

Communication from Public


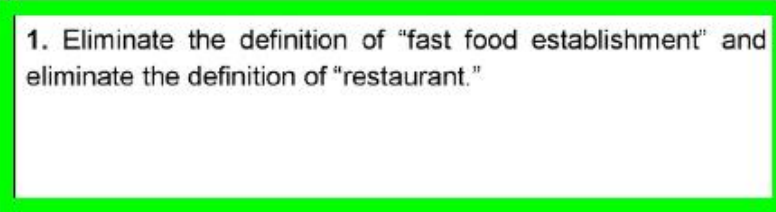


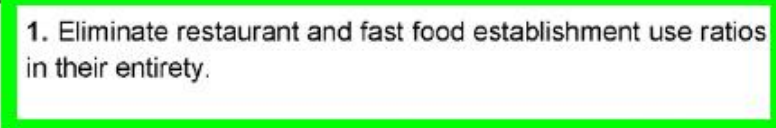



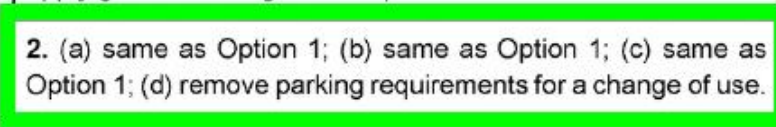


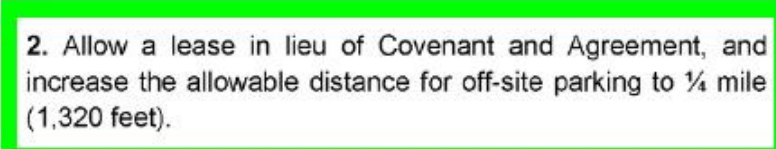
Name: Christopher Bayle

Date Submitted: 08/08/2019 03:16 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a local resident and I'm 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 I believe the high vacancy is partly due to our outdated Westwood Village Specific Plan.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 believe Westwood would vastly benefit from having more restaurant/bar options. 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. Christopher Bayle

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: Jordan Kaplan

Date Submitted: 08/08/2019 03:17 PM

Council File No: 18-1101

Comments for Public Posting: Thank you for finally addressing our issues in Westwood Village. I have been a community resident for 58 years and graduated from UCLA. I remember a time when Westwood Village was a wonderful meeting place with stores and food vendors that lined up with the demands of our population. Now, due to restrictive zoning, the places people want to patronize are prevented from leasing and the village is filled with vacant retail store fronts. Please allow the market to determine the right mix of retail tenants so the village can return to being a vibrant amenity for the community. In addition, shouldn't we be focused on cleaning up and leasing up the village for the world to see during the 2028 Olympics. The current state of affairs is embarrassing.

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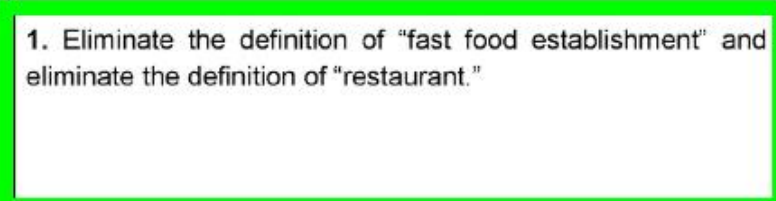


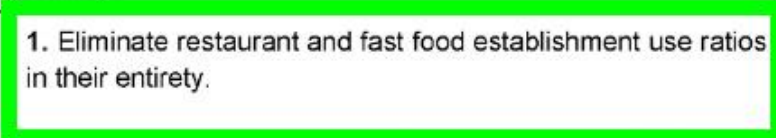



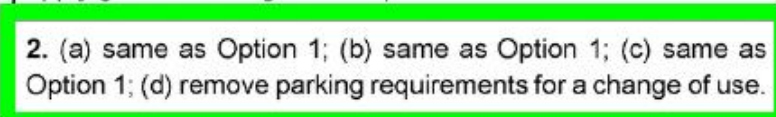


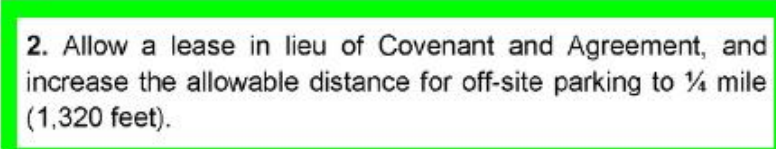
Name: Michele Aronson

Date Submitted: 08/08/2019 03:19 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a Bruin alumna and property owner and am concerned about the chronic vacancy in Westwood Village. Westwood Village used to be a vibrant shopping / dining / entertainment district and a significant amenity to the neighboring residential communities / offices. However, today the Village struggles to attract and keep shopping, dining and entertainment tenants for any significant time. The outdated Westwood Village Specific Plan has contributed to the Village's struggles and chronic vacancy. 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 support the planning department's suggestions for removing overly restrictive parking requirements and allowing businesses to obtain parking leases in lieu of covenants (see attached highlighted options). These changes to the Specific Plan are a small but meaningful first step forward in the process to revitalize Westwood. Thank you for your consideration.

Potential Options for a Specific Plan Amendment

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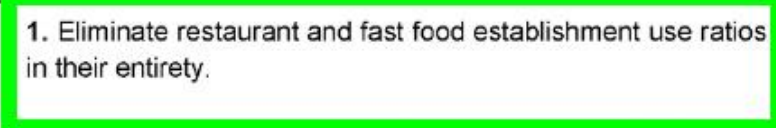



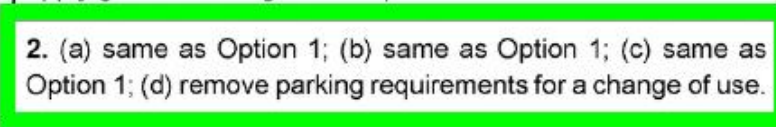


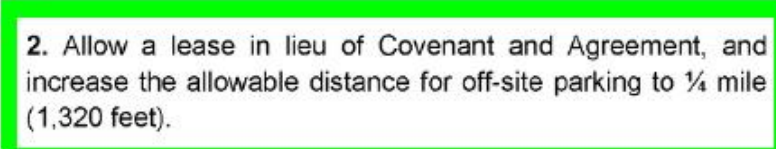
Name: Stuart McElhinney

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

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I am a property owner and frequent shopper in 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. These changes to the Specific Plan are a small, but impactful first step forward in the process to revitalize Westwood.
Stuart McElhinney

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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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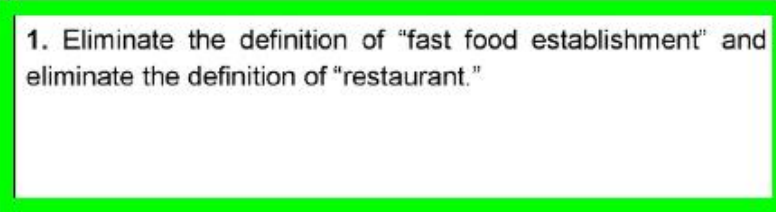


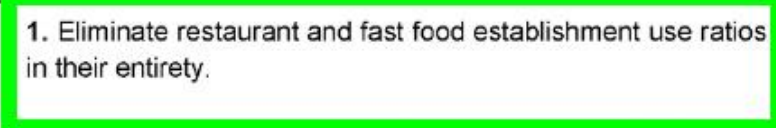



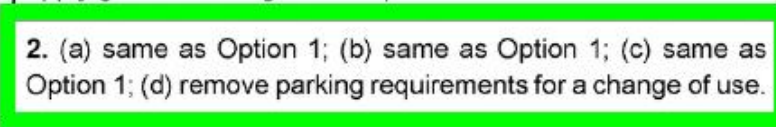


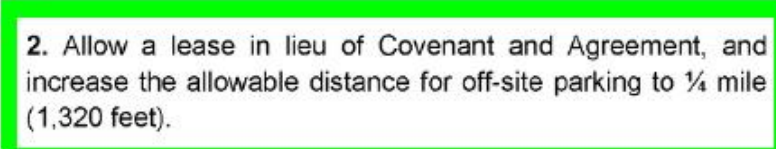
Name: Eric Yerby

Date Submitted: 08/08/2019 03:42 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I am a property owner in Los Angeles and my wife is a UCLA alumnus. Westwood Village has suffered as a retail and entertainment destination due to its 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 use ratios. I also support removing overly restrictive parking requirements and allowing businesses to obtain parking leases in lieu of covenants. I have uploaded a file showing the Planning Department recommendations that I support.

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>

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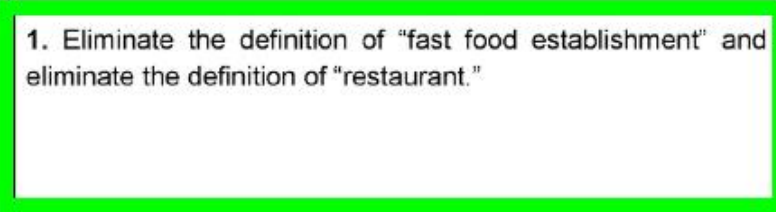


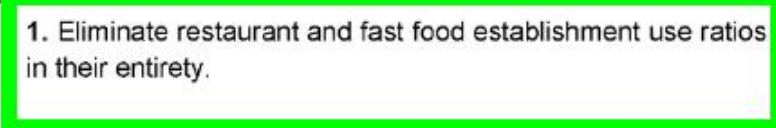



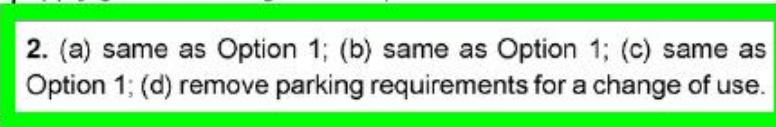


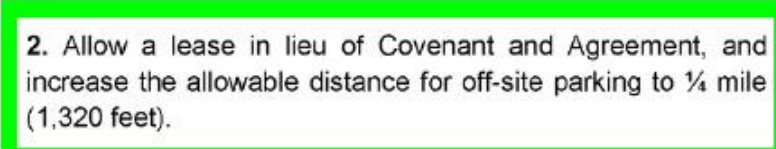
Name: Kevin A. Crummy

Date Submitted: 08/08/2019 03:44 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: My wife Lily and I are Westwood homeowners and are concerned about the chronic vacancy in Westwood Village. Over 20% of the storefronts in the Village are currently vacant. We believe the high vacancy is partly due to our outdated Westwood Village Specific Plan. We fully support 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. Kevin A. Crummy

Potential Options for a Specific Plan Amendment

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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>
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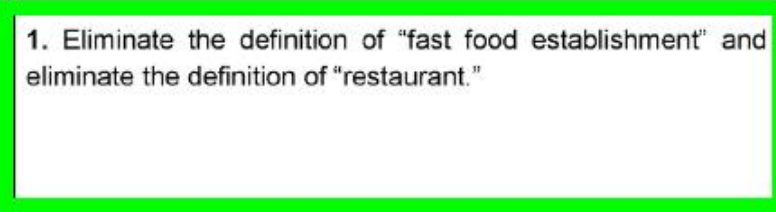


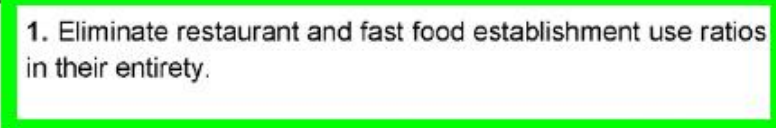



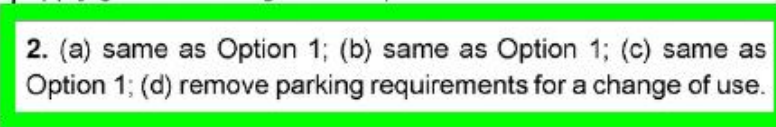


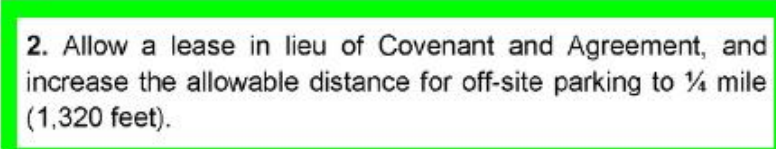
Name: Jordan Fishman

Date Submitted: 08/08/2019 05:17 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a homeowner in Westwood (90024) 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. These changes to the Specific Plan are a small, but impactful first step forward in the process to revitalize Westwood. Jordan Fishman

Potential Options for a Specific Plan Amendment

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Communication from Public

Name: Nilou Norouzi

Date Submitted: 08/08/2019 05:39 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, My name is Nilou Norouzi, I am a resident and homeowner in "Little Holmby" and am very concerned by the chronic vacancy in Westwood Village. I believe the high vacancy is due in part to the outdated Westwood Village Specific Plan and 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. Furthermore, I support the planning department's suggestions for removing overly restrictive parking requirements in Westwood Village and allowing businesses to obtain parking leases in lieu of covenants. Thank you for your consideration. Best, Nilou

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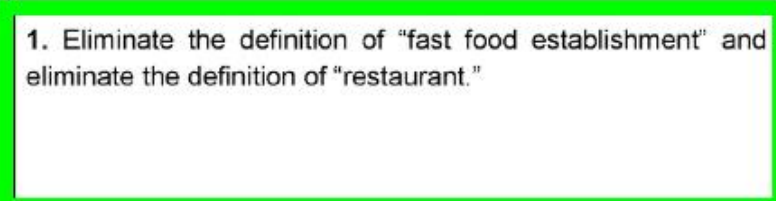


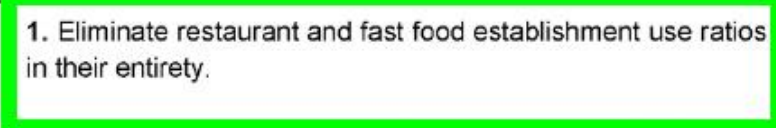



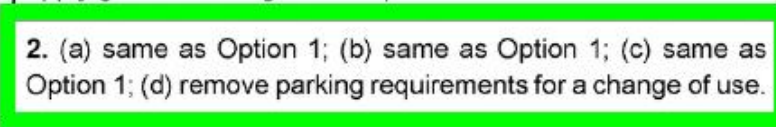


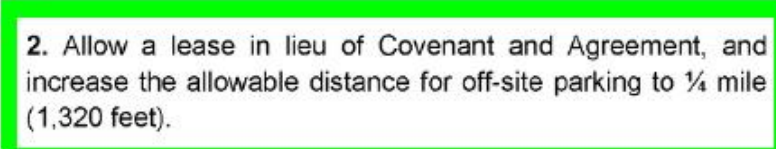
Name:

Date Submitted: 08/08/2019 05:42 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I am a property owner 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. Peter Seymour

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Communication from Public

Name: Mel Mehringer

Date Submitted: 08/08/2019 05:46 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members: I own property in 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. Let's remove the barriers and fill those retail vacancies to make a better, more vibrant Westwood. 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. Thanks for considering my comments. Mel Mehringer

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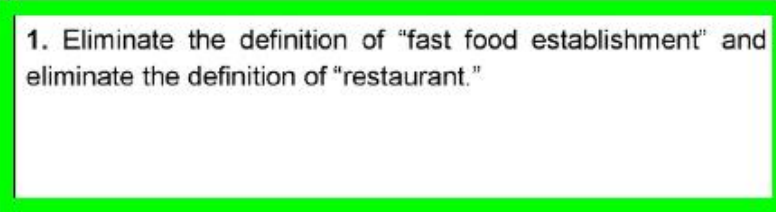


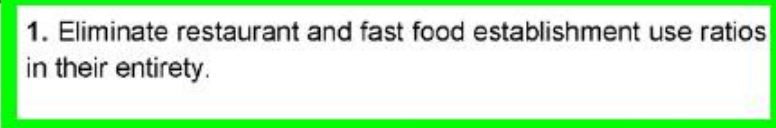



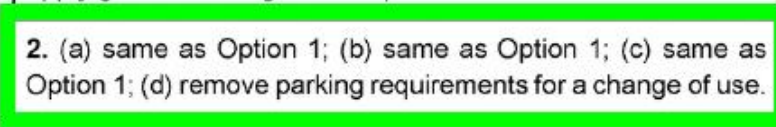


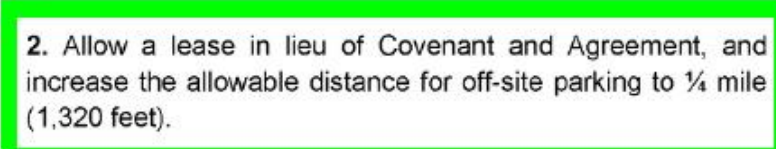
Name: Sarah Bott

Date Submitted: 08/08/2019 05:51 PM

Council File No: 18-1101

Comments for Public Posting: Dear Council Members, I am a homeowner and Bruin alum concerned about high vacancy rates in Westwood Village. The Westwood Village Specific Plan clearly deserves some blame for this, and it needs to be amended. Specifically, I am in favor of eliminating the out-dated definitions of 'fast food' and 'restaurant' and eliminating the use ratios. I also support the suggestion to remove overly restrictive parking requirements and to allow businesses to obtain parking leases in lieu of covenants. I have also uploaded a file with other Planning Department recommendations that I support. Please help get the village ready for the 2028 Olympics by changing the Specific Plan as a step forward in the process to revitalize Westwood. Thank you! Best regards, Sarah Bott 927 Westholme Ave, Los Angeles, CA 90024

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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.