

HOLMBY WESTWOOD PROPERTY OWNERS ASSOCIATION  
COMMITTEE ON THE VILLAGE  
P.O. Box 49180  
LOS ANGELES, CALIFORNIA 90049  
(310) 470-1785 HWPOA@AOL.COM

Tuesday  
July 14, 2020

Zuriel Espinosa, City Planning Associate  
Susan Wong, City Planning Associate  
Los Angeles City Planning  
Los Angeles City Hall, Room 667  
200 North Spring Street  
Los Angeles, California 90012

**Re: LA City Planning options for amending The Westwood Village Specific Plan, CF 18-1101 as filed by Councilman Paul Koretz on behalf of the Westwood Village Improvement Association.**

Dear Zuriel and Susan,

As neighbors and daily users of the Village, we want the Village to be successful and prosperous. We know the impact of the current pandemic will be significant and the City may suspend or modify some rules and regulations to deal with the impact of the crisis on businesses in the Village. Should this process occur or other changes to the Westwood Village Specific Plan be developed, the planning and review process should include all stakeholders including the Holmby Westwood Property Owners Association.

This letter will only deal with the City Council Office and WVIA request for comments on the Westwood Village Specific Plan. In this letter, we are not going to deal with the impact of the coronavirus crisis or the future impact of the new Metro line and station on the businesses in Westwood Village.

The Holmby Westwood Property Owners Association (HWPOA) in November 2019 set up a Committee on the Village to investigate the requests made by the Westwood Village Improvement Association (WVIA) to amend the Westwood Village Specific Plan with respect to the Definitions and limits set on the food service establishments and Provisions for parking. The Committee presented its findings and recommendation to the HWPOA Board of Directors in June 2020.

This letter represents the Holmby Westwood Property Owners Association position on these matters:

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**Background:**

Councilman Paul Koretz forwarded the request initiated by the WVIA to the LA City Council on Nov. 16, 2019 asking for options for amending the Westwood Specific Plan to:

- A. Revise Definitions of food related establishments, the restrictions on the types and the number of such establishments and
- B. Reconsider Parking requirements within the Plan.

**Part A: HWPOA response to definitions and limits on food establishments:**

- 1. We agree to add the category of Fast Casual to the definitions of food venues.
- 2. We agree to limit the number of Fast Food venues in the Village to those existing. We recommend as they leave, they be replaced on a 1 – 1 basis by fast casual food venues or restaurants.
- 3. We agree to the cap number for the total number of food venues in the Village, at 115, the number in the Specific Plan. We recommend maintaining this cap on the number of food venues to maintain “a balanced mix of uses and an environment attractive to a cross section of the community.” This number is identified in Exhibit A of December 31, 2002 letter, Westwood Village Specific Plan, Definition Interpretation from Con Howe, Director of Planning and Robert Sutton, Deputy Director.
- 4. We agree to remove the restrictions on the location and number of food venues as defined by street.

**Part B: HWPOA response to the review of the Parking parameters:**

We agree to make the Specific Plan parking requirements of the Village match the LA City Zoning Code parking requirements. Zuriel Espinosa forwarded the information on the parking information. It is repeated here so the requirements agreed to are clear.

	<u>Specific Plan requires:</u>	<u>LA Zoning Code requires:</u>
Hotel/motel	1 space/guest room 1 space/100 sf for dining area 1 space/35 sf of meeting area Plus the # of spaces required by Zoning Code	1 space/first 30 guest rooms ½ space/next 30 rooms 1/3 space/ remaining rooms 1 space/100 sf of dining 1 space/35 sf of meeting area
Motion Picture	1 space/3 seats fixed 1 space/25 sf seats not fixed	1 space/5 seats fixed 1 space/35 sf seats not fixed

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Nightclub or sim.	1 space/5 fixed seats 1 space/75 sf of floor area	1 space/100 sf of floor area
Office, not medical	3.25 spaces/1,000 sf of floor area	2 spaces/1,000 sf of floor area
Retail, Commercial	4 spaces/1,000 sf of floor area	4 spaces/1,000 sf of floor area
Historic Buildings		No change in parking in connection with a change in use within existing sf
Location of Parking	1,000 feet to parking	750 feet to parking

We understand the WVIA has asked the distance to parking be increased to 1,320 feet. The HWPOA recommends maintaining the 1,000 feet distance.

We hope these recommendations regarding the Westwood Specific Plan are incorporated into the forthcoming recommendations by LA City Planning. After our months of work, it is clear to us that although the Westwood Village Specific Plan has been in use since 1989, the core principles of the Plan for a diverse, high quality mix of uses that appeal to students, neighbors, office workers and hospital staff and patient families, are solid and support a vibrant Village. We know from discussions we have had with various members of the WVIA at meetings over the past months, that it is difficult to forge agreements and create a common vision for the Village with such a large group of property owners. However, this is the real challenge. Developing a common consensus is the real path toward a vibrant Westwood Village.

We understand the difficulties facing the Village and wish to help in every way we can. We agree to the change in parking requirements to match those of LA City and understand and agree to the inclusion of fast casual as a restaurant type. We recommend keeping the parking distance at 1,000 feet from the business and do not want additional Fast Food venues in the Village and therefore, recommend a 1 -1 reduction in the number of Fast Food venues in the Village.

If you have any questions about our work or recommendations, we would be delighted to discuss them with you. We have put together a presentation of our findings and would be pleased to share it with you when the appropriate time comes. We look forward to the process and would appreciate being notified of the schedule and meetings as they continue.

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Thank you for the work you are doing to improve the vitality of our Westwood Village. We look forward to your insights. We wish you health and well being as we all find our way through this challenging time.

Respectfully submitted on behalf of the Holmby Westwood Property Owners Association and the members of the Committee on the Village,

Jim DeMeules, Jackie Freedman, Phil Gabriel, Kathryn Welch Howe, Susan Reuben,  
Caron Schwartz, Ellen Turner and Janet Dardashty

By, Jann C. Williams, Architect AIA  
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Copies of this letter will be sent to:

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