

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
1:1 (C1-1D FAR 0.5:1) 1:2 (C1-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation Condition imposed by Ordinance 164728: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	C1-1 FAR 1.5:1  Delete existing “D” Development Limitation Condition. Restore FAR for Height District 1 in commercially designated areas to 1.5:1.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
1:3 (C-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 165242: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	C1-1 FAR 1.5:1  Delete existing “D” Development Limitation Condition. Restore FAR for Height District 1 in commercially designated areas to 1.5:1.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.



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Draft “Q” Qualified Condition and “D” Development Limitation Appendix

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<p>2:1 ([Q]C2-1D-SN FAR 0.5:1)</p>	<p>Existing “Q” Qualified Condition imposed by Ordinance 161856:  Hollywood Park Place Tract Lots 31-33:  C2 with uses limited to those of C1 zone except hotel or motel uses shall not be permitted.  Existing “D” Development Limitation Condition imposed by Ordinance 164720: Total FAR contained in all bldgs on a lot shall not exceed 0.5:1.</p>	<p>[Q]C2-1-SN FAR 1.5:1  Retain existing “Q” Qualified Condition.  Delete existing “D” Development Limitation Condition. Restore FAR for Height District 1 in commercially designated areas to 1.5:1.</p>	<p>Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.</p>
<p>2:1A (C4-2D-SN FAR 2:1)</p>	<p>No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by</p>	<p>C4-2D-SN FAR 3:1 for mixed-use, FAR 2:1 for commercial uses. Height Lmt. of 150 ft.  Delete existing “D” Development Limitation Condition.</p>	<p>Increase FAR from 2:1 to 3:1 to provide incentive for mixed-use</p>

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<p>2:1A cont. (C4-2D-SN FAR 2:1)</p>	<p>Ordinance 165659: Total FAR contained in all bldgs.on a lot shall not exceed FAR 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 2:1.  3. FAR for a commercial only or residential only structure shall not exceed 2:1.  4. No building or structure shall exceed a height of 150 ft. above grade.  5. A project may exceed the 3:1 FAR provided that:  a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the</p>	<p>development and allow more housing. Limit height to 150 feet to provide a transition between the Vine Corridor and residential neighborhood west of Vine. Protect identified historic resources.</p>

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2:1A cont. (C4-2D-SN FAR 2:1)		<p>procedures set forth in LAMC 12.32-D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>6. Development subject to historic preservation review which exceeds an</p>	

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2:1A cont. (C4-2D-SN FAR 2:1)		FAR of 2:1 shall require approval by the Office of Historic Resources.	
3:1A ([Q]R4-1VL FAR 3:1)	Existing “Q” Qualified Condition imposed by Ordinances 164720, 165653, and 165656: Residential density is limited to 1 dwelling unit per 600 sq. ft. of lot area  No existing “D” Development Limitation Condition	R4-1VL FAR 3:1  Delete existing “Q” Qualified Condition.	Increase R4 density from one unit for every 600 sq. ft. of lot area to one unit for every 400 sq. ft. of lot area consistent with Los Angeles Municipal Code.
3:1B ([Q]R5-1VL FAR 3:1)	Existing “Q” Qualified Condition imposed by Ordinance 165653:  a. Uses shall be limited to private clubs and all other uses permitted in the R4 zone.  b. Residential density shall be limited to a maximum of one	[Q]R5-1VL FAR 3:1  Retain “a”.  b. Delete existing limitation on residential density. Restore allowed	Allow R4 density to increase housing capacity.

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3:1B cont. ([Q]R5-1VL FAR 3:1)	dwelling unit for each six hundred (600) sq. ft. of lot.  No existing “D” Development Limitation Condition	residential density to a maximum of one dwelling unit for each four hundred (400) sq. ft. of lot.	
3:2 (C4-2D-SN FAR 3:1) 3:2D (C4-2D-SN FAR 3:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 165657: The total FAR contained in all bldgs. On a lot shall not exceed 3:1. A project may exceed FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	C4-2D-SN FAR 3:1 Height Lmt. of 60 ft.  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) contained in all buildings on a lot shall not exceed three times the buildable area of the lot. A project may exceed the 3:1 FAR provided that:  a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.	Limit height to 60 feet to maintain compatibility with existing buildings, the adjoining residential neighborhood to the north and the historic district on Hollywood Boulevard.

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<p>3:2 cont. (C4-2D-SN FAR 3:1) 3:2D (C4-2D-SN FAR 3:1)</p>		<p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>4. No building or structure shall exceed a height of 60 ft. above grade.</p>	

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<p>3:2A ([Q]R4-1VL) FAR 3:1 3:2E ([Q]R4-1VL) FAR 3:1 3:2F ([Q]R4-1VL) FAR 3:1</p>	<p>Existing “Q” Qualified Condition imposed by Ordinance 164720: Residential density is limited to 1 dwelling unit per 600 sq. ft. of lot.</p> <p>No existing “D” Development Limitation</p>	<p>R4-1VL FAR 3:1</p> <p>Delete existing “Q” Qualified Condition.</p>	<p>Increase R4 density from 600 sq. ft. per dwelling unit to 400 sq. ft. per dwelling unit to be consistent with Los Angeles Municipal Code and increase housing capacity.</p>
<p>3:2B ([Q]R4-2) FAR 6:1 Hgt. Lmt. 60 ft.</p>	<p>Existing “Q” Qualified Condition imposed by Ordinances 165656 and 165659:</p> <p>a. Residential density shall be limited to a maximum of one dwelling unit for each 600 sq. ft.</p> <p>b. In properties zoned [Q]R4-2 no bldg. Or structure shall exceed a hgt. Of 60 ft. above grade, except for roof structures.</p>	<p>[Q]R4-2 FAR 6:1 Hgt. Limit 60 ft.</p> <p>Delete “a”.</p> <p>Retain “b”.</p>	<p>Increase R4 density from one unit for every 600 sq. ft. of lot area to one unit for every 400 sq. ft. of lot area consistent with Los Angeles Municipal Code.</p>

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3:2B cont. ([Q]R4-2) FAR 6:1 Hgt. Lmt. 60 ft.	No existing “D” Development Limitation		
3:2C (C4-2D-SN) FAR 2:1 Hgt. Lmt. 45 ft.	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 165657:  No bldg. Or structure shall exceed a hgt. Of 45 ft. above grade.  The total FAR contained in all bldgs. On a lot shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development	C4-2D-SN FAR 2:1 Hgt. Limit 60 ft.  . Delete existing “D” Development Limitation Condition.  D: 1. Total Floor Area Ratio (FAR) contained in all buildings on a lot shall not exceed two times the buildable area of the lot. A project may exceed the 2:1 FAR provided that:  a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.	Limit height to 60 feet to maintain compatibility with existing buildings, the adjoining residential neighborhood to the north and the historic district on Hollywood Boulevard.

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3:2C cont. (C4-2D-SN) FAR 2:1 Hgt. Lmt. 45 ft.	Agreement or Owner Participation Agreement, and is approved by the CPC.	b. the project conforms with Hollywood Community Plan policies.  c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  4. No building or structure shall exceed a height of 60 ft. above grade.	

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<p>3:2G ([Q]R4-2-SN FAR 6:1, Hgt. Limit 60 ft.)</p>	<p>Existing “Q” Qualified Condition imposed by Ordinance 165656:</p> <p>a. Residential density shall be limited to a maximum of one dwelling unit for each 600 sq. ft. of lot.</p> <p>b. No building or structure shall exceed a height of 60 ft. above grade. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code.</p>	<p>[Q]R4-2-SN FAR 6:1, Hgt. Limit 60 feet.</p> <p>Delete existing “Q” Qualified Condition.</p> <p>Q:</p> <p>a. No building or structure shall exceed a height of 60 ft. above grade. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code.</p>	<p>Increase R4 density from one unit for every 600 sq. ft. of lot area to one unit for every 400 sq. ft. of lot area consistent with Los Angeles Municipal Code..</p>
<p>3:3 ([Q]R5-2) FAR 6:1</p>	<p>Existing “Q” Qualified Condition imposed by Ordinance 165657 and 165659:</p> <p>a. R4 residential uses permitted with Max. density 600 sq. ft. per dwelling unit,</p> <p>b. hotels and motels permitted,</p>	<p>R4-2 FAR 6:1 Hgt. Limit 60 ft.</p> <p>Delete “a”.</p> <p>Delete “b”.</p>	<p>Increase R4 density from one unit for every 600 sq. ft. of lot area to one unit for every 400 sq. ft. of lot area consistent with Los Angeles Municipal Code..</p> <p>Hotels and motels are permitted in R4 zone under certain conditions.</p>

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3:3 cont. ([Q]R5-2) FAR 6:1	<p>c. subject to Zoning Administrator approval, C1 uses permitted not exceeding FAR 1:1 when part of mixed-use project with minimum FAR 2:1 with at least 12 dwelling units. Zoning Administrator may impose conditions to secure conformance with Community Plan and Redevelopment Plan.</p> <p>No existing “D” Development Limitation Condition.</p>	Delete “c”.	Existing hotels/motels would not be made non-conforming Q “c” applies to R5 zone only, not the proposed R4 zone.
3:4 (C4-2D-SN FAR 2:1)	<p>No existing “Q” Qualified Condition.</p> <p>Existing “D” Development Limitation Condition imposed by Ordinance 165659: FAR shall not exceed 2:1. A project may exceed</p>	<p>C4-2D-SN FAR 2:1 Hgt. Limit 60 ft.</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p>	<p>.</p> <p>Limit height to 60 feet to maintain</p>

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3:4 cont. (C4-2D-SN FAR 2:1)	FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	<p>1. Total Floor Area Ratio (FAR) contained in all buildings on a lot shall not exceed two times the buildable area of the lot. A project may exceed the 2:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and,</p>	compatibility with existing buildings, the adjoining residential neighborhood to the north and the historic district on Hollywood Boulevard.

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3:4 cont. (C4-2D-SN FAR 2:1)		if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  2. No building or structure shall exceed a height of 60 ft. above grade.	
4:1 (C4-2D FAR 2:1 Hgt. Lmt. 45 ft.)	No existing “Q” Qualified Condition  Existing “D” Development Limitation imposed by Ordinance 165657: FAR shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development	OS  Delete existing “D” Development Limitation.	The CPU proposes to redesignate this parcel as Open Space for use as a pocket park. D Limitations are not applicable.

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4:1 cont. (C4-2D FAR 2:1 Hgt. Lmt. 45 ft.)	Agreement or Owner Participation Agreement, and is approved by the CPC.		
4:1A (C4-2D-SN FAR 3:1)	<p>No existing “Q” Qualified Condition</p> <p>Existing “D” Development Limitation imposed by Ordinance 165657: FAR shall not exceed 3:1. A project may exceed FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>C4-2D-SN FAR 3:1 Hgt. Limit 75 feet.</p> <p>D:</p> <p>1. Total Floor Area Ratio (FAR) 3:1 shall be permitted for commercial, residential or mixed-use developments.</p> <p>2. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with</p>	<p>Limit height to 75 feet to maintain compatibility with existing buildings and the historic district on Hollywood Boulevard.</p>

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4:1A cont. (C4-2D-SN FAR 3:1)		Hollywood Community Plan policies.  c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  3. No building or structure shall exceed a height of 75 ft. above grade.  4. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by	

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4:1A cont. (C4-2D-SN FAR 3:1)		the Office of Historic Resources.	
4:1B (C4-2D FAR 2:1) 4:1F (C4-2D FAR 2:1) 4:1J (C4-2D FAR 2:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation imposed by Ordinance 165657: FAR shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	C4-2D FAR 3:1  D: 1. Total Floor Area Ratio (FAR) shall be permitted for commercial, residential or mixed-use developments.  2. A project may exceed the 3:1 FAR provided that:  a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.  b. the project conforms with Hollywood Community Plan policies.	Increase FAR from 2:1 to 3:1 to encourage residential, commercial and mixed-use development.

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4:1B cont. (C4-2D FAR 2:1) 4:1F (C4-2D FAR 2:1) 4:1J (C4-2D FAR 2:1)		c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  4. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.	

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<p>4:1C (C4-2D-SN FAR 2:1) 4:1E (C4-2D-SN FAR 2:1)</p>	<p>No existing “Q” Qualified Condition</p> <p>Existing “D” Development Limitation imposed by Ordinance 165657: FAR shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>C4-2D-SN FAR 3:1 Hgt. Limit 75 feet.</p> <p>D:</p> <p>1. Total Floor Area Ratio (FAR) shall be permitted for commercial, residential or mixed-use developments.</p> <p>2. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the</p>	<p>Increase FAR from 2:1 to 3:1 to encourage residential, commercial and mixed-use development. Limit height to 75 feet to maintain compatibility with existing buildings and the historic district on Hollywood Boulevard.</p>

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4:1C cont. (C4-2D-SN FAR 2:1) 4:1E (C4-2D-SN FAR 2:1)		<p>Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>3. No building or structure shall exceed a height of 75 ft. above grade.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p>	

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<p>4:1D (C4-2D FAR 2:1)</p>	<p>No existing “Q” Qualified Condition</p> <p>Existing “D” Development Limitation imposed by Ordinance 165657 and 165660: FAR shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>C4-2D-SN FAR 3:1 Hgt. Limit 75 feet.</p> <p>D:</p> <p>1. Total Floor Area Ratio (FAR) 3:1 shall be permitted for commercial, residential or mixed-use developments.</p> <p>2. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency</p>	<p>Increase FAR from 2:1 to 3:1 to encourage residential, commercial and mixed-use development. Limit height to 75 feet to maintain compatibility with existing buildings and the historic district on Hollywood Boulevard.</p>

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4:1D cont. (C4-2D FAR 2:1)		<p>Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>3. No building or structure shall exceed a height of 75 ft. above grade.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p>	

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<p>4:1G (C4-2D-SN FAR 2:1) 4:1H (C4-2D-SN FAR 2:1) 4:1I (C4-2D-SN FAR 2:1)</p>	<p>No existing “Q” Qualified Condition</p> <p>Existing “D” Development Limitation imposed by Ordinance 165657: FAR shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>C4-2D-SN FAR 3:1</p> <p>D:</p> <p>1. Total Floor Area Ratio (FAR) shall be permitted for commercial, residential or mixed-use developments.</p> <p>2. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms</p>	<p>Increase FAR from 2:1 to 3:1 to encourage residential, commercial and mixed-use development.</p>

Hollywood Community Plan Draft "Q" Qualified Condition and "D" Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing "Q" Qualified Condition and/or "D" Development Limitation Condition	Proposed "Q" Qualified Condition and/or "D" Development Limitation Condition	Reason for Change
4:1G cont. (C4-2D-SN FAR 2:1) 4:1H (C4-2D-SN FAR 2:1) 4:1I (C4-2D-SN FAR 2:1)		to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  3. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.	
4:2 (C4-2D FAR 3:1)	No existing "Q" Qualified Condition	C4-2D FAR 3:1 for mixed-use, residential or commercial uses. Height Lmt. 75 feet.	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:2 cont. (C4-2D FAR 3:1)	Existing “D” Development Limitation imposed by Ordinance 165660: FAR shall not exceed 3:1. A project may exceed FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	Delete existing “D” Development Limitation.  D: 1. Total Floor Area Ratio (FAR) contained in all buildings on a lot shall not exceed three times the buildable area of the lot.  2. No building or structure shall exceed a height of 75 feet.  3. A project may exceed the 3:1 FAR provided that:  a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.  b. the project conforms with Hollywood Community Plan policies.	Limit height to 75 feet to maintain compatibility with existing buildings and the historic district on Hollywood Boulevard. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:2 cont. (C4-2D FAR 3:1)		<p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</p>	
4:2A (C4-2D-SN FAR 2:1)	No existing “Q” Qualified Condition.	C4-2D-SN FAR 3:1 for mixed-use, FAR 2:1 for commercial uses. Height Lmt. of 150 ft.	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>4:2A cont. (C4-2D-SN FAR 2:1)</p>	<p>Existing “D” Development Limitation Condition imposed by Ordinance 165659: FAR shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.</li> <li>2. FAR for the commercial portion of a mixed-use building shall not exceed 2:1.</li> <li>3. FAR for a commercial only or residential only structure shall not exceed 2:1.</li> <li>4. No building or structure shall exceed a height of 150 ft. above grade.</li> <li>5. A project may exceed the 3:1 FAR provided that:</li> </ol>	<p>Increase FAR from 2:1 to 3:1 to provide incentive for mixed-use development and allow more housing. Limit height to 150 feet to provide a transition between the Vine Corridor and residential neighborhood west of Vine. Protect identified historic resources.</p>

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:2A cont. (C4-2D-SN FAR 2:1)		<p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:2A cont. (C4-2D-SN FAR 2:1)		6. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.	
4:2B (C4-2D-SN FAR 2:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 165660: FAR shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the	[Q]C4-2D-SN FAR 2:1, Height Lmt. Of 36 ft.  Q: No Residential Only  Delete existing “D” Development Limitation Condition. D: 1. A project may exceed the 2:1 FAR provided that:  a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.  b. the project conforms with	Limit height to 36 ft. to maintain compatibility with existing buildings and the historic district on Hollywood Boulevard.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:2B cont. (C4-2D-SN FAR 2:1)	CPC.	Hollywood Community Plan policies.  c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  2. No building or structure shall exceed a height of 36 ft. above grade.	
4:2C (C4-2D FAR 2:1)	No existing “Q” Qualified Condition.	[Q]C4-2D-SN FAR 2:1 Height Lmt. of 36 ft.	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:2C cont. (C4-2D FAR 2:1)	Existing “D” Development Limitation Condition imposed by Ordinance 165660: FAR shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	<p>Q: No Residential Only</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <p>1. A project may exceed the 2:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility</p>	Limit height to 36 ft. to maintain compatibility with existing buildings and the historic district on Hollywood Boulevard.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:2C cont. (C4-2D FAR 2:1)		Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  2. No building or structure shall exceed a height of 36 ft. above grade.	
4:3 (C4-2D-SN FAR 3:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinances 165659 and 165660: FAR shall not exceed 3:1. A	[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.  Q: No Residential Only  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of	Increase FAR from 3:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>4:3 cont. (C4-2D-SN FAR 3:1)</p>	<p>project may exceed the FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>4.5:1 shall be permitted for mixed-use and commercial developments.</p> <p>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</p> <p>3. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:3 cont. (C4-2D-SN FAR 3:1)		Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  5. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.	
4:3A (C4-2D FAR 3:1)	No existing “Q” Qualified Condition.	[Q]C4-2D FAR 4.5:1 for commercial uses or mixed-use.  Q: No Residential Only	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:3A cont. (C4-2D FAR 3:1)	Existing “D” Development Limitation Condition imposed by Ordinance 165660: FAR shall not exceed 3:1. A project may exceed the FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.  2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.  3. A project may exceed the 4.5:1 FAR provided that:  a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.  b. the project conforms with Hollywood Community Plan policies.	Increase FAR from 3:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:3A cont. (C4-2D FAR 3:1)		c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  5. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.	
4:3B (C4-2D-SN FAR 2:1)	No existing “Q” Qualified Condition.	[Q]C4-2D FAR 4.5:1 for commercial uses or mixed-use. Height limit of 75 ft.	

Hollywood Community Plan  
 Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>4:3B cont.                      (C4-2D-SN FAR 2:1)</p>	<p>Existing “D” Development Limitation Condition imposed by Ordinance 165662: FAR shall not exceed 2:1. A project may exceed the FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>Q: No Residential Only</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.</li> <li>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</li> <li>3. No building or structure shall exceed a height of 75 ft. above grade.</li> <li>4. A project may exceed the 4.5:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City</li> </ol> </li> </ol>	<p>Increase FAR from 2:1 to 4.5:1 to encourage commercial and mixed-use development. Limit height to 75 ft. as transition to adjacent residential neighborhood. Protect identified historic resources.</p>

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:3B cont. (C4-2D-SN FAR 2:1)		<p>Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:3B cont. (C4-2D-SN FAR 2:1)		5. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.	
4:4 (C4-2D FAR 2:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 165662: FAR shall not exceed 2:1. A project may exceed the FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	[Q]C4-2D FAR 4.5:1 for commercial uses or mixed-use.  Q: No Residential Only  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.  2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.	Increase FAR from 2:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:4 cont. (C4-2D FAR 2:1)		<p>3. A project may exceed the 4.5:1 FAR provided that:</p> <ul style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> <li>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation</li> </ul>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:4 cont. (C4-2D FAR 2:1)		Agreement executed by the Community Redevelopment Agency Board.  5. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.	
4:4A (C4-2D-SN FAR 2:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 165662: FAR shall not exceed 2:1. A project may exceed the FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a	[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.  Q: No Residential Only  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.  2. Residential uses, with the exception of hotels, shall only be	Increase FAR from 2:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:4A cont. (C4-2D-SN FAR 2:1)	Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	<p>permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</p> <p>3. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and,</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:4A (C4-2D-SN FAR 2:1)		if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  5. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.	
4:5 (C4-2D-SN FAR 3:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 165662: FAR shall not exceed 3:1. A project may exceed the FAR 3:1 if it conforms to the	[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use. Height limit of 75 ft.  Q: No Residential Only  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-	Increase FAR from 3:1 to 4.5:1 to encourage commercial and mixed-use development. Limit height to 75 ft. for compatibility with existing scale and adjacent neighborhoods to

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5 cont. (C4-2D-SN FAR 3:1)	following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	<p>use and commercial developments.</p> <p>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</p> <p>3. No building or structure shall exceed a height of 75 ft. above grade.</p> <p>4. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood</p>	north and west. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5 cont. (C4-2D-SN FAR 3:1)		Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  5. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.	
4:5A (C4-2D FAR 3:1)	No existing “Q” Qualified Condition.	[Q]C4-2D FAR 4.5:1 for commercial uses or mixed-use.  Q: No Residential Only	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>4:5A cont. (C4-2D FAR 3:1)</p>	<p>Existing “D” Development Limitation Condition imposed by Ordinances 165660 and 165661: FAR shall not exceed 3:1. A project may exceed the FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.</li> <li>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</li> <li>3. A project may exceed the 4.5:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</li> </ol> </li> </ol>	<p>Increase FAR from 3:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.</p>

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5A cont. (C4-2D FAR 3:1)		<p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</p>	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>4:5B (C4-2D-SN FAR 3:1)</p>	<p>No existing “Q” Qualified Condition</p> <p>Existing “D” Development Limitation Condition imposed by Ordinance 165660 and 165661: The total FAR contained in all bldgs. On a lot shall not exceed 3:1. A project may exceed FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.</p> <p>Q: No Residential Only</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.</li> <li>2. Any development shall be a minimum FAR of 1:1.</li> <li>3. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 1:1 commercial uses.</li> <li>4. A project may exceed the 4.5:1 FAR provided that:</li> </ol>	<p>Increase FAR from 3:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.</p>

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5B cont. (C4-2D-SN FAR 3:1)		<p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5B cont. (C4-2D-SN FAR 3:1)		5. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.	
4:5C (C4-2D-SN FAR 3:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation imposed by Ordinance 165662.	[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.  Q: No Residential Only  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.  2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.	Increase FAR from 3:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5C cont. (C4-2D-SN FAR 3:1)		<p>3. A project may exceed the 4.5:1 FAR provided that:</p> <ul style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> <li>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development</li> </ul>	

<p style="text-align: center;">Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix</p>			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5C cont. (C4-2D-SN FAR 3:1)		<p>Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</p>	
4:5D [Q]C4-1VL-SN FAR 1.5:1)	<p>Existing “Q” Qualified Condition imposed by Ordinances 165657 and 165660.</p> <p>Residential uses shall be prohibited, except as otherwise permitted in the industrial zones.</p> <p>No existing “D” Development Limitation.</p>	<p>[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.</p> <p>Q: No Residential Only</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D: 1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.</p>	<p>Increase FAR from 1.5:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.</p>

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>4:5D cont. [Q]C4-1VL-SN FAR 1.5:1)</p>		<p>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</p> <p>3. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment</p>	



Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5E cont. (C4-2D FAR 3:1)	Ordinance 165660 and 165661: The total FAR contained in all bldgs. On a lot shall not exceed 3:1. A project may exceed FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	D: 1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments. 2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses. 3. A project may exceed the 4.5:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D. b. the project conforms with Hollywood Community Plan policies. c. during the life of the Hollywood Community Redevelopment Plan, the	use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5E (C4-2D FAR 3:1)		<p>Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</p>	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>4:5F (C4-2D-SN FAR 3:1)</p>	<p>No existing “Q” Qualified Condition</p> <p>Existing “D” Development Limitation Condition imposed by Ordinance 165661: The total FAR contained in all bldgs. On a lot shall not exceed 3:1. A project may exceed FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.</p> <p>Q: No Residential Only</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.</li> <li>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</li> <li>3. A project may exceed the 4.5:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the</li> </ol> </li> </ol>	<p>Increase FAR from 3:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.</p>

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5F cont. (C4-2D-SN FAR 3:1)		<p>procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>4. Development subject to historic preservation review which exceeds an</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5F cont. (C4-2D-SN FAR 3:1)		FAR of 3:1 shall require approval by the Office of Historic Resources.	
4:5G (C4-2D-SN FAR 2:1)	<p>No existing “Q” Qualified Condition.</p> <p>Existing “D” Development Limitation Condition imposed by Ordinance 165652: FAR shall not exceed 2:1. A project may exceed the FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.</p> <p>Q: No Residential Only</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.</li> <li>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</li> <li>3. A project may exceed the 4.5:1</li> </ol>	<p>Increase FAR from 2:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.</p>

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5G cont. (C4-2D-SN FAR 2:1)		<p>FAR provided that:</p> <ul style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> <li>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the</li> </ul>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5G cont. (C4-2D-SN FAR 2:1)		Community Redevelopment Agency Board.  4. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.	
4:5H (C4-2D-SN FAR 2:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation Condition imposed by Ordinance 165652: The total FAR contained in all bldgs. On a lot shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a	[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.  Q: No Residential Only  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.  2. Any development shall be a minimum FAR of 1:1.  3. Residential uses, with the	Increase FAR from 2:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5H cont. (C4-2D-SN FAR 2:1)	Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 1:1 commercial uses.  4. A project may exceed the 4.5:1 FAR provided that:  a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.  b. the project conforms with Hollywood Community Plan policies.  c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5H cont. (C4-2D-SN FAR 2:1)		Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  5. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.	
4:5I (C4-2D-SN FAR 2:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation Condition imposed by Ordinance 165660 and 165661: The total FAR contained in all	[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.  Q: No Residential Only  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of	Increase FAR from 2:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5I cont. (C4-2D-SN FAR 2:1)	bldgs. On a lot shall not exceed 2:1. A project may exceed FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	4.5:1 shall be permitted for mixed-use and commercial developments.  2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.  3. A project may exceed the 4.5:1 FAR provided that:  a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.  b. the project conforms with Hollywood Community Plan policies.  c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency	

<p style="text-align: center;">Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix</p>			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5I cont. (C4-2D-SN FAR 2:1)		<p>Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p>	
4:5J (C4-2D-SN FAR 3:1)	No existing “Q” Qualified Condition.	<p>[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.</p> <p>Q: No Residential Only</p> <p>Delete existing “D” Development</p>	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5J cont. (C4-2D-SN FAR 3:1)	Existing “D” Development Limitation Condition imposed by Ordinance 165662: FAR shall not exceed 3:1. A project may exceed the FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	<p>Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.</li> <li>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</li> <li>3. A project may exceed the 4.5:1 FAR provided that:               <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>	Increase FAR from 3:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.

<p style="text-align: center;">Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix</p>			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:5J cont. (C4-2D-SN FAR 3:1)		<p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>5. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</p>	
4:6 (C4-2D-SN FAR 2:1)	No existing “Q” Qualified Condition	C4-2D-SN FAR 3:1 for commercial uses or mixed-use.	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>4:6 cont. (C4-2D-SN FAR 2:1)</p>	<p>Existing “D” Development Limitation imposed by Ordinance 165661: FAR shall not exceed 2:1. A project may exceed the FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.</p>	<p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.</li> <li>2. FAR for the commercial portion of a mixed-use building shall not exceed 2:1.</li> <li>3. FAR for a commercial only or residential only structure shall not exceed 2:1.</li> <li>4. A project may exceed the 3:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-</li> </ol> </li> </ol>	<p>Increase FAR from 2:1 to 3:1 to encourage commercial and mixed-use development. Protect identified historic resources.</p>

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:6 cont. (C4-2D-SN FAR 2:1)		<p>D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>5. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:6 cont. (C4-2D-SN FAR 2:1)		the Office of Historic Resources.	
4:6A (C4-2D FAR 2:1) 4:6B (C4-2D FAR 2:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation imposed by Ordinance 165661: FAR shall not exceed 2:1. A project may exceed the FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	C4-2D FAR 3:1 for commercial uses or mixed-use.  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 2:1.  3. FAR for a commercial only or residential only structure shall not exceed 2:1.  4. A project may exceed the 3:1 FAR provided that:	Increase FAR from 2:1 to 3:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:6A cont. (C4-2D FAR 2:1) 4:6B (C4-2D FAR 2:1)		<p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency</p>	

Hollywood Community Plan Draft "Q" Qualified Condition and "D" Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing "Q" Qualified Condition and/or "D" Development Limitation Condition	Proposed "Q" Qualified Condition and/or "D" Development Limitation Condition	Reason for Change
4:6A cont. (C4-2D FAR 2:1) 4:6B (C4-2D FAR 2:1)		Board. 5. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.	
4:7 (R4-2D FAR 2:1)	No existing "Q" Qualified Condition.  Existing "D" Development Limitation imposed by Ordinance 165652: FAR shall not exceed 2:1. A project may exceed the FAR 2:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.	R4-1D FAR 2:1  Delete existing "D" Development Limitation  D: The total FAR contained in all bldgs on a lot shall not exceed 2:1.	Change Height District to preserve historic architecture.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
4:8 (C1-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164705: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1	C1-1 FAR 1.5:1  Remove existing “D” Development Limitation. Restore FAR for Height District 1 in commercially designated area to 1.5:1.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
4:9 (C1-1D FAR 0.5:1) 4:10 (C1-1D FAR 0.5:1) 4:11 (C1-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164705: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1	C1-1 FAR 1.5:1  Remove existing “D” Development Limitation. Restore FAR for Height District 1 in commercially designated area to 1.5:1.	.  Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
5 (C4-1-SN FAR 1.5:1)	No existing “Q” Qualified Condition.	[Q]C4-2D-SN FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses..  Q: Pedestrian Design	Establish design standards for commercial and mixed-use

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
5 cont. (C4-1-SN FAR 1.5:1)	No existing “D” Development Limitation.	<p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.</li> <li>2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.</li> <li>3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.</li> <li>4. A project may exceed the 3:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-</li> </ol> </li> </ol>	development. Increase FAR from 1.5:1 to 3:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>5 cont. (C4-1-SN FAR 1.5:1)</p>		<p>D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>5. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p>	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
5:1 ([Q]R4-1VL FAR 3:1)	Existing “Q” Qualified Condition imposed by Ordinances 165662 and 165664: Residential density is limited to 1 dwelling per 600 sq. ft. of lot.  No existing “D” Development Limitation.	R4-1VL FAR 3:1  Delete existing “Q” Qualified Condition.	Increase R4 density from 600 sq. ft. per dwelling unit to 400 sq. ft. per dwelling unit, to be consistent with the Los Angeles Municipal Code..
5:1A ([Q]R4-1VL FAR 3:1)	Existing “Q” Qualified Condition imposed by Ordinance 165662: Residential density is limited to 1 dwelling per 600 sq. ft. of lot.  No existing “D” Development Limitation	R4-1VL FAR 3:1  Delete existing “Q” Qualified Condition.	Increase R4 density from 600 sq. ft. per dwelling unit to 400 sq. ft. per dwelling unit, to be consistent with the Los Angeles Municipal Code..
5:3 C4-1-SN FAR 1.5:1	No existing “Q” Qualified Condition	[Q]C4-2D-SN FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses..  Q: Pedestrian Design	Establish design standards for commercial and mixed-use

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
5:3 cont. C4-1-SN FAR 1.5:1	No existing “D” Development Limitation	<p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.</li> <li>2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.</li> <li>3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.</li> <li>4. A project may exceed the 3:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-</li> </ol> </li> </ol>	development. Increase FAR from 1.5:1 to 3:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>5:3 cont. C4-1-SN FAR 1.5:1</p>		<p>D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>5. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
5:3 cont. C4-1-SN FAR 1.5:1		by the Office of Historic Resources.	
5:3A (C4-1-SN FAR 1.5:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation	[Q]C4-2D-SN FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses..  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.	Establish design standards for commercial and mixed-use development. Increase FAR from 1.5:1 to 3:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
5:3A cont. (C4-1-SN FAR 1.5:1)		<p>4. A project may exceed the 3:1 FAR provided that:</p> <ul style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> <li>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation</li> </ul>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
5:3A cont. (C4-1-SN FAR 1.5:1)		Agreement executed by the Community Redevelopment Agency Board.  5. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.	
5:3B (R4-2 FAR 6:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation	[Q]C4-2D FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses..  Q: Pedestrian Design  D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.	Establish zoning and design standards for commercial and mixed-use development.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
5:3B cont. (R4-2 FAR 6:1)		<p>3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.</p> <p>4. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
5:3B cont. (R4-2 FAR 6:1)		Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.	
6([Q]R4-1V FAR 3:1) 6:A([Q]R4-1V FAR 3:1)	Existing “Q” Qualified Condition imposed by Ordinance 165,662: Residential density limited to maximum of one dwelling unit for each 600 sq. ft. of lot.  No existing “D” Development Limitation.	RD2-1XL FAR 3:1  Delete existing “Q” Qualified Condition.	Existing Q applies to R4 zone. Propose downzoning from R4 to RD2 to preserve historic architecture.
6:1 (C4-1-SN FAR 1.5:1)	No existing “Q” Qualified Condition.	[Q]C4-2D-SN FAR 4.5:1 for commercial uses or mixed-use.	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
6:1 cont. (C4-1-SN FAR 1.5:1)	No existing “D” Development Limitation Condition.	<p>Q: No Residential Only</p> <p>Q: Pedestrian Design</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.</li> <li>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</li> <li>3. A project may exceed the 4.5:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City</li> </ol> </li> </ol>	Establish design standards for commercial and mixed-use development. Increase FAR from 1.5:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
6:1 cont. (C4-1-SN FAR 1.5:1)		<p>Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>4. Development subject to historic</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
6:1 cont. (C4-1-SN FAR 1.5:1)		preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.	
6:2 (C2-1-SN FAR 1.5:1)	No existing “Q” Qualified Condition.  No existing “D” Development Limitation Condition.	[Q]C2-2D-SN FAR 4.5:1 for commercial uses or mixed-use.  Q: No Residential Only  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 4.5:1 shall be permitted for mixed-use and commercial developments.  2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial	Establish design standards for commercial and mixed-use development. Increase FAR from 1.5:1 to 4.5:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
6:2 cont. (C2-1-SN FAR 1.5:1)		<p>uses.</p> <p>3. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies</p>	



Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
6:3 cont. (C2-1-SN FAR 1.5:1)		<p>4.5:1 shall be permitted for mixed-use and commercial developments.</p> <p>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</p> <p>3. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32.D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency</p>	commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
6:3 cont. (C2-1-SN FAR 1.5:1)		Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.	
6:3A (C2-1-SN FAR 1.5:1)	No existing “Q” Qualified Condition	[Q]C2-2D-SN FAR 3:1 for commercial uses or mixed-use.  Q: Pedestrian Design  Q: No Residential Only	Establish design standards for commercial and mixed-use development. Increase FAR from

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
6:3A cont. (C2-1-SN FAR 1.5:1)	No existing “D” Development Limitation	<p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for commercial or mixed-use developments.</li> <li>2. Residential uses, with the exception of hotels, shall only be permitted if a project incorporates a minimum FAR of 0.5:1 commercial uses.</li> <li>3. A project may exceed the 3:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.</li> <li>b. the project conforms with</li> </ol> </li> </ol>	1.5:1 to 3:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
6:3A cont. (C2-1-SN FAR 1.5:1)		<p>Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p>	

<p style="text-align: center;">Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix</p>			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
7 (C2-1 FAR 1.5:1)	No existing “Q” Qualified Condition.  No existing “D” Development Limitation Condition	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.	Consistency with Vermont-Western Station Neighborhood Area Plan.
7:A (C2-1 FAR 1.5:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Condition.  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.	Consistency with Vermont-Western Station Neighborhood Area Plan.

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Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
8 (C4-1D FAR 1:1)	<p>No existing “Q” Qualified Condition.</p> <p>Existing “D” Development Limitation Condition imposed by Ordinance 164701: Total FAR contained in all buildings on a lot shall not exceed 1:1.</p>	<p>[Q]C4-2D FAR per SNAP</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p> <p>Delete existing “D” Development Condition.</p> <p>D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>	<p>Consistency with Vermont-Western Station Neighborhood Area Plan.</p>
9 (C2-1 FAR 1.5:1)	<p>No existing “Q” Qualified Condition.</p> <p>No existing “D” Development Liitation.</p>	<p>[Q]C4-2D FAR per SNAP</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p> <p>D: A maximum FAR of 3:1 is permitted west of Serrano and maximum FAR of 2:1 is permitted east of Serrano in compliance with</p>	<p>Consistency with Vermont-Western Station Neighborhood Area Plan.</p>

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
9 cont. (C2-1 FAR 1.5:1)		the Vermont-Western Station Neighborhood Area Specific Plan.	
9:1 ([Q]R4-2 FAR 6:1)	Existing “Q” Qualified Condition imposed by Ordinance 165668:  a. Residential density shall be limited to a maximum of one dwelling unit for each 800 sq. ft. of lot.  b. No bldg. Shall exceed a height of 45 ft. above grade. Roof structures are exempt.  No existing “D” Development Limitation.	[Q]R4-2 FAR per SNAP  Delete existing “Q” Qualified Condition.  Q: Vermont-Western Station Neighborhood Area Plan Consistency	Consistency with Vermont-Western Station Neighborhood Area Plan.
9:2 ([Q]R4-2 FAR 6:1)	Existing “Q” Qualified Condition imposed by Ordinance 165668:  a. Residential density shall be limited to a maximum of one	RD1.5-1VL FAR 3:1  Delete “a”. Existing “Q” applies to R4 zoning.	Rescale allowed density to protect historic bungalows courts and

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
9:2 cont. ([Q]R4-2 FAR 6:1)	dwelling unit for each 800 sq. ft. of lot.  b. No bldg. Shall exceed a height of 45 ft. above grade. Roof structures are exempt.  No existing “D” Development Limitation.	Retain “b”.	apartments.
10 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinances 164699, 164701, and 169695: Total FAR contained in all bldgs on a lot shall not exceed 0.5:1.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Condition. D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.	Consistency with Vermont-Western Station Neighborhood Area Plan.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>10:1 (C2-1D FAR 0.5:1) 10:1D (C2-1D FAR 0.5:1)</p>	<p>No existing “Q” Qualified Condition.</p> <p>Existing “D” Development Limitation Condition imposed by Ordinance 164695: Total FAR contained in all bldgs on a lot shall not exceed 0.5:1.</p>	<p>[Q]C2-2D FAR per SNAP</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p> <p>Delete existing “D” Development Condition.</p> <p>D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>	<p>Consistency with Vermont-Western Station Neighborhood Area Plan.</p>
<p>11 (C4-1D FAR 1:1)</p>	<p>No existing “Q” Qualified Condition.</p> <p>Existing “D” Development Limitation Condition imposed by Ordinance 164699: Total FAR contained in all bldgs. On a lot</p>	<p>[Q]C4-2D FAR per SNAP</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p> <p>Delete existing “D” Development Condition.</p> <p>D: Maximum FAR shall be determined by the Vermont-Western</p>	<p>Consistency with Vermont-Western Station Neighborhood Area Plan.</p>

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
11 cont. (C4-1D FAR 1:1)	shall not exceed 1:1.	Station Neighborhood Area Specific Plan.	
12:1 (C2-1D FAR 0.5:1)	<p>No existing “Q” Qualified Condition.</p> <p>Existing “D” Development Limitation Condition imposed by Ordinance 164695: Total FAR contained in all buildings on a lot shall not exceed 0.5:1.</p>	<p>[Q]C2-2D FAR per SNAP</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p> <p>Delete existing “D” Development Condition.</p> <p>D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>	Consistency with Vermont-Western Station Neighborhood Area Plan.
12:2 ( (Q)C2-1 FAR 1.5:1)	Existing “Q” Qualified Condition undetermined..	<p>[Q]C2-2D FAR per SNAP</p> <p>Delete existing “Q” Qualified Condition.</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p>	Consistency with Vermont-Western Station Neighborhood Area Plan.

Hollywood Community Plan Draft "Q" Qualified Condition and "D" Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing "Q" Qualified Condition and/or "D" Development Limitation Condition	Proposed "Q" Qualified Condition and/or "D" Development Limitation Condition	Reason for Change
12:2 cont. ( (Q)C2-1 FAR 1.5:1)	No existing "D" Development Limitation Condition.	Delete existing "D" Development Condition.  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.	
12:3 (C2-1D FAR 0.5:1)	No existing "Q" Qualified Condition.  Existing "D" Development Limitation Condition imposed by Ordinance 164695: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing "D" Development Condition.  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.	Consistency with Vermont-Western Station Neighborhood Area Plan.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
12:3A (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164695: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Condition. D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.	Consistency with Vermont-Western Station Neighborhood Area Plan.
12:4 (C2-1 FAR 1.5:1)	No existing “Q” Qualified Condition.  No existing “D” Development Limitation Condition.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	Consistency with Vermont-Western Station Neighborhood Area Plan.
13 (C4-1D FAR 1:1)	No existing “Q” Qualified Condition.	[Q]C4-2D FAR per SNAP	Consistency with Vermont-Western Station Neighborhood Area Plan.

<p style="text-align: center;">Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix</p>			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
13 cont. (C4-1D FAR 1:1)	Existing “D” Development Limitation Condition imposed by Ordinances 164694, 164696, and 164699: Total FAR contained in all bldgs. On a lot shall not exceed 1:1.	Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition.  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	
13:1 (C4-1D FAR 1:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation Condition imposed by Ordinances 164696, 164699 and 165244. FAR shall not exceed 1:1.	[Q]C4-1 FAR 1.5:1  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth. Establish pedestrian-oriented design standards.
13:1A (C1-1D FAR 0.5:1)	No existing “Q” Qualified Condition	C1-1XL FAR 1.5:1	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
13:1A cont. (C1-1D FAR 0.5:1)	Existing “D” Development Limitation Condition imposed by Ordinance 164694: FAR shall not exceed 0.5:1.	Delete existing “D” Development Limitation Condition	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
13:1B (C1-1D FAR 0.5:1) 13:1D (C1-1D FAR 0.5:1) 13:1F (C1-1D FAR 0.5:1) 13:1H (C1-1D FAR 0.5:1) 13:1J (C1-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation Condition imposed by Ordinance 164694: FAR shall not exceed 0.5:1.	[Q]C1-1XL FAR 1.5:1  Q: No Auto-Related Uses  Delete existing “D” Development Limitation Condition	Implement zoning compatible with adjacent SilverLake Community Plan area. Encourage pedestrian orientation by prohibiting auto-related uses and limiting height. Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
13:1C (C1-1D FAR 0.5:1) 13:1E (C1-1D FAR 0.5:1) 13:1G (C1-1D FAR 0.5:1) 13:1I (C1-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation Condition imposed by Ordinance 164694: FAR shall not exceed 0.5:1.	C1-1XL FAR 1.5:1  Delete existing “D” Development Limitation Condition	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
13:1K (C1-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation imposed by Ordinance 169525	[Q]C1-1XL FAR 1.5:1  Q: No Auto-Related Uses  Delete existing “D” Development Limitation Condition	Implement zoning compatible with adjacent SilverLake Community Plan area. Encourage pedestrian orientation by prohibiting auto-related uses and limiting height.  Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
13:2 (C4-1D FAR 1:1)	No existing “Q” Qualified Condition	[Q]C4-1XL FAR 1.5:1	Implement zoning compatible with adjacent SilverLake Community

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
13:3A cont. (C4-1D FAR 1:1) 13:3B (C4-1D FAR 1:1) 13:4 (C4-1D FAR 1:1)	Existing “D” Development Limitation Condition imposed by Ordinances 164696 and 164697: Total FAR contained in all bldgs. On a lot shall not exceed 1:1.	Q: No Auto-Related Uses  Delete existing “D” Development Limitation Condition	Plan area. Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
13:5 (C4-1VL FAR 1.5:1) 13:5A (C4-1VL FAR 1.5:1) 13:5B (C4-1VL FAR 1.5:1) 13:5C (C4-1VL FAR 1.5:1) 13:7 (C4-1VL FAR 1.5:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation Condition.	[Q]C4-1XL FAR 1.5:1  Q: Pedestrian Design	Establish pedestrian-oriented design standards.
13:6 (C1-1VL FAR 1.5:1) 13:6A (C1-1VL FAR 1.5:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation Condition.	[Q]C1-1XL FAR 1.5:1  Q: Pedestrian Design	Establish pedestrian-oriented design standards.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
14:3 (C4-4 FAR 13:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation	C4-2D FAR 3:1  Delete existing “D” Development Limitation D: 1. The total FAR contained in all bldgs. on a lot shall not exceed 3:1.  2. A project may exceed the 3:1 FAR provided that:  a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.  b. the project conforms with Hollywood Community Plan policies.  c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency	Rescale Height District for compliance with Regional Center and Community Plan standards.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
14:3 cont. (C4-4 FAR 13:1)		Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.	
14:3A (C4-1VL-SN FAR 1.5:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation Condition	[Q]C4-2D-SN FAR 3:1  Q: Pedestrian Design  D: 1. The total FAR contained in all bldgs. on a lot shall not exceed 3:1.  2. A project may exceed the 3:1 FAR provided that:	Establish pedestrian-oriented design standards. Rescale height for consistency with adjacent lots.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
14:3A cont. (C4-1VL-SN FAR 1.5:1)		<p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p>	

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>14:4 (C4-1VL-SN FAR 1.5:1)</p>	<p>No existing “Q” Qualified Condition.</p> <p>No existing “D” Development Limitation Condition.</p>	<p>[Q]C4-2D-SN FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses.</p> <p>Q: Pedestrian Design</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.</li> <li>2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.</li> <li>3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.</li> <li>4. A project may exceed the 3:1 FAR provided that:</li> </ol>	<p>Establish design standards for commercial and mixed-use development. Increase FAR from 1.5:1 to 3:1 to encourage commercial and mixed-use development. Protect identified historic resources.</p>

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
14:4 cont. (C4-1VL-SN FAR 1.5:1)		<p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.</p>	

Hollywood Community Plan Draft "Q" Qualified Condition and "D" Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing "Q" Qualified Condition and/or "D" Development Limitation Condition	Proposed "Q" Qualified Condition and/or "D" Development Limitation Condition	Reason for Change
14:4 cont. (C4-1VL-SN FAR 1.5:1)		4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.	
15 (C2-1-SN FAR 1.5:1)	No existing "Q" Qualified Condition.  No existing "D" Development Limitation Condition.	[Q]C2-2D-SN FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing "D" Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.	Establish design standards for commercial and mixed-use development. Increase FAR from 1.5:1 to 3:1 to encourage commercial and mixed-use development. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
15 cont. (C2-1-SN FAR 1.5:1)		<p>3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.</p> <p>4. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the life of the Hollywood Community Redevelopment Plan, the Community Redevelopment Agency Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and,</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
15 cont. (C2-1-SN FAR 1.5:1)		if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the Community Redevelopment Agency Board.  4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.	
16 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164708: Total FAR of all buildings on a lot shall not exceed 0.5:1.	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain	Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use developmen and increase housing. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
16 cont. (C2-1D FAR 0.5:1)		commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	
17:2 (C2-1D-SN FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation imposed by Ordinance 164708: Total FAR of all buildings on a lot shall not exceed 0.5:1.	C2-1-SN FAR 1.5:1  Delete existing “D” Development Limitation. Restore Height District 1 in commercially designated area to FAR 1.5:1.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
17:3 ([Q]M1-1VL-SN FAR 1.5:1)	Existing “Q” Qualified Condition imposed by Ordinance 164704: Commercial uses shall be limited to those permitted in C4 zone.	<p>[Q]CM-2D-SN FAR 3:1</p> <p>Delete existing “Q” Qualified Condition.</p> <p>Q: No Residential Only</p> <p>Q: Hybrid Industrial Incentive</p> <p>D:</p> <p>1. 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</p>	<p>Increase FAR from 1.5:1 to 3:1 to promote targeted industrial uses and increase housing capacity and employment. Encourage mixed-use around the border of the Media District.</p>

<p style="text-align: center;">Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix</p>			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
17:3 cont. ([Q]M1-1VL-SN FAR 1.5:1)	No existing “D” Development Limitation.	computer and media-related products and services.  2. A maximum FAR of 1.5:1 shall be permitted for developments which do not incorporate 0.7:1 FAR of the targeted media-related industrial uses mentioned above in Section 1 of this Development Limitation..	
18:4 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation imposed by Ordinance 164704: Total FAR of all buildings On a lot shall not exceed 0.5:1.	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition.  D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.	Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
18:4 cont. (C2-1D FAR 0.5:1)		2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	
18:5 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation imposed by Ordinance 164704: Total FAR of all buildings On a lot shall not exceed 0.5:1.	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain	Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
18:5 cont. (C2-1D FAR 0.5:1)		commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	
19 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation Conditions 164692 and 164704: Total FAR contained in all buildings on a lot shall not	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of	Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
19 cont. (C2-1D FAR 0.5:1)	exceed 0.5:1.	3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	
19:A (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development	Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
19:A cont. (C2-1D FAR 0.5:1)	Limitation imposed by Ordinance 164704: Total FAR contained in all buildings on a lot shall not exceed 0.5:1.	Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	mixed-use development and increase housing. Protect identified historic resources.
19:1 (C2-1D-SN FAR 0.5:1)	No existing “Q” Qualified Condition	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design	Establish design standards for

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
19:1 cont. (C2-1D-SN FAR 0.5:1)	Existing “D” Development Limitation Conditions 164704: Total FAR contained in all buildings on a lot shall not exceed 0.5:1.	Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.
22 ([Q]R4-2 FAR 3:1 Height Lmt. 45 ft.)	Existing “Q” Qualified Condition imposed by Ordinance 169525:	[Q]R4-2 FAR 3:1 Height Lmt. 45 ft.  Delete existing “Q” Qualified	Increase R4 density from 600 sq. ft. per dwelling unit to 400 sq. ft. per dwelling unit to be consistent with

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>22 cont. ([Q]R4-2 FAR 3:1 Height Lmt. 45 ft.)</p>	<p>Q: 1. All permits for the property must file a covenant.  2. Density within the area shall be limited to one unit for every 600 sq. ft. of lot area.  3. FAR shall be limited to 3:1.  4. a. No building or structure shall exceed 45 feet.     b. Any structure on the roof, such as air conditioning units and other equipment, shall be fully screened from the view of any nearby single family residential properties.</p>	<p>Condition. Q: 1. a. No building or structure shall exceed a height of 45 feet.  b. Any structure on the roof, such as air conditioning units and other equipment, shall be fully screened from the view of any nearby single family residential properties.</p>	<p>Los Angeles Municipal Code. Maintain FAR as allowed by Height District 2.</p>
<p>22:A (R4-2 FAR 3:1, Height Limit 45 ft.)</p>	<p>No existing “Q” Qualified Condition.</p>	<p>[Q]R4-2 FAR 3:1, Height Limit 45 ft.  Q: 1. a. No building or structure shall</p>	<p>Allow density and scale of development which is consistent with planned residential land use for adjacent residential parcels.</p>

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
22:A cont. (R4-2 FAR 3:1, Height Limit 45 ft.)	No existing “D” Development Limitation	exceed a height of 45 feet.  b. Any structure on the roof, such as air conditioning units and other equipment, shall be fully screened from the view of any nearby single family residential properties.	
22:1 ([Q]CM-1 FAR 1.5:1)	Existing “Q” Qualified Condition imposed by Ordinance 165665: Residential uses shall be prohibited, except as otherwise permitted in the industrial zones.  No existing “D” Development Limitation	PF-1 FAR:1.5:1  Delete existing “Q” Qualifying Condition.	Q prohibiting residential uses is unnecessary because proposed PF zone prohibits residential uses.
23:1A ([Q]C2-1 FAR 1.5:1)	“Q” Qualified Condition imposed by Ordinance 170426.	[Q]C2-2D FAR per SNAP  Delete existing “Q” Qualified Condition	Consistency with Vermont-Western Station Neighborhood Area Plan.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
23:1A cont. ([Q]C2-1 FAR 1.5:1)	No existing “D” Development Limitation Condition.	Q: Vermont-Western Station Neighborhood Area Plan Consistency  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	
23:1B (C2-1 FAR 1.5:1)	No existing “Q” Qualifying Condition.  No existing “D” Development Limitation Condition.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	Consistency with Vermont-Western Station Neighborhood Area Plan.
23:4 ([Q]R4-1VL) FAR 3:1	Existing “Q” Qualifying Condition imposed by Ordinance 165666: Residential density shall be limited to a maximum of one dwelling unit for each 600 sq. ft. of lot.	R4-1VL FAR 3:1  Delete existing “Q” Qualifying Condition.	Increase R4 density from one unit for every 600 sq. ft. of lot area to one unit for every 400 sq. ft. of lot area consistent with Los Angeles Municipal Code.

Hollywood Community Plan  
Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
23:4 cont. ([Q]R4-1VL) FAR 3:1	No existing “D” Development Limitation.		
23:4A ([Q]R4-1VL FAR 3:1)	Existing “Q” Qualifying Condition imposed by Ordinance 165666: Residential density shall be limited to a maximum of one dwelling unit for each 800 sq. ft. of lot.  No existing “D” Development Limitation.	R3-1 FAR 3:1  Delete existing “Q” Qualifying Condition.	Rescale zoning for compatibility with rest of block.
23:4B ([Q]R4-1VL FAR 3:1)	Existing “Q” Qualifying Condition imposed by Ordinance 165666: Residential density shall be limited to a maximum of one dwelling unit for each 800 sq. ft. of lot.  No existing “D” Development Limitation.	RD1.5-1XL FAR 3:1  Delete existing “Q” Qualifying Condition.	Rescale zoning for compatibility with rest of block.

Hollywood Community Plan Draft "Q" Qualified Condition and "D" Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing "Q" Qualified Condition and/or "D" Development Limitation Condition	Proposed "Q" Qualified Condition and/or "D" Development Limitation Condition	Reason for Change
25:1 (C2-1 FAR 1.5:1)	No existing "Q" Qualified Condition.  No existing "D" Development Limitation Condition.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	Consistency with Vermont-Western Station Neighborhood Area Plan.
25:2 (C2-1D FAR 0.5:1)	No existing "Q" Qualified Condition.  Existing "D" Development Limitation Condition imposed by Ordinances 164695 and 164701: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency Delete existing "D" Development Limitation Condition. D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	Consistency with Vermont-Western Station Neighborhood Area Plan.
25:3 ([Q]R4-2 FAR 6:1)	Existing "Q" Qualifying Condition imposed by Ordinance 165667: Residential density shall be limited	R4-2D FAR 6:1, Height Lmt. 75 ft.  Delete existing "Q" Qualifying	Increase R4 density from 800 sq. ft. per dwelling unit to 400 sq. ft. per dwelling unit, to be consistent with

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
25:3 cont. ([Q]R4-2 FAR 6:1)	to a maximum of one dwelling unit for each 800 sq. ft.  No existing “D” Development Limitation.	Condition.  D: No building or structure shall exceed a height of 75 feet.	Los Angeles Municipal Code..  Limit height to 75 feet to maintain compatibility with existing buildings.
26:1 (C2-1 FAR 1.5:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation Condition.	[Q]C2-2D FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.  3. FAR for a commercial only or	Establish design standards for mixed-use development. Increase FAR from 1.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
26:1 cont. (C2-1 FAR 1.5:1)		residential only structure shall not exceed 1.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.	
26:2 (C2-1D FAR 0.5:1) 28 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation Condition imposed by Ordinance 164690: The total FAR of all buildings on a lot shall not exceed 0.5:1.	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.	Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
26:2 cont. (C2-1D FAR 0.5:1) 28 (C2-1D FAR 0.5:1)		3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	
27:2 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164690: The total FAR of all buildings on a lot shall not exceed 0.5:1.	PF-1 FAR 1.5:1  Delete existing “D” Development Limitation.	Increase FAR to allow construction of school.
29 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design	Establish design standards for mixed-use development. Increase

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
29 cont. (C2-1D FAR 0.5:1)	Existing “D” Development Limitation imposed by Ordinance 164687: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	FAR from 0.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.
31 (C4-1D FAR 0.5:1)	No existing “Q” Qualified Condition.	[Q]C4-2D FAR per SNAP  Q: Vermont-Western Station	Consistency with Vermont-Western Station Neighborhood Area Plan.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
31 cont. (C4-1D FAR 0.5:1)	Existing “D” Development Limitation Condition imposed by Ordinance 164687: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition. D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.	
31:1 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164687: total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition. D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	Consistency with Vermont-Western Station Neighborhood Area Plan.
31:1A (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station	Consistency with Vermont-Western Station Neighborhood Area Plan.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
31:1A cont. (C2-1D FAR 0.5:1)	Existing “D” Development Limitation imposed by Ordinance 164687: Total FAR contained in all bldgs. on a lot shall not exceed 0.5:1.	Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition. D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	
31:4 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation imposed by Ordinance 164687: Total FAR contained in all bldgs. on a lot shall not exceed 0.5:1.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition. D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	Consistency with Vermont-Western Station Neighborhood Area Plan.
32 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.	[Q]C2-2D FAR per SNAP	Consistency with Vermont-Western Station Neighborhood Area Plan.

<p style="text-align: center;">Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix</p>			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
32 cont. (C2-1D FAR 0.5:1)	Existing “D” Development Limitation Condition imposed by Ordinance 164687: The total FAR contained in all bldgs. On a lot shall not exceed FAR 0.5:1.	Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition. D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	
33:1 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164695: The total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition. D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	Consistency with Vermont-Western Station Neighborhood Area Plan.
33:1A (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.	[Q]C2-2D FAR per SNAP	Consistency with Vermont-Western Station Neighborhood Area Plan.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
33:1A cont. (C2-1D FAR 0.5:1)	Existing “D” Development Limitation Condition imposed by Ordinance 164694: The total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition.  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	
33:2 (C4-1D FAR 1:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinances 164687 and 164695: Total FAR contained in all bldgs. On a lot shall not exceed 1:1.	[Q]C4-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition.  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	Consistency with Vermont-Western Station Neighborhood Area Plan.

<p style="text-align: center;">Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix</p>			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
33:2A (C4-1D FAR 1:1)	<p>No existing “Q” Qualified Condition.</p> <p>Existing “D” Development Limitation Condition imposed by Ordinances 164687, 164693 and 164694: Total FAR contained in all bldgs. On a lot shall not exceed 1:1</p>	<p>[Q]C4-2D FAR per SNAP</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan</p>	Consistency with Vermont-Western Station Neighborhood Area Plan.
33:2B ([T][Q] C2-1 FAR 1.5:1)	<p>Existing “Q” Qualified Condition imposed by Ordinance 164695: The (T) and (Q) conditions described in CPC No. 86-1054 ZC and as published in Ordinance No. 162,441 are hereby made permanent: Use of the subject property shall be limited to those uses permitted in the C1.5 zone.</p>	<p>[Q]C2-2D FAR per SNAP</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p> <p>Delete existing “D” Development</p>	Consistency with Vermont-Western Station Neighborhood Area Plan.

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Subarea Numbers and Existing Zones	Existing "Q" Qualified Condition and/or "D" Development Limitation Condition	Proposed "Q" Qualified Condition and/or "D" Development Limitation Condition	Reason for Change
33:2B cont. ([T][Q] C2-1 FAR 1.5:1)	No existing "D" Development Limitation.	Limitation Condition.  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	
33:3 (C2-1D FAR 0.5:1)	No existing "Q" Qualified Condition.  Existing "D" Development Limitation Condition imposed by Ordinance 164694: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1	C2-1 FAR 1.5:1  Delete existing "D" Development Condition.	Increase FAR from 0.5:1 to 1.5:1 to make Height District 1 consistent with that of commercially designated areas in other community plans to accommodate economic growth..
33:4A (C4-1D FAR 1:1)	No existing "Q" Qualified Condition. Existing "D" Development Limitation Condition imposed by Ordinances 164693 and 164694: Total FAR contained in all bldgs. On a lot shall not exceed 1:1.	C4-1 FAR 1.5:1 Delete existing "D" Development Limitation.	Increase FAR for Height District 1 from 1:1 to 1.5:1 consistent with that of commercially designated areas in other community plans to accommodate economic growth..

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
33:4B (C4-1D FAR 1:1) 33:4B cont. (C4-1D FAR 1:1)	<p>No existing “Q” Qualified Condition.</p> <p>Existing “D” Development Limitation Condition imposed by Ordinance 164693: Total FAR contained in all bldgs. On a lot shall not exceed 1:1.</p>	<p>C4-1 FAR 1.5:1</p> <p>Delete existing “D” Development Limitation.</p>	<p>Restore Height District 1 FAR to 1.5:1 consistent with the citywide designations to accommodate economic growth.</p>
35 ([Q]C2-1D FAR 0.5:1)	<p>Existing “Q” Qualified Condition imposed by Ordinance 164693. City Boundary Block E, lots 1,2,33,34.</p> <p>R4 density residential uses shall be prohibited.</p> <p>Existing “D” Development Limitation Condition imposed by Ordinances 164687 and 164693: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.</p>	<p>[Q]C2-2D FAR per SNAP</p> <p>Retain existing “Q” Qualified Condition.</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p> <p>Delete existing “D” Development Limitation Condition.</p> <p>D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan</p>	<p>Consistency with Vermont-Western Station Neighborhood Area Plan.</p>

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
36 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164693: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	C2-1 FAR 1.5:1  Delete existing “D” Development Limitation.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
36:1 ([Q]C2-1D FAR 0.5:1)	Existing “Q” Qualified Condition imposed by Ordinance 162793.  Existing “D” Development Limitation imposed by Ordinance 164693: Total FAR contained in all bldgs. on a lot shall not exceed 0.5:1.	[Q]C2-1 FAR 1.5:1 Retain existing “Q” Qualified Condition  Delete existing “D” Development Condition.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
36:2 ([T][Q]C2-1D FAR 0.5:1)	Existing “Q” Condition imposed by Ordinance 162793.	[Q]C2-1 FAR 1.5:1  Retain existing “Q” Qualified Condition.	

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
36:2 cont. ([T][Q]C2-1D FAR 0.5:1)	Existing “D” Development Limitation imposed by Ordinance 164693: Total FAR contained in all bldgs. on a lot shall not exceed 0.5:1.	Delete existing “D” Development Limitation.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
37 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation imposed by Ordinance 164693: FAR shall be limited to 0.5:1.	C2-1 FAR 1.5:1  Delete existing “D” Development Limitation	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
38 (C4-1VL FAR 1.5:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation	[Q]C4-2D FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D:	Establish design standards for mixed-use development. Increase FAR from 1.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
38 cont. (C4-1VL FAR 1.5:1)		<p>1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.</p> <p>2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.</p> <p>3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p>	historic resources.
38:A (C2-1 FAR 1.5:1)	No existing “Q” Qualified Condition	<p>[Q]C2-2D FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses.</p> <p>Q: Pedestrian Design</p> <p>Delete existing “D” Development</p>	Establish design standards for mixed-use development. Increase FAR from 1.5:1 to 3:1 to encourage

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
38:A cont. (C2-1 FAR 1.5:1)	No existing “D” Development Limitation	Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.	mixed-use development and increase housing. Protect identified historic resources.
38:1 (R3-1 FAR 3:1)	No existing “Q” Qualified Condition	[Q]R3-1 FAR 3:1  Q: Stepbacks and Design	Implement design standards to preserve neighborhood character.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
38:1 cont. (R3-1 FAR 3:1)	No existing “D” Development Limitation		
39:1 (C2-1VL FAR 1.5:1) 39:2 (C2-1VL FAR 1.5:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation	[Q]C2-2D FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.	Establish design standards for mixed-use development. Increase FAR from 1.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.



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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
39:3 cont. (MR1-1 FAR 1.5:1) 39:4 (MR1-1 FAR 1.5:1)		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.  2. A maximum FAR of 1.5:1 shall be permitted for developments which do not incorporate 0.7:1 FAR of the targeted media-related industrial uses mentioned above in Section 1 of this Development Limitation.	
40 (MR1-1 FAR 1.5:1) 40:2 (MR1-1 FAR 1.5:1) 40:2C (MR1-1 FAR 1.5:1) 40:2D (MR1-1 FAR 1.5:1) 40:2E (MR1-1 FAR 1.5:1)	No existing “Q” Qualified Condition           No existing “D” Development Limitation Condition	[Q]MR-1 FAR 1.5:1  Q: Industrial Retention	Preserve industrial land for industrial uses.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
40:1 ([Q]C2-1VL-SN FAR 1.5:1)	Existing “Q” Qualified Condition imposed by Ordinance 164706: R4 density residential use is prohibited.  No existing “D” Development Limitation Condition	[Q]C2-1VL-SN FAR 1.5:1  Delete existing Q condition.  Q: Industrial Retention.	Preserve industrial land for industrial uses.
40:1A ([Q]M1-1 FAR 1.5:1)	Existing “Q” Qualified Condition imposed by Ordinance 161687: Commercial uses shall be limited to those permitted in the C4 zone, except for the following uses, which will also be permitted: storage building for household goods and laundry, steam or wet wash.	[Q]M1-1 FAR 1.5:1  Retain existing “Q” Qualified Condition.  Q: Industrial Retention .	Preserve industrial land for industrial uses.
40:1B (MR1-1-SN FAR 1.5:1)	No existing “Q” Qualified Condition	[Q]MR-1-SN FAR 1.5:1  Q: Industrial Retention	Preserve industrial land for industrial uses.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
40:1B cont. (MR1-1-SN FAR 1.5:1)	No existing “D” Development Limitation Condition		
40:2 (MR1-1 FAR 1.5:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation Condition	[Q]MR-1 FAR 1.5:1  Q: Industrial Retention	Preserve industrial land for industrial uses.
40:3 (CM-1VL FAR 1.5:1) 40:4A (CM-1VL FAR 1.5:1) 40:4B (CM-1VL FAR 1.5:1)	CM-1VL FAR 1.5:1  No existing “Q” Qualified Condition  No existing “D” Development Limitation Condition	[Q]CM-1VL FAR 1.5:1  Q: Industrial Retention	Preserve industrial land for industrial uses.
40:4 (CM-1VL-SN FAR 1.5:1)	No existing “Q” Qualified Condition  No existing “D” Development Limitation Condition	[Q]CM-1VL FAR 1.5:1  Q: Industrial Retention	Preserve industrial land for industrial uses.

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Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>40:5 (C2-1D FAR 0.5:1)</p>	<p>C2-1D FAR 0.5:1</p> <p>No existing “Q” Qualified Condition.</p> <p>Existing “D” Development Limitation imposed by Ordinances 161687, 164691, 164692, 164704 and 164706: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.</p>	<p>[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.</p> <p>Q: Pedestrian Design Delete existing “D” Development Limitation Condition.</p> <p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.</li> <li>2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.</li> <li>3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.</li> <li>4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</li> </ol>	<p>Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.</p>

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Subarea Numbers and Existing Zones	Existing "Q" Qualified Condition and/or "D" Development Limitation Condition	Proposed "Q" Qualified Condition and/or "D" Development Limitation Condition	Reason for Change
40:5A (R3-1XL FAR 3:1)	No existing "Q" Qualified Condition.  No existing "D" Development Limitation	[Q]R4-1VL FAR 3:1  Q: Alley Maintenance	Increase housing capacity and apply design standards.
41 (R3-1XL FAR 3:1)	No existing "Q" Qualified Condition.  No existing "D" Development Limitation	[Q]R4-1VL FAR 3:1  Q: Alley Maintenance	Increase housing capacity and apply design standards.
41:1 (C2-1D FAR 0.5:1)	No existing "Q" Qualified Condition.  Existing "D" Development Limitation imposed by Ordinance 164692: FAR shall be limited to 0.5:1.	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses. Q: Pedestrian Design  Delete existing "D" Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain	Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
41:1 cont. (C2-1D FAR 0.5:1)		commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	
41:2 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation imposed by Ordinance 164692: FAR shall be limited to 0.5:1.	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of	Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
41:2 cont. (C2-1D FAR 0.5:1)		<p>3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.</p> <p>2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.</p> <p>3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</p>	
41:2A (A1-1XL)	<p>No existing “Q” Qualified Condition.</p> <p>No existing “D” Development Limitation.</p>	<p>[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.</p> <p>Q: Pedestrian Design</p> <p>Delete existing “D” Development Limitation Condition.</p>	<p>Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use development and</p>

Hollywood Community Plan  
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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
41:2A cont. (A1-1XL)		<p>D:</p> <ol style="list-style-type: none"> <li>1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.</li> <li>2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.</li> <li>3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.</li> <li>4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</li> </ol>	increase housing. Protect identified historic resources.
41:3 ([Q]M1-2D FAR 1.5:1)	Existing “Q” Qualified Condition imposed by Ordinance 164731: No building or structure shall exceed sixty feet in height above grade or	[Q]M1-2D FAR 1.5:1  Delete existing “Q” Qualified Condition.	Provide opportunity for the retention and expansion of studio-

Hollywood Community Plan  
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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>41:3 cont. ([Q]M1-2D FAR 1.5:1)</p>	<p>five stories. Roof structures are exempted pursuant to Section 12.21.1B3 of LAMC. Motion picture studio stages, scenes or sky-backings, temporary towers and the like shall not exceed 75 feet in height above grade.</p> <p>Existing “D” Development Limitation Condition imposed by Ordinance 164731: The total floor area contained in all buildings on a lot shall not exceed one and one-half times the buildable area of the lot.</p>	<p>Q: Industrial Retention</p> <p>Delete existing “D” Development Limitation.</p> <p>D: 1. The total floor area contained in all buildings zoned [Q]M1-2D located south of Santa Monica, west of Van Ness, north of Melrose, and east of Gower, shall not exceed one and one-half times the buildable area of the lot(s). A project may exceed a total floor area ratio of 1.5:1, up to total floor area ratio of 3:1, provided that: a. the project is authorized by a development agreement or other</p>	<p>related industrial uses.</p>

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 Draft “Q” Qualified Condition and “D” Development Limitation Appendix

Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
41:3 cont. ([Q]M1-2D FAR 1.5:1)		<p>discretionary action approved by the City Council or City Planning Commission, and addresses height of buildings, setbacks, landscaping, and building design.</p> <p>2. No building or structure shall exceed sixty (60) feet in height above grade or five (5) stories. Roof structures are exempted pursuant to Section 12.21.1 B 3 of the LAMC. Motion picture studio stages, studio production and post-production facilities, screens or sky-backing, temporary towers and the like shall not exceed seventy-five (75) feet in height above grade. A building or structure may exceed the forementioned height limits, up to a height limit of one hundred and fifty (150) feet above grade, provided that:</p> <p>a. the project is authorized by a development agreement or other</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
41:3 cont. ([Q]M1-2D FAR 1.5:1)		discretionary action approved by the City Council or City Planning Commission, and addresses setbacks, landscaping, and building design.	
41:4 ([Q]M1-1 FAR 1.5:1) 41:5 ([Q]M1-1 FAR 1.5:1)		[Q]M1-2D FAR 1.5:1  Delete existing “Q” Qualified Condition.  Q: Industrial Retention D: 1. The total floor area contained in all buildings zoned [Q]M1-2D located south of Santa Monica, west of Van Ness, north of Melrose, and east of Gower, shall not exceed one and one-half times the buildable area of the lot(s). A project may exceed a total floor area ratio of 1.5:1, up to total floor area ratio of 3:1, if:  a. the project is authorized by a development agreement or other	Provide opportunity for the retention and expansion of studio-related industrial uses.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
<p>41:4 cont. ([Q]M1-1 FAR 1.5:1) 41:5 ([Q]M1-1 FAR 1.5:1)</p>		<p>discretionary action approved by the City Council or City Planning Commission, and addresses height of buildings, setbacks, landscaping, and building design.</p> <p>2. No building or structure shall exceed sixty (60) feet in height above grade or five (5) stories. Roof structures are exempted pursuant to Section 12.21.1 B 3 of the LAMC. Motion picture studio stages, studio production and post-production facilities, screens or sky-backing, temporary towers and the like shall not exceed seventy-five (75) feet in height above grade. A building or structure may exceed the forementioned height limits, up to a height limit of one hundred and fifty (150) feet above grade if:</p> <p>a. the project is authorized by a development agreement or other</p>	

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
41:4 cont. ([Q]M1-1 FAR 1.5:1) 41:5 ([Q]M1-1 FAR 1.5:1)		discretionary action approved by the City Council or City Planning Commission, and addresses setbacks, landscaping, and building design.	
41:6 (C4-1VL FAR 1.5:1)	No existing “Q” Qualified Condition.  No existing “D” Development Limitation.	[Q]C4-2D FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 1.5:1.	Establish design standards for mixed-use development. Increase FAR from 1.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
41:6 cont. (C4-1VL FAR 1.5:1)		3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.	
41:7 (R4-1VL FAR 3:1) 41:8 (R4-1VL FAR 3:1)	No existing “Q” Qualified Condition.  No existing “D” Development Limitation.	[Q]C4-2D FAR 3:1 for mixed-use, FAR 1.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of	Establish design standards and zoning to encourage mixed-use development and increase housing. Protect identified historic resources.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
41:7 cont. (R4-1VL FAR 3:1) 41:8 (R4-1VL FAR 3:1)		a mixed-use building shall not exceed 1.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 1.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.	
42 (C4-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Delete existing “D” Development Limitation Condition imposed by Ordinances 164690 and 164692: Total FAR of all bldgs. On a lot shall not exceed 0.5:1.	[Q]C4-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.	Establish design standards for mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
42 cont. (C4-1D FAR 0.5:1)		2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	
42:1 (C4-1D FAR 1:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinances 164691 and 164689: Total FAR contained in all bldgs. On a lot shall not exceed 1:1.	[Q]C4-1 FAR 1.5:1  Q: Pedestrian Design  Delete existing “D” Development Limitation.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.

Hollywood Community Plan Draft “Q” Qualified Condition and “D” Development Limitation Appendix			
Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
42:1A (C4-1D FAR 1:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation Condition imposed by Ordinances 164689: Total FAR contained in all bldgs. On a lot shall not exceed 1:1.	[Q]C4-1 FAR 1.5:1  Q: Pedestrian Design  Delete existing “D” Development Limitation.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
42:2 (C4-1D FAR 1:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinances 164689 and 164690: Total FAR contained in all bldgs. On a lot shall not exceed 1:1.	[Q]C4-2D FAR 3:1 for mixed-use, FAR 1:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.	Establish design standards for mixed-use development. Increase FAR from 1:1 to 3:1 to encourage mixed-use development and increase housing. Protect identified historic resources.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
42:2 cont. (C4-1D FAR 1:1)		2. FAR for the commercial portion of a mixed-use building shall not exceed 1:1.  3. FAR for a commercial only or residential only structure shall not exceed 1:1.  4. Development subject to historic preservation review which exceeds an FAR of 1:1 shall require approval by the Office of Historic Resources.	
43 (C1-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164689: Total FAR contained in all bldgs on a lot shall not exceed 0.5:1.	[Q]C1-1XL FAR 1.5:1  Q: Pedestrian Design  Delete existing “D” Development Limitation. Restore Height District 1 to FAR 1.5:1.	.  Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth. Establish pedestrian-oriented design standards.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
43:1 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164689: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	[Q]C2-1 FAR 1.5:1  Q: Pedestrian Design  Delete existing “D” Development Limitation.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth. Establish pedestrian-oriented design standards.
44 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition  Existing “D” Development Limitation Condition imposed by Ordinance 164686 and 164690.	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition. D: 1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.	Establish design standards for commercial and mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage commercial and mixed-use development. Protect identified historic resources.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
44 cont. (C2-1D FAR 0.5:1)		2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	
44:A ([T][Q]C2-1D FAR 0.5:1)	Existing “Q” Qualified Condition imposed by Ordinance 162792.   Existing “D” Development Limitation imposed by Ordinance 164690: Total FAR contained in	[Q]C2-2D FAR 3:1 for mixed-use, FAR 0.5:1 for commercial uses.  Delete existing “Q” Qualified Condition  Q: Pedestrian Design  Delete existing “D” Development Limitation Condition.  D:	Establish design standards for commercial and mixed-use development. Increase FAR from 0.5:1 to 3:1 to encourage commercial and mixed-use development. Protect identified historic resources.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
44:A cont. ([T][Q]C2-1D FAR 0.5:1)	all bldgs. on a lot shall not exceed 0.5:1.	1. Total Floor Area Ratio (FAR) of 3:1 shall be permitted for mixed-use developments which contain commercial and residential uses.  2. FAR for the commercial portion of a mixed-use building shall not exceed 0.5:1.  3. FAR for a commercial only or residential only structure shall not exceed 0.5:1.  4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.	
45 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164688: Total FAR of	C2-1 FAR 1.5:1  Delete existing “D” Development Limitation.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
45 cont. (C2-1D FAR 0.5:1)	all bldgs. On lot shall not exceed 0.5:1.		designations to accommodate economic growth.
45:1 (C4-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164688: Total FAR of all bldgs. On lot shall not exceed 0.5:1	C4-1 FAR 1.5:1  Delete existing “D” Development Limitation.	Restore Height District 1 FAR to 1.5:1 consistent with the citywide standard for commercial designations to accommodate economic growth.
46 (C4-1D FAR 1:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164686: Total FAR contained in al bldgs. On a lot shall not exceed 1:1	[Q]C4-2D FAR per SNAP Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition.  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	Consistency with Vermont-Western Station Neighborhood Area Plan.

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Subarea Numbers and Existing Zones	Existing “Q” Qualified Condition and/or “D” Development Limitation Condition	Proposed “Q” Qualified Condition and/or “D” Development Limitation Condition	Reason for Change
47 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164686: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	[Q]C2-2D FAR per SNAP  Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition.  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan	Consistency with Vermont-Western Station Neighborhood Area Plan.
47:1 (C2-1D FAR 0.5:1)	No existing “Q” Qualified Condition.  Existing “D” Development Limitation Condition imposed by Ordinance 164686: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.	[Q]C2-2D FAR per SNAP Q: Vermont-Western Station Neighborhood Area Plan Consistency  Delete existing “D” Development Limitation Condition.  D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.	Consistency with Vermont-Western Station Neighborhood Area Plan.

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Subarea Numbers and Existing Zones	Existing "Q" Qualified Condition and/or "D" Development Limitation Condition	Proposed "Q" Qualified Condition and/or "D" Development Limitation Condition	Reason for Change
48 (C4-1D FAR 1:1)	<p>No existing "Q" Qualified Condition.</p> <p>Existing "D" Development Limitation Condition imposed by Ordinance 164686: Total FAR contained in all bldgs. On a lot shall not exceed 1:1.</p>	<p>[Q]C4-2D FAR per SNAP</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p> <p>Delete existing "D" Development Limitation Condition.</p> <p>D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan</p>	Consistency with Vermont-Western Station Neighborhood Area Plan.
49 (C1-1D FAR 0.5:1)	<p>No existing "Q" Qualified Condition.</p> <p>Existing "D" Development Limitation Condition imposed by Ordinance 164686: Total FAR contained in all bldgs. On a lot shall not exceed 0.5:1.</p>	<p>(Q)C1-2D FAR per SNAP</p> <p>Q: Vermont-Western Station Neighborhood Area Plan Consistency</p> <p>Delete existing "D" Development Limitation Condition.</p> <p>D: Maximum FAR shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>	Consistency with Vermont-Western Station Neighborhood Area Plan.

**DRAFT HWCPU Qs\_Ds sept 30 2009**