

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

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The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

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Agenda Date:

Item Number:

Summary:



North Westwood Neighborhood Council

Community Impact Statement

Council File [18-1101](#)

February 2, 2022

RE: Westwood Village Specific Plan Amendment Ordinance ([Case No. CPC-2021-795-SP](#))

The Westwood Village Specific Plan was established in 1989, with amendments in 1991, and 2004, is the guiding document for all urban planning and business development in the Village. The Specific Plan currently contains many prohibitive definitions and restrictions that are outdated and have resulted in a destructive 3Q21 40% vacancy rate in Westwood Village. Including known moveout and sublease space, the 3Q21 availability rate in Westwood Village is 52%. The Los Angeles Department of City Planning has is considering making a recommendation to the City Planning Commission on a draft ordinance to amend the Westwood Village Specific Plan, referred to the Planning and Land Use Management Committee by Los Angeles Fifth District City Councilmember Paul Koretz, and the NWWNC supports the following amendments being considered:

- 1) **Eliminating ratios for fast food versus restaurant land uses in the Village.** The current language classifies all food uses, which are not full-service dining, as fast food and uses ratios to allocate food uses on a street-by-street basis. The food use definitions were written before the emergence of the fast-casual dining sector. As a result, fast-casual concepts, which are typically not full-service dining, are classified as fast food. This limits popular new concepts and possibly more affordable concepts to proliferate in the Westwood Village. Additionally, due to changes in consumer tastes, a rising minimum wage and as a result of the pandemic, there are a large number of full-service dining vacancies while the fast-food uses are 100% allocated. This change will allow more new and exciting restaurant concepts to more easily open in the Village and fill current vacancies.
- 2) **Eliminating additional administrative approval for signage that complies with existing**

Westwood Village Specific Plan regulations. Signage that deviates from the plan will still go through the current Design Review Board Process. The current process disincentivizes business development by slowing down the approval of signage projects and increasing costs for small business owners.

- 3) **Returning parking requirements to those in the General Zoning Code.** The current Specific Plan requires more parking than the General Zoning Code for many land uses, creating an overabundance of unnecessary parking which increases costs on developers, thereby disincentivizing investment in the Village.
- 4) **Eliminate parking requirements for businesses where the changes of use are under 5,000 square feet for existing buildings.** This is consistent with the City's "Emergency Ordinance" that was passed to help the business community respond to COVID-19. The current change of use requirements excessively burden prospective new businesses, which has contributed to our extremely high commercial vacancy rate.
- 5) **Unbundle parking to allow off-site parking requirements to be met by lease in lieu of covenants.** This would allow more property owners to lease their parking property and thereby allow more businesses to meet the requirements to establish themselves in the Village.

As the representative neighborhood council of the area including the Specific Plan, we recognize the dire need for structural changes in allowing revitalization in our district. We strongly recommend that the City Council support a unanimous and resounding recommendation to the City Planning Commission in support of all of the above amendments to the Westwood Village Specific Plan.

Thank you.

