

# WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN UPDATE

Kick off Event  
9.20.2018

## Discussion Summary

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](http://www.planningthewestside.org).

<i>Category</i>	<i>Community Comments</i>
<p><b>LIKES</b> Participants liked the small-town feel with easy access to a variety of recreational activities, job centers, and other points of interest.</p>	<ul style="list-style-type: none"> <li>● Small town, suburban feel</li> <li>● Friendly community</li> <li>● Single-family neighborhoods</li> <li>● Access to outdoors and green space: beach, wetlands, mature trees, views, front lawns without fences</li> <li>● Convenient to a variety of Westside destinations: LAX, LMU, Playa Vista, Marina del Rey, El Segundo, employment centers</li> <li>● Walkable and bikeable</li> <li>● Local businesses: in the Triangle, Playa del Rey, farmers' markets</li> </ul>
<p><b>CONCERNS</b> Commonly shared concerns included the impacts of new development, housing affordability, traffic congestion, city infrastructure and services including police, and impacts from LAX.</p>	<ul style="list-style-type: none"> <li>● 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</li> <li>● Changing community feel attributed to larger developments (Playa Vista, Howard Hughes, Playa del Oro)</li> <li>● Duplex conversions into off-campus student housing</li> <li>● Excessive rents, affordable housing, and gentrification</li> <li>● Homelessness — general concerns and specific encampment locations</li> <li>● AirBnB and home-sharing in general</li> </ul>

	<ul style="list-style-type: none"> <li>● Aging in place</li> <li>● Traffic congestion is a widespread issue; results in frustration, safety concerns, and cut-through traffic in residential areas</li> <li>● Insufficient parking and lack of regulation/enforcement</li> <li>● Difficulty and lack of safety associated with being a pedestrian, taking transit, cycling</li> <li>● 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</li> <li>● Crime, safety, and inadequate police presence</li> <li>● Not enough parks</li> <li>● Local public school quality</li> <li>● Noise and air quality impacts from LAX</li> <li>● Types of commercial uses — opposition to chain / big box stores; industrial land may no longer be relevant</li> </ul>
<p><b>HOUSING</b> 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.</p>	<ul style="list-style-type: none"> <li>● Housing affordability is an issue; concerns about adult children, moderate income, service sector, etc. being able to live in area; losing diversity</li> <li>● Support for rent stabilization / rent control, concern about possible loss of rent stabilized units and gentrification</li> <li>● Support for stronger affordable housing requirements</li> <li>● Widely shared desire to preserve and maintain single-family residential areas</li> <li>● Concerns about changes in low-density residential neighborhoods: new ADUs, duplex conversions for off-campus student housing, mansionization, incompatible adjacent developments</li> <li>● New homes, including new affordable housing, should be located near new jobs and transit</li> <li>● Existing retail, office, and industrial locations on major corridors were suggested sites for new housing</li> <li>● Some support more mixed use buildings, some do not</li> <li>● Concerns about additional density focus on traffic and parking impacts</li> <li>● Short-term rentals and home-sharing (such as AirBnB) contribute to the affordability crisis</li> </ul>
<p><b>MOBILITY</b> Traffic congestion and parking difficulties were community-wide concerns. Participants wanted more safe and convenient options for getting around.</p>	<ul style="list-style-type: none"> <li>● Participants get around by walking, biking, driving, public transit, and rideshare (Uber, Lyft)</li> <li>● Traffic is congested, especially on major north-south routes</li> <li>● Traffic congestion and navigation applications cause cut-through traffic in residential neighborhoods</li> </ul>



	<ul style="list-style-type: none"> <li>● Metro service is too infrequent and far away; more transit options desired (rail and DASH-like shuttles)</li> <li>● New high-density developments are not adequately supported by public transit</li> <li>● 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</li> <li>● Mixed opinions on bike lanes, however most comments support more bicycle infrastructure to improve safety</li> <li>● More electric vehicle (EV) chargers</li> <li>● Shared scooter / bike use and parking rules needed</li> <li>● Rideshare vehicles are prevalent (because of LAX and LMU); issues with staging in residential neighborhoods</li> <li>● 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</li> </ul>
<p><b>SUGGESTIONS</b>                  Improvements to many modes of transportation, locations for new housing and neighborhood-serving retail, and desired zoning regulations were central themes.</p>	<ul style="list-style-type: none"> <li>● Introduce more transportation options and the infrastructure to support them</li> <li>● Add high-density housing to major corridors</li> <li>● Transition some commercial and industrial areas to housing</li> <li>● More quality and choice in neighborhood-serving retail</li> <li>● Adopt the Del Rey Lagoon Specific Plan to impose standards on height, mass, parking, etc.</li> </ul>
<p><b>PLAN GOALS</b>                  Feedback on the goals of the existing Community Plan (adopted 2004) focused on making housing more affordable without threatening the existing character of low-density neighborhoods, protecting the environment, and improving public services.</p>	<ul style="list-style-type: none"> <li>● Make affordable housing a priority</li> <li>● Preserve existing “R1” single-family zones</li> <li>● Preserve community integrity and character</li> <li>● Retail and industrial zoning are obsolete, move to residential zoning</li> <li>● There is not adequate transition from industrial to residential areas</li> <li>● Support for the Mobility Plan 2035 goal, keep it</li> <li>● Ballona Wetlands and beaches must be restored and protected</li> <li>● Need more open space and parks</li> <li>● Want better schools</li> <li>● Need more police and fire facilities</li> <li>● Air quality needs to be improved, especially near industrial areas / LAX</li> <li>● A health initiative goal should be added</li> </ul>



<p><b>FAVORITE PLACES</b>                  Participants' favorite places included outdoor recreational sites, local restaurants and shops, and places that are nice to walk.</p>	<ul style="list-style-type: none"> <li>● The Triangle (Downtown Westchester - La Tijera &amp; Manchester area)</li> <li>● Local coffee shops, restaurants, bars, especially in Playa del Rey (Culver Blvd, Manchester/Pershing, Manchester/Falmouth), Downtown Westchester, and downtown Playa Vista</li> <li>● Beach</li> <li>● Walking trails on the Bluffs</li> <li>● Other Westside destinations (Culver City, Santa Monica, Marina del Rey, etc.) for their shopping, public parking structures, and great pedestrian amenities</li> </ul>
<p><b>OPPORTUNITIES</b>                  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.</p>	<ul style="list-style-type: none"> <li>● Pedestrian connections between LMU, Playa Vista, and Westchester</li> <li>● Restore nature and create walking paths in the Dunes / west end of LAX</li> <li>● Add / expand walking paths along the Bluffs</li> <li>● Potential for green space and increased density in the Triangle</li> <li>● Transition vacant office and industrial buildings to commercial or residential uses</li> <li>● New housing near the new Metro station (Manchester &amp; Hindry)</li> <li>● New neighborhood-serving retail along Sepulveda and opportunities for improvements / more choices in retail scattered throughout residential areas</li> <li>● LAWA parking lots should be better utilized</li> </ul>
<p><b>MISSING AMENITIES</b>                  General themes included improving commercial corridors, adding more green/open space, and increasing connectivity between communities.</p>	<ul style="list-style-type: none"> <li>● Higher-end (not fast food) restaurants</li> <li>● Neighborhood-serving retail desired: more options, closer to home</li> <li>● Better streetscapes and retail options in Downtown Westchester</li> <li>● More green space, open space, parks, dog parks, community gathering / event spaces, etc.</li> <li>● Better access to the beach (walking, biking, car parking)</li> <li>● Public transit providing access to surrounding communities</li> <li>● Better public services (especially street cleaning, policing) and infrastructure management (especially sidewalk and road repairs, street trees, street landscaping)</li> </ul>

