

May 18, 2021

To: Los Angeles City Planning
Attention: Craig Weber
200 North Spring Street
Los Angeles, CA 90012

RE: CD4 Requests for the Hollywood Community Plan Update Process

Dear Hollywood Community Plan Update Team,

I would like to share my gratitude with the Hollywood Community Plan Update (HCPU) Team for your diligent work on updating this iteration of the Hollywood Community Plan. I also want to commend the incredibly high level of engagement for more than a decade from countless residents, community groups, planning staff, and elected officials, nearly all of whom are seeking the same thing: a thriving, inclusive, resilient, and affordable Hollywood both today and for future generations.

Los Angeles faces an extreme housing affordability crisis. Our Office has provided comments for the Hollywood Community Plan Update process, a direct and timely opportunity to envision a more equitable future, based both on feedback from constituents and our goals around protecting tenants and small businesses from displacement, preserving existing rent-stabilized and affordable housing stock, building more affordable housing at appropriate low scales and deeper levels of affordability along major transit and jobs corridors and in amenities-rich areas, directing growth away from the hillsides, preserving open space in the Santa Monica Mountains, and improving infrastructure to support sustainable, connected, and walkable neighborhoods. Our interest is in evaluating additional data to make sure these goals can become a reality.

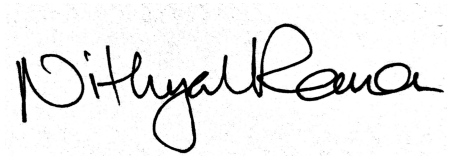
With that in mind, I would like to request the following:

- Clarity on actions taken at the March 18, 2021 City Planning Commission meeting, and guidance on how these amendments and additions will be included into the next iteration of the draft Community Plan.
- Calculations and sample lots feasibility analysis to optimize affordable housing opportunities, specifically for the portion of Hillhurst Avenue north of the SNAP Specific Plan up to Los Feliz Boulevard (known as Subarea 13:1) using different zoning metrics—i.e. FAR, height, and density ranges—as well as a comparison of the proposed base zoning in the current draft Community Plan, State Density Bonus Law, and draft Community Plan Implementation Overlay (CPIO) Corridors Subarea scenarios.
- Determination as to the possibility to expand the definition of eligible historic resources in the draft CPIO to include Hollywood's 5S3 properties contained within the CPIO area,

many of which are existing, naturally occurring affordable housing, in order to be consistent with other recently adopted community plan CPIOs.

Thank you in advance for fulfilling this critical request. Our Office looks forward to receiving a response well in advance of the draft Hollywood Community Plan and CPIO being presented before the City Council's PLUM Committee, in order for us to review recommendations from City Planning with our stakeholders.

With appreciation,

A handwritten signature in black ink that reads "Nithya Raman". The signature is written in a cursive, flowing style.

Nithya Raman
Los Angeles City Councilmember, 4th District