

Orange Line Transit Neighborhood Planning Effort

NORTH HOLLYWOOD STATION AREA



Goals

- **Allow densities that support the area's identity as a regional center** by removing development restrictions in the Community Redevelopment Agency Plan.
- **Retain existing design standards outlined in the Community Redevelopment Agency Design for Development Plan** by implementing pedestrian-friendly design and site planning regulations.
- **Preserve the character of the NoHo Arts District** by encouraging creative and performing arts-oriented uses in commercial areas while allowing mixed-use development.
- **Preserve industrial areas for job generating uses** and improve circulation for pedestrians and drivers throughout these areas.
- **Enhance and expand multifamily residential** by requiring pedestrian-friendly design and incentivizing provision of affordable housing.

Strategies *(* bonus FAR for public benefits)*

Commercial Mixed-Use A

- FAR: 3/6* • Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

Commercial Mixed-Use B

- FAR: 3/4* • Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

Commercial Mixed-Use C

- FAR: 2.5/3.75* • Max. Height: Restricted by FAR
- Density (sq ft/unit): 400/200*

Industrial A

- FAR: 2.5/4 • Max. Height: Restricted by FAR
- Density (sq ft/unit): N/A

Residential A

- FAR: 3/4.5* • Max. Height: 67'
- Density (sq ft/unit): Restricted by Form

Residential B

- FAR: 3/4.5* • Max. Height: 45'/67*
- Density (sq ft/unit): 800/470*

Residential Amenity

- FAR: 3/4.5* • Max. Height: 75'
- Density (sq ft/unit): 200

Industrial B

- FAR: 2 • Max. Height: Restricted by FAR
- Density (sq ft/unit): N/A

