



Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R24-0557
NOV 06 2024

REPORT RE:

DRAFT ORDINANCES TO ESTABLISH THE HOLLYWOOD COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT (CPIO); AMEND THE VERMONT/WESTERN TRANSIT ORIENTED DISTRICT STATION NEIGHBORHOOD AREA PLAN (SNAP) TO ESTABLISH CERTAIN HEIGHT LIMITS AND MOVE CERTAIN PARCELS IN SUBAREAS A AND C TO SUBAREA E; AMEND THE HOLLYWOOD REDEVELOPMENT PLAN TO RESCIND THE LAND USE RELATED PROVISIONS; AND AMEND THE CITY'S OFFICIAL ZONING MAP TO ADD CERTAIN PORTIONS OF THE HOLLYWOOD COMMUNITY PLAN AREA TO THE HILLSIDE CONSTRUCTION REGULATION "HCR" SUPPLEMENTAL USE DISTRICT, AS PART OF THE HOLLYWOOD COMMUNITY PLAN UPDATE

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 21-0934
(CPC-2016-1450-CPU)

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinances, approved as to form and legality. The four ordinances, all proposed as part of the Hollywood Community Plan Update (Project), implement the Hollywood Community Plan (Plan) adopted by the City Council on May 3, 2023 and consist of the following: (1) an ordinance to establish the Hollywood Community Plan Implementation Overlay District (CPIO); (2) an ordinance to amend the Vermont/Western Transit

Oriented District Station Neighborhood Area Plan (SNAP); (3) an ordinance to amend the Hollywood Redevelopment Plan; and (4) an ordinance to amend the zoning map to add certain parcels in the Plan area to the Hillside Construction Regulation (HCR) Supplemental Use District (collectively, “Proposed Ordinances”).

Background

On May 3, 2023, the City Council certified the Plan environmental impact report (EIR) and adopted a Hollywood Community Plan Update, including amendments to the Plan text and the General Plan land use map for the Plan area, and related amendments to the Framework Element and the Mobility Plan 2035. The City Council also requested this Office to prepare and transmit the enclosed draft ordinances for the City Council’s consideration and adoption.

Summary of the Proposed Ordinances

1. Hollywood CPIO

The draft CPIO ordinance establishes supplemental regulations for ten subareas broken into four categories: the Regional Center Subareas, the Corridors Subareas, the Multi-Family Residential Subareas, and the Character Residential Subarea. All of the subareas allow density and development standard incentives for the inclusion of affordable housing. The Regional Center Subareas also provides development incentives for non-residential projects that either include publicly accessible outdoor amenity space or pay a voluntary fee into the Linkage Fee Trust Fund. The Regional Center Subarea also allows transfer of development rights to allow sites with historic resources to transfer floor area to donor sites for the protection of historic resources.

All of the Subareas include supplemental development standards to encourage pedestrian use, protect the character of Hollywood’s historic neighborhoods, and encourage transit use, including special design standards for the Hollywood Boulevard Commercial and Entertainment District to preserve historic design features and maintain design compatibility.

2. Amendments to the SNAP

The draft ordinance to amend the SNAP will limit certain mixed-use projects to 45 feet in height except roof structures and will move certain properties in Subarea A (Neighborhood Conservation) and Subarea C (Community Center) to Subarea E (Community Facilities).

3. Amendments to the Hollywood Redevelopment Plan

In 2019, the land use related plans and functions of the Hollywood Redevelopment Plan were transferred to the City from the Designated Local Authority, successor agency to the former Community Redevelopment Agency of the City of Los Angeles. In the Plan adopted by the City Council on May 3, 2023, the City Council found:

The provisions in the [Hollywood] Redevelopment Plan intended to regulate, control, or shape the use and development of land in the Project Area, ..., are in conflict with the Hollywood Community Plan and its implementing ordinances because they: (1) prohibit what is allowed under the Hollywood Community Plan and its implementing ordinances; or (2) allow what is prohibited under the Hollywood Community Plan or its implementing zoning 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 desirable uses in the Project Area.

The draft ordinance to amend the Hollywood Redevelopment Plan is intended to rescind those provisions in the Redevelopment Plan found by the City Council to be in conflict with the Plan and its implementing ordinances.

4. HCR Zoning Map Amendments

The draft HCR ordinance to amend the Zoning Map would establish an HCR District east of Laurel Canyon Boulevard stretching to portions of Los Feliz. The new HCR District for this portion of the Plan area is intended to provide additional protections from residential construction-related impacts in the hillside areas, such as requiring restrictive grading limits, limiting construction operation hours, and establishing haul truck operation standards.

Charter Findings

Charter Section 558(b)(3) requires the City Council to make the findings required in Subsection (b)(2) of the same section; namely, whether adoption of the draft ordinances will be in conformity with public necessity, convenience, general welfare and good zoning practice. The City Council can either adopt the CPC's findings and recommendations, as set forth in the CPC's Transmittal Report, or make its own.

California Environmental Quality Act (CEQA) Determination

The Department of City Planning (DCP) is recommending that the City Council can approve the draft ordinances in reliance on the Hollywood Community Plan Update

EIR No. ENV-2016-1451-EIR, SCH No. 2016041093, and the Addendum dated September 2024, after adoption of the amended Mitigation and Monitoring Program. A decisionmaker can approve a project in reliance on a previously certified EIR and an addendum, if it considers the addendum and the final EIR before approving the project and finds in its independent judgment that based on the whole of the record, no changes to the project, circumstances, or new information (not known or capable of being known when the EIR was certified and project approved) will require a major revision of the EIR due to the involvement of new significant impacts or more severe significant impacts than those identified in the EIR. Public Resources Code § 21166; CEQA Guidelines § 15162 and 15164.

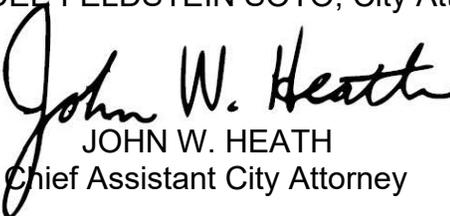
Council Rule 38 Referral

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety, the Department of Transportation, and the Housing Department with a request that all comments, if any, be presented directly to the City Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Kathryn C. Phelan at (213) 978-8242. She or another member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By 
JOHN W. HEATH
Chief Assistant City Attorney

JWH:KCP:jr
Transmittal