

May 31, 2006

The following public comments were made at the May 31, 2006 Workshop.

5:30 Session

Community Plan Update (CPU)

- Industrial land use policy must be consistent with recommendations in CPU
- Recommendations in CPU should allow for 3:1 FAR in Height District 2
- Recommendations in CPU should allow office use and additional FAR on La Brea through discretionary process

General Comments

- Preserve single family neighborhoods by concentrating development elsewhere
- Need for office development for studios
- Industrial uses currently exist on commercially zoned land – perhaps reclaim (re-zone) this land as industrial
- Hollywood Chamber of Commerce – in order to preserve studios, more intense use of industrial land is required
- Transit access issue important when making industrial land use policy recommendations

Area or Site Specific Comments

- Council Office (CD4) recommends residential use be permitted north of Santa Monica Blvd. but prohibit residential south of Santa Monica Blvd.
- Council Office (CD4) – industrial use is incompatible with residential
- Clean up of area north of Santa Monica Blvd. more desirable than possible loss of jobs
- Central Hollywood Neighborhood Council wants studios north of Santa Monica Blvd. preserved
- Current uses on Santa Monica Blvd. not desirable – crime, vagrancy, drug dealing
- Santa Monica Blvd. should be major corridor for residential use
- Creative office on ground floor should be allowed north of Santa Monica Blvd.
- Trucks cannot exit onto Lexington Avenue – inhibits industrial use north of Santa Monica Blvd
- Workers and business owners north of Santa Monica Blvd. are also stakeholders
- Proposal to permit residential with condition that requires ground floor industrial use

6:30 Session

- Current zoning (MR1) makes office use difficult -- uses associated with entertainment uses should make by right, no discretionary review
- Housing crisis requires more dense building, but still need to preserve low density housing neighborhoods and open space
- There is a “land for jobs” crisis
- Multiple story development not economical for uses which have product going in and out

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- M2 zone is limited to 1.5:1 FAR, should change to 3:1 by right. The environmental review for the CPU should include the 3:1 FAR with performance standards.
- Vertical integration -- Industrial zone should allow by right. An alternative would allow ground floor industrial with upper floors residential and parking below. Concerns about compatibility and conflict. Perhaps confine to low impact industrial uses.
- Need to talk to existing studios about their plans and capacity they need
- Deluxe Lab on Western, south of Santa Monica Boulevard to expand
- Need additional height and FAR, but increase side yard buffer
- Preserve ground floor industrial
- Create options for housing and jobs, especially low income (cost) housing

7:30 Session

- Exciting, diverse City of Los Angeles
- Increasing density in industrial zones
- Is there demand for studio/entertainment uses and where is this demand?