

## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
1:4	PF-1XL	N/A
1:5	OS-1XL	N/A
2	[Q]C2-1-SN	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Retain existing [Q] Qualified Condition as imposed by Ordinance 161856 for Hollywood Park Place Tract Lots, 24-30.
2:1	[Q]C2-1-SN	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Retain existing [Q] Qualified Condition as imposed by Ordinance 161856 for Hollywood Park Place Tract, Lots 31-33.
2:1A	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. No building or structure shall exceed a height of 150 feet above grade. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions: a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 2:1; and, b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 2:1; and, c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 2:1. 3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources. 4. Any project may exceed an FAR of 3:1 provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
3:1	C4-1VL	N/A
3:1A	[Q]R4-1VL-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot area per dwelling unit.
3:1B	[Q]R5-1VL-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. Uses shall be limited to private clubs and all other uses and density permitted in the R4 zone.
3:1C	C4-2D-SN-CPIO	RETAIN "D" DEVELOPMENT LIMITATIONS FROM ORDINANCE 165654 The total FAR contained in all buildings on a lot shall not exceed 3:1. A project may exceed FAR 3:1 if it conforms to the following CRA requirements: the Hollywood Redevelopment Plan, a Transportation Program, any applicable Design Plan, a Disposition and Development Agreement or Owner Participation Agreement, and is approved by the CPC.
3:1D	[Q]R4-1XL-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. Residential density is limited to 1 dwelling unit per 600 square feet of lot area.
3:2	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. No building or structure shall exceed a height of 60 feet above grade. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. A project may exceed the 3:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
3:2A	OS-1VL-CPIO	N/A
3:2B	[Q]R4-2-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. No building or structure shall exceed a height of 60 feet above grade. 2. Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot area per dwelling unit.

Properties developed pursuant to previously granted entitlements shall be subject to the regulations of the entitlement.

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3:2C	C4-2D-SN-CPIO	<p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. No building or structure shall exceed a height of 60 feet above grade.</li> <li>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. A project may exceed the 3:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>
3:2F	[Q]R4-1VL	<p>RETAIN [Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL FROM ORDINANCE 164720</p> <p>Residential density shall be limited to a maximum of one dwelling unit for each 600 sq. ft. of lot area.</p>
3:2G	[Q]R4-2-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> <li>1. No building or structure shall exceed a height of 60 feet above grade.</li> <li>2. Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot area per dwelling unit.</li> </ol>
3:3	[Q]R5-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>The property shall be limited to the following uses:</p> <ol style="list-style-type: none"> <li>1. Residential uses and density permitted in the R4 Zone, except that hotels are permitted at the R5 Zone density.</li> <li>2. The following uses, subject to Zoning Administrator approval pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W:                             <ol style="list-style-type: none"> <li>a. Parking buildings, provided such parking is accessory to the main use of the lot or accessory to the main use of another lot located within the Hollywood Community Plan area.</li> <li>b. Any use permitted in the C1 Zone within buildings which were in existence on the lot upon the effective date of this ordinance.</li> <li>c. Any other use permitted in the C1 Zone provided that the Floor Area Ratio (FAR) of such use does not exceed 1:1; and further provided that such commercial use is combined with multiple unit residential use for which the FAR is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).</li> </ol> </li> </ol> <p>The Zoning Administrator may impose such conditions as he or she deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>No building or structure shall exceed a height of 60 feet.</p>
3:4	C4-2D-SN-CPIO	<p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. No building or structure shall exceed a height of 60 feet above grade.</li> <li>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2:1. A project may exceed the 2:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>
4:1	OS-1-CPIO	N/A
4:1A	C4-2D-SN-CPIO	<p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. No building or structure shall exceed a height of 75 feet above grade.</li> <li>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.</li> <li>3. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</li> <li>4. A project may exceed the 3:1 FAR provided that:                             <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>
4:1B	C4-2D-CPIO	"D" DEVELOPMENT LIMITATIONS

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		1. A project may exceed a height of 75 feet per approval of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources. 4. A project may exceed the 3:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:1C	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. A project may exceed a height of 75 feet per approval of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources. 4. A project may exceed the 3:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:1F	C4-2D-CPIO	"D" DEVELOPMENT LIMITATIONS 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources. 3. A project may exceed the 3:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:1G	C4-2D-SN-CPIO	"D" DEVELOPMENT LIMITATIONS 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources. 3. A project may exceed the 3:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:2	C4-2D-CPIO	"D" DEVELOPMENT LIMITATIONS 1. A project may exceed a height of 75 feet per approval of the Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. 3. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources. 4. A project may exceed the 3:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.
4:2B	[Q]C4-2D-SN-CPIO	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL No 100% residential development shall be permitted.  "D" DEVELOPMENT LIMITATIONS 1. No building or structure shall exceed a height of 36 feet above grade. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2:1. A project may exceed the 2:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.

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4:2C	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL No 100% residential development shall be permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. No building or structure shall exceed a height of 36 feet above grade.</li> <li>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2:1. A project may exceed the 2:1 FAR provided that:               <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>
4:3	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</li> <li>2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</li> <li>3. A project may exceed the 4.5:1 FAR provided that:               <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>
4:3A	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</li> <li>2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</li> <li>3. A project may exceed the 4.5:1 FAR provided that:               <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>
4:4	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</li> <li>2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</li> <li>3. A project may exceed the 4.5:1 FAR provided that:               <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>

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<b>4:4A</b>	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1. 2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources. 3. A project may exceed the 4.5:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.</p>
<b>4:5</b>	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. No building or structure shall exceed a height of 75 feet above grade. 2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1. 3. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources. 4. A project may exceed the 4.5:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.</p>
<b>4:5A</b>	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1. 2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources. 3. A project may exceed the 4.5:1 FAR provided that: a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and, b. the project conforms with Hollywood Community Plan policies.</p>
<b>4:5B</b>	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 1:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS 1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1. 2. The total floor area of all buildings or structures on a lot shall have a minimum FAR of 1:1, unless otherwise approved by a Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.</p>

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		<p>3. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</p> <p>4. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
<b>4:5C</b>	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p> <p>3. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
<b>4:5D</b>	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 1:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</p> <p>2. The total floor area of all buildings or structures on a lot shall have a minimum FAR of 1:1, unless otherwise approved by a Zoning Administrator pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.</p> <p>3. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p> <p>4. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
<b>4:5J</b>	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 3:1 shall require approval by the Office of Historic Resources.</p> <p>3. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>

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4:5L	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</li> <li>2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</li> <li>3. A project may exceed the 4.5:1 FAR provided that:               <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>
4:6	C4-2D-SN-CPIO	<p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:               <ol style="list-style-type: none"> <li>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 2:1; and,</li> <li>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 2:1; and,</li> <li>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 2:1.</li> </ol> </li> <li>2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</li> <li>3. Any project may exceed an FAR of 3:1 provided that:               <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>
4:6A	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Curb cuts and driveways shall not be taken from Cole Avenue, unless approved by the Los Angeles Fire Department (LAFD). The Director of Planning, in consultation with LAFD and the Department of Transportation (LADOT), shall have approval authority for any new curb cuts or driveways.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:               <ol style="list-style-type: none"> <li>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 2:1; and,</li> <li>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 2:1; and,</li> <li>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 2:1.</li> </ol> </li> <li>2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</li> <li>3. Any project may exceed an FAR of 3:1 provided that:               <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
4:6B	C4-2D-CPIO	<p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:               <ol style="list-style-type: none"> <li>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 2:1; and,</li> <li>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 2:1; and,</li> <li>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 2:1.</li> </ol> </li> <li>2. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</li> <li>3. Any project may exceed an FAR of 3:1 provided that:               <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>
4:7	R4-1D-CPIO	<p>"D" DEVELOPMENT LIMITATIONS</p> <p>The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2:1</p>
5	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> <li>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:               <ol style="list-style-type: none"> <li>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</li> <li>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</li> <li>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</li> <li>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</li> </ol> </li> <li>2. Building Location.               <ol style="list-style-type: none"> <li>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</li> <li>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</li> <li>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</li> <li>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</li> </ol> </li> <li>3. Transparency.               <ol style="list-style-type: none"> <li>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</li> </ol> </li> </ol>

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		<p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p> <p>3. Any project may exceed an FAR of 3:1 provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
5:1	[Q]R4-1VL-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot area per dwelling unit.</p>
5:1A	[Q]R4-1VL-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot area per dwelling unit.</p>
5:1B	OS-1VL-CPIO	N/A
5:2	R4-2-CPIO	N/A
5:3	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's</p>

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		<p>replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p><b>"D" DEVELOPMENT LIMITATIONS</b></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p>

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		<p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p> <p>5. Any project may exceed an FAR of 3:1 provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
5:3B	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p>

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		<p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <ul style="list-style-type: none"> <li>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</li> <li>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</li> <li>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</li> </ul> <p>2. Any project may exceed an FAR of 3:1 provided that:</p> <ul style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ul>
6	RD2-1XL-CPIO	N/A
6:A	RD2-1XL-CPIO	N/A
6:1	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Use. Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <ul style="list-style-type: none"> <li>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</li> <li>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</li> <li>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</li> <li>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</li> </ul> <p>3. Building Location.</p> <ul style="list-style-type: none"> <li>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</li> <li>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</li> </ul>

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		<p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p> <p>3. Any project may exceed an FAR of 4.5:1 provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
<b>6:1A</b>	[Q]R4-1VL-CPIO	<p>RETAIN [Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL FROM ORDINANCE 165662</p> <p>Residential density is limited to 1 dwelling per 600 sq. ft. of lot area.</p>
<b>6:2</b>	[Q]C2-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Use. Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's</p>

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		<p>replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p><b>"D" DEVELOPMENT LIMITATIONS</b></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p> <p>3. Any project may exceed an FAR of 4.5:1 provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>

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6:2A	(T)(Q)C2-2D-SN-CPIO	<p>RETAIN APPROVED ENTITLEMENTS FROM ORDINANCE 178192.</p> <p>The use of the subject property including restrictions, limitations, and area regulations, shall be limited to those permitted in the C2 Zone. Not more than 79 dwelling units shall be constructed on the subject property.</p>
6:2B	(Q)C2-2D-SN-CPIO	<p>RETAIN APPROVED ENTITLEMENTS FROM ORDINANCE 178193.</p> <p>The use of the subject property including restrictions, limitations, and area regulations, shall be limited to those permitted in the C2 Zone. Commercial floor area shall be limited to a maximum of 42,000 square feet. Not more than 52 dwelling units shall be constructed on the subject property.</p>
6:4	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> <li>1. Use. Residential uses shall only be permitted if a project incorporates a minimum 0.5:1 Floor Area Ratio (FAR) of non-residential uses. Hotel uses shall be exempt from this requirement and are permitted.</li> <li>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined: <ol style="list-style-type: none"> <li>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</li> <li>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</li> <li>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</li> <li>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</li> </ol> </li> <li>3. Building Location. <ol style="list-style-type: none"> <li>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</li> <li>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</li> <li>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</li> <li>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</li> </ol> </li> <li>4. Transparency. <ol style="list-style-type: none"> <li>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</li> <li>b) The above Transparency regulations shall not apply to projects containing only residential uses.</li> <li>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</li> </ol> </li> <li>5. Pedestrian Access.</li> </ol>

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 4.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p> <p>3. A project may exceed the 4.5:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
7	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
8	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
9	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
9:1	[Q]R4-2	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Residential density shall be limited to a maximum of one dwelling unit for each 800 square feet of lot area.</p> <p>2. All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p>
9:2	RD1.5-1VL	N/A
9:3	R3-1XL	N/A

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
10	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
10:1	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS 1. No building or structure shall exceed a height of 50 feet above grade. 2. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
10:1D	OS-1XL	N/A
10:1E	[Q]RD1.5-1XL	<p>[Q]QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS 1. No building or structure shall exceed a height of 50 feet above grade. 2. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
10:1F	[Q]RD1.5-1XL	<p>[Q]QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS 1. No building or structure shall exceed a height of 50 feet above grade. 2. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
11	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
12	[Q]C2-2D	<p>[Q]QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS 1. No building or structure shall exceed a height of 50 feet above grade.</p>

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		2. Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
12:3	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
12:3A	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
13	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
13:1	[Q]C4-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> <li>1. Height. No building or structure shall exceed a height of 36 feet above grade.</li> <li>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined: <ol style="list-style-type: none"> <li>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</li> <li>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</li> <li>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</li> <li>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</li> </ol> </li> <li>3. Building Location. <ol style="list-style-type: none"> <li>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</li> </ol> </li> </ol>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>
13:1A	C1-1XL	N/A
13:1B	[Q]C1-1XL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>The following uses shall be prohibited: Automotive Display Room, Automotive Exhaust Test Station, Automotive Painting, Automotive Parts and Accessories Sales (new and used), Automotive Rental, Automotive Repairing, Automotive Sales (new and used), Automotive Service Station, Automotive Storage Area, Automotive Storage Garage, Automotive Upholstering, Car Wash, Compressed Natural Gas Automobile Refueling Station, Gasoline Station, Recyclable Material Deposit and drive-through windows.</p>
13:2	[Q]C4-1XL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>The following uses shall be prohibited: Automotive Display Room, Automotive Exhaust Test Station, Automotive Painting, Automotive Parts and Accessories Sales (new and used), Automotive Rental, Automotive Repairing, Automotive Sales (new and used), Automotive Service Station, Automotive Storage Area, Automotive Storage Garage, Automotive Upholstering, Car Wash, Compressed Natural Gas Automobile Refueling Station, Gasoline Station, Recyclable Material Deposit and drive-through windows.</p>
13:3C	RD1.5-1XL	N/A
13:4A	PF-1	N/A

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
13:5	[Q]C4-1XL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
13:6	[Q]C1-1XL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>

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		<p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. No building or structure shall exceed a height of 30 feet above grade.</li> <li>2. Retain existing "D" Development Limitation imposed by Ordinance 164714.</li> </ol>
13:6B	[Q]CR-1XLD	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> <li>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:               <ol style="list-style-type: none"> <li>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</li> <li>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</li> <li>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</li> <li>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</li> </ol> </li> <li>2. Building Location.               <ol style="list-style-type: none"> <li>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</li> <li>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</li> <li>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</li> <li>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</li> </ol> </li> <li>3. Transparency.               <ol style="list-style-type: none"> <li>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</li> <li>b) The above Transparency regulations shall not apply to projects containing only residential uses.</li> <li>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</li> </ol> </li> <li>4. Pedestrian Access.               <ol style="list-style-type: none"> <li>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</li> <li>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</li> </ol> </li> <li>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</li> </ol>

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		<p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. No building or structure shall exceed a height of 30 feet above grade.</li> <li>2. Retain existing "D" Development Limitation imposed by Ordinance 164714.</li> </ol>
13:6C	[T][Q]C2-1XL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> <li>1. Retain [Q] Qualified Conditions imposed by Ordinance 163084, except that no building or structure shall exceed a height of 30 feet above grade.</li> <li>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined: <ol style="list-style-type: none"> <li>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</li> <li>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</li> <li>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</li> <li>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</li> </ol> </li> <li>2. Building Location. <ol style="list-style-type: none"> <li>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</li> <li>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</li> <li>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</li> <li>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</li> </ol> </li> <li>3. Transparency. <ol style="list-style-type: none"> <li>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</li> <li>b) The above Transparency regulations shall not apply to projects containing only residential uses.</li> <li>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</li> </ol> </li> </ol>

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		<p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>
13:6D	P-1XL	N/A
13:8	[Q]C4-1XLD	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p>

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<b>14</b>	PF-1-CPIO	N/A
<b>14:3</b>	C4-2D-CPIO	<p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
<b>14:3A</b>	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p>

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		<p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>
14:4	[Q]C4-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p>

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 If not developed pursuant to that entitlement, the property shall comply with the applicable regulations.

## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p><b>"D" DEVELOPMENT LIMITATIONS</b></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p> <p>3. Any project may exceed an FAR of 3:1 provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</p> <p>b. the project conforms with Hollywood Community Plan policies.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
15	[Q]C2-2D-SN-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:               <ol style="list-style-type: none"> <li>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</li> <li>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</li> <li>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</li> </ol> </li> <li>2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</li> <li>3. Any project may exceed an FAR of 3:1 provided that:               <ol style="list-style-type: none"> <li>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32 D; and,</li> <li>b. the project conforms with Hollywood Community Plan policies.</li> </ol> </li> </ol>
16	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> <li>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:               <ol style="list-style-type: none"> <li>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</li> <li>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</li> <li>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</li> <li>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</li> </ol> </li> <li>2. Building Location.               <ol style="list-style-type: none"> <li>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</li> <li>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</li> <li>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</li> <li>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</li> </ol> </li> <li>3. Transparency.               <ol style="list-style-type: none"> <li>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</li> </ol> </li> </ol>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</p>
17:1	[Q]C2-2D-SN	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. No 100% residential development shall be permitted.</p> <p>2. Residential uses shall only be permitted if a project incorporates 1) a minimum Floor Area Ratio (FAR) of 0.7:1 for targeted media-related industrial uses, including: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services and/or 2) community serving benefits.</p> <p>The following regulations apply to Theatre Row, which are properties along Santa Monica Boulevard, between McCadden Place and El Centro Avenue:</p> <p>Definitions. For purposes of the [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Theatre Row. The area of Hollywood located along both sides of Santa Monica Boulevard between McCadden Place and El Centro Avenue.</p> <p>b) Live Equity Theater. Live Equity Theaters provide 99 seats or fewer and host live theatrical productions, such as plays and musicals.</p> <p>c) Automotive Use. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section.</p> <p>d) Automotive Repair. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>3. Parking. No additional new off-street automobile parking shall be required when a change of use is made for new live equity theaters. The existing required number of off-street automobile parking spaces prior to the change of use to live equity theaters shall be maintained, unless the change of use results in a reduction of required off-street automobile parking spaces. Live equity theaters shall not be exempt from bicycle parking requirements.</p> <p>4. Uses. No automotive use or automotive repair shall be permitted including automobile and trailer sales (new and old), any business used for the rental or retail sale of new or used parts for motor vehicles, automobile display rooms, automotive repair establishments, automotive fueling and service stations, automotive painting, automotive upholstery, automobile laundry and wash racks, automotive exhaust test stations, automobile storage areas, and drive-through establishments.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate 1) a minimum FAR 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services and/or 2) community serving benefits.</p>
17:2	C2-1-SN	N/A
17:3	[Q]CM-2D-SN	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. No 100% residential development shall be permitted.</p> <p>2. Residential uses shall only be permitted if a project incorporates a minimum Floor Area Ratio (FAR) of 0.7:1 for targeted media-related industrial uses, including: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.</p> <p>The following regulations apply to Theatre Row, which are properties along Santa Monica Boulevard, between McCadden Place and El Centro Avenue: Definitions. For purposes of the [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Theatre Row. The area of Hollywood located along both sides of Santa Monica Boulevard between McCadden Place and El Centro Avenue.</p> <p>b) Live Equity Theater. Live Equity Theaters provide 99 seats or fewer and host live theatrical productions, such as plays and musicals.</p> <p>c) Automotive Use. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section.</p> <p>d) Automotive Repair. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers.</p> <p>3. Parking. No additional new off-street automobile parking shall be required when a change of use is made for new live equity theaters. The existing required number of off-street automobile parking spaces prior to the change of use to live equity theaters shall be maintained, unless the change of use results in a reduction of required off-street automobile parking spaces. Live equity theaters shall not be exempt from bicycle parking requirements.</p> <p>4. Uses. No automotive use or automotive repair shall be permitted including automobile and trailer sales (new and old), any business used for the rental or retail sale of new or used parts for motor vehicles, automobile display rooms, automotive repair establishments, automotive fueling and service stations, automotive painting, automotive upholstery, automobile laundry and wash racks, automotive exhaust test stations, automobile storage areas, and drive-through establishments.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>"D" DEVELOPMENT LIMITATIONS</p> <p>The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.</p>
17:4	[Q]M1-1VL-SN	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Retain existing [Q] Qualified Condition as imposed by Ordinance 164704. Commercial uses shall be limited to those permitted in C4 zone.</p> <p>The following regulations apply to Theatre Row, which are properties along Santa Monica Boulevard, between McCadden Place and El Centro Avenue: Definitions. For purposes of the [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Theatre Row. The area of Hollywood located along both sides of Santa Monica Boulevard between McCadden Place and El Centro Avenue.</p> <p>b) Live Equity Theater. Live Equity Theaters provide 99 seats or fewer and host live theatrical productions, such as plays and musicals.</p> <p>c) Automotive Use. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section.</p> <p>d) Automotive Repair. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers.</p> <p>2. Parking. No additional new off-street automobile parking shall be required when a change of use is made for new live equity theaters. The existing required number of off-street automobile parking spaces prior to the change of use to live equity theaters shall be maintained, unless the change of use results in a reduction of required off-street automobile parking spaces. Live equity theaters shall not be exempt from bicycle parking requirements.</p> <p>3. Uses. No automotive use or automotive repair shall be permitted including automobile and trailer sales (new and old), any business used for the rental or retail sale of new or used parts for motor vehicles, automobile display rooms, automotive repair establishments, automotive fueling and service stations, automotive painting, automotive upholstery, automobile laundry and wash racks, automotive exhaust test stations, automobile storage areas, and drive-through establishments.</p>
18	RD1.5-1XL-CPIO	N/A
19	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>e) Theatre Row. The area of Hollywood located along both sides of Santa Monica Boulevard between McCadden Place and El Centro Avenue.</p> <p>f) Live Equity Theater. Live Equity Theaters provide 99 seats or fewer and host live theatrical productions, such as plays and musicals.</p> <p>g) Automotive Use. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section.</p> <p>h) Automotive Repair. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. No additional new off-street automobile parking shall be required when a change of use is made for new live equity theaters. The existing required number of off-street automobile parking spaces prior to the change of use to live equity theaters shall be maintained, unless the change of use results in a reduction of required off-street automobile parking spaces. Live equity theaters shall not be exempt from bicycle parking requirements.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>8. Uses. No automotive use or automotive repair shall be permitted including automobile and trailer sales (new and old), any business used for the rental or retail sale of new or used parts for motor vehicles, automobile display rooms, automotive repair establishments, automotive fueling and service stations, automotive</p>

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>painting, automotive upholstery, automobile laundry and wash racks, automotive exhaust test stations, automobile storage areas, and drive-through establishments.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:               <ol style="list-style-type: none"> <li>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 0.5:1; and,</li> <li>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 0.5:1; and,</li> <li>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 0.5:1.</li> </ol> </li> <li>2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</li> </ol>
19:1	[Q]C2-2D-SN	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> <li>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:               <ol style="list-style-type: none"> <li>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</li> <li>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</li> <li>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</li> <li>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</li> <li>e) Theatre Row. The area of Hollywood located along both sides of Santa Monica Boulevard between McCadden Place and El Centro Avenue.</li> <li>f) Live Equity Theater. Live Equity Theaters provide 99 seats or fewer and host live theatrical productions, such as plays and musicals.</li> <li>g) Automotive Use. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section.</li> <li>h) Automotive Repair. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers.</li> </ol> </li> <li>2. Building Location.               <ol style="list-style-type: none"> <li>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</li> <li>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</li> </ol> </li> </ol>

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. No additional new off-street automobile parking shall be required when a change of use is made for new live equity theaters. The existing required number of off-street automobile parking spaces prior to the change of use to live equity theaters shall be maintained, unless the change of use results in a reduction of required off-street automobile parking spaces. Live equity theaters shall not be exempt from bicycle parking requirements.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>8. Uses. No automotive use or automotive repair shall be permitted including automobile and trailer sales (new and old), any business used for the rental or retail sale of new or used parts for motor vehicles, automobile display rooms, automotive repair establishments, automotive fueling and service stations, automotive painting, automotive upholstery, automobile laundry and wash racks, automotive exhaust test stations, automobile storage areas, and drive-through establishments.</p> <p><b>"D" DEVELOPMENT LIMITATIONS</b></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 0.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 0.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 0.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</p>
19:2	R3-1XL-CPIO	N/A
19:3	R3-1-CPIO	N/A

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
19:4	[Q]C2-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 0.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 0.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 0.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</p>
20	PF-1-CPIO	N/A
21	CM-1VL-CPIO	N/A
22	[Q]R4-2-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. No building or structure shall exceed a height of 45 feet above grade.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.</p> <p>3. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from the view of any nearby single family residential properties.</p> <p>4. Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 square feet of lot area per dwelling unit.</p>
22:1	PF-1-CPIO	N/A
22:3	OS-1-CPIO	N/A
23	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
23:4	RD1.5-1XL	N/A
23:4A	R3-1	N/A
23:4B	RD1.5-1XL	N/A
23:4C	OS-1VL	N/A
24	OS-1-CPIO	N/A
25	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>

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25:3	[Q]R4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Residential density shall be limited to a maximum of one dwelling unit for each 800 square feet of lot area.</p> <p>“D” DEVELOPMENT LIMITATIONS</p> <p>1. No building or structure shall exceed a height of 75 feet above grade.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.</p>
26	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure’s replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10’ in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p>

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p>
27	PF-1	N/A
31	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
32	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
33:1A	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
33:2	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
<b>33:2A</b>	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
<b>33:2B</b>	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
<b>33:3</b>	C2-1	N/A
<b>33:4</b>	C4-1	N/A
<b>34</b>	PF-1	N/A
<b>35</b>	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).</p> <p>"D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.</p>
<b>36</b>	C2-1	N/A
<b>36:1</b>	[Q]C2-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL Retain existing "Q" Qualified Condition imposed by Ordinance 162793.</p>
<b>37</b>	C2-1	N/A
<b>38</b>	[Q]C4-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Use. The ground floor of any building or structure, excluding area used for pedestrian and vehicular access, shall be restricted to only the commercial uses allowed in the C4 Zone (LAMC Section 12.16 A.2), for a minimum of 75 percent of the length of any exterior building wall facing a public street to a minimum depth of 25 feet, or the total depth of the building, whichever is less. Additionally, the uses specified in 12.14 A.24, 12.14 A.43, and 12.14 A.44 shall not be permitted in the above-referenced building area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p><b>"D" DEVELOPMENT LIMITATIONS</b></p> <p>1. No building or structure shall exceed a height of 50 feet above grade.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>3. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p>
38:A	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Use. The ground floor of any building or structure, excluding area used for pedestrian and vehicular access, shall be restricted to only the commercial uses enumerated in LAMC 12.14 A.1 through 12.14 A.23, LAMC 12.14 A.25 through 12.14 A.42 (incidental parking uses shall be prohibited), and LAMC 12.14 A.45, for a minimum of 75 percent of the length of any exterior building wall facing a public street to a minimum depth of 25 feet, or the total depth of the building, whichever is less.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transitional Height. Any portion of a building or structure above 35 feet in height shall be stepped back one foot for each additional foot of height above 35 feet from any exterior façade that abuts the R4 Zone.</p> <p>5. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>6. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>7. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>8. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. No building or structure shall exceed a height of 50 feet above grade.</p> <p>2. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>3. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p>
38:1	[Q]R3-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Plans. Prior to issuance of building permits, detailed development plans, including a complete landscape plan and irrigation plan shall be submitted to the satisfaction of the Planning Department in consultation with the council office.</p> <p>2. Approval Verification. Copies of any approvals, guarantees or verification of consultations, review or approval as may be required by the following conditions of approval shall be provided to the Planning Department for attachment to the subject file.</p> <p>3. Definition. Any agencies or public officials referenced in these conditions shall mean those agencies or public officials or their successors or designees.</p> <p>4. Height. No building or structure located on the subject property shall exceed 35 feet in height. However, a maximum building height of 45 feet shall be permitted provided that the following conditions are met:</p> <p>a) for buildings with less than 70 linear feet of street frontage, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from any exterior face that fronts a street, as well as the rear exterior face.</p> <p>b) for buildings with 70 linear feet of street frontage or greater, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from all exterior faces of the structure.</p> <p>5. Height. In addition to the above, for those building frontages facing R1 zoned lots, a maximum building height of 45 feet shall be permitted provided that one of the two following options are met along the building face fronting the R1 zoned lot:</p> <p>option 1: any height between 25 and 35 feet shall be stepped back ½ foot for each additional foot of height between 25 and 35 feet, and any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from that portion of the building below.</p> <p>option 2: any additional height above 35 feet shall be stepped back 20 feet from the exterior wall of the structure.</p> <p>6. Setbacks. A 15-foot setback at grade level shall be required on any side of a building that is abutting any R1 zoned lot.</p>

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		<p>7. Open Space. Open space shall be provided per LAMC Section 12.21 G. Courtyards and building breaks required by these conditions may count as common open space notwithstanding the provisions of LAMC Section 12.21 G 2(a)(1).</p> <p>8. Landscaping. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.</p> <p>9. A minimum of 50 percent of common usable open space areas shall be planted in ground cover, shrubs or trees. Trees shall be planted in the required front and rear yard setback area at a ratio of one tree per every 300 square feet of front and rear yard provided. Trees may not be less than 24-inch box in size, and shall be planted within open space areas. An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly drained.</p> <p>10. Required rear yard setback areas shall not be used for surface parking, and shall be landscaped as a greenbelt area with a maximum of 20 percent hardscape. Vegetative landscape screening shall be incorporated into the landscape plan to minimize views across rear property lines.</p> <p>11. Street Trees. Street trees 20 feet on center (24 inch box), with root collars to prevent uplifting of sidewalks, shall be provided. Street tree type shall match the prevailing street tree of the street to the satisfaction of the Bureau of Street Services.</p> <p>12. Parking Level Screening. Any portion of a parking level, which exceeds finished grade, shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms at least three (3) feet in height. Any planter box or berm shall not be used to calculate the height of a structure.</p> <p>13. All structures on the roof, including air conditioning units, mechanical equipment, vents, and parapets, shall be fully screened from view from any adjacent residential zoned properties through the use of materials and colors that match the exterior walls of the structure. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.</p> <p>14. Articulation. All exterior faces on new buildings and those involving the exterior alteration of existing buildings shall be designed to provide articulation that provides relief for every 30 feet in horizontal length and every 20 feet in vertical length, created by architectural detail or a change in material. In addition, for those buildings greater than 35 feet in height, the exterior faces of the upper floor shall be differentiated through the use of such design features as material or color and shall have differently articulated windows.</p> <p>15. Balconies. Cantilever balcony protrusions into required front and rear yard setbacks shall be limited to 24 inches in depth. The horizontal dimension of each protruding balcony shall be limited to 75 percent of the width of the residential unit it serves.</p> <p>16. Massing. For a building between 150-190 linear feet in width or depth, one of the following two options shall be met:  option 1: A front courtyard shall be provided adjacent to the front yard setback at ground level, with a minimum width and depth of 20 linear feet and a minimum total area of 700 square feet. The required front courtyard shall be open to the sky. The required front courtyard shall not be located within 40 linear feet of a side property line. Any front courtyard fencing shall be predominantly open or transparent in design, using wrought iron or similar material combining limited solid portions and open or transparent spaces. The required front courtyard shall be located no more than three (3) vertical feet from highest adjacent sidewalk grade. A minimum of 20 percent of a required front courtyard shall consist of planted ground cover, shrubs, trees, water features, or permanent planter boxes.  option 2: Terraces. Terraces shall be provided along the front face of a building to provide articulation and open space. Each residential unit located on the second floor or above, with exposure to the front face, shall provide a minimum of one terrace. Required terraces shall be located along the front face of the building and shall have a minimum area of 100 square feet each. Each terrace shall have a minimum width and depth of 8 linear feet. Required terraces need not be open to the sky but shall not be enclosed and remain open on the side facing the front yard. For those portions of a building above 35 feet, a building setback of 8 linear feet or greater shall satisfy this requirement.</p> <p>17. Building Breaks. For a building greater than 190 linear feet in width or depth, no portion of a building above finished grade level shall exceed 190 linear feet in either width or depth excluding those portions of the building used for parking. If a building exceeds 190 linear feet in width or depth below finished grade level, then any two portions of the building above grade level that would together exceed 190 linear feet shall be considered separate buildings with an assumed</p>

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		<p>common lot line between them, and each portion shall be set back from such assumed common lot line a minimum of 6 feet, excluding those portions of the building used for parking. Notwithstanding the provisions of LAMC Section 12.21 G regarding minimum common open space requirements, for projects that build two or more buildings in order to comply with the 190 foot limitation on the length of buildings, the required building break setback areas between two portions of the building shall count and be credited towards the amount of common open space required for the project. In this instance, a horizontal dimension of 12 feet or greater shall satisfy LAMC 12.21 G.2(a)(1)(iii) provided all other conditions of LAMC 12.21 G.2(a) are met.</p>
39	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p>

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		<p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p>
39:3	[Q]MR1-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>That portion of a building or structure which fronts on Willoughby Avenue shall be restricted to a maximum height of 36 feet for that portion of the building within 50 feet of the property line along Willoughby Avenue. The remainder of the lot shall have no height limit.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.</p>
39:4	M1-2D	<p>"D" DEVELOPMENT LIMITATIONS</p> <p>The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 1.5:1, except that a maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.</p>
40	[Q]MR1-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:1	[Q]C2-1VL-SN	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>
40:1A	[Q]M1-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		2. Uses shall be limited to those permitted in the C4 zone, except for the following uses, which shall also be permitted: storage building for household goods and laundry, steam or wet wash.
40:1B	[Q]MR1-1-SN	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.
40:1C	[Q]MR1-1	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. That portion of a building or structure which fronts on Willoughby Avenue shall be restricted to a maximum height of 36 feet for that portion of the building within 50 feet of the property line along Willoughby Avenue. The remainder of the lot shall have no height limit. 2. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.
40:2	[Q]MR1-1	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.
40:2B	C4-1	N/A
40:3	[Q]CM-1VL	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.
40:4	[Q]CM-1VL-SN	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.
40:4A	[Q]CM-1VL	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.
40:5	[Q]C2-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL 1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined: a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level. b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street. c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line. d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used. 2. Building Location. a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.

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		<p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 0.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 0.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 0.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</p>
40:5A	[Q]R4-1VL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Site Planning &amp; Building Orientation.</p> <p>a) No surface or above-grade parking shall be allowed between a building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>b) Underground parking areas shall be designed so that the upper surface of the finished floor of the first level above the uppermost parking level at all exterior walls facing a public street does not extend more than six feet above sidewalk elevation.</p>

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		<p>c) Vehicular access to the project shall be taken from the alley. No driveways or curb cuts shall be permitted for access to developments from local or collector streets, unless permitted by Subsection C of this ordinance.</p> <p>2. Alleys.</p> <p>a) Projects shall incorporate the use of existing alleys into the design of site access and circulation plans. The use of existing alleys shall be used for vehicular access, loading and service.</p> <p>b) Lighting fixtures fronting an alley shall be part of the design of all new construction, and shall be placed a minimum of every 30 linear feet.</p> <p>c) Dumpsters and trash enclosures shall be served from alleys, and enclosed or screened from view.</p> <p>3. Mid-Block Access.</p> <p>a) This sub-section applies to any development, on a lot which is greater than 250 feet from the centerline of Vine Street, El Centro Avenue or Gower Street, whichever of these streets is closest to the development.</p> <p>b) For projects that meet the requirements above, one development per block face shall be permitted to optionally construct an additional north-south oriented alley which shall provide access to its parking, as well as access to adjacent developments and public alleys.</p> <p>4. Height. No building or structure located on the subject property shall exceed 35 feet in height. However, a maximum building height of 45 feet shall be permitted provided that the following conditions are met:</p> <p>a) for buildings with less than 70 linear feet of street frontage, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from any exterior facade that fronts a street, as well as the rear exterior facade.</p> <p>b) for buildings with 70 linear feet of street frontage or greater, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from all exterior facades of the structure.</p> <p>5. Rooftop Structures. All structures on the roof, including air conditioning units, mechanical equipment, vents, and parapets, shall be fully screened from view from any adjacent residential zoned properties through the use of materials and colors that match the exterior walls of the structure. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.</p> <p>6. Landscaping. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.</p> <p>7. Street Trees. Street trees 20 feet on center (24 inch box), with root collars to prevent uplifting of sidewalks, shall be provided. Street tree type shall match the prevailing street tree of the street to the satisfaction of the Bureau of Street Services.</p> <p>8. Open Space.</p> <p>a) Open space shall be provided per LAMC Section 12.21 G. Courtyards and building breaks required by these conditions may count as common open space notwithstanding the provisions of LAMC Section 12.21 G 2(a)(1).</p> <p>b) A minimum of 50 percent of common usable open space areas shall be planted in ground cover, shrubs or trees. Trees shall be planted in the required front and rear yard setback area at a ratio of one tree per every 300 square feet of front and rear yard provided. Trees may not be less than 24-inch box in size, and shall be planted within open space areas. An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly drained.</p> <p>9. Parking Level Screening. Any portion of a parking level, which exceeds finished grade, shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms at least three (3) feet in height. Any planter box or berm shall not be used to calculate the height of a structure.</p> <p>10. Massing. For a building between 150-190 linear feet in width or depth, one of the following two options shall be met:</p> <p>option 1: A front courtyard shall be provided adjacent to the front yard setback at ground level, with a minimum width and depth of 20 linear feet and a minimum total area of 700 square feet. The required front courtyard shall be open to the sky. The required front courtyard shall not be located within 40 linear feet of a side</p>

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		<p>property line. Any front courtyard fencing shall be predominantly open or transparent in design, using wrought iron or similar material combining limited solid portions and open or transparent spaces. The required front courtyard shall be located no more than three (3) vertical feet from highest adjacent sidewalk grade. A minimum of 20 percent of a required front courtyard shall consist of planted ground cover, shrubs, trees, water features, or permanent planter boxes.</p> <p>option 2: Terraces. Terraces shall be provided along the front face of a building to provide articulation and open space. Each residential unit located on the second floor or above, with exposure to the front face, shall provide a minimum of one terrace. Required terraces shall be located along the front face of the building and shall have a minimum area of 100 square feet each. Each terrace shall have a minimum width and depth of 8 linear feet. Required terraces need not be open to the sky but shall not be enclosed and remain open on the side facing the front yard. For those portions of a building above 35 feet, a building setback of 8 linear feet or greater shall satisfy this requirement.</p> <p>11. Building Breaks. For a building greater than 190 linear feet in width or depth, no portion of a building above finished grade level shall exceed 190 linear feet in either width or depth excluding those portions of the building used for parking. If a building exceeds 190 linear feet in width or depth below finished grade level, then any two portions of the building above grade level that would together exceed 190 linear feet shall be considered separate buildings with an assumed common lot line between them, and each portion shall be set back from such assumed common lot line a minimum of 6 feet, excluding those portions of the building used for parking. Notwithstanding the provisions of LAMC Section 12.21 G regarding minimum common open space requirements, for projects that build two or more buildings in order to comply with the 190 foot limitation on the length of buildings, the required building break setback areas between two portions of the building shall count and be credited towards the amount of common open space required for the project. In this instance, a horizontal dimension of 12 feet or greater shall satisfy LAMC 12.21 G.2(a)(1)(iii) provided all other conditions of LAMC 12.21 G.2(a) are met.</p>
40:6	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Use. No residential uses permitted.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p>

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		<p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1.</p>

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41	[Q]R4-1VL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> <li>1. Site Planning &amp; Building Orientation.               <ol style="list-style-type: none"> <li>a) No surface or above-grade parking shall be allowed between a building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</li> <li>b) Underground parking areas shall be designed so that the upper surface of the finished floor of the first level above the uppermost parking level at all exterior walls facing a public street does not extend more than six feet above sidewalk elevation.</li> <li>c) Vehicular access to the project shall be taken from the alley. No driveways or curb cuts shall be permitted for access to developments from local or collector streets, unless permitted by Subsection C of this ordinance.</li> </ol> </li> <li>2. Alleys.               <ol style="list-style-type: none"> <li>a) Projects shall incorporate the use of existing alleys into the design of site access and circulation plans. The use of existing alleys shall be used for vehicular access, loading and service.</li> <li>b) Lighting fixtures fronting an alley shall be part of the design of all new construction, and shall be placed a minimum of every 30 linear feet.</li> <li>c) Dumpsters and trash enclosures shall be served from alleys, and enclosed or screened from view.</li> </ol> </li> <li>3. Mid-Block Access.               <ol style="list-style-type: none"> <li>a) This sub-section applies to any development, on a lot which is greater than 250 feet from the centerline of Vine Street, El Centro Avenue or Gower Street, whichever of these streets is closest to the development.</li> <li>b) For projects that meet the requirements above, one development per block face shall be permitted to optionally construct an additional north-south oriented alley which shall provide access to its parking, as well as access to adjacent developments and public alleys.</li> </ol> </li> <li>4. Height. No building or structure located on the subject property shall exceed 35 feet in height. However, a maximum building height of 45 feet shall be permitted provided that the following conditions are met:               <ol style="list-style-type: none"> <li>a) for buildings with less than 70 linear feet of street frontage, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from any exterior facade that fronts a street, as well as the rear exterior facade.</li> <li>b) for buildings with 70 linear feet of street frontage or greater, any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from all exterior facades of the structure.</li> </ol> </li> <li>5. Rooftop Structures. All structures on the roof, including air conditioning units, mechanical equipment, vents, and parapets, shall be fully screened from view from any adjacent residential zoned properties through the use of materials and colors that match the exterior walls of the structure. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.</li> <li>6. Landscaping. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.</li> <li>7. Street Trees. Street trees 20 feet on center (24 inch box), with root collars to prevent uplifting of sidewalks, shall be provided. Street tree type shall match the prevailing street tree of the street to the satisfaction of the Bureau of Street Services.</li> <li>8. Open Space.               <ol style="list-style-type: none"> <li>a) Open space shall be provided per LAMC Section 12.21 G. Courtyards and building breaks required by these conditions may count as common open space notwithstanding the provisions of LAMC Section 12.21 G 2(a)(1).</li> <li>b) A minimum of 50 percent of common usable open space areas shall be planted in ground cover, shrubs or trees. Trees shall be planted in the required front and rear yard setback area at a ratio of one tree per every 300 square feet of front and rear yard provided. Trees may not be less than 24-inch box in size, and shall be planted within open space areas. An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly drained.</li> </ol> </li> </ol>

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		<p>9. Parking Level Screening. Any portion of a parking level, which exceeds finished grade, shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms at least three (3) feet in height. Any planter box or berm shall not be used to calculate the height of a structure.</p> <p>10. Massing. For a building between 150-190 linear feet in width or depth, one of the following two options shall be met:                      option 1: A front courtyard shall be provided adjacent to the front yard setback at ground level, with a minimum width and depth of 20 linear feet and a minimum total area of 700 square feet. The required front courtyard shall be open to the sky. The required front courtyard shall not be located within 40 linear feet of a side property line. Any front courtyard fencing shall be predominantly open or transparent in design, using wrought iron or similar material combining limited solid portions and open or transparent spaces. The required front courtyard shall be located no more than three (3) vertical feet from highest adjacent sidewalk grade. A minimum of 20 percent of a required front courtyard shall consist of planted ground cover, shrubs, trees, water features, or permanent planter boxes.                      option 2: Terraces. Terraces shall be provided along the front face of a building to provide articulation and open space. Each residential unit located on the second floor or above, with exposure to the front face, shall provide a minimum of one terrace. Required terraces shall be located along the front face of the building and shall have a minimum area of 100 square feet each. Each terrace shall have a minimum width and depth of 8 linear feet. Required terraces need not be open to the sky but shall not be enclosed and remain open on the side facing the front yard. For those portions of a building above 35 feet, a building setback of 8 linear feet or greater shall satisfy this requirement.</p> <p>11. Building Breaks. For a building greater than 190 linear feet in width or depth, no portion of a building above finished grade level shall exceed 190 linear feet in either width or depth excluding those portions of the building used for parking. If a building exceeds 190 linear feet in width or depth below finished grade level, then any two portions of the building above grade level that would together exceed 190 linear feet shall be considered separate buildings with an assumed common lot line between them, and each portion shall be set back from such assumed common lot line a minimum of 6 feet, excluding those portions of the building used for parking. Notwithstanding the provisions of LAMC Section 12.21 G regarding minimum common open space requirements, for projects that build two or more buildings in order to comply with the 190 foot limitation on the length of buildings, the required building break setback areas between two portions of the building shall count and be credited towards the amount of common open space required for the project. In this instance, a horizontal dimension of 12 feet or greater shall satisfy LAMC 12.21 G.2(a)(1)(iii) provided all other conditions of LAMC 12.21 G.2(a) are met.</p>
41:1	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>2. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

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		<p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>3. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>5. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>6. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 3:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 0.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 3:1. The FAR for the non-residential use portion shall not exceed 0.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 3:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 0.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</p>

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## DRAFT HOLLYWOOD Q & D REGULATIONS

SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
41:3	[Q]M1-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the MR zone.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area contained in all buildings zoned [Q]M1-2D located south of Santa Monica, west of Van Ness, north of Melrose, and east of Gower, shall not exceed one and one-half times the buildable area of the lot(s). A project may exceed a total Floor Area Ratio of 1.5:1, up to a total Floor Area Ratio of 3:1, provided that:</p> <p>a) the project is authorized by a development agreement or other discretionary action approved by the City Council or City Planning Commission, and addresses height of buildings, setbacks, landscaping, and building design.</p> <p>2. No building or structure shall exceed sixty (60) feet in height above grade, and shall not exceed five (5) stories. Roof structures are exempted pursuant to Section 12.21.1 B 3 of the LAMC. Motion picture studio stages, studio production and post-production facilities, screens or sky-backing, temporary towers and the like shall not exceed seventy-five (75) feet in height above grade. A building or structure may exceed the aforementioned height limits, up to a height limit of one hundred and fifty (150) feet above grade, provided that:</p> <p>a) the project is authorized by a development agreement or other discretionary action approved by the City Council or City Planning Commission, and addresses setbacks, landscaping, and building design.</p>
41:6	[Q]C4-2D-CPIO	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p>

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>“D” DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 1.5:1 shall require approval by the Office of Historic Resources.</p>
42	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure’s replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p>

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SUBAREA	PROPOSED ZONE	ADDITIONAL ZONING REGULATIONS ([Q] CONDITIONS AND/OR "D" LIMITATIONS)
		<p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>4. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</p>
42:1	[Q]C4-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p>

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42:2	[Q]C4-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL

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		<p>8. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>"D" DEVELOPMENT LIMITATIONS</p> <ol style="list-style-type: none"> <li>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:               <ol style="list-style-type: none"> <li>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</li> <li>b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</li> <li>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</li> </ol> </li> <li>2. Development subject to historic preservation review which exceeds an FAR of 1:1 shall require approval by the Office of Historic Resources.</li> <li>3. No building or structure shall exceed a height of 50 feet above grade.</li> </ol>
42:3	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> <li>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</li> <li>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:               <ol style="list-style-type: none"> <li>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</li> <li>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</li> <li>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</li> <li>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</li> </ol> </li> <li>3. Building Location.               <ol style="list-style-type: none"> <li>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</li> <li>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</li> <li>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</li> <li>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</li> </ol> </li> <li>4. Transparency.</li> </ol>

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		<p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p>“D” DEVELOPMENT LIMITATIONS</p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p> <p>c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1.</p> <p>2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.</p>
42:4	[T][Q]C2-1D	<p>RETAIN [Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL FROM ORDINANCES 164690 AND 162792</p> <p>Total FAR of all buildings on lot shall not exceed 0.5:1.</p> <p>Development on the subject property shall be limited to those uses permitted by right in the C1 zone. No building or structure located on the subject property shall exceed 25 feet in height. Multiple residential uses shall be prohibited. Restrictions related to operating hours, off-street parking, signs, landscaping.</p>
43	[Q]C1-1XL	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure’s replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p>

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		<p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p>
43:1	[Q]C2-1	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p>

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44	[Q]C2-2D	<p>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</p> <p>1. Density. Residential density shall be limited to 1 dwelling unit per 800 square feet of lot area.</p> <p>2. Definitions. For purposes of this [Q] Qualified Condition, the following words and phrases are defined:</p> <p>a) Pedestrian Amenities. Pedestrian amenities include outdoor sidewalk cafes, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located at the ground level.</p> <p>b) Project. The erection, construction, addition to, or exterior structural alteration of any building or structure. A project does not include any change of use, or construction that consists solely of (1) interior remodeling, interior rehabilitation or repair work; (2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's</p>

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		<p>replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street.</p> <p>c) Primary Lot Line shall be limited to one of the property lines adjacent to or abutting a public street. On lots fronting more than one public street, the Director of Planning shall determine the Primary Lot Line.</p> <p>d) Primary Frontage shall be the exterior building walls facing the Primary Lot Line. For the purposes of this provision, all exterior walls that intersect a plane parallel to a lot line at 45 degrees or less shall be considered to be facing the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the primary lot line intersect shall be used.</p> <p>3. Building Location.</p> <p>a) Each Project shall have a ground floor, as defined in L.A.M.C. Section 12.03.</p> <p>b) Structures shall be designed and sited so that the Primary Frontage occupies 100 percent of the length of a Primary Lot Line abutting a public street, exclusive of required driveways per Subdivision 5 and of walkways as outlined in this section. One walkway, not to exceed 10' in width each, shall be permitted for every 200 linear feet of frontage.</p> <p>c) The ground floor of any exterior building wall (façade), up to a height of not less than 12 feet, measured from adjacent sidewalk grade, must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage. However, buildings may be set back from the primary lot line more than the maximum 5 feet when the setback area is used for Pedestrian Amenities, as defined in this condition.</p> <p>d) For corner or other lots with multiple street frontages, the above Building Location regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>4. Transparency.</p> <p>a) A minimum of 50% of that portion of the exterior wall of the Primary Frontage building wall, which is between 2 feet to 8 feet above sidewalk grade, must be comprised of clear, untinted, unfrosted, non-reflective windows to allow maximum visibility from sidewalk areas into the interior of commercial uses.</p> <p>b) The above Transparency regulations shall not apply to projects containing only residential uses.</p> <p>c) For corner or other lots with multiple street frontages, the above Transparency regulations shall only apply to a single street frontage of a Project that is designated the Primary Frontage, unless otherwise indicated.</p> <p>5. Pedestrian Access.</p> <p>a) A primary building entrance to each ground floor use shall be located within the Primary Frontage or pedestrian amenity space and shall provide direct access from the sidewalk without crossing a parking lot or driveway. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.</p> <p>b) Required street-oriented entrance(s) along the Primary Frontage shall remain open during normal business hours.</p> <p>6. Parking. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking structures can occupy the entire footprint of a lot.</p> <p>7. Driveways and Vehicular Access. Vehicular access to off-street parking and loading areas shall be provided from any frontages other than the Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located along the Primary Frontage, as limited above, shall be a minimum of 200 feet apart from others as part of the same project.</p> <p><b>"D" DEVELOPMENT LIMITATIONS</b></p> <p>1. The total floor area of all buildings or structures on a lot shall not exceed a Floor Area Ratio (FAR) of 2.5:1, with the following additional restrictions:</p> <p>a. FAR for developments containing only non-residential uses or only residential uses (excluding hotels) shall not exceed 1.5:1; and,</p> <p>b. FAR for developments which contain both residential and non-residential uses shall not exceed 2.5:1. The FAR for the non-residential use portion shall not exceed 1.5:1; and,</p>

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		c. FAR for developments which contain hotel uses, or hotel uses and other residential or non-residential uses, shall not exceed 2.5:1. The FAR for the non-residential use portion (excluding any hotel uses or uses incidental to a hotel) shall not exceed 1.5:1. 2. Development subject to historic preservation review which exceeds an FAR of 0.5:1 shall require approval by the Office of Historic Resources.
45	C2-1	N/A
45:1	C4-1	N/A
46	[Q]C4-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).  "D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
47:1	[Q]C2-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).  "D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
48	[Q]C4-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).  "D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
49	[Q]C1-2D	[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL All developments shall comply with the provisions of the Vermont-Western Station Neighborhood Area Specific Plan (Ordinance No. 173,749 and any subsequent amendments).  "D" DEVELOPMENT LIMITATIONS Maximum Floor Area Ratio (FAR) shall be determined by the Vermont-Western Station Neighborhood Area Specific Plan.
50	OS-1XL	N/A
60	R3-1XL	N/A
61	OS-1XL	N/A
62	R3-1XL	N/A
63	R3-1XL	N/A
64	OS-1XL	N/A
65	R2-1XL	N/A
66	RE9-1	N/A
67	RD1.5-1XL	N/A
68	[Q]PF-1XL	RETAIN [Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL FROM ORDINANCE 171039

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		Uses shall be limited to those specified in Section 12.04.09 B 1, 3, 5, 6, 8, 9 and 10 of the Los Angeles Municipal Code. No new building or structure shall be constructed within 5 feet of a lot zoned A or R, or have a front yard setback less than that which is required in the most restrictive zone of the lot(s) adjoining on either side of the subject property. No front yard is required if there is no adjoining lot
69	[Q]R3-1XL-CPIO	RETAIN [Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL FROM ORDINANCE 165662 Residential density shall be limited to 1 dwelling unit per 1,200 square feet of lot area.
70	OS-1XL	N/A
71	C2-1-CPIO	N/A
72	R4-1	N/A
73	R3-1XL	N/A
74	R2-1XL	N/A
75	R2-1XL	N/A
76	R3-1XL	N/A
77	C2-1D-RIO	RETAIN "D" DEVELOPMENT LIMITATION FROM ORDINANCE 164697. Total FAR contained in all buildings on a lot shall not exceed 0.5:1.
78	CM-1VL-RIO	N/A
79	R2-1XL	N/A
80	RE9-1	N/A
81	RD1.5-1XL	N/A
82	RD1.5-1XL	N/A
83	R1-1	N/A
84	R3-1	N/A
85	RD2-1XL	N/A
86	R3-1	N/A
87	OS-1XL	N/A
88	OS-1-CPIO	N/A
89	PF-1-CPIO	N/A

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