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STUDY OF THE EFFECTS OF THE CONCENTRATION OF ADULT ENTERTAINMENT ESTABLISHMENTS IN THE CITY OF LOS ANGELES

DEPARTMENT OF CITY PLANNING

CITY OF LOS ANGELES

JUNE 1977

CITY PLAN CASE NO. 26475
Council File No. 74-4521-S.3

STUDY OF THE EFFECTS OF THE CONCENTRATION OF ADULT ENTERTAINMENT ESTABLISHMENTS IN THE CITY OF LOS ANGELES

Prepared for:

Planning Committee of
the Los Angeles City Council

Prepared by:

Los Angeles City Planning Department

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Exhibit D

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SUMMARY AND RECOMMENDATIONS

A. Types of Ordinances to Control "Adult Entertainment" Uses

Two methods of regulating adult entertainment business via land use regulations have developed in the United States. They are: 1) the concentration of such uses in a single area of the city as in Boston; and 2) the dispersal of such uses, as in the City of Detroit. The Detroit ordinance has been challenged and upheld by the U.S. Supreme Court (Young vs. American Mini-Theaters, 96 S. Ct. 771, 1976).

B. Effect of "Adult Entertainment" Businesses on the Community

There has been some indication that the concentration of "adult entertainment" uses results in increased crime and greater police enforcement problems. In the City of Los Angeles, the Los Angeles Police Department has found a link between the concentration of such businesses and increased crime in the Hollywood community. (The major portion of a Police Department report on this subject is herein contained.) While several major cities have adopted ordinances similar to the Detroit ordinance, no other major city has, to our knowledge, adopted a Boston-type ordinance.

Testimony received at two public meetings on this subject has revealed that there is serious public concern over the proliferation of adult entertainment businesses-particularly in the Hollywood area. Citizens have testified of being afraid to walk the streets; that some businesses have left the area or have modified their hours of operation; and that they are fearful of children being confronted by unsavory individuals or of being exposed to sexually explicit material. A representative of an adult theater chain testified in support of the manner in which this business was run and in support of the type of clientele which attend the theaters. The Planning Department staff is of the opinion that the degree of deleterious effects of adult entertainment businesses depend largely on the particular type of business and on how any such business is operated.

A mail survey questionnaire conducted by the Planning Department has tended to emphasize general public concern over the proliferation of sex-oriented businesses and has indicated further, that appraisers, realtors and representatives of lending institutions are generally of the opinion that concentration of adult entertainment businesses exerts a negative economic impact on both business and residential properties. They feel that the degree of negative impact depends upon the degree of concentration and on the specific type of adult entertainment business.

The 1970-76 change in the assessed value of residential and commercial properties containing concentrations of adult entertainment businesses was compared with other areas without such concentrations, and with the City as a whole. On the basis of this comparison, it cannot be concluded that properties containing concentrations of adult entertainment businesses have directly influenced the assessed valuations of such properties.

Data and analysis based on the U.S. Census of 1970 and certain trend data from the censuses of 1960 and 1970 as applied to areas of the City containing concentrations of adult entertainment businesses are included in the body of the report and in the Appendix.

C. Scope of the Ordinances Enacted by Other Jurisdictions

The scope of "adult entertainment" ordinances encompases a variety of adult activities. For example, the Los Angeles Study has considered "adult entertainment" establishments to include adult bookstores and theaters, massage parlors, nude modeling studios, adult motels, arcades, and certain similar businesses. Many other ordinances studied, however, are less broad in their coverage. The Detroit ordinance, for instance does not regulate massage parlors or adult motels, nor does it provide for the closing of any such businesses by amortization, which would be necessitated by the retroactive application of such an ordinance. Table I on page 11 indicates the ordinances reveiwed and the major categories of uses they regulate.

Effect of Ordinances Enacted by Other Jurisdictions: The U.S. Supreme Court in Young vs. American Mini-Theaters pointed out, as one of the bases for upholding the Detroit ordinance, that the regulation did not limit the number of "adult entertainment" businesses. Our study has indicated that the practical effect of literal adoption of "Detroit" language without modification in the City of Los Angeles would be to limit the potential locations for such businesses rather severely. Due to the predominance of commercial zoning in "strips" along major and secondary streets, an ordinance preventing "adult entertainment" business from locating within 500 feet of residentially zoned property would, in effect, limit such businesses to those areas of the City where there is commercial zoning of greater than 500 feet in depth. Areas with such commercial frontage would include downtown Los Angeles, a small part of Hollywood, Westwood, and Century City. A few industrial areas would also afford a separation of this distance from residential properties. The limitation of 1,000 feet between establishments (as provided in the Detroit ordinance) would likely be inappropriate in the City of Los Angeles inasmuch as commercial zoning is located in a strip pattern along most of the City's approximate 1,400 miles of major and secondary highways. (It is estimated that approximately 400 miles of such "strip" commercial zoning exists in the City.)

D. Recommendations

1. If the City Council should find it advisable in light of the findings of this report to recommend the preparation of an ordinance to control adult entertainment businesses, such an ordinance should be of a dispersal type rather than a concentration type. (To build a planning policy basis for such regulation, the Council may also wish the Planning Department to consider the development of appropriate policies for incorporation within the Citywide Plan.)

2. If a dispersal type ordinance is recommended by the City Council, the Planning Department is of the opinion that such an ordinance should be designed for specific application in the City of Los Angeles, rather than the direct adoption of the Detroit model. If such a dispersal type ordinance is recommended for enactment locally, it should consider:

   a. distance requirements between adult entertainment establishments. The Planning Department recommends that a separation between establishments greater than 1,000 feet is necessary and desirable.

   b. distance requirements separating adult entertainment establishments from churches, schools, parks, and the like. The Planning Department suggests that a separation of at least 500 feet is necessary. A similar distance separating adult entertainment uses from single-family residential development should also be considered.

   c. the possibility of enacting additional provisions to regulate signs and similar forms of advertising should also be considered.

3. If the City Council should find it advisable to recommend all of the types of "adult entertainment" businesses included in this study, it should consider whether all such uses should be in the same class and subject to the same regulations.

4. Should the City Council recommend the preparation of a zoning ordinance to regulate adult entertainment businesses, other sections of the Municipal Code relating to the subject, including police permit requirements, should also be amended in order to be consistent with the zoning regulations and to facilitate the administration and enforcement of such regulations.

5. The Planning De rtment recommends that i' he instructed to review existing zoning regulations applying to the C4 zone which currently prohibits "strip tease shows" and that the Zoning Administrator, through interpretation, consider expanding the list of prohibited uses in said zone to include additional adult entertainment uses as herein indentified.

6. To assist in the regulation of "adult entertainment" businesses, the City should continue to vigorously enforce all existing provisions of the Municipal Code relating to the subject, including Zoning regulations.

I.

FINDINGS

1. A Boston-type ordinance (concentration) to control adult entertainment businesses would not be acceptable nor desirable in the City of Los Angeles.

2. In the event legislation is enacted in the City of Los Angeles there is adequate basis for a Detroit-type ordinance (dispersion) which requires a distance of 1000 feet between establishments and 500 feet from residential zones.

   -- Existing locational patterns of adult entertainment businesses (in Hollywood, Studio City, North Hollywood) actually represent a concentration rather than a dispersion of establishments. (Such patterns are contrary to the Detroit concept and are due, in fact, to the City's strip commercial zoning pattern.)

3. If dispersion is desired in Los Angeles, an ordinance should be designed specifically for the City. (Direct application of the Detroit ordinance would not be desirable or appropriate in Los Angeles and would, in part, tend to result in a concentration of such businesses.)

4. Statistics provided by the Los Angeles Police Department (LAPD) indicate a proportionally larger increase in certain crimes in Hollywood from 1965-75, as compared with the City of Los Angeles as a whole. (Hollywood has the largest concentration of adult entertainment businesses in the City.)

5. Statistics provided by the LAPD indicate that there has been a large increase in adult entertainment enterprises since 1969, particularly in Hollywood. From December 1975 to December 1976, however, there has been a decrease in such establishments.

6. Testimony obtained at two public meetings on the Adult Entertainment study conducted on April 27 and 28, 1977 indicated that:

   - Many persons, including the elderly, are afraid to walk the streets in Hollywood.

   - Concern was expressed that children are being exposed to sexually explicit materials and unsavory persons.

   - Some businesses no longer remain open in the evenings and others have left the area allegedly directly or indirectly due to the establishment of adult entertainment businesses.

   - In Hollywood, some churches drive the elderly to services and others provide private guards in their parking lots.

   - Nearly all persons opposed the concentration of adult entertainment activities.

7. Responses to questionnaires of the City Planning Department have indicated that:

   - Appraisers, realtors, lenders, etc. believe that the concentration of adult entertainment establishments has had adverse economic effects on both businesses and residential property in respect to market value, rental value and rentability/saleability; that the adverse economic effects diminish with distance but that the effects extend even beyond a 1000-foot radius; and that the effects are related to the degree of concentration and to the specific type of adult entertainment business.

   - Businessmen, residents, etc. believe that the concentration of adult entertainment establishments has adverse effects on both the quality of life, and on business and property values. Among the adverse business effects cited are: difficulty in retaining and attracting customers to non- "adult entertainment" businesses; difficulty in recruiting employees; and difficulty in renting office space and keeping desirable tenants. Among the adverse effects on the quality of life cited are increased crime; the effects on children; neighborhood appearance, litter and graffiti.

8. A review of the percentage changes in the assessed value of commercial and residential property between 1970 and 1976 for the study areas containing concentrations of adult entertainment businesses have indicated that:

   - The three study areas in Hollywood containing such businesses have increased less than the Hollywood Community, and less than the City as a whole. Two of the three study areas in Hollywood have increased less than their corresponding "control areas"; however, one such study area increased by a greater amount than its corresponding control area.

   - The study area in Studio City has increased by a greater percentage than its corresponding "control area", by a slightly lower percentage than the Sherman Oaks-Studio City Community; and by a considerably greater percentage than the entire city.

   - The study area in North Hollywood has increased by a considerably lower percentage than its corresponding control area, the North Hollywood Community, and the City as a whole.

   - On the basis of the foregoing it cannot be concluded that adult entertainment businesses have directly influenced changes in the assessed value of commercial and residential properties in the areas analyzed.

9. There are various existing laws and regulations (other than zoning) available to effect proper regulation of adult entertainment businesses.

10. There is a high degree of turnover in individual adult entertainment businesses as evidenced on page 51 (Much of this change is probably due to Police enforcement.)

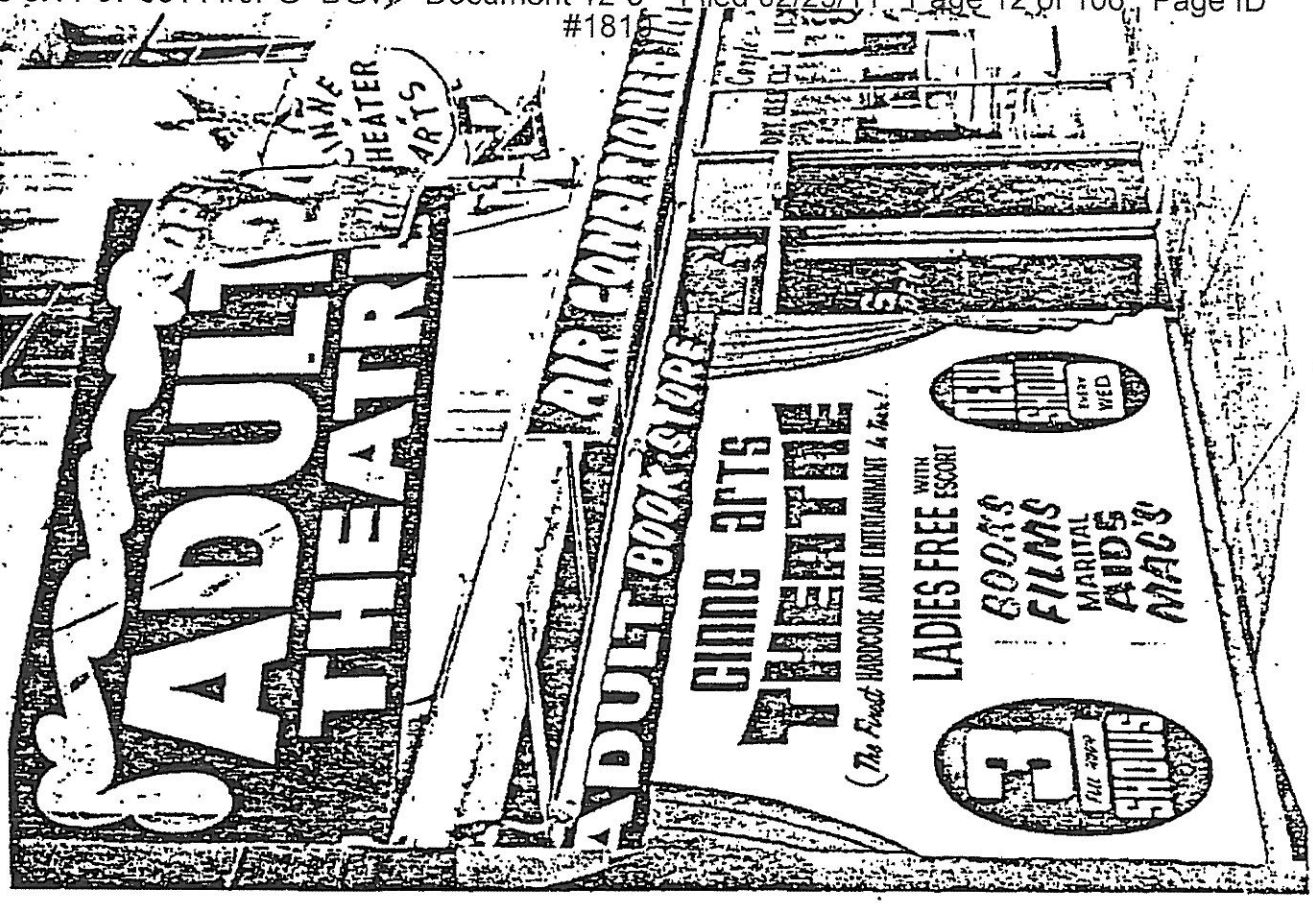
11. The Los Angeles City Council, both on its own initiative and at the urging of numerous citizens groups, has proposed a variety of approaches to limiting the possibly deleterious effects of "adult entertainment" business on neighborhoods.

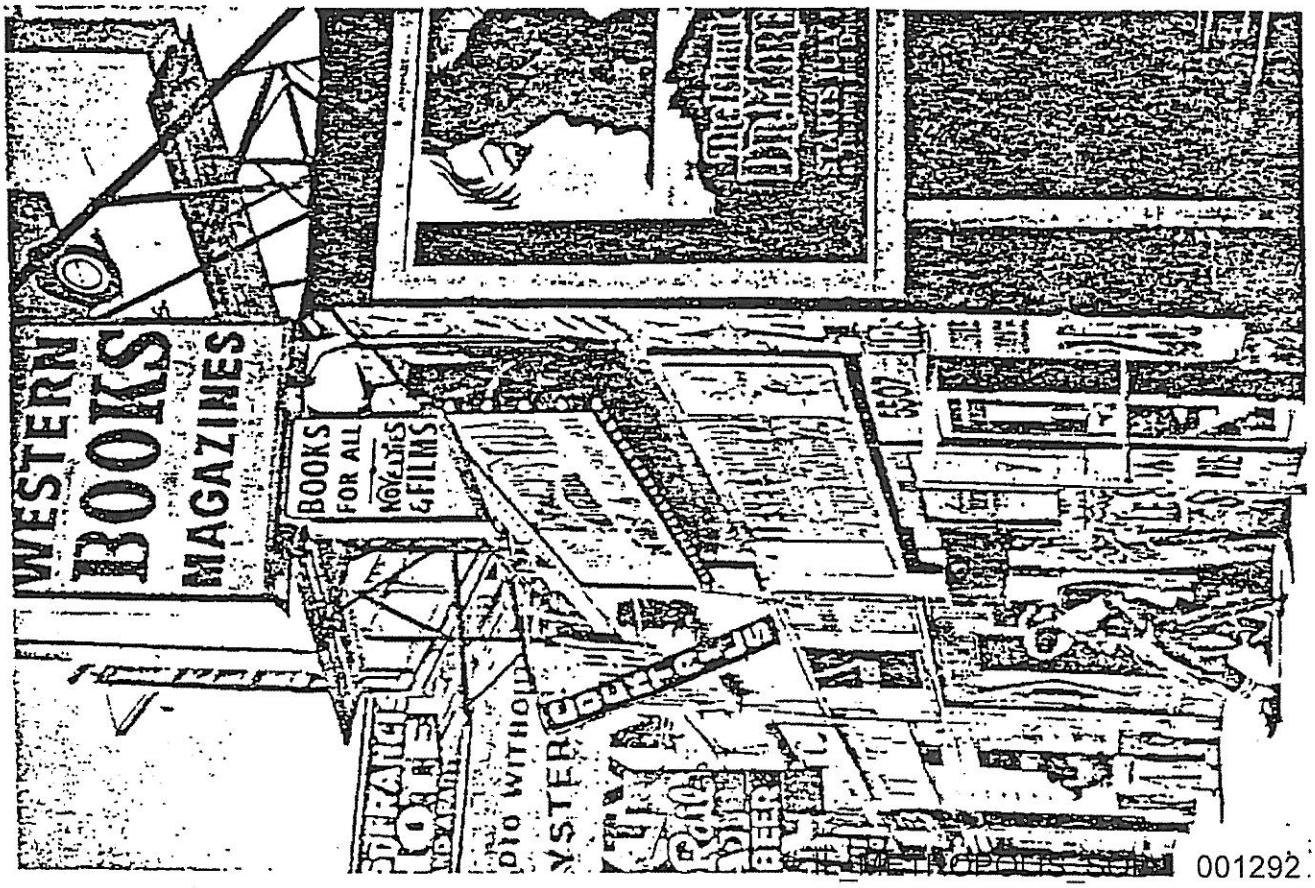
12. At least 10 cities have adopted ordinances similar to the Detroit dispersal ordinance. Several other cities have enacted other forms of regulations.

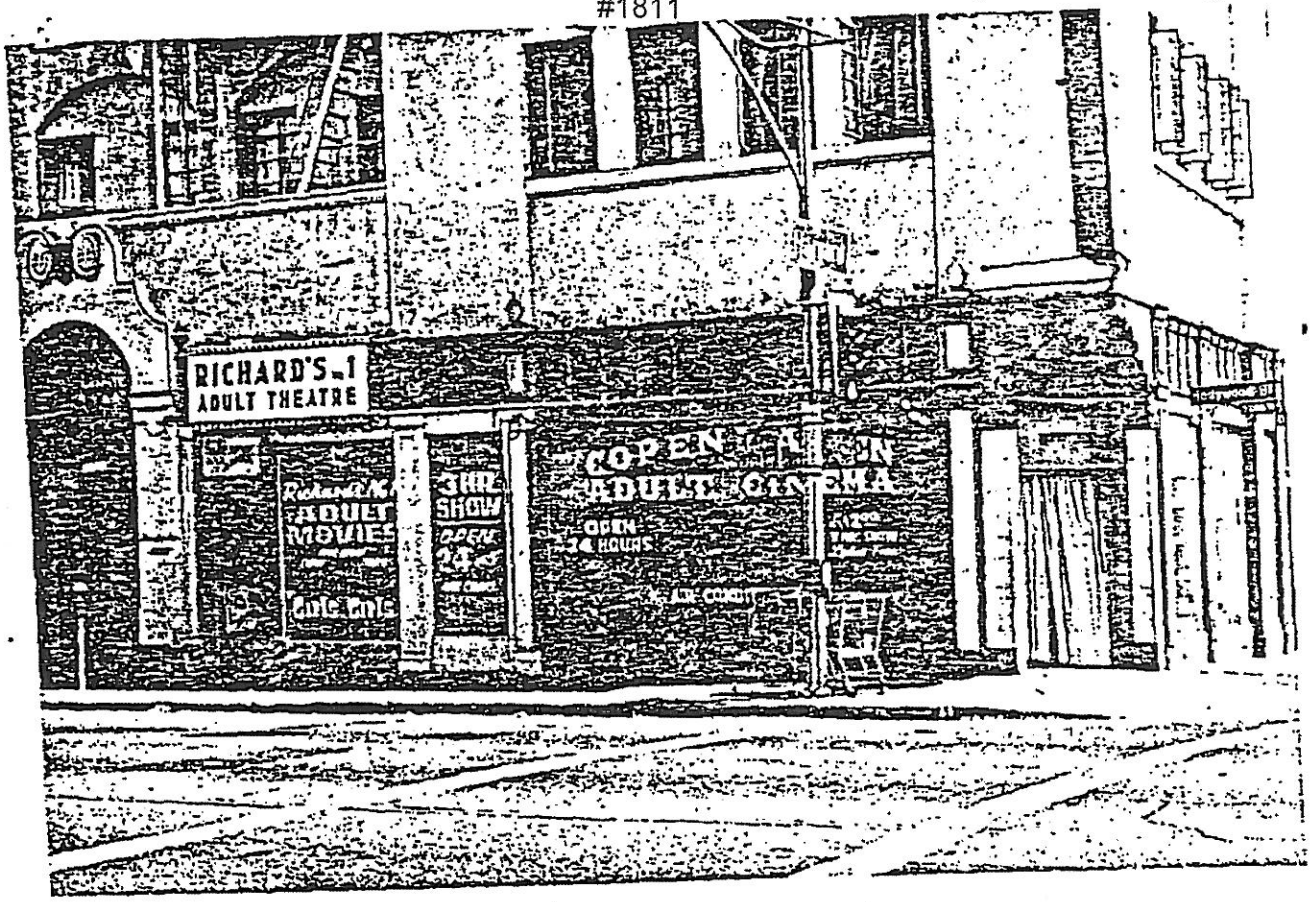
13. The Detroit ordinance does not regulate massage parlors. Of the cities with regulations, three have included massage parlors within the purview of their zoning ordinance.

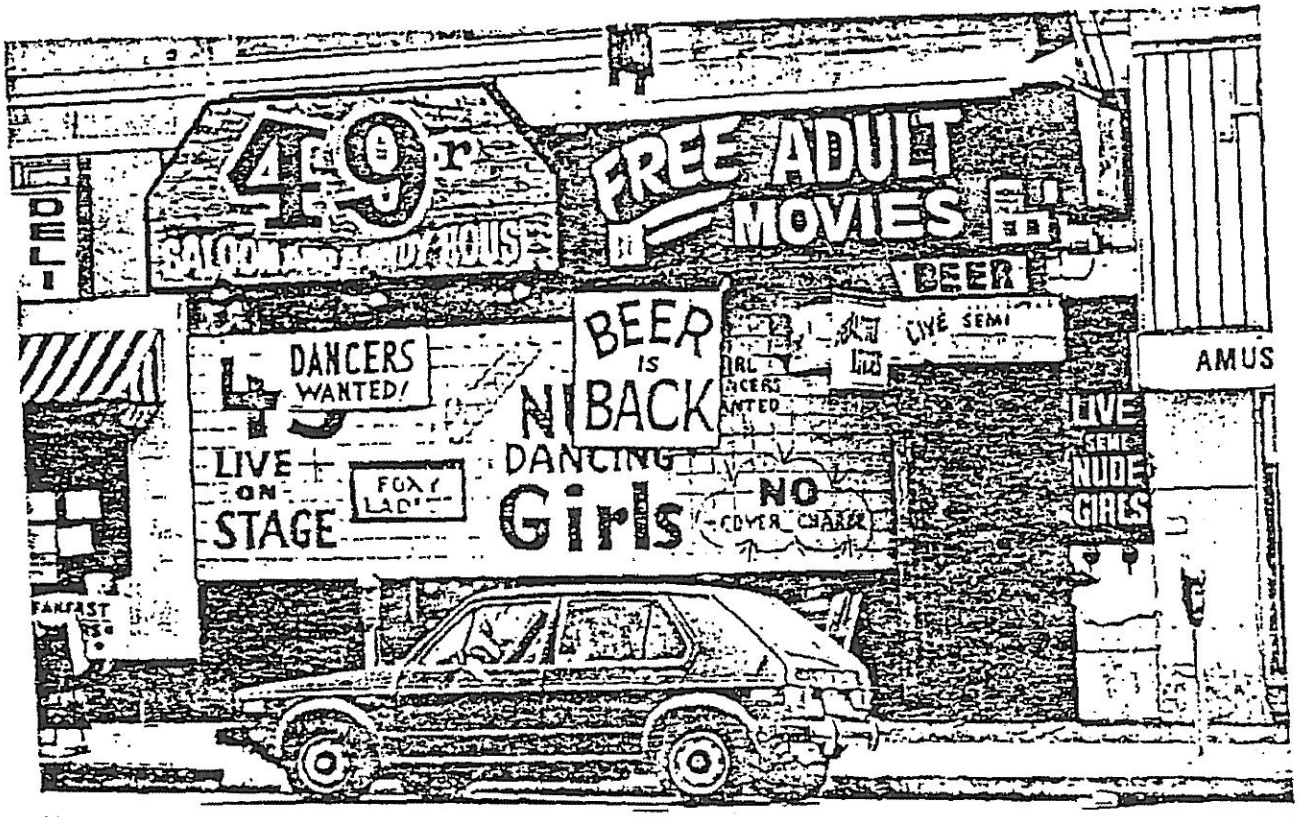
14. None of the cities surveyed call out or regulate adult motels as a part of their "adult entertainment" ordinance.

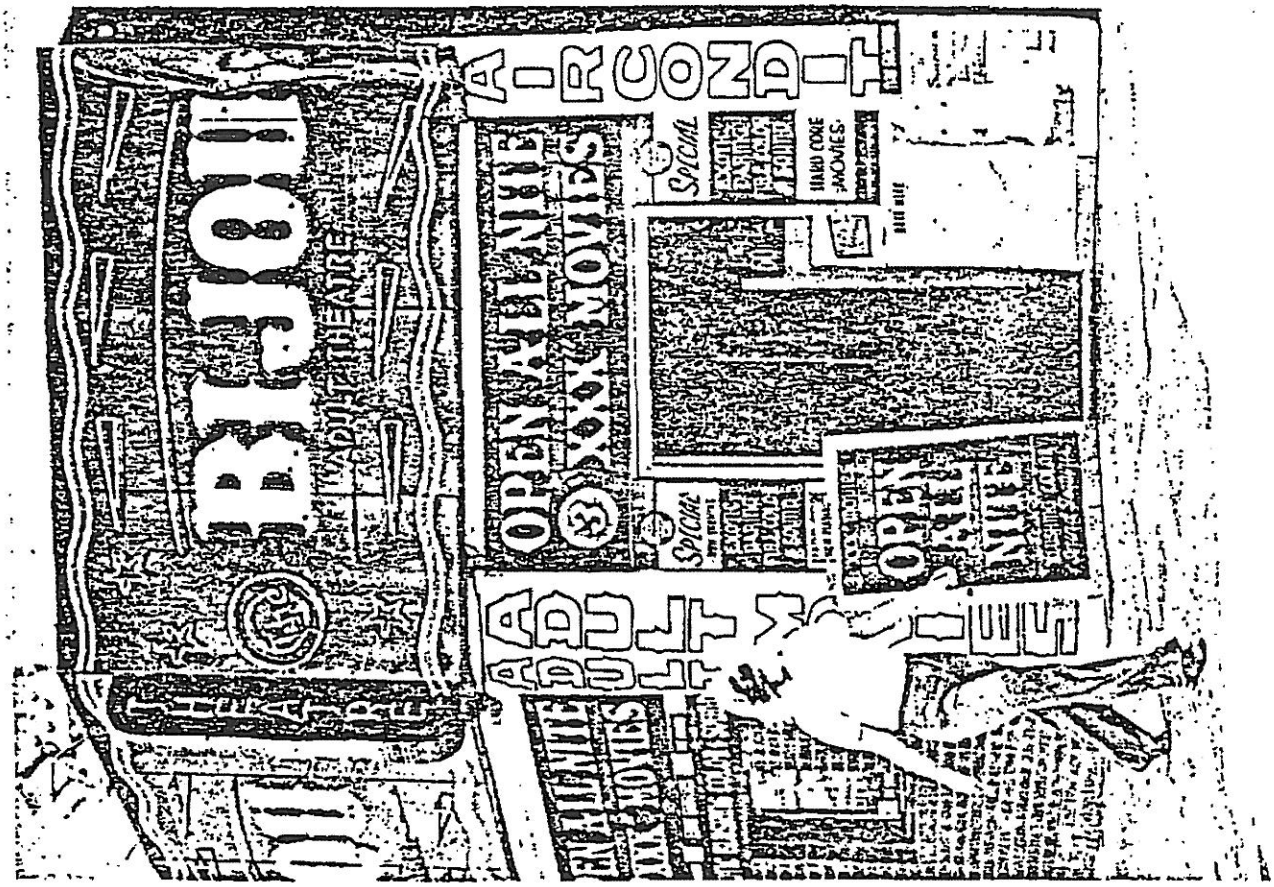
15. The Detroit Ordinance is prospective in its application and therefore does not include an amortization provision, i.e. provide for a time period for the removal of existing businesses. Although other such ordinances have included such provisions, none had been validated by the courts at the time of this study.

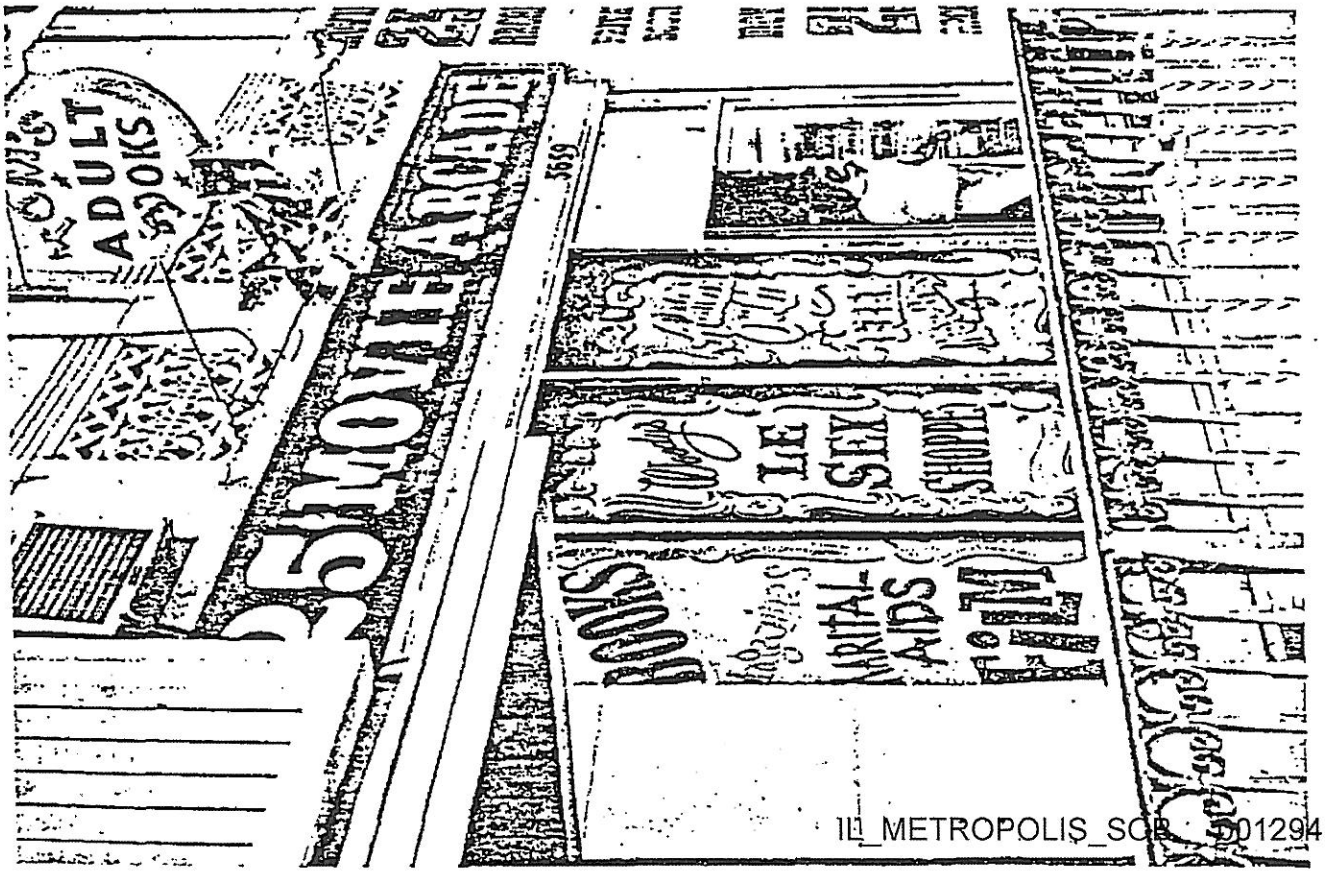

ADULT THEATRE
FINE ARTS THEATRE
ADULT BOOKSTORE
AIR-CONDITIONED
CINE ARTS THEATRE
(The Finest HARDCORE ADULT ENTERTAINMENT in Town!)
LADIES FREE WITH ESCORT
BOOKS
FILMS
MARITAL AIDS
MAG'S
3 SHOWS

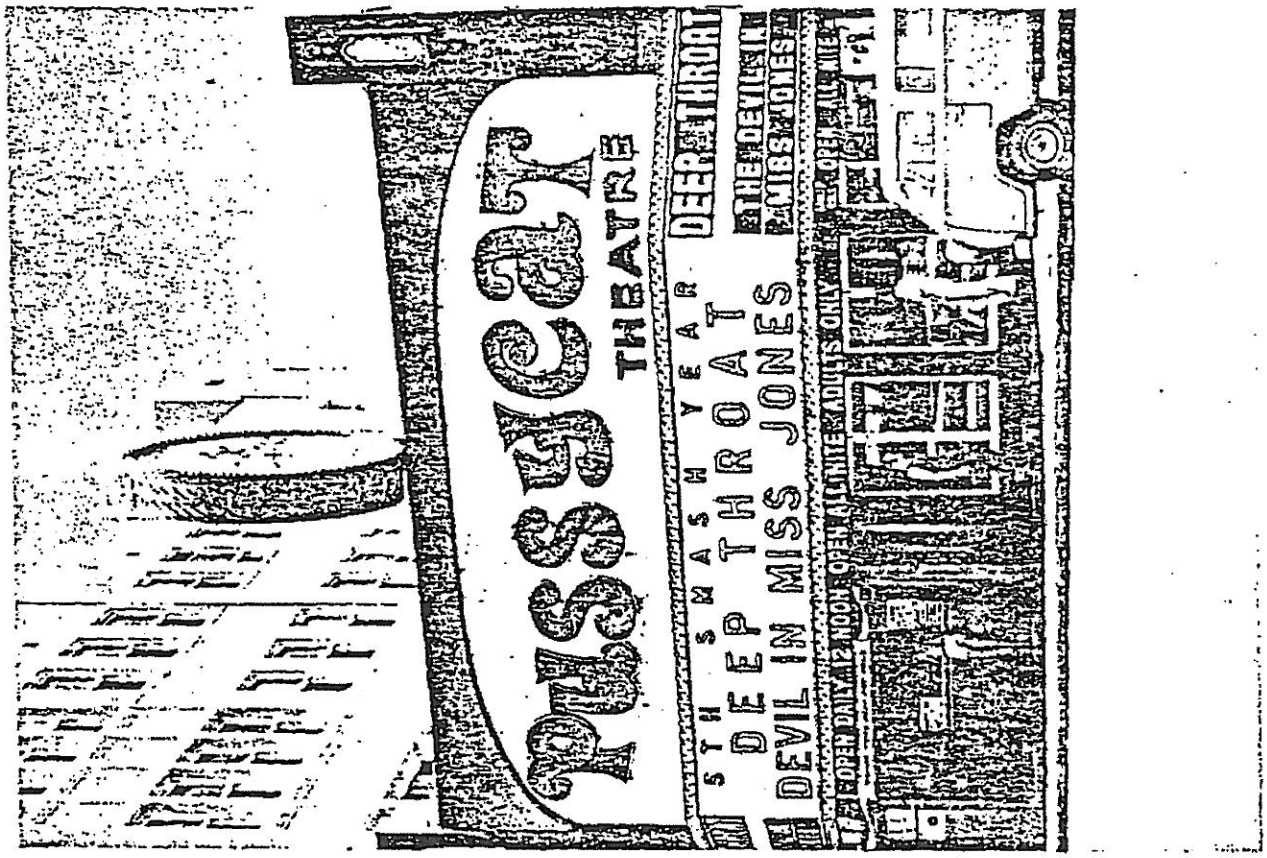

WESTERN BOOKS MAGAZINES
BOOKS FOR ALL
NOVELTIES & FILMS
DIG WITHOUT

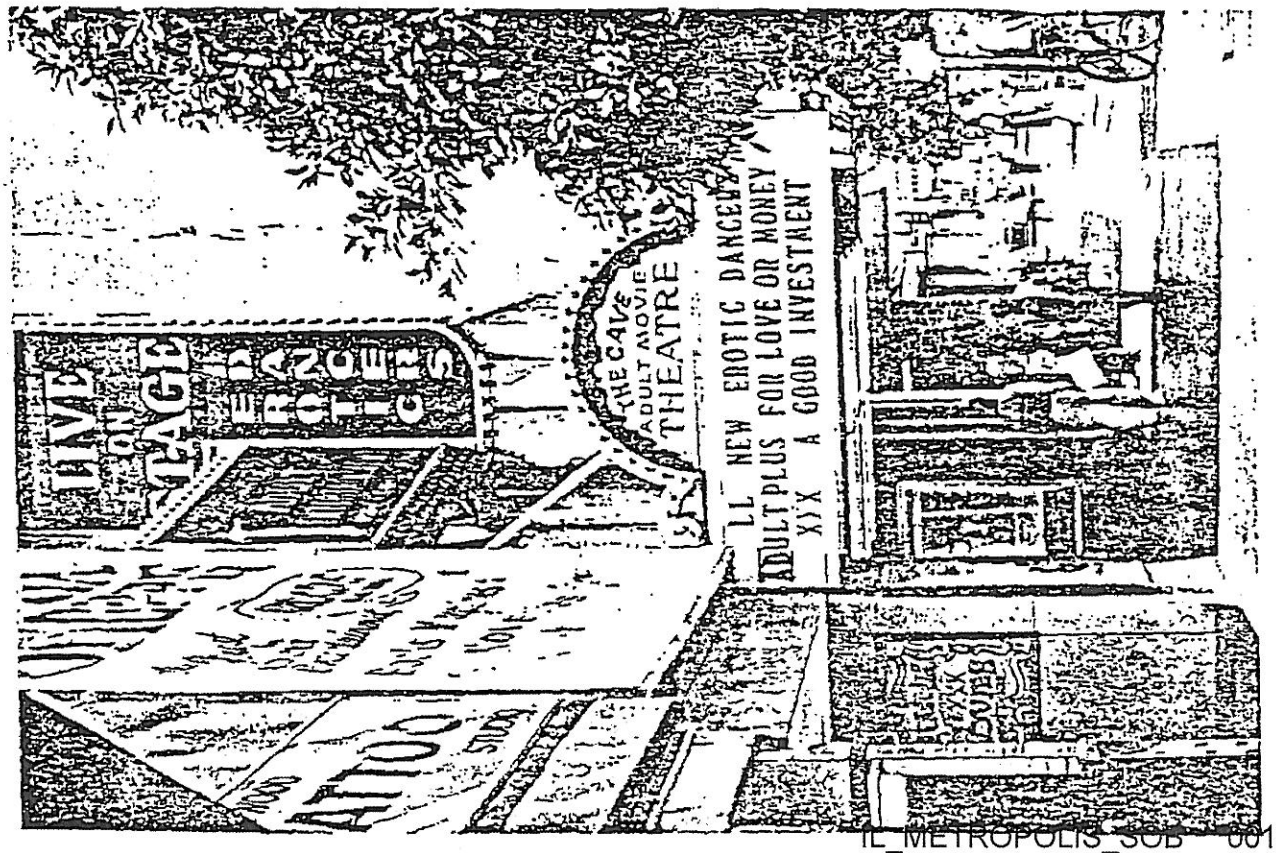

RICHARD'S #1
ADULT THEATRE
ADULT
MOVIES
3RD
SHOW
OPEN
24 HOURS

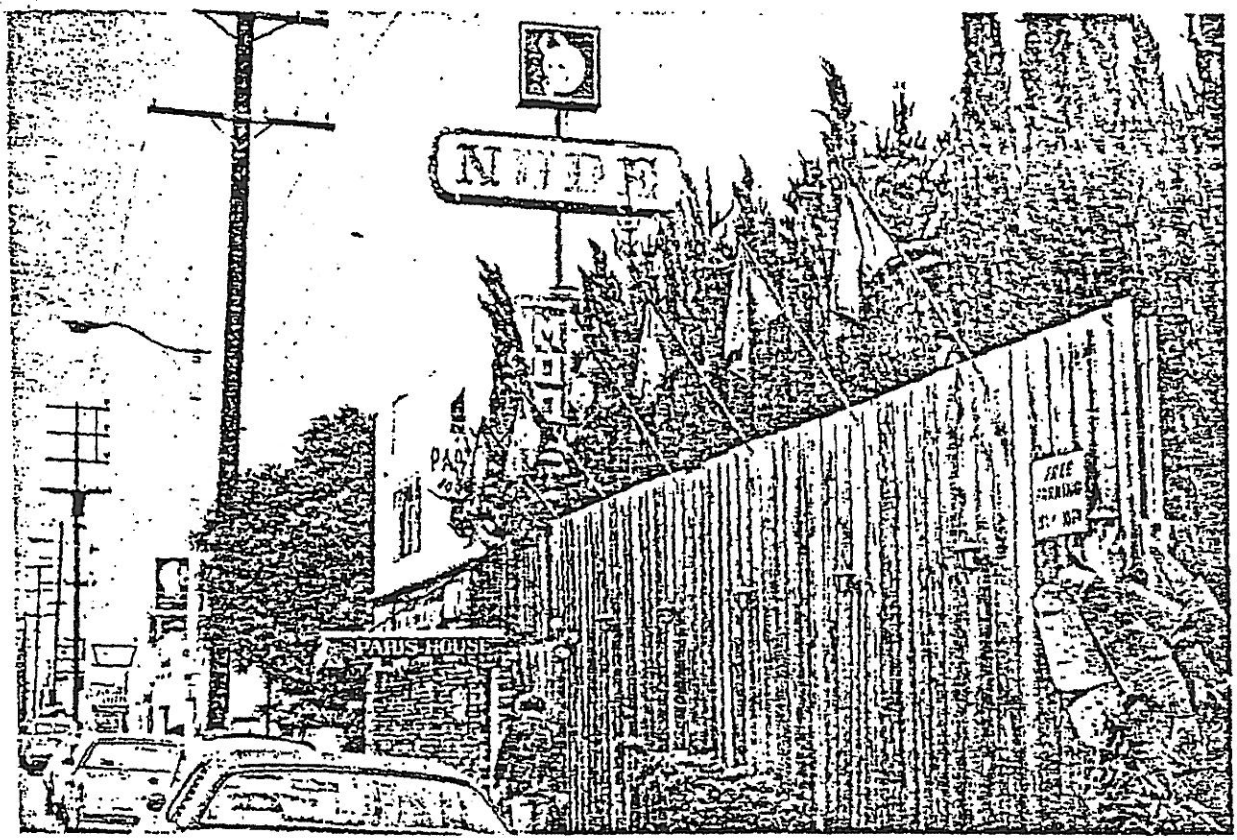

FREE ADULT
MOVIES
BEER
DANCERS
WANTED!
BEER
IS
BACK
LIVE
ON
STAGE
FOXY
LADY
DANCING
Girls
NO
COVER CHARGE
LIVE
SEMI
NUDE
GIRLS
AMUS

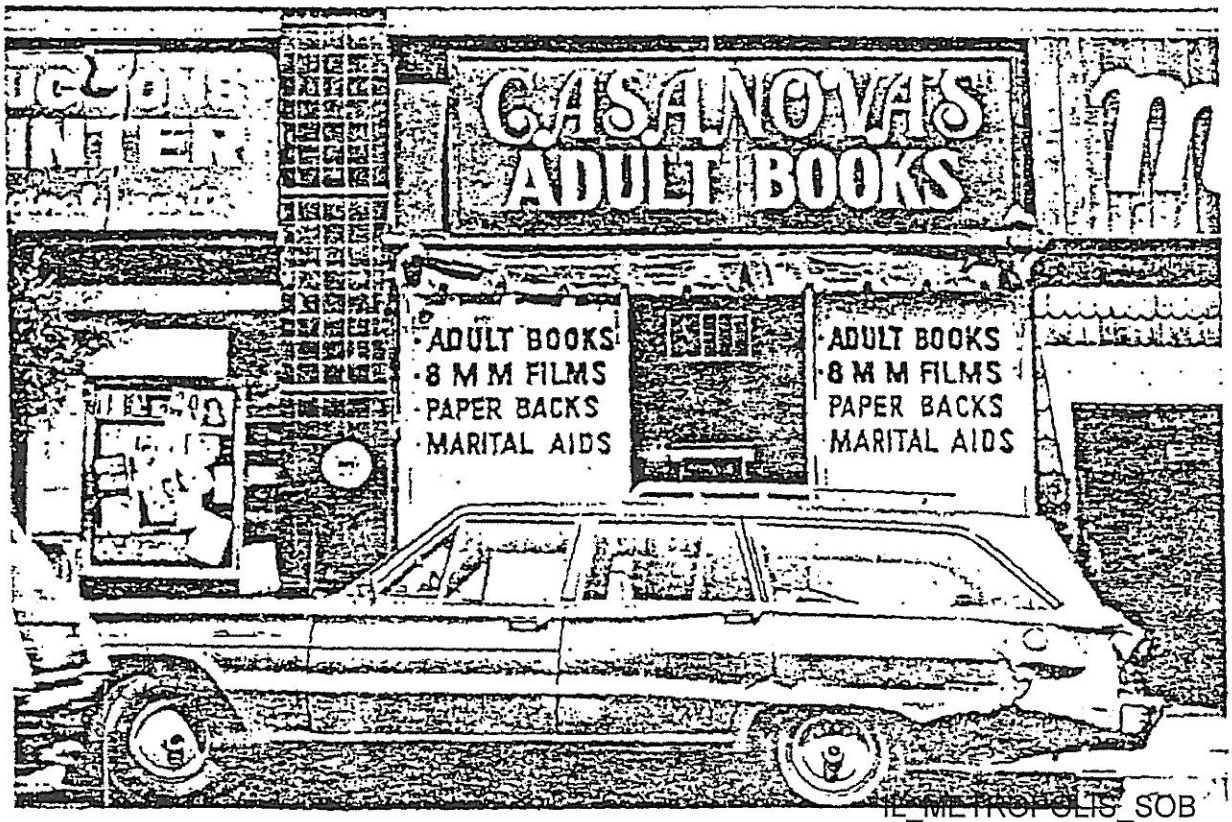

BIJOU
ADULT BOOKS
Special
HARD CORE MOVIES


ADULT BOOKS
SEX
MARITAL AIDS


Odyssey
THEATRE
5TH SMASH YEAR
DEEP THROAT
DEVIL IN MISS JONES


THE CAVE
ADULT MOVIE
THEATRE
ADULT PLUS FOR LOVE OR MONEY
XXX A GOOD INVESTMENT


PARIS HOUSE


CASANOVAS
ADULT BOOKS
ADULT BOOKS
8 M M FILMS
PAPER BACKS
MARITAL AIDS
ADULT BOOKS
8 M M FILMS
PAPER BACKS
MARITAL AIDS

II.

PURPOSE AND SCOPE

On January 12, 1977, the Los Angeles City Council instructed this Department, with the assistance of other City agencies, to conduct a comprehensive study to determine whether the concentration of so-called "adult entertainment" establishments has a blighting or degrading effect on nearby properties and/or neighborhoods. The term "adult entertainment" is a general term utilized by the Planning staff to collectively refer to businesses which primarily engage in the sale of material depicting sex or in providing certain sexual services. These would include the following: adult bookstores; X-rated theaters; adult motels with X-rated entertainment; massage parlors; sexual therapy establishments (other than those operated by a licensed psychologist, psychiatrist, etc.); and nude, topless or bottomless bars and restaurants.

During the past few years, there has been increasing concern in Los Angeles over the proliferation of such sexually oriented businesses. The derivation of such concern is varied--religious, moral, sociological and economic. The positions advocated by the public range from a "laissez faire" attitude to outright moral indignation and demand for prohibition.

It should be noted at this time that the topic of newsracks, was not dealt with in this study. The primary reason for not considering newsracks is that, in addition to the absence of a specific Council request for this Department to deal with that subject, this matter has been and continues to be a topic of litigation in our state courts. Additionally, other public agencies, including the City Attorney, Bureau of Street Maintenance, and Building and Safety, are presently pursuing assignments regarding newsracks, and it is premature to determine whether newsracks could feasibly be studied as "adult entertainment" businesses, from a practical or constitutional standpoint.

In giving the Planning Department this assignment, the City Council essentially called for a fact-finding process to determine whether adult entertainment establishments, where they exist in concentration, cause blight and deterioration. When this question has been posed to the public, there have frequently been anguished retorts to the effect that "the answer is so obvious it is ridiculous to even ask the question," and "what is the City waiting for before it takes action to eliminate these scourges of society?"

On the other side of the spectrum, certain parties who are against the adoption of any regulations regarding "adult entertainment" question the legitimacy of the government's interest in the subject; and they have noted that magazines as "scurrilous" as those sold in adult bookstores are also available in the markets and drugstores where the likelihood of perusal by youngsters is obviously greater than within the confines of an adult bookstore (where no person under 18 years of age is allowed).

In completing this study, the Planning Department has made every effort to ensure a fair and unbiased analysis of "adult entertainment." The staff has been instructed to objectively review information of a factual nature; and, although the personal feelings of organized groups and the public at large were forcefully expressed at the two public meetings and in the study questionnaires, the staff has maintained independence from such strong emotions in evaluating the data gathered.

As noted above, the staff has specifically been given the charge to determine whether the concentration of "adult entertainment" establishments has any blighting or degrading effect on the neighborhoods in which they reside. We did not consider the specific nature or content of the materials or services rendered, advertised or promised, for this would have constituted a censor-like role for the Department which was neither desired nor requested by the Council.

This study has focused on the Hollywood community as well as portions of Studio City and North Hollywood as those areas of Los Angeles having the greatest concentration of "adult entertainment" establishments. In order to assess the effect of the concentration of "adult entertainment" establishments in these areas, the staff has analyzed such factors as changes in assessed property values, and reviewed various crime statistics as well as other demographic and related data as available from the U.S. Census. In addition, the Department has reviewed various established approaches to the regulation of "adult entertainment" business, including legislation already enacted by other jurisdictions, and earlier efforts of the City of Los Angeles to regulate such businesses.

By means of two public meetings on the subject conducted by representatives of the City Planning Commission, and through the use of a mail survey questionnaire, the Department has also attempted to provide additional documentation relative to the actual or perceived impact of adult entertainment businesses on the community. Current information on crime statistics has been provided in a separate report prepared by the Los Angeles Police Department, major portions of which are herein included.

III.

METHODS CURRENTLY USED TO REGULATE "ADULT ENTERTAINMENT" BUSINESSES

A. APPROACHES TO THE REGULATION OF ADULT ENTERTAINMENT BY LAND USE REGULATION

Two primary methods of regulating "adult entertainment" businesses via land use regulations have developed in the United States: the concentration approach, as evidenced by the "Combat Zone" in Boston, and the dispersal approach, initially developed by Detroit.

1. Boston Approach

In Boston the "Combat Zone" was officially established by designation of an overlay Adult Entertainment District in November of 1974. The purpose of the overlay district was to create an area in which additional special uses would be permitted in designated Commercial Zones which were not permitted in these zones on a citywide basis.

The "Combat Zone" had existed unofficially for many years in Boston, as the area in question contained a majority of the "adult entertainment" facilities in the City. The ordinance was adopted in response to concern over the spreading of such uses to neighborhoods where they were deemed to be inappropriate. Other considerations included facilitating the policing of such activities and allowing those persons who do not care to be subjected to such businesses to avoid them.

Under the Boston ordinance, adult bookstores and "commercial entertainment businesses" are considered conditional or forbidden uses except in the Business Entertainment District. Existing "adult entertainment" businesses are permitted to continue as non-conforming uses, but, if discontinued for a period of two years, may not be re-established. Establishment of uses in areas of the city other than the "Combat Zone" requires a public hearing before the Zoning Board of Appeals.

The effectiveness and appropriateness of the Boston approach is a subject of controversy. There has been some indication that it has resulted in an increase in crime within the district and that there is an increased vacancy rate in the surrounding office buildings. Due to complaints of serious criminal incidents, law enforcement activities have been increased and a number of liquor licenses in the area have been revoked. Since the "Combat Zone" and most of the surrounding area are part of various redevelopment projects, however, the change in character of the area cannot be attributed solely to the existence of "adult entertainment" businesses.

In Los Angeles, the Police Department has studied the effect of "adult entertainment" businesses in Hollywood and found a link between the clustering of these establishments and an increase in crime. (See Section V, pages 51 to 55). For this reason, and due to the enforcement problems created by such concentrations, the Police Department is not in favor of a concentration approach in the City of Los Angeles. Public testimony at hearings and through Planning Department questionnaires has indicated an overwhelming public disapproval of this approach for the City of Los Angeles.

2. Detroit Approach

The City of Detroit has developed a contrasting approach to the control of "adult entertainment" businesses. The Detroit Ordinance attempts to disperse adult bookstores and theaters by providing that such uses cannot, without special permission, be located within 1000 feet of any other "regulated uses" or within 500 feet of a residentially zoned area.

This ordinance was an amendment to an existing anti-skid row ordinance which attempted to prevent further neighborhood deterioration by dispersing cabarets, motels, pawnshops, billiard halls, taxi dance halls and similar establishments rather than allowing them to concentrate.

The ordinance was immediately challenged and eventually was upheld by the United States Supreme Court. (Young vs American Mini Theaters 96 Supreme Ct. 771, 1976.)

In response to our request, data supplied by the City of Detroit Police Department indicates that the combination of the dispersal ordinance and a related ordinance prohibiting the promotion of pornography have been an effective tool in controlling adult businesses. To date, 18 adult bookstores and 6 adult theaters have been closed. There are 51 such businesses still in operation in Detroit and 38 pending court cases for various ordinance violations.

3. Variations Adopted by Other Cities

The success of the Detroit ordinance has spurred attempts by a number of other cities to adopt similar ordinances. The uses controlled and the types of controls established by these ordinances are summarized in Tables I and II, infra.

While the current study of the effect of "adult entertainment" businesses on neighborhoods in Los Angeles has encompassed all forms of "adult entertainment", the ordinances reviewed and the Detroit Ordinance specifically, are less encompassing in scope. Table I, on the following page, lists and reviews a number of ordinances, which regulate various specified adult uses.

TABLE I

Number of Zoning Ordinances Regulating Specified Adult Entertainment Uses

(11 Ordinances Reviewed-1 not adopted)

USE	No. of Cities Regulating*
Adult Theaters	11
Adult Bookstores	9
Mini-theaters and coin operated facilities	5
Massage Parlors (includes "physical culture establishments)	
Modeling Studios/Body Painting	2
Pool/Billiard Halls	2
Topless Entertainment	2
Newsracks	1
Adult Motels	0

* (Numbers have incorporated-where appropriate-uses entitled "physical culture establishments" and "businesses to which persons under 18 could not be admitted".)

The Detroit dispersal ordinance does not regulate massage parlors, nor does it require any existing business to close by amortization. Many of the more recent ordinances include amortization provisions and several of these are currently in varying stages of litigation.

Perhaps the most comprehensive ordinance proposed to date (although not adopted) is that of New York City. The proposed ordinance creates five classes of controlled uses, one of which is entitled "physical culture establishments" and is defined as a general class including any establishment which offers massage or other physical contact by members of the opposite sex. The ordinance would also apply to clubs where the primary activity of such club constitutes one of the five defined classes of adult uses.

The ordinance also provides for a special permit exempting individual adult uses from amortization requirements when the Board of Standards and Appeals makes findings regarding:

1. The effect on adjacent property;

2. Distance to nearest residential district;

3. The concentration that may remain and its effect on the surrounding neighborhood;

4. That retention of the business will not interfere with any program of neighborhood preservation or renewal; or

5. In the case of an adult bookstore or motion picture theater, the Board finds that the harm created by the use is outweighed by its benefits.

Locally, the cities of Bellflower and Norwalk have enacted ordinances requiring adult bookstores and theaters to obtain a conditional use permit. As a part of their study, the City of Bellflower surveyed over 90 cities in Southern California to determine how other cities were controlling adult bookstores. Of the cities which responded to the Bellflower survey, 12 require a conditional use permit for new bookstores. The conditions for obtaining such a permit generally include dispersal and distance requirements based upon the Detroit model. Bellflower also includes parking requirements and the screening of windows to prevent a view of the interior; it prohibits the use of loudspeakers or sound epuipment which can be heard from public or semi-public areas.

Other cities impose such controls as design review, prohibition of obscene material on signs and required identification of the business as "adult". Such controls are a possible alternative or addition to regulation of adult uses by location.

Exterior controls affect the aspects of adult businesses which are most offensive to some citizens. The basis for such controls stems from the recognition of privacy as a constitutional right and the right to be "left alone" as a part of that right.[1] (See Paris Adult Theatre I v Slayton, 93 S.Ct. 2628 1973.)

Table II, following, provides a comparison and description of ordinances from various cities which are regulating "adult entertainment" businesses by dispersal.

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1 The theory that there should be no first amendment bar to sign controls is discussed by Charles Rembar, in "Obscenity--Forget It", Atlantic Monthly, May 1977, pgs. 37-41.

ORDINANCES REGULATING ADULT ENTERTAINMENT USES BY DISPERSAL

CITY	USES CONTROLLED	DISTANCE FROM RESIDENTIAL	DISTANCE FROM CHURCHES SCHOOLS	CONCEN-TRATION	AMORTI-ZATION	APPEALS PROCEDURE	OTHER CONTROLS
Seattle	Adult theaters				yes-90 days		Allow only in BM, CM, & CMT Zones; terminate such uses in all other zones
Denver	Entertainment to which persons under 18 could not be lawfully admitted	500'					
allas	Adult shows or theaters	1000'	1000'				
leveland	Adult bookstores, adult movies and mini-motion picture theaters, pool or billiard halls			1/1000'			
troit	Adult bookstores, adult motion picture theater, mini-motion picture theaters, cabarets, hotels, motels, pawnshops, pool or billiard halls, public lodging houses, secondhand stores, shoeshine parlors, taxi-dance halls	500'		2/1000'		Waiver by petition of 51% of persons owning/ residing or doing business within 500'	Ordinance prohibiting promotion of pornography

CITY	USES CONTROLLED	DISTANCE FROM RESIDENTIAL	DISTANCE FROM CHURCHES SCHOOLS	CONCEN-TRATION	AMORTI-ZATION	APPEALS PROCEDURE	OTHER CONTROLS
New York (not adopted)	Adult bookstores, motion picture theaters, "topless" entertainment facilities, coin-operated entertainment facilities, physical culture establishments	500'		2-3/ 1000'	1 year closest to R-zone first to go	Special permit exception must make findings	.Sign regulat .Applies to c .Adult use al a primary us
Oakland	Adult bookstores, adult movies, peep shows, massage parlors	1000'		1/1000'	1-3 yrs. if no use permit		All require C. permit
Kansas City	Adult bookstores and motion picture theaters, bath houses, massage shops, modeling studios, artists-body painting studios	1000'	1000'			Waiver, if petition of 51% of persons residing or owning property within 1000' of proposed use	Confined to ove lay C-X zone within C-2, 3,
Santa Barbara	Adult newsracks, bookstores, motion picture theaters		1000' (& from parks or recreation facilities)	1/500'			Public displa defined materia prohibited
ellflower	Adult bookstores, theaters or mini-theaters, massage parlors	1000'	1000' (& from parks or playgrounds)	1/1000'			By C.U. all bui ing openings, entries, windo covered or screened to pre vent view into the interior
	Modal studios		500'				No loud speaker

CITY	USES CONTROLLED	DISTANCE FROM RESIDENTIAL	DISTANCE FROM CHURCHES SCHOOLS	CONCEN-TRATION	AMORTI-ZATION	APPEALS PROCEDURES	OTHER CONTROLS
Atlantic City	Adult motion picture theaters, mini-theater, adult bookstores	500'		2/1000'		Waiver of 500' from residential with petitions signed by 51% of parties within 500'	Requires public hearing prior to grant of permit Licensing of massage parlors no treatment of a person of the opposite sex

B. ALTERNATE OR SUPPLEMENTARY FORMS OF REGULATION CURRENTLY AVAILABLE UNDER STATE AND MUNICIPAL LAW

1. Red Light Abatement Procedure

Red light abatement is a mechanism authorized by state law which allows local government to control criminal sexual behavior by controlling the places in which such behavior occurs.

Sec. 11225 of the California Penal Code generally provides that every building or place used for illegal gambling, lewdness, assignation, or prostitution, or where such acts occur, is a nuisance which shall be enjoined, abated, and prevented. There are three basic steps involved in the City's application of the Red Light Abatement Procedures:

(a) A complaint is filed by the City Attorney based upon the declarations of police officers of instances of prostitution taking place on the premises.

(b) The City attempts to obtain a preliminary injunction to shut down the business until completion of the scheduled trial. If the City succeeds, the premises may only be re-opened as a legitimate business until the time of the trial.

(c) At the trial, the burden is on the City to prove that prohibited acts occurred on the premises. The remedy may be closure of the premises for all purposes for one year, placing the building in the custody of the court, or an order preventing the use of the premises for prostitution forever.

Complaints may be filed by citizens, and Sec. 11228 of the Code provides that in Red Light Abatement Actions "evidence of the general reputation of a place is admissible for the purpose of proving the existence of a nuisance".

This method has been used successfully by the City to abate adult entertainment establishments in Hollywood along Western Avenue. Although Red Light Abatement is directed at regulating sites, a Red Light Abatement conviction can affect the ability of an owner or operator to obtain a permit for a similar business at another site (see permit requirements supra). Due to the requirement of a court proceeding, however, this method of control is both time consuming and expensive.

2. Police Permit Requirements

Section 103 of the Los Angeles Municipal Code provides for the regulation and control of a variety of businesses by permits issued by the Board of Police Commissioners. Permittees are subject to such additional requirements as may be imposed by law or by the rules and regulations of the Board.

Those businesses for which the City of Los Angeles requires a police permit and which may also be oriented towards adult entertainment include:

- Arcades (Sec. 103.101)
- Bath and Massage (103.205)
- Cafe Entertainment and Shows (103.102)
- Dancing Academies, Clubs, Halls (103.105, 106, 106.1)
- Motion Picture Shows (103.108)

In some cases, the specific regulations applied to a business, if enforced, preclude adult entertainment activities as a part of, the operation of the business, with revocation of the operating permit an available remedy for violation of the regulation.

The most detailed regulations are applied to cafe entertainment (Sec. 103.102 LAMC) and are summarized as follows:

a. Businesses Subject to the Regulations

Operation of cafe entertainment or show for profit, and the operation of public places where food or beverages are sold or given away and cafe entertainment, shows, still or motion pictures are furnished, allowed or shown. The regulation does not apply to bands or orchestras providing music for dancing.

b. Cafe Entertainment Defined

"Every form of live entertainment, music solo band or orchestra, act, play, burlesque show, revue, pantomime, scene, song or dance act". The presence of any waitress, hostess, female attendant or female patron or guest attired in a costume of clothing that exposes to public view any portion of either breast at or below the areola is included with the purview of the ordinance.

c. Summary of Activities Prohibited

Allowing any person for compensation or not, or while acting as an entertainer or participating in any live act or demonstration to:

(1) Expose his or her genitals, pubic hair, buttocks or any portion of the female breast at or below the areola.

(2) Wear, use, or employ, or permit, procure, counsel or assist another person to wear use or employ, any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, natal cleft, perineum or any portion of the female breast at or below the areola.

The above provisions do not apply to a theatrical performance in a theater, concert hall or similar establishment which is primarily devoted to theatrical performances.

The permit may also be revoked for conviction of the permittee, his employee, agent or any person associated with permittee as partner, director, officer, stockholder, associate or manager of:

(1) An offense involving the presentation, exhibition or performance of an obscene production, motion picture or play;

(2) An offense involving lewd conduct;

(3) An offense involving use of force and violence upon the person or another;

(4) An offense involving misconduct with children;

(5) An offense involving maintenance of a nuisance in connection with the same or similar business operation; or, if the permittee has allowed or permitted acts of sexual misconduct to be committed within the licensed premise.

Massage businesses have traditionally been regulated by licensing. The latest changes in the massage regulations became effective in November of 1976. The application for a permit now requires:

(1) detailed information regarding the applicant;

(2) name, address of the owner and lessor of the property upon or in which the business is to be conducted, and a copy of the lease or rental agreement;

(3) requirement of a public hearing prior to issuance of a permit for the operation of a massage business.

Operating requirements for massage businesses include:

- a permit for each massage technician;
- regulation of the hours of operation;
- posted list of available services and their cost;
- a record of each treatment, the name and address of the patron, name of employee and type of treatment administered.

So-called "private" clubs or "consenting adult clubs" which have ostensibly been formed as an alternative to massage parlors had until recently been regulated via the requirement of a social club permit. In June 1977, however, the ordinance establishing such requirement was declared unconstitutional by a Los Angeles Muncipal Court due to unreasonable restrictions on the freedom of association. To date, it is unknown whether the City will appeal the ruling or amend the ordinance.

C. OTHER REGULATION OF ADULT ENTERTAINMENT BUSINESSES IN LOS ANGELES

Regulation of adult entertainment businesses has a long history in Los Angeles. In 1915 the "prevalence of sex evils arising out of massage parlors" caused the City Council then to enact Section 27.03 (L.A.M.C.) as "a safeguard against the deterioration of the social life of the community."[2] The ordinance provided:

> "(a) It shall be unlawful for any person to administer, for hire or reward, to any person of the opposite sex, any massage, any alcohol rub or similar treatment, any fomentation, any bath or electric or magnetic treatment, nor shall any person cause or permit in or about his place or business or in connection with his business, any agent, employee, or servant or any other person under his control or supervision, to administer any such treatment to any person of the opposite sex."[3].

This provision remained in the Code, in one form or another, until a similar Los Angeles County ordinance was declared invalid in 1972 due to the preemption of the criminal aspects of sexual activity by the State.[4]

In reaching its conclusion, the court referred to the discussion of the Los Angeles City ordinance in In Re Maki. This 1943 case upheld the constitutional validity of the ordinance, and, according to the court, established the primary purpose of such ordinance as the limiting of criminal sexual activity.

The late 1960's and early 1970's brought a proliferation of nude bars and sexual scam joints in the Los Angeles area. In 1969, the Cafe Entertainment regulations (Section 103.102 Los Angeles Business Code) was modified to include strict controls on nudity (see discussion infra).

A variety of Council motions were made to control other types of "adult entertainment" such as arcades, massage parlors, and newsracks. Many of these were initiated due to substantial citizen complaints, and some resulted in final ordinances. (See Table III pages 19a to 19d.)

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2 In Re Maki 56 CA 2d. 635, 1943.

3 Section 27.03.1 Los Angeles Municipal Code, 1938.

4 Lancaster v Municipal Court 6 C 3d 805, 1972.

Beginning in 1974, several Council motions were made generally calling for an investigation and preparation of an ordinance regulating adult theaters and bookstores. The advice of the City Attorney was sought, and at the suggestion of that Office, action was delayed pending the Supreme Court decision regarding the Detroit Ordinance. That decision was handed down in June of 1976. On July 13, 1976, a Council motion was introduced by Councilman Wilkinson requesting a study of concentrations of adult entertainment similar to that of Detroit.

Table III provides a generalized summary of the major Council files and actions relating to adult entertainment.

While not part of this study, a recently enacted ordinance controlling on-site sale of alcoholic beverages should be recognized as an attempt to control another adult-type use. Effective March 1, 1977, the Los Angeles Muncipal Code was amended to require a conditional use permit for the on-site sale of alcoholic beverages. (Council File No. 70-200, City Plan Case No. 22878). Although aimed at the regulation of anti-social activities in all establishments serving alcoholic beverages, the subject ordinance would, of course, also have a "spillover" effect with regard to those businesses which have adult entertainment as well as alcoholic beverages.

Generally, the ordinance would, in all cases, require issuance of a conditional use permit for any business selling alcoholic beverages for on-site consumption, rather than the previous practice of permitting them as a matter of right in certain zones. The advantage of the new procedure is that as a prerequisite of approval of an individual application, there must be a public hearing to determine whether the proposed use will have a detrimental effect upon nearby properties and the neighborhood in which it is being proposed. In the long run, the ordinance may prove to be an effective device to regulate uses (dispensing alcoholic beverages) which tend to have a deteriorating effect on an area, some of which may, coincidentally, also be adult entertainment businesses.

TABLE III

CITY COUNCIL FILES RELATING TO ADULT ENTERTAINMENT

DATE	FILE NO.	SPONSORS	RECOMMENDATION	DISPOSITION
3/23/70		North Hollywood Chamber of Commerce	That topless and bottomless bars and pornographic film and literature be confined to the M-3 zone.	Disapproved by the Planning Commission.
3/71	C.F. 72-374	Councilman Snyder	Effort to control bath or massage parlors by modifying the definition of "physical therapy" in state law. And, City support for legislation that would make Physical Therapists, Chiropractors responsible for activities in their offices and prohibit treatment by unlicensed assistants unless the license holder is in the room.	Introduction of AB 823 modifying the definition of physical therapy - Died in Committee November 1972.
			Recommend modification of Board of Chiropractors Rules and Regulations.	State Board of Chiropractic Examiners adopted "Board Rule 316" which makes chiropractors responsible for the conduct of employee in their place of practice, and specifically prohibits sexual acts or erotic behavior involving patients patrons or customers.

TABLE #1 (cont'd.)

DATE	FILE NO.	SPONSORS	RECOMMENDATION	DISPOSITION
2/74	C.F. 72-374 S-1 S-2	Stevenson and Wilkinson	Study of the need and feasibility of regulating hours of operation, minimum requirement for practitioners and health and safety conditions in massage parlors.	1/9/75 Board of Police Commissioners approved ordinance and adopted agreement with County to provide inspection of massage parlors.

TABLE II (cont'd.)

DATE	FILE NO.	SPONSOR	RECOMMENDATION	DISPOSITION
10/18/74	C.F. 74-4521	Snyder, Robert Stevenson, Ferraro	Provide by Ordinance that permits may not be granted to operate motion picture theaters which show "adult" films or bookstores which sell printed material which may not be sold to minors at locations which are within 1,500 feet of the nearest school, playground or church.	Police and Fire and Civil Defense Committee referred prepared ordinance to Planning Committee.
1/21/75	C.F. 74-1969		Police permit requirement for arcades becomes effective. Regulates 5 or more coin or slug operated machines. Revocation for non-compliance with health, zoning, fire requirements, obscenity convictions. Regulates hours of operation.	Regulation subsequently found unconstitutional by the Appellate Department of Superior Court, L.A. County.
/27/76		City Planning Commission	Planning Department report to City Planning Commission, at their request, regarding proposed regulation of massage parlors and adult bookstores in Los Angeles.	No action taken.
/9/76	C.F. 73-374 S-1A		Council adopts ordinance requiring permits to operate a massage business, act as a massage technician and gives a massage for compensation effective 4/17/76.	Ordinance now in effect.
'23/76	C.F. 74-4521 S-2	Wilkinson and Stevenson	Require public hearings prior to opening of an adult bookstore which has for sale sexually explicit material; limit the hours of operation.	Referred to Police, Fire and Civil Defense.

TABLE III (cont'd.)

DATE	FILE NO.	SPONSOR	RECOMMENDATION	DISPOSITION
6/25/76	C.F. 74-4521	Wilkinson, Gibson, Nowell, Braude, Russell, Wachs, Stevenson, Bernardi, Farrell, Lorenzen	Request City Attorney to draft an ordinance following Young vs. American Mini Theaters guidelines.	Referred to Police, Fire and Civil Defense Committees.
6/28/76	C.F. 74-4521	Stevenson, Wachs	Preparation of zoning ordinance to prohibit sexual scam joints, adult bookstores and theaters, nude live entertainment within 500' from a private dwelling, church, school, public building, park or recreation center, of within 1000' of each other, to be retroactive, priority to the oldest establishments.	Referred to Police, Fire and Civil Defense Committees.
7/13/76	C.F. 74-4521	Wilkinson	Instruct the City Planning Department to prepare a report to the City Council regarding the extent of any possible degradation of neighborhoods in Los Angeles due to concentration of adult entertainment establishments.	Consolidation of above cases. After approval of full Council assigned to Planning Department with the cooperation of other involved agencies.
3/15/77	C.F. 74-1969		Police, Fire and Civil Defense Committee recommendation to amend Sections 103.101, 103.101.1 of the Municipal Code - (A revised ordinance to regulate arcades).	Adopted by full Council.
5/5/77	C.F. 77-860 S-49	File not available for review.	Support state legislation providing specific penalties for use of minors for pornography.	
/11/77	C.F. 77-1997	File not available for review.	Regarding prostitution enforcement laws.	

IV.

METHODOLOGY AND ANALYSIS

Methodology

In complying with the City Council's instructions, the Department has utilized various available data sources, including property assessment data, U. S. Census data, and obtained other information germane to the subject in an effort to determine, on an empirical basis, the effects (if any) of adult entertainment facilities on surrounding business and other properties. The Department also reviewed sales data of commercial and residential property in areas containing concentrations of adult entertainment businesses and in "control areas" containing no such concentrations. The staff also attempted to secure information on the sales volume of commmercial properties, but was unable to obtain this information.

It should be emphasized that, in conducting this study, every effort was made by the Department to preclude the introduction of subjective judgment or other bias, except where the opinions of other individuals or groups were specifically solicited.* It was the Department's intent to base any conclusions entirely on relevant data and other factual information which became available during the course of conducting the study.

The procedure employed by the Department in conducting this study involved the following areas of emphasis:

1. A measure of the change from 1970-76 in assessed "market value" of land and improvements for the property occupied by and within an appropriate radius of five known "clusters" (nodes) of "adult entertainment" businesses. An identical measure of four "control areas" without concentrations of adult entertainment businesses was also made to determine if a significant difference in the rate of change in assessment values occurred in such areas between 1970 and 1976. Comparisons were also made with the entire community in which the concentration nodes were located.

2. An analysis of responses received from a mail survey questionnaire conducted by the Planning Department;

* Expert opinions were requested from realtors, realty boards, appraisers and lenders through letters and questionnaires. The Department also sent letters to local members of the American Sociological Association requesting their assistance in this study. Their replies were limited in number and not significant in terms of this study.

3. Review of available data from the U.S. censuses of 1960 and 1970, including the results of a "cluster analysis" and description of Hollywood based on such analysis prepared by the City's Community Analysis Bureau;

4. An analysis of verbal and written testimony obtained at two public meetings on this subject conducted on April 27 and 28, 1977 by representatives of the City Planning Commission;

5. A review of various approaches to the regulation of "adult entertainment" businesses, including legislation enacted by other jurisdictions;

6. An analysis of alternate forms of control, including existing Municipal Code provisions relative to this general subject;

7. A discussion of earlier efforts of the City to control adult entertainment in Los Angeles; and

8. A presentation of the Los Angeles City Police Department's report dealing with crime statistics and their relation to "adult entertainment" businesses in Hollywood.

9. The actual "last sales price" of commercial and residential properties in areas containing concentrations of "adult entertainment" businesses were compared with the assessed values of property in such areas. The results were then compared with "control areas" containing no concentration of such businesses. (It was found that the actual sales prices tended to parallel assessed values and that in other cases the comparison was inconclusive. No further discussion of this aspect of the study is contained herein.)

10. In an attempt to determine any possible effects of "adult entertainment establishments" on business sales volume, the Department reviewed sales data from a Dun and Bradstreet computer tape file for the years 1970 and 1976. However, this source of date could not be used since it did not contain directly comparable information for the two years indicated. (A substantial change in the number of member firms listed apparently occurred after 1970.) In addition, the Department requested sales information from the City Clerk's Business License File. The City Clerk advised that the generation of the information requested would require 100 man-days of work; consequently their information could not be obtained within the time constraints for completion of the study.

Items 5, 6, and 7, above, are the subject of Section III of this report, entitled "Methods Currently Used to Regulate Adult Entertainment Business". The Police Department's report is discussed herein as Section V. The Planning Department's analysis of topics 1 through 4 is described in detail, below.

A. CHANGES IN ASSESSED VALUATION BETWEEN 1970-76 IN FIVE SEPARATE AREAS CONTAINING HIGH CONCENTRATIONS OF ADULT ENTERTAINMENT BUSINESSES

In order to determine if there has been a significant change in assessed property values which may have been influenced by the proliferation of "adult entertainment" businesses, the Department has calculated the change in the assessed value of land and improvements for properties occupied by, and located within, a 1,000 to 1,800 foot radius of known concentrations of adult entertainment businesses. Five such areas were selected for analysis, as described below. The year 1970 was selected as the base period because of the availability of data for that year, and since that point in time corresponds approximately with the beginning of the proliferation of adult entertainment businesses in Los Angeles. The percentage change in the assessed "market" value of land and improvements for commercial and residential properties was calculated for the 1970 base year and for 1976.

Similar calculations covering the same time period were also prepared for "control areas" (containing no concentration of adult entertainment businesses) but which were similar, in terms of zoning and land use, or which were located in geographical proximity to the study area nodes. Four such control areas were selected.

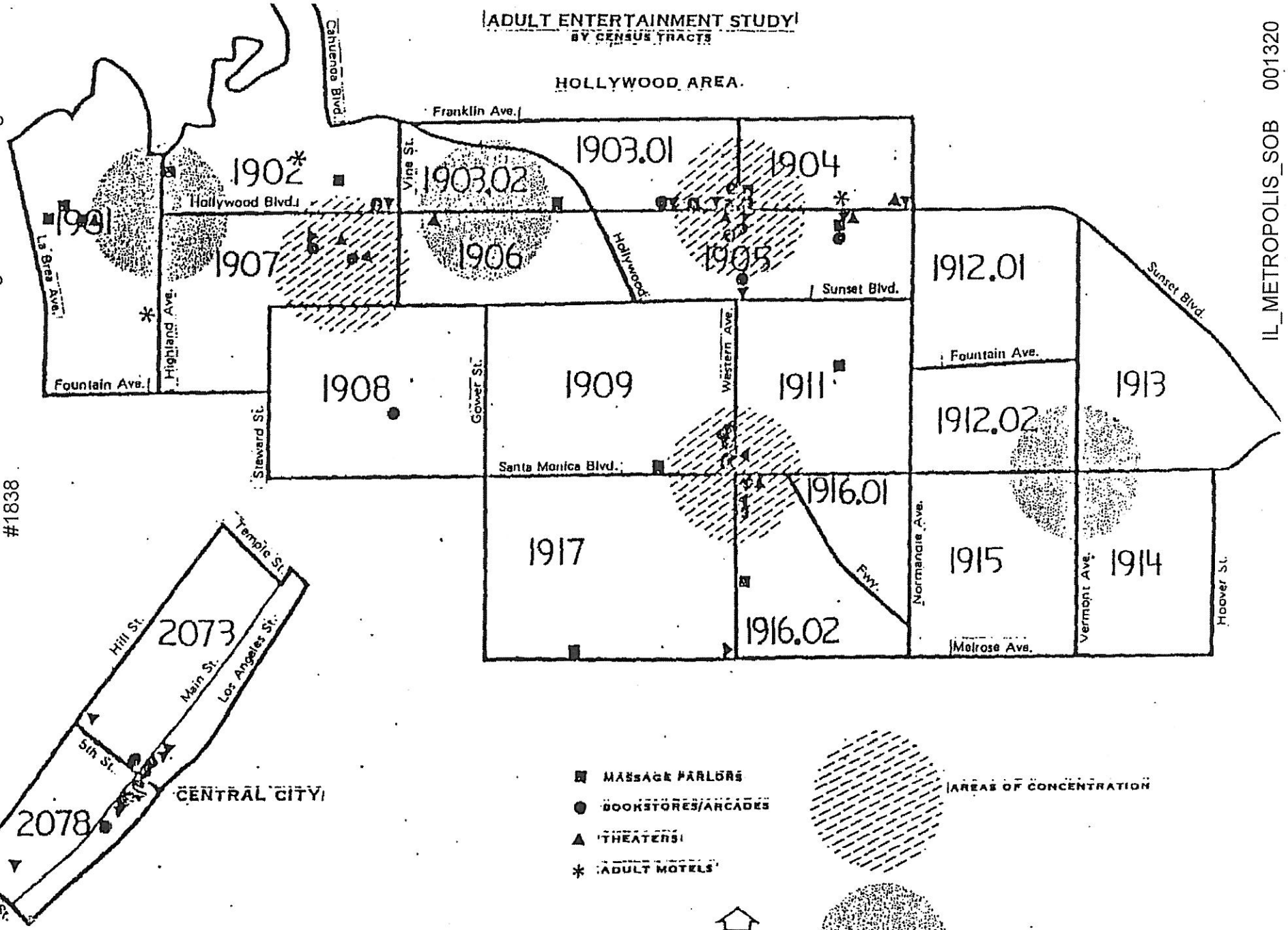
1. Study and Control Areas

On the basis of field invesigations and other available data, the Department determined that there are five different areas within the City suitable for analysis, each containing a relatively high concentration of adult entertainment establishments. As shown in Exhibits "A" and "B" on the following pages, three of these concentrations (or "nodes" of activity) are located in Hollywood; one is in Studio City; and one is in North Hollywood. In each case, the focal point of the area selected for analysis was the intersection of two major streets, with the adult entertainment businesses located along the commercially zoned frontage of one or both of the streets forming the intersection. In four of the five areas selected, residentially zoned and developed properties are situated not farther than one-half block from the commercially-zoned frontage. (One node in Hollywood is entirely surrounded by commercial properties.)

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ADULT ENTERTAINMENT STUDY
BY CENSUS TRACTS



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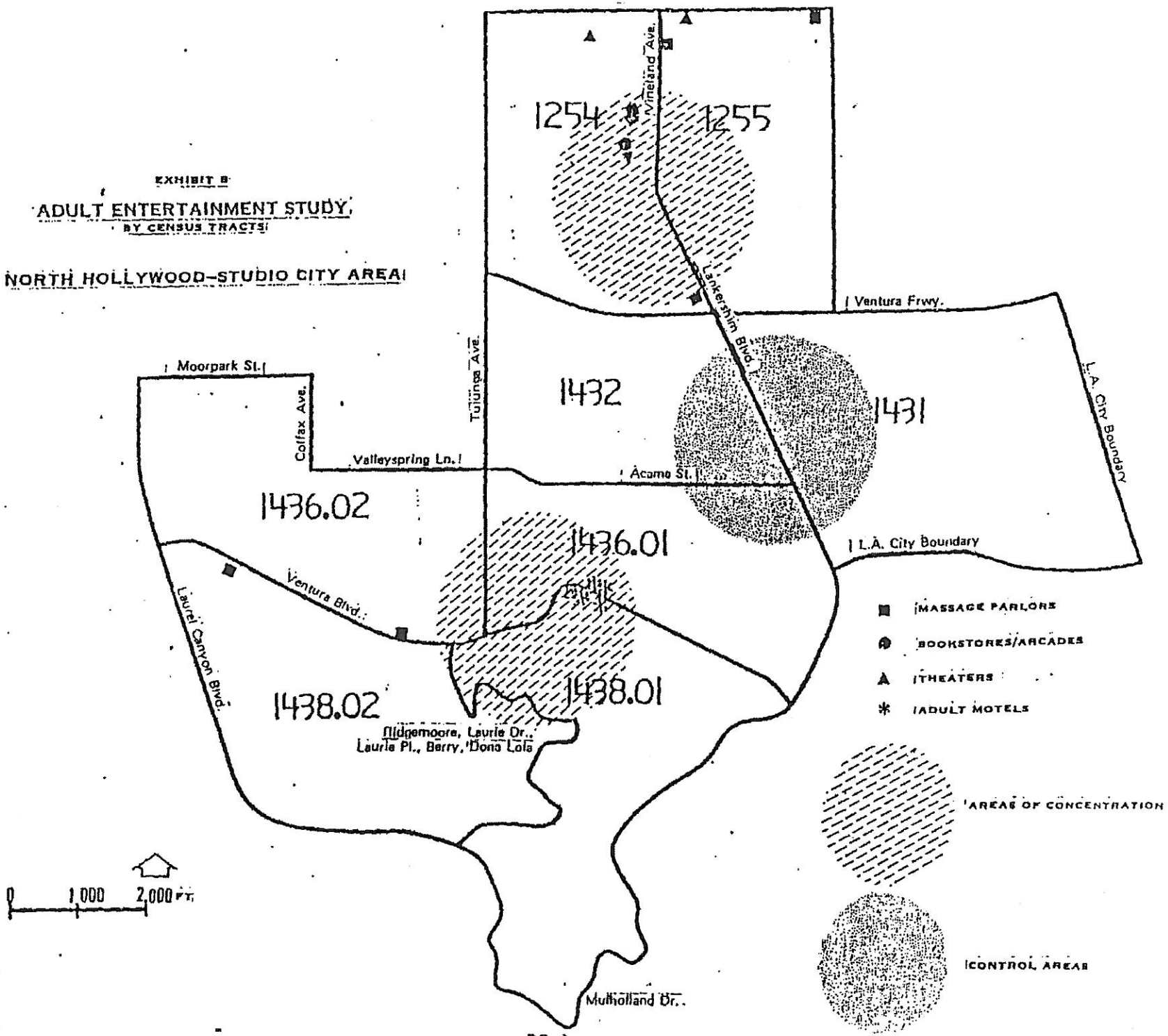
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EXHIBIT B

ADULT ENTERTAINMENT STUDY

BY CENSUS TRACTS

NORTH HOLLYWOOD–STUDIO CITY AREA



Although Main Street in downtown Los Angeles contains a relatively high concentration of sex-oriented businesses (primarily theaters, arcades and bookstores), this area was not selected for analysis since no residential properties are located in proximity thereto. In addition, Main Street has traditionally contained burlesque theaters, arcades, bars and similar types of establishments, and there has been no significant change in this generalized pattern of land use during the past ten years.

In the Hollywood area, the focal points of concentration are at the following three intersections: Santa Monica Boulevard and Western Avenue (containing 12 such businesses); Hollywood Boulevard and Western Avenue (9 such businesses); and Selmna Avenue and Cahauenga Boulevard (containing 7 such businesses). In Studio City, the focal point is east of the main intersection of Tujunga Avenue and Vineland Avenue (at Eureka Drive) which contains six adult entertainment businesses; and in North Hollywood the focus of concentration is at Lankershim Boulevard and Vineland Avenue (containing 4 such businesses)

In the Hollywood area, property within an approximate 1,000-foot radius of the above named intesections was included for purposes of analysis. In Studio City it was appropriate to include those properties situated within an approximate 1,500 foot radius of the intersection of Eureka Drive; in North Hollywood, property within an approximate 1,500 foot radius of the intersection of Lankershim Boulevard and Vineland Avenue was selected for analysis.

As also shown in Exhibit "A", three separate "control areas" were established in Hollywood, each originating at the intersection of two major streets and also encompassing all property within an approximate 1,000-foot radius of the street intersection. Control areas were established at: Santa Monica Boulevard and Vermont Avenue; Hollywood Boulevard and Highland Avenue; and Hollywood Boulevard and Gower Street. In the San Fernando Valley, Exhibit "B" indicates one control area, centered at the intersection of Lankershim Boulevard and Whipple Street, and encompassing property within a radius of approximately 1,500 feet of that intesection, relates to the two nodes of concentration in Studio City and North Hollywood. None of the control areas has adult entertainment businesses within its boundaries, with the exception of the area surrounding the intersection of Hollywood Boulevard and Gower Street which contains one such business.

Table IV, indicates the percentage change in assessed land and improvement value from July 1970 to July 1976 for the commercial and residential property encompassed by the applicable radius surrounding each of the five nodes of concentration, together with their corresponding control areas. For purposes of comparison, the same data is shown for the entire City and for the Community within which the study areas are located. Since concentrations of adult entertainment businesses could have a particular effect on the value of other business properties in an area, a separate tabulation is also shown for only commercially zoned land within each study and control area. (Table IV-A.)

As indicated in Table IV, the 1970-76 percentage change in total assessed "market" valuation of commercially and residentially zoned property (land plus improvements) increased in all three areas in Hollywood containing concentrations of adult entertainment businesses. However, there was some variance in the magnitude of the increase. Changes in the three study area nodes were 2.79, 8.71, and 3.41 percent; compared with increases in the three corresponding control area of 12.53, 1.94, and 5.09 percent, respectively.

The study area node located at Santa Monica Boulevard and Western Avenue increased by 2.79 percent, compared with a substantially greater increase of 12.53 percent in the "control area" associated with that node. Total assessed value within the study area surrounding the intersection of Selma Avenue and Cahuenga Boulevard increased by 3.41 percent while the associated control area increased by the slightly greater amount of 5.09 percent. In direct contrast to this pattern, however, the Hollywood and Western node registered an 8.71 percent increase, while its corresponding control area increased by only 1.94 percent.

TABLE IV

1970-76 Changes in Assessed Valuation of Commercial and Residential Land and Improvements for Five Areas Containing Concentration of Adult Entertainment Businesses, as Compared With "Control" Areas, Surrounding Community, and City of Los Angeles.

Property Within Approximate 1,000 to 1,800 Foot Radius of Intersection of Streets Shown:	No. of Entertainment "Sites" 1969-70	No. of Entertainment "Sites" June 1977	Percentage Change in Assessed Valuation 1970-76 Land	Improvements	Total
Santa Monica Boulevard and Western Avenue (Hollywood)	6	12	-0.22	5.81	2.79
Santa Monica Boulevard and Vermont Avenue (Hollywood Control Area)	N.A.	0	-4.84	32.66	12.53
Hollywood Boulevard and Western Avenue (Hollywood)	6	9	3.51	13.21	8.71
Hollywood Boulevard and Highland Avenue (Hollywood Control Area)	N.A.	0	19.32	-7.83	1.94
Selma Avenue and Cahuenga Boulevard (Hollywood)	4	7	21.12	-12.54	3.41
Hollywood Boulevard and Gower Street (Hollywood Control Area)	N.A.	1	17.76	-8.61	5.09
Hollywood Community	N.A.	31	21.20	32.72	27.00
City of Los Angeles	N.A.	N.A.	35.08	38.92	37.15
Tujunga Avenue and Ventura Boulevard (Studio City)	1	6	67.11	63.10	64.93
Lankershim Boulevard and Vineland Avenue (North Hollywood)	2	4	15.88	9.65	12.61

TABLE IV (cont'd.)

Property Within Approximate 1,000 to 1,800 Foot Radius of Intersection of Streets Shown:	No. of Entertainment "Sites" 1969-70	No. of Entertainment "Sites" June 1977	Percentage Change in Assessed Valuation 1970-76 Land	Improvements	Total
Lankershim Boulevard and Whipple Street (Valley Control Area)	N.A.	0	62.28	27.66	42.76
Sherman Oaks-Studio City Community	N.A.	10	69.25	60.44	64.33
North Hollywood Community	N.A.	5	28.59	33.15	31.07
City of Los Angeles	N.A.	212	35.08	38.92	37.15

TABLE IV-A

1970-76 Changes in Assessed Valuation of Commercially Zoned Land and Improvements for Five Areas Containing Concentration of Adult Entertainment Businesses as Compared With Commercially Zoned Land in "Control Areas", Surrounding Community, and City of Los Angeles.

Property Within Approximate 1,000 to 1,800 Foot Radius of Intersection of Streets Shown:	No. of Entertainment "Sites" 1969-70	June 1977	Percentage Change in Assessed Valuation 1970-76 Land	Improvements	Total
Santa Monica Boulevard and Western Avenue (Hollywood)	6	12	-0.47	8.53	3.4
Santa Monica Boulevard and Vermont Avenue (Hollywood Control Area)	N.A.	0	-12.53	4.13	-6.38
Hollywood Boulevard and Western Avenue (Hollywood)	6	9	-2.52	-0.45	-1.77
Hollywood Boulevard and Highland Avenue (Hollywood Control Area)	N.A.	0	25.01	-11.19	4.06
Selma Avenue and Cahuenga Boulevard (Hollywood)	4	7	21.93	-18.79	0.54
Hollywood Boulevard and Gower Street (Hollywood Control Area)	N.A.	0	17.07	-17.22	1.09
Hollywood Community	N.A.	31	13.43	-1.51	6.70
City of Los Angeles	N.A.	212	12.27	13.52	12.93
Tujunga Avenue and Ventura Boulevard (Studio City)	1	6	19.24	25.83	21.9
Lankershim Boulevard and Vineland Avenue (North Hollywood)	2	4	-0.76	3.91	1.92

TABLE IV-A (cont'd.)

Property Within Approximate 1,000 to 1,800 Foot Radius of Intersection of Streets Shown:	No. of Entertainment "Sites" 1969-70	No. of Entertainment "Sites" June 1977	Percentage Change in Assessed Valuation 1970-76 Land	Improvements	Total
Lankershim Boulevard and Whipple Street (Valley Control Area)	N.A.	0	82.28	-6.35	27.16
Studio City Community	N.A.	10	30.95	13.01	22.02
North Hollywood Community	N.A.	5	2.74	7.56	5.21
City of Los Angeles	N.A.	212	12.27	13.52	12.93

Sources/Notes - Tables IV and IV-A:

Actual assessment data from which percentage changes in Tables IV and IV-A were derived is shown in Appendix A. Assessment data was obtained from the City's Land Use Planning and Management System (LUPAMS) computer file. Data is as of July 1 for years shown. "Entertainment Site" means adult theatre, arcade, massage parlor, nude dancing establishment or similar use. Number of "entertainment sites" for 1969-70 was obtained from L. A. Police Department; for June 1977 from L. A. Police Department and L. A. City Planning Department. N.A. means not available. Property included within areas described is shown in Exhibits A and B.

The percentage increase in assessed values within the three study areas, as well as the control areas, was considerably less in each case than percentage gains registered by the Hollywood Community or the City as a whole.

In the case of the study area nodes located in the San Fernando Valley, the pattern appears to be somewhat more spurious. The study area node containing adult entertainment businesses located in Studio City (centered east of the intersection of Tujunga Avenue and Ventura Boulevard) increased by 64.93 percent--the largest increase of any of the areas analyzed. In direct contrast, the "adult entertainment node" located at Lankershim Boulevard and Vineland Avenue increased by only 12.61 percent. The one "control area" associated with these two San Fernando Valley nodes increased by 42.76 percent -- a substantially greater gain than the North Hollywood node, but 22 percent less than the Studio City node. (Whether the sharp percentage increase shown for the Studio City node was the direct result of a recent reassessment cannot be readily determined.)

The increase in assessed value within the Studio City study area was virtually the same as that of the entire Sherman Oaks-Studio City Community but almost twice the percentage gain for commercial and residential properties in the entire City. The North Hollywood study area increased by a considerably lower percentage than the North Hollywood Community and the City as a whole.

With regard to commercial properties considered separately, Table IV-A reveals that the percentage change in assessed values of land and improvements combined was generally lower in all study areas than in their corresponding control areas. One notable exception, however, is the Santa Monica Boulevard and Western Avenue node which increased by 3.4 percent, while its corresponding control area (Santa Monica and Vermont) decreased by 6.38 percent. In Hollywood the change in assessed values of all study and control areas was less than in the entire Hollywood Community. In the San Fernando Valley the two study areas both increased less than the entire communities within which they are situated.

2. Conclusion - Changes in Assessed Valuation

On the basis of the foregoing, there would seem to be some basis to conclude that the assessed valuation of property within the study areas containing concentrations of adult entertainment businesses have generally tended to increase to lesser degree than similar areas without such concentrations. However, in the staff's opinion, there would appear to be insufficient evidence to support the contention that concentrations of sex oriented businesses have been the primary cause of these patterns of change in

assessed valuations between 1970 and 1976. However, responses to the Department's mail questionnaires from real estate representatives and appraisers have indicated that in their opinion, concentrations of adult entertainment businesses have, in some cases, had a direct negative impact on property values.

B. PUBLIC MEETINGS

Two public meetings were conducted by representatives of the City Planning Commission in order to receive citizen input regarding the effects, if any, of contentrations of "adult entertainment" establishments on nearby properties and surrounding neighborhoods. Notice of the hearings was published in local newspapers, aired on radio, mailed to owners of commercial and multiple residential property within 500 ft. radius of the study areas and also to persons who had previously responded to the Department's questionnaire.

The first meeting was held in Hollywood on April 27, 1977 at Le Conte Junior High School. The second meeting was conducted in Northridge on April 28, 1977 at Northridge Junior High School. Both meetings were conducted by Planning Commission President Suzette Neiman and Planning Commissioner Daniel Garcia, with Deputy City Attorney Chris Funk also in attendance..

Questionnaires were available at the meetings for the convenience of those wishing to submit their comments in writing.

Attendance was approximately 200 persons at the Hollywood meeting and 300 persons at the Northridge meeting. A combined total of 60 persons addressed the Commission. The following is a summary of the comments received by the Commission. (Tape recordings of the hearings are available for review under City Plan Case Number 26475, in the Planning Commission Office, Room 561-K, Los Angeles, City Hall, telephone (213) 485-5071.)

The most prevalent type of comment at the Hollywood meeting was an expression of fear of walking in areas where "adult entertainment" and related business are concentrated. This concern was expressed both by parents, reluctant to allow their children to be exposed to offensive signs and wares, and by women and elderly persons who feared walking in the areas either in the day or evening, because of the incidence of crime in the area. Specific instances of solicitation and other crimes were recited. Some proprietors testified that they felt their businesses have suffered, due to fear on the part of their customers. Other common statements concerned:

- Physical or economic deterioration of the area resulting from the influx of adult businesses.
- An increase in street crime.
- Offensive signs and displays.
- A need to use existing enforcement tools, such as "red light abatement" to control "adult entertainment" businesses.

- Representatives of La Cienega art gallery proprietors expressed concern over the recent establishment of an adult theater in the area and its incompatibility with gallery use.

A representative of the "Pussycat Theaters" organization informed the Commission that a survey taken by the theater operators indicated that the majority of patrons were middle class, that most were registered voters, and that many were married and had college educations. It was stated that a large number of the patrons were found to reside within a few miles of their theaters. The representative of this theater chain expressed concern at the "lumping" of all adult entertainment businesses into one classification. He felt that in terms of aesthetics, clientele, and effect upon the neighborhood, the theaters were not in the same classification as some other types of adult businesses. (The Commission requested the written documentation of the survey; however, it has not been received to date.)

Several speakers at the Northridge meeting expressed concern that the City even felt it needed to request their opinion on such a subject. They felt that their displeasure over the distribution and display of pornographic materials should be obvious. Citizens also indicated how they had been responsible for the closing of certain establishments in the San Fernando Valley by picketing and other means. Some speakers indicated that they were disturbed by the availability and display of obscene material in drug stores and supermarkets.

The following is a summary listing of specific relevant comments from the two meetings:

Hollywood Meeting (April 27, 1977)

- It was alleged that organized crime is in the sex service business and that this is a $64 million local business.

- Hollywood and particularly Hollywood Boulevard was once a cultural center; now there is a different class of people. This is a degeneration of Hollywood and Hollywood Boulevard.

- In Hollywood, due to fear for safety, people walk around in groups, not alone or as couples.

- Zoning is not the ultimate response to obscenity; there are public nuisance laws, red light abatement statutes, etc.

- There was concern about the effects on children; parents in Hollywood indicated that they did not allow their children to walk unescorted: there are too many muggings and attacks.

- There are problems brought on by the changing population of the area: street fights, acts of mischief and minor property damages have resulted.

- A local minister indicated concern for the elderly, and that children from 4 to 7 years old cannot ride their bikes without being accosted; he also indicated there had been 23 arrests for prostitution near a local elementary school; he further stated that residents have to go to other areas to shop.

- A representative of a local synagogue stated that the elderly were afraid to walk to religious services and that car pooling had been established.

- A representative of the Hollywood Businessmen's Association advised that 50 percent of the sex crimes reported (in the City) were in the Hollywood area; that since the Police have closed some sex establishments crime has dropped; that adult entertainment businesses have contributed to a deteriorating condition in Hollywood; that there is a 100 percent turnover in school attendance; that the business license ordinance should be modified to require an environmental impact report and proper sign controls for new establishments and that notice should be given to persons within one-half mile; he also reiterated that traditional businesses were leaving the area.

- It was indicated that property values had gone down; Vine and Selma was valued at $12.50 per sq. ft. years ago, but recently it was worth only $8.50 per sq. ft.

Northridge Meeting (April 28, 1977)

- A representative of the North Hollywood Chamber of Commerce indicated that adult entertainment businesses were an economic and social blight; that the Police Commission was no help; that they had proposed the M3 Zone for these uses; that we need more police and should make greater use of red light abatement; that the Alcoholic Beverage Control Department should do more.

- Claims were made that the Pussycat Theater in North Hollywood was a dangerous environment to women and children; that in the recent past 2 teenage girls had been accosted and a woman had been attacked and had to jump from a car.

- A beauty shop owner near a Pussycat Theater indicated she no longer stayed open in the evening because her customers were afraid.

- Adult entertainment businesses should be required to rent space in "Class A" buildings.

- Various persons objected to newsracks, obscene material, problems of congestion and ingress and egress.

- The Miller vs. California court case was discussed: it was contended that this case established that "a community can set its own standards".

- Questions were posed as to whether economic and financial impact should be facts needed to develop an ordinance to control adult entertainment.

- Claims were made that adult entertainment business bring crimes and violence to the area.

- A speaker stated that both the Boston and the Detroit ordinances are unacceptable. "You cannot control pornography by zoning", and opposition to the zoning approach to obscenity was expressed.

- "California is the pornographic capital of the world."

- People are offended by pornographic material in department stores, drug stores, supermarkets, etc. The recent Los Angeles County newsrack ordinance was discussed.

- One person posed the question "why don't we have an Environmental Impact Report for pornographic businesses?"

- Church representatives and a teacher at the Christian School were concerned about their members and children being exposed to pornographic advertising displayed at the Lankershim Theater and Pussycat Theater. They are afraid to let their children out on the streets.

- It was stated that "we should use civil, public nuisance and red light abatement to control adult entertainment businesses."

Conclusion

In summary, the overwhelming majority of speakers felt that the concentration of "adult entertainment" businesses in their neighborhood was detrimental, either physically by creating blight or economically by decreasing patronage of traditional businesses; or socially by attracting crime. As a result of increased crime, nearby residents have become fearful and have been forced to constrain their customary living habits in the community.

Although the testimony obtained at the public hearings would from a subjective point of view, substantiate the conclusion that "adult entertainment" businesses have a deleterious effect on the surrounding community, the staff is of the opinion that legitimate questions may have been posed by the Pussycat Theater representative regarding a single classification for all "adult entertainment" uses. There would appear to be some basis to support the contention that certain types of such uses are more "objectionable" than others, and that negative effects of a particular type of business might be minimized, depending on how the business is operated and advertised.

C. SURVEY QUESTIONNAIRE CONDUCTED BY DEPARTMENT OF CITY PLANNING

1. Description of Survey

In order to determine additional factual data relating to the subject, and to seek the comments and opinions of property owners, businessmen, realtors, real estate boards, real estate appraisers, representatives of banks, Chambers of Commerce, and others, the Department conducted a mail survey. Two questionnaires were developed. One was designed primarily for businessmen and residential property owners and is hereinafter referred to as the General Questionnaire. The second was designed for realtors, real estate appraisers and lenders and is hereinafter referred to as the Appraiser Questionnaire. A copy of the two questionnaires is contained in the Appendix. The completed questionnaires, together with other letters relative to this subject, are on file in Room 510, Los Angeles City Hall.

The General Questionnaire was mailed to all property owners (of other than property in single-family use) within a 500-foot radius of each of the five study areas. The questionnaire was also distributed to various community groups (including local and area Chambers of Commerce) and at the public meeting in Hollywood and in Northridge.

The Appraiser Questionnaire was mailed to all members of the American Institute of Real Estate Appraisers having a Los Angeles City address and to members of the California Association of Realtors whose office is located in the vicinity of the study areas.

Each of the two questionnaires contained spaces for a respondent to check answers to a series of questions relating to the overall effect (if any) of adult entertainment establishments on nearby properties. It should be emphasized that the Department intentionally structured the "objective response" portion of the questionnaires so as to reduce "bias" and to solicit the maximum range of responses to any specific question. For example, a respondent could check "positive", "negative" or "no effect" in response to the question... "What overall effect do you feel that adult entertainment establishments have on a neighborhood?"

In addition to the direct response portion of the questionnaire, information of a more subjective nature was also solicited. For example, after each question, space was provided for a respondent to list any comments or examples which might pertain to a specific question. The beginning of each questionnaire also invited the respondent to write comments in the space provided or on a separate sheet.

Between February 10 and April 30, 1977, a total of approximately 4,000 questionnaires were mailed (with return envelopes provided) or otherwise distributed to businessmen, real estate appraisers, realtors, representatives of banks and savings and loan institutions, the owners of multiple-unit residential property, and others. Of this number, 694 questionnaires were completed and returned to the Department (an overall 17.4 percent rate of return).

In addition, the Department received 197 non-solicited, completed questionnaires from property owners in Studio City. These questionnaires were distributed in a private mailing by a private individual. The subject mailing included a replica of the Department's appraiser questionnaire, together with written material alleging City intent to create an adult entertainment zone in Studio City (copy included as Appendix D-2). According to the subject individual's testimony at the public hearing on April 27, 1977, 11,000 replica questionnaires were mailed. Due to the prejudicial nature of the mailing, these questionnaires are not included in the study. However, the staff did tabulate the subject responses and the tabulation and summary are included in Appendix D-3. All persons responding to the above mailing were sent a memo from the Department, correcting the misinformation (copy included in Appendix D-1).

2. Results of Survey Questionnaires

A tabulation of the responses to the specific questions solicited in the objective portion in each of the two types of questionnaries is presented below. A summary of the comments follows:

GENERAL QUESTIONNAIRE

- RESPONSES -

$$\frac{\text{Total no. of responses}}{\text{Total no. of questionnaires}} = \frac{581}{3600} = 16\% \text{ return}$$

Question

1. What overall effect do you feel that adult entertainment establishments have had on a neighborhood:

	Positive	Negative	No effect
Effect on the business condition (sales & profits) in the area:	43(7.4%)	492(84.7%)	36(6.2%)
Effect on homes (value & appearance) in the area immediately adjacent to adult entertainment businesses:	37(6.9%)	472(81.2%)	26(4.5%)

	Positive	Negative	No effect
Effect on homes (value & appearance) in the area located 500 feet or more from adult entertainment businesses?	35(6.0%)	446(76.8%)	19(3.3%)

2. Do you believe the establishment of adult entertainment facilities in the vicinity of your business has had any of the following effects? (Please check all those effects which you feel have occurred.)

26	(4.5%) no effect	305	(52.5%) decreased property values
206	(35.5%) lower rents		
275	(47.3%) vacant businesses	13	(2.2%) increased property values
288	(49.6%) tenants moving out	16	(2.8%) lower taxes
224	(38.6%) complaints from customers	98	(16.9%) higher taxes
3	(-) less crime	489	(84.2%) decreased business activity
370	(63.7%) more crime		
1	(-) improved neighborhood appearance	8	(1.4%) increased business
416	(71.6%) deteriorated neighborhood appearance	312	(53.7%) more litter
8	(1.4%) other (please specify)		

3. (Not applicable for tally.)

4. Have you seriously considered moving your business elsewhere because of nearby concentrations of adult entertainment businesses?

167 (28.7%) Yes 165 (28.4%) No

5. Would you consider expanding in your current location?

83 (14.3%) Yes 177 (30.5%) No

6. What types of adult entertainment establishments are there in your area (Please check appropriate boxes.)

410	(70.6%)	adult bookstores	179	(30.8%)	nude or topless dancing
310	(53.4%)	massage parlors	389	(67.0%)	adult theatres
190	(32.7%)	peep shows	240	(41.3%)	adult motels
237	(40.8%)	bars with X-rated entertainment			
3		other sex shops			

How far from your business is the nearest adult entertainment establishment?

(Not tabulated due to limited response.)

Responses to the foregoing questions reveal that adult entertainment businesses are perceived by the majority of respondents as exerting a negative impact on surrounding businesses and residential properties.

Whether or not such negative impacts have actually occurred, or only perceived to have occurred, cannot be readily determined, empirically, on the basis of this survey. However, in terms of the attitudes of the respondents toward such businesses, the conclusion must be drawn that the overall effect on surrounding properties is considered to be negative.

Among the adverse effects of adult entertainment establishments cited by businessmen are:

- Difficulty in renting office space
- Difficulty in keeping desirable tenants
- Difficulty in recruiting employees
- Limits hours of operation (evening hours)
- Deters patronage from women and families; general reduced patronage

Of those businessmen indicating that they have not seriously considered moving because of nearby concentrations of adult entertainment business, the most frequent response was that they had been in the area a great many years, and to establish elsewhere would be too risky and/or that their investment was too great to move. A few respondents indicated that it is the adult entertainment businesses that should move, not they.

The few businessmen commenting that they would not consider expanding in their current location indicated that their business did not warrant expansion.

Several businessmen indicated that their businesses are relatively unaffected by nearby adult entertainment establishments. Among the businesses cited are a commercial art studio; a building trades contractor; a mail order business; a telephone answering service and a wholesaler.

Among the few positive effects cited by businessmen is the increase in business for certain non-adult entertainment businesses such as tourist-serving businesses (e.g. car rental agencies). "The bad effect it might have is cancelled out by the business it does attract; x-rated theaters attract tourists."

Many respondents commented on the crimes associated with adult entertainment establishments: prostitution, dope, theft, robbery, etc. A high percentage of respondents report they do not feel safe in such areas.

A high percentage of respondents commented on their concern for the effects of adult entertainment environment on the morals and safety of children.

A high percentage of respondents commented on the aesthetics of adult entertainment establishments: garish, sleazy; shabby, blighted, tasteless, etc. Also, many commented on the increased incidence of litter and graffiti.

APPRAISER QUESTIONNAIRE

- RESPONSES -

Total no. of responses / Total no. of questionnaires = 81/400 = 20% return

Question	Response		
1. What effect does the concentration of adult entertainment establishments have on the market value of business property (land, structures, fixtures, etc.) located in the vicinity of such establishments?	increase in value	1	(-)
	decrease in value	71	(87.7%)
	no effect	5	(6.2%)
2. What effect does the concentration of adult entertainment establishments have on the rental value of business property located in the vicinity of such establishments?	increase in value	1	(-)
	decrease in value	55	(67.9%)
	no effect	4	(4.9%)
3. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of business property located in the vicinity (length of time required to rent or sell property; rate of lessee/buyer turnover; conditions of sale or lease, etc.)?	increase in rentability/saleability	3	(3.7%)
	decrease in rentability/saleability	48	(59.3%)
	no effect	3	(3.7%)
4. What effect does the concentration of adult entertainment establishments have on the annual income of businesses located in the vicinity of such establishments?	increased income	2	(2.5%)
	decreased income	59	(72.8%)
	no effect	7	(8.6%)
5. Have any business owners or proprietors considered relocating or not expanding their businesses because of the nearby concentration of adult entertainment establishments?	yes	23	(28.4%)
	no	4	(4.9%)
	not known	28	(34.6%)
6. In recent years, has the commercial vitality (sales, profits, etc.) of any area in the City of Los Angeles been affected in any way by the nearby concentration of adult entertainment establishments?	yes	45	(55.6%)
	no	29	(35.8%)
	not known	-	

7. What effect does the concentration of adult entertainment establishments have on the market value of private residences located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	2 (3.8%)	48 (90.6%)	3 (5.7%)	53
500 - 1000 feet	2 (3.6%)	51 (91.1%)	3 (5.4%)	56
More than 1000 feet	1 (3%)	29 (87.9%)	3 (9.1%)	33

8. What effect does the concentration of adult entertainment establishments have on the rental value of residential income property located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	2 (3.4%)	51 (87.9%)	5 (8.6%)	58
500 - 1000 feet	1 (2.6%)	33 (86.8%)	4 (10.5%)	38
More than 1000 feet	1 (2.8%)	27 (75%)	8 (22.2%)	36

9. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of residential property located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	1 (2.5%)	37 (92.5%)	2 (5%)	40
500 - 1000 feet	1 (2.6%)	35 (89.7%)	3 (7.7%)	39
More than 1000 feet	1 (2.8%)	28 (77.8%)	7 (19.1%)	36

10. In regard to the questions setforth above, please describe the effects which you believe the concentration of adult entertainment business has on each of the following:

Property values of surrounding:

	Decrease	Unknown	No effect	Increase
Commercial property	46 (56.8%)	32 (39.5%)	1	2 (2.5%)
Residential property	42 (51.9%)	38 (46.9%)	-	1
General	16 (19.8%)	65 (80.2%)	-	-

Rental values of surrounding:

	Decrease	No response	No effect	Increase
Commercial property	39 (48.1%)	42 (51.9%)	-	-
Residential property	37 (45.7%)	44 (54.3%)	-	-
General	12 (14.8%)	69 (85.2%)	-	-

Vacancies

Number	1	56 (69.1%)	1	23 (28.4%)
Length	1	72 (88.9%)	2 (2.5%)	6 (7.4%)
Rate of tenant turnover	-	49 (60.5%)	1	31 (38.3%)
Annual business income	24(29.6%)	53 (65.4%)	2 (2.5%)	2 (2.5%)
Complaints from customers and residents due to concentration Yes	24(29.6%)	57 (70.4%)		
Neighborhood appearance	24(29.6%)		3 (3.7%)	
Crime	1	1	-	48 (59.3%)
Litter	-	1	1	44 (54.3%)
Other (please specify)				

GENERAL QUESTIONNAIRE

- REALTOR RESPONSES -

Total no. of responses = 32

NOTE: Due to distribution, certain realtors received the General Questionnaire rather than the Appraiser Questionnaire. For analysis purposes, the subject responses were tabulated separately and analyzed together with the responses to the Appraiser Questionnaire.

Question

1. What overall effect do you feel that adult entertainment establishments have had on a neighborhood:

	Positive	Negative	No effect
Effect on the business condition (sales & profits) in the area:	-	31 (97%)	1
Effect on homes (value & appearance) in the area immediately adjacent to adult entertainment businesses:	-	31 (97%)	1
Effect on homes (value & appearance) in the area located 500 feet or more from adult entertainment businesses:	-	29 (91%)	2

2. Do you believe the establishment of adult entertainment facilities in the vicinity of your business has had any of the following effects? (Please check all those effects which you feel have occurred.)

1 (31.3%)	no effect	29 (91%)	decreased property values
23 (71.9%)	lower rents		
25 (70%)	vacant businesses	0	increased property values
25 (70%)	tenants moving out	3 (9.4%)	lower taxes
25 (70%)	complaints from customers	7 (21.9%)	higher taxes
0	less crime	23 (91%)	decreased business activity
26 (81.3%)	more crime	0	increased business

30 (94%) deteriorated 27 (84%) more litter neighborhood appearance

___ Other (please specify)

3. (Not applicable for tally.)

4. Have you seriously considered moving your business elsewhere because of nearby concentrations of adult entertainment businesses?

10 (31.3%) Yes 15 (46.9%) No

5. Would you consider expanding in your current location?

10 (31.3%) Yes 12 (37.5%) No

6. What types of adult entertainment establishments are there in your area? (Please check appropriate boxes.)

27 (84.4%) adult bookstores

17 (53.1%) massage parlors

15 (46.9%) peep shows

12 (37.5%) bars with X-rated entertainment

13 (40.6%) nude or topless dancing

24 (75%) adult theatres

15 (46.9%) adult motels

How far from your business is the nearest adult entertainment establishment? (Not tabulated due to limited response.)

D. U.S. CENSUS AND RELATED DATA

1. Cluster Analysis "Used by Community Analysis Bureau to Describe Various Parts of the City"

The last U.S. Decennial Census was conducted on April 1, 1970. With the proliferation of adult entertainment business it would seem appropriate to include as background information a description of the socio-economic and physical characteristics of the areas under study, as revealed by census data. Such a description may provide insight as to the underlying factors contributing to the concentration of sex-oriented business in the areas under study.

An excellent available source providing such a description is a 1974 report prepared by the City's Community Analysis Bureau (CAB) concerning the "State of the City".* In this document, the CAB has utilized a statistical technique known as "cluster analysis" to identify specific areas within the City which have common characteristics, as revealed by census data. In conducting this study, the CAB made use of 66 census data items (or variables) which were selected from the entire spectrum of socio-economic and physically descriptive data items available for all census tracts in the City.

The U.S. Census Bureau reports data on numerous geographical levels, the "census tract" being the smallest geographical area for which data is maintained and reported on a regular basis. There are 750 such census tract areas in the City, each containing a population of slightly fewer than 4,000 persons, on the average. The five study area nodes and four control areas under study herein are contained within portions of 25 census tracts.

The particular variables which most accurately describe a particular census tract were used by the Community Analysis Bureau in such a manner as to combine those areas which have the most similar characteristics. As a result of this procedure, thirty cluster groups were established throughout the City, each such cluster consisting of one or more census tracts, each census tract within a particular cluster being more similar to other parts of that cluster than to any other geographical section of the City.

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* The State of the City - A Cluster Analysis of Los Angeles - City of Los Angeles Community Analysis Bureau, June 1974.

Description of Hollywood Area

The three study areas in Hollywood containing concentrations of adult entertainment businesses are included within portions of 11 census tracts. Their three associated "control areas" are partially contained within nine census tracts. These 20 tracts are all included within a larger area identified in the CAB's report as "Cluster 15", entitled "The Apartment Dwellers", consisting of 34 tracts. A description of this area, as quoted from the previously cited CAB report, is set forth below. The fact that this description is based on data which is now seven years old may not be disadvantageous, for the purposes of this study, inasmuch as adult entertainment businesses began to flourish in the 1969-70 period.

> " Cluster 15 is a lower income, predominately old apartment area located west of the Civic Center..."
>
> "The cluster represents a total population of 174,000, 46% male and 54% female. The median age is 40. The area is mostly White, but does have an above average ethnic mix--19% Spanish-American, 3% Japanese, 2% Chinese, 3% Black. It is a cluster of workers and senior citizens. One in five residents is over 65. Female participation in the labor force is the highest of the 30 clusters. The population under 18 is small. Many of the families are headed by women..."
>
> "...Close to seven out of ten labor active residents are white collar employed. Most completed high school and 15% completed college. At $8,700, median family income is below the average for the City. This lower income does not translate into an abnormally high poverty distribution. One in ten families and a smaller proportion of unrelated individuals are welfare recipients..."
>
> "...Residents of the cluster are centrally located to both the Downtown and its commercial-financial strip extension, Wilshire Boulevard. Many public transit routes service the area. Close to 40% of the households have no automobile. The presence of two or more cars is not common. Of the older apartment complexes many have no garage facilities..."

"...Old apartments comprise 42% of the multiple units. One of the heaviest concentrations occurs east of Western Avenue and north of Olympic Boulevard. These are high density, closely packed, rectangular shaped, stucco units which line the streets approaching Wilshire Boulevard. South of Olympic Boulevard, the pattern remains one of multiple family units, but these are generally interspersed with homes or are the end product of converted two and three story frame houses. Hollywood is similar, but is has several single family residential areas and apartment encroachment appears to have more of an impact..."

"...Most of the cluster's 102,700 dwellings are renter occupied, including a majority of the homes. Median rent averages $108, but 17% of the multiple dwellings are available for less than $80..."

"...Single family residences are a small proportion of the total housing stock and like the area's apartments, many predate World War II. Few of the essentially single family residential neighborhoods have the kind of zoning protection which requires that new construction be single units. Replacement housing has tended to be large apartments. Homes averaged $26,000 in median value, which is more a factor of the land than the improvements. Much of the land west of Western Avenue adjoins the more expensive Hancock Park area..."

"...Cluster 15 has one of the highest population densities in the City, 19,080 persons per square mile, not exceptional for an apartment area. It also has the highest cluster average of elementary school transiency rates--46% for incoming students and 34% for students leaving. This mobility of the residents did not seem to affect the median sixth grade reading score. It was above the City average. The cluster has 8 park sites within its boundary and is also served by the more regional recreation areas of Echo Park, MacArthur Park and Griffith Park all of which are within access..."

"...The incidence of burglary per 100 improved parcels is high, a partial reflection of the large number of dwelling units per land parcel. One of the more disturbing aspects of the cluster is the suicide rate. Outside of Downtown, only three of the clusters had higher rates..."

2. Use of 1970 Census Data to Describe Studio City and North Hollywood Areas

There are four census tracts which comprise the Studio City study area; two such tracts in North Hollywood; and three census tracts representing the "control area" for the San Fernando Valley. (One of the "control area" tracts also forms part of the Studio City study area.)

The CAB's cluster analysis reveals that these eight different census tracts are all quite dissimilar, inasmuch as the seven tracts are contained within six different "clusters". A detailed description of each of these six clusters would not be practical for purposes of this study. However, a summary of certain key variables attributable to the two study areas in Studio City and North Hollywood, and the one corresponding control area might be instructive, and is therefore presented in Table V following. For purposes of comparison, the data is also shown for the City as a whole.

TABLE V
Comparison of 24 Variables from 1970 Census
Describing Studio City and North Hollywood Nodes
and Corresponding Control Area

VARIABLES	AREAS---------AND---------VALUES			
	Studio City (Tujunga & Ventura)	North Hollywood (Lankershim & Vineland)	Control (Lankershim & Whipple)	Entire City
Population				
Population per sq. mile	5,742	8,265	5,893	6,041
% Persons 0-17	18.4	18.2	16.7	30.2
% Persons 65+	10.6	17.9	15.2	10.1
% White (non-Spanish)	92.0	85.3	90.7	60.3
% Black	0	0	0	17.2
% Spanish-American	6.5	13.7	7.7	18.4
% Families w/female head	10.6	16.4	16.4	16.2
Education				
% High School dropouts, 25 & older	22.1	38.6	25.3	38.1
% 25+ who have finished 4+ years college	22.0	10.2	18.3	13.9
Economics				
Approximate median family income	$15,672	$ 9,471	$12,575	$10,535
% White collar employed	80.4	60.6	77.3	57.4
% unemployed	7.8	6.1	9.1	7.0
% families in poverty	3.7	10.0	6.6	9.9
% families receiving welfare	4.3	7.6	4.7	9.9
% 1-unit structures	50.6	48.9	34.2	51.7
Approximate median value, owner occupied units	$39,141	$25,335	$35,530	$26,700
Approximate median monthly rent, renter occupied units	$ 135	$ 123	$ 129	$ 107
% of owner occupied, 1 unit, structures built before 1940	24.1	52.4	52.2	28.5
% of renter occupied, 2+ unit structures built before 1940	10.9	13.9	21.8	30.7

TABLE V (cont'd)
Comparison of 24 Variables from 1970 Census
Describing Studio City and North Hollywood Nodes
and Corresponding Control Area

VARIABLES	AREAS	AND	VALUES
Crime Rates	Studio City (Tujunga & Ventura)	North Hollywood (Lankershim & Vineland)	Control (Lankershim & Whipple)	Entire City
Assaults per 100 population	.465	.374	.478	.857
Robberies per 100 population	.172	.267	.170	.454
Burglary per 100 improved parcels	13.86	10.94	13.5	14.96
Total Arrests per 100 population	4.23	4.26	4.10	8.26
Narcotic Arrests per 100 population aged 14-44	2.66	1.39	1.60	2.04

On the basis of the foregoing 1970 Census data, it is possible to develop a general description of the two study area modes containing adult entertainment businesses in the Valley. As indicated above, such a description must necessarily be based on data applying to entire census tracts, even through the study areas may encompass only portions of tracts.

Residents of the Studio City study area node in 1970 were predominantly an upper middle income group, with a relatively high percentage of college graduates. High school dropouts were considerably below the citywide norm. Eight out of ten employed persons were in "white collar" jobs. The percentage of families receiving welfare or in poverty status was considerably below the citywide percentage. The unemployment rate was slightly higher than that of the entire city.

The median value of owner occupied homes in the Studio City area was more than $12,400 higher than the City median. About one-half of the housing units were one-unit structures. Apartment rental rates were also higher than the city as a whole. The percentage of one-unit, owner occupied housing units built before 1940 (24.1 percent) approached the citywide median of 28.5 percent.

With regard to crime statistics (as of 1970), robberies per 100 population in the Studio City area were below the rate for the city as a whole (.172 and .454, respectively), although the number of burglaries per 100 improved parcels (13.86) was close to the citywide rate of 14.96. Total arrests per 100 population (4.23) were about one-half of the 8.26 rate which prevailed citywide.

The North Hollywood study area contrasts rather sharply with the above described Studio City area. In North Hollywood, median family income was $9,471 in 1970--lower than the citywide median of $10,535--and considerably lower than the $15,672 median income of residents in the Studio City study area. Sixty-one percent of employed persons were in "white collar" jobs in North Hollywood, compared with 80 percent in Studio City and 57 percent in the entire city. The percentage of families in a poverty status in North Hollywood was considerably higher than in Studio City (10.0 percent and 3.7 percent, respectively). The percent of families in North Hollywood receiving welfare was higher than in Studio City, but lower than in the entire city. Unemployment rates, however, were lower in North Hollywod than in Studio City and the entire City.

Housing values were considerably lower in North Hollywood than in Studio City, and slightly lower than average values throughout the entire city. Median montly rents were lower in North Hollywood than in Studio City but higher than in all of Los Angeles. Of all owner-occupied one-unit structures, 52.4 percent were built prior to 1940 in the North Hollywood study area, compared with only 28.5 percent in the entire city. Single-family homes in North Hollywood are older than in Studio City.

As revealed in Table V, 1970 crimes rates for the seven variables tabulated were lower in North Hollywood than in the city as a whole. Except for "robberies per 100 population" and "total arrests per 100 population" all other rates in North Hollywood were lower than in the Studio City study area.

Tabulation of U.S. Census Trends from 1960 to 1970

Time series (trend) data can often be of value in identifying underlying socio-economic or physical characteristics which may have contributed to the change in an area. During the course of this study, the staff prepared a tabulation of the 1960-70 change in selected socio-economic variables as reported in the U.S. Census, covering the five study areas, the four "control" areas, and the City as a whole. This was done in order to determine if changes in the study area nodes were significantly different than the "control areas", or from citywide norms.

A tabulation of this data is contained in Appendix E. A review of this data revealed that the 1960-70 trends in the variables selected (relating to population, economics and housing) were not significantly different for the study areas than for the "control areas". In general, numerical or percentage changes in the data were also similar to citywide trends and no firm conclusions of particular relevance to the study could be developed.

V.

POLICE DEPARTMENT STUDY OF HOLLYWOOD

This section of the report considers the number and percentages of adult entertainment businesses in the City, changes in these businesses since 1975, and more specifically, crime rates in the Hollywood area as compared to crime rates, citywide.

The following information was compiled by the Los Angeles Police Department and shows the incidence of certain adult entertainment establishments as of two different time periods-- November of 1975 and December 31, 1976. The statistics show a decrease in massage parlors, bookstores, arcades and theaters and a slight rise in adult motels. This was during the same period of time that there was stepped-up surveillance and deployment of officers in areas where concentrations of adult entertainment establishments existed. (The Hollywood community is within the West Bureau.)

This information and that which follows involving the incidence of crime in the Hollywood area provides what may be a positive correlation between crime and the presence of adult entertainment facilities.

TYPE OF ACTIVITY	Nov. 1975	Dec. 1976	Percent of Change
Adult Motels	37	38	+2%
Massage Parlors	147	80	-45%
Bookstores/Arcades	57	45	-21%
Theaters	47	44	-6%
TOTAL	288	207	-28%

DECEMBER 31, 1976
LOS ANGELES CITY POLICE DEPARTMENT
BUREAU OF ACTIVITY AND PERCENTAGE

TYPE OF ACTIVITY	CENTRAL BUREAU	SOUTH BUREAU	WEST BUREAU	VALLEY BUREAU
Adult Motels	5(13%)	23(60%)	5(13%)	5(13%)
Massage Parlors	6 (7%)	4 (5%)	42(53%)	28(35%)
Bookstores/Arcades	6(20%)	1 (2%)	24(53%)	11(24%)
Theaters	7(16%)	1 (2%)	28(64%)	8(18%)
TOTAL	27(23%)	29(14%)	99(48%)	52(25%)

The information in this section is an extract from a report to the Planning Department on "The Impact of Sex Oriented Businesses on the Police Problems in the City of Los Angeles*", prepared by the Los Angeles City Police Department. The City Council in instructing the Planning Department to conduct the Adult Entertainment study has also instructed other City agencies to cooperate with and contribute as necessary to the report process. In accordance with such instructions, the Police Department conducted an analysis of the relationship between the concentration of adult entertainment establishments and criminal activity in the Hollywood area as compared to the citywide crime rates for the period beginning 1969 and ending 1975. This period of comparison covers the years during which adult entertainment establishments appeared and proliferated in the Hollywood area.

Part I crimes are those criminal acts which most severely effect their victims; they include homicide, rape, aggravated assault, robbery, burglary, larceny, and vehicle theft. During the period of 1969 through 1975, reported incidents of Part I crimes in the Hollywood Area increased 7.6 percent while the City showed a 4.2 percent increase. Thus, Hollywood's Part I crimes increased at nearly twice the rate of the City's increase. In conformance to the overall trend, every Part I crime committed against a person, not against property, increased at a higher rate in Hollywood Area than in the citywide total. Street robberies and 484 Purse Snatches, wherein the victim was directly accosted by their assailant, increased by 93.7 percent and 51.4 percent, respectively; the citywide increase was 25.6 percent and 36.8 percent.

Suspects arrested for Part I criminal acts in Hollywood Area increased 16.2 percent while the City dropped by 5.3 percent. This reveals that Hollywood Area was 21.5 percent over the City's total in the apprehension of serious criminals during the seven year period.

Equally alarming as the increase in Part I arrests, is the increase in Part II arrests (described on Table VI, pages 53-54) in Hollywood Area as opposed to the rest of the City. Hollywood increased in this category by 45.5 percent while the City rose but 3.4 percent.

Prostitution arrests in Hollywood Area increased at a rate 15 times greater than the city average. While the City showed a 24.5 percent hike, Hollywood bounded to a 372.3 percent increase in prostitution arrests.

Similarly, pandering arrests in Hollywood Area increased by 475.0 percent, 3-1/2 times the city increase of 133.3 percent. (See note p. 54.)

*The complete report prepared by the Los Angeles City Police Department is available for review in the official files under City Plan Case No. 21475 in the Los Angeles City Planning Department.

Table VI

1969 THROUGH 1975 SURVEY PERIOD
REPORTED CRIMES AND ARRESTS

	Hollywood Area			Citywide		
Part I Offenses	1969	1975	% Change	1969	1975	% Change
Homicide	19	37	+94.7	377	574	+52.3
Rape	214	199	-7.0	2115	1794	-15.2
Agrav. Assault	605	886	+46.5	14798	14994	+1.3
Robbery	905	1591	+75.8	11909	14667	+23.2
Burglary	5695	5551	-2.5	65546	69489	+6.0
Larceny	7852	8396	+6.9	89862	93478	+4.0
Auto Theft	2621	2608	-0.5	32149	30861	-4.0
TOTAL	17911	19268	+7.6	216756	225857	+4.2
St. Robberies	381	738	+93.7	5321	6684	+25.6
484 Purse Snatches	185	280	+51.4	1951	2668	+36.8

ARRESTS

	Hollywood Area			Citywide		
Part I Offenses	1969	1975	% Change	1969	1975	% Change
Homicide	21	26	+23.8	475	573	+20.6
Rape	67	47	-29.9	858	552	-35.7
Agrav. Assault	239	348	+45.6	6250	3163	-49.4
Robbery	368	285	-22.6	4855	5132	+5.7
Burglary	864	514	-40.5	7823	6032	-22.9
Larceny	546	1371	+151.1	6877	11706	+70.2
Auto Theft	319	226	-29.2	4820	3121	-5.3
TOTAL	2424	2817	+16.2	31958	30279	-5.3

	Hollywood Area			Citywide		
*Part II Offenses	1969	1975	% Change	1969	1975	% Change
TOTAL	10660	15503	+45.4	179233	185417	+3.4

*(Part II arrests include: other assaults, forgery and counterfeiting, embezzlement and fraud, stolen property, prostitution, narcotics, liquor laws, gambling, and other miscellaneous misdemeanors.)

Prostitution Arrests	1969	1975	% Change
Hollywood Area	433	2045	+372.3
Citywide	2864	3564	+24.5

Table VI (cont'd)

Pandering Arrests	1969	1975	% Change
Hollywood Area	8	46	+475.0
Citywide	42	98	+133.3

NOTE: (The prostitution arrests made in Hollywood Area in 1975 represents 57.3 percent of all arrests for prostitution made in the city. The pandering arrests made in Hollywood Area in 1975 represents 46.9 percent of all pandering arrests made in Los Angeles during that year.)

DEPLOYMENT

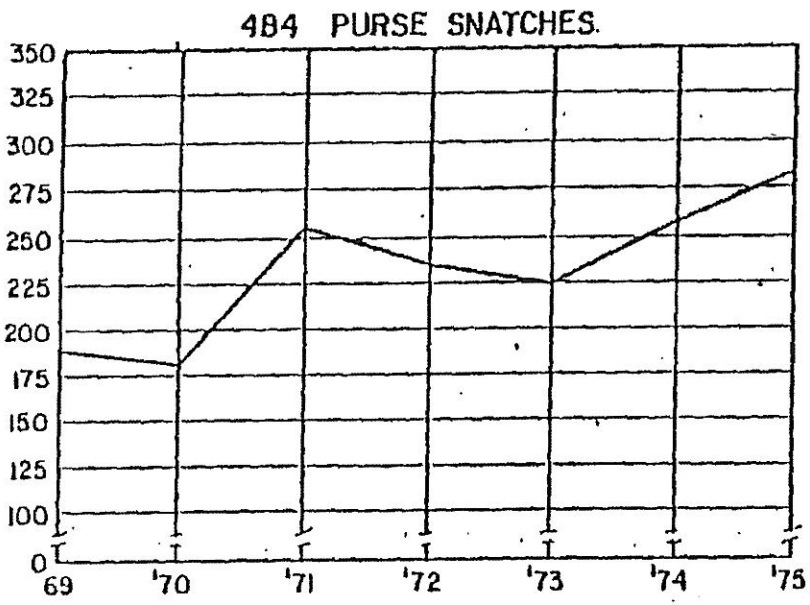
Hollywood Area	1969	1975	% Change
Patrol	197	255	+29.4
Investigators	45	61	+35.6
TOTAL	242	316	+30.6
Citywide	5194	7506	+21.1

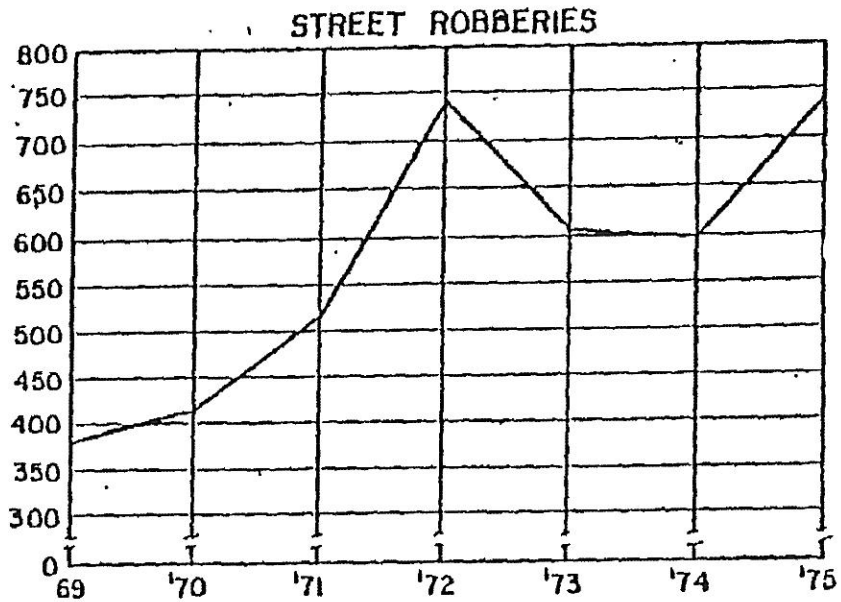
ADULT ENTERTAINMENT ESTABLISHMENTS
HOLLYWOOD AREA

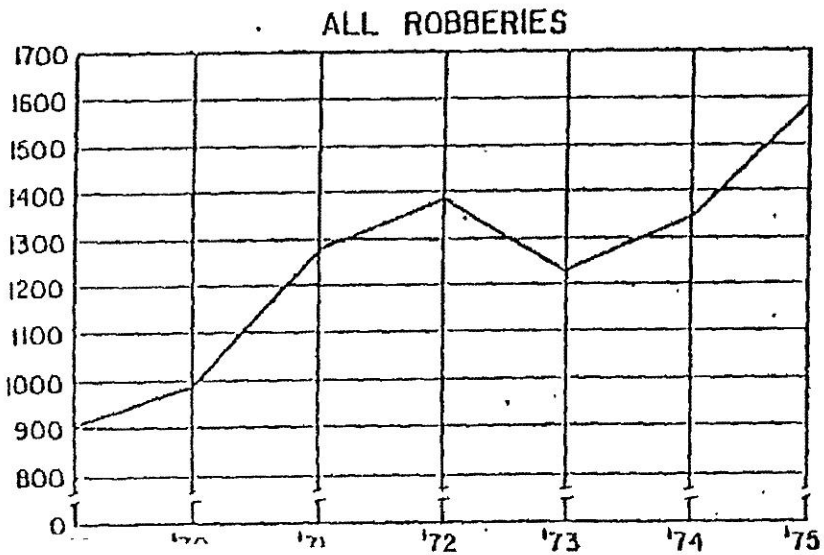
1969 through 1975

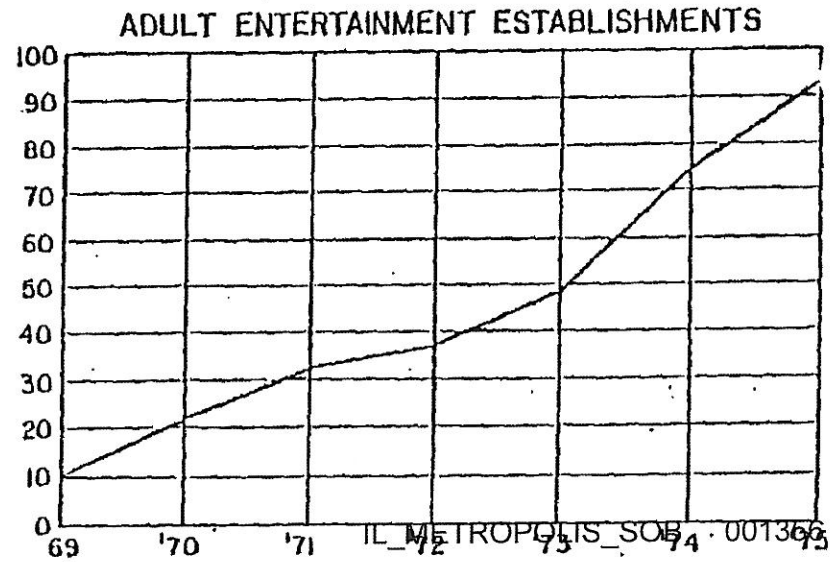
1969		1975	
1	Hard-core motel	3	Hard-core motels
2	Bookstores	18	Bookstores
7	Theaters	29	Theaters
1	Massage parlor/scam joint	38	Massage parlor/scam joints
11	Locations (Total)	88	Locations (Total)

HOLLYWOOD AREA









54-A

During the period included in this report, the Citywide deployment of police personnel rose by 21.2 percent. However, with the surge of crime in the Hollywood Area, deployment there increased by 30.6 percent, 9.4 percent higher than the rest of the City. Included in this figure is a 29.4 percent hike in uniformed officers and 35.6 percent rise in investigators to cope with the criminal elements.

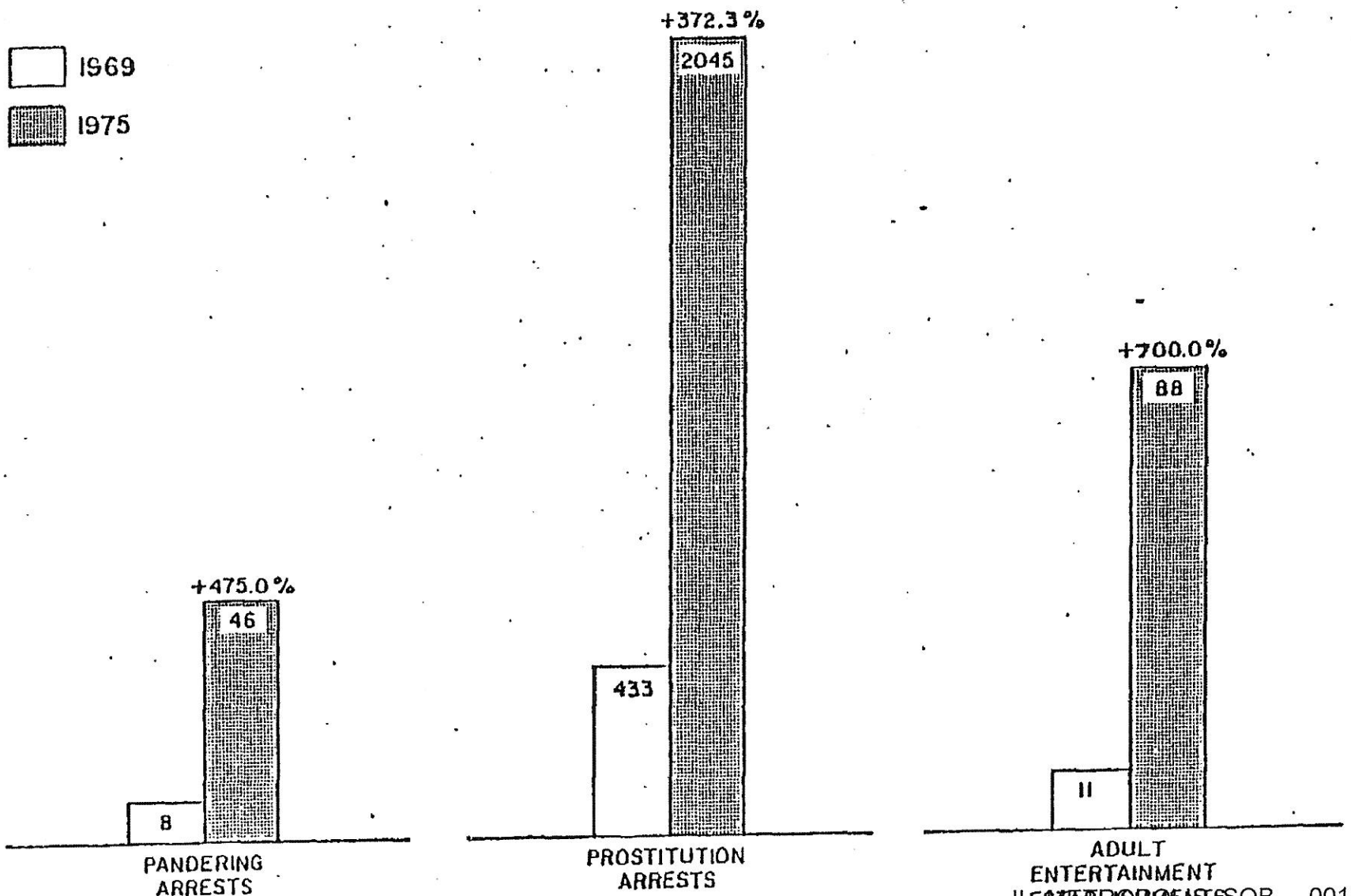
This survey reflects a seven-year span during which time the Adult Entertainment Establishment in the Hollywood Area proliferated from a mere 11 establishments to an astonishing number of 88 such locations. The overall deleterious effect to the entire community is evident in the statistics provided. The overwhelming increase in prostitution, robberies, assaults, thefts, and the proportionate growth in police personnel deployed throughout Hollywood, are all representative of blighting results that the clustering of Adult Entertainment Establishments has on the entire community. These adverse social effects not only infect the environs immediately adjacent to the parlors but creates a malignant atmosphere in which crime spreads to epidemic proportions.

The remaining sections of the Police Department report are letters and signature petitions from concerned businessmen, clergy, merchants, citizens and police officers and are in the file and available for inspection upon request. The following paragraph summarizes this section of the Police Department report.

The police officer reports can be summarized as follows: all officers felt the sex-oriented businesses either contributed to or were directly responsible for the crime problems in the Hollywood area. The officers felt the sex shops were an open invitation to undesirables and thereby directly caused the deterioration of neighborhoods. Also, it was suggested that these businesses purposely cluster in order to establish a "strength in numbers" type effect, once they establish a foothold in a neighborhood they drive the legitimate businesses out.

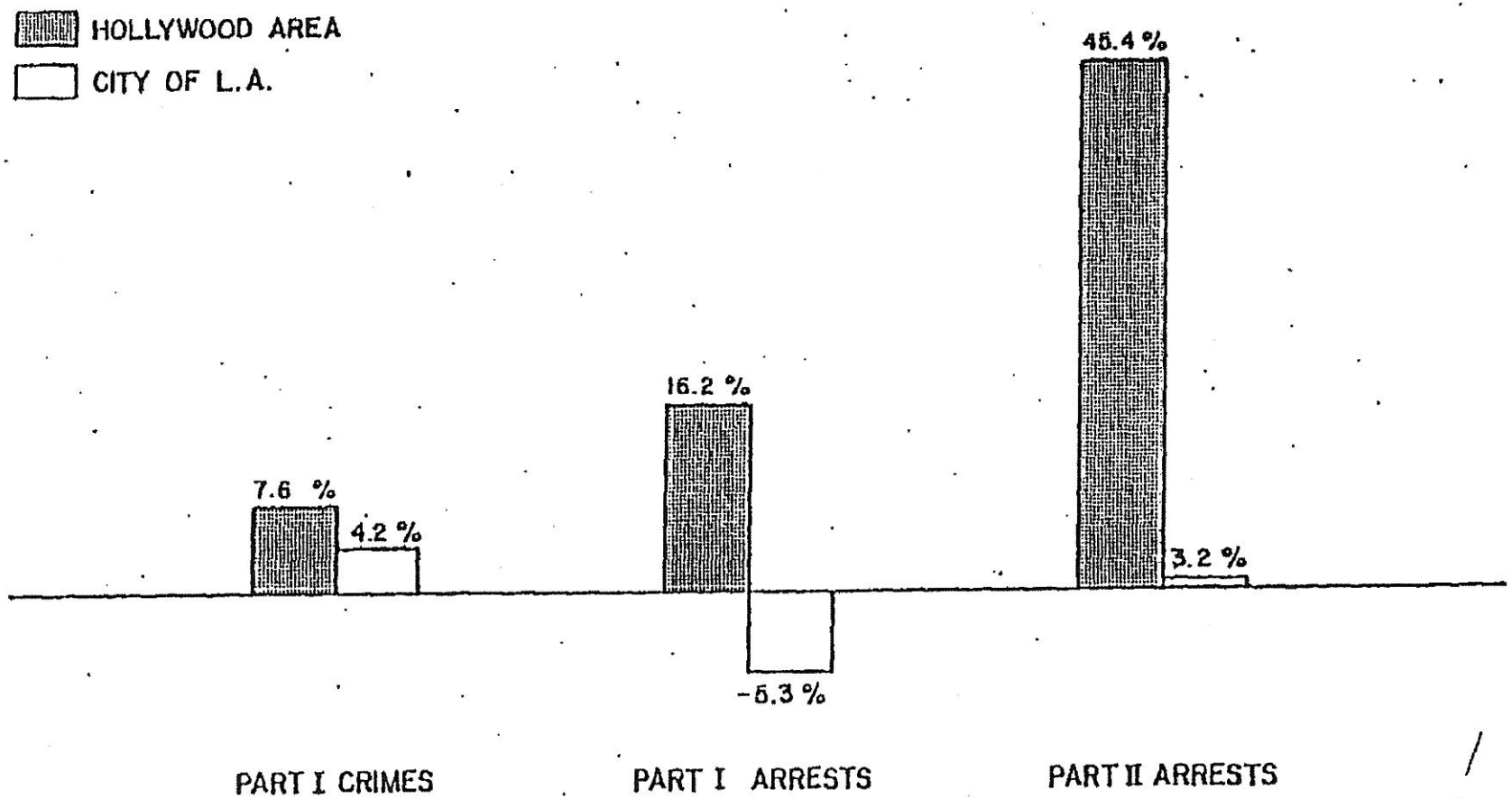
The letters from the businessmen, clubs, churches and concerned citizens were all in support of police efforts to close adult entertainment facilities. The letters all expressed the feeling that the sex shops attracted homosexuals, perverts, prostitutes and other undesirables and directly contributed to the decline of the Hollywood area.

HOLLYWOOD AREA



HOLLYWOOD AREA VS. CITY OF L.A.

RATE OF INCREASE 1969-1975



55-B

Los Angeles City Planning Department

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APPENDICES.

APPENDIX A
(Sheet 1)

Changes in Assessed "Market" Value of Residential and Commercial Property 1970-76; Areas of Concentration of Adult Entertainment Businesses; Corresponding Control Areas, and City of Los Angeles

Areas of Concentration ("Nodes") and Control Areas	Assessed "Market" Values					
	Land		Improvements		Total	
	1970	1976	1970	1976	1970	1976
Santa Monica & Western	12,955,100	12,926,800	12,945,620	13,697,620	25,900,900	26,624,420
Control Area - Santa Monica and Vermont	11,549,300	10,990,500	9,971,400	13,227,900	21,520,700	24,218,400
Hollywood & Western	17,618,700	18,237,710	20,361,040	23,015,660	37,979,740	41,289,370
Control Area - Hollywood & Highland	21,956,500	26,197,880	39,051,920	35,992,140	61,008,420	62,190,020
Selma & Cahuenga	28,720,280	34,785,080	31,852,740	27,856,660	60,573,020	62,641,740
Control Area - Hollywood & Gower	14,502,880	17,078,900	13,411,880	12,256,520	27,914,760	29,335,420
Tujunga & Ventura (Studio City)	7,115,460	11,890,900	8,493,260	13,852,800	15,608,720	25,743,700
Lankershim & Vineland (North Hollywood)	13,789,200	15,979,300	15,287,340	16,763,160	29,076,540	32,742,460
Control Area - Lankershim & Whipple	11,168,200	18,169,000	14,744,280	18,823,200	25,912,480	36,992,200

	Land		Improvements		Total	
City of L.A.	8,303,456,720	11,216,558,900	9,692,014,680	13,464,660,940	17,995,471,400	24,681,219,84

CITY OF LOS ANGELES
CALIFORNIA

CITY PLANNING COMMISSION
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TOM BRADLEY
MAYOR

DEPARTMENT OF
CITY PLANNING
561 CITY HALL
LOS ANGELES, CALIF. 90012
CALVIN S. HAMILTON
DIRECTOR
FRANK P. LOMBARDI
EXECUTIVE OFFICER

APPENDIX B

March 14, 1977

REQUEST FOR YOUR ASSISTANCE IN OBTAINING INFORMATION REGARDING "ADULT ENTERTAINMENT ESTABLISHMENTS"

The Los Angeles City Council has recently requested the Department of City Planning, in cooperation with the Police Department and other City agencies, to conduct a study concerning "adult entertainment" businesses.

Because of your particular knowledge of the businesses in the vicinity of your adress, we are requesting that you answer the questions on the attached questionnaire. These questions relate to the effect of adult entertainment establishments on other businesses and neighborhoods in the surrounding area. The results of the questionnaire will be of great value to us in conducting this study.

Please return your completed questionnaire in the stamped envelope provided before April 1, 1977.

If you have any questions about the study or wish to discuss this matter with Planning Department staff members, please call 485-3508.

We greatly appreciate your cooperation in assisting us in this survey.

Original signed by Calvin S. Hamilton

CALVIN S. HAMILTON
Director of Planning

CSH:CSR:cd
0417B/0029A

AN EQUAL EMPLOYMENT OPPORTUNITY—AFFIRMATIVE ACTION EMPLOYER

ADULT ENTERTAINMENT QUESTIONNAIRE

Los Angeles City Planning Department

May 9, 1977

Please answer the seven questions below by checking the appropriate spaces. Feel free to write comments in the space provided or on a separate sheet.

For the purposes of this study, an adult entertainment establishment includes businesses such as: adult bookstores; nude or topless dancing establishments; massage parlors; adult theatres showing X-rated movies; "peep shows"; so-called adult motels, and bars with X-rated entertainment.

1. What overall effect do you feel that adult entertainment establishments have on a neighborhood:

   Effect on the businesses condition (sales & profits) in the area:

   positive _____ negative _____ no effect _____

   Comments/Examples:

   Effect on homes (value & appearance) in the area immediately adjacent to adult entertainment businesses:

   positive _____ negative _____ no effect _____

   Effect on homes (values & appearance) in the area located 500 feet or more from adult entertainment businesses:

   positive _____ negative _____ no effect _____

   Comments/Examples:

(OVER)

B-1

2. Do you feel the establishment of adult entertainment facilities in the vicinity of your business has had any of the following effects? (Please check all those effects which you feel have occurred.)

____ no effect	_____ decreased property values
____ lower rents	_____ increased property values
____ vacant businesses	_____ lower taxes
____ tenants moving out	_____ higher taxes
____ complaints from customers	_____ decreased business activity
____ less crime	_____ increased business
____ more crime	_____ more litter

____ improved neighborhood appearance
____ deteriorated neighborhood appearance
____ other (please specify) _____

Please list specific examples relating to any box checked, immediately above.

3. What are the hours of operation of your business? _____

4. Have you seriously considered moving your business elsewhere because of nearby concentrations of adult entertainment businesses?

_____ yes _____ no

Why?

5. Would you consider expanding in your current location?

_____ yes _____ no; if not, why?_____

_____

_____

_____

6. What types of adult entertainment establishments are there in your area? (Please check all appropriate boxes.)

_____ adult bookstores

_____ massage parlors

_____ peep shows

_____ bars with X-rated entertainment

_____ nude or topless dancing

_____ adult theatres

_____ adult motels

How far from your business is the nearest adult entertainment establishment?_____

Thank you for your cooperation. Please return this questionnaire to:

City of Los Angeles
Department of City Planning
200 North Spring Street
Room 513, City Hall
Los Angeles, CA 90012

Name_____

(Business)_____

Address_____

_____

CITY PLANNING COMMISSION
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FRANK P. LOMBARDI
EXECUTIVE OFFICER

APPENDIX C

March 14, 1977

REQUEST FOR YOUR ASSISTANCE IN OBTAINING INFORMATION REGARDING "ADULT ENTERTAINMENT" ESTABLISHMENTS

The Los Angeles City Council has recently requested the Department of City Planning, in cooperation with the Police Department and other City agencies, to conduct a study concerning "adult entertainment" businesses.

Because of your particular knowledge of the businesses in the vicinity of your address, we are requesting that you answer the questions on the attached questionnaire. These questions relate to the effect of adult entertainment establishments on other businesses and neighborhoods in the surrounding area. The results of the questionnaire will be of great value to us in conducting this study.

Please return your completed questionnaire in the stamped envelope provided before April 1, 1977.

If you have any questions about the study or wish to discuss this matter with Planning Department staff members, please call 485-3503.

We greatly appreciate your cooperation in assisting us in this survey.

CALVIN S. HAMILTON
Director of Planning

CSH:CSR:lmc

AN EQUAL EMPLOYMENT OPPORTUNITY—AFFIRMATIVE ACTION EMPLOYER

Los Angeles City Planning Department

March 14, 1977

Please give your opinion regarding questions set forth below by checking the appropriate spaces and providing comments in the space provided or on a separate sheet.

For the purposes of this study, "adult entertainment establishments" include businesses such as: adult bookstores, nude or topless dancing establishments; massage parlors; adult theatres showing X-rated movies; "peep shows"; so-called adult motels and bars with X-rated entertainment.

EFFECT ON SURROUNDING BUSINESSES

1. What effect does the concentration of adult entertainment establishments have on the market value of business property (land, structures, fixtures, etc.) located in the vicinity of such establishments?

   increase in value_____ decrease in value_____ no effect_____

   Comments/examples: (Please cite specific examples, including available data.)

2. What effect does the concentration of adult entertainment establishments have on the rental value of business property located in the vicinity of such establishments?

   increase in value_____ decrease in value_____ no effect_____

   Comments/examples: (Please cite specific examples, including available data.)

3. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of business property located in the vicinity (length of time required to rent or sell property; rate of lessee/buyer turnover; types of businesses of prospective lessees/buyers; conditions of sale or lease, etc.)?

   increase in rentability/saleability _____

   decrease in rentability/saleability _____

   no effect _____

   Comments/examples: (Please cite specific examples, including available data.)

4. What effect does the concentration of adult entertainment establishments have on the annual income of businesses located in the vicinity of such establishments?

increased income_____ decreased income_____ no effect_____

Comments/examples: (Please cite specific examples, including available data.)

5. Have any business owners or proprietors considered relocating or not expanding their businesses because of the nearby concentration of adult entertainment establishments?

Yes_____ No_____ Not known_____

If yes, please indicate the specific reason, if known.

6. In recent years, has the commercial vitality (sales, profits, etc.) of any area in the City of Los Angeles been affected in any way by the nearby concentration of adult entertainment establishments?

Yes_____ No_____ Not known_____

If yes, which areas?

Comments/examples: (Please cite effects and provide available data.)

EFFECT ON SURROUNDING RESIDENTIAL PROPERTIES

7. What effect does the concentration of adult entertainment establishments have on the market value of private residences located within the following distances from such establishments?

	Increase	Decrease	No Effect
Less than 500 feet	_____	_____	_____
500 - 1000 feet	_____	_____	_____
More than 1000 feet	_____	_____	_____

Comments/examples: (Please cite specific examples, including available (data.)

8. What effect does the concentration of adult entertainment establishments have on the rental value of residential income property located within the following distances from such establishments?

	Increase	Decrease	No Effect
Less than 500 feet	_____	_____	_____
500 - 1000 feet	_____	_____	_____
More than 1000 feet	_____	_____	_____

Comments/examples: (Please cite specific examples, including available data.)

9. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of residential property located within the following distances from such establishments?

	Increase	Decrease	No Effect
Less than 500 feet	_____	_____	_____
500 - 1000 feet	_____	_____	_____
More than 1000 feet	_____	_____	_____

Comments/examples: (Please cite specific examples, including available data.)

OVERALL EFFECTS

10. In regard to the questions set forth above, please describe the effects which you believe the concentration of adult entertainment businesses has on each of the following:

Property values of surrounding:

Commercial property _____

Residential property _____

Rental values of surrounding:

Commercial property _____

Residential property _____

Vacancies

Number _____

Length _____

Rate of tenant turnover _____

Annual business income _____

Complaints from customers and residents due to concentration _____

_____

Neighborhood appearance _____

Crime _____

Litter _____

Other (please specify _____

_____

Thank you for your cooperation. Please return this questionnaire to:

City of Los Angeles
Department of City Planning
200 North Spring Street
Room 516, City Hall
Los Angeles, CA 90012

Name _____

Organization _____

Address _____

_____

Do you wish to be notified of the public hearing on this case? 001371

Yes _____ No _____

METROPOLIS SOB

APPENDIX D-1

May 3, 1977

Concerned Members of the Public

ADULT ENTERTAINMENT STUDY

We wish to thank you for your interest in the above matter. Recently, residents of the Studio City area have received erroneous information regarding the activities of this Department. Specifically, they have been informed that it is our intent to create an "adult entertainment zone" on Ventura Boulevard. This information is not correct.

In January of this year, the Los Angeles City Council instructed the Planning Department to conduct a study to determine whether so-called "adult entertainment" establishments, where they exist in concentration, tend to have a deteriorating or blighting effect on adjacent properties and areas. Since that time, the Department staff has been evaluating data from the public and governmental agencies to determine whether evidence of such effects exists.

Within the next two months, the analysis of the information gathered will be presented to the Los Angeles City Council which will make a decision as to whether adoption of regulations is appropriate.

We regret that you were sent alarming erroneous information; if you have any further questions, please call my staff at 485-3508 or 485-3368.

(Original signed by)

CALVIN S. HAMILTON
Director of Planning

CSH:RJ:mw

From the Desk of
MORT ALLEN

URGENT . . . . . .

Studio City (Ventura Blvd) has one of the largest concentration of "ADULT ENTERTAINMENT MOTELS" in Los Angeles.

The attached Press Release and Questionaire was not, to our knowledge, published in ANY locally circulated newspaper.

The hearings will be held in Hollywood & Northridge - WHY not in the Studio City area? (need we say more)

We URGENTLY request that you and your neighbors attend BOTH meetings and ALSO call or send telegrams to our elected leaders:

Joel Wachs, City Councilman
Tom Bradley, Mayor
Burt Pines, City Attorney
John Van de Camp, District Attorney
Ted Goldberg, President of Studio City Chamber of Commerce

WE ALL HAVE TOO MUCH INVESTED IN OUR PROPERTIES TO ALLOW ANY "RED LIGHT DISTRICTS", ANYWHERE IN THE CITY OF LOS ANGELES, AND ESPECIALLY IN THE SAN FERNANDO VALLEY.

Mort Allen
Dori Phillips
Karen Misraje
Karen Rosen
Linda Tarlow

Kalton Realty Inc

12516 VENTURA BLVD. • STUDIO CITY, CALIF. 91604
POPLAR 9-4444

CC opposes X-rated Ventura Blvd. zone

A proposal to designate certain areas of Ventura Boulevard as an "adult entertainment zone" shocked members of the Studio City Chamber of Commerce Board of Directors when announced at their Wednesday meeting.

Community activist Mort Allen read a notice from the Los Angeles City Planning Department announcing public meetings to be held on the proposal to create special districts for X-rated entertainment.

Howard Raphael, field deputy for Second District Councilman Joel Wachs, said Wachs would oppose designating a portion of Ventura Boulevard as an adult entertain-

APPENDIX D-3

PRIVATELY DISTRIBUTED QUESTIONNAIRE
(Note: Not a portion of Planning Department Study)

- RESPONSES -

Total no. of responses = 197

Question	Response		
1. What effect does the concentration of adult entertainment establishments have on the market value of business property (land, structures, fixtures, etc.) located in the vicinity of such establishments?	increase in value	2	
	decrease in value	178	(90.4%)
	no effect	2	
2. What effect does the concentration of adult entertainment establishments have on the rental value of business property located in the vicinity of such establishments?	increase in value	2	
	decrease in value	169	(85.8%)
	no effect	3	
3. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of business property located in the vicinity (length of time required to rent or sell property; rate of lessees/buyer turnover; conditions of sale or lease, etc.)?	increase in rentability/saleability	2	
	decrease in rentability/saleability	161	(81.7%)
	no effect	3	
4. What effect does the concentration of adult entertainment establishments have on the annual income of businesses located in the vicinity of such establishments?	increased income	2	
	decreased income	149	(75.6%)
	no effect	5	
5. Have any business owners or proprietors considered relocating or not expanding their businesses because of the nearby concentration of adult entertainment establishments?	yes	71	(36.9%)
	no	4	(4.9%)
	not known	96	(48.7%)
6. In recent years, has the commercial vitality (sales, profits, etc.) of any area in the City of Los Angeles been affected in any way by the nearby concentration of adult entertainment establishments?	yes	100	(50.8%)
	no.	57	(28.9%)
	not known	___	(35.8%)

7. What effect does the concentration of adult entertainment establishments have on the market value of private residences located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	-	148 (100%)	-	148
500 - 1000 feet	-	145 (100%)	-	145
More than 1000 feet	-	142 (95.9%)	-	148

8. What effect does the concentration of adult entertainment establishments have on the rental value of residential income property located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	-	143 (99.3%)	1	144
500 - 1000 feet	-	138 (98.6%)	2 (1.4%)	140
More than 1000 feet	-	133 (95%)	7 (50%)	140

9. What effect does the concentration of adult entertainment establishments have on the rentability/saleability of residential property located within the following distances from such establishments?

	Increase	Decrease	No effect	Total
Less than 500 feet	-	147 (100%)	-	147
500 - 1000 feet	-	141 (99.3%)	-	142
More than 1000 feet	-	141 (97.2%)	-	145

10. (Not tabulated)

In summary, the respondents felt that the subject businesses have a decidedly adverse impact on surrounding businesses and residential properties and the large majority believe that the adverse effect extends beyond the 1000-foot radius.

Comments indicate concern for:

1. personal safety, e.g. assaults
2. moral effect on children
3. safety of property, e.g. vandalism, robbery, etc.
4. neighborhood appearance. Adult entertainment establishments were described variously as tawdry, tacky, garish, seedy, messy, neglected, untidy, blighted, unkempt.
5. litter, e.g. cans, bottles, newpapers, etc., strewn about public and private property, especially heavy after Saturday night.
6. spillover parking into residential areas. On-site parking is often inadequate. Customers seeking anonymity park at a distance away from any given establishment, on residential streets.
7. graffiti on public and private property.

APPENDIX E

SANTA MONICA BOULEVARD & WESTERN AVENUE

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	18,484	19,033	2,479,015	2,811,801
Black	38	340	334,916	503,606
Percentage	0.2	1.8	13.5	17.9
Spanish	540	3,833	260,399	518,791
Percentage	3.7	20.1	10.5	18.5
Median Age	42.1	38.0	33.2	30.6
Persons 0-17	2,190	3,126	756,640	849,246
Percentage	11.8	16.4	30.5	30.2
Persons 65+	2,437	3,334	253,993	283,395
Percentage	13.1	17.5	10.2	10.1
No. of Husband & Wife Families	3,153	3,380	545,109	553,564
No. of Unrelated Individuals	3,833	6,190	329,977	421,701
Average Household Size	1.95	1.90	2.77	2.68
HOUSING				
Total Units	9,859	10,667	935,507	1,074,173
Singles	2,938	1,919	559,745	560,378
Percentage	30.0	18.0	59.0	52.0
Multiples	6,921	8,748	375,762	510,261
Percentage	70.0	82.0	40.0	47.4
Built Pre-1939	7,039	5,736	481,797	328,988
All Occupied Units	9,226	9,962	876,010	1,024,835
Owner	1,330	1,078	404,652	419,801
Percentage	14.0	11.0	50.0	39.0
Renter	7,896	8,986	471,358	607,573
Percentage	86.0	89.0	43.0	56.4
ECONOMICS				
Median Family Income	5,699	7,713	6,896	10,535
Median School Years Completed	12.1	12.3	12.1	12.4
Median Value Owner Occupied in $	16,450	25,825	17,300	26,700
Median Rent in $	77	105	78	114
Total Employed	9,370	9,113	126,276	1,150,796
Unemployed	900	912	6,914	86,802
Percentage	9.6	10.0	5.5	7.5

LANKERSHIM BOULEVARD & WHIPPLE STREET
(Valley Control Area)

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	5,497	5,897	2,479,015	2,811,801
Black	9	2	334,916	503,606
Percentage	0.0	.1	13.5	17.9
Spanish	100	439	260,399	518,791
Percentage	1.8	7.4	10.5	18.5
Median Age	42.1	41.6	33.2	30.6
Persons 0-17	1,106	1,091	756,640	849,246
Percentage	20.1	18.5	30.5	30.2
Persons 65+	729	1,076	253,993	283,395
Percentage	13.3	18.2	10.2	10.1
No. of Husband & Wife Families	1,371	1,301	545,109	553,564
No. of Unrelated Individuals	841	1,337	329,977	421,701
Average Household Size	2.36	2.11	2.77	2.68
HOUSING				
Total Units	2,520	2,865	935,507	1,074,173
Singles	1,289	1,082	559,745	560,378
Percentage	51.2	37.8	59.0	52.0
Multiples	1,231	1,783	375,762	510,261
Percentage	48.8	62.2	40.0	47.4
Built Pre-1939	898	813	481,797	328,988
All Occupied Units	2,328	2,790	876,010	1,024,835
Owner	1,076	989	404,652	419,801
Percentage	46.2	35.4	50.0	39.0
Renter	1,252	1,801	471,358	607,573
Percentage	53.8	64.6	43.0	56.4
ECONOMICS				
Median Family Income	8,086	13,154	6,896	10,535
Median School Years Completed	12.6	12.6	12.1	12.4
Median Value Owner Occupied in $	22,350	37,700	17,300	26,700
Median Rent in $	92	136	78	114
Total Employed	2,574	2,736	126,276	1,150,796
Unemployed	177	280	6,914	86,802
Percentage	6.9	10.2	5.5	7.5

HOLLYWOOD & WESTERN

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	6,860	8,438	2,479,015	2,811,801
Black	3	72	334,916	503,606
Percentage	-	.1	13.5	17.9
Spanish	183	909	260,399	518,791
Percentage	2.6	10.7	10.5	18.5
Median Age	43.9	41.3	33.2	30.6
Persons 0-17	576	803	756,640	849,246
Percentage	8.3	9.4	30.5	30.2
Persons 65+	1,158	1,644	253,993	283,395
Percentage	16.8	19.4	10.2	10.1
No. of Husband & Wife Families	1,306	1,408	545,109	553,564
No. of Unrelated Individuals	2,805	3,602	329,977	421,701
Average Household Size	1.76	1.62	2.77	2.68
HOUSING				
Total Units	6,773	8,044	935,507	1,074,173
Singles	764	702	559,745	560,378
Percentage	11.3	8.7	59.0	52.0
Multiples	5,818	7,559	375,762	510,261
Percentage	85.9	94.0	40.0	47.4
Built Pre-1939	3,731	3,037	481,797	328,988
All Occupied Units	5,996	7,506	876,010	1,024,835
Owner	394	420	404,652	419,801
Percentage	6.6	5.6	50.0	39.0
Renter	5,602	7,137	471,358	607,573
Percentage	93.4	94.4	43.0	56.4
ECONOMICS				
Median Family Income	6,429	8,537	6,896	10,535
Median School Years Completed	12.5	12.6	12.1	12.4
Median Value Owner Occupied in $	22,200	37,333	17,300	26,700
Median Rent in $	92	123	78	114
Total Employed	6,535	6,745	126,276	1,150,796
Unemployed	481	575	6,914	86,802
Percentage	7.4	8.5	5.5	7.5

SANTA MONICA BOULEVARD & VERMONT AVENUE

	NODE		CITYWIDE	
POPULATION	**1960**	**1970**	**1960**	**1970**
Total Population	16,855	15,736	2,479,015	2,811,801
Black	510	1,287	334,916	503,606
Percentage	3.0	8.2	13.5	17.9
Spanish	869	3,936	230,399	518,791
Percentage	5.2	25.0	10.5	18.5
Median Age	38.8	34.2	33.2	30.6
Persons 0-17	2,482	2,751	756,640	849,246
Percentage	14.7	17.5	30.5	30.2
Persons 65+	2,830	2,432	253,993	283,395
Percentage	16.8	15.5	10.2	10.1
No. of Husband & Wife Families	3,343	2,720	545,109	553,564
No. of Unrelated Individuals	4,881	4,818	329,977	421,701
Average Household Size	2.04	2.01	2.77	2.68
HOUSING				
Total Units	8,866	7,982	935,507	1,074,173
Singles	2,655	1,913	559,745	560,378
Percentage	30.0	24.0	59.0	52.0
Multiples	5,531	6,081	375,762	510,261
Percentage	62.4	76.2	40.0	47.4
Built Pre-1939	6,589	4,093	481,797	328,988
All Occupied Units	8,274	7,636	876,010	1,024,835
Owner	1,404	896	404,652	419,801
Percentage	17.0	11.7	50.0	39.0
Renter	6,870	6,748	471,358	607,573
Percentage	83.0	88.4	43.0	56.4
ECONOMICS				
Median Family Income	5,901	8,142	6,896	10,535
Median School Years Completed	12.2	12.5	12.1	12.4
Median Value Owner Occupied in $	15,975	24,100	17,300	26,700
Median Rent in $	76	103	78	114
Total Employed	9,073	6,528	126,276	1,150,796
Unemployed	595	465	6,914	86,802
Percentage	6.6	7.1	5.5	7.5

SANTA MONICA BOULEVARD & VERMONT AVENUE

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	16,855	15,736	2,479,015	2,811,801
Black	510	1,287	334,916	503,606
Percentage	3.0	8.2	13.5	17.9
Spanish	869	3,936	260,399	518,791
Percentage	5.2	25.0	10.5	18.5
Median Age	38.8	34.2	33.2	30.6
Persons 0-17	2,482	2,751	756,640	849,246
Percentage	14.7	17.5	30.5	30.2
Persons 65+	2,830	2,432	253,993	283,395
Percentage	16.8	15.5	10.2	10.1
No. of Husband & Wife Families	3,343	2,720	545,109	553,564
No. of Unrelated Individuals	4,881	4,818	329,977	421,701
Average Household Size	2.04	2.01	2.77	2.68
HOUSING				
Total Units	8,866	7,982	935,507	1,074,173
Singles	2,655	1,913	559,745	560,378
Percentage	30.0	24.0	59.0	52.0
Multiples	5,531	6,081	375,762	510,261
Percentage	62.4	76.2	40.0	47.4
Built Pre-1939	6,589	4,093	481,797	328,988
All Occupied Units	8,274	7,636	876,010	1,024,835
Owner	1,404	896	404,652	419,801
Percentage	17.0	11.7	50.0	39.0
Renter	6,870	6,748	471,358	607,573
Percentage	83.0	88.4	43.0	56.4
ECONOMICS				
Median Family Income	5,901	8,142	6,896	10,535
Median School Years Completed	12.2	12.5	12.1	12.4
Median Value Owner Occupied in $	15,975	24,100	17,300	26,700
Median Rent in $	76	103	78	114
Total Employed	9,073	6,528	126,276	1,150,796
Unemployed	595	465	6,914	86,802
Percentage	6.6	7.1	5.5	7.5

SELMA AVENUE CAHUENGA BOULEVARD

	NODE		CITYWIDE	
POPULATION	**1960**	**1970**	**1960**	**1970**
Total Population	14,886	13,827	2,479,015	2,811,801
Black	43	342	334,916	503,606
Percentage	.3	2.5	13.5	17.9
Spanish	840	1,822	260,399	518,791
Percentage	5.6	13.2	10.5	18.5
Median Age	43.3	39.8	33.2	30.6
Persons 0-17	1,309	1,248	755,640	849,246
Percentage	8.8	9.0	30.5	30.2
Persons 65+	2,896	2,712	253,993	283,395
Percentage	19.5	19.6	10.2	10.1
No. of Husband & Wife Families	2,406	1,876	545,109	553,564
No. of Unrelated Individuals	6,631	5,951	329,977	421,701
Average Household Size	1.68	1.60	2.77	2.68
HOUSING				
Total Units	10,022	9,680	935,507	1,074,173
Singles	1,714	1,140	559,745	560,378
Percentage	17.1	11.8	59.0	52.0
Multiples	8,110	8,533	375,762	510,261
Percentage	80.9	88.2	40.0	47.4
Built Pre-1939	7,197	5,161	481,797	328,988
All Occupied Units	8,958	8,658	876,010	1,024,835
Owner	812	683	404,652	419,801
Percentage	9.1	7.9	50.0	39.0
Renter	8,164	7,965	471,358	607,573
Percentage	91.1	92.1	43.0	56.4
ECONOMICS				
Median Family Income	5,535	7,584	6,896	10,535
Median School Years Completed	12.2	12.5	12.1	12.4
Median Value Owner Occupied in $	20,125	30,925	17,300	26,700
Median Rent in $	80	111	78	114
Total Employed	8,112	6,990	126,276	1,150,796
Unemployed	998	943	6,914	86,802
Percentage	12.3	13.5	5.5	7.5

TUJUNGA BOULEVARD & VENTURA BOULEVARD

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	17,544	11,599	2,479,015	2,811,801
Black	50	44	334,916	503,606
Percentage	.3	.4	13.5	17.9
Spanish	398	758	260,399	518,791
Percentage	2.3	6.5	10.5	18.5
Median Age	39.6	38.7	33.2	30.6
Persons 0-17	3,638	2,137	756,640	849,246
Percentage	20.7	18.4	30.5	30.2
Persons 55+	1,368	1,232	253,993	283,395
Percentage	7.8	10.6	10.2	10.1
No. of Husband & Wife Families	4,526	2,664	545,109	553,564
No. of Unrelated Individuals	3,100	2,832	329,977	421,701
Average Household Size	2.36	2.17	2.77	2.68
HOUSING				
Total Units	8,110	5,529	935,507	1,074,173
Singles	4,520	2,716	559,745	560,378
Percentage	55.7	49.1	59.0	52.0
Multiples	3,590	2,813	375,762	510,261
Percentage	44.3	50.9	40.0	47.4
Built Pre-1939	2,058	1,009	481,797	328,988
All Occupied Units	7,548	5,367	876,010	1,024,835
Owner	3,904	2,463	404,652	419,801
Percentage	51.4	45.9	50.0	39.0
Renter	3,644	2,904	471,358	607,573
Percentage	48.3	54.1	43.0	56.4
ECONOMICS				
Median Family Income	9,956	15,672	6,896	10,535
Median School Years Completed	12.6	12.9	12.1	12.4
Median Value Owner Occupied in $	23,700	39,650	17,300	26,700
Median Rent in $	98	142	78	114
Total Employed	8,800	5,965	126,276	1,150,796
Unemployed	584	504	6,914	86,802
Percentage	6.7	8.4	5.5	7.5

HOLLYWOOD BOULEVARD AND HIGHLAND AVENUE

	NODE		CITYWIDE	
POPULATION	1960	1970	1960	1970
Total Population	11,438	12,016	2,479,015	2,811,801
Black	38	326	334,916	503,606
Percentage	.3	2.7	13.5	17.9
Spanish	357	1,509	260,399	518,791
Percentage	3.1	12.6	10.5	18.5
Median Age	44.5	41.0	33.2	30.6
Persons 0-17	832	970	756,640	849,246
Percentage	7.3	8.1	30.5	30.2
Persons 65+	2,281	2,379	253,993	283,395
Percentage	19.9	19.8	10.2	10.1
No. of Husband & Wife Families	1,718	1,606	545,109	553,564
No. of Unrelated Individuals	5,768	6,408	329,977	421,701
Average Household Size	1.57	1.56	2.77	2.68
HOUSING				
Total Units	8,261	8,835	935,507	1,074,173
Singles	1,169	858	559,745	560,378
Percentage	14.2	9.7	59.0	52.0
Multiples	7,067	7,958	375,762	510,261
Percentage	85.5	90.1	40.0	47.4
Built Pre-1939	5,768	4,344	481,797	328,988
All Occupied Units	7,322	7,756	876,010	1,024,835
Owner	559	559	404,652	419,801
Percentage	7.6	7.2	50.0	39.0
Renter	6,781	7,197	471,358	607,573
Percentage	92.4	92.8	43.0	56.4
ECONOMICS				
Median Family Income	5,792	7,510	6,896	10,535
Median School Years Completed	12.3	12.6	12.1	12.4
Median Value Owner Occupied in $	23,000	33,300	17,300	26,700
Median Rent in $	85	117	78	114
Total Employed	6,469	6,177	126,276	1,150,796
Unemployed	861	878	6,914	86,802
Percentage	13.3	14.2	5.5	7.5

HOLLYWOOD BOULEVARD AND GOWER STREET

	NODE		CITYWIDE	
POPULATION	**1960**	**1970**	**1960**	**1970**
Total Population	7,067	2,342	2,479,015	2,811,801
Black	9	53	334,916	503,606
Percentage	.1	2.3	13.5	17.9
Spanish	292	311	260,399	518,791
Percentage	4.1	13.3	10.5	18.5
Median Age	45.2	37.3	33.2	30.6
Persons 0-17	567	227	756,640	849,246
Percentage	8.0	9.7	30.5	30.2
Persons 65+	1,445	325	253,993	283,395
Percentage	20.4	13.9	10.2	10.1
No. of Husband & Wife Families	1,316	336	545,109	553,564
No. of Unrelated Individuals	2,707	1,155	329,977	421,701
Average Household Size	1.74	1.64	2.77	2.68
HOUSING				
Total Units	4,334	1,571	935,507	1,074,173
Singles	669	226	559,745	560,378
Percentage	15.4	14.4	59.0	52.0
Multiples	3,463	1,365	375,762	510,261
Percentage	84.6	85.6	40.0	47.4
Built Pre-1939	2,778	726	481,797	328,988
All Occupied Units	3,924	1,446	876,010	1,024,835
Owner	345	93	404,652	419,801
Percentage	8.8	6.4	50.0	39.0
Renter	3,579	1,353	471,358	607,573
Percentage	91.2	93.6	43.0	56.4
ECONOMICS				
Median Family Income	6,102	8,515	6,896	10,535
Median School Years Completed	12.4	12.4	12.1	12.4
Median Value Owner Occupied in $	21,750	27,600	17,300	26,700
Median Rent in $	84	112	78	114
Total Employed	3,885	1,430	126,276	1,150,796
Unemployed	380	148	6,914	86,802
Percentage	9.8	10.3	5.5	7.5

LANKERSHIM BOULEVARD & VINLAND AVENUE

	NODE		CITYWIDE	
POPULATION	**1960**	**1970**	**1960**	**1970**
Total Population	7,600	9,344	2,479,015	2,811,801
Black	1	0	334,916	503,606
Percentage	0	0	13.5	17.9
Spanish	263	146	260,399	518,791
Percentage	3.5	1.6	10.5	18.5
Median Age	41.9	38.7	33.2	30.6
Persons 0-17	1,551	1,697	756,640	849,246
Percentage	20.4	18.2	30.5	30.2
Persons 65+	1,268	1,674	253,993	283,395
Percentage	16.7	17.9	10.2	10.1
No. of Husband & Wife Families	1,833	1,963	545,109	553,564
No. of Unrelated Individuals	1,325	2,521	329,977	421,701
Average Household Size	2.35	1.70	2.77	2.68
HOUSING				
Total Units	3,558	4,897	935,507	1,074,173
Singles	1,705	1,359	559,745	560,378
Percentage	47.9	27.8	59.0	52.0
Multiples	1,853	3,538	375,762	510,261
Percentage	52.1	72.2	40.0	47.4
Built Pre-1939	1,501	1,369	481,797	328,988
All Occupied Units	2,711	4,677	876,010	1,024,835
Owner	1,213	1,143	404,652	419,801
Percentage	44.7	24.4	50.0	39.0
Renter	2,098	3,534	471,358	607,573
Percentage	55.3	75.6	43.0	56.4
ECONOMICS				
Median Family Income	6,690	9,471	6,896	10,535
Median School Years Completed	11.9	12.4	12.1	12.4
Median Value Owner Occupied in $	17,800	25,450	17,300	26,700
Median Rent in $	86	118	78	114
Total Employed	3,483	4,452	126,276	1,150,796
Unemployed	267	291	6,914	86,802
Percentage	7.7	6.5	5.5	7.5