

DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
1:4	PF-1XL	N/A
1:5	OS-1XL	N/A
2	[Q]C2-1-SN	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. Retain existing [Q] Qualified Condition as imposed by Ordinance 161856 for Hollywood Park Place Tract Lots, 24-30.
2:1	[Q]C2-1-SN	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. Retain existing [Q] Qualified Condition as imposed by Ordinance 161856 for Hollywood Park Place Tract, Lots 31-33.
2:1A	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
2:1B	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
2:2	RD3-1XL	N/A
3:1	[Q]C4-2D-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
3:1A	[Q]R4-1VL-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.
3:1B	[Q]R5-1VL-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. Uses shall be limited to private clubs and all other uses and density permitted in the R4 zone. 2. New development projects shall comply with the Hollywood CPIO District regulations.
3:1C	[Q]R4-1VL-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.
3:1D	[Q]R4-1XL	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. Residential density is limited to 1 dwelling unit per 600 square feet of lot area.
3:2	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
3:2A	OS-1VL	N/A
3:2B	[Q]R4-2-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.
3:2C	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
3:2F	[Q]R4-1VL	RETAIN [Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL FROM ORDINANCE 164720 1. Residential density shall be limited to a maximum of one dwelling unit for each 600 square feet of lot area.
3:2G	[Q]R4-2-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.

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3:3	[Q]R5-2D-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL The property shall be limited to the following uses: 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
3:4	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:1	OS-1	N/A
4:1A	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:1B	C4-2D-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:1C	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:1D	C4-2D-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:1F	C4-2D-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:1G	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:1H	C4-2D-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:2	C4-2D-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:2C	[Q]C4-2D-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:3	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.

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4:3A	[Q]C4-2D-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:4	[Q]C4-2D-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:4A	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:5	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:5A	[Q]C4-2D-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:5B	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:5C	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:5D	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.

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		"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:5J	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:5L	[Q]C4-2D-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:6	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:6B	C4-2D-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
4:7	R4-1D-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
5	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
5:1	[Q]R4-1VL-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.
5:1A	[Q]R4-1VL-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.
5:1B	OS-1VL	N/A
5:2	R4-2	N/A
5:3	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
5:3B	[Q]C4-2D-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.

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		"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
6	RD2-1XL-CPIO	New development projects shall comply with the Hollywood CPIO District regulations.
6:1	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
6:1A	RD2-1VL-CPIO	1. New development projects shall comply with the Hollywood CPIO District regulations.
6:1B	C4-1XL-CPIO	1. New development projects shall comply with the Hollywood CPIO District regulations.
6:1C	C4-1XL-SN-CPIO	1. New development projects shall comply with the Hollywood CPIO District regulations.
6:2	[Q]C2-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
6:4	[Q]C4-2D-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
7	[Q]C2-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments). "D" DEVELOPMENT LIMITATIONS 1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
8	[Q]C4-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments). "D" DEVELOPMENT LIMITATIONS 1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.

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9	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
9:1	[Q]R4-2	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments). Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
9:2	RD1.5-1VL	N/A
9:3	R3-1XL	N/A
10	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
10:1	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. No building or structure shall exceed a height of 45 feet above grade.</p> <p>2. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
10:1D	OS-1XL	N/A
10:1E	[Q]RD1.5-1VL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. No building or structure shall exceed a height of 45 feet above grade.</p> <p>2. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
11	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>

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12	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. No building or structure shall exceed a height of 45 feet above grade.</p> <p>2. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
12:3	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
12:3A	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
13	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
13:1	[Q]C4-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Height. No building or structure shall exceed a height of 36 feet above grade.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level, and that are accessible to and available for use by the public.</p> <p>b) Project. The demolition, grading, construction, addition to or alteration (structural or nonstructural) of any building or structure, a new use of land, or subdivision of land on a lot located in whole or in part within the CPIO, which requires the issuance of a building permit. A Project shall not include a change of use or construction that consists solely of interior remodeling, interior rehabilitation or interior repair work.</p> <p>c) Primary Lot Line is the property line of a lot that is contiguous with a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line based upon neighborhood characteristics, including the designation of the abutting street and the dimensions of the subject lot.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p>

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		<p>a) Each Project shall have a ground floor: the lowest story within the building that is accessible to the street, the floor level of which is within three feet above or below curb level, which has frontage on a Primary Lot Line, and which is at least 25 feet in depth or the total depth of the building, whichever is less.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall located between 2 feet and 8 feet above sidewalk grade shall be transparent. Glass as part of the external façade of buildings shall be no more reflective than necessary to comply with Green Code or other state or local UV requirements.</p> <p>b) The above Transparency regulations shall not apply to portions of projects with ground floor residential dwelling units.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>
13:1A	C1-1XL	N/A
13:1B	[Q]C1-1XL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. The following uses shall be prohibited: Automotive Display Room, Automotive Exhaust Test Station, Automotive Painting, Automotive Parts and Accessories Sales (new and used), Automotive Rental, Automotive Repairing, Automotive Sales (new and used), Automotive Service Station, Automotive Storage Area, Automotive Storage Garage, Automotive Upholstering, Car Wash, Compressed Natural Gas Automobile Refueling Station, Gasoline Station, Recyclable Material Deposit and drive-through windows.</p>
13:2	[Q]C4-1XL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. The following uses shall be prohibited: Automotive Display Room, Automotive Exhaust Test Station, Automotive Painting, Automotive Parts and Accessories Sales (new and used), Automotive Rental, Automotive Repairing, Automotive Sales (new and used), Automotive Service Station, Automotive Storage Area, Automotive Storage Garage, Automotive Upholstering, Car Wash, Compressed Natural Gas Automobile Refueling Station, Gasoline Station, Recyclable Material Deposit and drive-through windows.</p>

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13:3C	RD1.5-1XL	N/A
13:4A	PF-1	N/A
13:5	P-1XL	N/A
13:5A	R1-1-HPOZ	N/A
13:5B	R1-1-HPOZ	N/A
13:6	[Q]C1-1XLD-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
13:6A	[Q]C4-1XLD-HCR-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
13:6B	[Q]CR-1XLD-HCR-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
13:6C	[Q]C4-1XLD-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 2. New development projects shall comply with the Hollywood CPIO District regulations.
13:6D	[Q]C4-1VL-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
13:6E	[T][Q]C2-1VL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> 1. Retain [Q] Qualified Conditions imposed by Ordinance 163084; and 2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined: <ol style="list-style-type: none"> a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level, and that are accessible to and available for use by the public. b) Project. The demolition, grading, construction, addition to or alteration (structural or nonstructural) of any building or structure, a new use of land, or subdivision of land on a lot located in whole or in part within the CPIO, which requires the issuance of a building permit. A Project shall not include a change of use or construction that consists solely of interior remodeling, interior rehabilitation or interior repair work. c) Primary Lot Line is the property line of a lot that is contiguous with a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line based upon neighborhood characteristics, including the designation of the abutting street and the dimensions of the subject lot. d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used. 2. Building Location. <ol style="list-style-type: none"> a) Each Project shall have a ground floor: the lowest story within the building that is accessible to the street, the floor level of which is within three feet above or below curb level, which has frontage on a Primary Lot Line, and which is at least 25 feet in depth or the total depth of the building, whichever is less. b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage. c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition. d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated. 3. Transparency. <ol style="list-style-type: none"> a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall located between 2 feet and 8 feet above sidewalk grade shall be transparent. Glass as part of the external façade of buildings shall be no more reflective than necessary to comply with Green Code or other state or local UV requirements. b) The above Transparency regulations shall not apply to portions of projects with ground floor residential dwelling units. c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated. 4. Pedestrian Access. <ol style="list-style-type: none"> a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade. b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours. 5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.
13:7	[Q]C4-1XLD-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> 1. New development projects shall comply with the Hollywood CPIO District regulations.

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
13:8	[Q]C4-1D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
13:9	[Q]C4-1VLD-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
14	PF-1	N/A
14:3	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
14:3A	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
14:4	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
15	[Q]C2-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
16	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
17	[Q]RD1.5-1XL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> 1. Area Setbacks. <ol style="list-style-type: none"> a) A minimum 20-foot front yard setback is required. b) A minimum 15-foot rear yard setback is required. 2. Lot Coverage. <ol style="list-style-type: none"> a) A maximum 60 percent lot coverage is permitted. 3. Garages. <ol style="list-style-type: none"> a) Designated parking areas shall be set back a minimum of 40 feet from the front property line. 4. Height Limitations. <ol style="list-style-type: none"> a) A maximum of 20 feet in height is allowed starting at the 20-foot front yard setback. b) A maximum of 30 feet in height is allowed starting at the 65-foot building setback. 5. Building Setback. <ol style="list-style-type: none"> a) A minimum 65-foot building setback from the front property line is required of a third story that is 21 feet to 30 feet in height.
17:2	C2-1-SN	N/A
17:3	[Q]CM-2D-SN	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> 1. No 100% residential development shall be permitted. 2. Residential uses shall only be permitted if a project incorporates a minimum Floor Area Ratio (FAR) of 0.7:1 for targeted media-related industrial uses, including: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services. <p>The following regulations apply to Theatre Row, which are properties along Santa Monica Boulevard, between McCadden Place and El Centro Avenue: Definitions. For purposes of the [Q] Qualified Condition, the following words and phrases are defined:</p> <ol style="list-style-type: none"> a) Theatre Row. The area of Hollywood located along both sides of Santa Monica Boulevard between McCadden Place and El Centro Avenue. b) Live Equity Theater. Live Equity Theaters provide 99 seats or fewer and host live theatrical productions, such as plays and musicals. c) Automotive Use. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section. d) Automotive Repair. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers. <ol style="list-style-type: none"> 3. Parking. No additional new off-street automobile parking shall be required when a change of use is made for new Live Equity Theaters. The existing required number of off-street automobile parking spaces prior to the change of use to Live Equity Theaters shall be maintained, unless the change of use results in a reduction of required off-street automobile parking spaces. Live Equity Theaters shall not be exempt from bicycle parking requirements. 4. Uses. No Automotive Use or Automotive Repair shall be permitted including automobile and trailer sales (new and old), any business used for the rental or retail sale of new or used parts for motor vehicles, automobile display rooms, automotive repair establishments, automotive fueling and service stations, automotive painting, automotive upholstery, automobile laundry and wash racks, automotive exhaust test stations, automobile storage areas, and drive-through establishments.

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.</p>
17:4	[Q]M1-1VL-SN	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Retain existing [Q] Qualified Condition as imposed by Ordinance 164704. Commercial uses shall be limited to those permitted in C4 zone. The following regulations apply to Theatre Row, which are properties along Santa Monica Boulevard, between McCadden Place and El Centro Avenue: Definitions. For purposes of the [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Theatre Row. The area of Hollywood located along both sides of Santa Monica Boulevard between McCadden Place and El Centro Avenue.</p> <p>b) Live Equity Theater. Live Equity Theaters provide 99 seats or fewer and host live theatrical productions, such as plays and musicals.</p> <p>c) Automotive Use. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section.</p> <p>d) Automotive Repair. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers.</p> <p>2. Parking. No additional new off-street automobile parking shall be required when a change of use is made for new Live Equity Theaters. The existing required number of off-street automobile parking spaces prior to the change of use to Live Equity Theaters shall be maintained, unless the change of use results in a reduction of required off-street automobile parking spaces. Live Equity Theaters shall not be exempt from bicycle parking requirements.</p> <p>3. Uses. No Automotive Use or Automotive Repair shall be permitted including automobile and trailer sales (new and old), any business used for the rental or retail sale of new or used parts for motor vehicles, automobile display rooms, automotive repair establishments, automotive fueling and service stations, automotive painting, automotive upholstery, automobile laundry and wash racks, automotive exhaust test stations, automobile storage areas, and drive-through establishments.</p>
18	RD1.5-1XL	N/A
19	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
19:1	[Q]C2-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Theatre Row. The area of Hollywood located along both sides of Santa Monica Boulevard between McCadden Place and El Centro Avenue.</p> <p>b) Live Equity Theater. Live Equity Theaters provide 99 seats or fewer and host live theatrical productions, such as plays and musicals.</p> <p>c) Automotive Use. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section.</p>

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>d) Automotive Repair. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers.</p> <p>1. No additional new off-street automobile parking shall be required when a change of use is made for new Live Equity Theaters. The existing required number of off-street automobile parking spaces prior to the change of use to Live Equity Theaters shall be maintained, unless the change of use results in a reduction of required off-street automobile parking spaces. Live Equity Theaters shall not be exempt from bicycle parking requirements.</p> <p>2. Uses. No Automotive Use or Automotive Repair shall be permitted including automobile and trailer sales (new and old), any business used for the rental or retail sale of new or used parts for motor vehicles, automobile display rooms, automotive repair establishments, automotive fueling and service stations, automotive painting, automotive upholstery, automobile laundry and wash racks, automotive exhaust test stations, automobile storage areas, and drive-through establishments.</p> <p>3. New development projects shall also comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
19:2	R3-1XL	N/A
19:3	R3-1	N/A
19:4	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
19:5	[Q]C2-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
19:6	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
20	PF-1	N/A
21	CM-1VL	N/A
22	[Q]R4-1VL-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
22:1	PF-1	N/A

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
22:3	OS-1	N/A
23	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
23:4	RD1.5-1XL	N/A
23:4A	R3-1	N/A
23:4B	RD1.5-1XL	N/A
23:4C	OS-1VL	N/A
24	OS-1	N/A
25	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
25:3	R3-1XL	N/A
26	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
27	PF-1	N/A
31	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
32	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
33:1A	[Q]C2-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments). "D" DEVELOPMENT LIMITATIONS 1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
33:2	[Q]C4-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments). "D" DEVELOPMENT LIMITATIONS 1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
33:2A	[Q]C4-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments). "D" DEVELOPMENT LIMITATIONS 1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
33:2B	[Q]C2-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments). "D" DEVELOPMENT LIMITATIONS 1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
33:3	C2-1	N/A
33:4	C4-1	N/A
34	PF-1	N/A
35	[Q]C2-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments). "D" DEVELOPMENT LIMITATIONS 1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
36	C2-1	N/A
36:1	[Q]C1-1XL	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. Establishments on the subject property shall operate only between the hours of 7:00 a.m. and 11:00 p.m. 2. No deliveries, loading or unloading shall occur before 7:00 a.m. nor after 9:00 p.m., Monday through Saturday. No Sunday deliveries shall be permitted. All deliveries, loading and unloading, shall occur entirely on-site.

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		3. There shall be no automotive related uses, video arcades, fast food establishments or off-site liquor sales (except for beer and wine associated with a sit-down restaurant) permitted on the subject property.
37	C2-1	N/A
38	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall also comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
38:1	[Q]R3-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Plans. Prior to issuance of building permits, detailed development plans, including a complete landscape plan and irrigation plan shall be submitted to the satisfaction of the Planning Department in consultation with the council office.</p> <p>2. Approval Verification. Copies of any approvals, guarantees or verification of consultations, review or approval as may be required by the following conditions of approval shall be provided to the Planning Department for attachment to the subject file.</p> <p>3. Definition. Any agencies or public officials referenced in these conditions shall mean those agencies or public officials or their successors or designees.</p> <p>4. Height. No building or structure located on the subject property shall exceed 35 feet in height. However, a maximum building height of 45 feet shall be permitted provided that the following conditions are met:</p> <p>a) for buildings with less than 70 linear feet of street frontage, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from any exterior face that fronts a street, as well as the rear exterior face.</p> <p>b) for buildings with 70 linear feet of street frontage or greater, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from all exterior faces of the structure.</p> <p>5. Height. In addition to the above, for those building frontages facing R1 zoned lots, a maximum building height of 45 feet shall be permitted provided that one of the two following options are met along the building face fronting the R1 zoned lot:</p> <p>option 1: any height between 25 and 35 feet shall be stepped back ½ foot for each additional foot of height between 25 and 35 feet, and any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from that portion of the building below.</p> <p>option 2: any additional height above 35 feet shall be stepped back 20 feet from the exterior wall of the structure.</p> <p>6. Setbacks. A 15-foot setback at grade level shall be required on any side of a building that is abutting any R1 zoned lot.</p> <p>7. Open Space. Open space shall be provided per LAMC Section 12.21 G. Courtyards and building breaks required by these conditions may count as common open space notwithstanding the provisions of LAMC Section 12.21 G 2(a)(1).</p> <p>8. Landscaping. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.</p> <p>9. A minimum of 50 percent of common usable open space areas shall be planted in ground cover, shrubs or trees. Trees shall be planted in the required front and rear yard setback area at a ratio of one tree per every 300 square feet of front and rear yard provided. Trees may not be less than 24-inch box in size, and shall be planted within open space areas. An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly drained.</p> <p>10. Required rear yard setback areas shall not be used for surface parking, and shall be landscaped as a greenbelt area with a maximum of 20 percent hardscape. Vegetative landscape screening shall be incorporated into the landscape plan to minimize views across rear property lines.</p> <p>11. Street Trees. Street trees 20 feet on center (24 inch box), with root collars to prevent uplifting of sidewalks, shall be provided. Street tree type shall match the prevailing street tree of the street to the satisfaction of the Bureau of Street Services.</p>

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>12. Parking Level Screening. Any portion of a parking level, which exceeds finished grade, shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms at least three (3) feet in height. Any planter box or berm shall not be used to calculate the height of a structure.</p> <p>13. All structures on the roof, including air conditioning units, mechanical equipment, vents, and parapets, shall be fully screened from view from any adjacent residential zoned properties through the use of materials and colors that match the exterior walls of the structure. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.</p> <p>14. Articulation. All exterior faces on new buildings and those involving the exterior alteration of existing buildings shall be designed to provide articulation that provides relief for every 30 feet in horizontal length and every 20 feet in vertical length, created by architectural detail or a change in material. In addition, for those buildings greater than 35 feet in height, the exterior faces of the upper floor shall be differentiated through the use of such design features as material or color and shall have differently articulated windows.</p> <p>15. Balconies. Cantilever balcony protrusions into required front and rear yard setbacks shall be limited to 24 inches in depth. The horizontal dimension of each protruding balcony shall be limited to 75 percent of the width of the residential unit it serves.</p> <p>16. Massing. For a building between 150-190 linear feet in width or depth, one of the following two options shall be met: option 1: A front courtyard shall be provided adjacent to the front yard setback at ground level, with a minimum width and depth of 20 linear feet and a minimum total area of 700 square feet. The required front courtyard shall be open to the sky. The required front courtyard shall not be located within 40 linear feet of a side property line. Any front courtyard fencing shall be predominantly open or transparent in design, using wrought iron or similar material combining limited solid portions and open or transparent spaces. The required front courtyard shall be located no more than three (3) vertical feet from highest adjacent sidewalk grade. A minimum of 20 percent of a required front courtyard shall consist of planted ground cover, shrubs, trees, water features, or permanent planter boxes. option 2: Terraces. Terraces shall be provided along the front face of a building to provide articulation and open space. Each residential unit located on the second floor or above, with exposure to the front face, shall provide a minimum of one terrace. Required terraces shall be located along the front face of the building and shall have a minimum area of 100 square feet each. Each terrace shall have a minimum width and depth of 8 linear feet. Required terraces need not be open to the sky but shall not be enclosed and remain open on the side facing the front yard. For those portions of a building above 35 feet, a building setback of 8 linear feet or greater shall satisfy this requirement.</p> <p>17. Building Breaks. For a building greater than 190 linear feet in width or depth, no portion of a building above finished grade level shall exceed 190 linear feet in either width or depth excluding those portions of the building used for parking. If a building exceeds 190 linear feet in width or depth below finished grade level, then any two portions of the building above grade level that would together exceed 190 linear feet shall be considered separate buildings with an assumed common lot line between them, and each portion shall be set back from such assumed common lot line a minimum of 6 feet, excluding those portions of the building used for parking. Notwithstanding the provisions of LAMC Section 12.21 G regarding minimum common open space requirements, for projects that build two or more buildings in order to comply with the 190 foot limitation on the length of buildings, the required building break setback areas between two portions of the building shall count and be credited towards the amount of common open space required for the project. In this instance, a horizontal dimension of 12 feet or greater shall satisfy LAMC 12.21 G.2(a)(1)(iii) provided all other conditions of LAMC 12.21 G.2(a) are met.</p>
39	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
39:1	[Q]C2-1XL-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>

Properties developed pursuant to previously granted entitlements shall be subject to the regulations of the entitlement.

If not developed pursuant to that entitlement, the property shall comply with the applicable regulations.

DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
39:2	[Q]C2-1XL-O-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations.
39:3	[Q]M1-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the M1 zone. 2. Retail and restaurant uses shall be limited to the ground floor and individual retail and restaurant premises shall not exceed 20,000 square feet. "D" DEVELOPMENT LIMITATIONS 1. That portion of a building or structure which fronts on Willoughby Avenue shall be restricted to a maximum height of 36 feet for that portion of the building within 50 feet of the property line along Willoughby Avenue. The remainder of the lot shall have no height limit. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.
39:4	[Q]M1-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the M1 zone. 2. Retail and restaurant uses shall be limited to the ground floor and individual retail and restaurant premises shall not exceed 20,000 square feet. "D" DEVELOPMENT LIMITATIONS 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.
40	[Q]M1-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the M1 zone. 2. Retail and restaurant uses shall be limited to the ground floor and individual retail and restaurant premises shall not exceed 20,000 square feet. "D" DEVELOPMENT LIMITATIONS 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.
40:1	CM-1VL-SN	N/A

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
40:1B	[Q]M1-2D-SN	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> 1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the M1 zone. 2. Retail and restaurant uses shall be limited to the ground floor and individual retail and restaurant premises shall not exceed 20,000 square feet. 3. For properties fronting Santa Monica Boulevard between McCadden Place and Lillian Way, which is located within Theatre Row, the following shall also apply within 150 feet of the property line along Santa Monica Boulevard: <ol style="list-style-type: none"> a) Only Live Equity Theaters and MR1 uses shall be permitted. b) No building or structure shall exceed a height of 36 feet above grade. c) No additional new off-street automobile parking shall be required when a change of use is made for new Live Equity Theaters along Theatre Row. Live Equity Theaters provide 99 seats or fewer and host live theatrical productions, such as plays and musicals. The existing required number of off-street automobile parking spaces prior to the change of use to Live Equity Theaters shall be maintained, unless the change of use results in a reduction of required off-street automobile parking spaces. Live Equity Theaters shall not be exempt from bicycle parking requirements. d) Uses. No Automotive Use or Automotive Repair shall be permitted including automobile and trailer sales (new and old), any business used for the rental or retail sale of new or used parts for motor vehicles, automobile display rooms, automotive repair establishments, automotive fueling and service stations, automotive painting, automotive upholstery, automobile laundry and wash racks, automotive exhaust test stations, automobile storage areas, and drive-through establishments. <p>Definitions. For purposes of the [Q] Qualified Condition, the following words and phrases are defined:</p> <ol style="list-style-type: none"> a) Automotive Use. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section. b) Automotive Repair. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers. <p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services. For properties fronting Santa Monica between McCadden Place and Lillian Way, which is located within Theatre Row, the maximum FAR of 3:1 as described above is permitted only for developments on lots located within a minimum distance of 150 feet south of Santa Monica Boulevard.
40:1C	[Q]M1-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> 1. That portion of a building or structure which fronts on Willoughby Avenue shall be restricted to a maximum height of 36 feet for that portion of the building within 50 feet of the property line along Willoughby Avenue. The remainder of the lot shall have no height limit. 2. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the M1 zone. 3. Retail and restaurant uses shall be limited to the ground floor and individual retail and restaurant premises shall not exceed 20,000 square feet.
40:2	[Q]M1-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Properties developed pursuant to previously granted entitlements shall be subject to the regulations of the entitlement.
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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the M1 zone.</p> <p>2. Retail and restaurant uses shall be limited to the ground floor and individual retail and restaurant premises shall not exceed 20,000 square feet.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.</p>
40:2C	[Q]M1-1VL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p> <p>2. Retail and restaurant uses shall be limited to the ground floor and individual retail and restaurant premises shall not exceed 20,000 square feet.</p>
40:3	[Q]CM-1VL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:4	[Q]CM-1VL-SN	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:4A	[Q]CM-1VL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:5	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
40:6	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Use. No residential uses permitted.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level, and that are accessible to and available for use by the public.</p> <p>b) Project. The demolition, grading, construction, addition to or alteration (structural or nonstructural) of any building or structure, a new use of land, or subdivision of land on a lot located in whole or in part within the CPIO, which requires the issuance of a building permit. A Project shall not include a change of use or construction that consists solely of interior remodeling, interior rehabilitation or interior repair work.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p>

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor: the lowest story within the building that is accessible to the street, the floor level of which is within three feet above or below curb level, which has frontage on a Primary Lot Line, and which is at least 25 feet in depth or the total depth of the building, whichever is less.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall located between 2 feet and 8 feet above sidewalk grade shall be transparent. Glass as part of the external façade of buildings shall be no more reflective than necessary to comply with Green Code or other state or local UV requirements.</p> <p>b) The above Transparency regulations shall not apply to portions of projects with ground floor residential dwelling units.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.</p>
41	[Q]R4-1VL-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
41:1	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
41:6	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
42	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
42:1	[Q]C4-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level, and that are accessible to and available for use by the public.</p> <p>b) Project. The demolition, grading, construction, addition to or alteration (structural or nonstructural) of any building or structure, a new use of land, or subdivision of land on a lot located in whole or in part within the CPIO, which requires the issuance of a building permit. A Project shall not include a change of use or construction that consists solely of interior remodeling, interior rehabilitation or interior repair work.</p> <p>c) Primary Lot Line is the property line of a lot that is contiguous with a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line based upon neighborhood characteristics, including the designation of the abutting street and the dimensions of the subject lot.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p> <p>a) Each Project shall have a ground floor: the lowest story within the building that is accessible to the street, the floor level of which is within three feet above or below curb level, which has frontage on a Primary Lot Line, and which is at least 25 feet in depth or the total depth of the building, whichever is less.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p>

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall located between 2 feet and 8 feet above sidewalk grade shall be transparent. Glass as part of the external façade of buildings shall be no more reflective than necessary to comply with Green Code or other state or local UV requirements.</p> <p>b) The above Transparency regulations shall not apply to portions of projects with ground floor residential dwelling units.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>
42:2	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
42:3	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
42:4	[T][Q]C2-1D	<p>RETAIN [Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL FROM ORDINANCES 164690 AND 162792</p> <p>1. The total floor area of all buildings or structures on the lot shall not exceed a Floor Area Ratio (FAR) of 0.5:1.</p> <p>2. Development on the subject property shall be limited to those uses permitted by right in the C1 zone.</p> <p>3. No building or structure located on the subject property shall exceed 25 feet in height.</p> <p>4. Multiple residential uses shall be prohibited.</p> <p>5. Restrictions related to operating hours, off-street parking, signs, landscaping.</p>
43	[Q]C1-1XL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Transitional Height. Any portion of a building or structure within 49 feet of a property line abutting a residential zone shall be restricted to a maximum height of 25 feet for that portion of the building.</p> <p>3. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p>

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level, and that are accessible to and available for use by the public.</p> <p>b) Project. The demolition, grading, construction, addition to or alteration (structural or nonstructural) of any building or structure, a new use of land, or subdivision of land on a lot located in whole or in part within the CPIO, which requires the issuance of a building permit. A Project shall not include a change of use or construction that consists solely of interior remodeling, interior rehabilitation or interior repair work.</p> <p>c) Primary Lot Line is the property line of a lot that is contiguous with a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line based upon neighborhood characteristics, including the designation of the abutting street and the dimensions of the subject lot.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>4. Building Location.</p> <p>a) Each Project shall have a ground floor: the lowest story within the building that is accessible to the street, the floor level of which is within three feet above or below curb level, which has frontage on a Primary Lot Line, and which is at least 25 feet in depth or the total depth of the building, whichever is less.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall located between 2 feet and 8 feet above sidewalk grade shall be transparent. Glass as part of the external façade of buildings shall be no more reflective than necessary to comply with Green Code or other state or local UV requirements.</p> <p>b) The above Transparency regulations shall not apply to portions of projects with ground floor residential dwelling units.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>6. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>7. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>8. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>
43:1	[Q]C2-1	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Transitional Height. Any portion of a building or structure within 49 feet of a property line abutting a residential zone shall be restricted to a maximum height of 25 feet for that portion of the building. Any portion of a building or structure within 50 feet to 99 feet of a property line abutting a residential zone shall be restricted to a maximum height of 33 feet for that portion of the building. Any portion of a building or structure within 100 feet to 199 feet of a property line abutting a residential zone shall be restricted to a maximum height of 61 feet for that portion of the building.</p> <p>3. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level, and that are accessible to and available for use by the public.</p> <p>b) Project. The demolition, grading, construction, addition to or alteration (structural or nonstructural) of any building or structure, a new use of land, or subdivision of land on a lot located in whole or in part within the CPIO, which requires the issuance of a building permit. A Project shall not include a change of use or construction that consists solely of interior remodeling, interior rehabilitation or interior repair work.</p> <p>c) Primary Lot Line is the property line of a lot that is contiguous with a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line based upon neighborhood characteristics, including the designation of the abutting street and the dimensions of the subject lot.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>4. Building Location.</p> <p>a) Each Project shall have a ground floor: the lowest story within the building that is accessible to the street, the floor level of which is within three feet above or below curb level, which has frontage on a Primary Lot Line, and which is at least 25 feet in depth or the total depth of the building, whichever is less.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall located between 2 feet and 8 feet above sidewalk grade shall be transparent. Glass as part of the external façade of buildings shall be no more reflective than necessary to comply with Green Code or other state or local UV requirements.</p> <p>b) The above Transparency regulations shall not apply to portions of projects with ground floor residential dwelling units.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>6. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p>

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>7. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>8. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>
44	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. New development projects shall comply with the Hollywood CPIO District regulations.</p>
45	C2-1	N/A
45:1	C4-1	N/A
45:2	C2-1VL	N/A
46	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
47:1	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
48	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
49	[Q]C1-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
50	OS-1XL	N/A

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
60	R3-1XL-HCR	N/A
61	OS-1XL	N/A
62	R3-1XL	N/A
63	R3-1XL	N/A
64	OS-1XL	N/A
65	R2-1XL	N/A
66	RE9-1	N/A
67	RD1.5-1XL	N/A
68	[Q]PF-1XL	RETAIN [Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL FROM ORDINANCE 171039 1. Uses shall be limited to those specified in Section 12.04.09 B 1, 3, 5, 6, 8, 9 and 10 of the Los Angeles Municipal Code. 2. No new building or structure shall be constructed within 5 feet of a lot zoned A or R, or have a front yard setback less than that which is required in the most restrictive zone of the lot(s) adjoining on either side of the subject property. No front yard is required if there is no adjoining lot.
69	[Q]R3-1XL	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. Residential density shall be limited to 1 dwelling unit per 1,200 square feet of lot area.
70	OS-1XL	N/A
71	C2-1	N/A
72	R4-1	N/A
73	R3-1XL	N/A
74	R2-1XL	N/A
75	R2-1XL	N/A
76	R3-1XL	N/A
77	C2-1D-RIO	RETAIN "D" DEVELOPMENT LIMITATION FROM ORDINANCE 164697. 1. Total Floor Area Ratio (FAR) contained in all buildings on a lot shall not exceed 0.5:1.
78	CM-1VL-RIO	N/A
79	R2-1XL	N/A
80	RE9-1	N/A
81	RD1.5-1XL	N/A
82	RD1.5-1XL	N/A
83	R1-1	N/A
84	R3-1	N/A
85	RD2-1XL	N/A
86	R3-1	N/A
87	OS-1XL	N/A
88	OS-1	N/A
89	PF-1	N/A
90	R1-1-HPOZ	N/A
91	PF-1XL	N/A

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DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
92	C4-2D-CPIO	"D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
93	[Q]C2-2D-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. New development projects shall comply with the Hollywood CPIO District regulations. "D" DEVELOPMENT LIMITATIONS 1. New development projects shall comply with the Hollywood CPIO District regulations.
94	C1-1D	"D" DEVELOPMENT LIMITATIONS 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 0.5:1.
95	R3-1XL	N/A
96	OS-1XL	N/A
97	PF-1XL	N/A
98	PF-1	N/A
99	R3-1	N/A
100	[Q]R3-1XL	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. Residential density shall be limited to a maximum of one dwelling unit for each 1,200 square feet of lot area.
101	OS-1XL	N/A
102	OS-1XL	N/A
103	OS-1XL	N/A
104	OS-1XL	N/A
105	Existing plus HCR	1. New development projects shall comply with the Hillside Construction Regulation (HCR) Supplemental Use District regulations.
1001 (previously in 1000)	Existing plus CPIO	1. New development projects shall comply with the Hollywood CPIO District regulations.
1002 (previously in 1000)	Existing plus CPIO	1. New development projects shall comply with the Hollywood CPIO District regulations.
1003 (previously in 1000)	Existing plus CPIO	1. New development projects shall comply with the Hollywood CPIO District regulations.
1004 (previously in 1000)	Existing plus CPIO	1. New development projects shall comply with the Hollywood CPIO District regulations.

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