

What does the Hollywood Community Plan Update Do?



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

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

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

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

The Plan provides mobility choices, less dependence on automobiles.

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

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

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

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

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

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

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

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

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

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

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

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

- adds the development of specific scale, height, massing, and design requirements for the center of Hollywood to the Planning Department's work program
- proposes demolition notification and delay for historic resources on commercial properties

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

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

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

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

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

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

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

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

For More Information

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