

# Hollywood Community Plan Update FAQs

## What is a Community Plan? Why is the Hollywood Community Plan being updated?

A Community Plan shapes the environment in a community by defining how land is used in neighborhoods, whether it is for housing, retail, parks, or manufacturing. The Los Angeles Department of City Planning updates the 35 Community Plans in the City periodically to ensure that the land in each community is able to accommodate future generations of people in a way that is aligned with environmental, land use and development goals for the region.

The Hollywood Community Plan that is in effect today was adopted in 1988, and a lot has changed since then. The Metro Red Line has been running in Hollywood for almost 20 years. Local and state regulations have evolved and people are focused more on sustainability, mobility, housing, and historic preservation. In recent years, Hollywood is experiencing revitalization again. The opportunity to shape the future of Hollywood is through the new Community Plan Update with goals and policies that reflect the priorities of the community. Compared to the current Community Plan, the Proposed Plan or HCPU2 has many recommendations that would offer additional protections to address historic preservation, neighborhood scale compatibility, and quality of life issues.

## What are the components of the Hollywood Community Plan Update ([HCPU2](#))?

- A revision of the goals, policies, programs in the Community Plan text
- Revisions to the Community Plan Land Use Map
- Changes to zoning regulations in certain areas to implement the Plan's goals and policies
- A Community Plan Implementation Overlay (CPIO) zoning tool for historic preservation and pedestrian-friendly design in central Hollywood
- An Environmental Impact Report (EIR) to assess potentially significant impacts to the environment
- A nexus study to evaluate the potential for a Transportation Impact Fee (TIA) program for Hollywood

## What is the Hollywood Draft Community Plan?

The [Draft Community Plan](#) is a long-range planning document that sets the direction for the future of Hollywood and is created with input from the community. The draft Community Plan includes goals, policies, and programs that reflect what is important to the community and the City of Los Angeles in terms of planning issues, such as land use, housing, mobility, preservation, and parks and open space.

The draft Community Plan addresses a spectrum of issues related to the physical development of the Hollywood Community Plan Area. It provides guidance on where development should occur and which areas should be preserved, and is the basis for what type of buildings are built and how the buildings are used. The Plan is used to guide decision making when new development projects are proposed.

Last spring, a draft Community Plan (2017) was released for public review and input. The recently released draft Community Plan (2018) integrates public suggestions and comments received on the previous version and reflects the City's latest recommendations.

### **What is the proposed Community Plan Implementation Overlay (CPIO)?**

The CPIO is an additional zoning tool that can be used to implement the Plan's goals and policies by applying tailored regulations in central Hollywood to enhance its unique sense of place. Central Hollywood has a collection of historic buildings, regional entertainment and tourist attractions, and a mix of restaurants and retail that all contribute to a vibrant street life. The proposed CPIO would introduce historic preservation standards and would also reinforce the pedestrian oriented environment through design standards. The proposed CPIO would apply to new development in commercial zones within the CPIO in Central Hollywood.

Proposed historic preservation standards include demolition delay, rehabilitation of identified historic resources in accordance with the Secretary of the Interior's Standards, and height transition requirements for new buildings next to low-scale residential areas.

Proposed pedestrian-oriented design standards would create an environment that improves the comfort and safety of pedestrians. New projects would provide ground floor entrances that are pedestrian-friendly and some window transparency, and parking would need to be located behind buildings or underground. Pedestrian amenities, including outdoor sidewalk cafes, public plazas, and paseos located at the ground floor are encouraged.

To learn more on how this tool will be applied, visit the [interactive map](#) on [HCPU2](#).

### **What is the Transportation Impact Assessment (TIA) fee program being considered?**

A potential Transportation Impact Assessment fee is being evaluated that would help mitigate the transportation impacts of development in Hollywood. The TIA fee program would be similar to those already in effect in other parts of the City and region -- new development would pay a one-time fee that would be leveraged with other sources of funding to improve Hollywood's transit, pedestrian, bicycle, and roadway facilities. As part of HCPU2, a nexus study was prepared as a first step in evaluating the potential for a TIA fee program in Hollywood. The study analyzes the relationship between new development and the demand for transportation; evaluates the potential economic impact of assessing TIA fees on new development; and identifies potential fee amounts for various land uses, such as residential, commercial, and industrial. Based on public feedback and other policy considerations, the City has the ability to adjust the fee amounts and consider exemptions and fee credit opportunities.

### **Where can I read the Draft EIR for the Hollywood Community Plan Update ([HCPU2](#))?**

The [Draft EIR](#) and documents referenced in the DEIR are available for public review for a 75-day period from November 15, 2018 to January 31, 2019. The Draft EIR and the documents referenced in the Draft EIR can be reviewed at the Department of City Planning's [website](#).

If you wish to review a copy of the Draft EIR in person ([click here](#)) for viewing locations.

## How do I read the Draft EIR for the Hollywood Community Plan Update ([HCPU2](#))?

The EIR is a public document that provides information about the Hollywood Community Plan Update's potential environmental impacts and mitigation measures and allows decisionmakers to make informed decisions regarding the Plan. The EIR has seven chapters, including a summary, project description, and analysis of various environmental issues, such as land use and planning, transportation and traffic, and greenhouse gas emissions.

## What sources were used for demographics in the Draft EIR?

The sources used to determine estimates of existing conditions (2016) for housing, population, and employment include data from the 2016 Regional Transportation Plan/Sustainable Communities Strategy produced by the Southern California Association of Governments (SCAG), the American Community Survey (a Census product), Longitudinal Employer-Household Dynamics (a Census product), and Los Angeles County Assessor Parcel data. Future projections for the year 2040 are provided by SCAG's 2016 RTP/SCS. The reasonably expected development figures for 2040 were prepared by DCP, based on development trends and the City's Framework Element for long-range growth. The reasonably expected development figures may be revised during the course of preparing a community plan update due to the multi-year time frame that community plans take to update.

## What if the public has questions on the Draft EIR? How can they comment?

You are welcome to send in written comments or questions during the 75-day comment period. You can submit your written or typed comments by email or U.S. mail. Your comment needs to include the commenter's name, contact information, and file number ENV-2016-1451-EIR. Comments can be submitted anytime from November 15, 2018 to January 31, 2019, but no later than 5:00 PM on January 31, 2019. For more information on how to submit a comment ([click here](#)).

## What happens after the 75-day EIR comment period ends in January 2019? Will there be other opportunities for the public to comment?

In the upcoming months, DCP will review all of the written comments received during the 75-day comment period and prepare written responses that will be published in the Final EIR. DCP intends to continue updating the public on the Hollywood Community Plan Update and engage the community through a variety of communication platforms. To join our mailing list ([click here](#)).