

EXHIBIT C: Proposed and Existing General Plan Land Use and Framework Maps, and Proposed Change to Chapter 1 of the Framework Element

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Existing General Plan Land Use Map

Proposed General Plan Land Use Map

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Proposed General Plan Framework Map

Proposed Change to Chapter 1 of the Framework Element

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

For consideration by the City Planning Commission

February 18, 2021

HOLLYWOOD COMMUNITY PLAN AREA

General Plan Land Use Map

A Part of the General Plan of the City of Los Angeles

GENERAL PLAN LAND USE - Corresponding Zones

RESIDENTIAL

Single Family

Minimum	RE40
Very Low II	RE15, RE11
Low I	RE9
Low II	RS, R1

Multiple Family

Low Medium I	R2, RD5, RD4, RD3
Low Medium II	RD2, RD1.5
Medium	R3
High Medium	[Q]R4, R4
High	R4, [Q]R5

COMMERCIAL

Limited Commercial	C1, C1.5, CR, RAS3
Neighborhood Commercial	C1, C1.5, CR, C2, C4, RAS3
General Commercial	C1, C1.5, CR, C2, C4, RAS3, RAS4
Community Commercial	C1.5, CR, C2, C4, RAS3, RAS4
Regional Center	C2, C4, RAS3, RAS4

INDUSTRIAL

Commercial Manufacturing	CM
Hybrid Industrial	CM, MR1, M1
Limited Industrial	MR1, M1

OPEN SPACE, PUBLIC FACILITIES

Open Space	OS, A1
Public/Quasi-Public Open Space	OS, A1
Public Facilities	PF
Public Facilities - Freeways	PF

SERVICE SYSTEMS

SCHOOL SITES

	Public Elementary School
	Public Middle School
	Public Senior High
	Junior College

RECREATIONAL FACILITIES

	Park
	Public Golf Course

OTHER FACILITIES

	Municipal Office Building
	Fire Station
	Police Station
	Community Library
	Regional Library
	Cultural/Historical Site
	Maintenance Yard
	Health Center/Hospital
	Post Office
	Metro Station

ADMINISTRATIVE BOUNDARY

	Community Plan Area Boundary
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UTILITY LINE

	DWP Lines
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Administrative Notes

1. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by an adopted Community Plan Implementation Overlay (CPIO), other overlays, Specific Plans, specific conditions, and/or limitations of project approval, Plan footnotes, or other Plan map or text notations.

Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.

2. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for a sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.

3. The Open Space (OS) land use designation is premised on the ownership and use of the property by a government agency, nonprofit or conservation land trust for the primary purposes of public recreation use or open space conservation. The designation of the Open Space (OS) zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency, nonprofit or conservation land trust officially determines that vacant land under their ownership is to be used as open space, the property may be redesignated and/or rezoned to Open Space.

4. Symbols, local streets and freeways are shown for reference only.

5. The Cultural/Historic sites mapped are representative of publicly accessible sites but there is a comprehensive list of historic resources maintained by the Office of Historic Resources.

Plan Footnotes

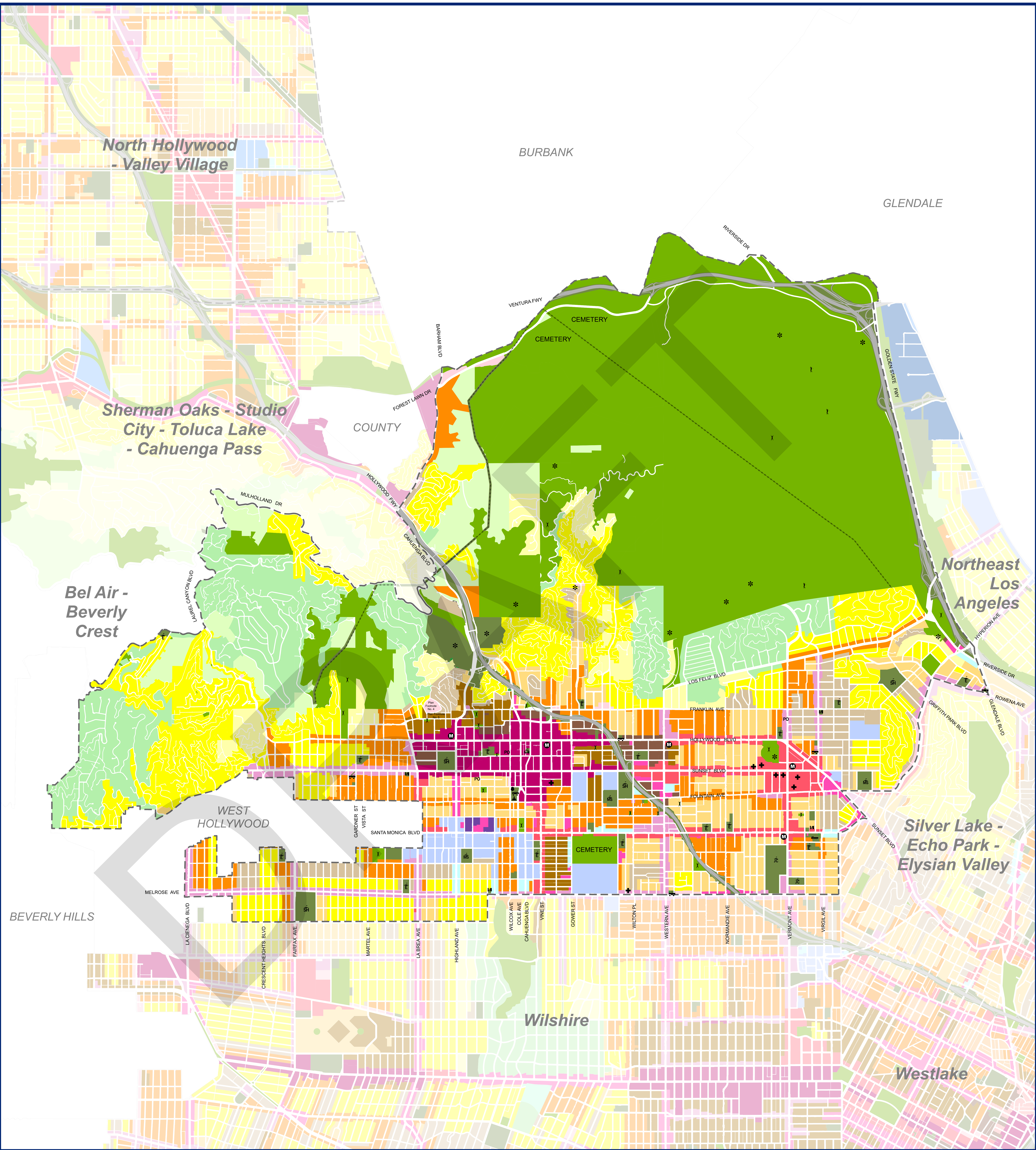
1. All projects with average natural slopes in excess of 15 percent shall be limited to the Minimum density category (1 dwelling unit per 40,000 square feet of lot area) for the purposes of enforcing the slope density formula in LAMC 17.05C and 17.50E.

2. Low Medium I and Low Medium II are limited to Height District 1XL.

3. High Residential properties may permit mixed-use development through LAMC 12.24 W.15.


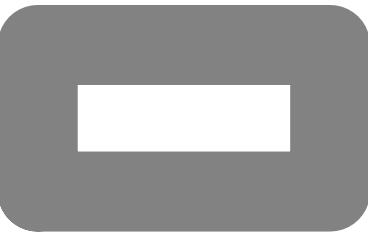


4. (Formerly #15, Yamashiro site, APN 5549017016). Development of these properties shall be limited to a maximum floor area ratio of 1:1.

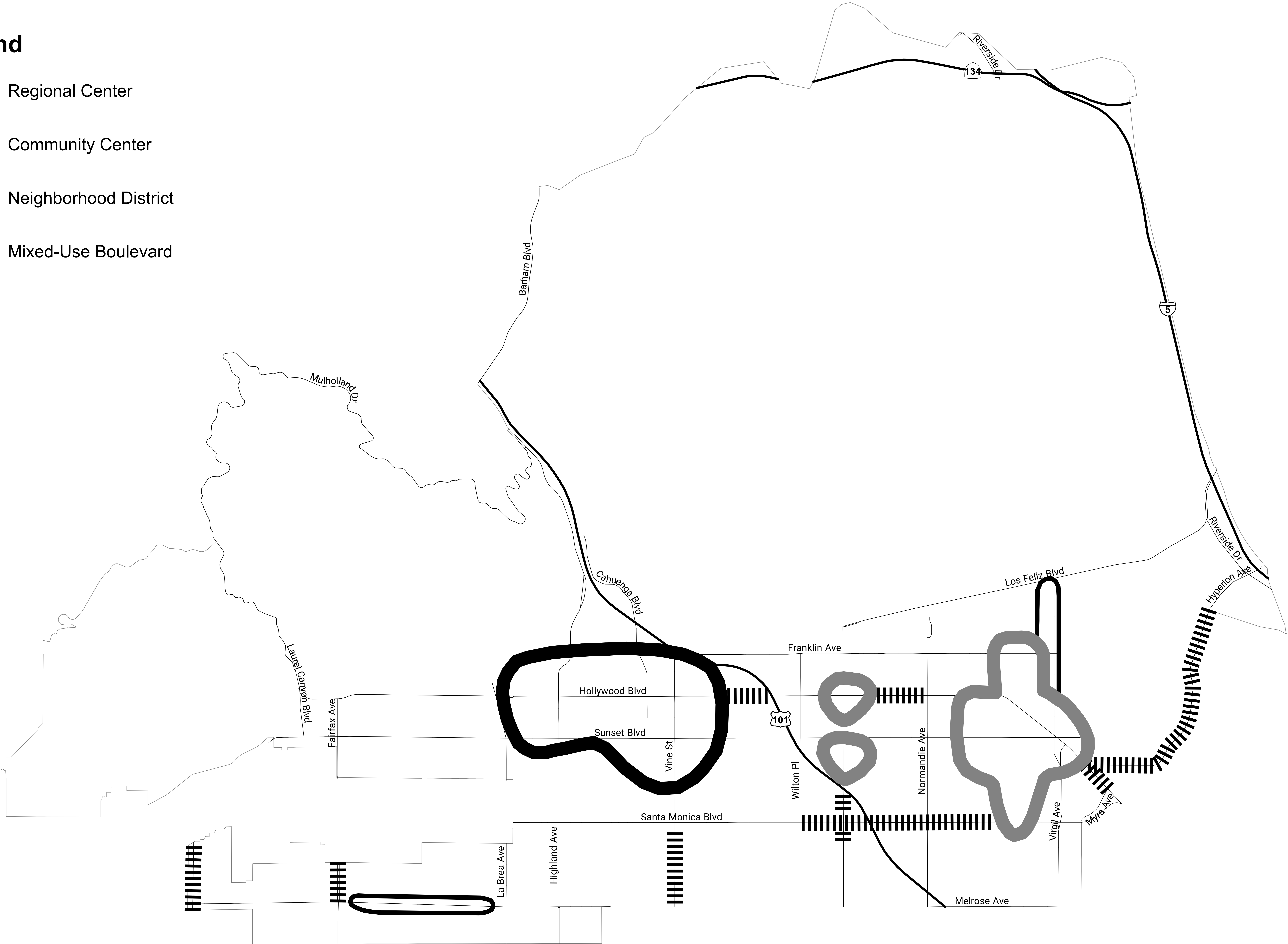
5. (Formerly #16, Magic Castle Site and parking, APN 5549017007 through 5549017009, and APN 5549017010 through 5549017012). Hotels may be permitted on these properties subject to approval pursuant to 12.24 W.24.



Existing General Plan Framework Map


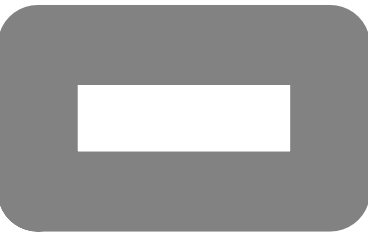


Legend

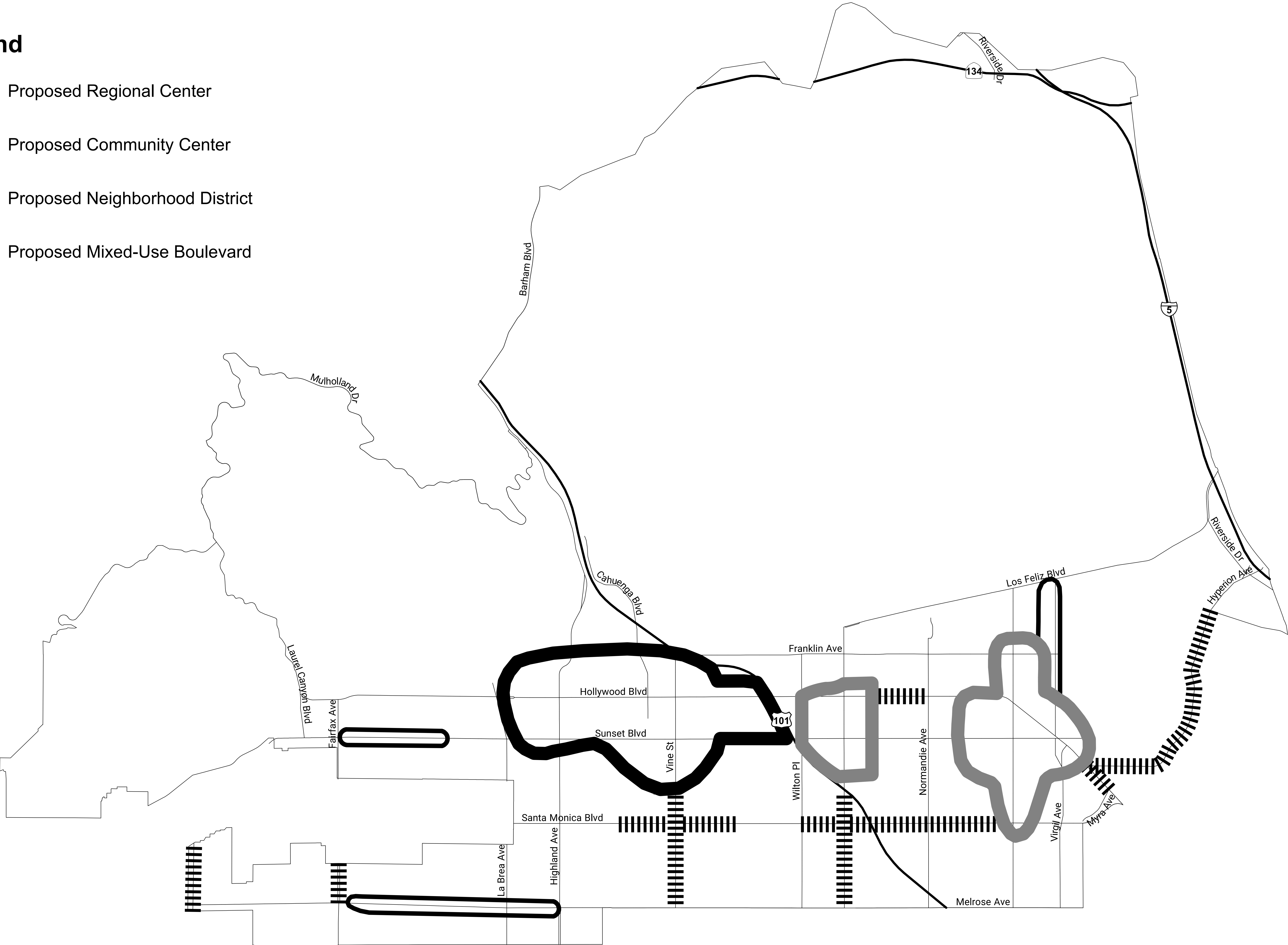
-  Regional Center
-  Community Center
-  Neighborhood District
-  Mixed-Use Boulevard



Proposed General Plan Framework Map

Legend

-  Proposed Regional Center
-  Proposed Community Center
-  Proposed Neighborhood District
-  Proposed Mixed-Use Boulevard



In Chapter I of Framework Element on pages I-8 and I-9, make the following amendments:

5. Zoning Approvals and Zoning Consistency

The community plans and their implementing zoning set forth how property may be used and form the basis for decisions on discretionary permits. The community plans are the primary point of reference for determining compliance with Government Code Section 65860 (d).

Zoning, specific plans and other discretionary approvals and designations are implementing tools of the general plan as reflected in the community plans. These implementing tools include The City Charter and the Los Angeles Municipal Code provide for variances, specific plan exceptions, exceptions, nonconforming rules, and other tools to provide a means for relieving hardships from strict adherence to ~~the~~ zoning regulations or particular general plan policies, or dealing to deal with special situations, such as state or local density bonus programs (e.g. Measure JJJ) which implement general plan policies to provide housing opportunities to people at all income levels.