



LOS ANGELES
CITY PLANNING

Hollywood Community Plan Update

CF 21-0934

Planning and Land Use Management Committee

April 24, 2023

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Hollywood Community Plan Components

- **Plan Text: Goals, Policies, & Programs**
- **Land Use Map**
- **Zoning Changes**
- **CPIO & Other Ordinances to implement goals and policies**
 - Amendments to the Redevelopment Plan
 - Hillside Construction Regulations (HCR)
 - Amendments to the SNAP Specific Plan

Hollywood Community Plan Overview



The Proposed Plan accommodates:

- +58,000** new residents
- +35,000** housing units
- +29,000** jobs

Hollywood Community Plan: Desired Outcomes

Bolster Commercial and Industrial Areas for Employment

Protect Historic Resources

Preserve and Improve Open Space



Hollywood Community Plan: Desired Outcomes



Increase Housing and Jobs Around Transit

Improve Air Quality and Act on Climate Change

Shape Hollywood's Future

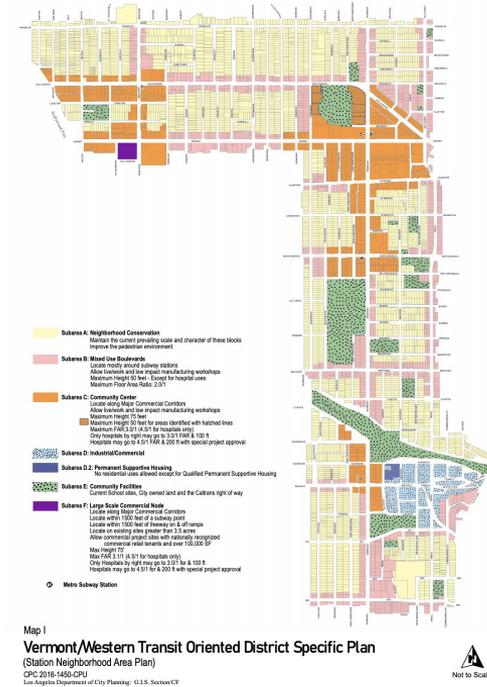
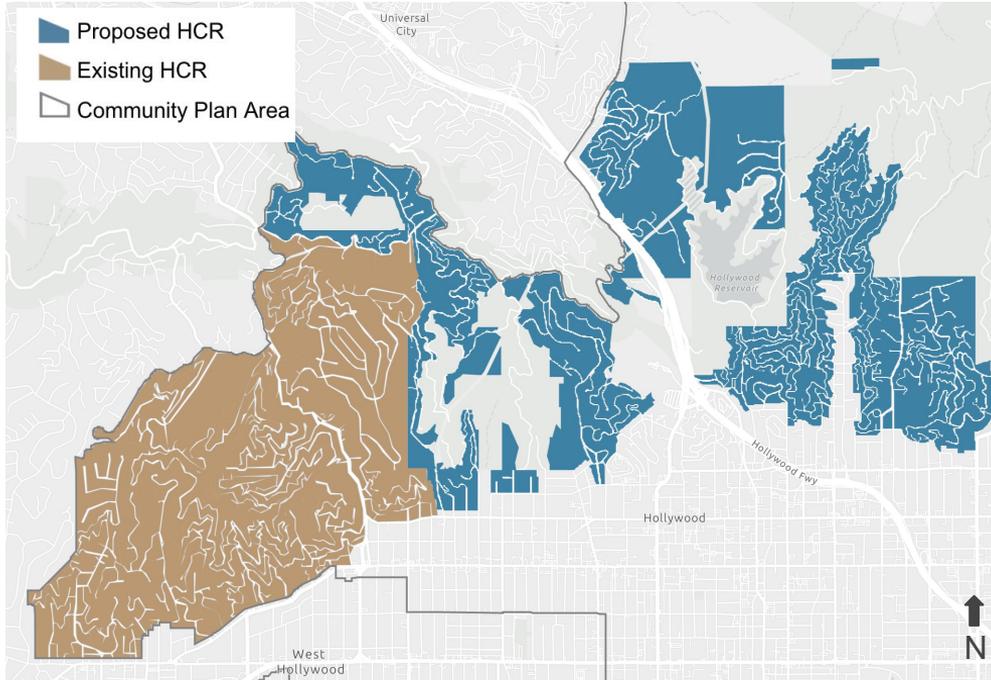


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Plan Implementation

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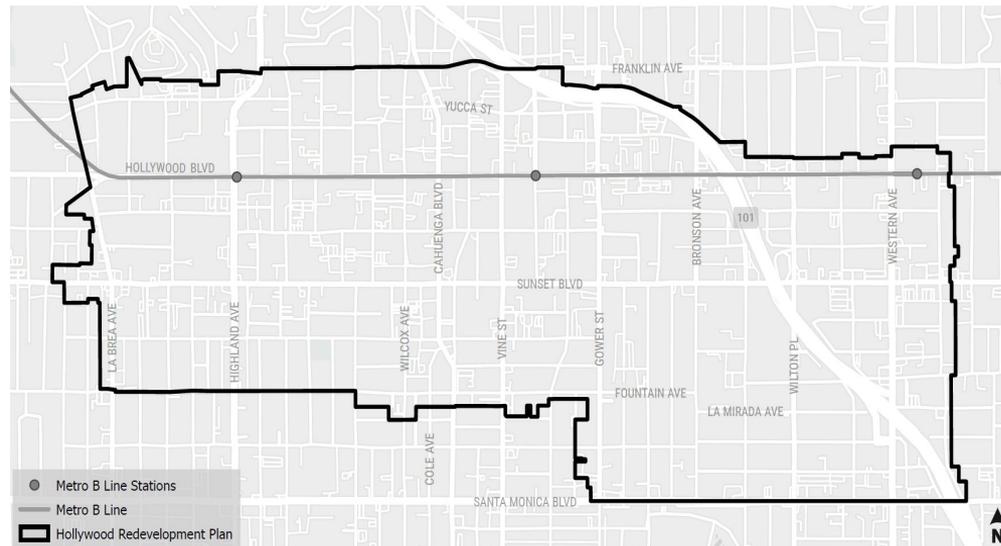
HCR District and “SNAP” Specific Plan



Redevelopment Plan Ordinance

Intends to:

- Remove conflicts to the use and development of land
- Reduce unnecessary development review procedures
- Enable the implementation of the Hollywood Community Plan's land use and zoning regulations upon adoption



Community Plan Implementation Overlay (CPIO)

Facilitate the Production of Affordable Housing



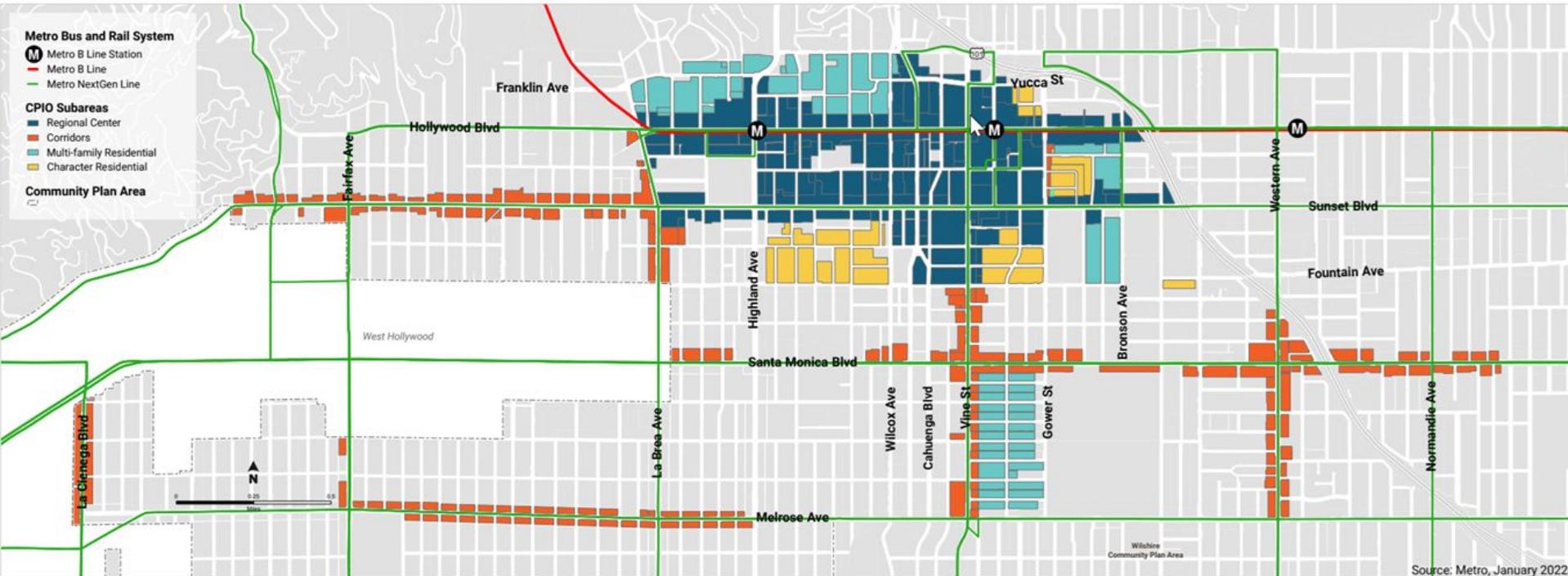
Safeguard Historic Resources



Bolster Pedestrian-Oriented Design



Community Plan Implementation Overlay (CPIO)



PLUM Transmittal Overview April 2023

Director of Planning's Memo to the PLUM Committee

- **CPC Directed Items**
- **Additional Items for Consideration**
 - Zone Changes - Hillhurst and La Cienega
 - CPIO Historic Protections
 - CPIO Regulations for Hotels
 - CPIO Non-Residential Public Benefit Incentives
 - CPIO Duration of Affordable Housing Covenant Length
 - CPIO Housing Replacement Requirements and Tenant Protections
 - CPIO Recalibration of FAR and Affordability Percentages
 - CPIO Development Standards on Melrose Avenue



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Thank you

Contact: hollywoodplan@lacity.org

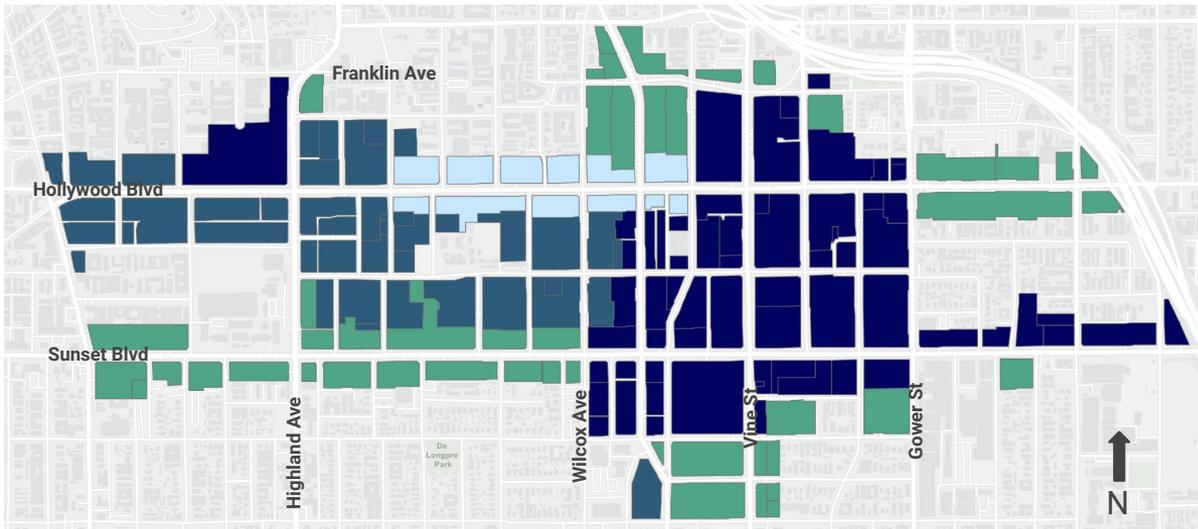
<https://planning.lacity.org/hcpu2>

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Additional Slides

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient that transitions from a warm orange on the left to a cool blue on the right. A white horizontal line is positioned above the main text.

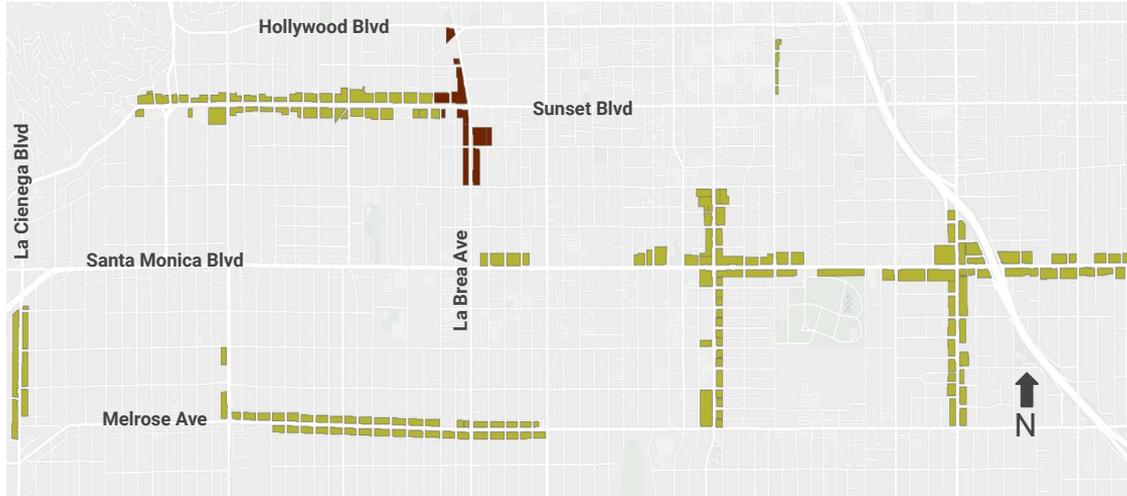
CPIO Regional Center Subareas - CPC Recommendation



- Regional Center (RC1A)
- Regional Center (RC1B)
- Regional Center (RC2)
- Regional Center (RC3)

CPIO Subarea	Affordability %	Base FAR	Bonus FAR
RC1A	10% ELI	3:1, various	4.5:1
RC1B		4:1	6.75:1
RC2	14% VLI	1.5:1	3:1
RC3	23% LI		

CPIO Corridor Subareas - - - CPC Recommendation



- Corridor 1
- Corridor 2

CPIO Subarea	Affordability %	Base FAR	Bonus FAR
Corridor 1	11% ELI 15% VLI 25% LI	1:1	3:1
Corridor 2	10% ELI 14% VLI 23% LI	1.5:1	3.75:1