

WESTSIDE COMMUNITY PLANS UPDATE

WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN UPDATE

**Kick off Event
9.20.2018**

Discussion Table Notes



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

www.PlanningTheWestside.org

GREAT THINGS

①

- No chains, slower, Beach town
- Open space - wetlands
- Small town feel, wild life
- Beach, outdoors
- Convenient to westside destinations
- Bike facilities
- Family friendly
- Close knit communities
- walkable
- Single family residential communities
- less fences, feels more open
- Sunday and Wednesday Farmers Markets
- away from T.O.D.

CONCERNS

- Overdevelopment
- Lack of parking
- need street sweeping need some rent control
- Affordable Housing
 - ^{market pricing} Diversity
 - pressure from new (tech) jobs
- Homelessness
 - ^{homes for} service sector / moderate income
- House flipping
- height
- CDO
- Adequate infrastructure → development
- Tailored Solutions, not city template
- encroachment on rights of homeowners
 - traffic, incompatible uses
- increase in crime → Tiger Joes / Sepulveda
- Ride share / parking
- Duplex conversions → LMU students
- Home sharing "roomer"
- illegal units
- Bus / pedestrian safety Bus speeds

Concerns

- Ped access → street crossings at major street
IN-N-OUT, not enough time
Folks walking from car
Safety

What services are missing?

- nicer restaurants, but no chains
IN-N-OUT is OK — higher end OK
 - Hardware store
 - Better transit service → buses
 - EV chargers → store parking lots → Playa Vista Shuttle stop
 - Public spaces for events
 - Sidewalk repairs / Road repairs
 - More street trees
 - Better development as public plaza
- Playa del Rey
Marina del Rey
Hawthorne High
Washington/Robertson

How do you get around?

- would like community bikes
- would use transit more if it moved faster

Homes near Jobs

- Two ZEV. household
- More rail instead of busses
- Needs curbs to access transit
- connection to expo line

Housing

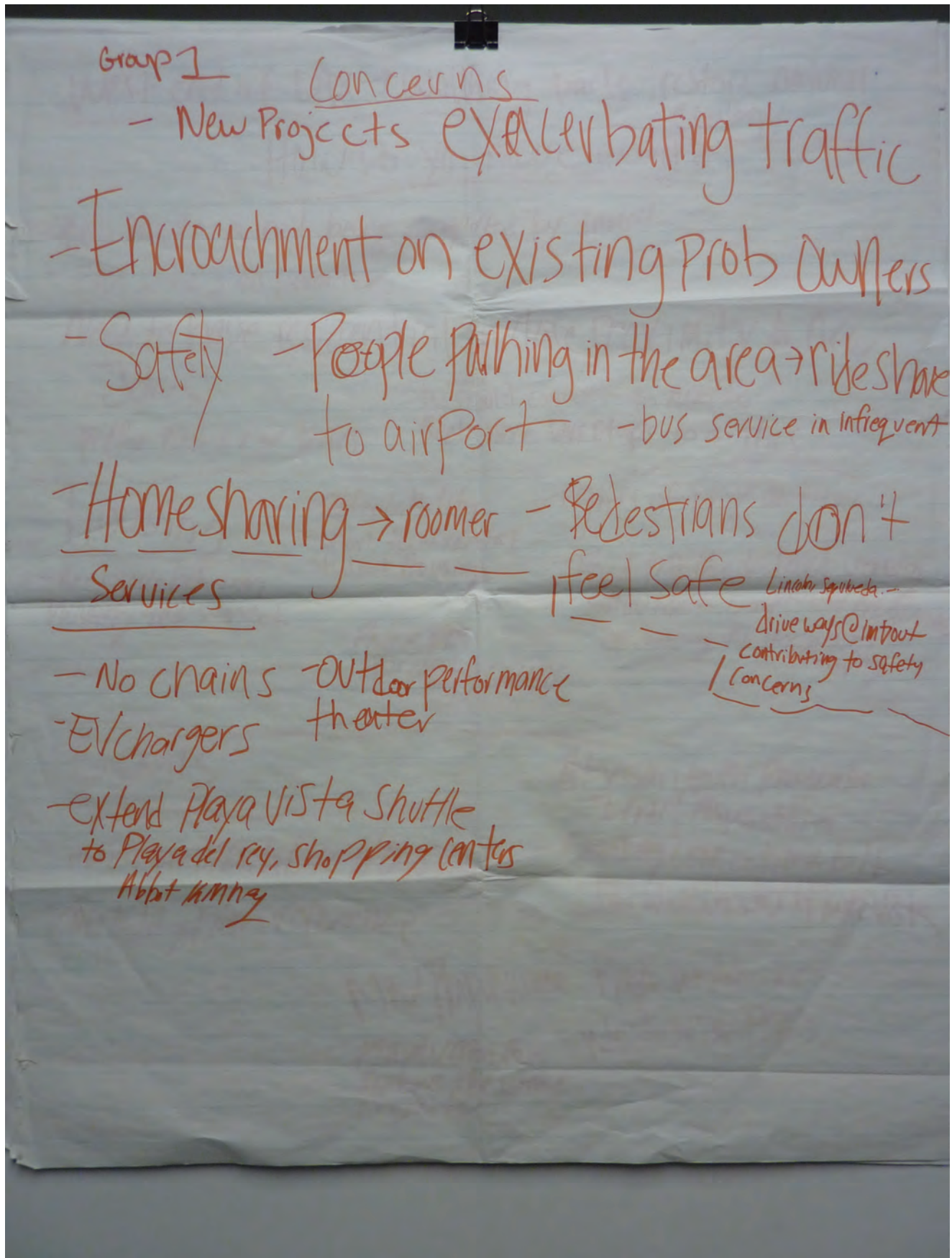
- Setbacks, houses getting too close to P.L.
- individual open spaces
- homelessness
Rus, Libraries
"service assistant"
- Better police presence
- Schools → locals not using
Westchester H.S.
Bused to Vanice H.S.
- Unfair for street vendors
to compete w/ local businesses
- Food trucks parking into
+ lanes
Busses (not transit)
- Ride share parking/Littering
- LAX spillover
"College town"

GOALS

- Affordable housing and accessibility
- Preserving existing RI
- like mobility Plan 2035 goal
- Health initiative
- include Playa Vista in CP name
 - but in their own s.p.
not as aligned
- Bring Westchester and Playa all together
- Incorporate LMU
 - tech cos
- Safe path on the Hill

Priorities

- Affordability and accessibility
- Maintaining integrity of RI zoning



West end of LAX → walking trails, restore natural ecology

How do you move around?

- New density is not being supported by transit
- Free bikes on perimeter
- Need to have residential in close proximity to New Jobs
 - bus ^{routes} should connect to metro
 - prefer rail over buses
 - Need more bus stops to do this

Housing

- need space between housing and street
- affordability
- Short term rental Student Housing
- rights of prop owners
- Food trucks & street vending
 - Shouldn't completely block/move
 - Seal/Westway. Vesp staging issues & dumping
- Police pres. for safety concerns

Goals

make address Affordable Housing
Mobility Plan reference

Atvish Youth Program
- Lmu, Playa Vista
Creating connections b/t
Lmu Westchester & Playa Vista

New Plan Name? Playa-Westchester
Playa Vista does not have the same character
Westchester-Playa

LIKES

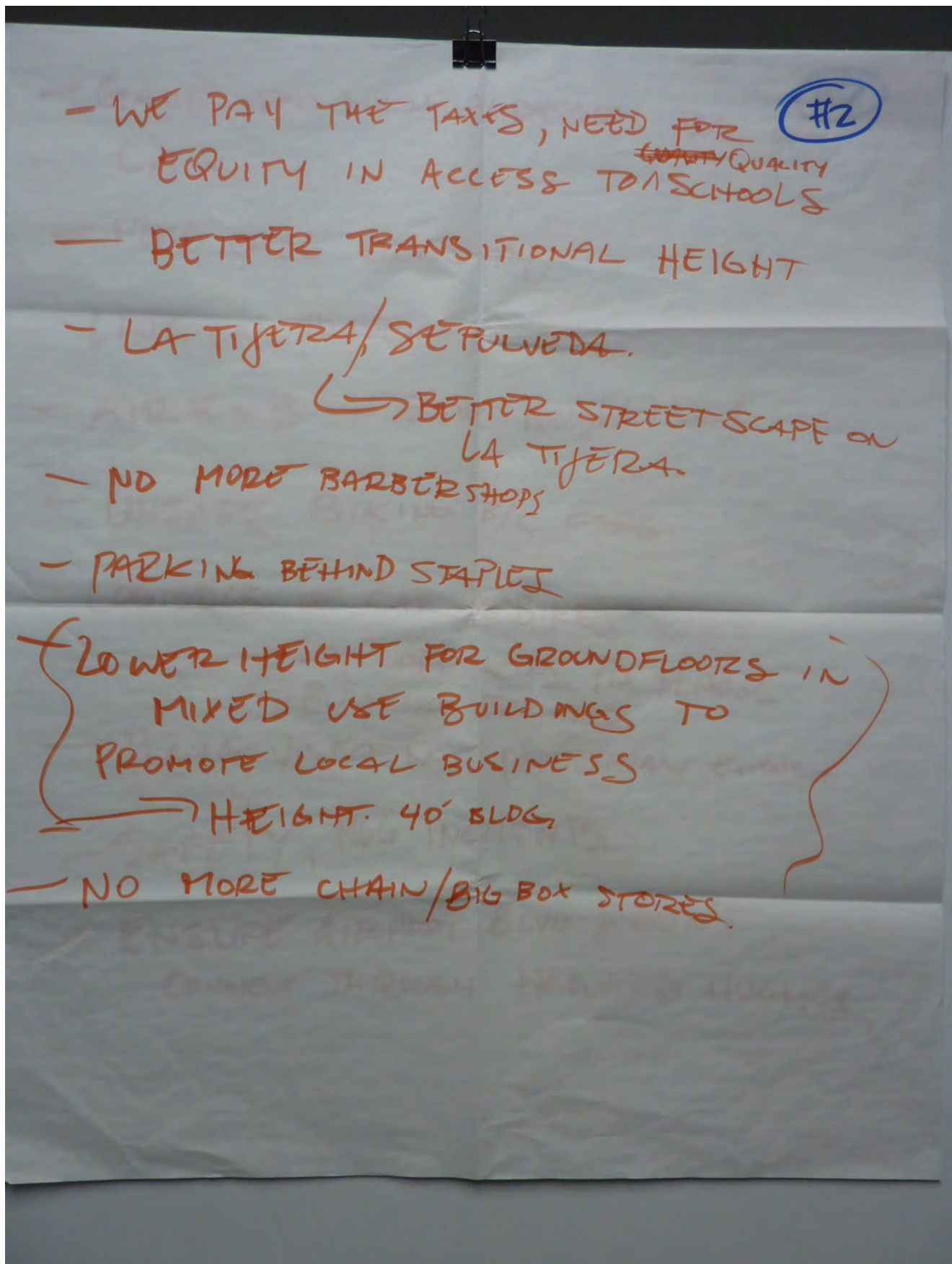
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- INDIAN HISTORY, TOURS, ~~THE~~ TRIANGLE - HISTORIC
- HISTORICAL RAILROAD TRACK
CULVER BLVD
- VIEWS, DIVERSITY.
- WEATHER, EASY ACCESS.
- BALBUENA WETLANDS.
- PROXIMITY TO LHM

CONCERNS

- TRAFFIC, {UBER + LYFT. - ENCROACH, PARKING EVERYWHERE
CROWDING, DANGEROUS}
- PARKING.
- AIRPORT PARKING.
- MANCHESTER + LINCOLN - PLAYA DE ORO.
↳ NOT IN CHARACTER.
- TRAFFIC JAMS ON LINCOLN DUE TO DEVELOPMENT
- ACCESS TO SEPULVEDA.
↳ EXPANSION OF STREETS NEEDED.
- NEED FOR MORE LAW ENFORCEMENT.

- NEED FOR MORE POLICE #2
- WAZE DISTURBING RESIDENTIAL
- TRAFFIC SEQUELDA + 74TH STREET. B/C AIRPORT
- BIKE LANES NOT THE ANSWER
- NO PERMIT PARKING, - NEED FOR CONTROL PARKING
- HUGE BUILDINGS W/ NO PARKING OR POLICE RATIO
- FIRE DEPARTMENT NEEDS TO BE ADEQUATE TO HIGHER BLDGS
- MARINA DEL REY DEVELOPMENT IMPACTING WESTCHESTER.
- AIRPORT IMPACTS
- NO EQUITY IN SHARE OF DEVELOPMENT.
- AIRPORT IMPACTS CHILDREN IN NEIGHBORHOOD, UNFAIR TO SEND KIDS TO PRIVATE SCHOOL
- SCHOOL DOESN'T REFLECT NEIGHBORHOOD ONLY AIRPORT



- GAVE TOO MUCH ALREADY B/C OF LAX. #2
- NEED LESS DENSITY.
- LINCOLN TRAFFIC
- AIRBNB to leave neighborhood
- UNSAFE BIKING B/C CARS
- LOGISTICS OF CAR VS BIKES
 - DROP OFF KIDS IN SCHOOL
 - RUNNING ERRANDS
- PLAYA VISTA NOT PEDESTRIAN ENOUGH
- SAFETY, MUG INCIDENTS
- ENSURE AIRPORT BLVD DOESN'T CONNECT THROUGH HOWARD HUGHES

- LA TIJERA + MANHESSTER NOT PEDESTRIAN FRIENDLY.
- TOO MUCH DEVELOPMENT.
- NEED TO STOP DEVELOPMENT
- LACK OF WATER.

#2

-
- INDUSTRIAL NOT RELEVANT ANYMORE
 - HOMELESSNES IN EMPTY LOTS BY ARBOR VITAE
 - SAFETY OFFICERS IN METRO
 - NOT NEW YORK CITY.

9/20/18

Notes

Group 3

① What you like? Why?

- Safe environment - small town feeling
- friendly neighbors - ~~Encamraderie~~ camaraderie

② Concerns?

- Traffic (getting around) • multi-modal
- Aging in place
- Pedestrian friendly/safety
- taking away car lanes for bikes - Disastrous
- Public Benefits from development/density (Public parks, etc.)
- consideration for families w/ children who need cars to get around.
- Bicycle Infrastructure
- consistency w/ current community plan
- Safety (cannot walk short trips)
- homelessness → 84th St near ~~Vons~~ Bristols

② Concerns? ... Continued

Group 3

- Privacy^{intrusion} from new developments
- Shade + shadow impacts from new developments.
- Cut through traffic
- Lack of Streets for driving (Congestion)
↓ 7-10AM / 7-10:30PM
- Congested North/South Streets.
- Single lane on the bridge.
- * Have Del. Rey Lagoon (lower Playa Del Rey)
specific plan officially adopted by the city.
Restrictions:
 - ↳ height limits
 - ↳ massing / size of building
 - ↳ other development standards
 - ↳ parking (not enough parking for new density.)

③ How do you get around? Improved ^{GROUPS} now?

- walk to restaurants
- Bike • Mostly Drive

- Need a DASH like public transportation system, in Westchester

- Need more green space and restaurants/shops and places to congregate w/ family without having to drive.

- 87th St Triangle (TRIANGLE) excellent opportunity for connected green space / restaurant / shops.

- More retail closer to home.

• 74th + LA Tijera

• Manchester + Emerson

• Sepulveda + 77th

Fair example

on 80th + Emerson (densely shops)

↳ Look at ground-floor as a model

↓
But respect integrity of single family homes

- Sepulveda is an opportunity but have to protect current neighborhood integrity. (adjacent single family)

↳ Better Design of buildings.

- Better transition of buildings that border single family.

4. Fav areas? What'd you like? Group 3

- 87th St. Triangle
(love shops... many ppl walk there)
- Pershing + Manchester
(restaurants)
- 80th + Emerson
- Falmouth + Manchester
(good food, pizza, etc.)
- Culver Blvd (Culver Commercial Strip)
+ Vista Del Mar Blvd.
- Westchester Bluffs
(Dunbarton, Calabra Road) → But Limited entry points
↳ Could extend to coast

Fav Places
S. Outside Community?

Group 3

- El Segundo (MAIN street) (Point Shopping center)
- Playa Vista
- Main Street Santa Monica
- Marina del Rey (restaurants)
- Culver City Main Street
↳ downtown (if you can find parking)
- Polliwog Park

① Current Community Goals

Group 3

relevant

- Strengthen goal for affordable housing (to reference Aff. Housing)

↳ need to be tracked + better monitored

- Better

- Community integrity / character

obsolete

Needed (to be addressed)

- ADUs
- AirBNB (short term rentals)
- more neighborhood serving (new or enhanced)
- SIB/8/8 (density Bonus)
- Better monitoring of Affordable Housing.
- Single family integrity / adjacency
- R50

(2)

Group 3

- needs enforcement / executed
- Strengthen and Preserve
- LAWA - Northside
- Bring green space or some development to the DUNES
- More access to a abandoned Playa del Rey area.

9 pages
Total
Go Blue

Likes, issues, vision for future

1. Issue: Parking

- Restricted park. in airport area

Likes

• Suburban Feel, little pocket

- building up Playa Vista, Howard Hughes has changed

- Not enough transition

- Scale

- Safety

- Strong Community

- Aerospace was fundamental becoming less & less

- Loss of office

1 - Transition of office to commercial

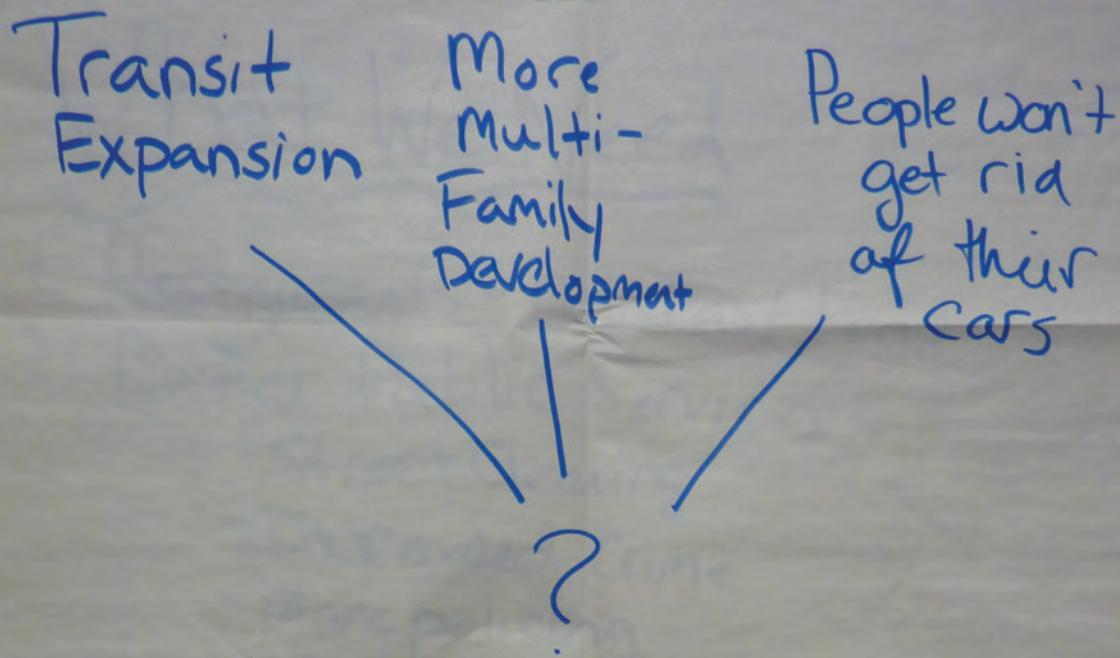
Likes

1. Employment bases
2. Schools
3. Century + Manchester may be appropriate for multi-family
4. More/Higher percentage of affordable than currently required.
5. Enforced Community Concessions/benefits on projects.

Looking Forward

1. NFL Stadium in Inglewood
2. Transit - Safe/more access
3. Preserve + Protect Single Family
4. Congestion - need road widening

2



LAWA - transit + people
move - will ^{world} relieve Sepulveda

- Homelessness
- Campers
 - No Overnight Parking has helped

3

What We Need

1. Restaurants - not Fast Food
2. Better Public Services
 - Street Cleaning
 - Increased Crime
 - More policing
 - Sanitation (B.O.S.)
3. Maintain existing Single-Family
4. ADUs make single family zones
de facto R2 zones
5. For Air BnB
6. Replace obsolete retail on
Manchester w/ higher density housing
Sepulveda to Aviation - brings down area

Century Blvd. empty offices - ripe
for housing.

LAWA parking lot properties
Should be better utilized

Help businesses Flourish along
96th + Century

* Provide existing conditions
I.E. - What We HAVE HAPPENING
NOW AND WHERE ITS
HAPPENING

- New developments mapped
out for public to view

- * Cut-throat of residential neighborhoods
- * Traffic Congestion
- * More development is all luxury - no affordable
- * More mixed-use
- * Affordable requirements are a joke
 - Not enough
- * Becoming like NY

Goal Revisions

1. Retail/^{Industrial} is obsolete move to residential zoning
2. Wet land/Coastal marsh protection
3. Air Quality - From industry + airport
BIC Concern - Cancer rates in Westchester
4. Keep it clean - major attraction
 - Water/Sand
 - No services
 - Keep it otherwise just like Manhattan
5. Restore Lagoon
6. LMU Parking on Public Streets
 - 1d Students in 1 house

* LMU doesn't respond to complaints

* CIM development

✶ L-Churches that may sell.

La Tijera and Sepulveda East Way

* Redevelopment of Institutional Sites and zoning

* Freeway entry + exits @ La Tijera

* Lincoln: BID + Street-scape Features
(Trash/Police/Maintenance)

* LAX - has impacted community
but moving in right direction

Bird/ Stations
Lime - rules

- Parks - clean-up
* tents
* homeless

* Locations for shelters?

- GROUP 5
- ① Sundays are quiet, light traffic
- can walk dogs
 - single-family character
 - bike lanes on Manchester
 - dedicated
 - mom & pop small business (PDR)
 - foster community - unique character
 - proximity to the beach & wetlands
 - mature trees & shade
-

- ② No LCP - DCP is not (PDR)
- addressing as part of the update
- traffic - cutting through SE neighborhoods
 - parking on side streets
 - permit parking is desired

- ② lack of enforcement for parking in general
- No police patrolling / presence response time is too long (LPDR)
 - break-ins - safety
 - La Tijera & La Jolla traffic safety is a concern - medians
 - more pedestrian orientation along Manchester is needed
 - Open Space - dog park & children park
 - want more pocket parks in Westchester

- ③ Walking, biking, driving
rideshare (uber)
- ④ beach, coffee shops, restaurants,
bars, bike paths,
border of Inglewood-brawley
Cafe' Milan & Tanners
downtown Playa Vista restaurant
- ⑤ El Segundo
Marina del Rey
Santa Monica
Venice
Mar Vista
Culver City

⑥ - PARKS

- ACCESS to beach
 - ↳ walking & biking
- pocket parks
- parking
- beach parking
- more restaurants
- facility public for fitness

⑦ Not enough affordable
- housing - APTS & houses

- Hindry & Manchester
should have more housing
(near Metro)

- gentrification is ^{a possible} issue in
Playa del Rey removing RSOs.

- character & scale tool for
conservation but not HP6Z. zones/effort

- High density not supported
by infrastructure i.e. roads.

⑧ - Yes!

- ✓ children can't live in Westchester due to unaffordability
- ✓ hope to live here
- grew up, currently reside and wish to continue to live here

Concerned about impacts of below projects

- Old Grinder Restaurant Site
(Sepulveda & Manchester)
- La Tijera & Sepulveda Eastway
5-story APT Building
- La Tijera & W. 74th
5-story APT building
- Howard Hughes
high end rental units
- Old Marie Glendon's Restaurant
- Proposed Ballona Wetlands
Plan
- Northside LAX project
- Playa Vista build-out
- 2 project Howard Hughes - Height
NEXT TO DINAH'S restaurant due to
- Airport Police moving into Loyola Village bluffs
neighborhood
- Playa del Rey is in the coastal zone
- old Fire Station on Manchester & Emerson

increase density in the
TRIANGLE

projects continued -

- Culver Blvd & 90 Freeway
- Marina del Rey Pier 44 - Lincoln
- Westfield Shopping Center
may be redeveloped

Notes

- Maintain character of neighborhood
- Safety
 - Permit Parking
 - High speed traffic mitigation
 - Code enforcement (ie. construction workers NOT parking in neighborhood)
- Crime prevention (↑ crime with higher density)
- Mobility issues (Metro)
- Manchester + Hindy quest for affordable housing
- Conservation overlay (special to neighborhood character)
- housing density is not supported by infrastructure

Positive

small community in big city
small town feel
safe, wide streets

unique beach community
"old-school" feel

local restaurants
the "triangle"

trips to the marina,
Playa Vista, El Segundo
to exercise, dine,
theater

Group 6

concerns

massive development
rapid change of community feel

"low key" aspect lost

increased crime
limited access to transit
lack of walkability
multi-users not realistic
traffic within community
Manchester
Lincoln

navigational system reroute
to local residential sts.

morning commute Pershing
to Culver not possible
alternative is to bike

Pershing traffic from 105
alley parking/driveway

Howard Hughes employee
parking in residential

tour travelers parking in
Westchester & uber/lyft
to airport

lack of policing

crime w/in Playa-del-Rey

neighborhood sts no longer
walkable at night

Playa cannot accommodate
more development
& associated parking

La Tijera #2105 not feasible
for residential project of any
scale due to lack of parking

Rebuild all the Redcar lines
along Culver Blvd

Housing to accommodate growth
N of 102nd along Sepulveda

more Sewer system is aging

add housing along mass transit
lines
+ affordable housing

Westchester High School
has other high schools within
the campus which generates
more traffic
- lack of neighborhood scale amenities

Current Plan Goals: Comments
need more policing

Notes

Community characteristics: Friendly, walkable, low-density,
that are liked Small town Feel, single Family, green
Front lawns, good local leadership,
near beach, cool weather, clean air,
Cohesive neighborhood designs,
distinct character, variety of
activities, scenic views, convenience
to LAX, bicycle Friendly

7

Neighborhood

Concerns:

overdevelopment, height limits, traffic, insufficient parking, excessive rent, safety on/around Metro, road diets, gentrification, transit is too far away, aging infrastructure, not enough parks, redesign of La Tijera Blvd, better streetscape, homelessness, surrounding cities not addressing homelessness equally, street cleaning, water + drought resilience, too much government/bureaucracy, LA Footing the bill for too many lawsuits/issues, Uber presence, shared bikes/scooters, noise pollution (esp w/LAX), short term rental

7

Mobility: walking/walkability

- Curb ramps
 - large street w/out ped Friendly streetscapes
 - Vision Zero is not working
- ## transit/Metro
- too far / ~~too~~ disconnected
 - insufficient transit service

personal vehicle

- incentive to not drive by the City

Shared bikes/scooters

- safety risk w/scooters+bikes left on sidewalk

bikes

- better/safer bike path/lanes
- connecting existing reources

7

Favorite outside area:

Downtown Culver City
Manhattan Beach

Playa Del Rey
Santa Monica

Marina Del Rey
Kenneth Hahn Park

Why?

- better amenities (theatres, shops, etc.)
- better parking (pub pkg structures)
- great streetscapes
- ped amenities (pub seating, shade, etc.)
- better historic preservation

7

Favorite Amenities.. what would you like here?

- Howard Hughes Center improved
- Downtown Westchester better streetscapes + stores
- & increased variety of shopping options
- a hardware store
- more park / opening up elem school to public / in any open space available

7

housing issue: Affordability, Lagado (Developer - Playa del Rey) + other developers constructing bldgs neighbors don't want, high density + no parking in Playa Vista, Airbnb / short term rentals contributing to affordability issues, marginalization of smaller homes, turning SF homes into de facto MF housing, not using garages to park cars, ^{Lagoon} Lagoon Development Plan to restrict development, appropriate designation of high density, aging infrastructure

7

Will you live here in next 5-10 or 10-20 years?

5-10 : yes, but not beyond 10*

10-20 : maybe not bc of affordability

* LAX will take over neighborhoods

- Autonomy vehicle... how will they change the neighborhood?
- What is the long-term infrastructure plan? Will they collaborate?
- Crime worsening in the area... alarm help
-

Table 8 summary

Sheet 1 of 2

- Why are we talking about zoning changes?
- like change, but not the current changes that are happening
 - schools are not great
- traffic on La Tijera is bad and too fast
 - Same on Rayford... all trying to avoid Lincoln
 - ↳ Cause → more people → we need more roads
 - School distance makes ppl drive
- Need more grocery stores and parks - near LaT+Airport
- New condos + apts along the bluffs cause traffic in other residential areas.
- Don't like to go north.
 - During emergencies it would be impossible to get out
- Need more roads to cross the bluffs (N/S)
- Community streets are used as throughfares
- Ppl want to be seen - and need to go to certain areas
- Some won't take Metro - some will
- Los Angelesans want to drive
- Pollution is an issue along neighborhood streets from manufacturing / industrial uses
- We want to live in Beverly Hills or near Culver City
- The issues are also from the outside, and ppl pass through
- More parks / open spaces would be good (esp. in the east)
- School quality has declined

Table 8

Sheet 2 of 2

Goals

1. What is a 'residential environment'?
2. Com - not realistic goal.

Goal setting is hard.

Want to be able to feel relaxed in the area

3. Industrial. Rental Cars are very present.

There is no transition from Res areas to industrial areas.

- The LAX Northside Plan may provide some more open space
- More Park space
- Better schools
- Need more police facilities + fire facilities
 - ↳ But they are nice
 - ↳ need more CERT