On September 29, 2018, the Los Angeles Department of City Planning held a Kick off Event for the Palms-Mar Vista-Del Rey Community Plan Update, a part of the Westside Community Plans Update program. This is a summary of the comments recorded at the Discussion Tables at that event. The complete Discussion Table Notes are also available on www.planningthewestside.org.

<table>
<thead>
<tr>
<th>Category</th>
<th>Community Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIKES</td>
<td>• Perfect weather&lt;br&gt;• Close to entertainment, beaches, and community services&lt;br&gt;• Easy to get around without a car&lt;br&gt;• Many community events, recreational activities, and shopping/dining options&lt;br&gt;• Strong sense of community in a generally diverse and tolerant setting&lt;br&gt;• Plenty of street trees and greenery&lt;br&gt;• Low-density, suburban feel</td>
</tr>
<tr>
<td>CONCERNS</td>
<td>• Keeping commercial space affordable for local small businesses&lt;br&gt;• Retail is disappearing, especially on major commercial corridors&lt;br&gt;• Lack of diversity in specific neighborhoods&lt;br&gt;• Not enough cooperation/interface between neighboring municipalities and communities&lt;br&gt;• Weak sense of community identity&lt;br&gt;• Traffic congestion on major streets and cut-through traffic in residential areas&lt;br&gt;• Pedestrian, bicycle, and public transit infrastructure is unsatisfactory&lt;br&gt;• Just because new developments are near transit, it doesn’t mean new residents are using transit</td>
</tr>
</tbody>
</table>
## Westside Community Plans Update

### Palms-Mar Vista-Del Rey Community Plan Update

**Kick off Event, 9.29.2018 - Discussion Summary**

- Development is destroying neighborhood character as it is inconsistent with the existing built environment
- Excessive street parking and too many parking requirements
- Daily needs cannot be met in certain neighborhoods
- Housing debate is too polarized
- Santa Monica Airport reduces air quality
- Insufficient government outreach before plans are approved

### HOUSING

Housing conversations mostly focused on affordability, density, and type, in addition to homelessness.

- Mixed opinions on appropriate areas for housing development and levels of development
- Design compatibility and transitional heights
- Rent is too high
- Renters are not treated as equals when compared to homeowners
- Housing stock is too old
- Not enough high-density housing
- Mixed-use and public housing should be a priority
- Homelessness is increasing, especially near the 405 freeway and in open spaces/parks

### MOBILITY

Comments focused on congestion, substandard bicycle and pedestrian infrastructure, inadequate public transit, and parking.

- Traffic congestion on major streets leads to some traffic spilling over into residential neighborhoods
- The area is too car-oriented
- Not enough local public transit options, making driving too appealing
- Residents are “trapped” in their neighborhoods during peak commute hours
- Difficult to leave the neighborhood without a car
- Metro is more expensive than driving in many cases, especially if you carpool
- Not enough north-south routes near Ballona Wetlands
- Sidewalks are in disrepair in many areas and are nonexistent in others
- Bike lanes are not clearly marked, have too many potholes, lack signals
- Cannot safely cross the Ballona Wetlands
- Expo Line is too slow, still faster to drive to Downtown
- Large companies don’t provide enough employee parking, leading to employees parking elsewhere
### SUGGESTIONS

Mobility was a central theme here, followed by housing, the environment, and recreation.

- Road diets should be coupled with an improved public transit infrastructure to reduce congestion
- Create “main streets” or “neighborhood villages” where daily needs of residents can be met locally
- Add more community/recreation centers
- Set up a DASH route or some other type of local shuttle to connect Westside neighborhoods to Metro rail and job/neighborhood centers
- Make dedicated bus lanes on congested streets
- Establish a rapid transit system on Lincoln Boulevard
- Metro bus routes should have more frequent service
- Non-motorists should be consulted as a separate group by the Planning Department
- Construct pedestrian bridges over Ballona Creek
- Increase housing density near the Expo Line and build more multi-family units in general
- Protect Ballona Wetlands from further development
- Build more parks and add more street trees

### PLAN GOALS

Increasing affordable housing, green spaces, and (continued) community spaces were mentioned frequently, with mobility, senior citizens, and diversity also being discussed.

- Need more green spaces, especially in areas that are becoming more dense
- Make open spaces on public school properties open to the public
- Add more dog parks
- Create more community gathering spaces and community events
- Make more accommodations for senior citizens
- Foster socioeconomically and racially diverse family-friendly communities
- Build more housing for all income levels, including workforce, affordable, and public housing
- Maintain neighborhood character
- Encourage “better” architecture
- Public transit, bicycles, and pedestrians should take priority over private vehicles
- The homelessness crisis should be more thoroughly addressed
- Address the unique needs of each neighborhood (for example, Palms has more renters and students than surrounding neighborhoods)

### FAVORITE PLACES

Local commercial corridors were favored in many comments.

- Sawtelle Japantown
- Rose Avenue (east of Lincoln Boulevard)
- Lincoln Boulevard
- Abbot Kinney Boulevard
- Venice
**OPPORTUNITIES**

Opportunities for development, increased density, and added greenery were discussed.

- Parkways could be used to add more greenery to streets
- ADUs can be added to single-family lots
- Setback requirements could be eliminated to encourage higher density neighborhoods
- Venice Canals are an underutilized local asset
- Complete Streets guideline and Great Streets Initiative should be applied to more streets in the area
- Santa Monica Airport has unharnessed development potential
- Underperforming commercial spaces with large underutilized parking lots
- Development of multi-unit (2-3 bedroom) “family oriented” housing
- Development in north Mar Vista and near Exposition light rail

**MISSING AMENITIES**

The discussion largely concentrated on community services and gathering places.

- Neighborhood grocery stores
- Parks and open space
- Community gathering spaces
- Community and recreation centers