

WESTWOOD NEIGHBORHOOD COUNCIL

January 9, 2019

Agenda Item #11

900 HILGARD PROJECT

The Westwood Neighborhood Council requests that Councilmember Paul Koretz vigorously oppose:

1. The proposed development project at 900 Hilgard Ave., and
2. Any amendment to the General Plan necessary to approve the Proposed Development project, and
3. Any change in the Zoning designation necessary to approve the Proposed Development project, and
4. Any change in Height District, Specific Plan or Westwood Multi-Family Specific Plan necessary to approve the Proposed Development project

Resolved further that Councilmember Koretz provide written proof that:

1. Emergency service response times are adequate, and
2. Infrastructure is adequate in the Westwood Multi-Family Specific Community Plan area, specifically north of Wilshire, and
3. The leasing by-the-bed proposal (not by the dwelling unit) conforms and complies with the Affordable Housing regulations.

The Westwood Neighborhood Council will support redevelopment at 900 Hilgard Ave. provided such redevelopment stays within the stated Westwood Multi-Family Specific Plan which was adopted specifically to prevent future incompatible projects, such as the Proposed Development Project, from being developed in the Plan's area.

It is important to note that the same developers who purchased and submitted this development application at 900 Hilgard, also purchased the home east of it (behind it) at 901 Malcolm Ave., a single family residence within the WWNC boundary.