

# What does the Hollywood Community Plan Update Do?



**The Plan directs growth around transit,** away from hillsides and low-density neighborhoods.

- maintains residential neighborhood zoning, directing future growth into the center of Hollywood adjacent to transportation choices
- maintains parking requirements per the City code, encourages parking options
- promotes housing opportunities in multi-family residential areas near transit and employment areas
- implements stronger subdivision controls in the hills, promoting open space.
- maintains commercial development restrictions in hillside districts, such as Barham Avenue and Franklin Avenue



**The Plan reinforces Hollywood's role** as a media and entertainment jobs center.

- reserves area south of Santa Monica Boulevard in the Media District for industrial/media and employment uses
- promotes tourism, entertainment, and media jobs
- promotes the expansion and modernization of Hollywood's studios
- embraces Theatre Row as a live theater district for plays and musicals
- promotes employment along transit corridors



**The Plan provides mobility choices,** less dependence on automobiles.

- promotes transit-oriented development, design, and mixed-use amenities in the center of Hollywood
- raises standards for new building design, with an emphasis on pedestrian amenities
- implements the City's Bike Plan, provides for expanded bike lanes on Fairfax and Fountain Avenues



**The Plan establishes new lower height limits** around historic districts, and integrates development into existing scale.

- lowers development heights north and south of Hollywood Boulevard along the National Register Historic District
- establishes lower height limits around the Melrose Hill Historic District, Spaulding Square Historic District, and Sunset Square Historic District
- adds height limits to selected properties with historic resources within the former Redevelopment Plan boundary
- generally maintains existing height limits in historic districts



**The Plan supports the Hollywood Central Park over the 101 Freeway,** and expands park acreage.

- places the creation of such a park into the Community Plan policies, providing support for implementation funding
- rezones parkland acquisitions in the Hollywood Hills as permanent open space and expands number of neighborhood parks



**The Plan protects hillsides from over development** – strengthens development regulations for hillside subdivisions.

- expands the implementation of the “slope density” ordinance in the Community Plan
- applies restrictions to future parcel maps and tract maps in hillside areas
- promotes ridgeline protection and expanding retaining wall controls

**The Plan promotes streetscape plans and new street standards**, wider sidewalks, pedestrian enhancements.

- develops sidewalk, landscaped parking, street trees, and lighting standards for major Hollywood thoroughfares (Santa Monica Boulevard, Melrose Avenue, La Brea Avenue, Western Avenue)
- expands sidewalks along major boulevards, including preservation of the Hollywood Walk of Fame
- preserves existing landscaped parkways and trees on significant thoroughfares, such as Los Feliz Boulevard
- balances pedestrian needs while maintaining roadway capacity

**The Plan expands Historic Preservation Districts and preservation tools**, including linking incentives to historic preservation goals.

- expands historic resources protection in Hollywood
- supports the establishment and expansion of historic districts, including expansion of the Melrose Hill Historic District
- requires conformance with the Secretary of the Interior's standards

**The Plan promotes the regulation of scale and design** in the heart of Hollywood through a Hollywood Community Plan Implementation Overlay.

- proposes demolition notification and delay for historic resources on commercial properties
- proposes pedestrian-oriented design regulations for window transparency, building placement, and driveway access.

**The Plan promotes mixed use along transit boulevards**, limits density of mixed-use development in the Studio District and East Hollywood.

- emphasizes pedestrian-friendly mixed-use development along commercial boulevards to maintain existing scale and character in residential neighborhoods
- proposals would limit mixed-use development density along Santa Monica Boulevard and Western Avenue
- maintains existing development limitations on Franklin Avenue, establishes more restrictive height limit on Hillhurst Avenue

**The Plan establishes urban design guidelines** for new development in Hollywood, reinforcing the pedestrian-friendly character of commercial districts.

- continues the ban on new supergraphics in Hollywood
- establishes expectations and guidelines for higher quality design, pedestrian orientation, and active storefronts for future development

**The Plan includes a study of trip fees** on new development.

- studies a transportation impact fee for new development based on how many car trips each project will generate. Development fees could be used to finance regional transportation improvements in Hollywood

**The Plan promotes pedestrian-oriented design overlays** for Historic Route 66, Hillhurst Avenue, and Melrose Avenues.

- calls for the establishment of pedestrian-oriented development standards for Santa Monica Boulevard's Historic Route 66, the Melrose Avenue shopping district, and Hillhurst Avenue

**For More Information**

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