

Communication from Public

Name: Joseph Fahey

Date Submitted: 08/09/2019 11:43 AM

Council File No: 18-1101

Comments for Public Posting: Council Members, I am writing to you about the need to change the Westwood Specific Plan. I live in Westwood with my wife and 2 sons. The Specific Plan hurts Westwood -- the restrictions on restaurants and the parking requirements -- are outdated and harmful. Please change them as it is obvious that they are not working. Westwood is being left behind and storefronts are vacant. Joe

Communication from Public

Name: Amy Baer

Date Submitted: 08/09/2019 12:41 PM

Council File No: 18-1101

Comments for Public Posting: Having lived in Westwood for 22 years, I am tired of how Westwood remains behind the times and am VERY eager to see the Westwood Village Specific Plan be modified to improve the quality and quantity of businesses in Westwood. The rules governing use are archaic, out of date and diminishing the opportunities for a vibrant, local, small business-thriving community. It is so tiresome and sad to have to go to Century City or other local shopping areas for most of our needs/ entertainment, when we would much rather patronize our neighborhood. It's TIME TO MAKE THE CHANGE. It will help the community if a broad variety of ways. Let's get rid of the large amounts of empty storefronts that only invite trash, vandalism, etc. and encourage new enterprise.

Communication from Public

Name: randy chih

Date Submitted: 08/09/2019 03:38 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a UCLA alumni and am concerned about the chronic vacancy in Westwood Village. I believe the high vacancy is partly due to our outdated Westwood Village Specific Plan. I am in favor of amending the plan to eliminate the definitions of fast food establishments and restaurants as well as eliminating their use ratios. I also support the planning department's suggestions for removing overly restrictive parking requirements and allowing businesses to obtain parking leases in lieu of covenants. I've uploaded a file with the Planning Department recommendations that I support. The Olympics are coming in 2028. These changes to the Specific Plan are a small, but impactful first step forward in the process to revitalize Westwood. Randy (UCLA Class of 2012)

Potential Options for a Specific Plan Amendment

Amendment:	Options:
<p>Revise definitions of food-related uses:</p> <p style="text-align: right;">✓</p>	<p>1. Eliminate the definition of “fast food establishment” and eliminate the definition of “restaurant.”</p> <p>2. Add a definition of “restaurant” and add a definition of “fast casual.” Revise other food-related definitions to eliminate overlap.</p>
<p>Reconsider concentration ratios for food-related establishments:</p> <p style="text-align: right;">✓</p>	<p>1. Eliminate restaurant and fast food establishment use ratios in their entirety.</p> <p>2. Replace the per street ratio with a Village-wide cap limiting the number of fast food, fast casual, and restaurant establishments within the Plan Area as a whole, as (a) one cap on all dining establishments or (b) three independent caps, one for each type of dining establishment.</p>
<p>Revise parking requirements:</p> <p style="text-align: right;">✓</p>	<p>1. (a) Remove all parking requirements for historic buildings; (b) remove parking replacement requirement; (c) remove requirements regarding the number of parking spaces and apply general zoning code requirements.</p> <p>2. (a) same as Option 1; (b) same as Option 1; (c) same as Option 1; (d) remove parking requirements for a change of use.</p>
<p>Revise location of parking:</p> <p style="text-align: right;">✓</p>	<p>1. Allow a lease in lieu of Covenant and Agreement within the Specific Plan.</p> <p>2. Allow a lease in lieu of Covenant and Agreement, and increase the allowable distance for off-site parking to ¼ mile (1,320 feet).</p>

Preparation of a proposed ordinance for consideration would take approximately one year; during this time the Department would continue to research strategies to best accomplish the selected options outlined above, to retain and utilize consultant services (if determined to be necessary), conduct community outreach, conduct an evaluation of the proposal for potential environmental impacts, and prepare a staff report and ordinance for consideration.

Communication from Public

Name: Jane Gavens

Date Submitted: 08/09/2019 03:39 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: We are Holmby Westwood Homeowners and concerned about the chronic vacancy in Westwood Village. We believe that the high vacancy is partly due to our outdated Westwood Village Specific Plan. We are in favor of amending the plan to eliminate the definitions of fast food establishments and restaurants as well as eliminating their use ratios. We also support the planning department's suggestions for removing overly restrictive parking requirements and allowing businesses to obtain parking leases in lieu of covenants. We've uploaded a file with the Planning Department recommendations that we support. The Olympics are coming in 2028. These changes to the Specific Plan are a small, but impactful first step forward in the process to revitalize Westwood. Jane and Mark Gavens 10463 Le Conte Ave Los Angeles, CA 90024

Potential Options for a Specific Plan Amendment

Amendment:	Options:
<p>Revise definitions of food-related uses:</p> <p style="text-align: right;">✓</p>	<p>1. Eliminate the definition of “fast food establishment” and eliminate the definition of “restaurant.”</p> <p>2. Add a definition of “restaurant” and add a definition of “fast casual.” Revise other food-related definitions to eliminate overlap.</p>
<p>Reconsider concentration ratios for food-related establishments:</p> <p style="text-align: right;">✓</p>	<p>1. Eliminate restaurant and fast food establishment use ratios in their entirety.</p> <p>2. Replace the per street ratio with a Village-wide cap limiting the number of fast food, fast casual, and restaurant establishments within the Plan Area as a whole, as (a) one cap on all dining establishments or (b) three independent caps, one for each type of dining establishment.</p>
<p>Revise parking requirements:</p> <p style="text-align: right;">✓</p>	<p>1. (a) Remove all parking requirements for historic buildings; (b) remove parking replacement requirement; (c) remove requirements regarding the number of parking spaces and apply general zoning code requirements.</p> <p>2. (a) same as Option 1; (b) same as Option 1; (c) same as Option 1; (d) remove parking requirements for a change of use.</p>
<p>Revise location of parking:</p> <p style="text-align: right;">✓</p>	<p>1. Allow a lease in lieu of Covenant and Agreement within the Specific Plan.</p> <p>2. Allow a lease in lieu of Covenant and Agreement, and increase the allowable distance for off-site parking to ¼ mile (1,320 feet).</p>

Preparation of a proposed ordinance for consideration would take approximately one year; during this time the Department would continue to research strategies to best accomplish the selected options outlined above, to retain and utilize consultant services (if determined to be necessary), conduct community outreach, conduct an evaluation of the proposal for potential environmental impacts, and prepare a staff report and ordinance for consideration.

Communication from Public

Name: Garrett Van

Date Submitted: 08/09/2019 03:43 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I am a local resident of Westwood and am concerned about the chronic vacancy in Westwood Village. I believe the high vacancy is partly due to our outdated Westwood Village Specific Plan. I am in favor of amending the plan to eliminate the definitions of fast food establishments and restaurants as well as eliminating their use ratios. I also support the planning department's suggestions for removing overly restrictive parking requirements and allowing businesses to obtain parking leases in lieu of covenants. The Olympics are coming in 2028. These changes to the Specific Plan are a small, but impactful first step forward in the process to revitalize Westwood.
- Garrett (Local Resident)