Los Angeles City Planning Department

Room 561 City Hall

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February 24, 1995

TO: Gerald G. Gubatan
Legislative/Planning Deputy
Jackie Goldberg Councilmember Thirteenth District

FROM: G. David Lessley
Prinicipal City Planner
Department of City Planning

RE: RESPONSE TO HOLLYWOOD BOULEVARD LAND USE ISSUES LETTER DATED JANUARY 20, 1995 REGARDING THE MOTION TO AMEND THE HOLLYWOOD COMMUNITY PLAN AND ZONE CHANGE [Q]R5-2 ALONG HOLLYWOOD BLVD EASTERLY OF THE HOLLYWOOD FWY TO WESTERN

Per our agreement at the meeting held on January 20, 1995, we have followed up our strategy discussion with the Office of Zoning Administration for preserving and guiding development along Hollywood Boulevard. Present at the interdepartmental meeting were: Robert Janovici, Dan Green, Horace Tramel, Cora Smith, Dave Lessley, Dan Scott and Roque Nino.

Various options were discussed. One was a proposal to amend the Municipal Code Section 12.27-I to provide that a Zoning Administrator approve/authorize/permit the continued use and maintenance of existing commercial uses on properties in the R5 zone located in a redevelopment project area approved by the City Council. Any commercial use permitted in the CR zone which was legally established may be allowed to continue for an indefinite period to be determined by a Zoning Administrator, notwithstanding the provisions of Municipal Code Section 12.23-A6 and 7. This would be a new procedure which would need to be created and would also be a discretionary action.

This option was not favored by staff since the City Council may not support creating a new procedure in light of the potential impact of the Development Reform Committee report and implementation. In addition, this option would primarily only affect existing uses and could have a detrimental effect on the Community since nuisance uses may also be allowed to continue or nuisance uses may be free to relocate anywhere in the Plan Area. The Code Amendment would not solve the existing problem and would still require the applicant to proceed with the discretionary review. Staff agreed that a Code Amendment was not necessary since in all Redevelopment project areas, existing non-conforming uses would be eligible for this relief. It was felt that this solution is not tailored to fit this problem and that ultimately would undermine the Redevelopment project areas.

In order to tailor the solution, staff further discussed whether a zone variance could be granted for the entire affected area of Hollywood Boulevard. However, there currently is no mechanism that the Office of Zoning Administration can exercise in order to grant relief for an entire area, falling short of creating a Specific Plan. In discussing this option, staff concluded that we also need City Attorney guidance whether we can justify special legislation for a portion of Hollywood Boulevard, i.e., what makes this area so unique that it warrants special attention.

After thorough consideration, our recommendation is to continue to administer the existing procedures requiring a case-by-case review of the commercial uses along the affected area. Existing non-conforming uses should first apply to the Office of Zoning Administration for an extension of time of 5 to 10 years. There is no fee for the first such request; the property owners could initiate the request or wait until cited by the Department of Building and Safety.

New uses that are not permitted by right would need to apply for a conditional use permit if the use is permitted in the C1 zone. If the use is first permitted in a less restrictive zone than a C1 zone, then a Zone Variance would be required. The Office of Zoning Administration has agreed to coordinate future discretionary applications on this section of Hollywood Boulevard in order to be consistent in their project determinations.

The current regulations will continue to allow for the existing non-conforming commercial uses that are found not to be detrimental to continue without interruption. In the same manner, new uses that are proposed would be considered on a case-by-case basis in order to encourage development in accordance with the Plan.

If you have any questions or require further assistance in this matter, please call Roque Nino of my staff at (213) 485-3180.

cc: Robert Janovici
Renee Weitzer
Michael Haack

WP51\MOTION\MEETING.QR5

Jackie Goldberg
Councilmember, 13th District

City Council
of the
City of Los Angeles
City Hall
90012

M E M O R A N D U M

January 20, 1995

TO: G. David Lessley
Department of City Planning

Roberto M. Espinoza
Community Redevelopment Agency

FROM: Gerald G. Gubatan
Council District 13

SUBJECT: INFORMATIONAL REQUESTS REGARDING LAND USE ISSUES - HOLLYWOOD BOULEVARD BETWEEN HOLLYWOOD FREEWAY AND WESTERN AVENUE

This is to reiterate the requests made by our office for information pursuant to discussions on January 19, 1995, regarding the Motion (Goldberg-Ferraro) to amend the Hollywood Community Plan and change the existing [Q]R5-2 zone to "permit existing commercial uses to continue while not precluding the establishment of mixed commercial - residential uses, historic preservation and adaptive reuse efforts, uses that support the entertainment and tourist industry, and other uses that are compatible with the surrounding community".

Present at the meeting were: Sandra Farrington-Domingue and Gerald Gubatan of Council District 13; G. David Lessley, Roque Nino and Daniel Scott of the City Planning Department; and Roberto Espinoza of the Community Redevelopment Agency.

The following information is requested in writing from the city agency listed below:

<u>Department of City Planning:</u>

1. Clarification of the status of properties within the subject area as they relate to Los Angeles Municipal Code Section 12.23 (Nonconforming Buildings and Uses) and Ordinance No. 165668. Of special interest are the status of Pier 1 Imports, Johns + Gorman Film Studios, Liberman Broadcasting, 7-11 Food Store, Escrow Center and various other small businesses, such as, restaurants, bakeries, medical clinic.

(213) 485-3353
ROOM 240, CITY HALL, LOS ANGELES, CALIFORNIA 90012

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For example, are these properties nonconforming as to the building or use, as a result of the LAMC or the Ordinance, at what point in time must they phase out, etc.?

2. A description of the feasibility of establishing a process with the office of Zoning Administration to address land use concerns raised in the Motion to facilitate discretionary actions within the existing zoning and a description of the nature of such a process. Under this option, a general plan amendment and zone change would not be pursued and the existing zoning would remain.

Community Redevelopment Agency:

1. Clarification of the process to be followed and the review criteria or Redevelopment Plan policies to be considered by CRA in reviewing the proposed reconstruction of the auto repair business (commonly known as Precise Auto) at 5632 Hollywood Boulevard. What steps are necessary to allow the project to proceed with reconstruction plans?

2. Clarification of the basis for CRA approval of Hollywood Billiards at 5732-5762 Hollywood Blvd. Are the same or different CRA review criteria being used in making a determination regarding the auto repair project compared to the billiards project?

At this meeting, the Council office made the following key points:

-The intent of the Motion is to permit existing viable commercial uses to continue since the commercial frontage can be expected to remain and there is no reasonable expectation that mixed residential - commercial uses will be developed in the foreseeable future. No trend toward the development of mixed uses has been observed within the last five years. It is therefore appropriate to reevaluate the land use policies regulating this portion of Hollywood Blvd.

-The Council office is in agreement that future uses (as opposed to existing uses) should be controlled. However, what constitutes desirable versus undesirable uses must be determined.

-Even though the adopted zoning and Municipal Code mandate that nonconforming uses must phase out by March, 1995 (five years after the effective date of the zoning ordinance), the City has not developed an enforcement strategy or implementation plan.

Please contact me at (213) 485-3353 or Sandra Farrington-Domingue at (213) 913-4693 if you need more information. We look forward to your feedback. Thank you in advance for your consideration.

copies: Michael Haack
Roque Nino
Daniel Scott

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

MEMORANDUM

DATE: FEBRUARY 10, 1994

TO: GERALD GUBATON, CD 13

FROM: MICHAEL HAACK, SENIOR PLANNER

SUBJECT: RESPONSE TO HOLLYWOOD BOULEVARD LAND USE ISSUES

This response to your request for clarification of procedures and practices regarding Agency land use policy along the Hollywood Boulevard corridor between the Hollywood Freeway and Western Avenue will hopefully resolve any outstanding issues or concerns regarding the matter.

To provide some background, the Hollywood Redevelopment Plan was adopted in May 1986, designating the area in question as High Density Residential. In December 1989, the City Council approved CPC 86-835 which changed the Community Plan designation from Highway Oriented Commercial to High Residential with the respective zoning designation being changed from C2-2 to (Q)R5-2. This was formally enacted by the City Council on March 21, 1990 by the passage of Ord. #165668. Thus, both the Agency and City land use designations are consistent.

These actions rendered the existing commercial uses to con-conforming status both in the eyes of the Agency and the City. The City has clear-cut requirements regarding the disposition of nonconforming uses of land and buildings (Section 12.23 et. seq. of the LAMC). The Agency, however, is regulated by the Hollywood Redevelopment Plan. Section 509 of the Hollywood Plan (attached) permits nonconforming uses to continue if they existed prior to Plan adoption. The Plan further authorizes the Agency Board to permit additions, alterations, repairs or other improvements to nonconforming uses if they are found to be compatible with surroundings and proposed uses and developments.

Since the Plan was adopted in 1986, the Agency has received requests from two applicants seeking to invoke Section 509 of the Plan for their respective projects. The first occurred in 1991 for Mobil Oil on the southwest corner of Wilton and Hollywood. In this case, the applicant, who had previously secured a batch case approval by City Council changing the land use designation to Highway Oriented Commercial with a (T)(Q)C2-2 designation, purported that their site was obsolete and must be demolished and rebuilt. Given the City's prior action, the Agency was placed in a precarious situation relative to Redevelopment Plan provisions in that the new City land use designation was inconsistent with the Plan designation. Ordinarily, a variation from the Plan's provisions pursuant to Section 521 (attached) would have been processed to the Board. However, the provisions of Section 521 does not give the Agency clear discretionary authority over the applicant's project, thereby avoiding controls over the quality of the development, which at that time was of paramount concern to both the community and the Agency. As a result, the Agency invoked Section 509 of the Plan which gives the Agency the option of requiring an Owner Participation Agreement (OPA) of the applicant. The applicant subsequently withdrew the application, no agreement was ever executed, and the new service station was never constructed. If the same application were submitted to the Agency today, a variation would be recommended to the Board.

The second request was submitted by Hollywood Billiards to move from their prior Hollywood/Western location to 5732-62 Hollywood Boulevard. Again, the applicant had previously applied for, and was granted a variance from the City's Board of Zoning Appeals to operate, and perform improvements to the nonconforming property. It was only after this occurred that the Agency invoked Section 509 of the Plan to permit improvements to be made to the property given the longstanding commercial nature of the street. In this case, the option to require an OPA was waived due to the high quality nature of the project.

MH:mh 2/10/95

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509 Non-Conforming Uses

A non-conforming use is the use of a building or land which does not conform to this Plan and which existed at the time the Plan became effective. A non-conforming use may continue.

The Agency may authorize additions, alterations, repairs or other improvements to such non-conforming uses in the Project Area if, in the determination of the Agency, such improvements would be compatible with surroundings and proposed uses and development.

The Agency may require the owner of such property to enter into a Participation Agreement and agree to the imposition of such reasonable restrictions as are necessary to meet the objective of the Plan.

521. Variations

Variation may be authorized in any of the land use designations established by this Plan except the Regional Center Commercial.

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan including variations in permitted density or use. In order to permit such variation, the Agency must determine that:

1) The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

2) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.

3) Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

4) Permitting a variation will not be contrary to the objectives of this Plan.

5) Permitting a variation will be in conformance with the objectives of the Community Plan.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purpose of this Plan.

Any variation to the densities permitted in this Plan, in excess of 15% of the F.A.R. permitted by this Plan or for a building in excess of 250,000 square feet, whichever is less, shall be approved by the Planning Commission, subject to appeal to the City Council.

The Agency staff is aware that, due to these, and numerous other constraints placed on commercial properties in this vicinity, the Council office is attempting to resolve the situation by either a batch case or master use variance which would permit existing commercial uses to continue over the long term, while encouraging mixed uses. Whatever course of action the City takes to resolve the issue, the Hollywood Redevelopment Plan land use designations will be rendered inconsistent with the City's. Thus, a clear hardship will be created due to the inconsistency. Hence, when cases involving such inconsistencies are brought to the Agency's attention, a variation from the Redevelopment Plan pursuant to Section 521 would be recommended to the Agency Board.

Attachments

cc: Sandra Farrington-Domingue
G. David Lessley
Daniel Scott
Roque Nino
Robert Espinoza
Len Betz

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September 22, 1994

TO: Metro Geographical Team Members

FROM: Lourdes Green and Roque Nino

RE: MOTION TO AMEND THE HOLLYWOOD COMMUNITY PLAN AND ZONE CHANGE [Q]R5-2 ALONG HOLLYWOOD BLVD ESTLY OF THE HOLLYWOOD FWY TO WESTERN AVE PART OF THE HOLLYWOOD CRA PROJECT AREA

BACKGROUND

City Planning staff have received a Council Motion requesting that the Hollywood Community Plan be amended in order to protect the existing legal non-conforming uses without interruption. In 1988, the Hollywood Community Plan was amended from Highway Oriented Commercial to High Density Residential and included plan footnote #13 which reads as follows: "Height District 2 and a floor area ratio (FAR) of 6:1. Certain commercial uses may be allowed on properties designated as High density through LAMC 12.24.C1.5(j). Commercial uses should be limited to those permitted in the C1 zone and the FAR of such uses should not exceed 1:1. Whenever possible commercial uses should be located at street level, with residential uses on the upper floors." The corresponding zones for the High Density Residential designation are R4 and [Q]R5 which became effective in 1990. The [Q] conditions limit the property to the following uses:

a. Residential uses permitted in the R4 Zone.

b. Hotels, motels, and apartment hotels.

c. The following uses, subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24.C1.5(j):

1) Parking buildings, provided such parking is accessory to the main use of the lot or accessory to the main use of another lot located within the Hollywood Redevelopment Project area.

2) Any use permitted in the C1 Zone within buildings which were in existence on the lot upon the effective date of this ordinance.

3) Any other use permitted in the C1 Zone provided that the floor area ratio of such use does not

exceed 1:1; and further provided that such commercial use is combined with multiple unit residential use for which the floor area ratio is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).

The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan and the Redevelopment Plan for Hollywood.

Motion "(Goldberg-Ferraro) that the Hollywood Community Plan be amended and the [Q]R5-2 zone be changed to a land use designation and corresponding zone that permit existing commercial uses to continue while not precluding the establishment of mixed commercial residential uses, historic preservation and adaptive reuse efforts, uses that support the entertainment and tourist industry, and other uses that are compatible with the surrounding community." (see attachment for detailed description of motion)

The problem now arises because the existing uses that were permitted in this area are C2 type uses: Automobile repair, billiard hall etc. The original plan amendment and rezoning to [Q]R5-2 only permits C1 types uses. Therefore these C2 type uses that already existed cannot apply for a conditional use from the ZA's office. The current procedure for C2 type uses to remain beyond the amortization period is to request a variance from the LAMC since those uses are not permitted in the [Q]R5-2 zone or make application for a continuation of nonconforming status per section 12.23.A4(6).

Two variance applications have been filed with the Zoning Administrator's office. These cases were earthquake related damage. In the one case that received a determination from the ZA's office, the AZA found that the amortization period would be reached for this non-conforming use and therefore the request for the use to remain was denied. Subsequently the BZA heard the case and granted the variance. The AZA assigned to the second case has not yet made a determination on that similar case. However, if the AZA does make a finding to approve the requested discretionary action, the amortization period no longer applies since the use is no longer non-conforming.

Staff has analyzed various options as how to proceed with the Council's motion. We are seeking direction from the Geographical team in order to determine the best and quickest solution and explore other available options.

OPTION 1

Amend the Plan from High Density Residential to Highway Oriented Commercial which is typical to the surrounding area, as well as rezone the properties from [Q]R5-2 zone to the C2 zone.

Staff is concerned about the Environmental Clearance which could be a full EIR or simply a ND or MND. Staff has consulted with various city staff. One view from former Batching staff is that this type of case would not automatically require an EIR since the project would be to retain what is on the ground now. However, the City Attorney's office and City Planning EIR staff take the stand that there is no real project involved, so the worst case build out scenario should determine whether an EIR is required. The total size of the proposed plan amendment area has the potential for an EIR. Since this is also in a CRA project area, the CRA would be the lead agency and should prepare the Environmental Clearance.

OPTION 2

Do not amend the plan, retain the High Density Residential designation, but change the zone to modify the permanent [Q] of the [Q]R5-2 zone. Language would be added to the existing [Q] conditions which would allow those uses that were legally non-conforming uses at the time that the Plan and zone were originally adopted to remain indefinitely without the threat of the amortization period for non-conforming uses. This would only result in a zone change procedure which would not likely require an EIR.

However, staff has been advised that a permanent [Q] condition may not be modified if the modification would result in a less restrictive use than what it currently protects. The [Q] can be modified if it were further restricting the use. However staff is unclear whether the [Q] can or cannot be modified since there may already be examples of this type of [Q] modification.

OPTION 3

Amend only the plan footnote #13 to allow existing commercial uses to remain. This may have the same problems as Option 2, in that the uses would not be permitted under the [Q]R5 zone. However staff is unclear whether the footnote cannot be modified since there may already be examples of this type of modification.

There may be other options such as a Zoning Administrator's Interpretation on the amortization issue, or on the [Q] modification, etc., that the Geographical team may recommend.

WP51\BATCHING\MOTION.QR5

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: August 31, 1994 CPC-18473

TO: Planning Department/Commission
Attention: Dave Lessley, Community Planning

FROM: Aram A. Elmassian, Legislative Assistant II
Planning and Land Use Management Committee
City Clerk's Office

SUBJECT: COUNCIL FILE NO. 94-1423
CD 13

On August 30, 1994, the Planning and Land Use Management Committee instructed that the subject Motion (Goldberg-Ferraro) which reads as follows be referred to the City Planning Department for appropriate action:

> That the Hollywood Community Plan be amended and the [Q]R5-2 zone be changed to a land use designation and corresponding zone that permit existing commercial uses to continue while not precluding the establishment of mixed commercial - residential uses, historic preservation and adaptive reuse efforts, uses that support the entertainment and tourist industry, and other uses that are compatible with the surrounding community.

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CITY OF LOS ANGELES
SEP 1 1994
CITY PLANNING DEPT.
PLANNING COMMISSION

PLANNING and LAND USE MGT.
AUG 12 1994

MOTION

In 1986, the Hollywood Redevelopment Plan was adopted which established a long term vision for Hollywood Boulevard between Western Avenue and the Hollywood Freeway to promote a mixed use area with neighborhood-oriented commercial uses at ground level in multi-story residential buildings, hotels and parking buildings, while simultaneously permitting the continued commercial use of existing structures. As a result, the Plan designated this area as "High - Density Residential". Redevelopment efforts were intended to address severe social and physical problems, including crime, building deterioration, small parcelization and insufficient parking.

In 1988, the Hollywood Community Plan was amended from a "Highway - Oriented Commercial" to a "High - Density Residential" land use designation with a corresponding zone of [Q] R5 - 2 which became effective in 1990 (Ord. No. 165,664, 165,668).

During the last five years, low-scale small businesses have been sustained and adaptive reuses of existing structures have been completed along this portion of Hollywood Boulevard. Potentially significant historic structures add significant architectural character to the boulevard.

However, the City's and Community Redevelopment Agency's residential designation adopted in 1990 has rendered numerous commercial properties as nonconforming uses. Furthermore, the Los Angeles Municipal Code [Sec. 12.23-A.4 and B(1)(a)] restricts a nonconforming use to a five-year life. As a result, commercial uses must phase out within five years from the effective date of the residential zoning ordinance.

In addition to the nonconforming use situation, the earthquake of January 17, 1994, damaged many existing structures and has created hardships on small businesses working to sustain economic activity in this area.

The intent of the zoning regulations is to upgrade a deteriorated urban area while protecting established and future residential development. However, by mandating the phasing out of existing viable commercial uses in an area with an established commercial frontage, the qualified residential zoning and citywide nonconforming regulations have effectively created impediments to achieving these goals.

The Hollywood Community Plan and the Hollywood Redevelopment Plan further identify key goals and objectives that seek to increase employment, preserve investment opportunities, support the entertainment and tourist industry, and promote reuse of existing buildings in Hollywood. The land use regulation should serve to promote, not impede, these redevelopment objectives.

Plan

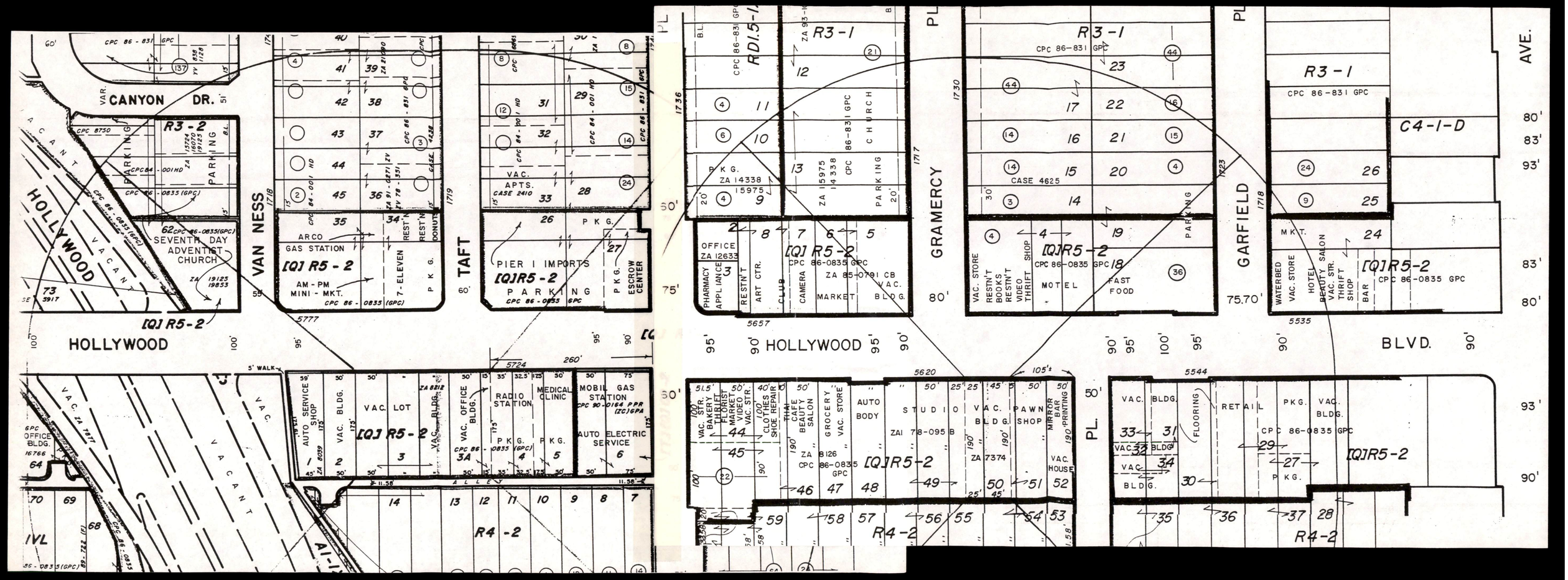
It is appropriate that the City reevaluate the land use designations of Hollywood Boulevard between the Hollywood Freeway and Western Avenue five years after the effective date of the zone change which normally would mandate terminating commercial uses under the nonconforming regulations.

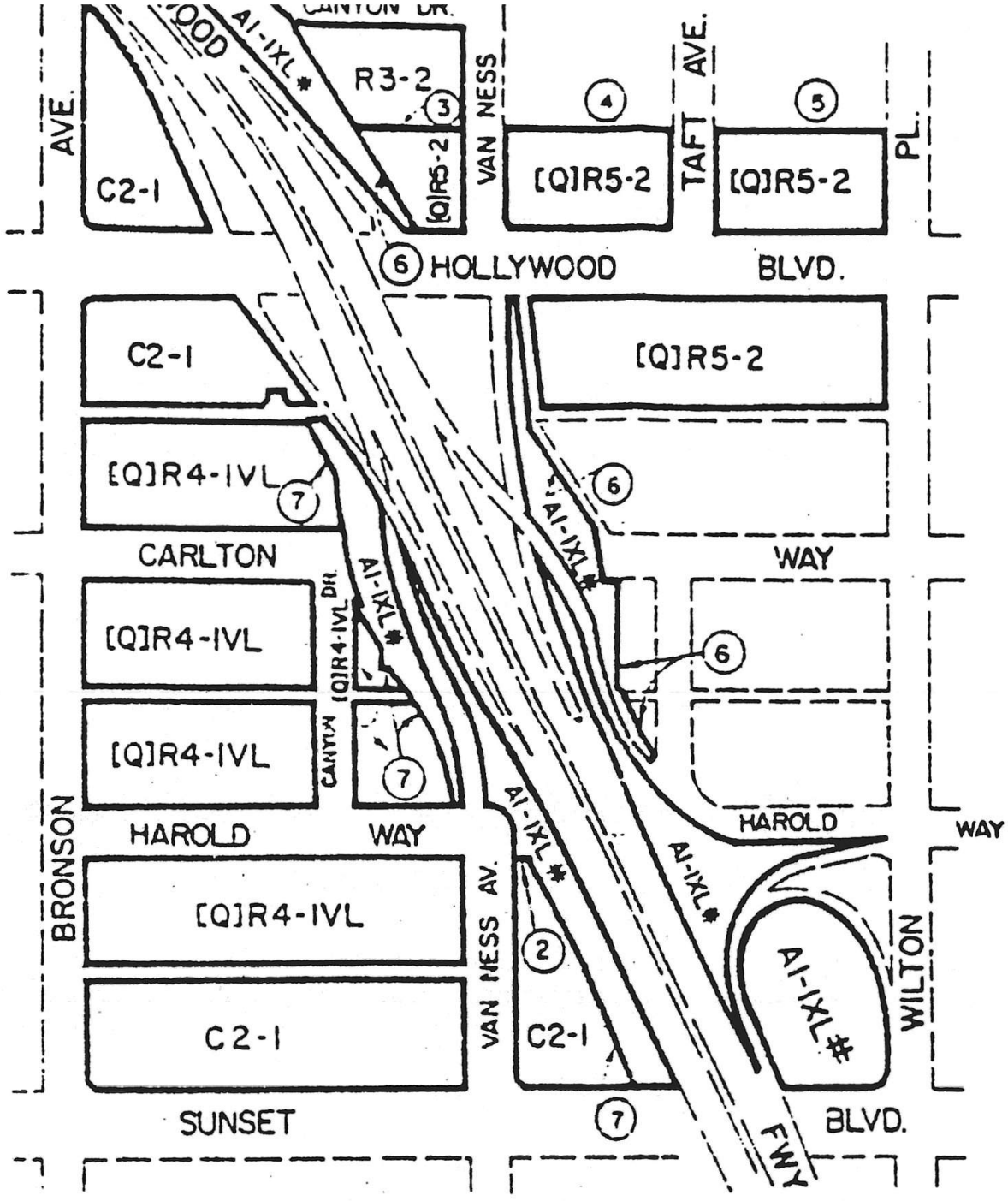
The City should also continue to encourage the upgrading or rebuilding of viable commercial properties, promote historic preservation and adaptive reuse efforts, and preserve investment opportunities in this portion of Hollywood Boulevard in view of the damage created by the earthquake of January 17, 1994, to numerous buildings.

I THEREFORE MOVE that the Hollywood Community Plan be amended and the [Q] R5-2 zone be changed to a land use designation and corresponding zone that permit existing commercial uses to continue while not precluding the establishment of mixed commercial - residential uses, historic preservation and adaptive reuse efforts, uses that support the entertainment and tourist industry, and other uses that are compatible with the surrounding community.

Presented by: Jackie Goldberg
Jackie Goldberg
Councilmember, 13th District

Seconded by:


CANYON DR.
HOLLYWOOD
VAN NESS
TAFT
GRAMERCY
GARFIELD
PL.
AVE.
BLVD.
R3-2
R3-1
R4-2
C4-1-D
RD1.5-1
[Q]R5-2
CPC 86-831 GPC
SEVENTH DAY ADVENTIST CHURCH
ARCO GAS STATION
AM-PM MINI-MKT.
7-ELEVEN
PIER I IMPORTS
PARKING
ESCROW CENTER
OFFICE
PHARMACY
APPLIANCE
RESTN'T
ART CTR.
CLUB
CAMERA
MARKET
VAC. BLDG.
VAC. STORE
BOOKS
VIDEO
THRIFT SHOP
MOTEL
FAST FOOD
WATERBED
HOTEL
BEAUTY SALON
BAR
MKT.
AUTO SERVICE SHOP
VAC. LOT
VAC. OFFICE BLDG.
RADIO STATION
MEDICAL CLINIC
MOBIL GAS STATION
AUTO ELECTRIC SERVICE
AUTO BODY
STUDIO
PAWN SHOP
MIRROR & GLASS
PRINTING
FLOORING
RETAIL
PKG.
VAC. HOUSE
ALLEY
5' WALK
CASE 4625
CASE 2410
ZA 14338
ZA 15975
ZA 14338
ZA 8126
ZA 7374
5657
5724
5620
5544
5535
260'


AVE.
C2-1
R3-2
[Q]R5-2
VAN NESS
TAFT AVE.
[Q]R5-2
PL.
HOLLYWOOD
BLVD.
C2-1
[Q]R5-2
[Q]R4-1VL
CARLTON
WAY
[Q]R4-1VL
[Q]R4-1VL
BRONSON
HAROLD
WAY
[Q]R4-1VL
C2-1
VAN NESS AV.
C2-1
SUNSET
BLVD.
HAROLD
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WILTON
FWY
A1-1XL*

ORDINANCE NO. 165664

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

Sec. 2 Pursuant to Section 12.32K of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the "[Q]" Qualified classification.

1. Those properties along Hollywood Boulevard east of the Hollywood freeway and west of Wilton Place, zoned [Q]R5-2:

   The property shall be limited to the following uses -

   a. Residential uses permitted in the R4 Zone.

   b. Hotels, motels, and apartment hotels

   c. The following uses, subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24C1.5(j):

      1) Parking buildings, provided such parking is accessory to the main use of the lot or accessory to the main use of another lot located within the Hollywood Redevelopment Project area.

      2) Any use permitted in the C1 Zone within buildings which were in existence on the lot upon the effective date of this ordinance.

      3) Any other use permitted in the C1 Zone provided that the floor area ratio of such use does not exceed 1:1; and further provided that such commercial use is combined with multiple unit residential use for which the floor area ratio is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).

   The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan and the Redevelopment Plan for Hollywood.

2. Those properties generally south of Hollywood Boulevard, west of the Hollywood Freeway, north of Sunset Boulevard, and east of Bronson Avenue, zoned [Q]R4-1VL:

   Residential density shall be limited to a maximum of one dwelling unit for each six hundred (600) square feet of lot.

Sec. 3 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 21 1990

ELIAS MARTINEZ, City Clerk,

By _____, Deputy.

Approved MAR 23 1990

_____ Mayor.

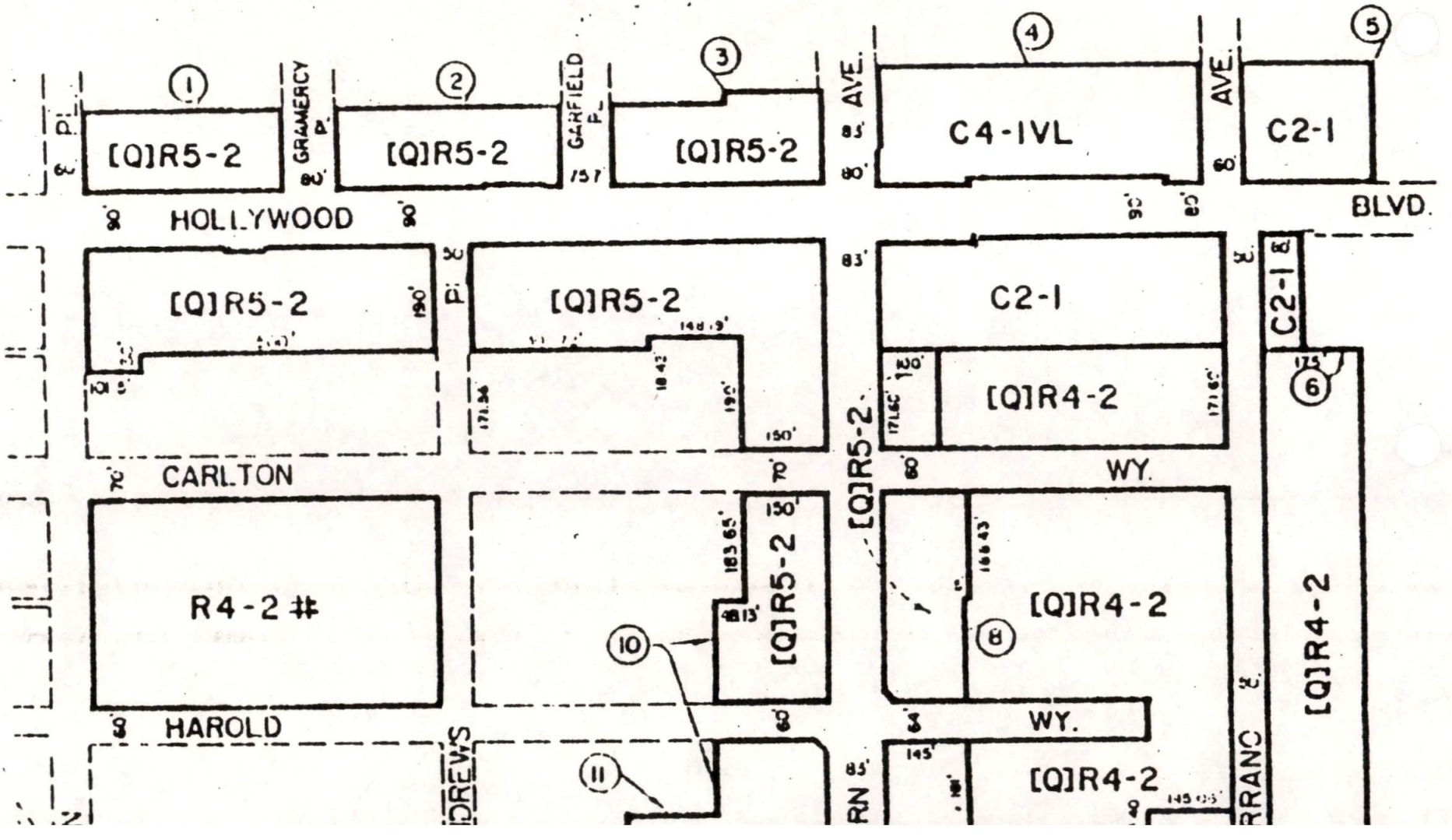
Pursuant to Sec. 97.8 of the City C... approval of this ordinance recommended for the City Planning Commission

MAR 05 1990

See attached report

_____ Director

LAJ 400980 4/6


[Q]R5-2
[Q]R5-2
[Q]R5-2
C4-1VL
C2-1
HOLLYWOOD
BLVD.
[Q]R5-2
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C2-1
C2-1
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CARLTON
WY.
R4-2 #
[Q]R5-2
[Q]R4-2
HAROLD
WY.
[Q]R4-2
[Q]R4-2

ORDINANCE NO. 165668

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

Sec. 2 Pursuant to Section 12.32K of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the "[Q]" Qualified classification:

1. All those properties located along Hollywood Boulevard east of Wilton Place and west of Western Avenue, and those properties located along Western Avenue north of Harold Way, zoned [Q]R5-2:

   The property shall be limited to the following uses -

   a. Residential uses permitted in the R4 Zone.

   b. Hotels, motels, and apartment hotels

   c. The following uses, subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24C1.5(J):

      1) Parking buildings, provided such parking is accessory to the main use of the lot or accessory to the main use of another lot located within the Hollywood Redevelopment Project area.

      2) Any use permitted in the C1 Zone within buildings which were in existence on the lot upon the effective date of this ordinance.

      3) Any other use permitted in the C1 Zone provided that the floor area ratio of such use does not exceed 1:1; and further provided that such commercial use is combined with multiple unit residential use for which the floor ratio is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).

   The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan and the Redevelopment Plan for Hollywood.

2. All those properties located generally east of Western Avenue, north of Sunset Boulevard and south of Hollywood Boulevard zoned [Q]R4-2:

   a. Density. Residential density shall be limited to a maximum of one dwelling unit for each 800 square feet of lot.

   b. Building Height. No building or structure shall exceed a height of forty-five (45) feet above grade. Roof structures are exempt pursuant to Section 12.32.B.3 of the Municipal Code.

Sec. 3 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 21 1990

ELIAS MARTINEZ, City Clerk,

By Wm J Speedie, Deputy.

Approved 1990

Tom Bradley, Mayor

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended by the City Planning Commission

MAR 05 1990

See attached report

Kenneth C. Topping, Director, by MH

LAJ 400984 4/6

map →

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: August 31, 1994 CPC-18473

TO: Planning Department/Commission
Attention: Dave Lessley, Community Planning

FROM: Aram A. Elmassian, Legislative Assistant II
Planning and Land Use Management Committee
City Clerk's Office

SUBJECT: COUNCIL FILE NO. 94-1423
CD 13

On August 30, 1994, the Planning and Land Use Management Committee instructed that the subject Motion (Goldberg-Ferraro) which reads as follows be referred to the City Planning Department for appropriate action:

> That the Hollywood Community Plan be amended and the [Q]R5-2 zone be changed to a land use designation and corresponding zone that permit existing commercial uses to continue while not precluding the establishment of mixed commercial - residential uses, historic preservation and adaptive reuse efforts, uses that support the entertainment and tourist industry, and other uses that are compatible with the surrounding community.

AEl:ys

941423.m

RECEIVED
CITY OF LOS ANGELES
SEP 1 1994
CITY PLANNING DEPT.
PLANNING COMMISSION

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

94-1423

CD 13

August 15, 1994

PLANNING AND LAND USE MANAGEMENT COMMITTEE

At the meeting of the Council held August 12, 1994, the motion (Goldberg - Ferraro) attached to the file, was referred to the PLANNING AND LAND USE MANAGEMENT COMMITTEE.

Elias Martinez

City Clerk
crm

Recyclable and made from recycled waste.

3

CD 13

PLANNING and LAND USE MGT.
AUG 12 1994

MOTION

In 1986, the Hollywood Redevelopment Plan was adopted which established a long term vision for Hollywood Boulevard between Western Avenue and the Hollywood Freeway to promote a mixed use area with neighborhood-oriented commercial uses at ground level in multi-story residential buildings, hotels and parking buildings, while simultaneously permitting the continued commercial use of existing structures. As a result, the Plan designated this area as "High - Density Residential". Redevelopment efforts were intended to address severe social and physical problems, including crime, building deterioration, small parcelization and insufficient parking.

In 1988, the Hollywood Community Plan was amended from a "Highway - Oriented Commercial" to a "High - Density Residential" land use designation with a corresponding zone of [Q] R5 - 2 which became effective in 1990 (Ord. No. 165,664, 165,668).

During the last five years, low-scale small businesses have been sustained and adaptive reuses of existing structures have been completed along this portion of Hollywood Boulevard. Potentially significant historic structures add significant architectural character to the boulevard.

However, the City's and Community Redevelopment Agency's residential designation adopted in 1990 has rendered numerous commercial properties as nonconforming uses. Furthermore, the Los Angeles Municipal Code [Sec. 12.23-A.4 and B(1)(a)] restricts a nonconforming use to a five-year life. As a result, commercial uses must phase out within five years from the effective date of the residential zoning ordinance.

In addition to the nonconforming use situation, the earthquake of January 17, 1994, damaged many existing structures and has created hardships on small businesses working to sustain economic activity in this area.

The intent of the zoning regulations is to upgrade a deteriorated urban area while protecting established and future residential development. However, by mandating the phasing out of existing viable commercial uses in an area with an established commercial frontage, the qualified residential zoning and citywide nonconforming regulations have effectively created impediments to achieving these goals.

The Hollywood Community Plan and the Hollywood Redevelopment Plan further identify key goals and objectives that seek to increase employment, preserve investment opportunities, support the entertainment and tourist industry, and promote reuse of existing buildings in Hollywood. The land use regulation should serve to promote, not impede, these redevelopment objectives.

Plan

It is appropriate that the City reevaluate the land use designations of Hollywood Boulevard between the Hollywood Freeway and Western Avenue five years after the effective date of the zone change which normally would mandate terminating commercial uses under the nonconforming regulations.

The City should also continue to encourage the upgrading or rebuilding of viable commercial properties, promote historic preservation and adaptive reuse efforts, and preserve investment opportunities in this portion of Hollywood Boulevard in view of the damage created by the earthquake of January 17, 1994, to numerous buildings.

I THEREFORE MOVE that the Hollywood Community Plan be amended and the [Q] R5-2 zone be changed to a land use designation and corresponding zone that permit existing commercial uses to continue while not precluding the establishment of mixed commercial - residential uses, historic preservation and adaptive reuse efforts, uses that support the entertainment and tourist industry, and other uses that are compatible with the surrounding community.

Presented by: Jackie Goldberg
Jackie Goldberg
Councilmember, 13th District

Seconded by: