

Communication from Public


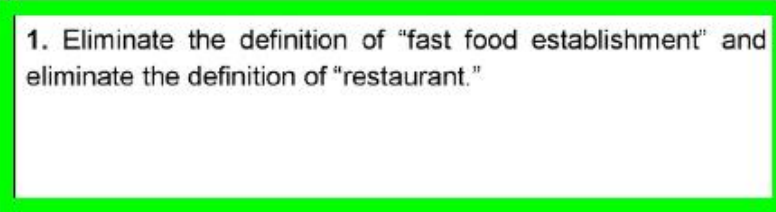


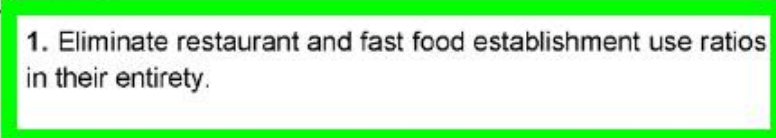



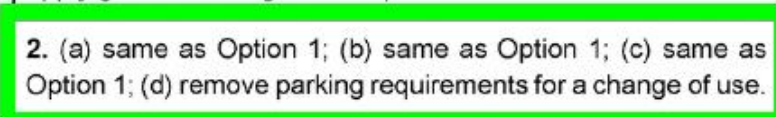


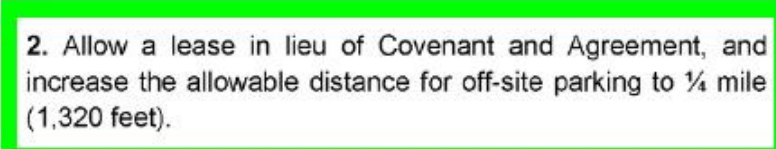
Name: Cristina Farkas

Date Submitted: 08/11/2019 10:09 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I am a worker and renter in North 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 I believe the high vacancy is partly due to our outdated Westwood Village Specific Plan.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. 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. Thank you for considering the voice of your constituents. As a young professional I know there are many places I can live in but I'd really like to stay in metro Los Angeles and want you to help us improve our home. Kind Regards, Dr. Cristina Farkas

Potential Options for a Specific Plan Amendment

Amendment:	Options:
Revise definitions of food-related uses: 	<div> 1. Eliminate the definition of "fast food establishment" and eliminate the definition of "restaurant."  </div> <div>  2. Add a definition of "restaurant" and add a definition of "fast casual." Revise other food-related definitions to eliminate overlap. </div>
Reconsider concentration ratios for food-related establishments: 	<div> 1. Eliminate restaurant and fast food establishment use ratios in their entirety.  </div> <div>  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. </div>
Revise parking requirements: 	<div>  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. </div> <div>  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. </div>
Revise location of parking: 	<div>  1. Allow a lease in lieu of Covenant and Agreement within the Specific Plan. </div> <div>  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). </div>

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.

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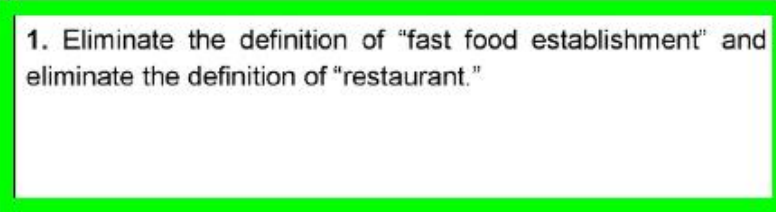


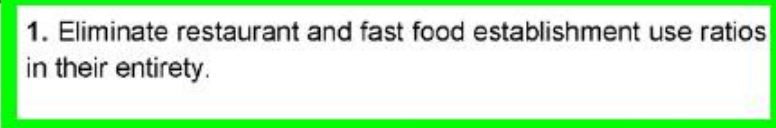



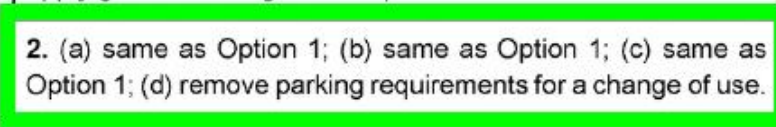


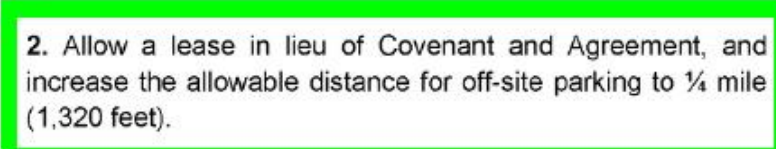
Name: Melissa Orozco

Date Submitted: 08/11/2019 10:24 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a Bruin 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. Together, we can move Westwood Forward. YOUR NAME HERE

Potential Options for a Specific Plan Amendment

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Communication from Public





Name: Victoria Solkovits

Date Submitted: 08/12/2019 03:39 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. I've uploaded a file with the Planning Department recommendations that I support. As a student and lifetime resident of LA, these changes will be able to not only revitalize the village for tourists, visitors, and consumers, but will provide more opportunities for business owners to contribute to the Westwood community. As a historic area, an area that used to be bustling with activity during my parents' college years, and as the Olympics are slated to arrive in 2028, these changes to the Specific Plan are a small, but impactful first step forward in the process to revitalize Westwood.

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Communication from Public

Name: Sierra Rose

Date Submitted: 08/12/2019 03:58 AM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a current 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 often find myself at a loss of what affordable eateries I can visit as a college student, and thus 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 believe these changes would keep UCLA students' business in Westwood, as it is often the lack of low cost options for food that drive myself and others to simply buy our own groceries rather than eat out. I, for one, am very excited for there to be more low cost restaurants around Westwood so that myself and other UCLA students may eat somewhere other than our own apartments.
Sierra Rose

Communication from Public

Name: Jacob Berman

Date Submitted: 08/12/2019 08:02 AM

Council File No: 18-1101

Comments for Public Posting: I am a UCLA student and do not own a car. Like most students, my preferred modes of transportation are walking, biking, and riding the bus. Westwood desperately needs more development, both residential and commercial. Instead of encouraging carbon-emitting modes of transportation like driving, Westwood should be promoting a more friendly environment for bikers and pedestrians. This is the responsible thing to do for the health and safety of our community. Land use regulation is the single most important tool the City of Los Angeles has to combat global warming. Please have the courage to take a stand against the vocal minority of high-income, politically savvy, car owners in favor of a more sustainable future.

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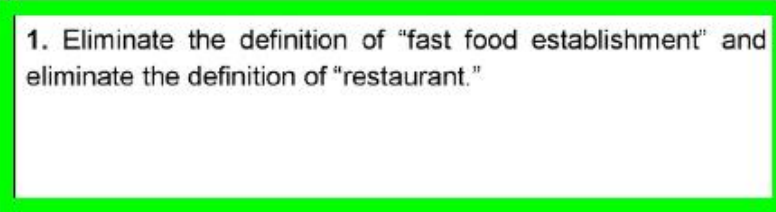


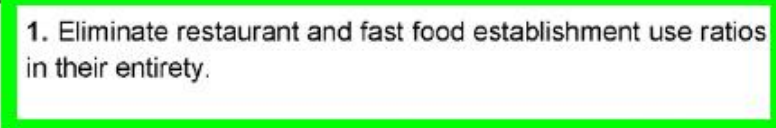



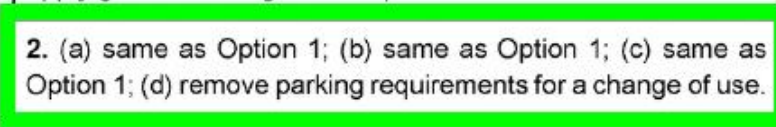


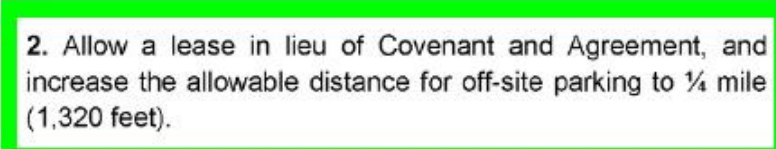
Name: Nicholas Carollo

Date Submitted: 08/12/2019 08:37 AM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I am a graduate student at UCLA and am concerned about the chronic vacancy in Westwood Village. Several properties have remained vacant throughout my four years living in Westwood, and both the number of vacancies and the recent exit of established business is concerning. 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. I believe that adopting these recommendations will be a small but impactful first step in attracting new businesses, addressing chronic vacancies, and revitalizing the Westwood community. Best Regards, Nicholas Carollo UCLA

Potential Options for a Specific Plan Amendment

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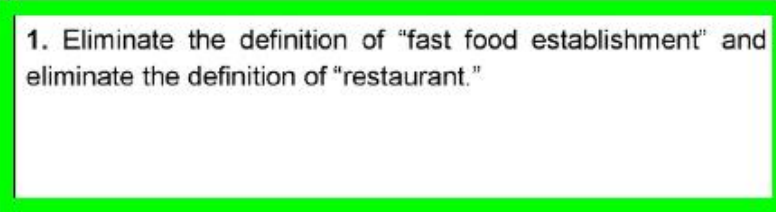


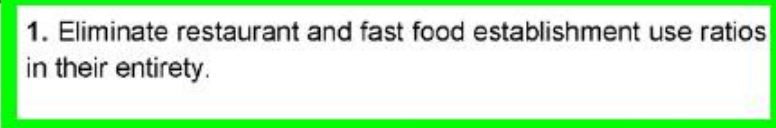



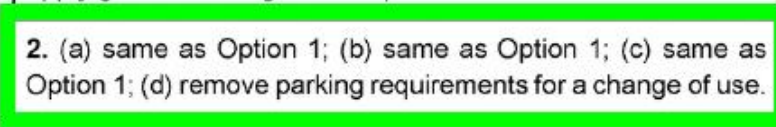


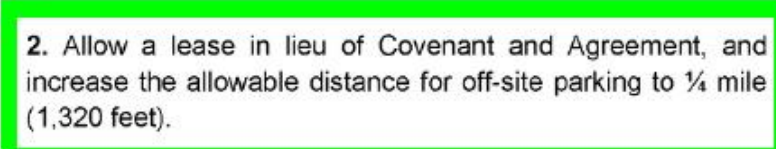
Name: Griffith Simon

Date Submitted: 08/12/2019 08:51 AM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members - I am a stakeholder in Westwood and am concerned about the chronic vacancy in Westwood Village, which has been an ongoing issue for a very long time. The high vacancy is due in large part to the outdated Westwood Village Specific Plan, which I am in favor of amending. Specifically, I'd like 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 attached a file with the Planning Department recommendations that I support. The Olympics are coming in 2028 and these changes to the Specific Plan are a small, but important first step forward in the process to revitalize Westwood. Thank you, Griffith Simon

Potential Options for a Specific Plan Amendment

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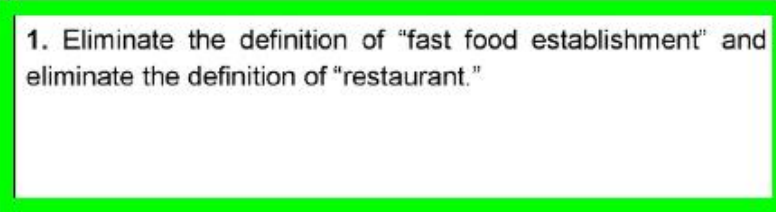


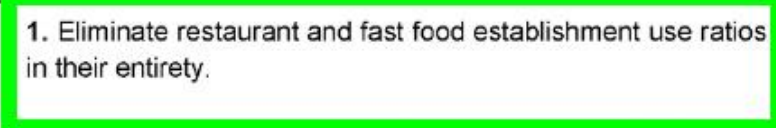



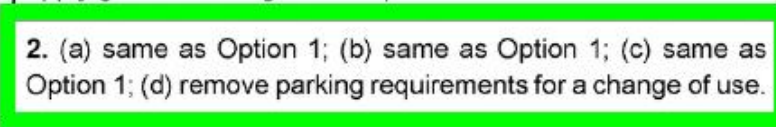


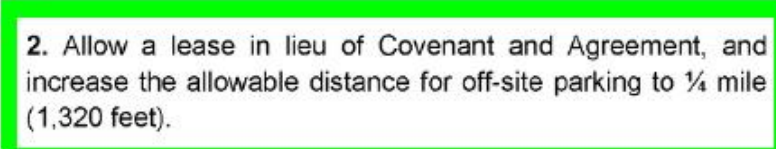
Name: Tyler Konkal

Date Submitted: 08/12/2019 09:04 AM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a long-time Westwood resident 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, Tyler Konkal

Potential Options for a Specific Plan Amendment

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Communication from Public

Name: Jonathan L Gu

Date Submitted: 08/12/2019 01:01 PM

Council File No: 18-1101

Comments for Public Posting: Please eliminate the definition of "fast food establishment" and eliminate the definition of "restaurant". Please allow a lease in lieu of COvenant and Agreement, and increase the allowable distance of off-site parking to 1/4, mile one quarter mile (1,320 feet)

Communication from Public

Name: Jonathan L Gu

Date Submitted: 08/12/2019 01:02 PM

Council File No: 18-1101

Comments for Public Posting: Please eliminate the definition of restaurant and fast food restaurant.

Communication from Public

Name: Alex Helmi

Date Submitted: 08/12/2019 10:52 AM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I am a Persian American business owner and property owner in Westwood for over 30 years and I have been advocating for this community all those years. I am also an elected member of the North Westwood Neighborhood Council, and also a member of the Land Use Committee. I strongly believe that the Westwood Specific Plan has been the cause of many problems for businesses and the community. It is the reason vacancy rates are so high in Westwood and that new business do want to come or can't open their doors. This is a huge problem and needs that Council to work quickly to change this problem as soon as possible, and especially before the Olympics. I want to make clear my support for the elimination of the definitions of "fast food" and "restaurants" in their entirety, and ratios for these. I also feel that parking requirements should be removed for change of use and we should remove parking requirements as much as possible. We should also increase the distance allowed for off-site parking to at minimum 1/4 of a mile, but should be even more. This is a very important decision and critical for the growth of Westwood. The neighborhood has been suffering for many years because of the Westwood Specific Plan and it's to make a change. We need to act swiftly and implement these changes as fast as possible before it's too late. Best Regards, Alex Helmi - Persian Square

Communication from Public

Name: Taylor Fife

Date Submitted: 08/12/2019 12:10 PM

Council File No: 18-1101

Comments for Public Posting: I just wanted to comment that I am very supportive of amending the Westwood Specific Plan to ease the burdens of parking requirements and allow for more food options to move in. The high vacancy rate in the area is very sad and I'd love to see the area thrive instead of decay under oppressive rules. After the Sepulveda Pass Line and Purple Line are built this is going to be the biggest transit hub in LA other than Union Square--the parking requirements are already archaic, but soon they'll be positively antediluvian. I'm a recent graduate from UCLA Anderson and frequent Westwood Village.

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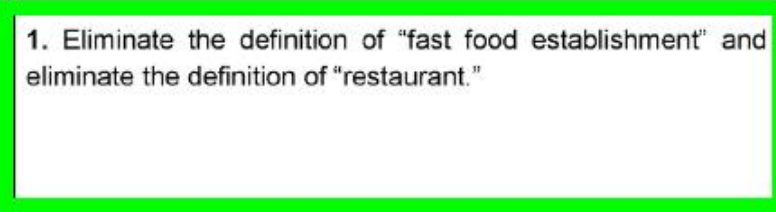


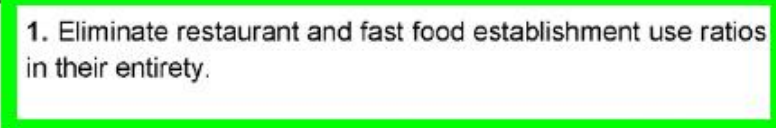



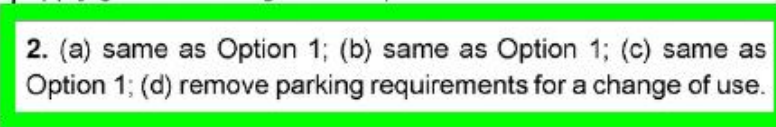


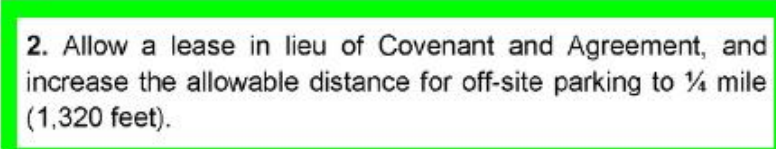
Name: John Sischo

Date Submitted: 08/12/2019 12:19 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a homeowner, property owner and Bruin Alumni and I am concerned about the chronic vacancy and lack of capital invested 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.

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Communication from Public

Name: Christine

Date Submitted: 08/12/2019 12:24 PM

Council File No: 18-1101

Comments for Public Posting: I support amending the specific plan to make it easier for businesses to move into Westwood.

Communication from Public

Name: James Campbell
Date Submitted: 08/12/2019 12:27 PM
Council File No: 18-1101
Comments for Public Posting: I support the proposed changes to the Westwood specific plan in order to make it easier for businesses to open and operate in Westwood.

Communication from Public

Name:

Date Submitted: 08/12/2019 12:37 PM

Council File No: 18-1101

Comments for Public Posting: I support changes to the Westwood specific plan that make it easier for businesses to start in westwood!

Communication from Public


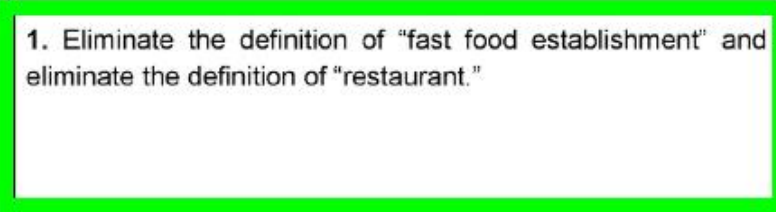


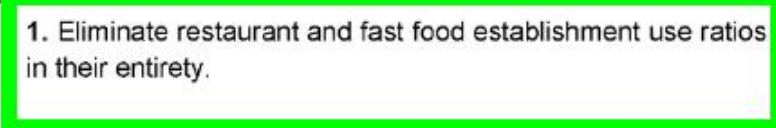



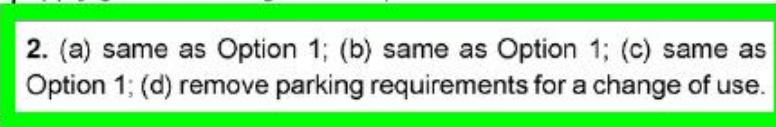


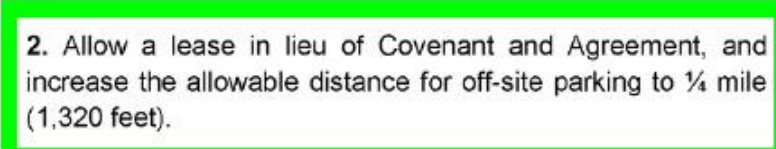
Name: Laurie Temkin Sischo

Date Submitted: 08/12/2019 12:48 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council members: I am a homeowner and a multi-family property owner in Westwood. My parents moved to Westwood in 1972 and I have remained in the Westwood area since. I graduated with both a B.A in history and a JD from UCLA law school and was raised as a bruin since my father was also a UCLA graduate. I remember the days when we would walk to the Village and check out Rexall Drugstore, get ice cream at Will Wrights, get those potatoes at the Hamburger Hamlet, go to the movies and pick out back to school clothes at Bullock's. It was a great place to be, shop eat and have fun. These days when I go to the Village, I just feel depressed. All the empty store fronts, the for lease signs is bleak. I feel terrible for the property owners of those commercial properties and that their investments in the Village is a loss. The council must look forward, to rebuilding the Village into a viable location. I look at the sleepy village of Pacific Palisades (my Uni revivals) and I'm angry that their community can walk to and enjoy their local area. I look at third street, the farmer's market, all of whom are thriving areas because they looked ahead and moved on, keeping their charm but allowing progress. If you can help restore the village, you would not need to worry about parking spaces because all the local residents would love to be able to walk to a local coffee house, a movie, a nice dinner. With Ubers, they can get a ride back for less than the cost of valet parking or mall parking everywhere else. Please do not continue to let the village die just because some older (and very vocal) owners do not want anything to ever change. Change is inevitable. Be a leader who cares about the whole community not just a few crappy old people.

Potential Options for a Specific Plan Amendment

Amendment:	Options:
Revise definitions of food-related uses: 	 <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>
Reconsider concentration ratios for food-related establishments: 	 <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>
Revise parking requirements: 	<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>
Revise location of parking: 	<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: Eva Fogg

Date Submitted: 08/12/2019 09:06 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a Homeowner 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. Eva Fogg

Communication from Public

Name: Diana I Perez

Date Submitted: 08/12/2019 10:21 PM

Council File No: 18-1101

Comments for Public Posting: I support an inclusive plan for business to move into Westwood.

Communication from Public

Name: Amy Lee

Date Submitted: 08/12/2019 10:25 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a homeowner in West Los Angeles and have been deeply concerned about the chronic vacancy in Westwood Village. I believe it is time to look closely at the negative impact from the outdated Westwood Village Specific Plan. I would like to see a lot more popular fast food establishments and restaurants thriving in Westwood Village. I think there are a lot of great potentials in this area. Please do what you can to revitalize Westwood. Regards, Amy Lee

Communication from Public

Name: Heather Mansour

Date Submitted: 08/12/2019 05:50 PM

Council File No: 18-1101

Comments for Public Posting: Here's Westwood Forward's sample letter: "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." Heather Mansour

Communication from Public


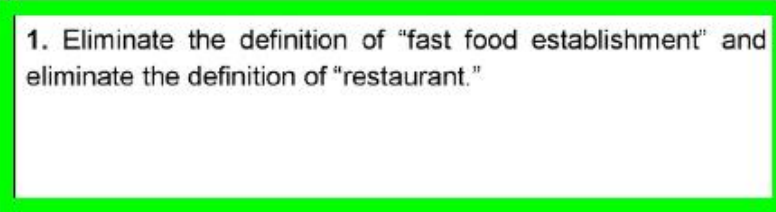


Name: Martha Kriley

Date Submitted: 08/12/2019 06:05 PM

Council File No: 18-1101

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

Potential Options for a Specific Plan Amendment

Amendment:	Options:
Revise definitions of food-related uses: 	<div>1. Eliminate the definition of "fast food establishment" and eliminate the definition of "restaurant."</div> <div>2. Add a definition of "restaurant" and add a definition of "fast casual." Revise other food-related definitions to eliminate overlap.</div>
Reconsider concentration ratios for food-related establishments: 	<div>1. Eliminate restaurant and fast food establishment use ratios in their entirety.</div> <div>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.</div>
Revise parking requirements: 	<div>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.</div> <div>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.</div>
Revise location of parking: 	<div>1. Allow a lease in lieu of Covenant and Agreement within the Specific Plan.</div> <div>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).</div>

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Communication from Public


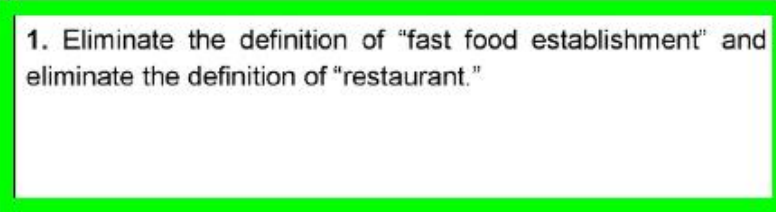


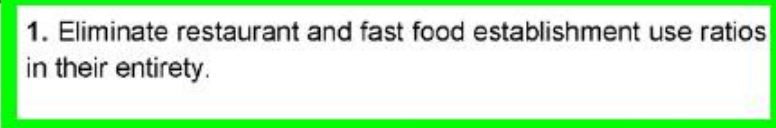



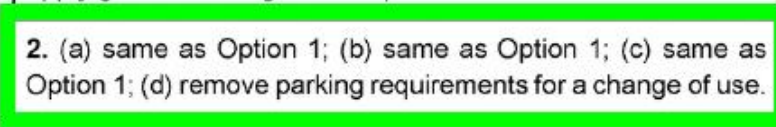


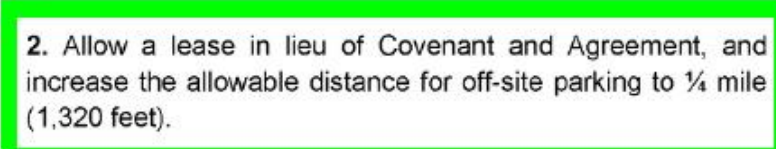
Name:

Date Submitted: 08/12/2019 06:23 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a UCLA Graduate 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. I've uploaded a file with the Planning Department recommendations that I support. Thank you,
- Arshia Ehsanipour

Potential Options for a Specific Plan Amendment

Amendment:	Options:
Revise definitions of food-related uses: 	 <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>
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Revise parking requirements: 	<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>
Revise location of parking: 	<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


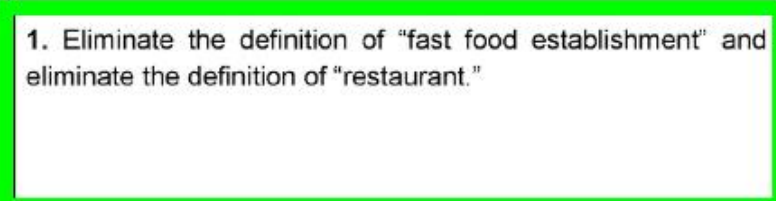


Name: David Gingrich

Date Submitted: 08/12/2019 07:31 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I am a UCLA alum, past Westwood business manager, current UCLA staff, and Westwood resident (90095 and 90024) since 1993. I had never seen the healthy Westwood business community before my arrival, before the emergence of enduringly popular Old Town Pasadena, Santa Monica 3rd Street Promenade, and The Grove. For twenty-six years, I have been stymied by and disappointed with the short-sighted, highly restrictive, prior Westwood advisory boards. UCLA is regarded as the world-renowned, top public university, yet without exaggeration, this is the most inadequate college neighborhood community that I've ever experienced across the city, state, and nation. Why have there been decades of vacancy and closures when Westwood Village should be a thriving, cultural urban center? 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. Please support a vibrant vision to revitalize Westwood. Sincerely, David Gingrich

Potential Options for a Specific Plan Amendment

Amendment:	Options:
Revise definitions of food-related uses: 	<div>1. Eliminate the definition of "fast food establishment" and eliminate the definition of "restaurant."</div> <div>2. Add a definition of "restaurant" and add a definition of "fast casual." Revise other food-related definitions to eliminate overlap.</div>
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Communication from Public

Name:

Date Submitted: 08/12/2019 03:11 PM

Council File No: 18-1101

Comments for Public Posting: Formal comments from UCLA regarding Westwood Village Specific Plan / 2028 Summer Olympics / Revised Definitions / Food Related Establishments / Parking Requirements (Council File: 18-1101)



August 11, 2019

OFFICE OF THE ADMINISTRATIVE VICE CHANCELLOR
2211 MURPHY HALL
BOX 951405
LOS ANGELES, CALIFORNIA 90095-1405

phone: (310) 825-2411
FAX: (310) 825-0414

Planning and Land Use Management Committee
c/o City of Los Angeles City Clerk
Room 395
200 North Spring Street
Los Angeles, CA 90012

Re: Westwood Village Specific Plan / 2028 Summer Olympics / Revised Definitions / Food Related Establishments / Parking Requirements (Council File: 18-1101)

Dear Committee Members:

The Westwood Village (Village) area in Los Angeles is a unique place with a rich history. The Village is surrounded by a residential population of over 227,000 residents within a 3-mile radius, and tens of thousands of employees along the Wilshire corridor and at UCLA. Unfortunately, and somewhat surprisingly, the Village is not thriving as a vibrant shopping, dining and entertainment district to the extent it previously did or still could.

It is hard to know the exact reason for why the Village is underperforming, but one clear limitation is the overly restrictive Specific Plan. UCLA supports amending the Specific Plan to create a more flexible and inviting environment for success. In reviewing the proposed Specific Plan Amendment options being considered by PLUM, I encourage the following:

Revise definition of food-related uses.

The Village does not need additional fast food establishments, but would benefit from additional restaurants, including fast casual concepts. If an acceptable definition of fast casual can be developed, this might be the right option. If agreement on such a definition becomes too elusive or restrictive, eliminating the definition of restaurant should be given serious consideration.

Reconsider concentration ratios for food-related establishments.

Each street within the Village has its own vibe, so restaurant-type limits should either be eliminated or based Village-wide.

Revise Parking Requirements.

This should be the easiest Amendment issue to consider. Option 2 is preferable as there should not be additional parking requirements on historic buildings or those that have a change of use. Studies have shown there is ample parking available in the village and with the availability of Lyft/Uber, e-scooters, and other forms of alternative transportation, and the future the Purple Line subway, reduced demand for parking is inevitable.

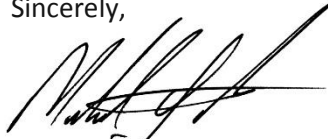
Revise Location of Parking

My preference would be to see a third alternative to the two options being considered. Larger parcels should be responsible for including code required parking, but smaller parcels should be

allowed some flexibility. Covenant restrictions or leases should not be required on smaller parcels that cannot accommodate parking, but absent such an alternative, allowing the flexibility of leases is preferable to the more cumbersome covenant-based requirement.

We appreciate that the City of LA and PLUM are considering amendments to the Westwood Village Specific Plan to support a more vibrant and successful Village.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael V. Beck", with a stylized flourish at the end.

Michael V. Beck
Administrative Vice Chancellor

cc: Paul Koretz, Councilman District 5
Andrew Thomas, Westwood Village Improvement Association

Communication from Public

Name: Amanda K Unterreiner

Date Submitted: 08/12/2019 03:28 PM

Council File No: 18-1101

Comments for Public Posting: I support amending the specific plan to make it easier for businesses to move into Westwood. Current downtown is dirty and built for cars. I long for a day when there are many businesses, buses, trains, bike lanes, pedestrians all intermingling at ease. Please amend the plan.

Communication from Public

Name: Yas Baravarian

Date Submitted: 08/12/2019 03:31 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, As a frequent visitor to Westwood, I support keeping the parking/restaurant requirements as they currently exist. Traffic and parking is challenging enough as it is. There are already plenty of restaurant options, so that should not be a priority for our community. We need to support other types of businesses in Westwood, like shopping, fitness, culture, office space, etc. Thank you.

Communication from Public

Name: Eva Davidson

Date Submitted: 08/12/2019 04:36 PM

Council File No: 18-1101

Comments for Public Posting: Here's Westwood Forward's sample letter: "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." Eva Davidson

Communication from Public

Name: Andrew Fogg

Date Submitted: 08/12/2019 04:55 PM

Council File No: 18-1101

Comments for Public Posting: As a nearby homeowner, I strongly support the proposal to revise the Westwood Specific 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. Westwood Village is struggling to survive with an overwhelming number of vacancies. Removing obstacles to the establishment of new businesses within the Village will make the area more vibrant, improve safety, and increase the tax base to support area services.