

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

Table 1

- Lots of traffic, over development
- Nice weather, cool breeze
- Ride bike, great access
- Good sense of community
- Issues not different from ~~other~~ other areas
- West of 405 - cleaner air
- Low land - damper - microclimates
- ~~to~~ walkable - to work & school
- Metro rail - use often; less driving
- ^{+ Bus} New Stadium -
- Close to the coast
- Make use of more west than east

9/29/18

Concern: Near building delay - Not close to Metro & transit area
Why is there no bus to take to the Metro?

- Senior facilities - dash network
- With the new stadium - think about access to Metro
- UCLA buses - empty
- There should be a pick up - to take people to metro areas
- Developers put money into a dash bus

Del Rey - better access along Washington & Pershing

Improvement - Lincoln Blvd
needed

Goals Housing

- Centinela Ave — no higher than 4 stories
- Height restriction of 3 stories, 1
- Younger generation using less cars
- ~~Smaller units~~
- 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: Art District, etc)

FOCUS

- Infrastructure - water, streets, transportation
- Mobility - live/work/play
- Recreation / open space

- Bike Lanes

- ~~North + south~~
- East/West on Lincoln Blvd difficult
- Playa Vista - ~~no~~ no connections by bike
- people live tied to ~~trans~~ 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 flow of transit
- protected bike lanes that take you to places
 - internal consistency
- haven't looked at the impacts, and problems that exists
look at the big picture instead of catching up

~~General~~

General concerns

provision of recreation centers

- ~~Venice Park~~ (Venice & Mar Vista recreation center)
- Under ~~utilized~~ water ways - Canals
 - ↳ opportunities to make a community asset
- Need more green spaces
 - ↳ protect our natural resources (wetlands)
- Del Rey does not have a ~~g~~ Community center (Palms uses CD 11)
- More cars - issues w/ parking
- ~~Beach~~ 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

character / amenities / mobility
 Pat - breathe the air / close to ocean
 walk to enter + rec + dining / shopping
 don't need to get in car
 ballona wetlands, but need to change zoning
 sense of community, but need to expand
 close to services - police / fire dept.

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

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

Solena - SFR character - want to maintain
 character focused on farms
 - concerns - repair sidewalks ; high density

- sidewalks along vehicle - damage due to trees
- lots of grandview + vehicle
- lots of devlpmt 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. devlpmt.
- 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
- balboa wetlands - don't zone res.
- redwood - CDO
- glen aloe park - need more parks!

#2

Helen - traffic
 need left turn lanes + synchronization
~~hard to get~~
 mindanow + villa marina - cross-traffic
 wants shuttle service
 homeless/safety - in wetlands
 retail disappearing
 pocket park @ villa marina center

Selena - homeless - Venice @ 405
 move dupmt @ north mar vista
 upzoning near expo
 7-story @ wasatch + Venice
 10-story @ ~~Venice~~ Lincoln + Venice
 dupmt @ national + barrington
 ↳ access problems
 palms + centinela - mixed use, multi-story
 ↳ ingress/egress issues

Ken - ~~keep~~ building @ Venice + centinela
 Venice + centinela - not a transit hub
 big institutions overpowering
~~be~~ traffic - between, centinela,
 walnutgrove

#2

- ~~Ken~~ selena - dqk store - zanja st - big dupmt.
 - washington @ centinela - dupmt (culver city)
- Ken - santa monica airport - air quality
 - dupmt potential
 - ~~the~~ interface b/w culver city / palms / marina del rey
- selena - need infrastructure to meet needs of incomers
 - public transit
 - talking away transit infrast.
- Cliff - businesses don't have right facilities - spill into neighborhood (tesla)
 - parking in res. areas
- selena - traffic/overflow - google

#2

mobility

#2

- Pat - can't safely cross ballona
- pat + cliff - can walk to markets
- helen - ~~she~~ can bike
- pat - better distinction of bike lanes
clearly marked bike paths
- selena - advice in compute streets not being applied (good document)
bring local cyclists together
↳ more input

Activities

- Washington → restaurants (Helen)
- church
- mar vista park - sawtelle + palms
- businesses closing on venice (selena)
↳ parking
- selena - leaves mar vista
not enough on venice
walking on venice - okay
parking ~~more~~ 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 dlupmts
- Selena - more multi-unit (2 + 3 bedrooms)
 → "family oriented"
 dlupmt. driven by population
 charnock road - no sidewalks!
- Pat - more space for sidewalks/parkways
 next to new dlupmts

Overall goals

- better biking infrast.
- sidewalk improve
- interface w/ adjacent cities / community
- air quality / noise (SMA airport)
- retain / improve commercial
- ADA + accessibility
- preserving character
- green space
- traffic
- homeless
- ~~at of character~~
- inconsistent dlupmt.

~~the~~ selena - palms different than MDR
+ MV → how will this factor
into CP updates?
- palms - more renters,
students

#2

TABLE 3

What do we love?

Doug - + diversity, tolerance, working together
(south robertson) towards a common goal.

? transportation + pedestrian experience

Many - ? Infrastructure before development may want a ^{specific plan}
(mar vista) sidewalk repair, preferred plug for residents, etc. 1st

+ 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
→ Nothing ~~over~~ over 3 stories on Venice, i.e. Larchmont + 1
in place

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

What does renovation / revamping Mar Vista Gardens look like?

Sharon - lives here 1979-2016 Venice / Centinela

? 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 multifamily.

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

height + spillover lighting on Centinela

Reliquary bldg on Venice w/ very bright light @ Inglewood
Bundy / Olympic expo station has spillover light as well (?)

Protect Historic 62
at Larchmont +
Centinela
Should be a
community center

~~WPA~~
ZAC
Mar Vista
Community
Council

Laury - renter. Palms 4 yrs Mar Vista 4 yrs
new access to Expo a +

Walkable feel of Venice & grandview
ice cream + music & grandview mkt

? worried abt. being able to stay if she has a family
here
issues w/ mandated % Affordable housing - why not in the CP?
why is cities level \downarrow than state's?

Bunchy / Sepulveda development - Mar Vista NZ wanted more
housing in the project.

Questions about TOC / PB \rightarrow market rate % vs affordable %
AND vacancy of units

Appreciation of new developments but Qs about being
able to afford to live there

loss of ficus trees on Centinela, 2:1 replacement w/ new trees

Ron - 3rd gen Angeleno - grew up in West LA, ^{grand}parents
owned property / Cebay Farm. Parents live off of Barry.
Used to play Volleyball in the street w/ kids and play the
whole time w/ morning. Now 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 bridge + 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 / bikeable on the west
 - ↳ widened street + utility boxes. tough to get handlebars 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 TMAP / how it speaks to the Community Plan?

Centinela widening bc of Playa Vista

→ use the setback ~~requiring~~ required of businesses to add mobility options

Venice → Centinela east - like the brick buildings there

Palms / Culheta - proposed pet store in old grocery building. Change.org petition got 800 signatures

GOALS

- Add disaster recovery + emergency preparedness

↓ ↓ ↓
- Preserve wide parkways on Venice + Barrington
Could be greened to reduce carbon
- Barrington / McLaughlin - pretty block, good trees
- Policy / Plan for replacing old growth trees
- Homeless housing, affordable, worker, ^{sustainable} family housing, pet-friendly
→ need a mix
- Preserve single family
- Buildings full of studios not helpful to families
- Retail spaces 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 ER #5 sources / timing of release of data

Table #4

Kayla - USC student - interested in
A&P. housing policy

Debbie - West LA resident. lifetime LA resident.

Christine - HOA ^{Member} Veterans Ave. resident
 - parking is a serious concern
 - Need to have enough per unit.
 - Trash

Sara - W. Mar Vista res. since 1983
 (~~W. Mar~~ = 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 + Lyrevalle
 - NHC member
 - Traffic + parking concerns (permit parking not)
 - Marina Arts District increased ^{solving the problem}
 traffic + density, commercial concerns

intros:

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
 - social structure
- Greenery along the bike path
- Family owned businesses
 - stake in the community
- Walkability: crosswalks w/ pedestrian light
- 14 bus line
- Street trees + other greenery
- Location Location Location
- Neighborhood is important + easy to access

Table 4

In the past needs were met across the city, now it needs to be localized for ease.

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

Diversity (esp.) in Del Rey
- lack of identity + character

Community concerns

- traffic + 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.

Table 4

- just b/c something is close to transit doesn't mean ~~we~~ ~~eat~~ 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 (concerts @ the Greek, Hollywood Bowl)
- Better use of land
 - old commercial spaces w/ tons of parking not being used.
 - incentivize land owners to make better use of their land

Table 4

- Buses: cars 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 was less appealing ~~pe~~ + public transit was more attractive the choice would be obvious.

- There is a choice in LA

Expo line is great but created congestion by not being above or below ground.

Priority bus lanes would be desirable

Table 4

In Manhattan no car was great
+ freeing but it works b/c there
are stores and amenities everywhere.

Things we like 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
4

Goals

- More natural environments
 - trees, flowers - makes traffic less awful
- More public art + open space
(culver + Gentinella)
- 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 + small business owners.
- Gathering spaces for the community
 - More Farmer's Market
- Fostering diversity (socio-economic + ethnic)
- More public + affordable housing
 - ↳ should housing be market driven?
- Maintaining character
- Keeping property owners accountable for affordability goals
 - transparency about reporting.
- Improved Mobility Options
 - Access + options
 - Loops + Circulators

Table 4

More Goals...
◦ Cooperative ridesharing

Table 4

Positives & Likes

- Exercise equipment at public parks
- Low density ✓, form & massing of housing
- Expo Line, transit access
- Diversity & history
- Policies in Community Plan to traffic
- Pico small scale commercial district, local services
- mixed income buildings ✓
- no more variances
- joint WC with schools
- Mark Twain
- Venice High
- incentives street activity, sidewalk dining within setbacks, & height transit station height
- linear radius
- multi-modal transportation corridors
- parking increases rent, parking in neighborhoods
- options to transportation
- subsidies transit fares
- stick to code & zoning
- develop asked for incentives 3 → 5 → 6 stories
- balance of city wide housing crisis
- more 100% affordable
- variety of housing for different phases of their lives
- 70% renters in Palms, walkable
- ~~increase~~ increase supply, lower prices
- more density in infrastructure improvements
- increase housing capacity along transit corridors
- no radius, along corridors
- no by-right development
- Venice, Santa Monica Corridor, density & transportation improvements & Expo Line, urbanizing separated
- increased density
- no longer trade community
- two different visions

Goals

- Diversity of housing types
- Preservation of Single Family Homes
- Strategic Upzoning along Major Corridors
- Preserve Scale & Character of Neighborhood Serving Commercial
- Promote 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, esp. C. 19, 16.2

What do you like about your community?

- Very walkable + lots of transit options
- Bike network is good. most places are bike able.
- ↳ would like to move away from concentric 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 greenery stores a within walking distance.
- I like local bars + ethnic restaurants - + mex and pop stores.
- 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 carts.
- bicycle infrastructure too dangerous.
 - improve to make it accessible to casual riders.

what kind of local services you enjoy most?

- grocery stores / cafes / small restaurants / bars.

↖ Motor Ave.

- social anchor retail like cafes ← Oakland Ave.
- I like proximity to local entertainment.
- missed opportunities for local retail on ← Venice Blvd.
 - higher buildings + mixed use
 - better bicycle infrastructure

What don't you like? and why?

- Rent is too high. ← across the board
- Not enough housing. add ~~the~~ higher story buildings
1-2 stories → ~~5-6 stories~~ 3-4 stories.
- housing stock too old.
- Expo Line + new development. too much.
- legalize fourplexes in single family zones
- build up residential along arterial.
- 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.
 - Centivella.
- Getting out of Mar Vista is difficult.
- Culver City ← popular destination.
 - ↳ 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 Parks
- 5-8 story building w/ 1st floor commercial
 - commercial should be local
- hellable active transportation.

GOALS

Residential

- affordability
 - what is high quality? Don't want luxury decent + affordable
 - ↑ clarify this definition.

· Don't like the "Box" aesthetics.

Commercial

- fewer chairs
- neighborhood retail - locally owned stores
- Unique stores contribute to neighborhood character
- Public / Private partnership

Industrial

- 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 mediators on arterial streets.
- utilize 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 Backs stronger

adequate time for input / more outreach
before drafting

Del Rey
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

- Transitional Heights

- "Downtown Main 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

Palms

- 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
 - ~~High~~ H₂O

Independents pop Growth Stats & Units

- City Density VS community Desires

Transit - Bundy, Sepulveda, Westwood, Palms

- First & Last mile issues

- Circulator Routes

- On time issues - Reliability

- Speed

1/5 Redeveloped lots
will be public use - not tied
to specific
lots - find etc
Dense Districts

Open Space

Palms & Del Rey need Parks

Mark twain middle

Boettgen(?) elementary

North voice middle league

- Mar Vista Park

- Bird Island - no Res on open space / wetlands

Neighborhood Identity for

~~Palms~~ Del Rey

1. Micro mobile - Local Transit
2. Maintain open space & increasing
3. Thoughtful Residential & commercial use mix
- increased services & public uses

Residential community with increased neighborhood services

Notes September 29, 2018 Palms

(8)

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 street" 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 pathy 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 pathy are OK
 - 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 is 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 paths (esp on Venice Blvd) have potholes (Beethoven as well)
- Metro trains don't go to Mar Vista, Venice, Marina del Rey. More rail, please

⑧

Improvements (Cont'd)

- more buses throughout the day, esp. ~~the~~ north & southbound routes ... ~~every~~ every 10-20 minutes?
- better routes to Playa Vista ... Centinela is very congested, perhaps widening could help
- many north-south routes are congested bc there are so few of them
- maybe a ped bridge across the water where the 90 crosses it
- better bike/scooter network
- bring neighborhood needs 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 are bigger than a corner store but smaller than Ralph's is needed... Trader Joe's?

⑧

Leaving the neighborhood For...

- Motor has good scale (walkable) but Venice is too car-oriented
- road diets in Mar Vista were positive, esp mid-block crosswalks

Neighborhoods you like...

- Pasadena - Sawtelle - 3rd St. in LA
- Boyle btwn Lincoln & the beach
- Lincoln ~~area~~ (walkability could be improved)
- Abbot Kinney (couple of good places), but very exclusive \$\$\$ and not bike safe... more of a tourist destination than a "main street")
- Fairfax - Venice (Great Street)
- many businesses are being priced out

⑧

Housing Issues

- two main groups: NIMBYs + YIMBYs
 - no development ←
 - development everywhere →
 - rent is too high
 - 12444 - developer was not willing to budge →
 - more rowhomey & Condos could help
 - character is changing due to new dev.
 - no yards ... but smaller + more AFF
 - unity takes priority ... shared yards might be ideal?
 - ADUs can help.
 - SF homey less, Condos more
 - long term renter ... renter should not be considered second class to homeowners
- there should not be unlimited height restriction

⑧

Goals

- many goals still found relevant
- bike lane + transit should be a priority equal to driving
- building lines are important to preserve green space in Palmy, a need that isn't being met bc of lack of parks
- # preserving industrial land here should be a priority bc so little of it remaining, 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 incomes
- how can we cooperate with Culver City + Santa Monica? (esp considering CC cuts 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