WESTSIDE COMMUNITY PLANS UPDATE

PALMS-MAR VISTA-DEL REY COMMUNITY PLAN UPDATE

Kick off Event
9.29.2018

Discussion Table Notes

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

www.PlanningTheWestside.org
- Lots of traffic / over development
- Nice weather, cool breeze
- Ride bikes, great access
- Good sense of community
- Issues not different from other areas
- West of 405 - cleaner air
- Low land - damper - micro climates
- Walkable - to work + school
- Metro riders - use often; less driving + bus
- New stadium -
- Close to the coast
- Make use of more west than east

Concern: Near airplane - Not close to metro transit area
Why is there no bus to take to the metro?

- Senior facilities - dam note
- With new stadium - think about access to metro
- UCLA buses - empty
- More should be a pick up - to take people to metro areas
- Developers put money into a clash bus

Del Rey - better access along Washington x Ocean
Improvement - Lincoln Blvd needed
Goals: Housing

- Centinela Ave
- Height restriction or 3 stories
- Younger generation using less cars
- Affordable housing - How can I live here?
  - Very expensive
  - Be able to live/work in the same area
- Bottom Floors provide public amenities/commercial space
  (Ex: Centinela Ave)
- Don't want to see storage units
  Want active spaces
Goals
- Opportunities for districts (ex: Arts District, etc.)

Focus
- Infrastructure - Water, streets, transportation
- Mobility - live/work/play
- Recreation/open space
- Bike Lanes
  - North Side
  - East/West on Lincoln Blvd difficult
  - Playa Vista - no connections by bike
  - People live here to have access to bus stops (Ex: UCLA)

Transportation/Mobility
- Like to see the plan include fixing the sidewalks
- See more street trees for shade
  - Robertson Blvd - trees still growing
- Keep FIV or transit
- Protected bike lanes that take you to places
  - Internal consistency

- Haven't looked at the impacts, and problems that exist
  - Look at the big picture instead of catching up
General concerns

- Provision of recreation center
- [Venice and Mar Vista Recreation Center]
- Undervalued waterways - Canals (opportunities to make a community asset)
- Need more green spaces
- Protect our natural resources (wetlands)

- Del Ray does not have a community center (Palms uses CD11)
- More cars - issues w/parking
- Accommodate employees - parking for work
- Need to address infrastructure
Table #2

What do you like most?

Helen - retail, close to hospitals, but traffic bad & limited transit
  - traffic lights not coordinated
  - no synchronization w/ lights

Do + breathe the air/close to ocean
  - walk to enter. rec & dining/shopping
  - don't need to get in car
  - balcony wetlands, but need to change sense of community, but need to expand close to services/police/fire depot

Diff - walkability
  - wetlands activities (bike path)
  - green space

Ken - clean air
  - low density - (keep low) - SFR + lawns
  - family friendly
  - open space
  - sense of community

Solen - SFR character - want to maintain character focused on fams
  - concerns - repair sidewalks & high density
- sidewalks along Venice - damage due to trees, Grandview + Venice
- lots of development around Washington Pl. & Washington Blvd.
- Culver traffic spilling into LA neighborhoods
- ADA

**Concerns?**

Pat - traffic lack of planning commercial parks, schools, etc. have trouble getting out of neighborhood Villa Marina Center - plans to turn into Q conditions - stay in place big res. development - what will they do with second half? wants a state of art commercial center @ Villa Marina, accessible by foot/bike stay off Lincoln, rapid transit on Lincoln, Ballona Wetlands - don't zone res. Redwood - ODO Glen Alloq Park - need more parks!

#2
Helen - traffic
need left turn lanes + synchronization
hard to get
Mindanao + Villa Marina - cross-traffic
wants shuttle service
homeless/safety - in wetlands
retail disappearing
Pocket Park @ Villa Marina Center

Selena - homelessness - Venice @ 405
move duplex @ North Mar Vista
Upzoning near Expo
10-story @ Wardek + Venice
20-story @ Lincoln + Venice
Duplex @ National + Barrington
access problems
Palms + Centinela - mixed use, multi-story
Ingress/egress issues

Ken - lack of building @ Venice + Centinela
Venice + Centinela - not a transit hub
big institutions overpowering
Traffic - Bethoven, Centinela, Malgrove

#2
Ken: Selena - 99¢ store - Zanja St - big duplmt.
- Washington & Centinela - duplmt
(Culver City)

Ken: Santa Monica Airport - air quality
- duplmt potential
- interface b/w Culver City/Palms/Mar Vista/Del Rey

Selena: Need infrastructure to meet needs of incomers
- Public transit
- Talking away transit invest.

Cliff: Businesses don't have right facilities - spill into neighborhood
(Tesla)
- Parking in residential areas

Selena: Traffic/overflow - Google

#2
mobility

- Pat - can’t safely cross Ballona
- Pat + Cliff - can walk to markets
- Helen - can bike
- Pat - better distinction of bike lanes, clearly marked bike paths
- Selena - advice in complete streets not being applied (good document)
- Bring local cyclists together
- More input

Activities

- Washington → restaurants (Helen)
- Church
- Mar Vista Park - Santa Monica Palms
- Businesses closing on Venice (Selena)
- Selena - leaves Mar Vista
  - Not enough on Venice
  - Walking on Venice - Okay
  - Parking needs to be more available on Venice, more signage
Community plan goals (existing) #2

Ken - #1 - low density
Selena - #1 - family oriented, SFR housing

Helen - lack of broad knowledge of pending duplexes
Selena - more multi-unit (2+3 bedrooms)

"family oriented" duplexes driven by population
charnock road - no sidewalks!

Pat - more space for sidewalks/parkways
next to new duplexes

Overall goals:
- better biking infrastructure
- preserving character
- green space
- traffic
- homeless
- consistent development
- better interface with adjacent cities/community
- air quality/noise (SBA airport)
- retain/improve commercial
- ADA + accessibility
Selena - Palms different than MDR + MV → How will this factor into CP updates?
- Palms - more renters, students

#2
What do we love?

Doug - diversity, tolerance, working together towards a common goal.
Transportation + pedestrian experience

Mary - Infrastructure before development may want a specific plan
Sidewalk repair, preferred play for residents, etc.
Value small town feel of Mar Vista, ppl can walk + play not downtown. People like things that have been here.
"Timeless" character, would like neighborhood-centric businesses, not chains / strip malls, keep rents affordable keep the fabric of the neighborhood together - businesses in place.

Nothing over 3 stories on Venice, i.e. Larchmont +1

Where does homeless housing go with restricted density? How does limiting it impact "character"?

Sharon - lived here 1979-2016 Venice/Continental
Need to protect conditions
Tree-lined streets + urban canopy, protected + expanded special care to frontages.

Framework emphasizes protecting single family growth could happen in existing multi-family. C2 areas could accommodate multi-family.

2-3 bedroom apks. Want to build up school attendance want families that will stay.

Height + spillover lighting on Continental
Religious bldy on Venice W rey bright light El Layward
Bundy/Olympic expo station has spillover light as well
Laura - renter. Palm 4 yrs Mar Vista 4 yrs
new access to Expo a +
Walkable feel of Venice & Grandview
ice cream + music & grandview mk
?
worried abt. being able to stay if she has a family
issue w/ mandated % affordable housing - why not in the CP?
why is cities level up than state's?
Bunky. Separate development - Mar Vista NC wants more
housing in the project.
Questions about TOC/PB = market rate % vs affordable AND
vacancy of units
Appreciation of new developments but Q's about being
able to afford to live there
loss of ficus trees on Centinela. 2: 1 replacement of new trees
Ron - 3rd gen Angeleno - grew up in West LA, parents
owned property / Century Farm. Parents live off of Barry.
Uses to play volleyball in the street w/ kids and play in
whole time to mining. New ppl use Barry to avoid traffic.
We want to maintain the area as is. But there are
changes happening and there have been changes.
Need to incorporate Plan 4 Healthy LA + Mobility into CPV
Waze + traffic issues is crazy
Proponent of budget low-cost housing in the area
**Corridors**

- Centinela dangerous to bike on.
- Walking / running on Venice great - wide sidewalks.
- Centinela / Airport towards Rose - Sidewalk under / bike able in the west.
- Widened street + utility boxes. Tough to get handles bars between utility box + fence.
- Reclaim streets from cars - need for walkability.
- Breaks in sidewalks on colonial near centinela.
- Some dirt roads.
- ADA accessibility?
- Great streets made some improvements, but not ADA.

**West LA TMP / how it speaks to the community plan?**

- Centinela widening, bc of Playa Vista.
  - Use the setback requirement required of businesses to add mobility options.

Venice → Centinela exist - like the brick buildings there.
Palms / Centinela - proposed pot store in old grocery building. Change.org petition got 800 signatures

GOALS

- Add disaster recovery + emergency preparedness
- Preserve wide parkways on Venice + Barrington. Can't be greener to reduce carbon
- Barrington / Mclaughlin - pretty block, good trees
- Policy Plan for replacing old grown trees

- Homeless housing, affordable, worker, family, seniors, transitional
- Preserve single family
- Buildings full of studios not helpful to families
- Retail space turning to office along Venice
- Industrial area near Del Rey - transitioning to tech / Silicon Beach
  Could have live-work through hybrid industrial
  Could have certain types of retail, etc.
- Public facilities - need for sports fields of adequate size

Questions about ELR #5 sources / timing of release of data
Kayla - USC student interested in Art. housing policy

Debbie - West LA resident, lifetime LA resident

Christine - HOA, Veterans Ave. resident
  - parking is a serious concern
  - need to have enough per unit
  - trash

Sara - W. Mar Vista res. since 1983
  (Resident of Centinela, Woodgreen)
  - similar concerns to Christine
  - LAX routes
  - wants to address the commercial dev. goals

Anya - Del Rey - Centinela + Culver
  - UCLA pub. policy graduate
  - likes the bike paths
  - BRT + more bus lanes (dedicated)
  - zoning priorities should be mixed
  - use housing + P.H.

Ellie - Del Rey - Washington + Lyceum
  - NHC member
  - traffic + parking concerns (permit parking not)
  - Marina Arts District increased traffic + density, commercial concerns
Debbie: If going to have more multi-family we need to have more parks

What do we like about this neighborhood:
- Perfect weather - ocean breeze
- Centrally located, easy to get around
- Lots of things to do
- Identity + special community feeling
- Close to beach
- Access
- Bike path - not needing a car + it being safe to do so. Recreation + exercise
- Mar Vista Farmer's Market helped build community identity
- Greenery along bike path
- Family owned businesses stake in the community
- Walkability: crosswalks + pedestrian light
- 14 bus line
- Street trees + other greenery
- Location Location Location
- Neighborhood is important + easy to access
In the past needs were met across the city, now it needs to be localized for ease.

Issues: Local hardware store closing
- Keeping commercial space affordable for small business owners.

Diversity (esp.) in Del Rey
- Lack of identity and character

Community concerns
- Traffic and adequate studies for new large construction
- Parking
- Feels the city is not rec. the needs of the community when reviewing traffic studies.
- Feels growth is being prioritized rather than stimulated.
- Just b/c something is close to transit doesn’t mean people are using it.

- The Westside is already pretty built up.

- Development is destroying the character of neighborhoods.

- Sidewalk access + health

- Accommodating seniors esp. through transit + parking

- The need to travel outside neighborhood enclaves will not end (con certs e.g. the Greek, Hollywood Bowl)

- Better use of land
  - Old commercial spaces w/ lots of parking not being used. Incentivize land owners to make better use of their land.
Buses: cart or bags able to get on the bus. Stores should be closer.
- Buses that are on a loop something like the Dash in the area or a circulator.
- Better public transit (like in Beijing) also Santa Monica is a good model.

There is a car-centric mindset because there is an option. If driving transit was less appealing public transit would be obvious.
- There is a choice in LA Expolite is great but creates congestion by not being above or below ground.

Priority bus lanes would be desirable.
In Manhattan no car was great + freeing but it works b/c there are stores and amenities everywhere.

Things we liked about other cities:
Tokyo: train stations had commercial spaces w/ very desirable amenities (stores, groceries, etc.)
Zoning requirements w/ Aff Housing
S. Monica: more condensed power among politicians who are more able to streamline plans w/ less conflict.

Table
Goals

- More natural environments
  - trees, flowers - makes traffic less awful
  - Culver + Centinela

- The type of pavement (asphalt)
  - decreases liveability

- Aging in place - we need to accommodate seniors.

- More affordable day care resources

- Parks + amenities prioritized before new construction

*Table 4*
Goals Cont....

- Maintaining local and small business owners.
- Gathering spaces for the community
  - More Farmer's Market
- Fostering diversity (socio-economic and ethnic)
  - Should housing be market driven?
- Maintaining character
- Keeping property owners accountable for affordability goals and transparency about reporting
- Improved mobility options
  - Access and options
  - Loops and circulators
More Goals...

- Cooperative ridesharing
Positive & Likes:
- Exercise equipment at public parks
- Low density, for mixed housing
- Expansive transit access
- Diversity & history
- Policies to support community
- Pico Boulevard commercial district, local services

- Stick to code & zoning
  - Develop mixed-income 3-5-16 stories
  - Balance at city-wide housing crisis
  - More 100% affordable
  - Variety of housing for different phases of their lives
  - 70% market in feasible
  - Increase increase supply, lower prices
  - More density with infrastructure improvements
  - Increase housing capacity along transit corridors

- In radius, along corridors
- No big-site development

- Venice / Centinela Corridor, density with transportation improvements + Expo Line

- Street density
- No larger areas, communities
- Fine of three writers
Goals:
- Diversity of housing types
- Preservation of single-family homes
- Strategic upzoning along major corridors
- Preserve scale & character of neighborhood existingcommercial
- Maintain light industrial zones

- First/Last mile solutions/better options that are dependable and during actual usage times/days/hours
  - Safe, secure & affordable for all types of community residents
  - Work together with other planning jurisdictions & political jurisdictions
  - Adhere to existing policies, laws, and codes
What do you like about your community?

- Very walkable and lots of transit options
- Bike network is good, most places one bike ride.

I would like to move away from car-centric planning:
- Transit-oriented infrastructure: bike lanes + bus lanes.
- Traffic cutting through residential areas
- Residents are "trapped" during rush hour
- Loss of neighborhood retail due to residential development.

I like about Palms is local grocery stores a within walking distance.

I like local bars and ethnic restaurants.

Keep local businesses.

Pedestrian access to local stores.
I feel afraid of cars when walking.
- Reinforce current accessibility and build on it.
  - wider sidewalks
  - mobility issues / baby carriages

Bicycle infrastructure too dangerous.
- Improve to make it accessible to casual riders.

What kind of local services do you enjoy most?
- grocery stores / cafes / small restaurants / bars

Social anchors, retail, like cafes — Overland Ave.
- like proximity to local entertainment.

Missed opportunities for local retail on < Venice Blvd.
- higher building + mixed use
  - better bicycle infrastructure
What don't you like? and why?

- Rent is too high. < across the board.
- Not enough housing. add *higher* story buildings
  1-2 stories -> 5-6 stories 3-4 stories.
- Housing stock too old.
- Expo line + new development. too much.
- Legalize four-plexes in single family zones.
- Build up residential along arterials.
- Get rid of parking requirements or reduce.
- Don't like too much street parking.
- Want dedicated bus lanes.
There are no North/South transit options.

- Culver City is a popular destination.

Less taking away retail/commercial activity from community,

- We like to go to DTLA for regional entertainment.

- More frequent bus service.

- 15 min headway.

- Can't get rid of parking w/o adequate transit service

- Road diet w/o transit does not work.

- Adapting to new transportation technology

- Multi-modal opportunities.
Overall View at Palms

- 3-5 story building w/ 1st floor commercial
- Commercial should be local
- Walkable, active transportation

GOALS

Residential
- Affordability
  - What is high quality? Don't want luxury, decent & affordable
  - Clarity on this definition.
  - Don't like the "Box" aesthetics.

Commercial
- Fewer chains
- Neighborhood retail - locally owned stores
- Unique stores contribute to neighborhood character
- Public/Private partnership
Industry
- what is industrial? factories or tech offices?
- like them, to stay for jobs in community
- protect niche manufacturers

Public / Institutional
- make required space publicly accessible
- regulated medians on arterial streets
- intensify public spaces adequately
- open LAUSD property to public
- Zero Dog Parks, we want one
Transportation

- Focus on new technology: EV charging / scooters
- Transit better headway
- Don't like #13 on street parking
  - Focus on transit instead

Historic/Cultural Resources

- Affordability + more density
  - Keep the neighborhood middle income
* Please make this back stronger

adequate time for input/more outreach before drafting

Del Ray
West/East Mar Vista
Palms

+ Low Density Residential
Good for homes
Low Density comm

Need more small scale commercial centers
Need Local Transit Options
- Connect to Local Business
Design & Use mix
Need for Local Transit & Access to Commercial

- Need well designed commercial districts
  - Thoughtful mix of uses

- Height limits
- Transit-oriented heights

- "Downtown Mar Vista" needs more services for community
  - Lack of small grocers
  - Need local services in mixed-use & need less only Res
  - Need parking
- More local living
- Consider employment centers
  - Beyond Tech

- Local jobs for local people
  - Localized living
  - Neighborhood village ideas
- Improve design & character of buildings
- Thoughtful transition in height, density & zones
- Step backs in rear to single family
- Transitional height is critical
- ADUs are an issue
  - Changing character of neighborhood
  - No parking
- Infrastructure issues
- Independent pop growth stats & links
- City density vs community desires
Transit - Bundy, Sepulveda, Westwood, Palms

- First & Last mile issues
  - Circulator Routes
- On time issues - Reliability
  - Speed

Open Space

- Mark Twain Middle
- Boothe Elementary
- North Venice Little League
- Marina Vista Park
- Bird Island - no Res on open space / wetlands

Neighborhood Identity for Del Rey
1. Micro mobility - Local Transit

2. Maintain open space & increasing

3. Thoughtful Residential & commercial use mix
   - increased services & public uses

Residential community with increased neighborhood services
What do you like?
- Diversity
- Close to everything
- Suburban Feel

- Walkable
- Many things to do
- Good weather

Transportation
- Car if leaving the neighborhood, walking within
- Could there be more "main streets" with neigh. businesses
  - Motor between Venice & National

- Car mostly, but trying to walk more
  - Car esp. if outside of the neighborhood, sometimes
    Metro or bike if convenient
  - Bike path could be improved in the area

- Bike to work if good weather, or take motorcycle
  Otherwise
  - Driving is inconvenient bc of traffic, parking, etc.
  - Bike path is on
  - Expo Line isn't very accessible
Transportation (Continued)

- Bundy Expo station doesn’t have sufficient parking, esp during peak weekday hours
- drive to work or take the bus
- driving to DTLA isn’t Faster than Expo Line

What improvements can be made?

- more dockless scooters & bikes, although scooters can be dangerous (potholes, no turn signals, etc.)
- more transit options nearby
  · current stations/stops are far from many homes
- Metro is more costly than driving if a group is going

Infrastructure could be better

- potholes, bike path (esp on Venice Blvd) have potholes, (Beethoven aj well)
- Metro trains don’t go to Mar Vista, Venice, Marina del Rey. More rail, please
Improvements (Cont'd)

- more buses throughout the day, esp. north & southbound routes... every 10-20 minutes?

- better route to Playa Vista... Centinela very congested, perhaps widening could help

- many north-south routes are congested bc there are very few of them

- maybe a pedestrian bridge across the water where the 90 crosses it

- better bike/scooter network

- bring neighborhood nuclei closer... villages with grocery stores, medical, etc.

What do you leave the neighborhood for?

- hardware store... there are none in the area that have what is needed

- grocery store that is bigger than a corner store, but smaller than Ralph's... Trader Joe's?
Leaving the neighborhood for...
- Motor hwy good scale (walkable) but Venice y too car-oriented
- road diet in Mar Vista were positive, esp mid-blocky Crosswalks

Neighborhoods you like...
- Poyadena - Sawtelle - 3rd St. in LA
- Foyle bln Lincoln & the beach
- Lincoln (walkability could be improved)
- Abbot Kinney (couple of good place, but very exclusive $$$ and not bike safe... more of a tourist destination than a "main street")
- Fairfax - Venice (Great Streety)
- many businesses are being priced out

 spree
Housing Issues
- two main groups: NIMBYs + YIMBYs
  - rent too high
- developer may not willing to budge
- more rowhome & condo builds could help
- character changing due to new dev.
- no yards...but smaller & more AFF
- muting takes priority...shared yard might be ideal?
- ADUs can help
- SF home less, condo more
- long term rent...renter should not be considered second class to homeowner
Goals

- Many goals still sound relevant
- Bike lanes, transit should be a priority equal to driving
- Building lines are important to preserve green space in Panay, a need that isn't being met bc of lack of policy
- Preserving industrial land here should be a priority bc so little of it remains, being lost to residential
  - "industrial" might not be an appropriate term... "job producing" might be better... just not necessarily manufacturing, an ad agency would be fine
- More workforce housing + housing for all income
- How can we cooperate with Culver City + Santa Monica? (esp considering CC cut through the area)

- #14

(8)
Main Ideas From Today

- Community Character

- Mobility options expanded + improved infrastructure to support it

- More local uses + neighborhood commercial

- Housing options expanded while maintaining character