

**CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION FILE**

Effective Date: April 2, 2014

**ZI NO. 2433 - REVISED
HOLLYWOOD COMMUNITY PLAN INJUNCTION**

COUNCIL DISTRICTS: 4, 5, 13

COMMENTS:

As of the City Council's action on April 2, 2014, the 2012 Hollywood Community Plan Update (HCPU) and its associated zoning ordinance (Ordinance No. 182,173) have been rescinded. As a result of this action the City has reverted, by operation of law, to the 1988 Hollywood Community Plan and the zoning regulations that existed immediately prior to June 19, 2012 (the date of the adoption of the HCPU and ordinance). Reversion to the 1988 Hollywood Community Plan is effective immediately. Reversion to the prior zoning regulations is effective on April 8, 2014, per Ordinance No. 182960. NOTE: Citywide zoning ordinances adopted by the City Council that are independent of this action and do not derive from the HCPU are not affected by this action as the City Council took this action solely to rescind the HCPU.

The City Council took these actions in order to comply with the February 11, 2014, Los Angeles County Superior Court Judgment ordering the City to "[r]escind, vacate and set aside all actions approving the 2012 Hollywood Community Plan Update ("HCPU") and all actions certifying the Environmental Impact Report ("EIR") adopted in connection therewith, and all related approvals issued in furtherance of the HCPU . . .". The Judgment also prohibited the City from "granting any authority, permits or entitlements which derive from the HCPU or its EIR[.]" (Please refer to the summary at the end of this document for a concise explanation of the purpose and content of this ZI).

In order to continue to comply with this Judgment and Injunction, projects in the Hollywood Community Plan Area, identified in ZIMAS with "ZI-2433-REVISED HCPU Injunction" shall be processed in strict accordance with this ZI.

INSTRUCTIONS:

The Department of Building and Safety shall not issue any permit unless the project receives a HCPU Injunction REVISED Clearance from the Department of City Planning confirming that the project conforms to the General Plan Land Use designation, including street classifications, and the zoning regulations in place prior to June 19, 2012, i.e., the 1988 Hollywood Community Plan and corresponding zoning ordinances. A PCIS Project Clearance Condition "ZI" with the specific description of "HCPU Injunction- ZI 2433-REVISED" shall be selected from the list of clearances pre-designated for Department of City Planning review.

EXCEPTION: A HCPU Injunction REVISED Clearance is not required for Express Permits, or for work consisting solely of tenant improvements, the installation of roofing materials, the installation of windows and doors, or interior alterations that do not result in increased floor area or density, as permits for such work do not derive from the HCPU or its EIR.

The Department of Building and Safety shall refer all building permit applicants to the Department of City Planning, Development Services Center at 201 N. Figueroa Street, 4th Floor, Los Angeles, CA 90012, or (213) 482-7077 to determine their correct General Plan Land Use designation and zone, until the City's Zone Information and Map Access System (ZIMAS) is updated.

The Department of City Planning may only issue a HCPU Injunction REVISED Clearance in accordance with paragraphs 1-6 below.

HCPU Injunction REVISED Clearances may only be issued by the following staff or their designee:

David Weintraub, Associate Zoning Administrator, (213) 482-7077
Maritza Przekop, City Planning Associate, (213) 482-0482

1. New Permit or Entitlement Applications

All entitlement applications filed after April 2, 2014 must be in conformance with the 1988 Hollywood Community Plan and zoning ordinances and regulations in effect prior to June 19, 2012. Applicants shall make an appointment with designated Department of City Planning staff (see above) to confirm their correct General Plan Land Use designation and zone prior to obtaining any building permits or submitting any entitlement applications.

2. Permits and Clearances for Previously Approved Project Entitlements

The Department of City Planning may issue a HCPU Injunction REVISED Clearance for all projects that received a discretionary Planning entitlement with an effective date prior to February 11, 2014, provided that the entitlement is not subject to an on-going court challenge. The HCPU Injunction REVISED Clearance authorizes the Department of Building and Safety, and any other relevant City Department, to issue all **ministerial** permits, clearances and approvals necessary to allow the project to be built in compliance with the previously issued discretionary Planning entitlement. For projects that are currently in litigation, the effect of the invalidation of the HCPU and its EIR, if any, will be determined by the court where the challenge to the project is pending.

The Department of City Planning shall require project applicants to follow the procedures in paragraph 3 below if the applicant seeks: (1) a building permit that does not comply with the previously issued discretionary entitlement, or (2) an entitlement modification.

3. Entitlements Previously on Hold / Entitlements Requiring Modification

Applications for entitlements that derive from the HCPU and were placed on hold may now be processed in accordance with the 1988 Hollywood Community Plan and zoning ordinances and regulations that were in place immediately prior to the adoption of the HCPU.

In many cases, the applicant may be required to file an amended application for projects that were on hold. Under no circumstances may a new project entitlement or a modification to a previously issued entitlement rely upon the 2012 EIR for the HCPU.

4. Projects with Previously Issued Building Permits

Project applicants who obtained building permits prior to February 11, 2014, may proceed with the project in accordance with the terms of the building permits. Additionally, City Departments may issue all related **ministerial** clearances and approvals, including but not limited to Certificates of Occupancy, necessary to allow for project completion without first obtaining a HCPU Injunction REVISED Clearance. Permits supplemental to building permits issued prior to February 11, 2014, however, shall be processed pursuant to paragraph 2 above if a new entitlement or entitlement modification is required, or paragraph 5 below if no entitlements or entitlement modification is required.

5. “By Right” Projects

For projects not requiring a Planning entitlement (i.e., “by right” projects), the Department of City Planning may issue a HCPU Injunction REVISED Clearance for a new permit or supplemental permit as long as the project is consistent with the 1988 Hollywood Community Plan and zoning ordinances and regulations in place prior to June 19, 2012. Per paragraph 1 above, all applicants will be required to make an appointment with designated Department of City Planning staff (see above) to confirm their correct General Plan Land Use designation and zone prior to obtaining any building permits.

6. Other Projects with Potential Vested Rights

If a Project is not permitted to proceed pursuant to paragraphs 1 through 5 above, and if the Project Applicant believes that the project has acquired vested rights that supersede the injunction, the Project Applicant may contact Associate Zoning Administrator David Weintraub at (213) 482-7077 to discuss further case processing.

SUMMARY EXPLANATION

Status

This Zoning Information (ZI) File is intended to inform and alert City staff and the general public about procedures that will guide how the City will issue permits and accept filings for new project entitlements or modifications to previously issued entitlements, in order to comply with the February 11, 2014 Court Judgment. The Judgment prohibits the City from issuing any permits or granting any entitlements or modifications to existing entitlements that rely upon any changes initiated by the Hollywood Community Plan Update (HCPU) adopted by the City Council on June 19, 2012, or its Environmental Impact Report (EIR).

Per this ZI, a “Hollywood Injunction REVISED Clearance” will be required for **most** building permits, with the exception of the tenant improvements and minor repairs (see “Exception” above). **All other building permits** will be referred by the Department of Building and Safety to the Department of City Planning for review. A Hollywood Injunction REVISED Clearance may only be issued by designated staff of the Department of City Planning and all requests will be processed from the Department’s Downtown – Figueroa Plaza public counter.

All Projects and Entitlement Requests in the Hollywood Community Plan area must conform to the **1988 Hollywood Community Plan, land use designations, street classifications and zoning** in effect prior to the HCPU adoption (June 19, 2012) as a result of the April 2, 2014 action of the City Council (CF 12-0303-S4).

Background

The City Council adopted the Hollywood Community Plan Update on June 19, 2012. The Update’s associated General Plan amendments were effective as of that date. The Council also adopted Ordinance Number 182,173, which became effective on August 6, 2012. The 2012 Hollywood Community Plan Update and Ordinance No.182,173 are collectively referred to as the “HCPU”.

On February 11, 2014, the Los Angeles County Superior Court issued a Judgment ordering the City to “Rescind, vacate and set aside all actions approving the 2012 Hollywood Community Plan Update (HCPU) and certifying the EIR adopted in connection therewith, and all related approvals issued in furtherance of the HCPU”, and thereby by operation of law, revert to the General Plan elements and zoning regulations that were in place immediately before the adoption of the 2012 HCPU.

On April 2, 2014, the 2012 Hollywood Community Plan Update (HCPU) and associated zoning ordinances (Ordinance No. 182,173) were rescinded. As a result of this action, the City has reverted, by operation of law, to the 1988 Hollywood Community Plan and the zoning that existed prior to June 19, 2012. Reversion to the 1988 Hollywood Community Plan is effective immediately. Reversion to the zoning regulations is effective on April 8, 2014, per Ordinance No. 182960.