

5 of 18

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:

CPC 2015-2025

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

1. HOLLYWOOD OCEAN VIEW TRACT Block 1, Lots 5-7, 22-24; Block 2, Lots 18-20; comprising property 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.

Sec. 3 Pursuant to Section 12.32 L 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 "D" Development limitation.

1. HOLLYWOOD OCEAN VIEW TRACT Block 3, Lots 1-5, Block 4 Lots 1-10; LA BREA TRACT Block A Lots 1, 2; Tract No. 20171 Lot 1; GF STEVENSON TRACT No. 2, Lots 1-7; Tract No. 10820 Lots 1-3; GF STEVENSON TRACT Lots 1, 15-19; EULALIE TRACT No. 2, Lot 13; comprising property zoned C4-2-D: The total floor area contained in all buildings on a lot shall not exceed three (3) times the buildable area of the lot. A project may exceed the 3:1 floor area ratio provided that -
 - a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community

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Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, (3) the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and adopted by the Hollywood Redevelopment Plan; and, if applicable, (4) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and

b. The project complies with the following two requirements:

A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3.

2. EULALIE TRACT No. 2 Lots 1, 2; EULALIE TRACT Lots 1, 2, 14; SUBDIVISION OF RANCHO LA BREA Frac 1 Arbs 1-8; HUDSON TRACT Lots 1-3; comprising property zoned C4-2-D: No building or structure shall exceed a height of forty five (45) feet in height above grade. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code. The total floor area contained in all buildings on a lot shall not exceed two (2) times the buildable area of the lot. A project may exceed the 2:1 floor area ratio provided that -

a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan, (3) the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and adopted by the CRA Board pursuant to Sections 501 and 506.2.1 of the Hollywood Redevelopment Plan; and,

b. The project complies with the following two requirements:

A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3.

3. GF STEVENSON TRACT No. 2 Lots 14-29; GF STEVENSON TRACT Lots 2-13; EULALIE TRACT No. 2 Lots 3, 8-12; EULALIE TRACT Lots 9, 10 and Arb 1 of Lot 11; HUDSON TRACT Lots 4-9; comprising property zoned C4-2-D:

The total floor area contained in all buildings on a lot shall not exceed two (2) times the buildable area of the lot. A project may exceed the 2:1 floor area ratio provided that -

a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the

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Community Redevelopment Plan, (3) the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and adopted by the CRA Board pursuant to Sections 501 and 506.2.1 of the Hollywood Redevelopment Plan; and, if applicable, (4) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and

b. The project complies with the following two requirements:

A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3.

4. All those properties zoned C4-2-D south of Selma Avenue, west of Hudson Avenue, north of Sunset Boulevard and east of Highland Avenue:

The total floor area contained in all buildings on a lot shall not exceed two (2) times the buildable area of the lot. A project may exceed the 2:1 floor area ratio provided that -

a. The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan, (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan and, if applicable, (3) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and

b. The project complies with the following two requirements:

A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board, and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3.

Sec. 4 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. Specie,
Deputy.

Approved MAR 28 1990

Tom Bradley
Mayor.

LAJ 400972 415

~~Approved as to Form and Legality~~

~~JAMES K. NAHN, City Attorney,~~

~~By _____
Deputy.~~

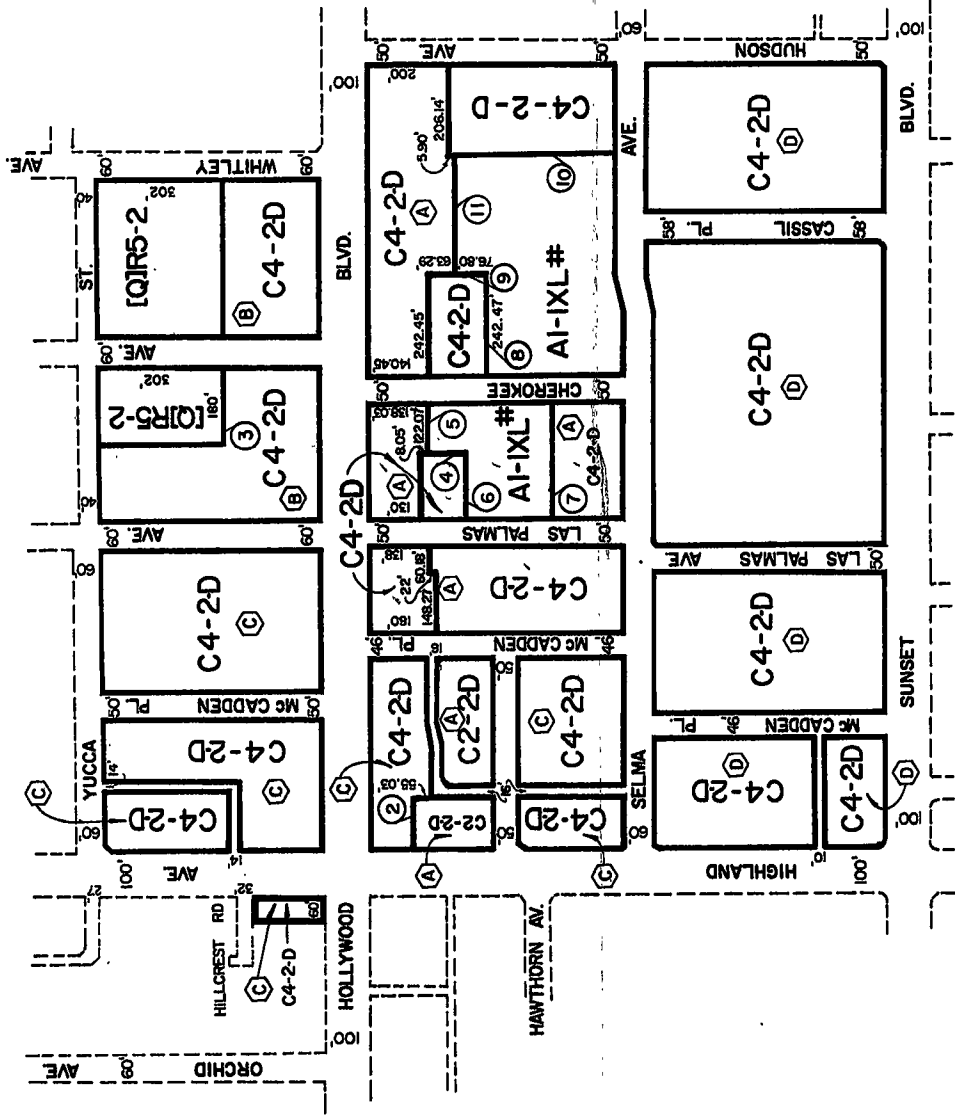
~~File No. 86-0695 81~~

Pursuant to Sec. 97.8 of the City Ch.,
approval of this ordinance recommended
for the City Planning Commission _____

MAR 05 1990

See attached report

Kenneth C. Topping
Director of Planning 4/7/90



- ② NLY LINE OF LOT 1, TR. 10820
- ③ S'LY LINE OF LOT 20, BLK. 2, HOLLYWOOD OCEAN VIEW TR.
- ④ ELY LINE OF LOTS 183, EULALIE TR. NO. 2
- ⑤ NLY LINE OF S'LY 42' OF LOT 14, EULALIE TR.
- ⑥ NLY LINE OF LOT 4, EULALIE TR. NO. 2
- ⑦ S'LY LINE OF LOT 7, EULALIE TR. NO. 2 & S'LY LINE OF NLY 50' OF LOT 11, EULALIE TR. NO. 2
- ⑧ NLY LINE OF LOT 4, EULALIE TR.
- ⑨ ELY LINE OF LOT 3, EULALIE TR. NO. 2
- ⑩ WLY LINE OF LOTS 4-9, HUDSON TR.
- ⑪ S'LY LINE OF NLY 205.9' OF LOT 1, SUBDIVISION OF A PORTION OF RANCHO LA BREA

	SUBAREA NO.
Ⓐ	91 & 190
Ⓑ	215 & 220
Ⓒ	60
Ⓓ	90



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SCALE IN FEET

SHEET No. 469 DM 4901 CPC 86-0835 GPC
JCC/PA ORD-165657