

Communication from Public

Name: Paavo Monkkonen

Date Submitted: 08/11/2019 10:27 AM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a Professor at UCLA and am concerned about the general lack of vibrant activity and businesses appropriate for such a large campus community in Westwood Village. I believe the high vacancy rate is due in part to our outdated Westwood Village Specific Plan.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. UCLA is, in my opinion, the best public university in the US, but Westwood Village does not support campus life as it could and should. The changes to the Specific Plan are a small, but impactful first step forward in the process to allow Westwood to become the kind of place it should be. Paavo Monkkonen
Associate Professor of Urban Planning and Public Policy UCLA
Luskin School of Public Affairs

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: Parth Ingle

Date Submitted: 08/11/2019 10:53 AM

Council File No: 18-1101

Comments for Public Posting: These minimum parking requirements are slowly turning Westwood into a giant parking lot. Opening businesses is getting more expensive for no good reason. Most people walk in Westwood anyway. Removing these requirements will certainly help make things better for everybody.

Communication from Public

Name: Amir T

Date Submitted: 08/11/2019 12:29 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I'm a long time community member of Westwood and an elected member of the North Westwood Neighborhood Council and I have been extremely concerned about the Westwood Specific Plan for a years. I feel that it has been the major cause of very high vacancy rates in the area. It has also kept new businesses from entering the community and has contributed to a very negative perception of doing business in Westwood. The North Westwood Neighborhood council has been advocating for changes to this plan for over a year. I think it's time that the City Council listens to the community and makes the changes as swiftly as possible. In particular: The changes must eliminate the Fast Food and Restaurant in their entirety. These definitions do not relate to reality anymore. The ratios between the two should be eliminated in their entirety as well. Parking Requirements should be eliminated in their entirety or as close to that as possible. Westwood is transportation hub, and walking neighborhood. As we grow parking is not only something we don't want, it's something that we want to strongly discourage. Thank you!

Communication from Public

Name: Brett McCully

Date Submitted: 08/11/2019 02:06 PM

Council File No: 18-1101

Comments for Public Posting: Dear council members, I am a UCLA graduate student who has lived in Westwood for the past 4 years and am excited about the potential for change that a Westwood Village Specific Plan with fewer business and parking restrictions may bring. Since I first moved in Westwood, there are several store fronts that have remained empty for my entire tenure here; others take years to find new tenants. I have not found this level of vacancy for retail properties in other parts of the city I've visited; this has always surprised me since Westwood has the advantage of housing huge numbers of college students. I believe the existing, overly-restrictive Westwood Village Specific Plan has played a major role in shaping this situation. 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 instead of covenants. Please see the attached file with the Planning Department recommendations that I support. Thank you for your consideration, Brett McCully

Potential Options for a Specific Plan Amendment

| Amendment: | Options: |
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| <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>X 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>X 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>X 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>X 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: Michael Lens

Date Submitted: 08/11/2019 02:47 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a Westwood resident and UCLA employee and am concerned about the chronic vacancy and over-reliance on cars 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. We need a more vibrant and environmentally sustainable Westwood. These changes to the Specific Plan are a small, but impactful first step forward to those ends. Mike Lens YOUR NAME HERE

Potential Options for a Specific Plan Amendment

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| <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> |

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Communication from Public

Name: Robert Alan Stone

Date Submitted: 08/11/2019 04:12 PM

Council File No: 18-1101

Comments for Public Posting: I'm a 20-year homeowner in Westwood North Village, I support the Planning Dept's proposed changes to the Westwood Village Specific Plan. It will allow for a livelier life in Westwood, with restaurants that are between fast-food counter service and full table service, which is the format of places that were barred from Westwood under the current Plan--restaurants like Lemonade, Hi Ho Burger, and others that I travel outside of the Village enjoy. I also favor lifting the parking requirements in the current plan that are serving to make it overly expensive for restaurants to open in the Village.

Communication from Public

Name: Nick Caton

Date Submitted: 08/11/2019 05:47 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I am a senior at UCLA 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. Furthermore, as a UCLA Carbon Neutrality Initiative Fellow, I proudly determine that environmental benefits accrued through these changes are of great importance as well and would help support LA's first landmark Sustainability Plan. Sincerely, Nick Caton

Potential Options for a Specific Plan Amendment

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| <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> |

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Communication from Public

Name: Scott Saltzburg

Date Submitted: 08/11/2019 05:47 PM

Council File No: 18-1101

Comments for Public Posting: I agree that the Westwood Village Specific Plan should be amended in these ways: 1) Eliminate the definitions of 'fast food restaurant' and 'restaurant' 2) Eliminate all restaurant and fast food establishment use ratios 3) Eliminate all parking requirements, including for change of use 4) Allow businesses to obtain parking leases in lieu of covenants and increase the allowable distance for off-site parking to 1/4 mile

Communication from Public

Name: Roxane Stern

Date Submitted: 08/11/2019 07:01 PM

Council File No: 18-1101

Comments for Public Posting: I am completely in support of the Planning and Land Use Management Committee new recommendations. As a North Westwood resident for 20 years I have been saddened to see Westwood Village struggling to be a thriving neighborhood over the years and it is not going well. Changes must occur to aid in growing and supporting our community. Start with changes to the Westwood Strategic Plan which in its current form is choking businesses here and discouraging new businesses to join. I have seen business after business trying to be successful only to have them stopped in their tracks by the current rules. The definition of restaurants and fast food businesses needs to accommodate the needs of the businesses and patrons. Start with amending the definitions of fast food establishments and restaurants as well as as well as eliminating their use ratios. I also support the elimination of parking requirements, and allowing businesses to obtain parking leases instead of covenants. Thank you, Roxane Stern

Potential Options for a Specific Plan Amendment

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| <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> |

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Communication from Public

Name: Katherine Goldin
Date Submitted: 08/11/2019 07:20 PM
Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I am a non-student resident of Westwood, and I am frustrated by the way in which restaurants and other small businesses are unable to take root in Westwood. As I walk through Westwood, I pass by many vacant storefronts, most of which have remained vacant during the four years I've lived here. These are prime locations that would receive high amounts of foot traffic, and it is a waste of space for these properties to go unused. The overly restrictive Westwood Village Specific Plan has stymied Westwood from flourishing. Beloved restaurants, such as Sepi's, are forced out, while new restaurants that would add vitality and interest to Westwood are blocked by antiquated and illogical policies. Here are some of the policy changes I believe would help solve this issue of stagnation: eliminating parking requirements to allow for parking leases, removing the definitions of fast food versus restaurants, and eliminating their use ratios. Attached are specific Planning Department recommendations that I support. I believe these changes will greatly improve the Westwood community. Katie Goldin

Potential Options for a Specific Plan Amendment

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| <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> |

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Communication from Public

Name: Ray Simmons

Date Submitted: 08/11/2019 07:25 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I have worked in Westwood Village for the last four years and am concerned about the chronic vacancy. I am baffled why such a prime location cannot support more dining and retail options. 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 Village is extremely pedestrian friendly and the age of most of the historic building precludes on-site parking. I've uploaded a file with the Planning Department recommendations that I support. I remember when Westwood Village was THE place to be. With the imminent arrival of the subway, these changes to the Specific Plan are a small, but impactful first step forward in the process to revitalize Westwood and make it a vibrant community again. Ray Simmons.

Potential Options for a Specific Plan Amendment

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| <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> |

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Communication from Public

Name:

Date Submitted: 08/11/2019 08:54 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, How many fast-casual restaurants does it take to save a Village? Currently, there are around 40 fast-casual restaurants out of 200 odd businesses in Westwood. That means 1 in 5 businesses is a fast-casual restaurant, and I'm not including coffee shops, juice bars, or a donut shop in these numbers. But to hear certain of our neighbors talk, what we need is even more places where we order food at a counter to revitalize the area. Now, if they could find me an actual place that where a critical mass of fast-casual restaurants has brought a place back to its former glory, I'm all ears. Instead, they mention that these types of restaurants are finding it impossible to find a spot in Westwood despite one popping up or disappearing almost every time I go into the Village. They talk about bringing back life, excitement, and affordability to the Village with artisanal salads ordered while standing at a counter--what fun. However, what Westwood has is a fast-casual problem. The Village comes alive during lunch and then is nearly dead the rest of the day. After 3pm, there's plenty of parking and no wait at pretty much all of these restaurants--so what Westwood really has is a fast-casual shortage for about 4 hours a day and an anything else that would attract people shortage for the other 20. If these are the ideas meant to bring back the area, I look forward to the article about why Westwood is failing that comes out about every five years in the LA Times. Do not buy into this stale, ineffectual idea--please do not remove the ratio of retail types in Westwood.

Communication from Public

Name: Andrew Hattala

Date Submitted: 08/11/2019 11:32 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a (HOMEOWNER/ UCLA STUDENT/ PROPERTY OWNER/ BRUIN ALUMNI ETC.) 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. Sincerely, Andrew Hattala

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| <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> |
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Communication from Public

Name: Nancy Rice Bott

Date Submitted: 08/10/2019 02:06 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a homeowner and a UCLA graduate from the Management Program. There is an appalling number of vacancies in Westwood Village. I believe the high vacancy is substantially due to the Westwood Village Specific Plan. I support 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. Nancy Rice Bott nancybott@verizon.net

Communication from Public

Name: Addie Dickens

Date Submitted: 08/10/2019 11:57 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I'm a UCLA graduate student concerned about the vacancy in Westwood Village, a place I often frequent after class for shopping and food. I urge you to amend the outdated Westwood Village Specific Plan. I specifically support removing the restrictive parking requirements and allowing businesses to obtain parking leases in lieu of covenants. This is something that was suggested by the planning department, of which I urge you to consider.

Communication from Public

Name: Bryan Zuraw

Date Submitted: 08/11/2019 04:36 AM

Council File No: 18-1101

Comments for Public Posting: My wife and I have been Westwood residents since 2003, renting until this year when we bought an apartment. It has been a longstanding frustration that the Westwood neighborhood Council and plan have opposed the development of Westwood village into a more active and lively neighborhood that would serve the large community of students, office workers and renters in the area. This population could surely sustain a greater number of restaurants of all types, especially casual places and cafes and bars without even straining the parking and traffic situation, since they are already in the area. I am not able to comment in the specifics of this plan as I am not a policy expert, but anything that encourages people to take up the empty storefronts in the village and create a sense of life and community day AND night would be a great boon to the area and it's frequenters. Bryan Zuraw PS This comment system is quite opaque and the icon to click to leave a comment is not even labeled.

Communication from Public

Name:

Date Submitted: 08/11/2019 05:02 AM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a UCLA student 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.