

ZONING ANALYSIS

ZONING ANALYSIS (PER HCPU2)

The Property is located with the HCPU2 Community Plan Implementation Overlay (CPIO), which generally guides development at the Property through “base” and “bonus” development standards (as noted below). For a qualifying project to achieve “bonus” development standards, a project must provide the requisite community benefits (e.g., affordable housing, publicly accessible outdoor amenity space, etc.). A project may also obtain an increased development envelope through the transfer of development rights from a historic property.

Residential or mixed-use residential and commercial projects in Regional Center Subareas that want to utilize the CPIO's bonus development standards must set aside at least the following percentage of the project's total units as affordable: (i) 11% for Extremely Low Income Households, or (ii) 15% for Very-Low Income households, or (iii) 25% for Lower Income Households. Non-residential projects may only achieve the CPIO's bonus development standards by providing at least 15% of the project site lot area as publicly accessible outdoor amenity space in exchange for an FAR bonus of 1:1. Each additional 4% of outdoor amenity space will equate to an additional FAR bonus of 1:1, up to the maximum bonus FAR permitted.

- **Land Use Designation:** Regional Center Commercial, Subarea 1003
- **CPIO Subarea:** Regional Center, RC3 (see attached map)
- **Zone:** C2-2D-SN-CPIO
- **Use:** Multi-family, retail, restaurant, and office uses are permitted.
 - o Hotels require approval of a conditional use permit; however, hotels are prohibited if they remove existing residential units.
 - o Outdoor dining above the ground floor level of a building is prohibited; however, this restriction does not apply to uses conducted entirely within an enclosed building.
- **Density:**
 - o Base: 1 unit per 400 sf, or approximately 43 units ($17,285.417 / 400 = 43.21$, rounded down to 43)
 - o Bonus (see above re need to include affordable housing):
 - 100% residential projects: 1 unit per 200 sf, or approximately 87 units ($17,285.417 / 200 = 86.42$, rounded up to 87)
 - Mixed-use projects: 1 unit per 115 sf, or approximately 151 units ($17,285.417 / 115 = 150.30$, rounded up to 151)
- **FAR:**
 - o Base: 2:1 FAR, or approximately 34,570.83 sf ($17,285.417 \times 2 = 34,570.83$)
 - o Bonus: 3:1 FAR, or approximately 51,856.251 sf ($17,285.417 \times 3 = 51,856.251$)
 - 100% affordable housing projects or non-residential projects that provide the requisite publicly accessible outdoor amenity space may be developed up to 3.75:1 FAR, or approximately 64,820.31 sf ($17,285.417 \times 3.75 = 64,820.31$). However, there is a discrepancy on the HCPU2 public accessible outdoor amenity spaces bonus FAR figure that should be clarified with the City to confirm if a non-residential project that provides the requisite publicly accessible outdoor amenity space may indeed be developed up to 3.75:1 FAR.
- **Height:**
 - o Base: 45 feet
 - o Bonus: None

GENERAL PROPERTY INFORMATION (PER ZIMAS)

- APN: 5547-015-031
- Lot Area: 17,285.417 sf (0.397 acres)
- Community Plan: Hollywood
- Council District: 13 (Hugo Soto-Martinez)

ADDITIONAL PROPERTY AND ZONING DESIGNATIONS (PER ZIMAS)

- Transit Priority Area
- Hollywood Boulevard Commercial and Entertainment District
- MTA Right-of-Way (ROW) Project Area
- Sign District: Hollywood Signage (CRA Area)
- Sign District: Hollywood Signage (Media District)
- Redevelopment Project Area: Hollywood
- State Enterprise Zone: Los Angeles
- Historic Preservation Review: Hollywood Walk of Fame (Monument No. LA-194) and Hollywood Boulevard Commercial and Entertainment District
- AB 2097: Reduced Parking Area
- AB 2334: Very Low VMT Area
- ED 1 Eligible
- Fire District No. 1