

Submission to Council File #: 12-0303, The Hollywood Community Plan
CPC-2005-6082-CPU, CPC-1997-43-CPU

Data from the 2010 American Community Survey indicates that the demand for new housing in the 51 major metropolitan areas (over 1,000,000 population) over the past decade consisted of 79.2% single family detached housing, 11.3% two-unit attached housing, 11.8% multi-unit buildings (apartments and condominiums), and a 2.3% decline in the "other" category of new housing, which includes mobile homes and boats. However, according to the 2000 Census the existing stock in Los Angeles is 49.7% detached, 8.6% attached, 39.6% multi-unit and 2% other.

New households in the 51 major metropolitan areas (over 1,000,000 population)

Detached	Attached	Multi-Unit	Other
79.2%	11.3%	11.8%	-2.3%

2010 American Community Survey

Occupied Housing Los Angeles, CA: 2000

Detached	Attached	Multi-Unit	Other
49.7%	8.6%	39.6%	2.0%

Data from 2000 Census

The proposed zoning changes in the Hollywood Community Plan to increase the multi-unit housing do not conform to the factual data showing the real demand for housing. In defiance of the conventional wisdom among most planning professionals, Americans continue not only to prefer, but to move into single family detached houses and two-unit attached housing. There is a combined total demand for one and two unit housing of 90.5% but an existing stock of 58.3% while there is only a demand of 11.8% for multi-unit housing while there is an existing stock of 39.6%. There is no need for additional multi-unit housing in Hollywood.

Transit oriented district mixed use multi-unit housing has been the greatest failure of all. Only one of the condos in the W Hotel has been sold. All the rest have been converted into deeply-discounted rentals. In fact all the TOD projects in Hollywood have been failures. Hollywood Highland lost \$450 million and Hollywood Western still has vacant commercial space after 12 years. Moreover, a recent Los Angeles Business Journal survey revealed that 25% of all commercial space in Hollywood is vacant. There is no need for additional commercial space in Hollywood.

Since there has been a 2.4% decrease in population in 2000 and a 6% decrease in 2010 the down-zoning option is the only one that conforms to the facts. The most over-zoned area in Hollywood is Beachwood Canyon. The fire response time is far below the LAFD average and severely below the federal standard. There is only one collector street with a single egress from Beachwood Canyon. It is a danger to public safety to allow build-out to the current zoning maximums. Beachwood Canyon should be included in the down-zoning.



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