On September 20, 2018, the Los Angeles Department of City Planning held a Kick off Event for the Westchester-Playa 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>
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</table>
| **LIKES**    | • Small town, suburban feel  
               • Friendly community  
               • Single-family neighborhoods  
               • Access to outdoors and green space: beach, wetlands, mature trees, views, front lawns without fences  
               • Convenient to a variety of Westside destinations: LAX, LMU, Playa Vista, Marina del Rey, El Segundo, employment centers  
               • Walkable and bikeable  
               • Local businesses: in the Triangle, Playa del Rey, farmers’ markets                                                                                                                                 |
| **CONCERNS** | • The pace and scale of new development — in particular concerns related to height, transitions to single-family residential areas, traffic, parking, and not seeing community benefits from development  
               • Changing community feel attributed to larger developments (Playa Vista, Howard Hughes, Playa del Oro)  
               • Duplex conversions into off-campus student housing  
               • Excessive rents, affordable housing, and gentrification  
               • Homelessness — general concerns and specific encampment locations  
               • AirBnB and home-sharing in general                                                                                   |
<table>
<thead>
<tr>
<th>MOBILITY</th>
<th>HOUSING</th>
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<tbody>
<tr>
<td>Traffic congestion and parking difficulties were community-wide concerns. Participants wanted more safe and convenient options for getting around.</td>
<td>Housing affordability is an issue; concerns about adult children, moderate income, service sector, etc. being able to live in area; losing diversity</td>
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<td>Participants get around by walking, biking, driving, public transit, and rideshare (Uber, Lyft)</td>
<td>Support for rent stabilization / rent control, concern about possible loss of rent stabilized units and gentrification</td>
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<td>Traffic is congested, especially on major north-south routes</td>
<td>Support for stronger affordable housing requirements</td>
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<td>Traffic congestion and navigation applications cause cut-through traffic in residential neighborhoods</td>
<td>Widely shared desire to preserve and maintain single-family residential areas</td>
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<td></td>
<td>Concerns about changes in low-density residential neighborhoods: new ADUs, duplex conversions for off-campus student housing, mansionization, incompatible adjacent developments</td>
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<td>New homes, including new affordable housing, should be located near new jobs and transit</td>
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<td>Existing retail, office, and industrial locations on major corridors were suggested sites for new housing</td>
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<td>Some support more mixed use buildings, some do not</td>
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<td></td>
<td>Concerns about additional density focus on traffic and parking impacts</td>
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<td>Short-term rentals and home-sharing (such as AirBnB) contribute to the affordability crisis</td>
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Aging in place  
Traffic congestion is a widespread issue; results in frustration, safety concerns, and cut-through traffic in residential areas  
Insufficient parking and lack of regulation/enforcement  
Difficulty and lack of safety associated with being a pedestrian, taking transit, cycling  
Inadequate city services and infrastructure, such as police, street sweeping, water and sewer systems, etc., and the potential effects of new development on these resources  
Crime, safety, and inadequate police presence  
Not enough parks  
Local public school quality  
Noise and air quality impacts from LAX  
Types of commercial uses — opposition to chain / big box stores; industrial land may no longer be relevant

Comments focused on the unaffordability of housing, desires to preserve existing single-family areas, and a mix of concerns about and support for denser housing and mixed use developments.
| | • Metro service is too infrequent and far away; more transit options desired (rail and DASH-like shuttles)
| | • New high-density developments are not adequately supported by public transit
| | • Pedestrian experience is not pleasant or safe: streetscape improvements needed (sidewalk repair, landscaping, building design); crossing major streets and busy driveways (In-N-Out) is unsafe
| | • Mixed opinions on bike lanes, however most comments support more bicycle infrastructure to improve safety
| | • More electric vehicle (EV) chargers
| | • Shared scooter / bike use and parking rules needed
| | • Rideshare vehicles are prevalent (because of LAX and LMU); issues with staging in residential neighborhoods
| | • New residential development, commercial uses, LAX travelers, and student housing are seen as generating additional cars parking in residential areas; parking restrictions are desired in residential areas

| SUGGESTIONS | • Introduce more transportation options and the infrastructure to support them
| | • Add high-density housing to major corridors
| | • Transition some commercial and industrial areas to housing
| | • More quality and choice in neighborhood-serving retail
| | • Adopt the Del Rey Lagoon Specific Plan to impose standards on height, mass, parking, etc.

| PLAN GOALS | • Make affordable housing a priority
| | • Preserve existing “R1” single-family zones
| | • Preserve community integrity and character
| | • Retail and industrial zoning are obsolete, move to residential zoning
| | • There is not adequate transition from industrial to residential areas
| | • Support for the Mobility Plan 2035 goal, keep it
| | • Ballona Wetlands and beaches must be restored and protected
| | • Need more open space and parks
| | • Want better schools
| | • Need more police and fire facilities
| | • Air quality needs to be improved, especially near industrial areas / LAX
| | • A health initiative goal should be added
### FAVORITE PLACES
Participants’ favorite places included outdoor recreational sites, local restaurants and shops, and places that are nice to walk.

- The Triangle (Downtown Westchester - La Tijera & Manchester area)
- Local coffee shops, restaurants, bars, especially in Playa del Rey (Culver Blvd, Manchester/Pershing, Manchester/Falmouth), Downtown Westchester, and downtown Playa Vista
- Beach
- Walking trails on the Bluffs
- Other Westside destinations (Culver City, Santa Monica, Marina del Rey, etc.) for their shopping, public parking structures, and great pedestrian amenities

### OPPORTUNITIES
Improved connectivity for pedestrians, more and improved green spaces, making better use of underutilized sites, and smart locations for new housing and retail were commonly-identified opportunities.

- Pedestrian connections between LMU, Playa Vista, and Westchester
- Restore nature and create walking paths in the Dunes / west end of LAX
- Add / expand walking paths along the Bluffs
- Potential for green space and increased density in the Triangle
- Transition vacant office and industrial buildings to commercial or residential uses
- New housing near the new Metro station (Manchester & Hindry)
- New neighborhood-serving retail along Sepulveda and opportunities for improvements / more choices in retail scattered throughout residential areas
- LAWA parking lots should be better utilized

### MISSING AMENITIES
General themes included improving commercial corridors, adding more green/open space, and increasing connectivity between communities.

- Higher-end (not fast food) restaurants
- Neighborhood-serving retail desired: more options, closer to home
- Better streetscapes and retail options in Downtown Westchester
- More green space, open space, parks, dog parks, community gathering / event spaces, etc.
- Better access to the beach (walking, biking, car parking)
- Public transit providing access to surrounding communities
- Better public services (especially street cleaning, policing) and infrastructure management (especially sidewalk and road repairs, street trees, street landscaping)