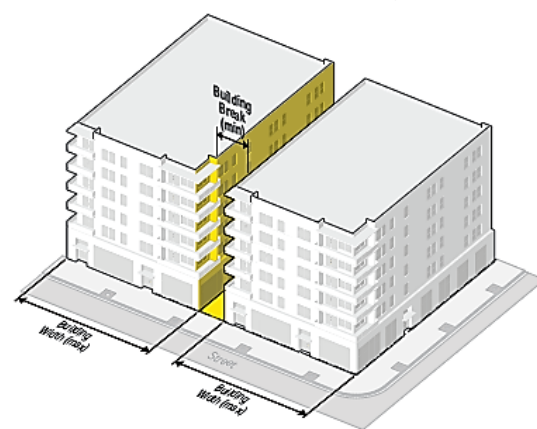
Development sites with a frontage of more than 200 feet shall provide either a minimum 15-foot Building Break or a 15-foot wide by 15-foot deep Landscape Amenity Space for each 200 feet of width.



Active Floor Area



Street Wall Exception



Building Break Diagram

Pedestrian Access

Each Building shall have at least one Street Oriented Entrance that provides access to the primary lot line. A Street-Oriented Entrance or a Landscape Amenity Space shall occur at least once every 75 feet and shall be no more than three feet above or below the adjacent sidewalk grade.

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

Transparency

Transparent glazing shall occupy a minimum of 50 percent of the Ground Floor and a minimum of 30 percent of the upper story facades located along street frontages.

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

The above Transparency regulations shall not apply to portions of projects with Ground Floor residential dwelling units.



Major Development Site Pedestrian Amenity Space

Major Development sites two acres or larger in size shall provide a Ground Floor Pedestrian Amenity Space that is a minimum of 5,000 sq. ft. with a minimum length and width of 25' of open space.

A Major Development Pedestrian Amenity Space shall be:

- Located on the ground level with direct pedestrian connection to the adjacent street;
- Unenclosed by any wall, fence, gate, or other obstruction during hours of operation;
- At least 20 percent of the building frontage that abuts the amenity space shall be lined with Ground Floor tenant spaces usable for commercial or residential uses;
- At least 20 percent of the area shall be covered by shade structures or trees. Shade canopy shall be measured by tree canopy at maturity;
- At least two permanent/fixed seats shall be provided for each 400 square feet of open space area; and accessible to the public during business hours.



Surface Parking

New stand alone surface parking lots shall be prohibited.

Surface parking lots for on-site uses shall not be located between a new building and the Primary Lot Line. Where surface parking lots abut public streets that are not the Primary Frontage, a three-foot landscape buffer shall be provided.

Parking Structures

Parking, storage, loading, and mechanical equipment shall be oriented away from the public realm in the following ways:

- Ground-floor parking, storage, loading, or mechanical equipment areas within new buildings, including stand-alone parking structures, shall be buffered with Active Floor Area with a minimum depth of 25 feet, between the parking area or loading area, and the building's Primary Frontage, except for necessary access pathways and driveways. Alley-facing facades are exempt from this requirement.
- All parking, loading, or vehicular circulation areas located above the Ground Floor shall be screened with materials that are substantially similar in appearance and application to those used on the Active Floor Area portions of the building. Open screening materials such as perforated metal, mesh, or landscape trellis, may not be used to satisfy this requirement.



Alleys

Loading, service and mechanical areas that require access from a public right-of-way shall provide access from alleys where available, or from non-Primary Frontages, where available, and where alleys are not present.

Parking for Changes of Use

Changes of use shall be exempt from providing additional on-site parking. The existing required number of parking spaces shall be maintained.

Driveways and Vehicular Access

Vehicular access to off-street parking and loading areas shall not be provided from the Primary Frontage, unless determined feasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width.

Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from each other as part of the same project.

General Design Standards

Architectural Feature Height

Architectural Features may exceed the allowable maximum height, including the maximum height granted through any CPIO Bonus or any bonus or incentive given under LAMC Section 12.22.A.25 or 12.22.A.31, by up to 20 percent.

Landscape Buffer

A five-foot landscape buffer, inclusive of all required setbacks, shall be provided between the Project site and any abutting lot zoned RD1.5 or more restrictive. Landscaping that is drought tolerant, evergreen, and capable of growing to a height of 10 feet shall be utilized, and a decorative masonry wall a minimum of six feet and a maximum of eight feet in height shall be constructed along the shared property line.

Shade Trees in Parking Lots

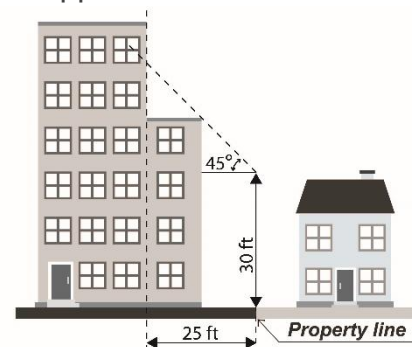
Surface parking lots shall have at least one tree for every four uncovered parking spaces distributed throughout the parking lot to shade the parking area at maturity. A minimum of half of the trees planted shall be no less than a 24-inch box tree or a 15-gallon tree. Palm trees shall not be used to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

Transitional Height Standards

Transitional Height

Transitional height regulations are applied to buffer tall buildings from lower-scale properties.

The transitional height regulation applies for properties that share a property line with an RD Zone or more restrictive zone. The building height shall be stepped-back within a 45 degree angle only the first 25 feet of depth as measured from 30 feet above the property line of the lot in the RD Zone or more restrictive zone.



Hollywood Boulevard Commercial and Entertainment District

The following Development Standards specifically apply to all street frontages of parcels within the Hollywood Boulevard Commercial and Entertainment District, listed on the National Register of Historic Places, to preserve historic design features and maintain design compatibility.

Parcels fronting the national historic district are subject to the Regional Center Subareas Development Standards plus the following standards below. For standards that appear in both sections, such as Ground Floor Height, the standards in this section shall apply.

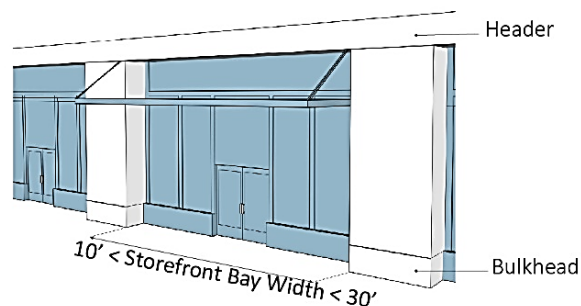
Ground Floor Location and Height

Each Project shall have a Ground Floor located within three feet above or below the existing curb level. The Ground Floor of an exterior building wall (façade), up to a height of not less than 16 feet, measured from adjacent sidewalk grade, must be located within five feet of the Primary Lot Line for the entire length of the street frontage. However, buildings may be set back from the Primary Lot Line more than five feet when the setback area is used for Pedestrian Amenities, such as courtyards or plazas.

Storefront Bays

Storefront Bays shall occur at least once every 30 feet. A Storefront Bay shall be at least 10 feet wide and shall not exceed 30 feet in width. Each Storefront Bay shall include a Surround, bulkhead, and transparency.

The Surround shall frame the storefront bay with vertical bands (column, pilaster, etc.) and a header at least two feet in width. The header shall be either a round arch, segmental arch, pointed arch, or a horizontal band. A Storefront Bay shall be a minimum of 12 feet in height from the finished grade at the sidewalk to the top of the surround.



Transparency

Transparent glazing shall occupy a maximum of 70 percent of the Ground Floor and 60 percent of the upper story facades located along the Primary Frontage. For all other street frontages, transparent glazing shall occupy a minimum of 50 percent of the Ground Floor and a minimum of 30 percent of the upper story facades.

On all street fronting facades, Ground Floor transparency shall be recessed a minimum of six inches from the plane of the façade. Upper story transparency shall be a recessed a minimum of three inches.

A horizontal band (bulkhead) shall be located beneath Ground Floor transparency. The band shall be a minimum of 18 inches and a maximum of 42 inches in height as measured from the adjacent grade.

Security Devices

Exterior security devices, including the following, are prohibited:

- a. Permanently affixed exterior security grilles or bars
- b. Exterior accordion (or scissor) gates
- c. Exterior roll down doors or grilles

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

- a. At least 75% transparent (open)
- b. Retractable
- c. Integrated into the building
- d. Designed to be fully concealed from public view during business hours, and
- e. Do not detract from or obscure character defining features.

Balconies and Above Grade Open Space

Balconies are prohibited within five feet of the Hollywood Boulevard property line. Outdoor above-grade open space shall be recessed at least 10 feet from the Hollywood Boulevard property line.

Transfer of Development Rights

The purpose of the Transfer of Development Rights program is to facilitate the preservation of historic resources while enabling development rights to be utilized on more appropriate sites, all within the CPIO Regional Center subareas. The intent is for Donor Sites to preserve historic resources by transferring otherwise available development rights to Receiver Sites.

A project can obtain additional Floor Area through a transfer of unused Floor Area as permitted, including Bonus FAR, from a Donor Site to a Receiver Site through a Transfer of Development Rights subject to the eligibility requirements and other regulations below.

Donor and Receiver Site Eligibility

The eligibility of a Donor Site and a Receiver Site are as follows:

Donor Site

- The Donor Site contains or is a historic resource that is designated as a Los Angeles Historic-Cultural Monument, is individually listed, or is a Contributing Feature within a district that is listed in the California Register of Historical Resources or the National Register of Historic Places, or is identified as eligible for designation or listing to any of the above by a qualified historic resources survey; and
- Located within a Regional Center subarea; and
- Has unused Floor Area under its Base FAR or Bonus FAR pursuant to Figure 4 of Chapter Two.

Receiver Site

- A Receiver Site may receive all available unused Floor Area from the Donor Site, including the Donor Site's Bonus FAR, at a 1:1 ratio (i.e., for every one square-foot transferred from a Donor Site a Receiver Site gets one square-foot) up to the Receiver Site's allotted Bonus FAR.
- If the Receiver Site is receiving Floor Area from a Donor Site, the Receiver Site shall not demolish any designated or eligible historic resource on the Receiver Site.
- If the Receiver Site involves a housing development project (five or more dwelling units), the Receiver Site may only utilize transferred Floor Area after it has met the minimum qualifications for a 35 percent Density Bonus consistent with State Density Bonus law.

Procedures

To utilize a Transfer of Development Rights, an applicant must file pursuant to the provisions in this section of the CPIO. If the Donor Site contains or is a historic resource designated as a Los Angeles Historic-Cultural Monument, is individually listed, or is a Contributing Feature within a district that is listed in the California Register of Historical Resources or the National Register of Historic Places, or is identified as eligible for designation or listing to any of the above by a qualified historic resources survey, the following requirements shall apply:

- The applicant shall consult with the Department of City Planning, Office of Historic Resources to identify the significant historic features that are required to be maintained, and to identify any rehabilitation work required to be completed.
- The amount of square footage that is available to be utilized for Transfer of Development Rights shall be verified prior to the completion of the Director Determination process.
- A Preservation Plan and Easement, pursuant to A.2. below, shall be completed prior to the completion of the Director Determination process.

A. Records and Agreements

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

a. The covenant on a Donor Site shall acknowledge the reduced Floor Area to the extent unused permitted Floor Area was transferred to a Receiver Site(s), and the location of the Receiver Site(s).

b. The covenant on a Receiver Site shall acknowledge the increased Floor Area to the extent unused permitted Floor Area was transferred from a Donor Site(s), and the location of the Donor Site(s).

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

d. The covenants shall apply as long as the transferred Floor Area is being utilized by the Receiver Site. If the Receiver Site is no longer utilizing the transferred Floor Area, the owner of the Receiver Site may apply to terminate the covenant.

2. All owners of the Donor Site shall execute a Preservation Plan and Easement, with the following minimum standards:

- a. The Preservation Plan and Easement shall be executed with the Department of City Planning, Office of Historic Resources or a qualified entity designated by the Office of Historic Resources, such as a non-profit Historic Preservation Organization, and;
- b. The Preservation Plan and Easement shall address, at a minimum: i. Maintenance of the resource, the property, and significant historic features; ii. Additions and alterations to the resource and/or significant elements of any building and the property; iii. Demolition of the resource and/or significant elements of any building and the property; iv. Required rehabilitation work to any significant historic features;
- c. Required rehabilitation work must be completed within 10 years of the recordation of the Preservation Easement;
- d. Inspections must occur at minimum once every 5 years, however, the number of inspections may be increased as part of the Preservation Plan and Easement;
- e. Other standards and requirements as required by the Director of Planning;
- f. Fines and penalties for violating any section of the Preservation Plan and Easement;
- g. The Preservation Plan and Easement shall apply as long as the transferred Floor Area is utilized on the Receiver Site; and
- h. If the owners of the historic resource that is the subject of the Preservation Plan and Easement have violated the Plan and Easement, the owners of the historic resource shall pay a fine equal to ten (10) times the value of the application fee and cumulative inspection fees paid.

Chapter Three

Corridors Subareas

Overview

Corridors Subareas foster continued investment along major commercial corridors generally served by transit, including bus lines. Along these corridors, such as Santa Monica Boulevard, the Corridor Subareas seek to improve the function and design of neighborhoods by enhancing the pedestrian experience and encouraging mixed-income and 100 percent affordable housing development.

Affordable housing is incentivized in the Corridors Subareas through the establishment of a base/bonus system, wherein projects are granted increased development rights when dwelling units are reserved for lower-income households.

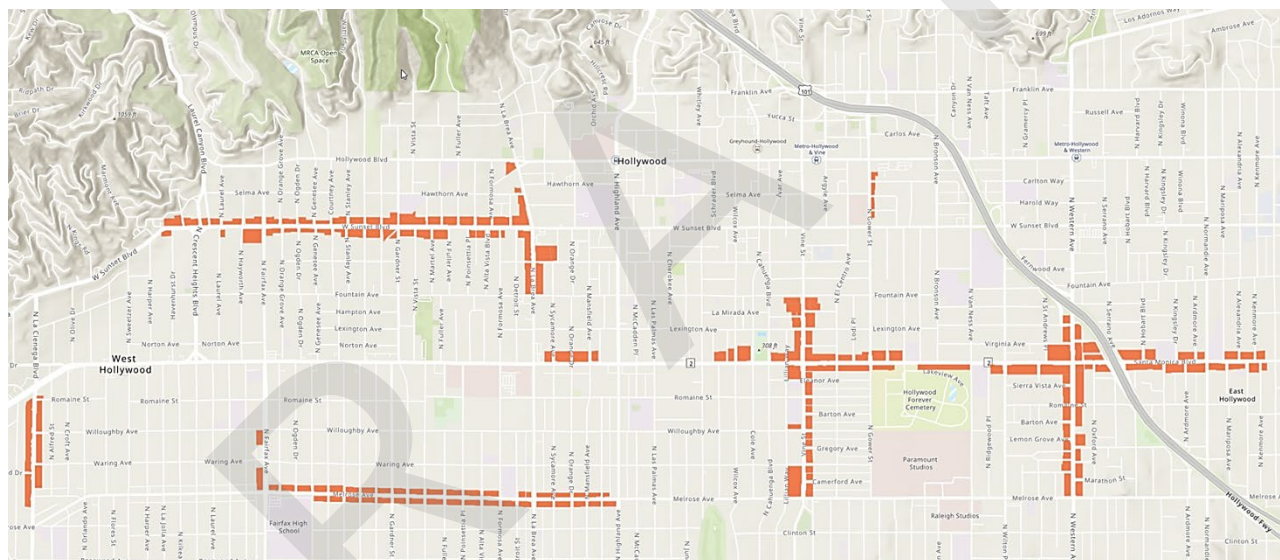


Figure 7: CPIO Corridors Subareas

This map is for informational purposes only. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

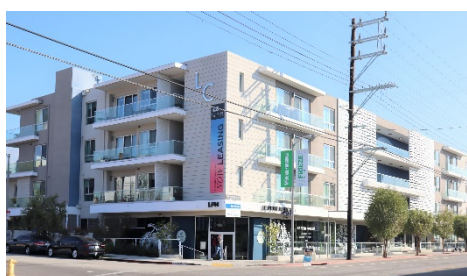
The Corridors Subareas have five incentive categories as outlined below:



Corridor 1

La Brea Avenue corridor adjacent to the Regional Center.

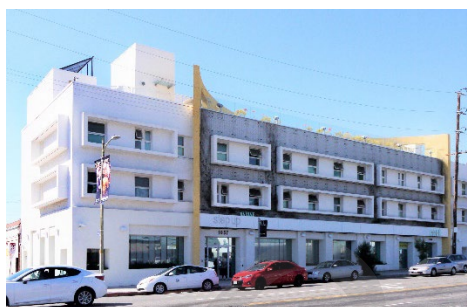
(See Figure 8 on the next page.)



Corridor 2

Sunset Boulevard corridor intersecting with La Brea Avenue and Fairfax Avenue.

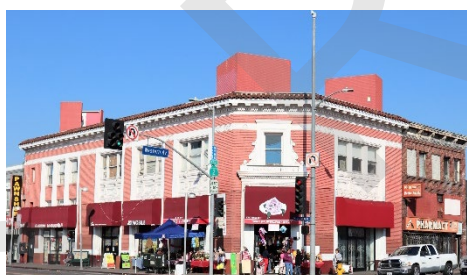
(See Figure 8 on the next page.)



Corridor 3

Santa Monica Boulevard/Vine Street, Fairfax Avenue/Melrose Avenue, and La Cienega.

(See Figure 8 on the next page.)



Corridor 4

Santa Monica Boulevard and Western Avenue corridor.

(See Figure 8 on the next page.)



Corridor 5

Sunset Boulevard between Fairfax Avenue and Vista Street, Melrose Avenue, and Gower Avenue near the Selma Labaig historic district.

(See Figure 8 on the next page.)

Corridors Incentive System Subareas

The Corridors CPIO Subareas seek to increase affordable housing around transit corridors, encourage contextual FAR bonuses in lower scale corridors and adjacent to historic resources, preserve height limits where applicable, recalibrate parking reductions, and create incentives for 100% affordable housing projects.

The locations of the five Corridors Subareas (Corridor 1, Corridor 2, Corridor 3, Corridor 4, and Corridor 5) are indicated in Figure 8 below.

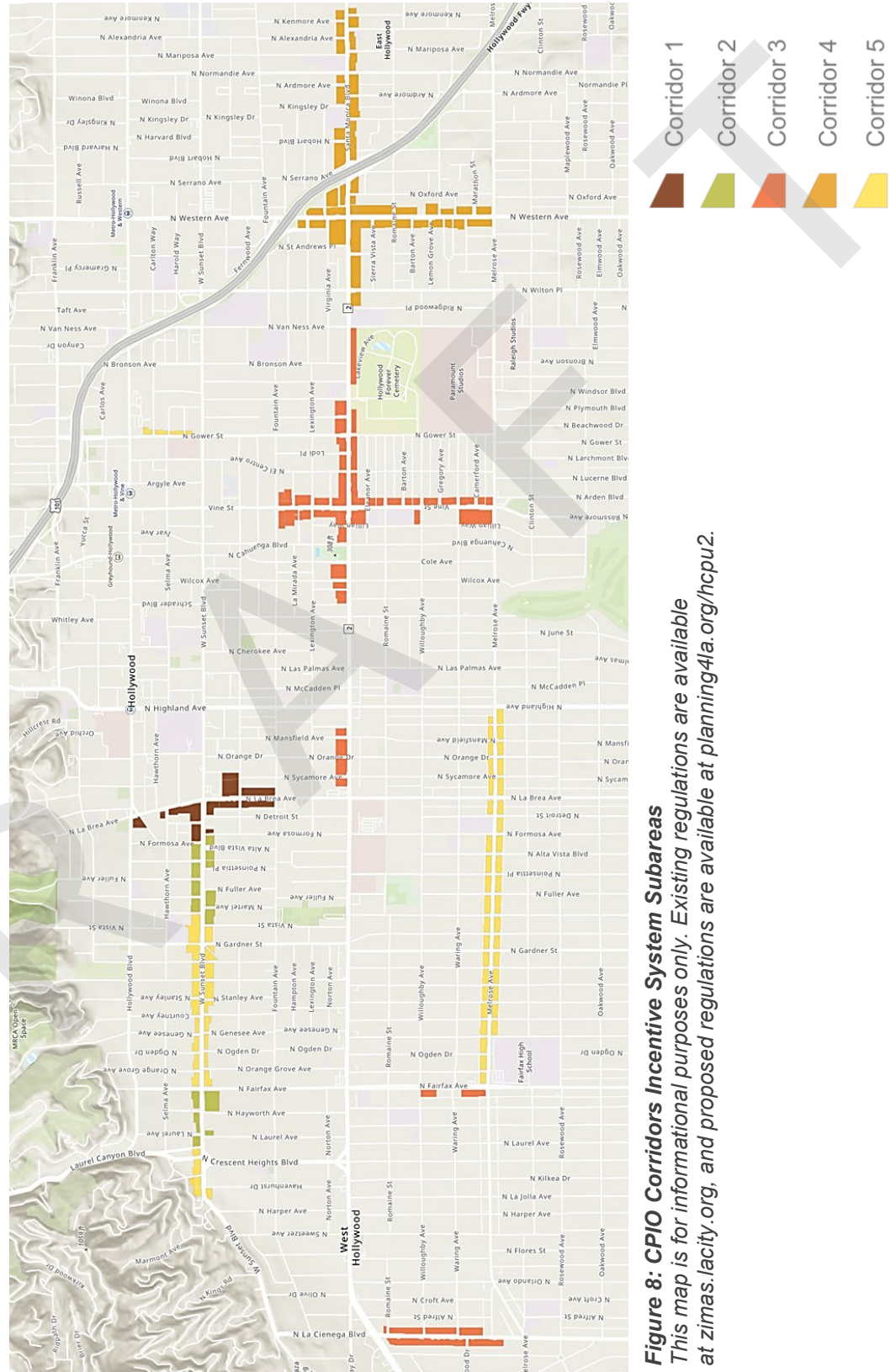


Figure 8: CPIO Corridors Incentive System Subareas
This map is for informational purposes only. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

Incentive System

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22 A.31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) that apply to all TOC Housing Developments located within a one-half mile radius of a Major Transit Stop.

As established in LAMC 12.22 A.31(d), TOC incentives and eligibility may be adjusted for an individual TOC Affordable Housing Incentive Area (LAMC 12.22 A.31(a)) through a Community Plan Update. The required percentages for On-Site Affordable Units may not be reduced below the percentages set forth in LAMC 12.22 A.31 and TOC incentives for residential density incentives shall meet or exceed a 35% increase, parking reductions shall be consistent with California Government Code Section 65915(d)(2), and incentives and concessions shall be consistent with California Government Code Section 65915(d)(2).

The Hollywood CPIO replaces the established Citywide TOC Guidelines for the Hollywood CPIO District Subareas shown in Figure 8 in this chapter. Various incentive categories are proposed for the five types of CPIO District Subareas. This incentive system program is optional for applicants seeking additional development rights in exchange for providing affordable housing units.

Eligibility

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

A CPIO Affordable Housing Project shall be eligible for Incentives if it meets all of the following requirements:

On-Site Restricted Affordable Units. In each Subarea, a CPIO Affordable Housing Project shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.

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

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

CPIO Bonus Incentives and CPIO Additional Incentives. All CPIO Affordable Housing Projects are eligible to receive the CPIO Bonus Incentives listed in Table 5 on page 39. Up to three CPIO Additional Incentives listed in Table 6 on page 40 may be granted based upon the affordability requirements described below. For the purposes of this section below “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through the Hollywood CPIO District.

Base FAR, Height, and Density

Base FAR, Height, and Density refer to the amount of square footage, height, and residential units that a project may provide on site based on the zone. For informational and illustrative purposes only, please see the Base Maps on pages 44-46.

CPIO Bonus Incentives

A CPIO Affordable Housing Project shall be granted a residential Density and FAR increase and a parking reduction as follows:

Table 5: Corridors CPIO Bonus Incentives

CPIO Subarea	Affordability %	CPIO Bonus Incentives			
		Density	FAR	Non-Residential Parking Reduction	Residential Parking Reduction
Corridor 1	11% ELI, or 15% VL, or 25% Lower	1/275	Up to 3.75:1	30%	0.5 spaces per unit
Corridor 2	10% ELI, or 14% VL, or 23% Lower	1/275	Up to 3:1		
Corridor 3	11% ELI, or 15% VL, or 25% Lower	1/275	Up to 3:1		
Corridor 4	11% ELI, or 15% VL, or 25% Lower	1/400	Up to 2.5:1		
Corridor 5	10% ELI, or 14% VL, or 23% Lower	1/275 for [Q]C4 parcels. 1/575 for [Q]CR or [Q]C1 parcels.	Up to 2:1		

**See definitions in Appendix B.*

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

CPIO Affordable Housing Projects may utilize the CPIO Bonus Incentives shown above by providing affordable units at the percentages indicated.

Automobile Parking

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

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

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

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

CPIO Additional Incentives

If eligible for CPIO Bonus Incentives, then, in addition to the CPIO Bonus Incentives above, a CPIO Affordable Housing Project may utilize up to three additional incentives from the menu of options listed below.

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

Table 6: Corridors CPIO Additional Incentives

CPIO Additional Incentives					
Commercial Zone Setback	Residential Zone Rear/Side Setback	Open Space Reduction	Lot Coverage Increase	Lot Width Reduction	Transitional Height
Any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5.	30% decrease of two yards	25%	35%	25%	Stepback at 45°, originating at 25'

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

Residential Zone Setback

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

Open Space. Up to 25 percent decrease from an open space requirement.

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

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

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

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

Height. For CPIO Affordable Housing Projects that have a residential use which occupies more than 50% of the total floor area within a building, the applicable Total Height and Transitional Height standards below count as one Incentive. This increase in height shall be applicable to a CPIO Affordable Housing Project over the entire parcel regardless of the number of underlying height limits.

Projects located on lots within the C2 Subarea, shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.

Total Height. In any subarea in which Height or number of stories is limited, the increase shall permit a maximum increase outlined in Table 7.

Table 7: Corridors Height Incentives

CPIO Subarea	Height Increase
Corridor 1	N/A (height is regulated by floor area)
Corridor 2	2 stories or 22'
Corridor 3	No Height Increase
Corridor 4	
Corridor 5	

Transitional Height. A CPIO Affordable Housing Project may utilize the following transitional height requirement in lieu of those found in LAMC 12.21.1 A.10, including any requirements for reduced building heights when a building is adjoining a more restrictive zone.

The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone or CPIO subarea.



100% Affordable Projects

Projects in which 100 percent of the residential units are restricted affordable units, excluding any manager unit(s) shall be eligible for the following CPIO Bonus Incentives and CPIO Additional Incentives. Incentives for a CPIO 100 Percent Affordable Housing Project are in Table 8; any other Additional Incentives from Table 6 may also be utilized for a total of three incentives.

Table 8: Corridors 100% Affordable Incentives

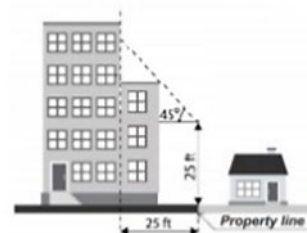
CPIO Subarea	CPIO Bonus Incentives				CPIO Additional Incentives	
	Density	FAR	Non-Residential Parking Reduction	Residential Parking Reduction	Residential Zone Rear/Side Setback	Transitional Height
Corridor 1	1/275	Up to 4.25:1	40%	No required parking	35% decrease of two yards	For the first 25': Stepback at 45°, originating at 25'
Corridor 2	1/275	Up to 3.75:1	40%		35% decrease of two yards	
Corridor 3	1/275	Up to 3.75:1	40%		30% decrease of two yards	
Corridor 4	1/400	Up to 3:1	40%		30% decrease of two yards	
Corridor 5	1/275 for [Q]C4 parcels. 1/575 for [Q]CR or [Q]C1 parcels.	Up to 3:1	40%		30% decrease of two yards	

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

Transitional Height

A CPIO Affordable Housing Project may utilize the following transitional height requirement in lieu of those found in LAMC 12.21.1 A.10, including any requirements for reduced building heights when a building is adjoining a more restrictive zone.

Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone.



Administrative Clearance for Affordable Housing Projects

CPIO Affordable Housing Projects that utilize CPIO Bonus Incentives and CPIO Additional incentives outlined above, and that comply with all other requirements of the CPIO, shall be approved with an Administrative Clearance.

Calculations

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

Site Plan Review Threshold. The threshold for a project triggering the Site Plan Review requirements of LAMC 16.05 shall be based on the number of units that would be permitted prior to any incentive density increase through the CPIO.

Replacement Housing

Projects that qualify as a CPIO Affordable Housing Project must meet any applicable housing replacement requirements of Government Code Section 65915(c)(3) (as it may be amended from time to time), subject to verification by HCIDLA prior to the issuance of any building permit. Replacement housing units required per this subsection may also count towards any required Restricted Affordable Units.

Affordability Covenants. Prior to issuance of an Administrative Clearance for a CPIO Affordable Housing Project, the following shall apply:

Prior to issuance of a Building Permit for any CPIO Affordable Housing Project, a covenant acceptable to the Department of Housing and Community Investment (HCIDLA) shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, government requirement, mortgage assistance program, or rental subsidy program.

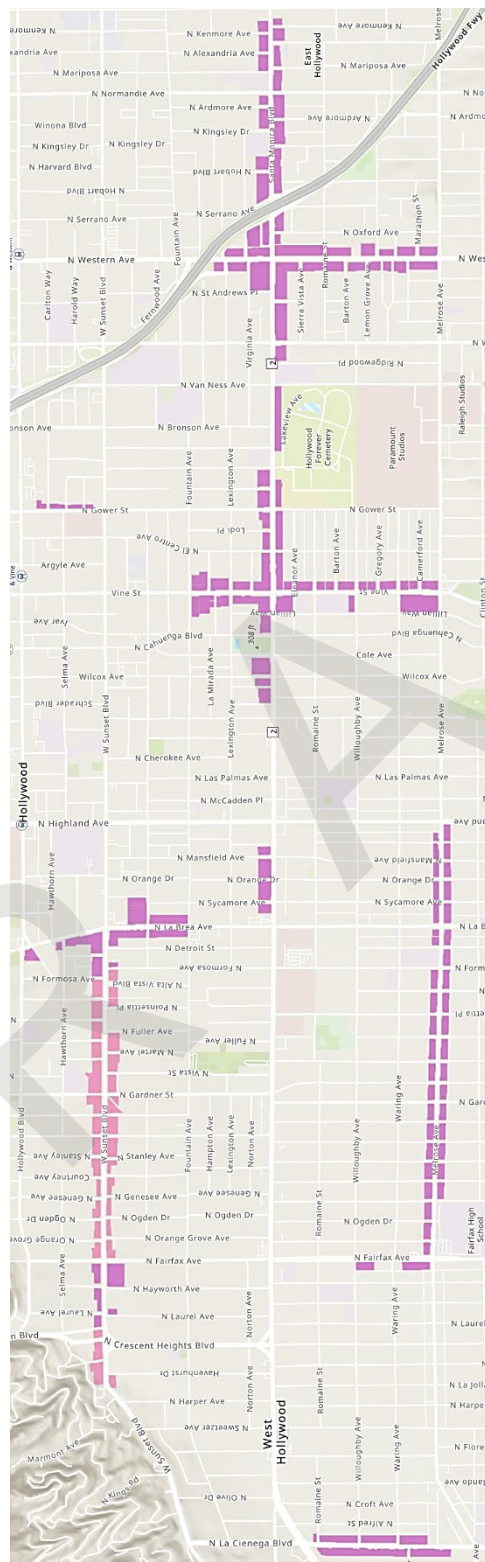
Any covenant described in this paragraph must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

FAR Base and Bonus

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

The Base FARs indicated on this map reflect zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

Base



Bonus

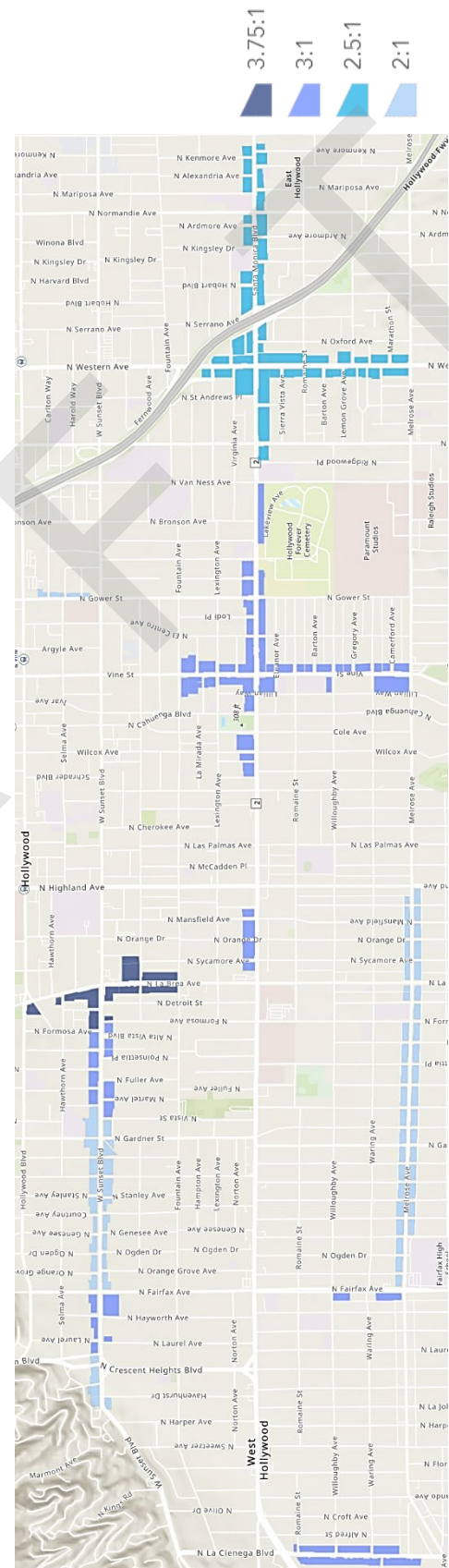


Figure 9: CPIO Corridors FAR Base and Bonus
Note: These maps are for informational purposes only.

Height Base and Bonus

Base Height indicates how tall a building or structure can be built on site; the height is measured by feet. Bonus Height indicates the maximum building or structure height that can be provided on site through the CPIO Affordable Housing Incentive System. The height of the areas indicated as Unspecified Height is limited by floor area regulations.

Base Heights indicated on this map reflect zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at [zimas.lacity.org](https://www.zimas.lacity.org), and proposed regulations are available at planning4la.org/hcpu2.

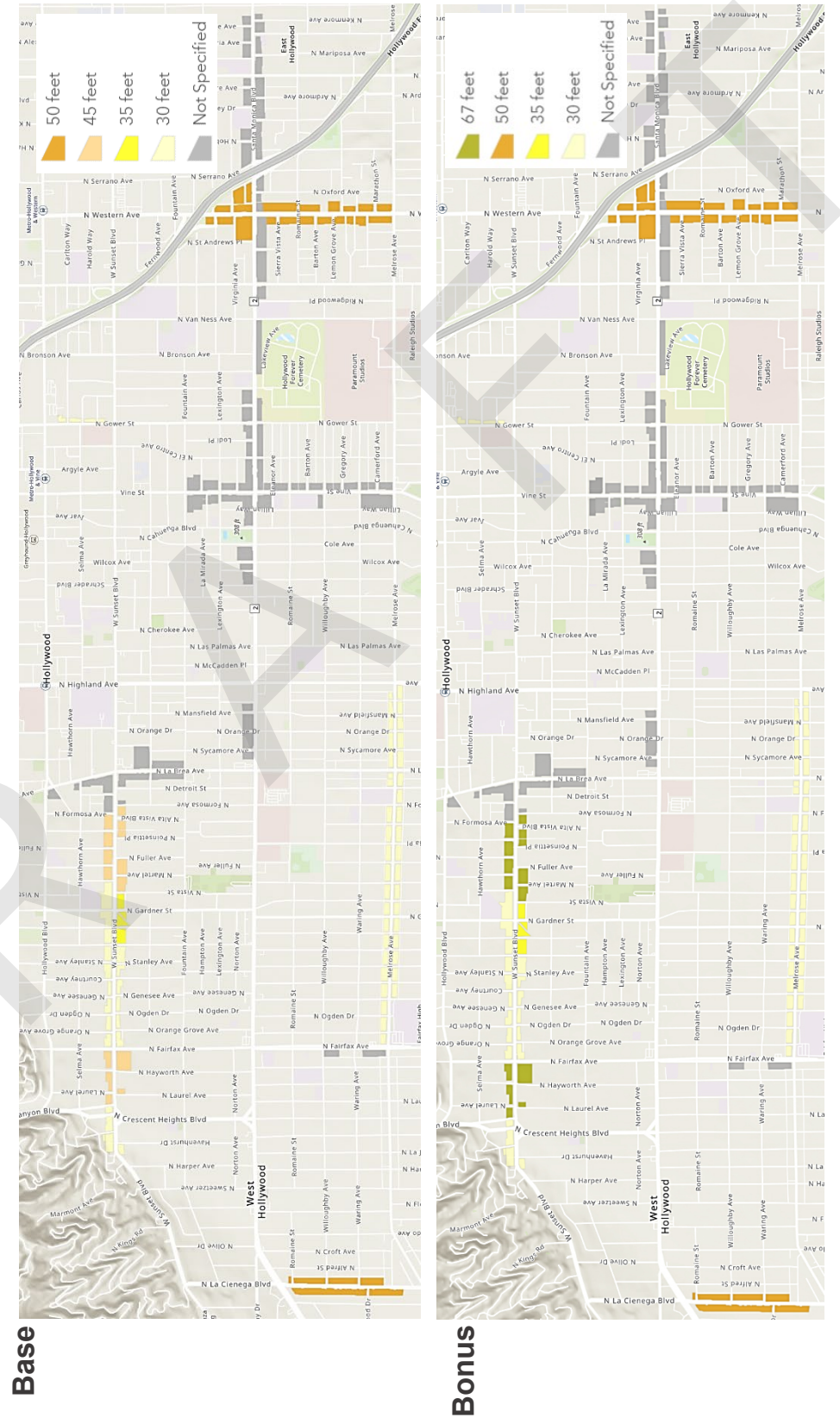


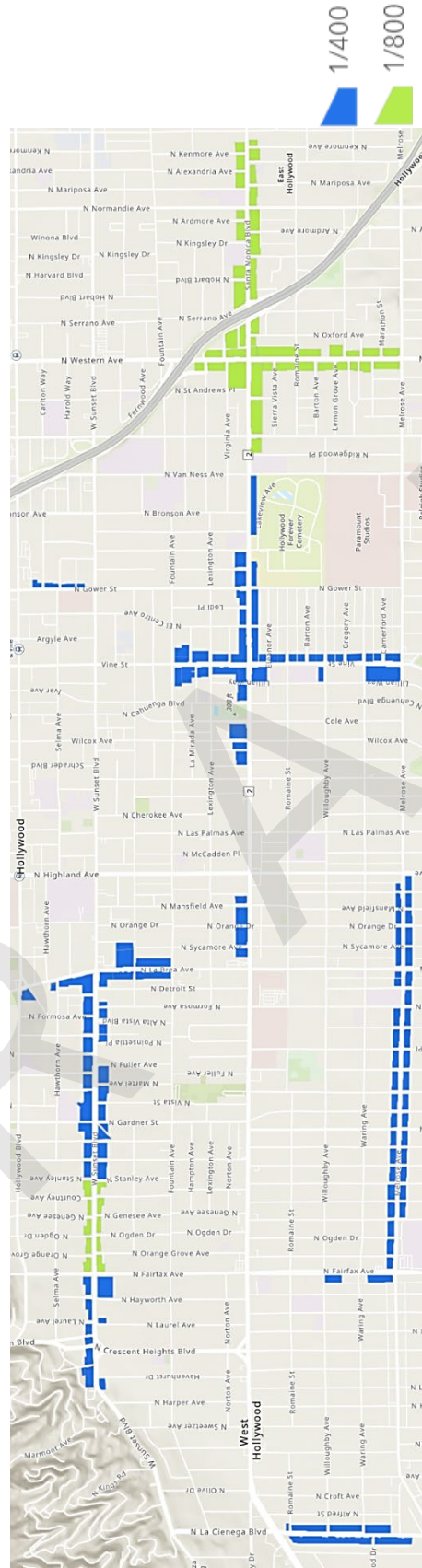
Figure 10: CPIO Corridors Height Base and Bonus
Note: These maps are for informational purposes only.

Density Base and Bonus

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

The Base Densities indicated on this map reflect zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at [zimas.lacity.org](https://www.zimas.lacity.org), and proposed regulations are available at planning4la.org/hcpu2.

Base



Bonus

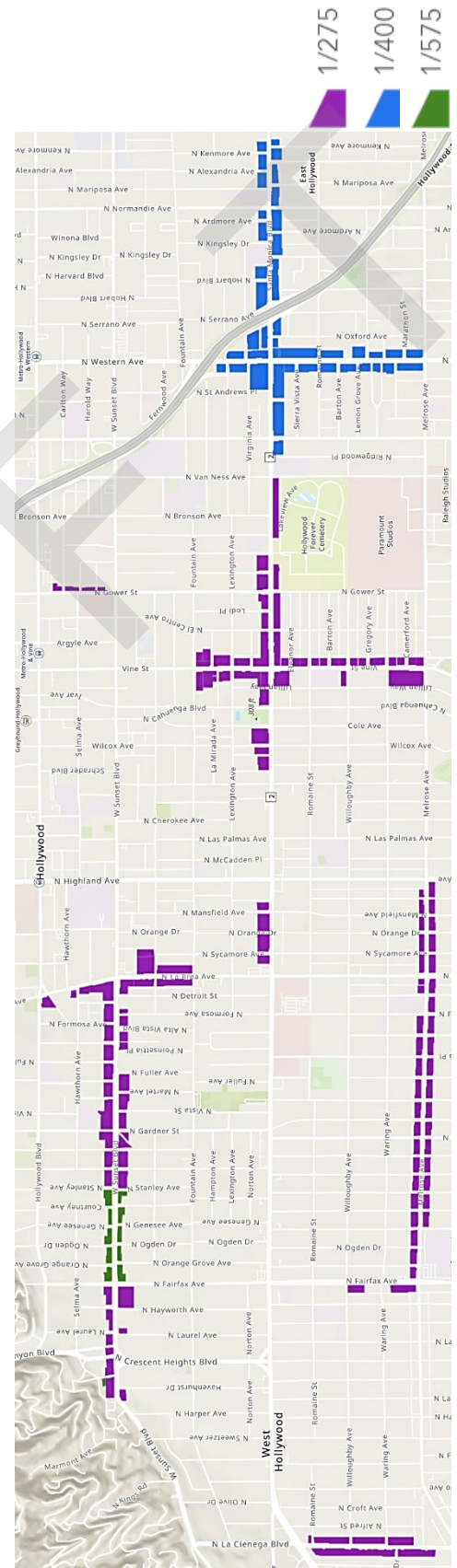


Figure 11: CPIO Corridors Density Base and Bonus
Note: These maps are for informational purposes only.

Development Standards

Building Floor Area Ratio (FAR), Height and Density. In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following development standards.

The Base Density, Height, and FAR varies for Corridors Subareas depending on the underlying zone. For informational and illustrative purposes only, please see the Base Maps on pages 44-46. Portions of the Corridors Subareas have new proposed Base FAR, Height, and/or Density as part of the Hollywood Community Plan Update; see the proposed General Plan Land Use Map and the Draft Land Use and Zone Change matrix to identify the specific areas proposed for change, available online planning4la.org/hcpu2.

Pedestrian Oriented Design Standards

All Projects in the Corridors Subareas are subject to the following development standards:

Ground Floor Location and Height

Each Project shall have a Ground Floor located within three feet above or below curb level. The Ground Floor shall have height of 14 feet or more as measured from the adjacent sidewalk grade.

Street Wall and Active Floor Area

To maintain or establish a street wall, structures shall be sited so that 100 percent of the street fronting building façade length is located within five feet of the Primary Lot Line.

The Ground Floor shall incorporate Active Floor Area along 100 percent of the lot width of the Primary Lot Line to a depth of at least 25 feet. Areas used for vehicular access, pedestrian access, or Pedestrian Amenity Spaces are exempt from this requirement.

For the purpose of meeting the 100 percent street wall requirement, a Paseo, Arcade, or Pedestrian Amenity Space no more than 15 percent of the lot width shall qualify as street fronting building façade.

A recessed entry no more than 15 feet from the setback line qualifies as building façade for the purpose of meeting the 100 percent street wall requirement. The recessed entry may not exceed nine feet in width.

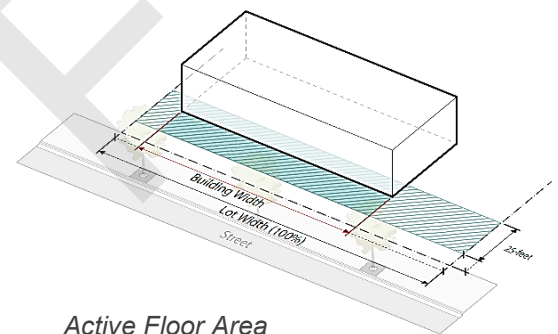
Pedestrian Access

Each building shall have at least one Street Oriented Entrance that provides access to the primary lot line. A Street-Oriented Entrance shall occur at least once every 75 feet and shall be no more than three feet above or below the adjacent sidewalk grade.

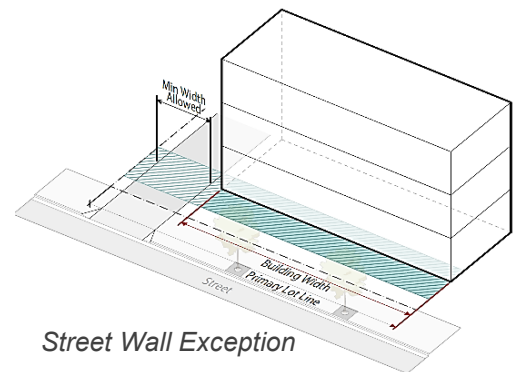
For non-residential Projects, Street-Oriented Entrances shall be accessible during business hours.

Transparency

Transparent glazing shall occupy a minimum of 50 percent of the Ground Floor and a minimum of 30 percent of the upper story facades located along street frontages.



Active Floor Area



Street Wall Exception

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

The above Transparency regulations shall not apply to portions of projects with Ground Floor residential dwelling units.

Surface Parking

New stand alone surface parking lots shall be prohibited.

Surface parking lots for on-site uses shall not be located between a new building and the Primary Lot Line. Where surface parking lots abut public streets that are not the Primary Frontage, a three-foot landscape buffer shall be provided.

Parking Structures

Parking, storage, loading, and mechanical equipment shall be oriented away from the public realm in the following ways:

- Ground-floor parking, storage, loading, or mechanical equipment areas within new buildings, including stand-alone parking structures, shall be buffered with Active Floor Area with a minimum depth of 25 feet, between the parking area or loading area, and the building's Primary Frontage, except for necessary access pathways and driveways. Alley-facing facades are exempt from this requirement.
- All parking, loading, or vehicular circulation areas located above the Ground Floor shall be screened with materials that are substantially similar in appearance and application to those used on the Active Floor Area portions of the building. Open screening materials such as perforated metal, mesh, or landscape trellis, may not be used to satisfy this requirement.



Parking with Active Floor Area

Alleys

Loading, service and mechanical areas that require access from a public right-of-way shall provide access from alleys where available, or from non-Primary Frontages, where available, and where alleys are not present.

Parking Space Maintenance for Eligible Historic Resources

Adaptive reuse involving an Eligible Historic Resource shall be exempt from providing additional off-street parking space requirements. The existing required number of parking spaces shall be maintained.

Driveways and Vehicular Access

Vehicular access to off-street parking and loading areas shall not be provided from the Primary Frontage, unless determined feasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from each other as part of the same project.

Driveways and Vehicular Access requirements do not apply to parcels within the CPIO along Sunset Boulevard between Marmont Lane and La Brea Avenue.

General Design Standards

Landscape Buffer

A five-foot landscape buffer, inclusive of all required setbacks, shall be provided between the Project site and any abutting lot zoned RD1.5 or more restrictive. Landscaping that is drought tolerant, evergreen, and capable of growing to a height of 10 feet shall be utilized, and a decorative masonry wall a minimum of six feet and a maximum of eight feet in height shall be constructed along the shared property line.

Shade Trees in Parking Lots

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

Properties in the Corridors Subareas located on Melrose Avenue between Fairfax Avenue and Highland Avenue are subject to the following development standards:

Tenant Size

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

Change of Use

No additional off-street automobile parking shall be required when a change of use is made within an existing commercial tenant space.



Chapter Four

Multi-family Residential Subareas

Overview

The Multi-family Residential Subareas identify opportunity areas in places where new housing can be built, such as near the Regional Center and major commercial and transit corridors. Residents can take advantage of living near attractions and job centers, and choose several travel options, including walking and using Metro stations and bus lines.

Additionally, other areas focus on maintaining residential neighborhood stability, and guide new infill residential development to be compatible with the existing character.

Mixed-income and 100 percent affordable housing is incentivized through the establishment of a base/bonus system, wherein projects are granted increased development rights when dwelling units are reserved for lower-income households.

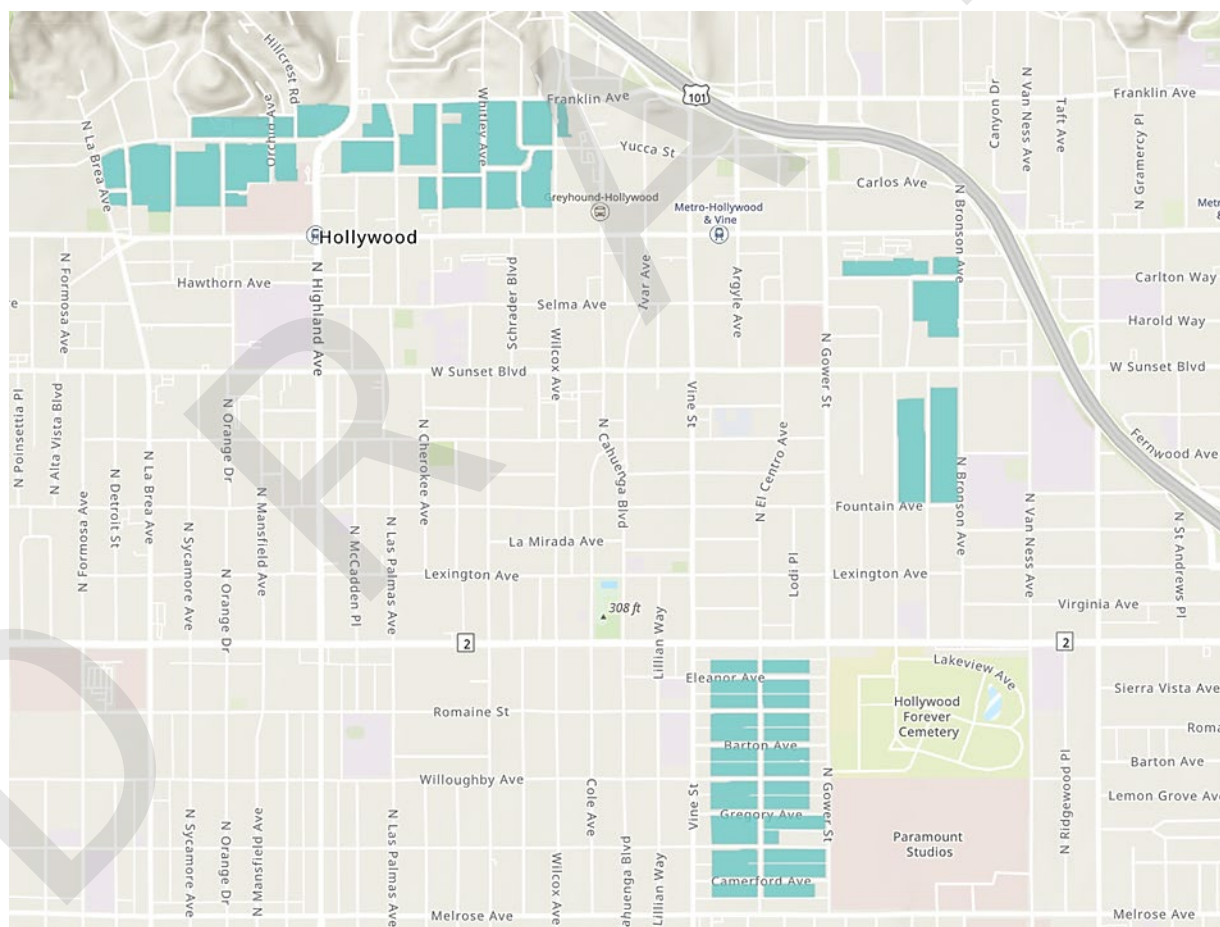


Figure 12: CPIO Multi-Family Residential Subareas

This map is for informational purposes only. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

The Multi-family Residential Subareas consist of three areas as outlined below:



MF1

The areas between Highland Avenue, Cahuenga Boulevard, Hollywood Boulevard, and Franklin Avenue.
(See Figure 13 on the next page.)



MF2

The area adjacent to the Magic Castle; the area between Sunset Gower and Sunset Bronson Studios; and the area east of the Selma Labaig historic district.
(See Figure 13 on the next page.)



MF3

The area west of Paramount Pictures between Santa Monica Boulevard, Melrose Avenue, Vine Street, and Gower Street.
(See Figure 13 on the next page.)

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The Multi-family CPIO Subareas seek to increase affordable housing near transit stations, encourage contextual FAR bonuses in lower scale corridors and adjacent to historic resources, preserve height limits, incentivize parking reductions, and create incentives for 100% affordable housing projects.

The locations of the three Multi-family Subareas Multi-family 1 (MF1), Multi-family 2 (MF2), and Multi-family 3 (MF3) are indicated in Figure 13 below.

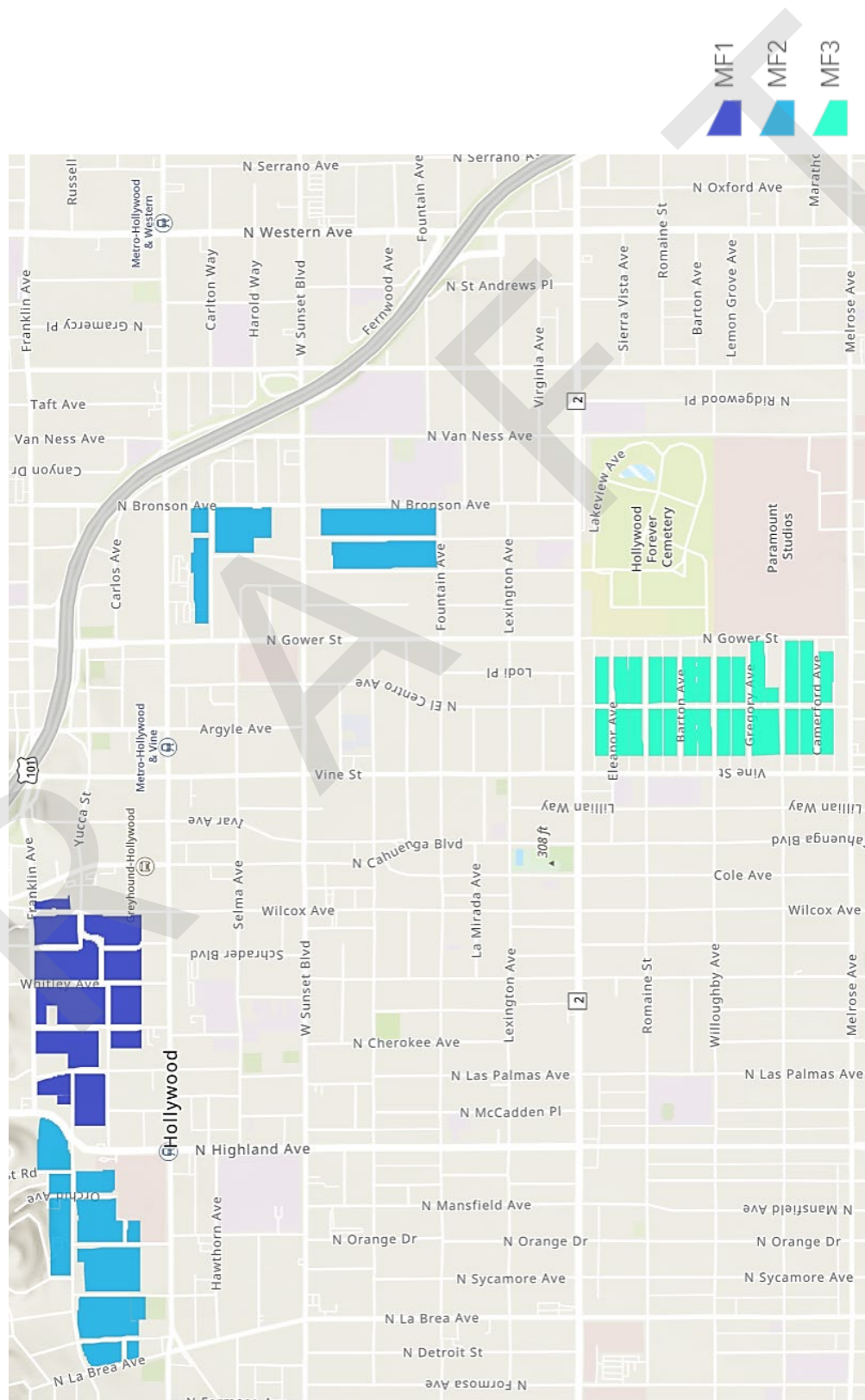


Figure 13: CPIO Multi-family Residential Incentive System Subareas
This map is for informational purposes only. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

Incentive System

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22 A.31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) that apply to all TOC Housing Developments located within a one-half mile radius of a Major Transit Stop.

As established in LAMC 12.22 A.31(d), TOC incentives and eligibility may be adjusted for an individual TOC Affordable Housing Incentive Area (LAMC 12.22 A.31(a)) through a Community Plan Update. The required percentages for On-Site Affordable Units may not be reduced below the percentages set forth in LAMC 12.22 A.31 and TOC incentives for residential density incentives shall meet or exceed a 35% increase, parking reductions shall be consistent with California Government Code Section 65915(d)(2), and incentives and concessions shall be consistent with California Government Code Section 65915(d)(2).

The Hollywood CPIO replaces the established Citywide TOC Guidelines for the Hollywood CPIO District Subareas shown in Figure 13 in this chapter. Various incentive categories are proposed for the three types of CPIO District Subareas. This incentive system program is optional for applicants seeking additional development rights in exchange for providing affordable housing units.

Eligibility

Projects shall qualify as CPIO Affordable Housing Projects provided they include a base of five residential units or more and provide affordable units at the percentages indicated below.

A CPIO Affordable Housing Project shall be eligible for Incentives if it meets all of the following requirements:

On-Site Restricted Affordable Units. In each Subarea, a CPIO Affordable Housing Project shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.

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

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

CPIO Bonus Incentives and CPIO Additional Incentives. All CPIO Affordable Housing Projects are eligible to receive the CPIO Bonus Incentives listed in Table 9. Up to three CPIO Additional Incentives listed in Table 10 may be granted based upon the affordability requirements described below. For the purposes of this section below “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through the Hollywood CPIO District.

Base FAR, Height, and Density

Base FAR, Height, and Density refer to the amount of square footage, height, and residential units that a project may provide on site based on the zone. For informational and illustrative purposes only, please see the Base Maps on pages 62-64.

CPIO Bonus Incentives

A CPIO Affordable Housing Project shall be granted a residential density and FAR increase and a parking reduction as follows:

Table 9: Multi-family CPIO Bonus Incentives

CPIO Subarea	Affordability %	CPIO Bonus Incentives		
		Density	FAR	Residential Parking Reduction
MF1	11% ELI, or 15% VL, or 25% Lower	1/275 for [Q]R5 parcels. 1/400 for [Q]R4 parcels.	Up to 6:1	0.5 spaces per unit
MF2	11% ELI, or 15% VL, or 25% Lower	1/400	Up to 3.75:1	
MF3	11% ELI, or 15% VL, or 25% Lower	1/400		

**See definitions in Appendix B.*

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

CPIO Affordable Housing Projects may utilize the CPIO Bonus Incentives shown above by providing affordable units at the percentages indicated.

Automobile Parking

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

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

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

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

CPIO Additional Incentives

If eligible for CPIO Bonus Incentives, then, in addition to the CPIO Bonus Incentives above, a CPIO Affordable Housing Project may utilize up to three CPIO Additional Incentives from the menu of options listed below.

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

Table 10: Multi-family CPIO Additional Incentives

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

Residential Zone Setback

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

Open Space. Up to 25 percent decrease from an open space requirement.

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

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

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

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

Height. For CPIO Affordable Housing Projects that have a residential use which occupies more than 50% of the total floor area within a building, the applicable Total Height and Transitional Height standards below count as one Incentive. This increase in

height shall be applicable to a CPIO Affordable Housing Project over the entire parcel regardless of the number of underlying Height limits.

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

Total Height. In any zone in which Height or number of stories is limited, this Height increase shall permit a maximum of two additional stories up to 22 additional feet.

Transitional Height. A CPIO Affordable Housing Project may utilize the following transitional height requirement in lieu of those found in LAMC 12.21.1 A.10, including any requirements for reduced building heights when a building is adjoining a more restrictive zone.

The building Height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone or CPIO subarea.



100% Affordable Projects

Projects in which 100 percent of the residential units are restricted affordable units, excluding any manager unit(s) shall be eligible for the following CPIO Bonus Incentives and CPIO Additional Incentives. Incentives for a CPIO 100 Percent Affordable Housing Project are outlined in Table 11 below; any other Additional incentives from Table 10 may also be utilized for a total of three incentives.

Table 11: Multi-family 100% Affordable Incentives

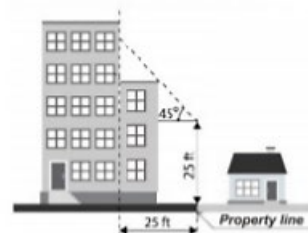
CPIO Subarea	CPIO Bonus Incentives			CPIO Additional Incentives		
	Density	FAR	Residential Parking Reduction	Residential Zone Rear/Side Setback	Height Increase	Transitional Height
MF1	1/200	Up to 6:1	No required parking	35% decrease of two yards	2 stories or 22'	For the first 25': Stepback at 45°, originating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

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

Transitional Height

A CPIO Affordable Housing Project may utilize the following transitional height requirement in lieu of those found in LAMC 12.21.1 A.10, including any requirements for reduced building heights when a building is adjoining a more restrictive zone.

Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone.



Administrative Clearance for Affordable Housing Projects

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

Calculations

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

Site Plan Review Threshold. The threshold for a project triggering the Site Plan Review requirements of LAMC 16.05 shall be based on the number of units that would be permitted prior to any incentive density increase through the CPIO.

Replacement Housing

Projects that qualify as a CPIO Affordable Housing Project must meet any applicable housing replacement requirements of Government Code Section 65915(c)(3) (as it may be amended from time to time), subject to verification by HCIDLA prior to the issuance of any building permit. Replacement housing units required per this subsection may also count towards any required Restricted Affordable Units.

Affordability Covenants. Prior to issuance of an Administrative Clearance for a CPIO Affordable Housing Project, the following shall apply:

Prior to issuance of a Building Permit for any CPIO Affordable Housing Project, a covenant acceptable to the Department of Housing and Community Investment (HCIDLA) shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, government requirement, mortgage assistance program, or rental subsidy program.

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

FAR Base and Bonus

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

The Base FARs indicated on this map reflect zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at [zimas.lacity.org](https://www.zimas.lacity.org), and proposed regulations are available at planning4la.org/hcpu2.

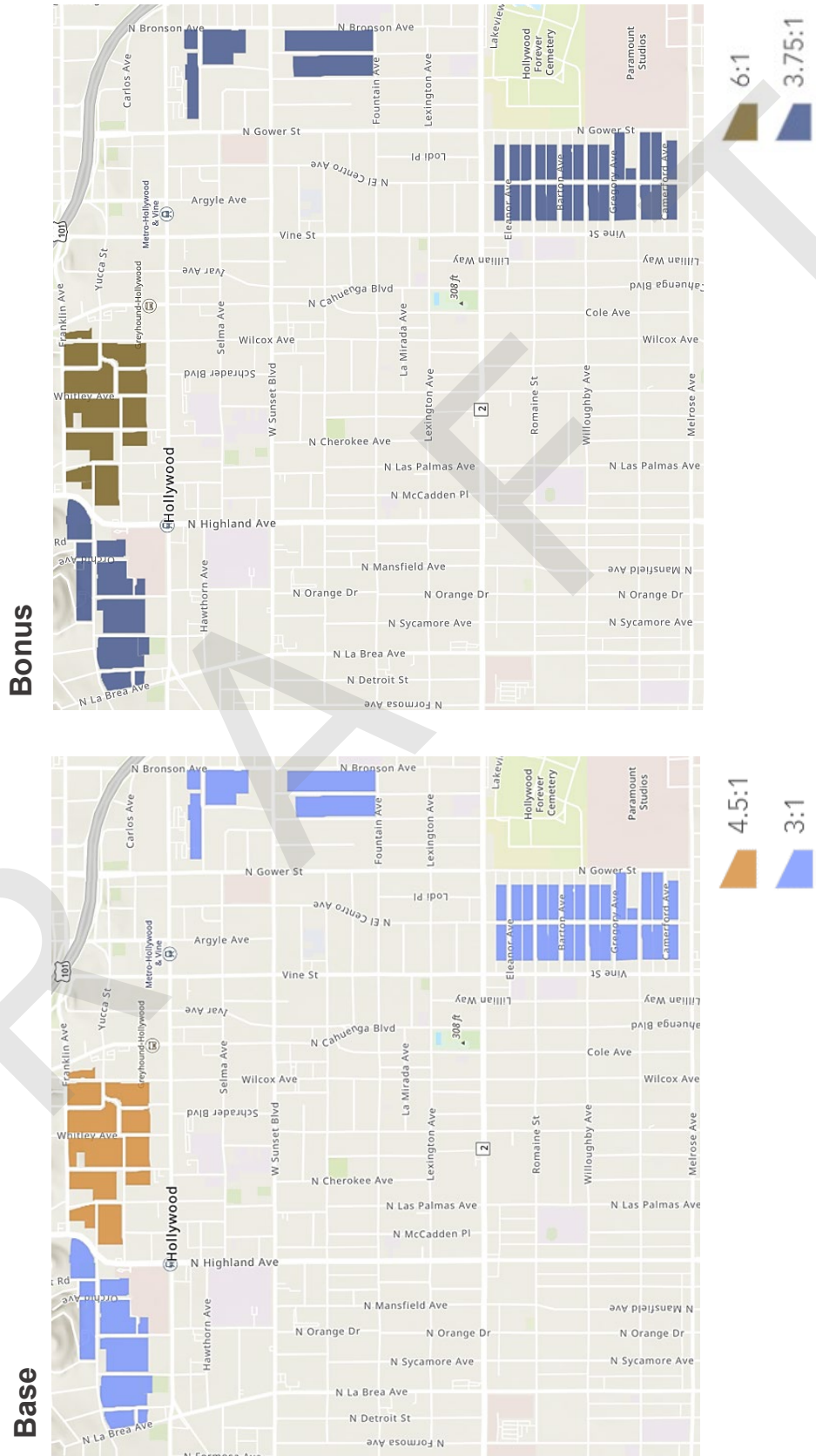


Figure 14: CPIO Multi-family FAR Base and Bonus
Note: These maps are for informational purposes only.

Height Base and Bonus

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

The Base Heights indicated on this map reflect zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

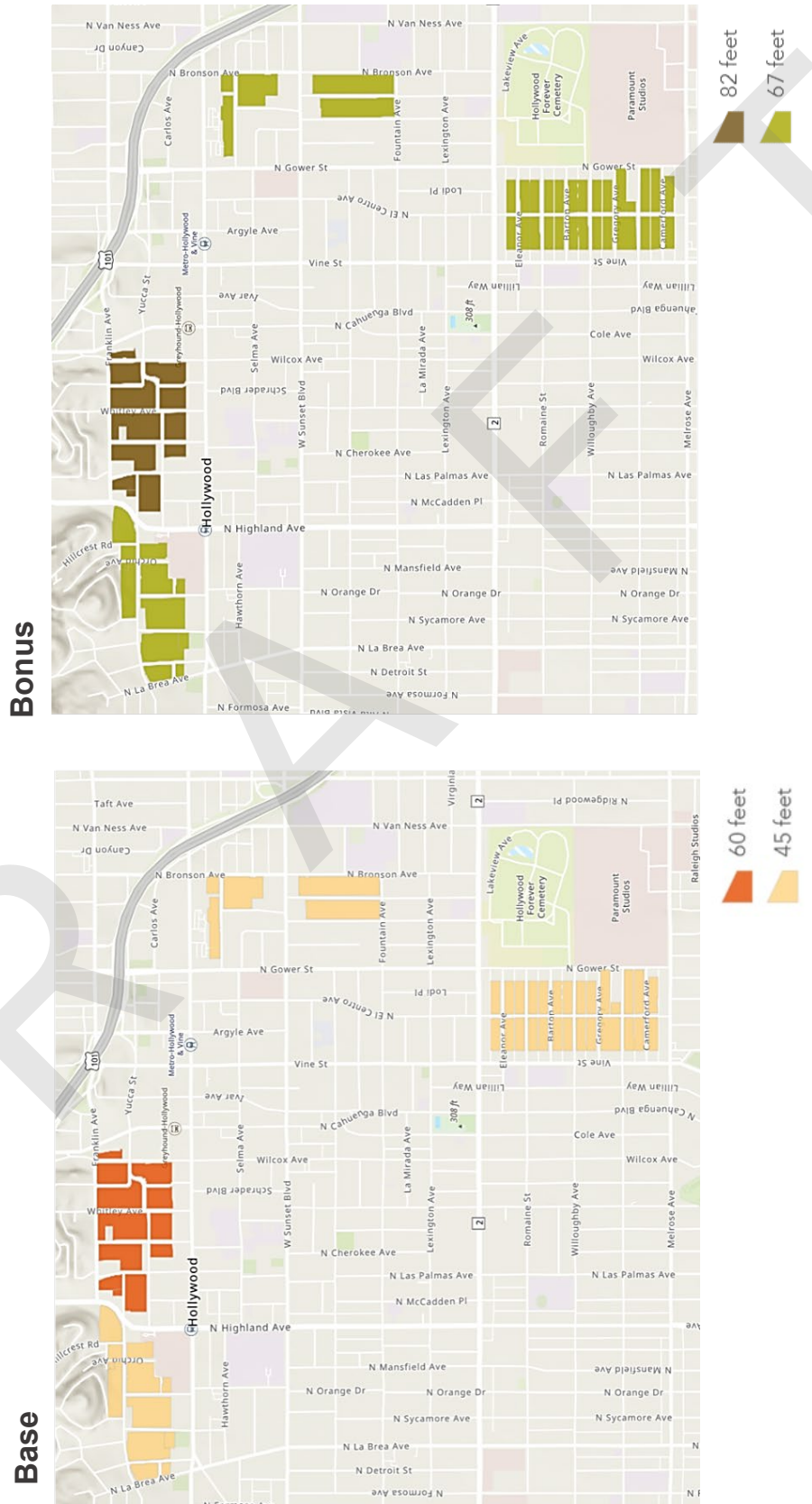


Figure 15: CPIO Multi-family Height Base and Bonus
Note: These maps are for informational purposes only.

Density Base and Bonus

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

The Base Densities indicated on this map reflect and zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at [zimas.lacity.org](https://www.lacity.org/planning4la.org/hcpu2), and proposed regulations are available at [planning4la.org/hcpu2](https://www.lacity.org/planning4la.org/hcpu2).

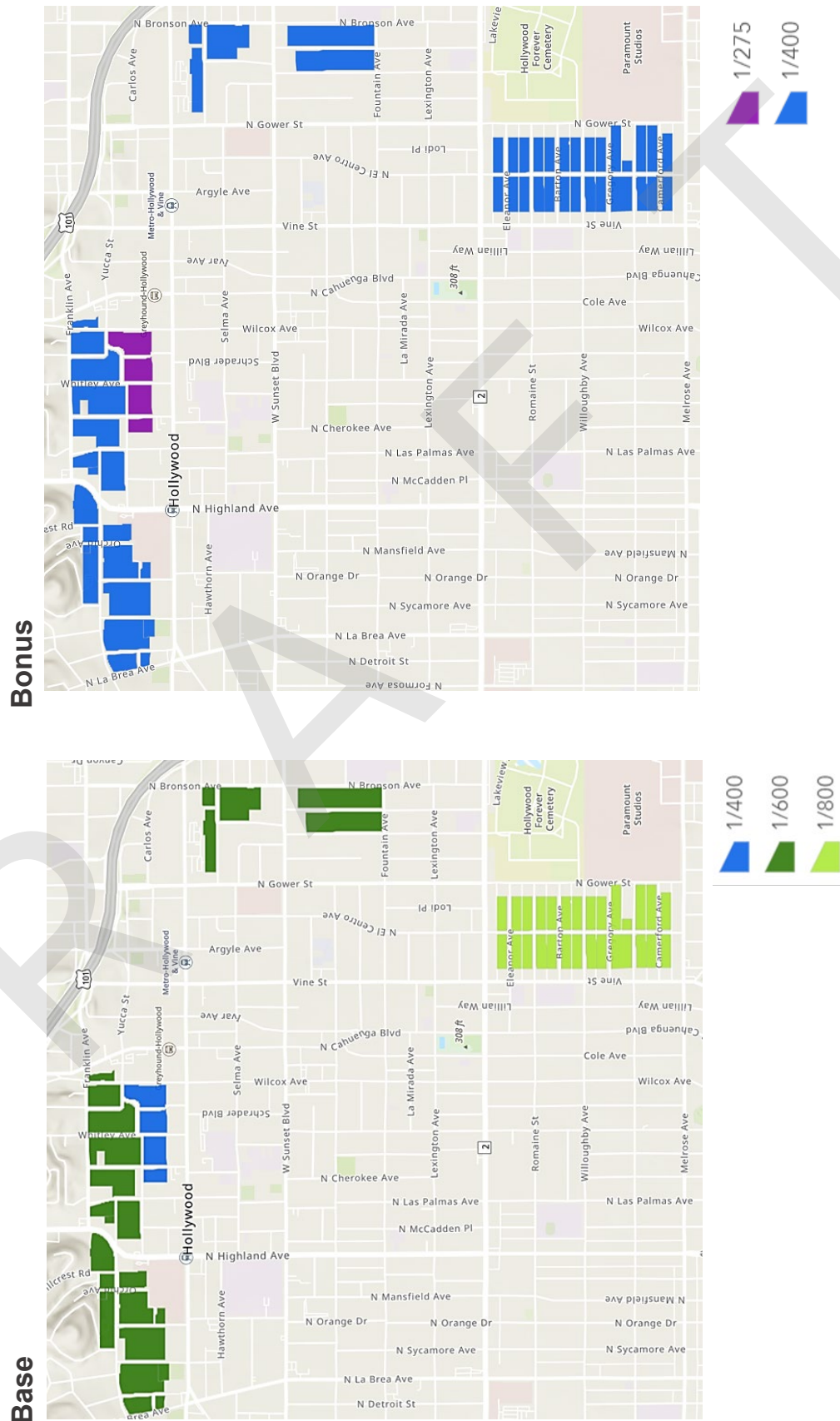


Figure 16: CPIO Multi-family Density Base and Bonus
Note: These maps are for informational purpose only.

Development Standards

Building Floor Area Ratio (FAR), Height and Density. In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following development standards.

The Base Density, Height, and FAR varies for Multi-family Subareas depending on the underlying zone. For informational and illustrative purposes only, please see the Base Maps on pages 62-64. Portions of the Multi-family Subareas have new proposed Base FAR, Height, and/or Density as part of the Hollywood Community Plan Update; see the proposed General Plan Land Use Map and the Draft Land Use and Zone Change matrix to identify the specific areas proposed for change, available online planning4la.org/hcpu2.

Use

Hotel uses are prohibited within Multi-family Residential CPIO Subareas.

MF1, MF2, MF3

All Projects in the Multi-family Residential Subareas are subject to the following development standards:

Setback

The exterior wall of the building frontage shall be located no closer to the street than the exterior wall of the adjacent building closest to the street, and shall be located no further from the street than the exterior wall of the adjacent building farthest from the street.

Ground Floor Location

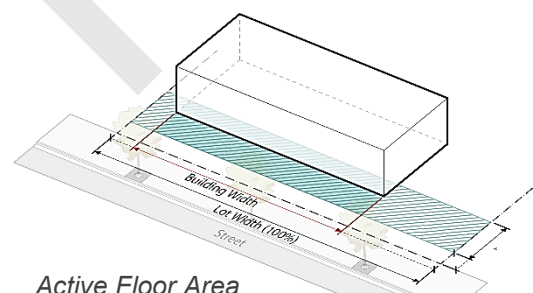
Each Project shall have a Ground Floor located within three feet above or below curb level.

Street Wall and Active Floor Area

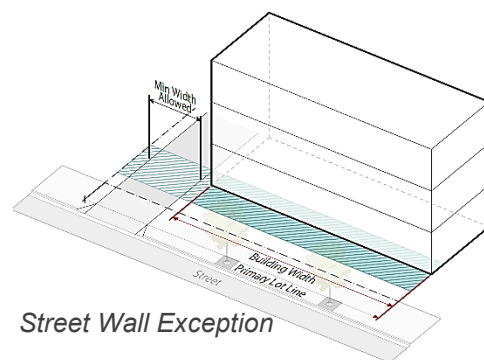
To maintain or establish a street wall, the Ground Floor shall incorporate Active Floor Area along 100 percent of the lot width for all street fronting lot lines to a depth of at least 18 feet. Areas used for vehicular access, pedestrian access, or Landscape Amenity Spaces are exempt from this requirement.

For the purpose of meeting the 100 percent street wall requirement, a Paseo, Arcade, or Landscape Amenity Space no more than 15 percent of the lot width shall qualify as street fronting building façade.

A recessed entry no more than 15 feet from the setback line qualifies as building façade for the purpose of meeting the 100 percent street wall requirement. The recessed entry may not exceed nine feet in width.



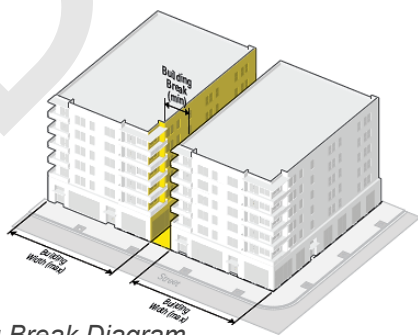
Active Floor Area



Street Wall Exception

Building Break

Development sites with a frontage of more than 200 feet shall provide a minimum 10-foot wide Building Break or a Landscape Amenity Space measuring at least 15 feet by 15 feet for each 100 feet of width.



Building Break Diagram



Landscape Amenity Space

Entries

Each Building shall have at least one Street Oriented Entrance that provides access to the primary lot line. A Street-Oriented Entrance or a Landscape Amenity Space shall occur at least once every 100 feet and shall be no more than three feet above or below the adjacent sidewalk grade.

Parking

New stand alone street fronting surface parking lots shall be prohibited.

Surface parking lots for on-site uses shall not be located between a new building and the Primary Lot Line. Where surface parking lots abut public streets that are not the Primary Frontage, a three-foot landscape buffer shall be provided.

All parking, loading, or vehicular circulation areas located above the Ground Floor shall be screened with materials that are substantially similar in appearance and application to those used on the Active Floor Area portions of the building. Open screening materials such as perforated metal, mesh, or landscape trellis, may not be used to satisfy this requirement.

Vehicular Access

Vehicular access to off-street parking and loading areas shall not be provided from the Primary Frontages, unless determined feasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed the minimum width required by LADOT or 30 feet whichever is less. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from each other as part of the same project.

Service Access

Loading, service and mechanical areas that require access from a public right-of-way shall provide access from alleys where available, or from non-Primary Frontages, where available, and where alleys are not present.

Chapter Five

Character Residential Subarea

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

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



Selma Labaig
California Register District



Afton Square
California Register District



Vista Del Mar/Carlos
California Register District



Colegrove
Eligible Historic District



Mansfield
Eligible Historic District



Fountain Bungalows
Eligible Historic District

Character Residential CPIO Subarea

The Character Residential CPIO Subarea seeks to protect historic resources, maintain FAR and height limits, encourage continued use of existing structures, guide contextual new development, incentivize parking reductions, and create incentives for 100% affordable housing projects.

The locations of the Character Residential (CR) Subarea are indicated in Figure 17 below.

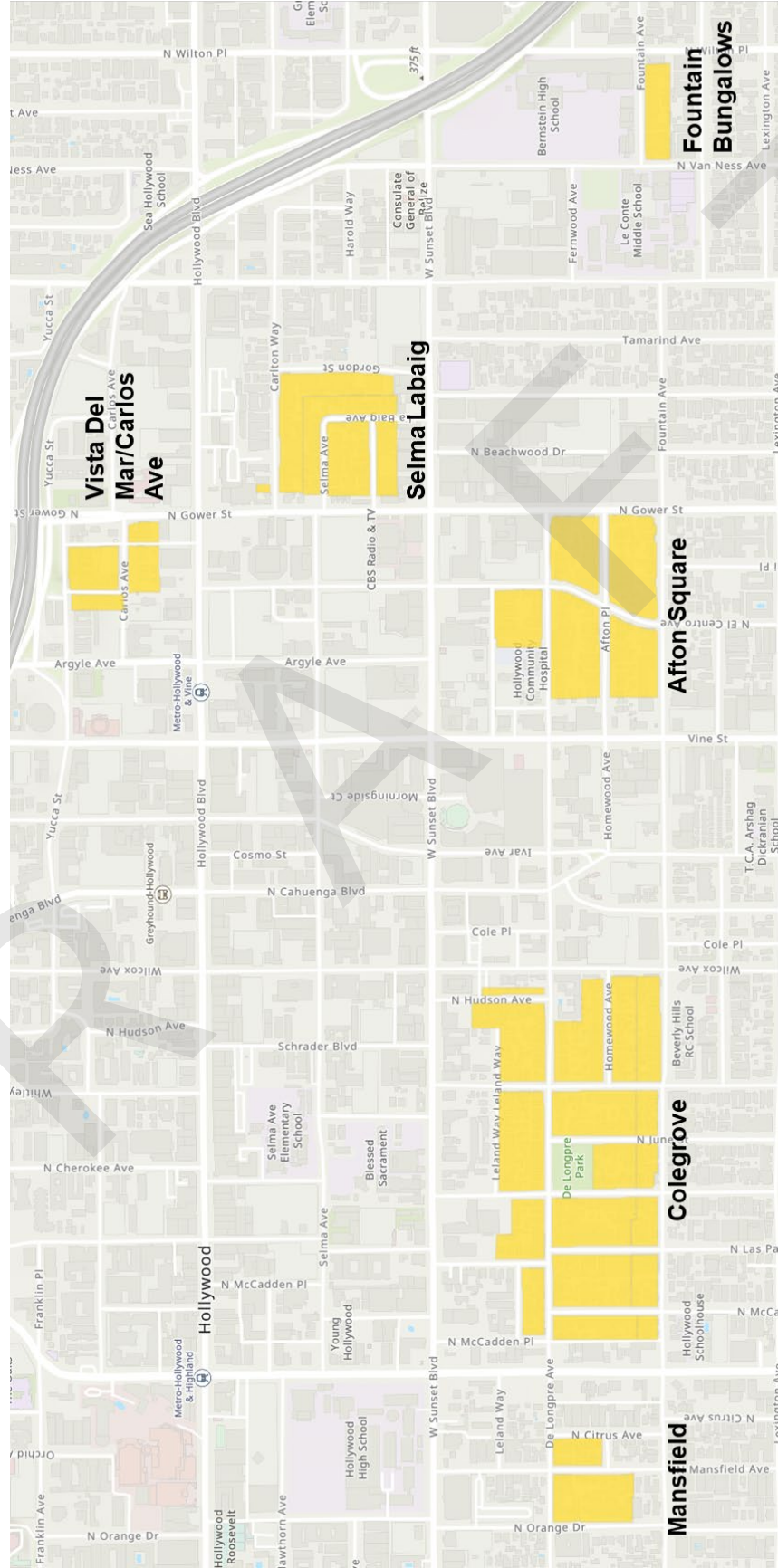


Figure 17: CPIO Character Residential Subarea
 This map is for informational purposes only. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

Incentive System

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22 A.31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) that apply to all TOC Housing Developments located within a one-half mile radius of a Major Transit Stop.

As established in LAMC 12.22 A.31(d), TOC incentives and eligibility may be adjusted for an individual TOC Affordable Housing Incentive Area (LAMC 12.22 A.31(a) through a Community Plan Update. The required percentages for On-Site Affordable Units may not be reduced below the percentages set forth in LAMC 12.22 A.31 and TOC incentives for residential density incentives shall meet or exceed a 35% increase, parking reductions shall be consistent with California Government Code Section 65915(d)(2), and incentives and concessions shall be consistent with California Government Code Section 65915(d)(2).

The Hollywood CPIO replaces the established TOC Guidelines for the Hollywood CPIO District Subarea shown in Figure 17 in this chapter. Various incentive categories are proposed for the CPIO District Subarea. This incentive system program is optional for applicants seeking additional development rights in exchange for providing affordable housing units.

Eligibility

Projects shall qualify as CPIO Affordable Housing Projects provided they include a base of five residential units or more and provide affordable units at the percentages indicated below.

A CPIO Affordable Housing Project shall be eligible for Incentives if it meets all of the following requirements:

On-Site Restricted Affordable Units. In each Subarea, a CPIO Affordable Housing Project shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.

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

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

CPIO Bonus Incentives and CPIO Additional Incentives. All CPIO Affordable Housing Projects are eligible to receive the CPIO Bonus Incentives listed in Table 12 below. Up to two CPIO Additional Incentives listed in Table 13 below may be granted based upon the affordability requirements described below. For the purposes of this section below “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through the Hollywood CPIO District.

Base FAR, Height, and Density

Base FAR, Height, and Density refer to the amount of square footage, height, and residential units that a project may provide on site based on the zone. For informational and illustrative purposes only, please see the Base Maps on pages 77-79.

CPIO Bonus Incentives

A CPIO Affordable Housing Project shall be granted a residential density increase and a parking decrease as follows:

Table 12: Character Residential CPIO Bonus Incentives

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

**See definitions in Appendix B.*

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

CPIO Affordable Housing Projects may utilize the CPIO Bonus Incentives shown above by providing affordable units at the percentages indicated.

Automobile Parking

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

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

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

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

CPIO Additional Incentives

If eligible for CPIO Bonus Incentives, then, in addition to the CPIO Bonus Incentives above, a CPIO Affordable Housing Project may utilize up to two CPIO Additional Incentives from the menu of options listed below.

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

Table 13: Character Residential CPIO Additional Incentives

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

Residential Zone Setback

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

Open Space. Up to 25 percent decrease from an open space requirement.

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

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

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

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

Height. No height incentive is provided.

100% Affordable Projects

Projects in which 100 percent of the residential units are restricted affordable units, excluding any manager unit(s) shall be eligible for the following CPIO Bonus Incentives and CPIO Additional Incentives. Incentives for a CPIO 100 Percent Affordable Housing Project are outlined in Table 14 below; any other CPIO Additional Incentives in Table 13 may also be utilized for a total of three incentives.

Table 14: Character Residential 100% Affordable Incentives

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

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

Administrative Clearance for Affordable Housing Projects

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

Calculations

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

Site Plan Review Threshold. The threshold for a project triggering the Site Plan Review requirements of LAMC 16.05 shall be based on the number of units that would be permitted prior to any incentive density increase through the CPIO.

Replacement Housing

Projects that qualify as a CPIO Affordable Housing Project must meet any applicable housing replacement requirements of Government Code Section 65915(c)(3) (as it may be amended from time to time), subject to verification by HCIDLA prior to the issuance of any building permit. Replacement housing units required per this subsection may also count towards any required Restricted Affordable Units.

Affordability Covenants. Prior to issuance of an Administrative Clearance for a CPIO Affordable Housing Project, the following shall apply:

Prior to issuance of a Building Permit for any CPIO Affordable Housing Project, a covenant acceptable to the Department of Housing and Community Investment (HCIDLA) shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, government requirement, mortgage assistance program, or rental subsidy program.

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

Development Standards

Building Floor Area Ratio (FAR), Height and Density. In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following development standards.

The Base Density, Height, and FAR varies for the Character Residential Subarea depending on the underlying zone. For informational and illustrative purposes only, please see the Base Maps on pages 77-79. A few areas within the Character Residential Subarea have new proposed Base FAR, Height, and/or density as part of the Hollywood Community Plan Update; see the proposed General Plan Land Use Map and the Draft Land Use and Zone Change matrix to identify the specific areas proposed for change, available online planning4la.org/hcpu2.

Base FAR

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

The Base FARs indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at [zimas.lacounty.gov](https://www.zimas.lacounty.gov), and proposed regulations are available at planning4la.org/hcpu2.

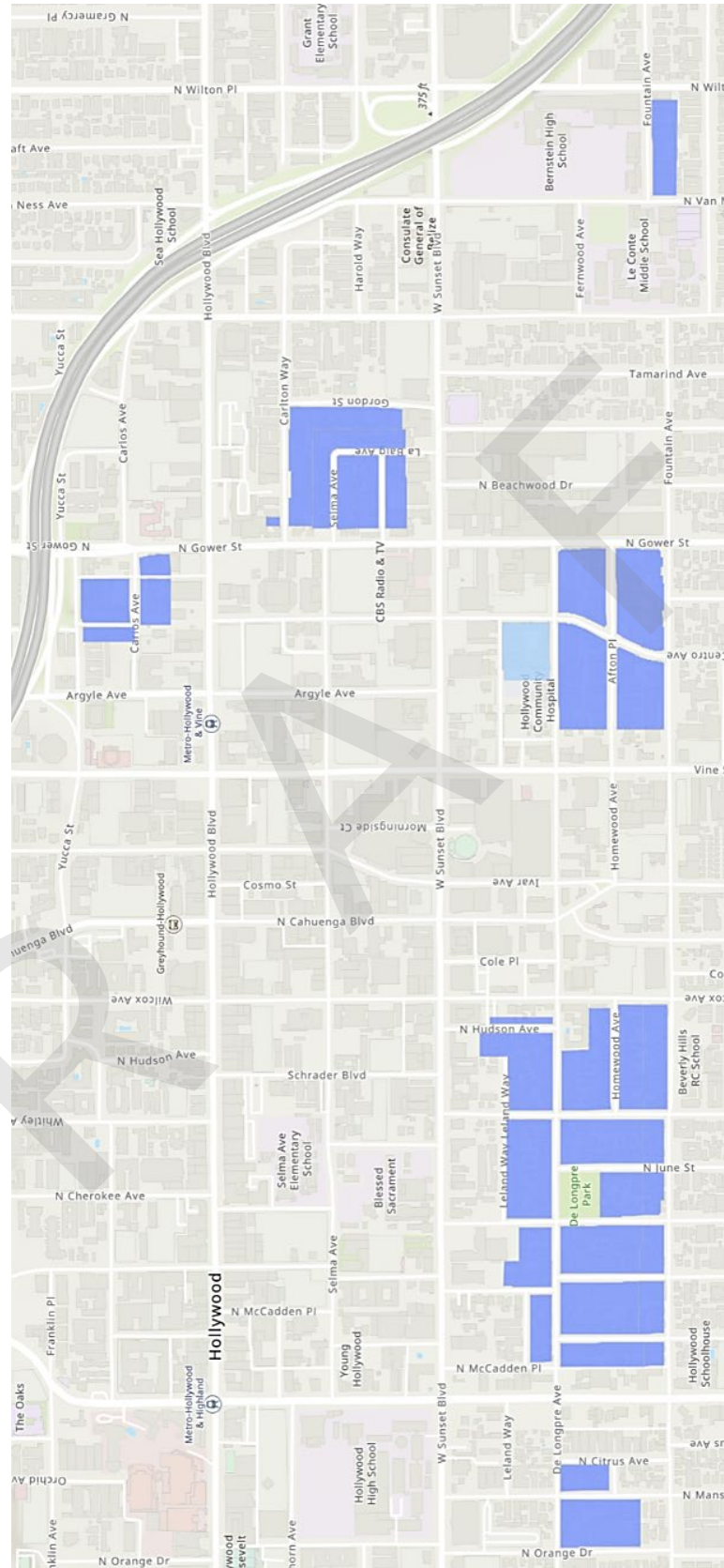


Figure 18: CPIO Character Residential Base FAR
Note: These maps are for informational purposes only.

Base Height

Base Height indicates how tall a building or structure can be built on site; the height is measured by feet. The height of the area indicated as Unspecified Height is limited by floor area regulations.

The Base Heights indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

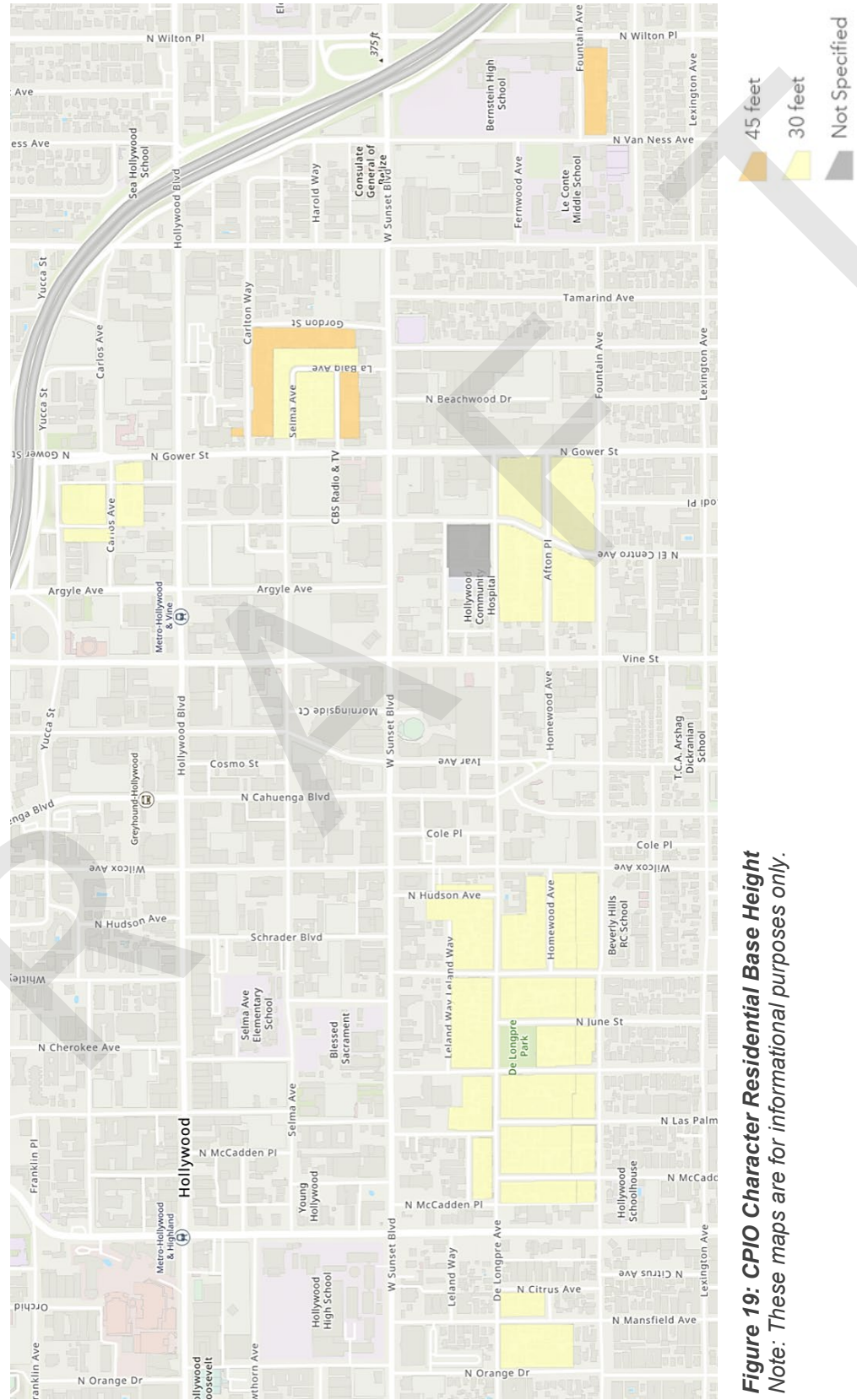


Figure 19: CPIO Character Residential Base Height
Note: These maps are for informational purposes only.

Density Base and Bonus

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

The Base Densities indicated on this map reflect existing zoning and zoning that is proposed to be updated as part of the Hollywood Community Plan Update. A site must have a base density of at least five units to be eligible for Bonus incentives. Existing regulations are available at zimas.lacity.org, and proposed regulations are available at planning4la.org/hcpu2.

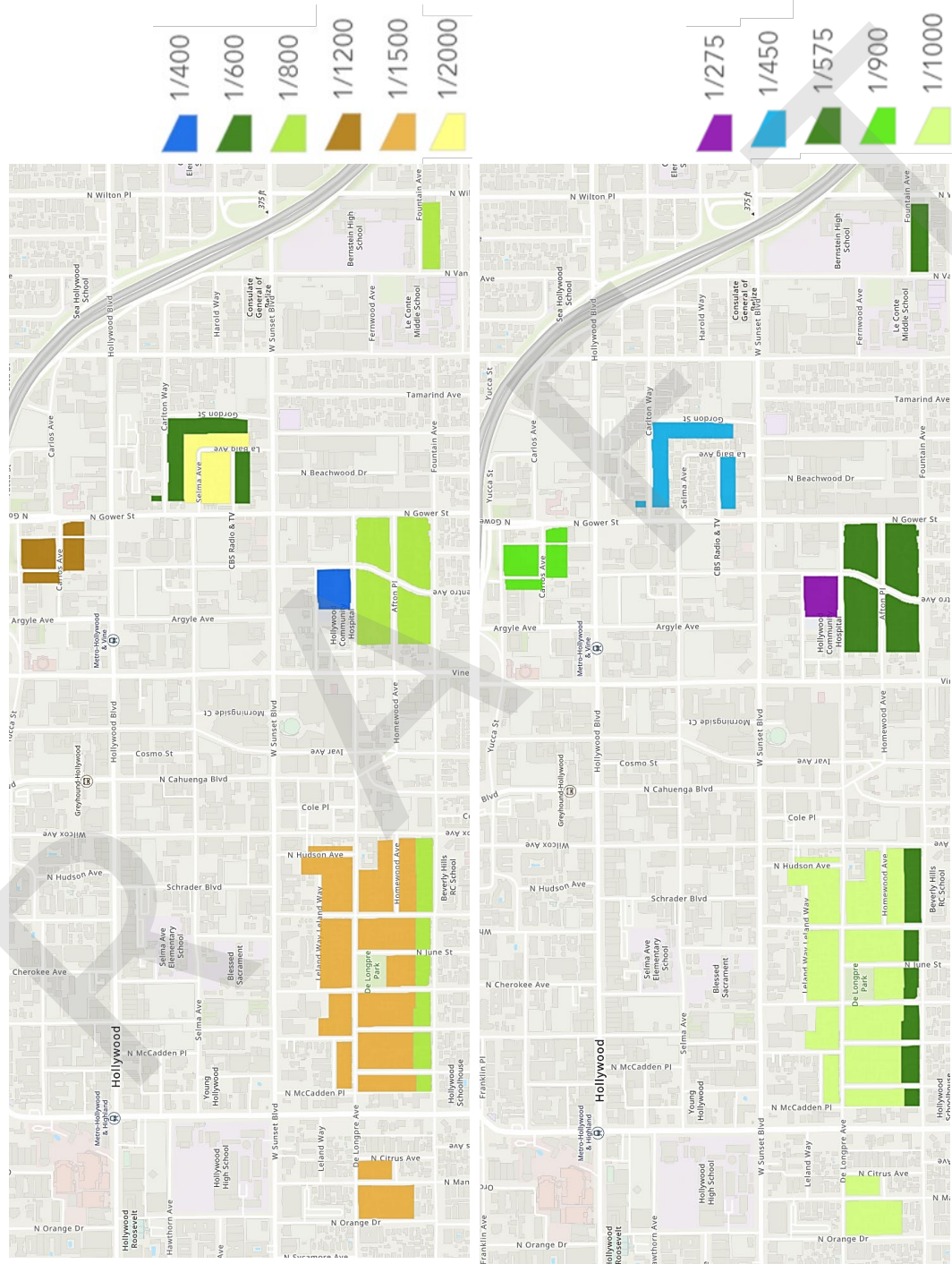


Figure 20: CPIO Character Residential Density Base and Bonus

Note: These maps are for informational purposes only. Bonus density for 1/2000 parcels is not shown because they cannot result in at least 5 units and are therefore not eligible for the incentive program.

Development Standards

Alteration Standards

Alterations to both Designated and Eligible Historic Resources shall be reviewed per the Historic Resource review procedures in Chapter One.

New Construction Standards

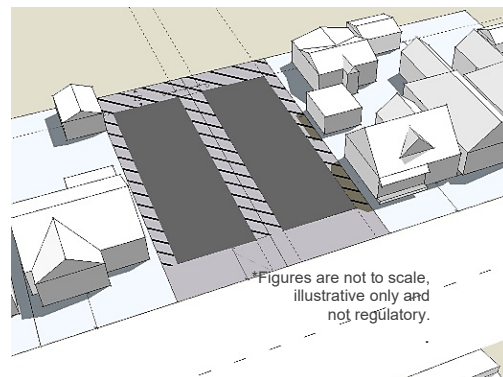
The following standards would apply to both ground up construction and to additions to existing structures.

Setbacks

Front. The exterior wall of the building frontage shall be located no closer to the street than the exterior wall of the adjacent building closest to the street, and shall be located no further from the street than the exterior wall of the adjacent building farthest from the street.

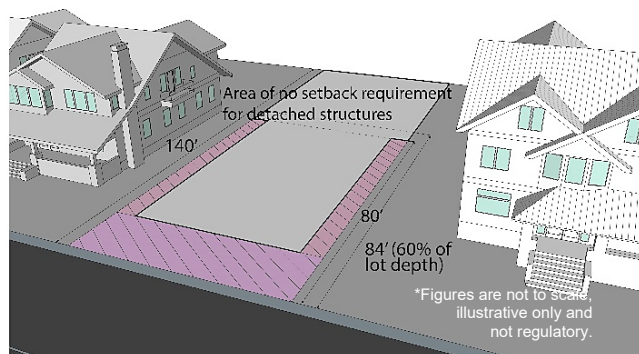
Side and Rear. The side and rear setback dimensions shall be as set forth in the underlying zone, except as follows:

For Projects on a Unified Lot, buildings shall be designed to maintain the side and rear yard setback dimensions associated with the original individual lots. A Project may not rely on the status of the lots being Unified Lots to waive or modify setback, yard area, or any other development standards related to bulk and massing. New construction, including additions to existing buildings, on Unified Lots shall not encroach into side and rear setback areas associated with the original individual lots. (See figure to the right for an illustrative example of this regulation.)



However, the side and rear yard setback requirements shall not apply to detached structures (habitable or non-habitable) located more than 60 percent of the lot depth or 80 feet from the primary lot line, whichever is less; provided the following requirements are met:

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



- In addition to the allowable yard projections in LAMC Section 12.22.C.20, loggias (covered walkways), gazebo structures and pools may encroach into the rear and side yard setback areas that are internal to Unified Lots.
- Where the yard setback dimensions in this Chapter Five are more restrictive than those set forth in the underlying zone, including LAMC Sections 12.22.C.27 (Small Lot Subdivisions), the more restrictive setbacks shall prevail.

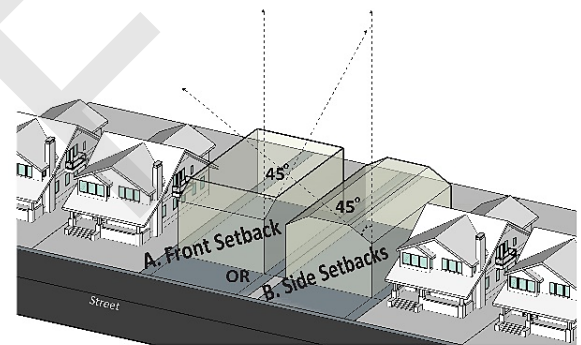
Building Articulation

Building Height

For lots with 30-foot height limits: An Encroachment Plane shall be measured up to a 24-foot Origin Height vertically from either:

- the front setback, or
- from the side yard setbacks.

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



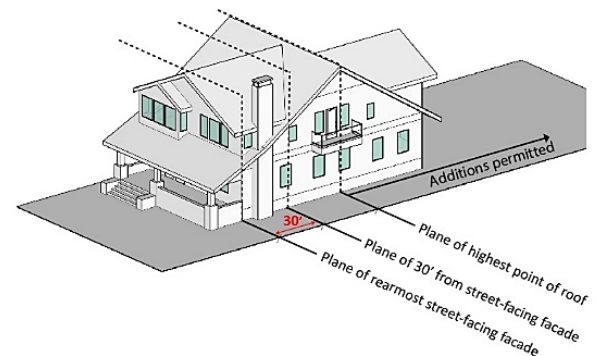
Building Length

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

Additions Standards

New additions, exterior alterations, or related new construction shall be differentiated from the old through a material change, massing change, or building step-in (6-inch minimum).

- Additions shall not result in the removal (without in kind replacement) of architectural features or materials on the primary street-facing façade.
- Additions that involve an increase in height shall not be constructed within 30 feet of a street facing façade or within the area between the highest roof point and a street facing façade, whichever is greater.
- Additions to historic buildings shall match roof forms, eave depth, and roof pitches found on the existing structure.
- Additions shall use the same finish materials as the original structure when original building materials are extant. The following



material alternatives shall comply with these provisions: cement board may be used as an alternative to wood, face brick or brick veneer may be used as an alternative for brick, darkly colored (brown, gray, burgundy, etc.) vinyl or composite windows may be used in lieu of wood or metal windows. Materials may vary in pattern and texture.

Building Design

Pedestrian Access

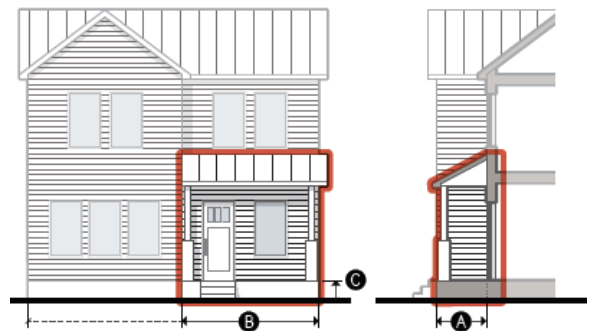
At least one street-facing entrance is required. This requirement can be met in any of the following ways:

- At least one primary building entrance shall be located within the Primary Frontage and shall provide direct access from the Primary Lot Line without crossing a parking lot or driveway.
- Individual entrances shall be provided from a centrally located or common-access courtyard accessible from the Primary Lot Line.
- On a corner lot, an entrance shall be located adjacent to the street intersection and angled between 30 to 60 degrees, measured parallel to each street lot lines and shall provide direct access from the Primary Lot Line without crossing a parking lot or driveway, or
- On a corner lot, individual entrances shall be provided for each unit and shall provide direct access from the street fronting lot line without crossing a parking lot or driveway.

Entry Feature

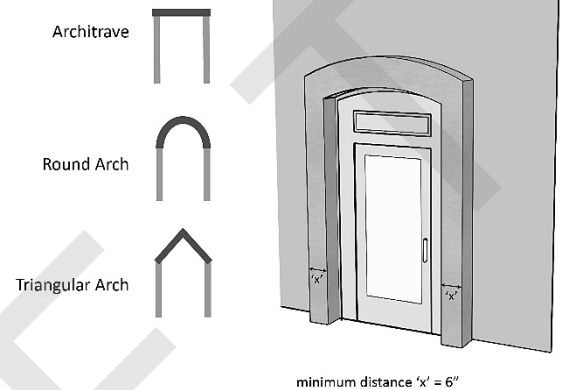
A primary building entrance(s) shall be accentuated by one of the following entry features:

- **Porch.** A wide, raised platform, projecting in front of a street-facing entrance that is entirely covered but not enclosed. A porch shall include at least two round or square columns with a minimum width of six inches. A porch shall have a minimum depth of 4.5 feet, a minimum width of 30 percent of the façade width, and an elevation within two feet to five feet.
- **Canopy.** A canopy shall provide cover for the exterior area immediately abutting the associated entrance with a projecting roof structure. The minimum depth of the canopy shall be the clear height of the covered area divided by three. The width of the canopy shall not be less than the width of the entrance and shall not



exceed the width of the entrance by more than five feet. The elevation shall be between two to five feet. Canopy shall not be made of fabric. Encroachment into the public right-of-way may be permitted.

- **Recession.** A space set behind the primary facade plane providing sheltered access to a street-facing entrance.
- **Architrave/Archway.** A symmetrical architectural detail spanning an opening. An arch shall not be limited to a round arch and may be segmental, pointed, or decorative horizontal band above and connected to vertical bands (column, pilaster, etc) framing an entrance. An Architrave/Archway shall have a Surround (as shown in the figure to the right) with at least a six-inch width.



Roof Types

Projects that involve the construction of new detached dwelling units shall utilize roof forms that are consistent with the predominant existing roof forms of the main building. For example, if a property is developed with a structure that has a 4/12 pitch gabled roof, the additional dwelling unit shall utilize the same gable roof pitch.

Transparency

Transparency shall occur at least every 10 feet. Transparency shall be installed with a minimum recession depth of two inches. All openings with transparency shall have a sill projecting at least one-inch from the plane of the façade. Horizontal sliding windows shall not be permitted. Vinyl windows in the following shades are not permitted: white, tan, beige, canvas and ivory.

Building Materials

Primary Material. A primary building material shall be continuous across all exterior facades of a building and shall cover at minimum 70 percent of the area of a building. Glazing shall not qualify as a façade material and shall not be subject to the material percentage. Clapboard and shake siding shall be considered as one material. Rough textured stucco shall not be permitted.

Secondary Material. Between one and three secondary materials shall be used on a building to highlight architectural features. Any material used as a Primary Material shall not qualify to be used as a secondary material unless it varies in texture, size, and/or color. For example, a wood porch column qualifies as a secondary material on a wood clapboard structure. Glazing shall not qualify as a façade material and shall not be subject to the material percentage. Rough textured stucco shall not be permitted.

Parking Areas, Garages and Carports

Parking Location

No parking areas shall be allowed between the Primary Frontage and the Primary Lot Line, except for required driveways.

Detached garages and carports associated with the construction of a new building shall be located behind any main building(s).

Attached Parking

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

Any semi-subterranean parking areas (i.e. parking podiums) shall include exterior façades that are integrated into the overall architecture of the building, and that are accompanied by a minimum three-foot landscape buffer.

Curb Cuts and Driveways

Access driveways shall be taken from alleys or side-streets when present.

Curb cuts shall be limited to the minimum number permitted as determined by LADOT and driveway widths shall be the minimum width permitted by the LAMC.

Appendix A. Advisory Design Guidelines for the Regional Center and Multi-family Residential Subareas

The Design Guidelines for the Regional Center and Multi-family Residential Subareas are not mandatory or required for an Administrative Clearance. The guidelines could be considered by decision makers in the review and approval of discretionary approvals in the CPIO District Regional Center and Multi-family Residential Subareas that require findings related to neighborhood compatibility, the degradation or benefit of the Project to surrounding properties and the community, and conformity with the intent and purpose of the Community Plan. Such zoning approvals include but are not limited to CPIO Adjustments, CPIO Exceptions, and conditional use permits in LAMC Section 12.24.

STREET-ORIENTED DESIGN ELEMENTS

Entries

Building entries should be oriented towards the street and should utilize architectural elements and components, including but not limited to:

- alcoves
- arcades
- permanent awnings
- permanent canopies
- recesses
- stoops
- recesses
- architectural accents and details

Storefront Elements

Storefront configurations and details should provide a sense of scale, variety, and visual interest. Storefront bays are encouraged to incorporate elements such as the following:

- recessed entries
- recessed storefronts
- display windows
- projecting bays
- horizontal and vertical light/lite patterns
- exterior mullions or true-divided-lights/lites
- integral awnings
- fixed and operable transom windows over entries
- integral signs and sign bands

ARCHITECTURAL DETAIL & MATERIALS

Vertical/Horizontal Elements

Major and minor vertical and horizontal divisions are characteristic of Hollywood's commercial architecture. New structures and additions should utilize a combination of major and minor vertical and horizontal architectural elements and details at building façades.

Windows

Design façades with a reasonable level of window detailing to contribute to the quality of the façade.

Discourage window assemblies that are flush with the exterior finish.

Window frames that are recessed or projected 6 inches or more will create dramatic shadow lines and greater sense of depth.

Lighting

Use of architectural and decorative lighting to accent building features such as architectural detail, storefronts, and Pedestrian Amenity Spaces is encouraged, provided that the fixture is located, aimed, or shielded to minimize light spill into the night sky.

Outdoor lighting, including lighting on rooftops, should be shielded to minimize light trespass on adjacent properties. Lighting should be directed toward the property upon which the luminaire is located.

Materials that create high levels of glare and excessive heat for pedestrians and neighboring buildings should be minimized; consider using energy-efficient materials instead.

Glare Shields

Where outdoor architectural and safety lighting is utilized, glare shields should be provided where necessary to avoid unwanted light flooding into adjacent buildings, pedestrians areas and the roadway.

Signs

Signage shall be provided consistent with the Hollywood Signage Supplemental Use District (SUD) and any citywide design regulations. In locations where the Hollywood Signage SUD is not applicable, promote appropriate signage that:

- Uses clear, attractive graphics, such as channel letter signs.
- Coordinates with the architectural elements of the buildings on which signage is located.

- Complements and protects the character-defining features of historic buildings.
- Retains and conserves existing historic signs, which should not be covered nor obscured by new signage. New signage should also not cover or obscure existing character-defining architecture.

Building Materials

Exterior finishes are encouraged to utilize opaque materials, such as, stone, masonry, brick, masonry-like, and/or cementitious materials.

Projects should utilize two or more high-quality building materials and treatments on building exteriors such as brushed aluminum, brick, finished wood, or “Santa Barbara” smooth finish stucco. The Primary Frontage should be comprised of no more than 80 percent stucco.

The following materials and treatments are discouraged: Styrofoam plant-ons and rough texture stucco (Examples: lace, heavy dash, tunnel dash, heavy sand float).

Mechanical Equipment Screening

Mechanical equipment should be screened from public view using non-reflective materials or other material consistent with or complementary to the overall design of the building.

Refuse Enclosures

Areas where trash and recycling containers are stored outside should be fully enclosed, including roofing, with solid masonry walls or other materials that have been determined to prevent the release of refuse odors.

OPEN SPACE & LANDSCAPING

Open Space

Publicly accessible on-site open space that is usable, welcoming to the public, and visible from adjacent sidewalks is encouraged.

Planted Setbacks

Setback areas should be improved with plantings that cover approximately 70% of overall area (excluding areas for vehicular access).

Trees

Shade trees with wide canopies are the preferred trees for implementing the common open space landscaping requirements of LAMC Section 12.21.G.

Limit removal of existing mature trees.



Plants

Utilize walkable ground cover plants in pedestrian-friendly areas. Consider using drought-tolerant and native plants whenever feasible but limit the use of plants that have needles or thorns in or near Pedestrian Amenity Spaces.

Lighting

In publicly accessible open space areas, lighting should illuminate these areas for public safety but should not reflect onto adjacent premises.

SURFACE PARKING DESIGN

Landscaping

Landscaping, landscaped buffers, and barriers such as fences shall be provided in surface parking areas as required LAMC 12.42 and the Landscape Ordinance Guidelines.

Where a parking lot abuts a public alley or residential use, provide a visual screen or landscaped buffer between the parking lot and the public alley or residential use.

Lighting

For security purposes, provide outdoor lighting to illuminate all parking areas, but avoid spillover impacts onto adjacent properties. Such lighting should be designed, located, and arranged as to reflect the light away from adjacent premises and streets.

Materials

Pavers or other high quality materials should be utilized instead of concrete and asphalt.

Appendix B. Definitions

Active Floor Area – Floor area that is directly accessible from a building's Primary Frontage, and that is dedicated to any of the following: commercial uses as permitted in Commercial (C) zones, hotel lobbies, residential lobbies, live/work dwelling units, Community Facilities, or any other uses or design features, subject to the approval of the Director of Planning, that activate the Primary Frontage of a Project with patron ingress and egress.

Administrative Clearance – A ministerial approval for a Project in a Hollywood CPIO District Subarea.

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

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

Base – The maximum Density, Height or Floor Area Ratio (FAR) permitted on a Project site by this CPIO District, excluding any available CPIO Bonus.

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

Building Break – Building break is measured perpendicularly from all applicable building faces vertically and horizontally. All buildings and collections of buildings shall be separated by at least the minimum building break dimension in order to establish them as separate buildings for the purpose of measuring building width. No building or structure shall encroach into the building break, except for unenclosed structures, roof projections, and architectural details.

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

CEQA – The California Environmental Quality Act, Public Resources Code Sections 21000, *et seq.*, and the guidelines adopted in California Code of Regulations, Title 14, Chapter 3, Sections 15000 – 15387 (CEQA Guidelines).

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

Commercial Tenant Size – The maximum Floor Area permitted per commercial tenant space. A “commercial tenant” shall refer to any individual tenant contained within walls with a single entrance. Direct connections between commercial tenant spaces are not permitted. Commercial tenants may have connections to common areas and shared facilities. Any limitations on tenant size restrictions shall apply to the cumulative sum of related or successive permits that are a part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot or adjacent lots, as determined by the Director of Planning. Common areas, including corridors and shared restrooms, are exempt from size restrictions.

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

Community Plan – The Hollywood Community Plan.

CPIO Approval – An approval issued that is an Administrative Clearance, a CPIO Adjustment, or a CPIO Exception.

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

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

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

CPIO Mixed-Income Housing Project – A project comprised of a mix of market-rate and Restricted Affordable Units at the percentages specified in Table 1 (Regional Center Subareas), Table 5 (Corridor Subareas), Table 9 (Multi-family Subareas), and Table 12 (Character Residential Subarea), excluding any manager unit(s), for Lower Income Households, Very Low Income Households, and Extremely Low Income Households.

Demolition (of an eligible historic resource) – Demolition is the removal of more than 50 percent of the perimeter wall framing, the removal of more than 50 percent of the roof framing, or the substantial removal of the exterior material of a Street fronting facade. Removal of exterior wall framing or exterior building materials for the purpose of Rehabilitation or Restoration compliant with the Secretary of the Interior’s Standard’s, shall not be subject to this definition. Additions involving removal of more than 50 percent

of the roof framing shall not be subject to this definition provided that at least 50 percent of the exterior roof area maintains its original slope, location, configuration, and material type.

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

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

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

Donor Site (Transfer of Development Rights) – A designated Los Angeles Historic-Cultural Monument, is individually listed or is a Contributing Feature within a district that is listed in the California Register of Historical Resources or the National Register of Historic Places, or is identified as eligible for designation or listing to any of the above by a qualified historic resources survey; is located within a Hollywood CPIO Regional Center subarea; and has unused Floor Area under its Base FAR or Bonus FAR pursuant to Figure 4 of Chapter Two in the Hollywood CPIO District.

Eligible Historic Resource – A building, structure, object, site, landscape, natural feature, or historic district identified as eligible for listing either individually on the National Register of Historic Places or on the California Register of Historical Resources, or as a contributor to a historic district under a local, state, or federal designation program through SurveyLA (the Los Angeles Historic Resources Survey), or another historic resource survey completed by a person meeting the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and accepted as complete by the Director, in consultation with the Office of Historic Resources. This term does not include a non-contributor to an eligible historic district.

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

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

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

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

Ground Floor – The lowest story within the building that is accessible to the street, the floor level of which is within three feet above or below curb level, which has frontage on a street.

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

LAMC – Los Angeles Municipal Code.

LADOT – Los Angeles Department of Transportation.

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

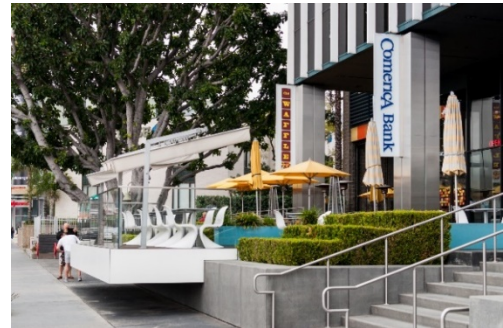
Lower Income Households – As defined in Health and Safety Code Section 50079.5(a).

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

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

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

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



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

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

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

Public Plaza – A common open area for public use typically amenable to larger public gatherings and adjacent to active building uses that is located on the ground level with direct pedestrian access to the adjacent street; is at least 50 percent open to the sky; is unenclosed by any wall, fence, gate, or other obstruction across the subject property, includes at least one gathering space with a focal element such as a fountain or work of art and signs at each pedestrian access point that contain language substantially consistent with the following: “This Plaza is open to the public as required by the Hollywood CPIO District.”

Publicly Accessible Open Space – Public Plazas, pocket parks, and passive and active recreation areas that are accessible for use by the general public at least during the hours of, 10:00 a.m. and 5:00 p.m. daily and signs at each pedestrian access point that contain language substantially consistent with the following: “This area is open to the public as required by the Hollywood CPIO District.”

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

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

Restricted Affordable Unit – A residential unit for which the amount of rent is restricted by a covenant so as to be affordable to and occupied by Extremely Low, Very Low, or Lower Income Households, as determined by the Los Angeles Housing and Community Investment Department (“HCIDLA”).

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

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

Storefront Bay – A facade area with a high level of contiguous transparency defined by a surround and bulkhead. A storefront bay may contain an at-grade street-facing.

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

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

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

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

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