

MOTION PLANNING & LAND USE MANAGEMENT

The *Westwood Village Specific Plan* governs the size, height, setbacks, intensity, uses, parking, historic and cultural resources, signs, and other development standards within the Village. Although well intentioned, the Plan, which was initially adopted in 1989 and was most recently updated in 2004, has not kept time with the changing consumer demands related to current restaurant/food and commercial/retail needs as well as the ever-changing transportation modes of today and the future.

While Westwood Village was once a busy and thriving commercial and retail area, it now suffers from vacancy rates of approximately 16% in comparison to the average 10% in 2017 for neighborhood commercial districts (*Business Insider Magazine, 2017*). In addition, a parking study prepared for the Westwood Village Improvement Association, in September 2013, found approximately 6,200 parking spaces accessible to visitors within the Village, and approximately 1,000 available spaces, at all times of the day, even during peak hours.

The stated purpose of the *Westwood Village Specific Plan* is to, "...encourage and facilitate a balanced mix of uses and an environment attractive to a cross-section [of] the community," however; specific provisions of the Specific Plan hinder restoring this neighborhood-serving commercial district to its former vibrancy.

Looking ahead, the 2028 Summer Olympics will usher in 17,500 world-class athletes to the Athletes' Village on the UCLA campus. With that will come countless numbers of spectators attending the various events hosted by UCLA and increased patronage of the Village.

In order to prepare for both global and local visitors, provisions of the Specific Plan that contribute to chronic vacancy need to be amended. These include provisions that limit particular food service establishments, as well as provisions that are not adequately flexible to address parking requirements for changes of use.

I THEREFORE MOVE that the Council instruct the Planning Department to prepare a report in 90 days that identifies options for amending the *Westwood Village Specific Plan* to revise definitions of food related establishments; the restrictions on the types and number of such establishments; and parking requirements within the Plan.

PRESENTED BY: Paul Koretz
PAUL KORETZ
Councilmember, 5th District

SECONDED BY: [Signature]

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