

April 24, 2012

Submitted Electronically

Councilmember Marqueece Harris-Dawson, Chair

Councilmember Monica Rodriguez

Councilmember John S. Lee

Councilmember Katy Yaroslavsky

Councilmember Heather Hutt

Planning and Land Use Management Committee

[\[Email\]](#)

RE: Hollywood Community Plan Update (CF 21-0934)

Dear Chair Harris-Dawson and members of the PLUM Committee,

On behalf of the Los Angeles Conservancy, I am writing to submit comments on the Hollywood Community Plan Update. The Conservancy has been involved in the Update since 2011 and extend our appreciation to Planning staffers, City Planning Commissioners, and Councilmembers, and community members for their effort to update this significant planning document.

The plan area contains one of the highest concentrations of designated historic resources in the city, as the boundary area alone includes more than 150 Los Angeles Historic-Cultural Monuments (HCMs) and several historic districts at the national, state, and local levels, including the nationally recognized Hollywood Boulevard Commercial and Entertainment District.

We recognize that the Update is in its final stages of approval before the May 12th deadline. We request three friendly amendments directed toward preservation, equity, affordable housing, and implementation purposes. The below proposals are sympathetic to the Plan as approved by the City Planning Commission:

- 1. Expand the definition of eligible historic resources to include, and therefore protect, locally significant properties classified as 5S3.**
- 2. Apply the full range of Historic Preservation Overlay Zone (HPOZ) preservation protections, procedures and existing tools to the Hollywood National Register Historic District.**
- 3. Commit to expanding the Community Plan Implementation Overlay (CPIO) boundaries and tools to East Hollywood as part of the Vermont - Western Transit Oriented Development (TOD) Station Neighborhood Area Plan (SNAP) Specific Plan update within one year.**



Expand protections afforded to, and definition of, eligible historic resources within the plan area and Community Plan Implementation Overlay (CPIO) to include those of local significance and classified as 5S3 as a mitigation measure. The Citywide historic resource survey, SurveyLA, ascribed the 5S3 eligibility code to properties within the Hollywood Community Plan Area that are eligible for designation at the local level. Therefore, they should be considered eligible historic resources within the Hollywood Community Plan and CPIO. This definition is consistent with the City's surveys and previously adopted community plans, such as South Los Angeles. Many of these properties are important housing stock that contribute to L.A.'s supply of naturally occurring affordable housing (NOAH) and Rent Stabilized Ordinance (RSO) units. For example, there are eighty-nine (89) 5SC properties within the Hollywood Community Redevelopment Area. Eighty-five (85) of those are residential, and thirty (30) contain two or more units. Preservation protections can help maintain affordability in these existing units and prevent displacement.

Apply the full range of Historic Preservation Overlay Zone (HPOZ) preservation protections, procedures and existing tools to the Hollywood National Register Historic District. This can be considered a policy component within the plan to offer adequate design review and mechanisms to maintain eligibility and integrity of this unique historic district. The merit of this approach is seen in the DTLA 2040 Community Plan Update, which applies HPOZ protections to the Broadway Theatre and Commercial and Spring Street National Register Historic Districts.

Commit to expanding the CPIO boundaries to East Hollywood and tools as part of the Vermont - Western TOD Station Neighborhood Area Plan (SNAP) Specific Plan update within one year. The Vermont-Western TOD SNAP, located within the Hollywood, Silver Lake – Echo Park – Elysian Valley, and Wilshire Community Plan Areas, was last updated in 2001. It has not been included in the Hollywood Community Plan Update but is overdue to be updated to best serve East Hollywood's current and future populations. East Hollywood contains a significant number of historic resources that deserve similar levels of protection as those in Central Hollywood. Extending the Hollywood Community Plan Update CPIO boundaries and tools to East Hollywood is a timely and important measure to protect historic and cultural resources and ensure cohesion with land use policies in the new Hollywood Community Plan.

Conclusion

The Hollywood Community Plan Update is in its final stages of approval. The Los Angeles Conservancy applauds the work that has been done to protect historic resources and guide future development in the Hollywood Community Plan Area. We believe the above proposals align closely with the Plan's goals and policy and extend existing preservation protections to better ensure preservation and equity within Los Angeles' historic and cultural resources.

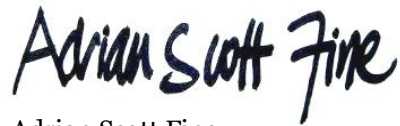


About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Please do not hesitate to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions or concerns.

Sincerely,



Adrian Scott Fine
Senior Director of Advocacy

Cc: Emma Howard, Council District 13
Mashael Majid, Council District 4

