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

Contents:

Existing General Plan Land Use Map Proposed General Plan Land Use Map Existing General Plan Framework Map Proposed General Plan Framework Map Proposed Change to Chapter 1 of the Framework Element

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

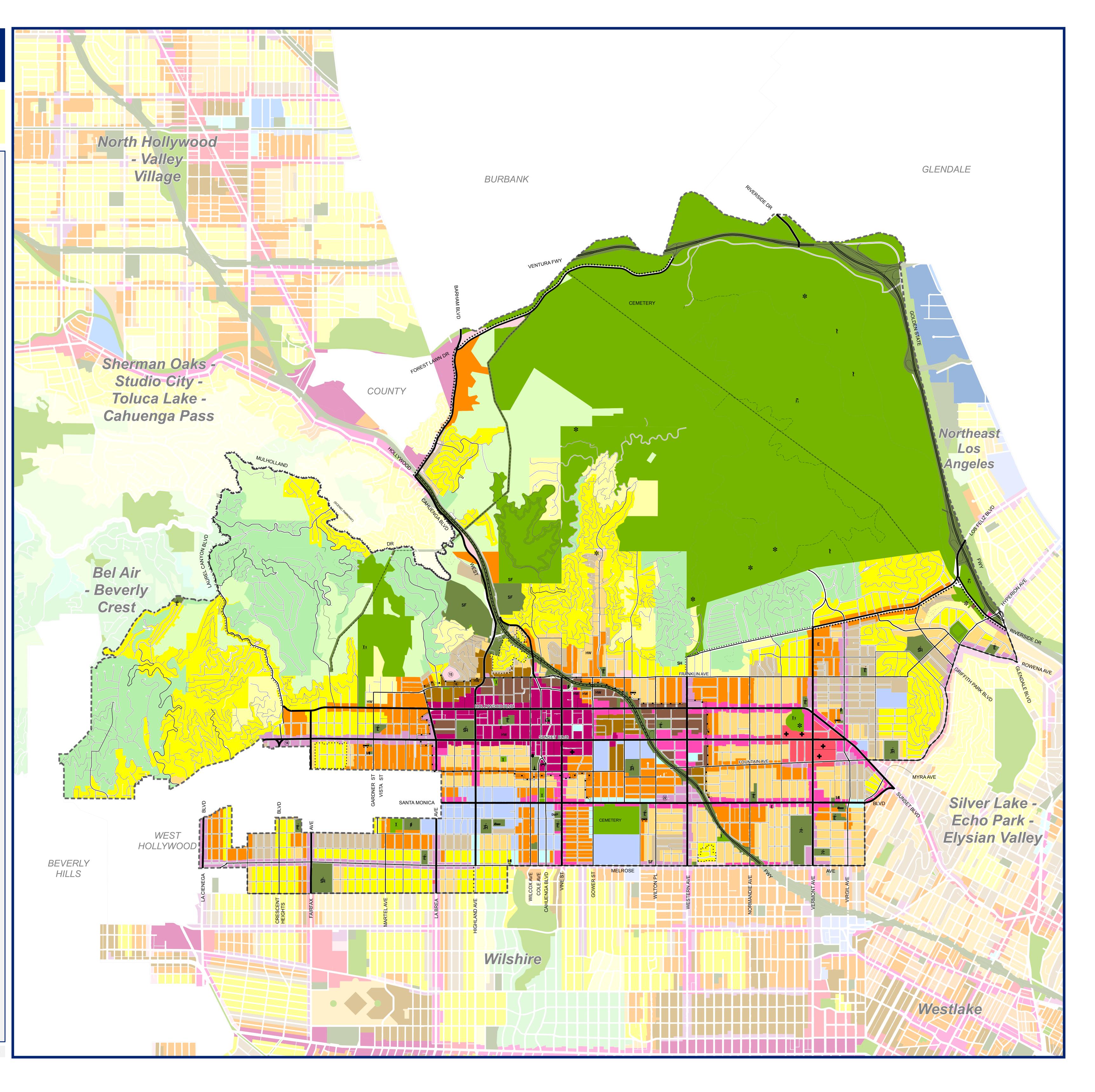
For consideration by the City Planning Commission

February 18, 2021

Hollywood Community Plan

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 Second y Highway Second & Geodrafy Highway Second & Marial Mountain Calced Street Calculo Street Canny Road Park Road Pork Street Conny Road Pork Street Conny Road Pork Street Conny Road Pork Road 		, , ,	5.	Height District 1VL; maximum density limited to one dwelling unit per six hundred (600)		
			6.	For properties with less than one hundred (100) feet of lot depth, the recommended FAR is 1:1.		
 Scheic Divided Secondary Highway Scheic Arterial Mountain Scheic Arterial Mountain Scheic Parkway Scheic Parkway County Road Private Strete Private Strete County Private Strete Private Strete County Road Private Strete Private Strete<			7.	For properties limited to the 1XL and 1VL Height Districts, the recommended FAR is 1.5:1. This Plan designation emphasizes pedestrian-oriented use and design.		
 Seciel Activity Boundary Collection Stretes Local Stretet Counny Road Private Stretet Private Stretet Counny Road Private Stretet Private Stretet Private Stretet Private Stretet Private Stretet Private						
<text></text>			9.	intensity is limited to 4.5:1 FAR with a maximum of 6:1 FAR possible through a Transfer		
 Local Street County Road Park Road Par		•	10.	discontinued, the proposed new use must be approved by the City Planning Commission		
 County Young County Young<			11.	A maximum FAR of 3:1 may be permitted on sites located within designated centers with the application of the CSA 1 Height District.		
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<text><text><text><text><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></text></text></text></text>			17.	Existing mobile home parks, the existing uses and the RMP Zone are consistent with the		
<image/> <image/> <image/>		Redevelopment Project Area		Plan, including residential, commercial, and industrial Plan designations. The retention or expansion of existing mobile home parks in the RMP Zone encourages the provision of affordable housing and serves as a viable resource to supplement the City's housing		
<figure><image/><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></figure>		Reservoir Line		RMP Zone and in a Residential or Commercial Plan designation. The RMP zone is a corresponding zone for every residential and commercial land use designation in the		
<image/> <image/> <image/> <list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><text></text></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>				 and objectives of the General Plan; 3) proper in relation to adjacent uses or development; and 4) not materially detrimental to the character of development in the immediate 		
<image/> <image/> <text><text><text><list-item><list-item><list-item><list-item><list-item><list-item><text><text><text><text><text><text></text></text></text></text></text></text></list-item></list-item></list-item></list-item></list-item></list-item></text></text></text>			18.	neighborhood. 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		
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<text><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></text>		Mar		deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.		
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<text><text><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><text></text></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></text></text>				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 a property		
<text><text><text><list-item><list-item><list-item><list-item><list-item><list-item><text></text></list-item></list-item></list-item></list-item></list-item></list-item></text></text></text>				the City is notified that the agency intends to offer the property for 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.		
<text><text><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><text></text></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></text></text>				Local streets and freeways are shown for reference only. Floor area ratio (FAR) of 0.5:1. A maximum FAR of 1.5:1 for commercial only buildings		
 A construction of the community Plan can be accessed on the City of Los Angeles' Web for the construction of City Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles' Planning Zone Information and zoning) can be found on the City of Los Angeles is possible for any special inferior express or implied inferior planning Los Planning Zone Information and zoning) can be found on the City of Los Angeles is possible for any special inferior express or implied inferior planning Los Planning Zone Information and zoning can be angeles planning Los Planning Zone Pl			۷۱.	and a FAR of up to 3:1 for mixed use commercial / residential, or residential only projects in a unified development shall be permitted in the Highway Oriented Commercial designated properties on the north side of Sunset Boulevard between Bronson Avenue		
 (a) construction of the community Plan can be accessed on the City of Los Angeles' Web for City Planning Jacity.org). (b) City Planning Jacity.org). (c) Consel Level information (plan designation and zoning) can be found on the City of Los Angeles' Web Formation (C) City Planning Jacity.org). (c) C) C) City Planning Jacity.org). (c) C) C)		W (E E		and Van Ness Avenue for: (1) a commercial/residential mixed-use project having at least 50 percent of the street-level linear building frontage devoted to commercial land use(s) in order to		
 Fret 2,00 4,00 2,00 4,00 2,00 4,00 4,00 2,00 4,00 4,00<td></td><td>s and</td><td></td><td> (2) a project that incorporates affordable housing units; Provided that the aforementioned projects either: (a) utilize the RAS3 or RAS4 Zones or, (b) a conditional use permit is granted pursuant to Section 12.24.W.19 of the Municipal </td>		s and		 (2) a project that incorporates affordable housing units; Provided that the aforementioned projects either: (a) utilize the RAS3 or RAS4 Zones or, (b) a conditional use permit is granted pursuant to Section 12.24.W.19 of the Municipal 		
 Gesched in CPC-2006-4392 the area bounded by Virginia Avenue on the instit. S Andrew Place on the east, Santa Monica Boulevard on the south, and Willion Place Sources: Los Angeles Department of City Planning Cherse: Metabolic Department of City Planning All Rights Reserved City Planning. Bikeways are shown on the Citywide Bikeways System maps contained in the City and the General Plan, which was adopted by the City Council on August 6, 1992. Motes: Other Special Area Maps may not be included on this document. Pacel level information (plan designation and zoning) can be found on the City of Los Angeles' Web Be (zings.lacity.org). Discloimer: Machiner: Deschare: Deschare:	0		22			
 Bicycle Plan, a part of the Transportation Element of the General Plan, which was adopted by the City Council on August 6, 1996. Notes: A. The text of the Community Plan can be accessed on the City of Los Angeles' Web F (cityplanning,lacity.org). B. Other Special Area Maps may not be included on this document. C. Parcel level information (plan designation and zoning) can be found on the City of Los Angeles (ZIMAS) web (Zimas,lacity.org). Disclaimer: The City of Los Angeles is neither responsible nor liable for any inaccuracies, errors or omissions with respet the material contained on this map. This map and all materials contained on it are distributed and transm "as is" without warranties of any kind, either express or implied, including without limitation, warranties of the inability to use, the map and/or the materials contained on the map whether the materials contained by the City of Los Angeles is neither city of Los Angeles, or a third party. 		4,000	22.	described in CPC-2006-4392 the area bounded by Virginia Avenue on the north, St. Andrews Place on the east, Santa Monica Boulevard on the south, and Wilton Place on		
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				Department of City Planning		

Revised: This reflects actions from Council File 12-0303-S4 Adopted 04/02/2014



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

SERVICE SYSTEMS

RESIDENTIAL		SCHOOL SITES
Single Family		E Public Elementary
Minimum	RE40	MS Public Middle Sch
	RE15, RE11	- Public Senior Hig
Very Low II		Junior College
Low I	RE9	RECREATIONAL FACILITI
Low II	RS, R1	X Park
Multiple Family		Public Golf Cours
Low Medium I	R2, RD5, RD4, RD3	OTHER FACILITIES
Low Medium II	RD2, RD1.5	
Medium	R3	Municipal Office Fire Station
High Medium	[Q]R4, R4	Police Station
High	R4, [Q]R5	Community Libra
		Regional Library Cultural/Historic
COMMERCIAL		Cultural/Historic
Limited Commercial	C1, C1.5, CR, RAS3	Health Center/He
Neighborhood Commercial	C1. C1.5, CR, C2, C4, RAS3	PO Post Office
General Commercial	C1, C1.5, CR, C2, C4, RAS3, RAS4	M Metro Station
Community Commercial	C1.5, CR, C2, C4, RAS3, RAS4	
Regional Center	C2, C4, RAS3, RAS4	
INDUSTRIAL		ADMINISTRATIVE BOUNDARY
Commercial Manufacturing	СМ	— — — Community Plan
Hybrid Industrial	CM, MR1, M1	UTILITY LINE
Limited Industrial	MR1, M1	×××××× DWP Lines
OPEN SPACE, PUBLIC FACILITIES		
Open Space	OS, A1	
Public/Quasi-Public Open Space	OS, A1	
Public Facilities	PF	
Public Facilities - Freeways	PF	

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.



N

1,500

NOTES

Disclaimer:

or a third party.

lan Area Boundary

3.000 6.000 Council File No. XX-XXXX XX Case No. CPC-2016-1450-CPU Copyright © February 2021 Department of City Planning All Rights Reserved Source(s): Los Angeles City Planning

A. The text of the Community Plan can be accessed on the City of Los Angeles Web Page (planning.lacity.org). B. Other Special Area Maps may not be included on this document. C. Parcel level information on (plan designation and zoning can be found on the City of Los Angeles Department of City Planning Zone Information & Map Access System (ZIMAS) web site (zimas.lacity.org). D. All reference information is intended for informational purposes only. See ZIMAS for more information.

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North Hollywood - Valley Village

Sherman Oaks - Studio **City - Toluca Lake** - Cahuenga Pass

WEST

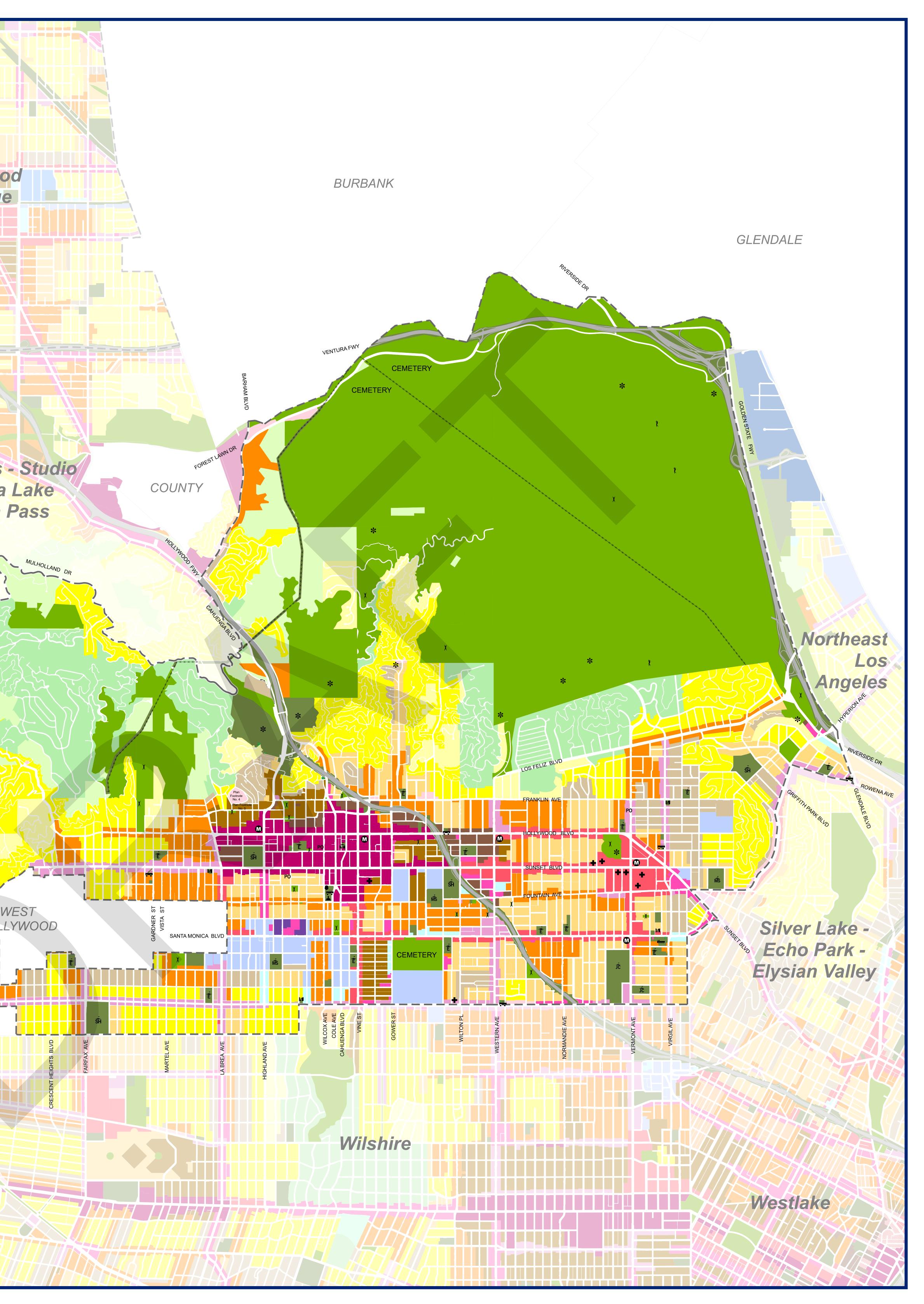
HOLLYWOOD

MELROSE AVE

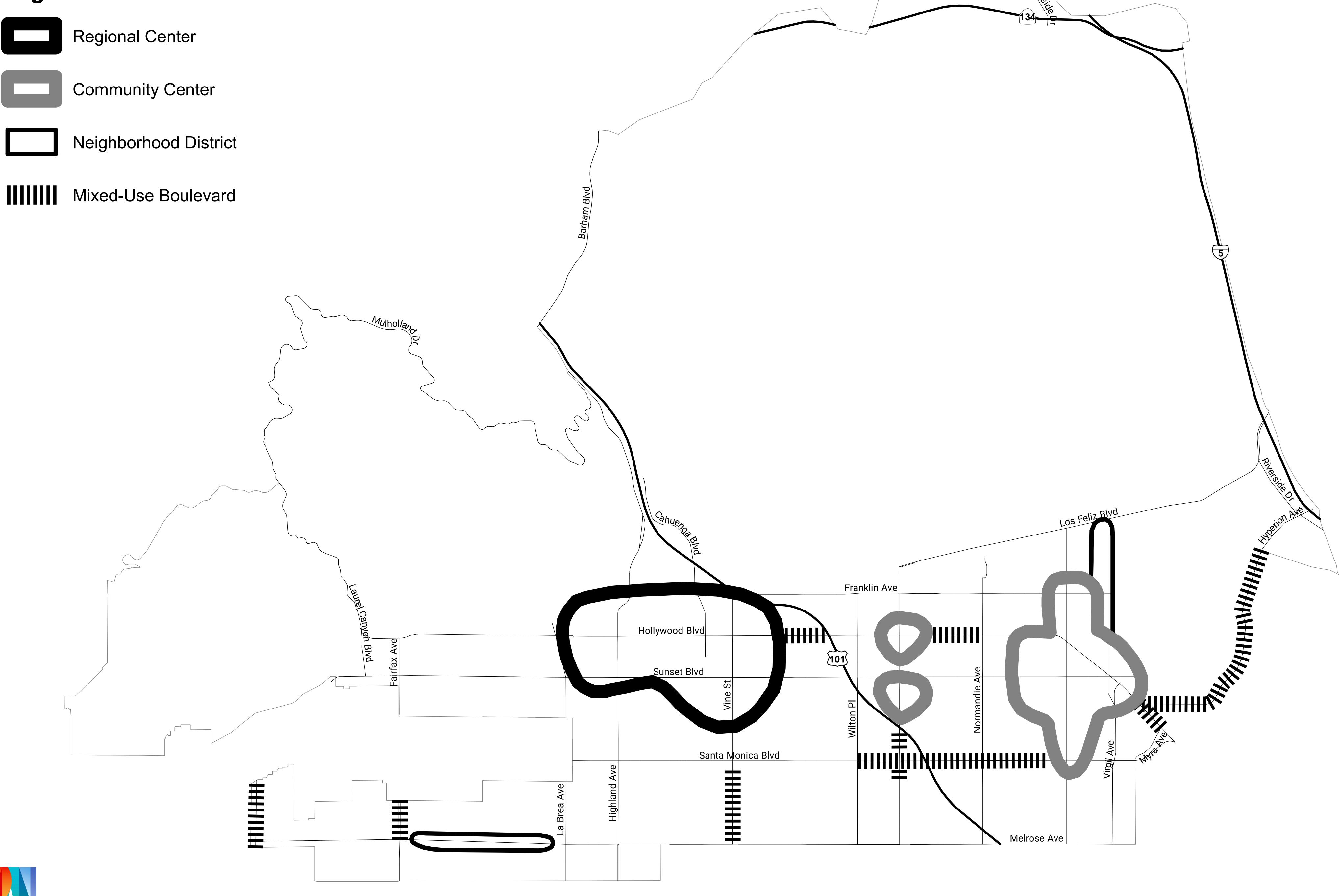
Bel Air -Beverly Crest

BEVERLY HILLS

February 2021

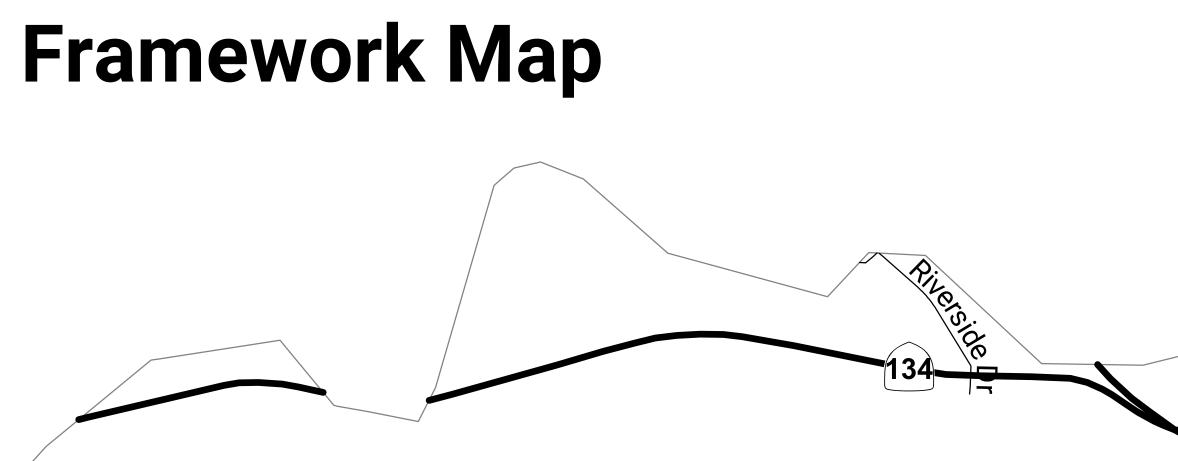


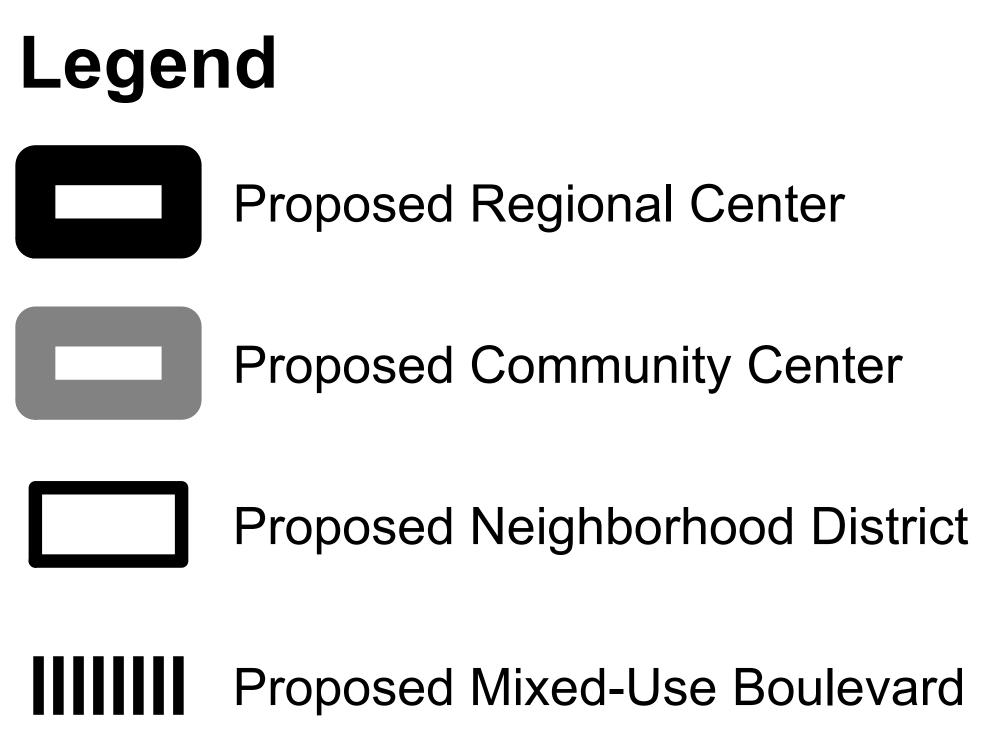


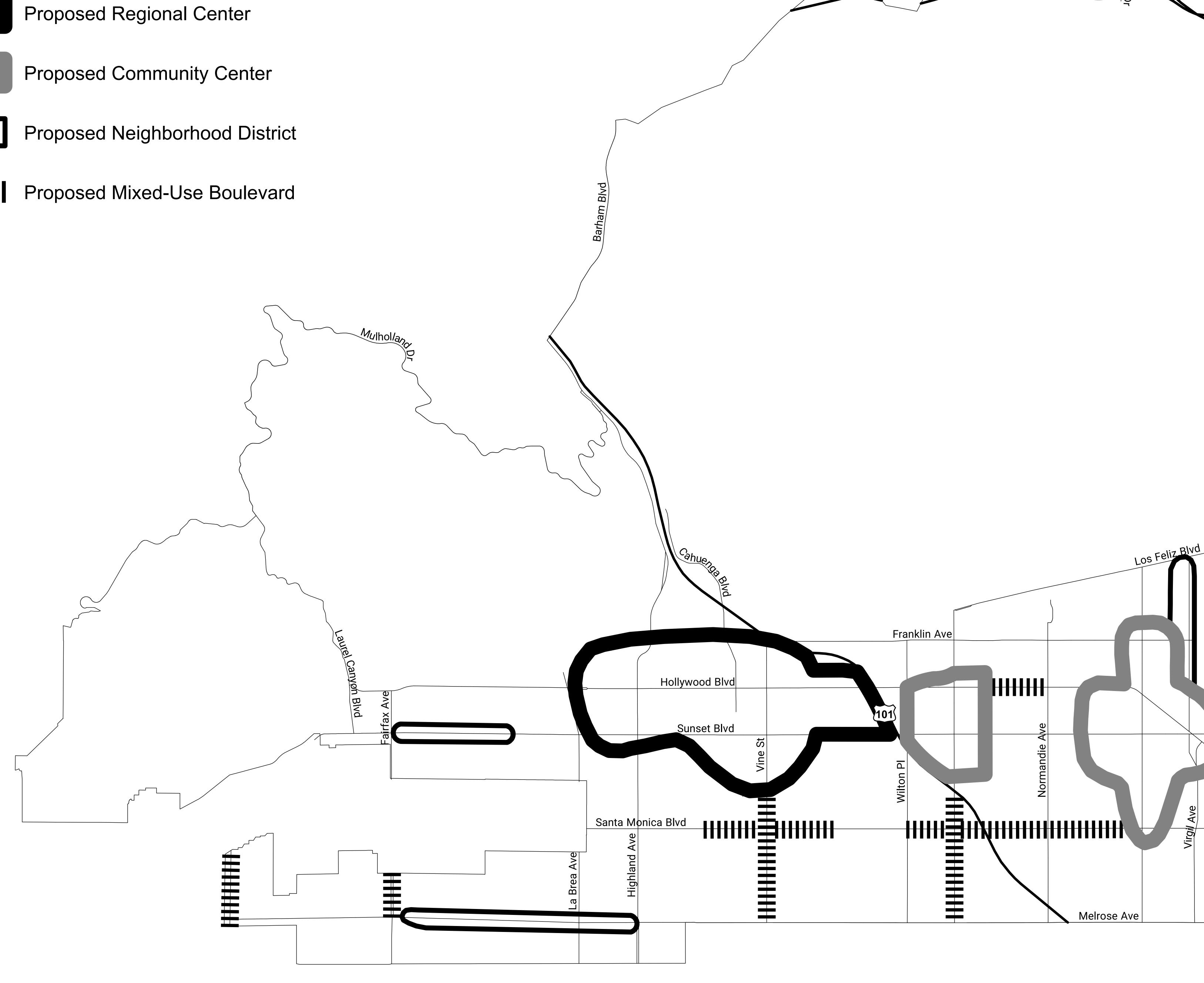




Existing General Plan Framework Map

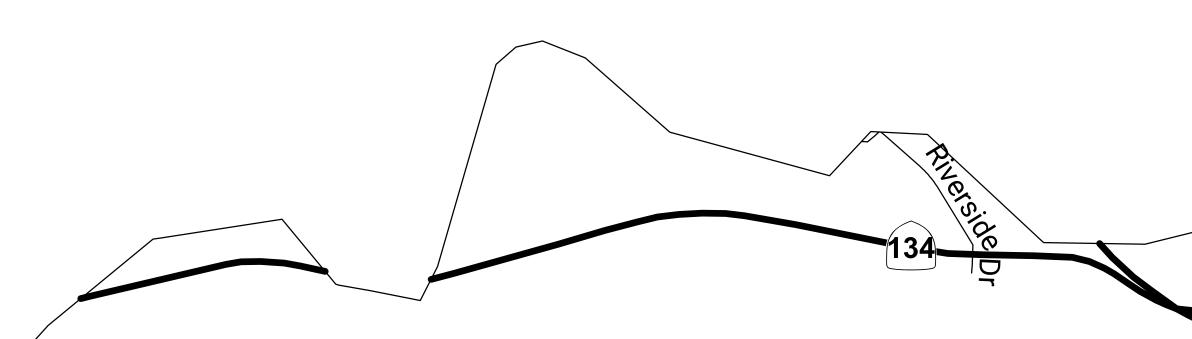


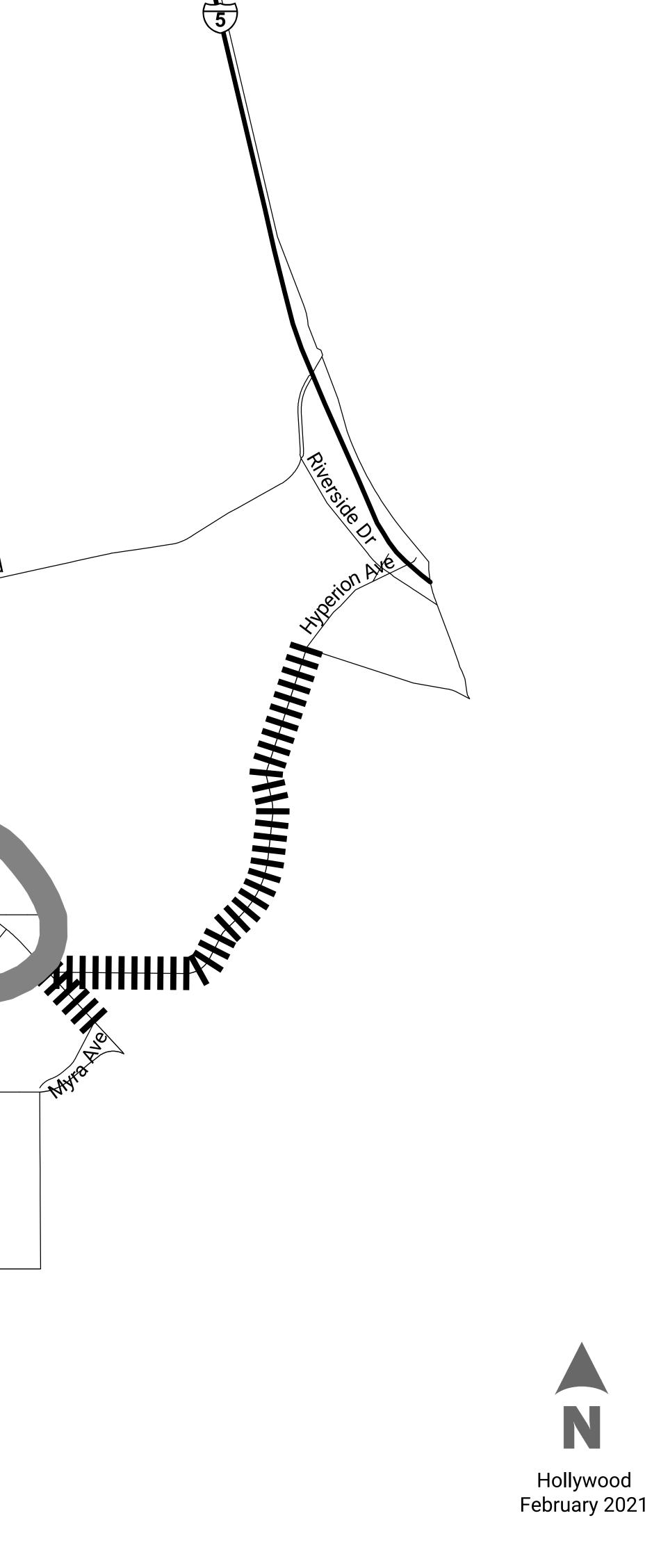






Proposed General Plan Framework Map





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