

Hollywood Community Plan

General Plan Land Use Map

A Part of the General Plan of the City of Los Angeles

Land Use ¹⁸	Corresponding Zones ¹	Land Use ¹⁸	Corresponding Zones ¹
Low Density¹⁷		Commercial¹⁷	
Minimum RE40		Limited Commercial ⁶	CR,C1,C1.5,P, RAS3,RAS4
Very Low II RE15,RE11		Highway Oriented Commercial ^{11,12,21}	C1,C2,P, RAS3,RAS4
Low I RE9		General Commercial	C1,C2,P, RAS3,RAS4
Low II RS,R1		Neighborhood Office Commercial ^{7,11}	C1,C2,C4,P, RAS3,RAS4
Multiple Family¹⁷		Community Commercial ⁸	CR,C2,C4,P,PB, RAS3,RAS4
Low Medium I ³ R2,RD5,RD4,RD3		Regional Center Commercial ⁹	C2,C4,P,PB, RAS3,RAS4
Low Medium II ³ RD2,RD1.5		Industrial¹⁷	
Medium ⁴ R3		Commercial Manufacturing ¹¹ CM,P	
High Medium ⁵ [Q]R4		Limited Manufacturing MR1,M1,P,PB	
High R4,[Q]R5 ¹³		Open Space/Public Facilities^{16,19,20}	
		Open Space OS,A1	
		Public Facilities PF	

Service Systems	Symbol
Public Administration Center	▲
Public Elementary School	Ⓔ
Public Junior High	Ⓕ
Public Senior High	Ⓖ
Junior College	Ⓗ
Private Elementary School	Ⓔ
Private Senior High	Ⓕ
Private Special School	Ⓖ
Community Park	Ⓕ
Neighborhood Park	Ⓕ
Regional Park	Ⓕ
Public Golf Course	Ⓕ
Branch Administration Center	▲
Fire Station	Ⓕ
Police Station	Ⓕ
Community Library	Ⓕ
Regional Library	Ⓕ
Cultural/Historical Site	Ⓕ
Maintenance Yard	Ⓕ
Power Distribution Station	Ⓕ
House of Worship	Ⓕ
Health Center/Hospital	Ⓕ
DWP Property	Ⓕ

Circulation	Symbol
Freeway	—
Scenic Freeway	—
Major Highway II	—
Scenic Major Highway II	—
Scenic Divided Major Highway II	—
Secondary Highway	—
Scenic Secondary Highway	—
Scenic Divided Secondary Highway	—
Scenic Arterial Mountain	—
Scenic Parkway	—
Collector Street	—
Local Street	—
Country Road	—
Park Road	—
Private Street	—
Other Line Symbols	
Community Boundary	—
DWP Lines	—
Historic Preservation	—
Redevelopment Project Area	—
Reservoir Line	—



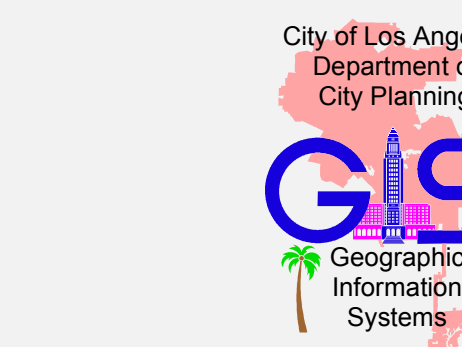
Footnotes:

- Only those zones indicated in the table are recommended in Hollywood.
- Cross score includes one-half of abutting street.
- Height district TSL.
- Refer to zoning maps, may be limited to Height District TSL, or to less than maximum R3 zoning density.
- Height District TSL, maximum density limited to one dwelling unit per six hundred (600) square feet of lot.
- For properties with less than one hundred (100) feet of lot depth, the recommended FAR is 1.5.
- For properties limited to the TSL and TSL Height Districts, the recommended FAR is 1.5. This Plan designation emphasizes pedestrian-oriented use and design.
- This designation is limited to the East Hollywood Center Study Area. FAR up to 3.1 may be permitted through application of the CSA-1 Height District.
- This designation is limited to the Hollywood Redevelopment Project Area. Development intensity is limited to 3.1 FAR with a maximum of 16.7 FAR possible through a Transfer of Development Rights procedure and/or City Planning Commission approval.
- When the use of property designated as "Public Land" or "Open Space" is to be discontinued, the proposed new use must be approved by the City Planning Commission through the procedure established by LAMC 12.24.
- A maximum FAR of 3.1 may be permitted on sites located within designated centers with the application of the CSA-1 Height District.
- A floor area ratio (FAR) of 2.1 will be permitted on properties designated Highway Oriented Commercial within the Hollywood Redevelopment Project Area.
- The Plan contemplates that certain commercial uses may be allowed on properties designated as high density through LAMC 12.24 C24. Commercial uses should be limited to those permitted in the C1 zone and the FAR of such uses should not exceed 1.1. Whenever possible commercial uses should be located at street level, with residential uses on the upper floors.
- Development of these properties shall be limited to a maximum floor area ratio of 1.8.
- Development of these properties shall be limited to a maximum floor area ratio of 1.1.
- Hotels may be permitted on these properties subject to approval pursuant to LAMC 12.24 C13.
- Existing mobile home parks, the existing uses and the RMP Zone are consistent with the Plan, and the RMP Zone is a corresponding zone for the level of use designated in the Plan, including residential, commercial, and mobile home parks. The provision or expansion of existing mobile home parks in the RMP Zone encourages the provision of affordable housing and serves as a viable means of addressing the housing needs of the area. New mobile home parks shall be consistent with the Plan when developed in the RMP Zone and a Redevelopment Commercial Plan designation. The RMP Zone is a corresponding zone for every residential and commercial land use designation in the Plan. New mobile home parks shall be established such that their location is: (i) desirable to public convenience and welfare; (ii) in harmony with the various elements and objectives of the General Plan; (iii) proper to the adjacent uses or development, and (iv) readily determinable to the character of development in the immediate neighborhood.
- Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) that are permitted in each zone unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan bonuses or other Plan maps or that establish a Redevelopment Zone established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to be the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.
- The Public Facility (PF) planning land use designation is premised on the ownership and control of the property by a governmental agency. The designation of the PF Zone as a corresponding zone is based on the following: The City is the owner of the property; the owner or governing body of a governmental agency officially determines that a property is a public facility; and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser; then the property may be rezoned to the zone that corresponds with the use of the property boundary and will be considered consistent with the adopted Plan.
- Local streets and freeways are shown for reference only.
- Floor area ratio (FAR) of 1.1, a maximum floor area ratio of 1.8 for residential only buildings, and a FAR of up to 3.1 for mixed use commercial, residential, or residential only projects in a floor area ratio (FAR) of 1.1. Commercial uses should be limited to those permitted in the designated properties on the north side of Sunset Boulevard between Bronson Avenue and Van Ness Avenue for: (i) a commercial/residential mixed-use project having at least 50 percent of the attached level parking structure devoted to commercial and/or residential use in order to promote street level pedestrian activity, and/or (ii) a project that includes affordable housing units. Projects that do not include affordable housing units shall be subject to the R3C2 or R3C4 Zones or (b) a conditional use permit is granted pursuant to Section 12.24 W.19 of the Municipal Code to allow FAR averaging of up to 3.0 to use the entire project site for a limited mixed-use development.
- Height District C2 with a maximum floor area ratio (FAR) of 3.84 for the project bounded by CFC-2004-0222 the area bounded by Virginia Avenue on the north, St. Andrews Place on the east, Santa Monica Boulevard on the south, and Wilton Place on the west.

Notes:

- The text of the Community Plan can be accessed on the City of Los Angeles' Web Page (cityplanning.lacity.org).
- Other Special Area Maps may not be included on this document.
- Parcel level information (plan designation and zoning) can be found on the City of Los Angeles Department of City Planning Zone Information & Map Access System (ZIMAS) web site (zimas.lacity.org).

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City of Los Angeles Department of City Planning



 Eric Garcetti Mayor
 Revised: This reflects actions from Council File 12-0302-04 Adopted 04/02/2014

