

Communication from Public

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Comments for Public Posting: I am seeing more and more, in what I believe is an effort to have better retail and lobby space, many new plans are instituting requirements that a project's ground floor have a minimum ceiling height of 14 feet. What the planners aren't realizing is that this provision actually often times kills an entire floor of housing in a project. An easier way to accomplish this without killing housing, and still have great retail and lobbies through the city, would be to require that 35% of any ground floor commercial or lobby space have a height of at least 16 feet. This would allow developers the option rather than lose the housing to create 2 story or elevated spaces for certain areas while not wasting 14 foot ceiling heights on garages and other ancillary portions of the building that do not need it and cost the city housing. You can have your cake and eat it too! Please consider this, these provisions only cost Angelinos housing affordability.