

Q & A

Hollywood Community Plan Update: Current Situation as of February 2014

What is the sequence of events leading up to the current situation?

June 19, 2012: adoption of Hollywood Community Plan by city of Los Angeles.

July 18, 2012: Suit filed. "La Mirada Avenue Neighborhood Association of Hollywood v. City of Los Angeles."

August 6, 2012: Implementing Ordinance 182,173 became effective.

January 14, 2014: Decision issued by Los Angeles Superior Court.

February 11, 2014: Injunction issued by Los Angeles County Superior Court. The injunction prohibits the city from "granting any authority, permits or entitlements which derive from the HCPU or its EIR."

February 14, 2014: Councilmember O'Farrell introduces motion to set aside the Hollywood Community Plan Update and restore the original plan, adopted in 1988. The motion also asks the Planning Department to initiate the process of revising the EIR and "report back to the Council within 30 days on any necessary budgetary resources, work scopes, and timelines for these policy actions." Here is the motion:

http://clkrep.lacity.org/onlinedocs/2012/12-0303-S3_mot_02-14-14.pdf

February 19, 2014: Zoning Information File No. 2433 issues with instructions on what projects could move forward and what types of projects would be put on hold indefinitely.

<http://zimas.lacity.org/documents/zoneinfo/ZI2433.pdf>

What did the state court decision say?

The court determined that the HCPU was "fundamentally flawed" and as a result, the city is prohibited from granting any "authority, permits or entitlements which derive from the HCPU or its EIR."

Given the state court decision, what governs zoning in Hollywood?

The City planning department is currently preparing a report to immediately reinstate the 1988 Hollywood Community Plan. The plan should go before City Council, CPC, and PLUM in March, with final approvals coming by the end of the month. Once approved the 1988 Plan will go immediately into effect.

What are the practical implications for property owners and developers in the near term?

Properties located within the Station Neighborhood Area Plan (SNAP), Historic Preservation Overlay Zone (HPOZ), and Hollywood Land Specific Plan will not be effected by the court ruling. Zoning regulations in these plan areas will remain the same.

Properties not within these areas will revert back to the 1988 Plan's zoning. Owners and developers looking to build on these properties will need to seek approval to carry out developments that require a modification of

1988 Plan allowances. This does not mean you cannot build proposed projects, only that you will need to engage in discretionary actions to obtain necessary variances.

Beyond density and zoning, what did the Hollywood Community Plan protect?

- The Plan directs growth around transit, away from hillsides and low density neighborhoods.
- Downzones many residential areas with historic resources within the former Redevelopment Plan boundary.
- Implements stronger subdivision controls in the hills, promoting open space.
- Maintains commercial development restrictions in hillside districts, such as Barham Avenue and Franklin Avenue
- The Plan reinforces Hollywood’s role as a media and entertainment jobs center – preserves industrial media lands.
- Raises standards for new building design, with an emphasis on pedestrian amenities.
- The Plan establishes new lower height limits around historic districts, and integrates development into existing scale.
- The Plan supports the Hollywood Central Park over the 101 Freeway, and expands park acreage.
- Rezones recent parkland acquisitions in the Hollywood Hills as permanent open space and expands the number of neighborhood parks.
- The Plan protects hillsides from other development – strengthens development regulations for hillside subdivisions.
- The Plan promotes streetscape plans and implements new street standards, wider sidewalks, and pedestrian enhancements.
- The Plan expands Historic Preservation Districts and preservation tools, including linking all incentives to historic preservation goals.
- The Plan establishes urban design guidelines for new development in Hollywood, reinforcing pedestrian friendly character of commercial districts.
- The Plan funds a nexus study to establish trip fees on new development to finance regional mobility improvements.
- The Plan promotes pedestrian oriented design overlays for Historic Route 66, Hillhurst Avenue, and Melrose Avenue.

Why is there opposition to the plan?

During the final round of hearings leading up to the adoption of the Community Plan in 2011, neighborhood groups were involved in spreading a number of myths about what would happen in Hollywood if the plan was adopted. These emotion-charged statements provide a glimpse into the mind-set of those who might be opposed to this plan:

Myth 1: Hollywood will be filled with skyscrapers

Myth 2: They will tear down parts of Hollywood

Myth 3: There will be intense development

Myth 4: Traffic will become more congested

Myth 5: Our quality of life will decline

Myth 6: The population estimates in the plan are flawed; Hollywood is not expected to grow in such a way as to require this plan

Myth 7: Hollywood’s infrastructure will be unable to accommodate increased densities envisioned in the Hollywood plan

Myth 8: Empty stores and vacant lots suggest that there is ample density to accommodate growth

Myth 9: There was not enough community input into this plan

Who were the complainants in the suit?

The La Mirada Neighborhood Association of Los Angeles, represented by attorney Robert P. Silverstein.

What is the city doing in response to the decision?

City Council Member Mitch O’Farrell has called for the immediate reinstatement of the 1988 Plan. The Council is also simultaneously calling upon the City Planning Department to begin working on addressing the court ruled deficiencies in the EIR, and make necessary revisions. The goal is to engage in a precise exercise to specifically correct those items ruled by the court as “flawed” in a timely matter, with the hopes that a revised plan will be ready for approval in 18-30 months.

What projects have been impacted by the court decision?

To be determined.

How long will the injunction last?

The duration of the injunction is unknown. The City Council instructed the Planning Department to return in a month with a plan on how to proceed with amending the plan.

Helpful articles:

<http://www.landusela.com/1/post/2014/02/dozens-of-hollywood-projects-on-hold-indefinitely.html>

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