

POLICY SPOTLIGHT — ACTIVATE NEIGHBORHOOD SERVING USES

Palms-Mar Vista-Del Rey

**Many public comments focused on Activating Neighborhood Serving Uses.
Should we change the existing goals and policies of the Community Plan to better address current needs?**

Community Comments	Existing Community Plan Goals & Policies	Your Thoughts
<p><u>EXPAND COMMERCIAL AMENITIES:</u></p> <ul style="list-style-type: none"> • Commercially zoned properties should be family-oriented offering neighborhood serving uses. • Expand local retail, restaurants, cafes, bars/lounges, grocery stores, convenience stores, small offices, theaters, and walkable commercial neighborhoods, along major corridors. <p><u>SUPPORT EXISTING RETAIL:</u></p> <ul style="list-style-type: none"> • Support and retain local mom and pop stores in the area. Protect pedestrian friendly, neighborhood amenities like grocery stores, pharmacies, and fine dining. • Locate neighborhood serving uses within walking distance of residential areas. <p><u>ENHANCE THE PEDESTRIAN EXPERIENCE:</u></p> <ul style="list-style-type: none"> • Enhance the pedestrian experience and commercial appeal and encourage commercial corridor activation through beautification and landscaping programs on boulevards and medians. • Provide public spaces to meet and gather in commercial areas. • Expand Expo TNP Zoning to other major streets, with an emphasis on pedestrian activation and residential density and mixed-use projects. 	<p>Goal 2 A strong and competitive commercial sector which promotes economic vitality, serves the needs of the community through well designed, safe and accessible areas while preserving the historic commercial and cultural character of the community.</p> <p>Policy 2-1.3 Ensure the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.</p> <p>Policy 2-2.1 Encourage Pedestrian-oriented design in designated areas and in new development.</p> <p>Policy 2-2.2 Require that mixed-use projects and development in pedestrian-oriented areas are developed according to specific design guidelines to achieve a distinctive character and compatibility with surrounding uses.</p> <p>Policy 2-2.4 Promote mixed use projects along designated transit corridors and in appropriate commercial centers.</p> <p>Policy 2-3.2 Establish commercial areas and street identity and character through appropriate sign control, landscaping and streetscape.</p>	<p><i>Do the existing policies address the community's comments?</i></p> <p><i>Which existing policies should be kept?</i></p> <p><i>How can existing policies be more specific to your neighborhood? What's missing?</i></p>



POLICY SPOTLIGHT — BICYCLE INFRASTRUCTURE

Palms-Mar Vista-Del Rey

Many public comments focused on Bicycle Infrastructure.

Should we change the existing goals and policies of the Community Plan to better address current needs?

Community Comments	Existing Community Plan Goals & Policies	Your Thoughts
<p><u>EXPAND DEDICATED BIKE LANES</u></p> <ul style="list-style-type: none"> • More safe, dedicated bike lanes and shared bike lanes where feasible. • Better pedestrian and bicycling connections that offer North and South connections, including bike paths that connect to the Ballona Creek and bridges. <p><u>INCREASE CONNECTIVITY TO:</u></p> <ul style="list-style-type: none"> • Beach areas and natural resources, either through Lincoln Boulevard or Maxella Avenue. • Through Centinela Avenue to access Expo Bundy Station • Washington Boulevard (between Lincoln & Walgrove, Lyceum & Washington) • Continuous bike path along Culver Blvd to the Expo Line • Bike/scooter and dedicated bus lanes on major east-west routes - Santa Monica, Ohio, Olympic, and Venice - and major north-south routes - Sawtelle, Barrington, Bundy, and Centinela • Bike lanes along major corridors • Other neighboring communities <p><u>PARKING FOR BIKES, SCOOTERS, ETC.</u></p> <ul style="list-style-type: none"> • Scooter dock stations, green painted bike lanes (along Centinela, Ocean Park/Washington) • Address safety and parking of shared bikes and scooters on sidewalks. 	<p>Goal 11 Encourage alternative modes of transportation over the use of single occupant vehicles (SOV) to reduce vehicular trips.</p> <p>Goal 12 A system of safe, efficient, and attractive bicycle and pedestrian facilities.</p> <p>Policy 11-1.1 Encourage non-residential developments to provide employee incentives for utilizing alternatives to the automobile, such as, carpools, vanpools, buses, flex time, bicycles and walking.</p> <p>Policy 11-1.3 Require that proposals for major new non-residential development projects include submission of a TDM Plan to the City.</p> <p>Policy 12-1.1 Plan for and encourage funding and construction of bicycle facilities connecting residential neighborhoods to schools, open space areas and employment centers.</p> <p>Policy 12-1.2 Identify bicycle facilities along arterials in the community.</p> <p>Policy 12-1.3 Assure that local bicycle facilities are linked with the facilities of neighboring areas of the City.</p> <p>Policy 12-1.4 Encourage the provision of changing rooms, showers and bicycle storage at new and existing and non-residential developments and public places.</p> <p>Policy 12-2.1 Encourage the safe utilization of easements and/or rights-of-way along flood control channels, public utilities, railroad rights-of-way, and streets wherever feasible for the use of bicycles and/or pedestrians.</p> <p>Policy 12-2.2 Require the installation of sidewalks with all new roadway construction and significant reconstruction of existing roadways.</p>	<p><i>Do the existing policies address the community's comments?</i></p> <p><i>Which existing policies should be kept?</i></p> <p><i>How can existing policies be more specific to your neighborhood? What's missing?</i></p>



POLICY SPOTLIGHT — HOUSING AFFORDABILITY & CHOICE

Palms-Mar Vista-Del Rey

Many public comments focused on Housing Affordability and Choice.

Should we change the existing goals and policies of the Community Plan to better address current needs?

Community Comments	Existing Community Plan Goals & Policies	Your Thoughts
<p><u>HOUSING FOR ALL</u></p> <ul style="list-style-type: none"> • Provide housing options for a range of income levels, including housing for moderate income, workforce and college populations, disabled veterans, seniors, homeless, and extremely low income people. • Expand housing opportunities for moderate income people and families. More duplexes, triplexes, and fourplex type units. • Concentrate housing near and around metro stations. <p><u>AFFORDABLE HOUSING</u></p> <ul style="list-style-type: none"> • New development should include restricted affordable housing or medium-income and workforce housing, in addition to very low and extremely low income units. • Tailor TOC affordable housing percentage requirements in Community Plan and mandate higher levels of affordable housing, including higher percentages of low income housing. <p><u>DISPLACEMENT</u></p> <ul style="list-style-type: none"> • Rent prices continue to increase; apartments are not affordable and homeownership is out of reach for people. Landlords are forcing tenants to move out and people are becoming homeless. <p><u>OPPORTUNITIES FOR HOMEOWNERSHIP</u></p> <ul style="list-style-type: none"> • Incentivize homeownership including through condominiums, condominium conversions, and Small Lot Subdivision projects. 	<p>Goal 1 A safe, secure, and high quality residential environment for all community residents</p> <p>Policy 1-1.1 Provide for adequate multi-family residential development.</p> <p>Policy 1-1.4 Promote neighborhood preservation, particularly in multi-family neighborhoods.</p> <p>Policy 1-2.1 Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.</p> <p>Policy 1-3.2 Proposals for change to planned residential density should consider factors of neighborhood character and identity, compatibility of land uses, impacts on livability, public services and facilities and on traffic levels.</p> <p>Policy 1-4.1 Promote greater individual choice in type, quality, price and location of housing.</p> <p>Policy 1-4.2 Ensure that new housing opportunities minimize displacement of residents.</p>	<p><i>Do the existing policies address the community's comments?</i></p> <p><i>Which existing policies should be kept?</i></p> <p><i>How can existing policies be more specific to your neighborhood? What's missing?</i></p>



POLICY SPOTLIGHT — OPEN SPACE AND ACCESS

Palms-Mar Vista-Del Rey

Many public comments focused on Open Space and Access.

Should we change the existing goals and policies of the Community Plan to better address current needs?

Community Comments	Existing Community Plan Goals & Policies	Your Thoughts
<p><u>ADDITIONAL OPEN SPACE:</u></p> <ul style="list-style-type: none"> • People want more parks and open spaces of all types and for all purposes, particularly within walking distance of residential neighborhoods. Safer parks and open space with appropriate lighting and walkability. <p><u>TYPES OF OPEN SPACES & ACTIVITIES:</u></p> <ul style="list-style-type: none"> • Playgrounds for children • Pocket Parks, Parklets, and Dog Parks • Community Gardens • Community Pools • Fitness and Sports Activities (Soccer Leagues) • Senior Centers / Community Centers / Wellness Centers • Greenways/bikeways/water-recycle-ways • Open space and community facilities in Mar Vista Gardens <p><u>PROTECT THE BALLONA WETLANDS:</u></p> <ul style="list-style-type: none"> • Protect and preserve the Ballona Wetlands, and provide public access and utilization of channels/creeks as open space, preferably as bike and pedestrian paths. • Create safe access for pedestrians and cyclists to cross Ballona Creek within Del Rey. <p><u>ACCESS OPEN SPACE IN PUBLIC SCHOOLS:</u></p> <ul style="list-style-type: none"> • Make local public school open space areas accessible to the public use after school hours and on non-school days. 	<p>Goal 4 Adequate recreation and park facilities which meet the needs of the residents in the plan area.</p> <p>Goal 5 A community with sufficient open space in balance with development to serve the recreational environmental health and safety needs of the community and to protect environmental and aesthetic resources.</p> <p>Policy 4-1.1 Preserve and improve the existing recreational facilities and park space.</p> <p>Policy 4-1.2 The Los Angeles Unified School District and the City’s Department of Recreation and Parks should develop programs to fully utilize each of their respective sites.</p> <p>Policy 4-1.2 Better utilization and development of recreational facilities at existing parks.</p> <p>Policy 4-1.3 Flood control channels and other appropriate public lands should be considered for open space and recreational purposes.</p> <p>Policy 4-2.1 Implement bicycle and walking trails along the Ballona Creek.</p> <p>Policy 4-3.1 Ensure that parks are adequately illuminated for safe use at night.</p> <p>Policy 5-1.1 Encourage the retention of passive and visual open space which provides a balance to urban development of the community.</p> <p>Policy 5-1.2 The City should encourage continuous efforts by Federal, State and County agencies to acquire vacant land for publicly owned open space development.</p>	<p><i>Do the existing policies address the community’s comments?</i></p> <p><i>Which existing policies should be kept?</i></p> <p><i>How can existing policies be more specific to your neighborhood? What’s missing?</i></p>



POLICY SPOTLIGHT — URBAN DESIGN AND SCALE

Palms-Mar Vista-Del Rey

**Many public comments focused on Urban Design and Scale.
Should we change the existing policies of the Community Plan to better address current needs?**

Community Comments	Existing Community Plan Policies	Your Thoughts
<p><u>TRANSITIONS</u></p> <ul style="list-style-type: none"> • New developments/additions in or adjacent to R1 neighborhoods must be compatible with heights, architectural styles, and massing. • More flexibility to permit additional units on single-family properties, such as ADUs to help people age in place. • Expand medium residential neighborhoods to create better transitions between single-family uses and uses of greater intensity. • Mixed-Use and large multi-unit residential infill projects must be well designed and compatible with surrounding residential neighborhoods. <p><u>RETENTION</u></p> <ul style="list-style-type: none"> • Recognize and preserve stable single family neighborhoods. Residents cherish its single family, low scale tracts. • No increase height, density, urbanization for R1 Zones. • Do not allow mansionization of single family homes. Megaplex/McMansions are causing additional traffic burdens for residential areas. 	<p>Policy 1-1.3 Protect existing single family residential neighborhoods from new out-of scale development and other incompatible uses.</p> <p>Policy 1-1.2 Protect the quality of residential environment and the appearance of communities with attention to site and building design.</p> <p>Policy 1-3.1 Require architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.</p> <p>Policy 2-1.4 Require that commercial projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with surrounding uses and development.</p> <p>Policy 2-3.1 Require that the design of new development be compatible with adjacent development, community character and scale.</p> <p>Policy 16-2.1 No increase in density shall be effected by zone change or subdivision unless it is determined that the transportation infrastructure serving the property can accommodate the traffic generated.</p>	<p><i>Do the existing policies address the community's comments?</i></p> <p><i>Which existing policies should be kept?</i></p> <p><i>How can existing policies be more specific to your neighborhood? What's missing?</i></p>

