

ORDINANCE NO. 188455

An ordinance to amend the Hollywood Redevelopment Plan, adopted on May 7, 1986 by Ordinance No. 161,202, as amended on May 20, 2003 by Ordinance No. 175,236.

WHEREAS, on June 27, 2012, the State enacted Assembly Bill (AB) 1484, which added, in part, subdivision (i) to California Health and Safety Code Section 34173, which allows a city that did not elect to become a successor agency to its former redevelopment agency, to request the transfer of all land use related plans and functions of the former redevelopment agency;

WHEREAS, the City of Los Angeles did not elect to be a successor agency to the Former Community Redevelopment Agency of the City of Los Angeles (CRA) after the passage of Assembly Bill (AB) X1 26, the Dissolution Law;

WHEREAS, as a result, the Governor appointed a three-member governing board as the designated local authority (CRA/LA-DLA) to wind down the operations of the former CRA/LA;

WHEREAS, on September 24, 2019, the City Council of the City of Los Angeles adopted a resolution requesting transfer of all land use-related plans and functions pursuant to Health and Safety Code Section 34173(i);

WHEREAS, the City requested the transfer in part to streamline the approval of housing in the City as every project in a redevelopment plan area was required to be reviewed by the CRA/LA-DLA, in addition to review under City entitlement review;

WHEREAS, on October 23, 2019, the City was sued by AIDS Healthcare Foundation (AHF) on its September 24, 2019 action, on the basis, in part, that the City Council did not transfer all land use-related plans and functions;

WHEREAS, contrary to the allegations by AHF, the City Council intended in its September 24, 2019 resolution to transfer all land use related plans and functions as that phrase is defined and used in Health and Safety Code Section 34173(i);

WHEREAS, on February 9, 2022, the trial court ruled in the City's favor that it had effectively transferred all land use related plans and functions;

WHEREAS, lawsuits challenging housing project compliance with the Hollywood Redevelopment Plan delays and prevents urgently needed housing, including affordable housing in the City;

WHEREAS, the City initiated an update to the Hollywood Community Plan (Community Plan) to establish the City's goals, policies, and programs to implement the City's vision for the development of the Community Plan area consistent with the

Framework Element, the Mobility Plan, and the City's other General Plan elements (Hollywood Community Plan Update);

WHEREAS, the Hollywood Community Plan Update includes a comprehensive review and update to the Community Plan and all City zoning ordinances, specific plans, and other applicable land use plans which implement the updated Community Plan, including without limitation amendments to the Zoning Map to rezone the zone and height districts in the Community Plan area, amendments to the Vermont/Western Transit Oriented District Specific Plan, the adoption of the Hollywood Community Plan Implementation Overlay District, and adoption of a Hillside Construction Regulation Supplemental Use District for the Plan area;

WHEREAS, the Hollywood Redevelopment Plan, adopted in 2003, contains many provisions regulating the use and development of land in the Hollywood Redevelopment Plan area, which area is wholly within the Hollywood Community Plan area, and those provisions include, without limitation, design, development and use standards, as well as requirements for the former CRA to prepare studies and reports and adopt design guidelines or plans related to development in the Redevelopment Plan area;

WHEREAS, the City Council found on May 3, 2023, with the adoption of the amendments to the text of the Hollywood Community Plan, that all provisions in the Hollywood Redevelopment Plan intended to regulate, control, or shape the development of land in the Hollywood Redevelopment Plan Area are in conflict with the Hollywood Community Plan Update and its implementing ordinances, including, but not limited to, those adopted and amended through the Hollywood Community Plan Update, because the Hollywood Redevelopment Plan provisions, including, without limitation, the provisions in Section IV and V of the Hollywood Redevelopment Plan: (1) prohibit what is allowed under the Community Plan Update and its implementing ordinances; (2) allow what is prohibited under the Community Plan and its implementing ordinances; or (3) add undesirable additional regulations, processes, costs, and burdens on the City, property owners, and developers that impede or prevent beneficial and urgently needed housing and other types of development in the City;

WHEREAS, the City Council finds that all land use related plans and functions of the former CRA, including without limitation those consisting of, or exercised through, the Hollywood Redevelopment Plan, were transferred to the City pursuant to the City Council's September 24, 2019 Resolution and by operation of Health and Safety Code Section 34173(i);

WHEREAS, to the fullest extent of the City's authorities over the land use related plans and functions of the former CRA, the City now desires to amend the Hollywood Redevelopment Plan to delete all provisions that either regulate the use and development of land in the Hollywood Community Plan Area or mandate the City

to unnecessarily expend resources for land use or development related studies, reports, surveys, or other planning efforts; and

WHEREAS, to the extent the Hollywood Redevelopment Plan, in whole or in part, transferred to the City of Los Angeles as a land use related plan and function, the City is authorized to amend the Redevelopment Plan pursuant to the City's authority and procedures in Charter Sections 556 and 558, and Los Angeles Municipal Code Sections 11.5.14 and 13B.1.3, as a City land use and zoning legislation.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. **RECITALS.** The foregoing recitals above are true and correct and incorporated herein by reference.

Sec. 2. **DEFINITIONS.** The following definitions apply to this ordinance.

CRL – the Community Redevelopment Law, California Health and Safety Code Section 33000, et seq.

Enforceable Obligation – the meaning set forth in California Health and Safety Code Section 34171, subdivision (d).

Former Agency – The Community Redevelopment Agency of the City of Los Angeles, California, which has been dissolved pursuant to California Health and Safety Code Section 34172, subdivision (a), subsection (1).

Housing Assets – all those items and interests of the Former Agency identified as "housing assets" in California Health and Safety Code Section 34176, subdivision (e), and which are set forth on the list of housing assets, as such list may be modified from time to time, submitted to and approved or deemed approved by the State of California Department of Finance pursuant to California Health and Safety Code Section 34176, subdivision (a), subsection (2).

Housing Transfer Agreement – the Agreement Regarding CRA/LA Affordable Housing Assets and Functions dated April 5, 2013, by and between the City of Los Angeles Housing Department and the CRA/LA-DLA.

LAHD – the City of Los Angeles Housing Department.

LAMC – the City of Los Angeles Municipal Code.

Land Use Related Plan or Function – as the term is used in California Health and Safety Code Section 34173, subsection (i).

LMIH Asset Fund – as the term is used in California Health and Safety Code subsection 34176(d).

Sec 3. **PURPOSE.** The purpose of this ordinance is to ensure that from the effective date of this Ordinance, the Hollywood Redevelopment Plan shall not regulate or have any further force and effect over: (i) the use and development of land in the City; (ii) obligations of the City to prepare or make any report, survey, study or undertake any other planning effort; and (iii) any other land use related plan or function in the City.

Sec. 4. The following sections of the Hollywood Redevelopment Plan are hereby deleted: 400, 401, 402, 402.1, 402.2, 402.3, 403, 403.1, 403.2, 404, 405, 405.1, 405.2, 406, 406.1, 406.2, 406.3, 407, 407.1, 407.1.1, 407.1.2, 407.1.3, 407.1.4, 407.2, 408, 409, 409.1, 409.2, 410, 410.1, 410.2, 410.3, 410.4, 410.5, 411, 412, 500, 501, 502, 503, 504, 505, 505.1, 505.2, 505.3, 505.4, 506, 506.1, 506.2, 506.2.1, 506.2.2, 506.2.3, 506.3, 506.4, 507, 507.1, 507.2, 507.3, 508, 508.1, 508.2, 508.3, 508.4, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 518.1, 518.2, 519, 520, 521, and 700.

Sec. 5. Add Section 101 to Section I to the Hollywood Redevelopment Plan to read as follows:

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

Sec. 6. Nothing in this ordinance is intended to rescind, affect or impair any authority or obligation of the City (including acting through LAHD under the CRL) in the Hollywood Redevelopment Plan that is: (1) not a Land Use Related Plan or Function; or (2) an Enforceable Obligation; or (3) deemed necessary to the full satisfaction and payment of any Enforceable Obligation. If any section or provision of the Hollywood Redevelopment Plan repealed in Section 4 of this ordinance is found by a court of competent jurisdiction in any challenge to this ordinance to be: (1) not a Land Use

Related Plan or Function; or (2) an Enforceable Obligation; or (3) deemed necessary to the full satisfaction and payment of any Enforceable Obligation, that Section or that provision of the Hollywood Redevelopment Plan shall be severed from this Ordinance and shall not be repealed from the Hollywood Redevelopment Plan.

Sec. 7. Nothing in this ordinance is intended to rescind, affect, or impair any authority or obligation of the City (including acting through the LAHD under the CRL), in the Hollywood Redevelopment Plan that: (1) provides for or restrict the expenditure of moneys in LAHD's LMIH Asset Fund; or (2) provides for or restricts the disposition or use of any Housing Assets transferred from CRA/LA or the Former Agency to LAHD, or related proceeds from the sale or other disposition or use of such assets; or (3) provides for or restricts any provision of the Housing Transfer Agreement. If any Section or provision of the Hollywood Redevelopment Plan repealed in Section 4 of this Ordinance, is found by a court of competent jurisdiction in any challenge to this Ordinance to do any of those things described in (1), (2), or (3) above, that Section or that provision shall be severed from this ordinance and shall not be repealed from the Hollywood Redevelopment Plan.

Sec. 8. If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 9. Any reference to a federal or state statute or regulation in this ordinance shall be to the statute or regulation as written and in effect on the date this ordinance is adopted.

Sec. 10. **OPERATIVE DATE.** This ordinance shall be operative on February 11, 2025 to comply with the rezoning program deadline of February 12, 2025.

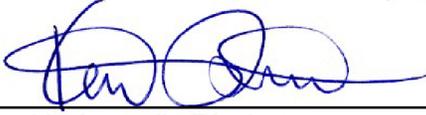
Sec. 11. **URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety because this ordinance is necessary for urgently needed housing. As recognized in the Housing Element, the City has a need for the development of approximately 450,000 housing units by the year 2029, including an immediate need of tens of thousands of units to serve an existing shortfall. In order to address this shortfall, the City must complete a rezoning program by February 12, 2025 pursuant to California Government Code 65583(c)(1)(A), at which time a determination of non-compliance could trigger a significant loss of funding for housing and infrastructure, loss of local zoning control, and court imposed fines. This potential loss of funding for housing could result in less affordable housing being developed citywide, posing a severe threat to the stability of lower income households and further contributing to the City's ongoing homelessness and affordable housing crisis. This ordinance implements a rezoning program that would make the City compliant with state-mandated requirements. For these reasons,

this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Sec. 12. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By 
Kathryn C. Phelan
Deputy City Attorney

Date January 6, 2025

Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted.


VINCENT P. BERTONI, AICP
Director of Planning

Date 1/6/2025

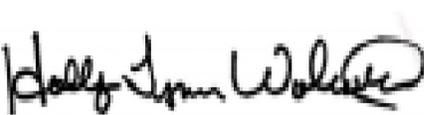
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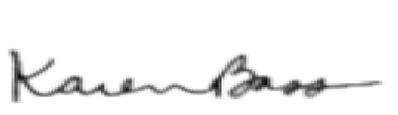
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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members.

CITY CLERK

MAYOR





Ordinance Passed January 7, 2025

Approved 01/17/2025

Ordinance Published: 01/23/2025
Ordinance Effective Date: 01/23/2025
Ordinance Operative Date: 02/11/2025