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**GREATER GRIFFITH
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**GREATER GRIFFITH PARK
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April 16, 2008

S. Gail Goldberg
Director of Planning
Department of Planning
City of Los Angeles
City Hall
200 North Spring Street
Los Angeles, CA 90012

Proposed Revision to Hollywood Community Plan

Dear Ms. Goldberg:

With our letter to you of September 11, 2006 ("2006 letter"), we gave your Department our comments and advice with respect to the then-proposed revised Hollywood Community Plan to the extent it directly affects our area.

In the year and a half since our advice we have gained more insight into the needs and desires of our stakeholders. We are now advised that your staff is in the process of completing its review of comments and advice received and is considering the proposed revised plan for issuance to the public. Therefore, we have reviewed our advice contained in our 2006 letter, and we advise you as follows:

We confirm the advice given you in the enclosure to our 2006 letter with the following modifications:

1. **Hillhurst, Franklin to Los Feliz.** Our comments remain the same except that the first sentence should read: "Retain Current Zoning, except limit the height to 25 feet."
2. **Hillhurst, Sunset to Franklin, and Vermont, Hollywood to Franklin.** Our comments remain the same except the last sentence should read: "Limit height to 25 feet."
3. **Hyperion, Fountain to Rowena.** The FAR should not be increased higher than 1:1 and the heights allowed should be limited to 25 feet northerly of Tracy and 30 feet southerly of Tracy.

4. There should be a new paragraph 5 under A as follows:

Down zoning to current usage. All areas in our community in which the predominant current usage is single family or duplex should be down zoned to that prevalent usage.

5. Item 4 in our Section C should be amended to provide for an increase in the number of neighborhood parks in our area.

6. Our Section D should be amended to read:

All new billboards shall be prohibited.

Every billboard not demonstrably built or modified with a valid building permit, if so required at the time of construction or modification, shall be removed before any discretionary action may be applied for.

There shall be no modification of any existing billboard to provide for electronic "enhancement" or conversion to any other nontraditional style. No billboard shall have any audible sound.

For ease of your review and the review by your staff we enclose the advice given with our 2006 letter, modified as set forth above.

We understand that your staff is in the process of responding to the questions contained in our letter to Mary Richardson dated May 4, 2005, and we eagerly await such responses. A copy of that letter is also enclosed for your information.

Very truly yours,

Charley Mims, President



By Kenneth E. Owen, Chair, Planning, Zoning and Historic Preservation Committee

Enclosures:

Revised advice and May 4, 2005 letter

Cc: Renee Weitzer with enclosures

Mary Richardson, with enclosures

DRAFT HOLLYWOOD COMMUNITY PLAN (HCP): GGPNC'S

RECOMMENDATIONS APPROVED BY BOARD 7/18/06 revised 4/15/08

Introduction

The Greater Griffith Park Neighborhood Council (GGPNC) Board and Planning, Zoning, and Historic Preservation Committee (PZHP) developed, discussed, and approved these recommendations on the Draft HCP in June and July 2006. The recommendations are based on the Board and Committee members' participation in the planning process and information provided by stakeholders starting in 2005.

At our regular public meetings, we hosted several presentations and discussions of concepts and drafts of proposed zoning changes presented by Mary Richardson, her supervisors, and other staff. We participated in the two workshops (2005 and 2006) on the HCP. Maps and other materials from the workshops have been used at our meetings. The Board approved a set of questions on the plan (enclosed), which were mailed to the City Planning Department in May 2005 and submitted to the workshop in 2005. Information on the HCP, including the proposed zoning changes and map, has been posted for months on our web site: www.ggpnc.org

Relevant public comments were received at our regular meetings in 2005 and 2006, on our web site, and at our booth at the Los Feliz Street Fair in June 2006. Our second annual newsletter (June) included articles on the HCP and our forum on the Derby.

A major source of stakeholder perspectives on planning for the area was the forum that we hosted on a proposed development at the site of the Derby and Louise's Restaurant at Los Feliz and Hillhurst in the fall 2005. More than five hundred stakeholders attended a three-hour public forum at which they heard presentations for and against the proposed development, supplemented by technical information from city staff from Planning and Transportation.

At the forum, the questions, comments, and written responses to survey questions expressed a virtually unanimous support to sustain the historical and cultural character of the Derby as well as the residential area and the Los Feliz Village on Vermont and Hillhurst. Those views, including a major concern about the shortage of parking and worsening traffic congestion in the neighborhood, are reflected in the GGPNC's recommendations for the Hollywood Community Plan.

This neighborhood is one of the few within the City that has economic and social diversity with all strata of society integrated into the community. These recommendations are designed to preserve this very valuable characteristic.

A. Recommendations Re Proposed Zoning Changes by Street

1. Hillhurst, Franklin to Los Feliz

Retain Current Zoning, except limit height to 25 feet. (Retain village character; parking shortage and traffic congestion, GGPNC's number 1 & 2 problems, would worsen with increased density; retain current light and openness.)

2. Hillhurst, Sunset to Franklin and Vermont; Hollywood Blvd. to Franklin

Revert to pre-SNAP (Vermont-Western Station Neighborhood Area Plan) Zoning. Limit height to 25 feet

3. Hyperion, Fountain to Rowena.

Support the City Proposed Zoning Change to prohibit and phase out auto and auto related land uses. Plus support the procedures to implement this change. The FAR should not be increased higher than 1:1 and the heights allowed should be limited to 25 feet northerly of Tracy and 30 feet southerly of Tracy.

4. Hollywood Blvd., Hillhurst to Vermont; Hollywood Blvd, Vermont to Western; Western, Hollywood Blvd. to Franklin.

Support City Proposed Zoning Change Increase as part of Vermont-Western Station Neighborhood Area Plan (SNAP)

5. Down zoning to current usage.

All areas in our community in which the predominant current usage is single family or duplex should be down zoned to that prevalent usage.

B. Historic Preservation Overlay Zone (HPOZ) Study and Implementation Procedures

Support the completion of the HPOZ study by the end of December 2006, including the review of the consultant's report by City Planning staff. Include the study in the HCP by reference

Support the start of the process to examine the pros and cons of implementing the HPOZ study and listing of the local, state, and federal tools and funding sources useful for implementing the recommendations of the study. Include the implementation process in the HCP, tools, and funding by reference

C. GGPNC's Questions on HCP (May 2005) Transformed into Policy Recommendations [Questions mailed to City Planning Department and submitted at the Department's workshop in May 2005.]

1. Retain historical residential neighborhood character of the GGPNC area [Q5 and 14]. (See also Historic Preservation Overlay Zone Study above at B.)
2. Retain historical character of the Los Feliz (Hillhurst and Vermont) Village. [Q5 and 14]. (See Historic Preservation Overlay Zone Study above at B. See also GGPNC recommendations on the proposed development at the Derby/Louise's on southwest site at Los Feliz and Hillhurst intersection. See also decision of the City Council that designates the building containing the Derby as a Cultural-Historic Monument.)
3. Retain and improve walkability in the GGPNC area [Q6].
4. Increase the number of neighborhood parks in the GGPNC area. Include in the plan and Draft Environmental Impact Report on the HCP public and private funds (including fees on development) for increasing and improving parks and open spaces.
5. Account for and provide school classrooms K through 12 needed to serve the new population and employment forecasts by the HCP. The plan should explore and promote possible multiple uses of existing and future school sites for recreation, senior, and other community needs.
6. The HCP and Draft Environmental Impact Report (DEIR) should demonstrate how traffic would be managed to retain no more and preferably less than current traffic congestion, through appropriate means and incentives, such as carpools, rail, bus, shuttles, trams, bikes and bike facilities, and walking. Use public and private incentives [Q1a/b, 2].
7. The HCP and DEIR should demonstrate how parking facilities, existing and new, would be managed and built to improve parking and meet the demand for parking, based on the population and employment forecasts in the HCP [Q3].
8. The HCP and DEIR should demonstrate how the proposed changes in permitted uses would promote affordability of housing [Q6].
9. Develop the HCP in close cooperation with city planning, transportation agencies (local, regional, state, and federal), recreation and parks commission, and the Los Angeles Unified School District and private schools.
10. Include in the plan and DEIR sources of funds to implement the HCP.

D. Signage:

All new billboards shall be prohibited.

Every billboard not demonstrably built or modified with a valid building permit, if so required at the time of construction or modification, shall be removed before any discretionary action may be applied for.

There shall be no modification of any existing billboard to provide for electronic “enhancement” or conversion to any other nontraditional style. No billboard shall have any audible sound.

Revised 4/15/08