

Venice Planning Working Sessions: Mixed Use Corridors October and November 2019

I. MIXED USE CORRIDOR – MAPS

Lincoln Blvd Map

1. Height can be higher for affordable (housing)
2. More affordable housing
3. Clothing stores can be more affordable, not higher end



Ocean Front Walk Map

1. More parking: multi-level parking on Venice Median as per LUP Policy III.D.6. Please do not give away our open space!!
2. Preserve existing housing
3. We must clean up/remove the homeless encampments which are hurting the businesses that are there and scaring away tourists & residents alike.
4. Sand Berms as wildlife habitat (sea level rise)
5. Safety Considerations - Ocean Front Walk Expansion
6. Tenant size - Appeal for tourists. Restaurants should be encouraged, so locals could enjoy. Thoughtful consideration for liquor license. (Attention) to homeless problem.
7. Setbacks look at neighboring property uses. Lot coverage should be setback + recessed 5ft-8ft
8. No side yards
9. Note on Washington Blvd: Use: Conflict of restaurants using sidewalks for seating. Mixed Use - implementation to activate
10. Eyes on the street that know the street.
11. Bike path has not been expanded in many years (40 years). Double triple width of bike paths, locals love this feature.
12. Improve the lifeguard station
13. Parking needs to go, private lease too expensive
14. Rents are too high for businesses, keep small shop businesses, less restaurants, no more hotels.
15. Sunset/Pacific: MTA Bus lay-over zone
16. Remove open air vending on all private property, provide more space between historic columns and edge of the curb. Zero requirement for commercial projects to provide parking on site.

OCEAN FRONT WALK



We MUST clean up/move the houses, encourage what as hitting the business that as there and sending away tourists & residents alike

WASHINGTON?
@ OFW

OCEAN FRONT WALK



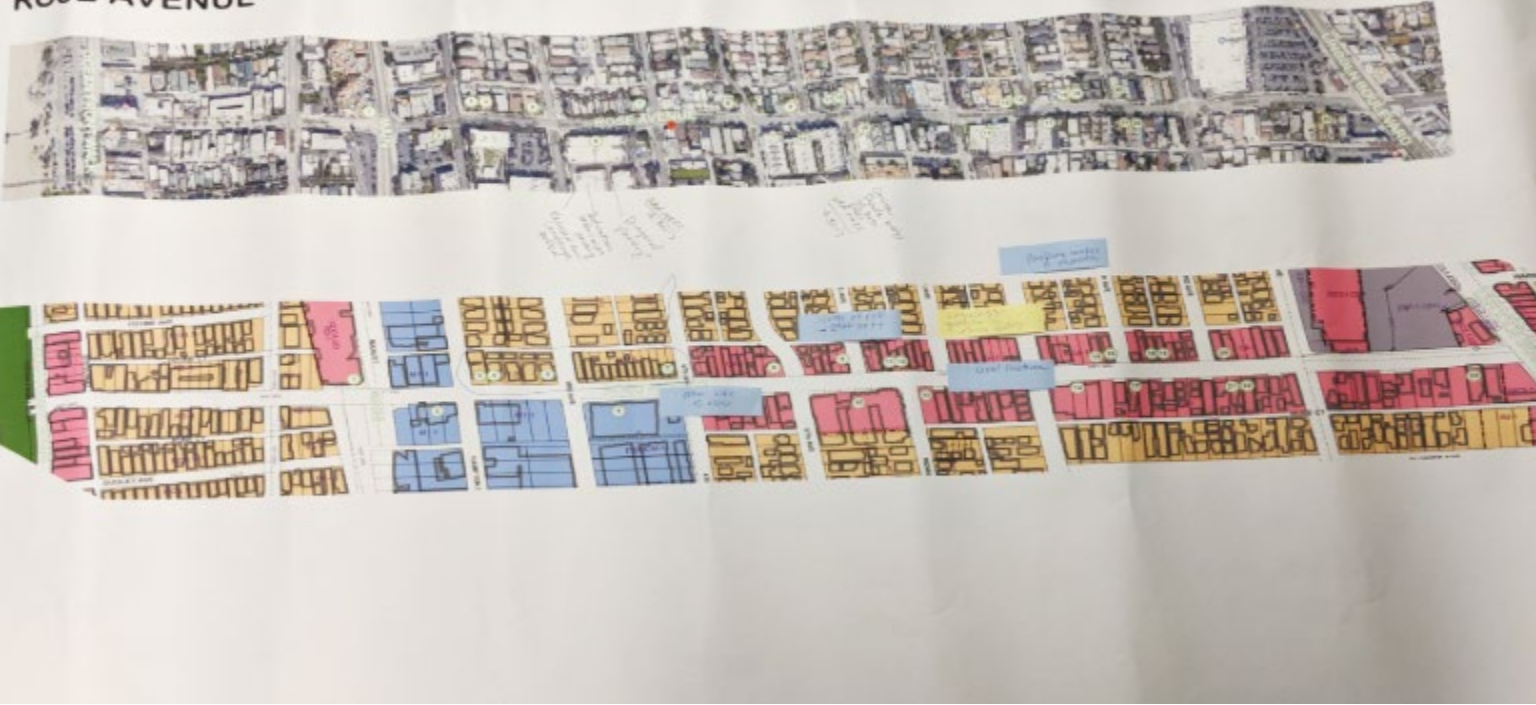
Handwritten notes in blue ink, including the word "Adopt" and several lines of text, located below the map.

Rose Ave Map

1. Preserve existing housing on Rose Ave.
2. Protect RSO housing on Rose Ave inn perpetuity.
3. Rose/ 3rd Ave: Wide open for parking. Turn street into public parking
4. Keep tenant size lots small + neighborhood serving. Examples: Site of Jeni's Splendid Ice Cream and Parachute was previously multi-family
5. Rose/3rd Ave: Diagonal parking. Dedication/widen more parking. Excused from landscape buffer.
6. Suggestion: North of Rose Ave - 2500 sq ft and other side: 5,000 sq ft
7. Parking is impossible



ROSE AVENUE



II. MIXED USE CORRIDOR - EASELS

Lincoln Blvd Easel

1. Pedestrian friendly landscaping: trees for shade, no solid walls, seating and multiple entrances
2. Larger building with smaller units = more housing
3. No need for DB with proper planning
4. Height: 3 stories (additional with community benefits), articulated facade
5. Balance on both sides (of the street)
6. Setbacks/setbacks: Buffers for landscaping, parking and room for pedestrians
7. Vibrant sidewalks
8. Pedestrian experience: ground floor transparency, visual interest, restaurants and bars over retail, well lit areas.
9. Holistic approach to corridor: balance the east + west side and consider character of segments and size
10. Development should not have a negative effect on residential and should offer CB's

LINCOLN

10:30 AM

1. pedestrian friendly
landscaping

- trees for shade
- no solid walls
- seating
- multiple entrances

2. larger buildings with smaller
units = more housing

3. No need for DB with
proper planning.

1. Height

- 3 stories (add'l with community benefits)
- articulated facade

2. Balance on both sides

3. Setbacks / stepbacks

- buffers
 - landscaping (privacy)
 - parking
 - room for pedestrians
- vibrant sidewalks

10/22 SESSION 3 - LINCOLN BLVD
SUMMER
K9.5A ES6 35

1. Pedestrian experience

- ground floor transparency
- visual interest
- rest/bars over retail
- well light areas

2. ~~the~~ holistic approach to corridor

- balance east + west side
- consider character of segments and size

3. Development should not have a negative effect on residential and should offer CB's

Rose Ave Easel

1. Height: Density Bonus - $30+11=41$ (affordable housing). Need 35ft to get 3 stories
2. Transparency: min 50%-60%, no driveways. No new curb cuts
3. Transition buffers - 45% angle alley buffer
4. Use - retail, cafe, no more public services. Decouple from parking regulations. No parking for less than 1200 sq ft.
5. Eliminate building line
6. More mixed use but with a pedestrian scale that protects some of the existing community feel “the character” of the area.
7. 3 stories, mixed use is okay. If you want to do 3+ (100% affordable housing)
8. Diverse uses that are visitor-serving & local serving - not cookie cutter approach.
9. Parking: 1) shared, 2) underground and 3) huge surface parking @ 3rd / Rose
10. Protection of RSO housing stock.
11. Transparency sometimes = gentrification (setback, outdoor seating)
12. Fix/Widen sidewalks - while keeping the trees
13. More bike lanes and green infrastructure
14. Keep community serving uses
15. Addition in height / density without major transit improvements would not make sense

ROSE 10:30 AM

Height -

① Density bonus - $30 + 11 = 41$
(affordable housing)

② Need 35ft to get 3 stories

Transparency

- min 50-60%, no driveways
no new curb cuts

~~Density bonus~~ -

Transition buffers - 45% angle
alley buffer

USE - retail, cafe, creative
no more public services

- eliminate bldg. line

decouple \star
from
parking
req
min 110 ft
or eqv.
less than
1200

Rose Avenue



NOTES
TABLE
DISCUSSION

10-22-2019
4:30pm / @2000

FORM:

- * More mixed use but w/ a pedestrian scale, that protects some of the existing community feel "character" of the area.
- * 3 stories, mixed use okay.
 - ↳ if you want to do 3+ (100% affordable housing)
- * Diverse uses that are visitor-serving & local serving (not cookie-cutter approach)
- * Parking: ① shared ② underground ③ huge surface parkings @ 3rd / Rose
- * RSO - protection of RSO housing stock
- * Frontage
transparency sometimes = gentrification
(setbacks, outdoor seating)

1) Street Trees ROSE Wed, Oct 22
4:30

2) Fix sidewalks - while keeping trees
widen

3) More Bike lanes
Green infrastructure

4) Keep community serving uses

5) Addition in height/density without
major transit improvements would not make
sense

Ocean Front Walk Easel

1. Destroy Parking Requirements - invest/explore remote parking
2. Increase Density: Let the market dictate flexibility of use
3. Take burden out of use of space
4. Activate: Safety and hours.
5. No setbacks
6. Open air vending
7. Extended business hours
8. No net loss of RSO / affordable housing
9. Balance between visitor uses + resident uses, more services. No chains.
10. Consolidate parking
11. Asset = beach, consider families
12. Height =one height. Roof amenities that are highly transparent, front loaded. No covered structures that resemble an additional story
13. Arches are liked!
14. (more) Housing

OFW AM
10:30

1) ~~RELAX~~ + DESTROY PARKING REQUIREMENTS

EX: HOTEL ON OFW

→ INVEST/EXPLORE REMOTE PARKING



2) INCREASE DENSITY


LET MARKET DICTATE
FLEXIBILITY of USE

TAKE BURDEN OUT OF USE of SPACE (& of USE)

3) ACTIVATE!

- SAFETY
- HOURS

> NO SET BACKS

Ocean Front Walk  10/22 4pm

1. open air vending
- 1.5 extended business hours
- 2 no net loss of
RSO / affordable housing

- 3 balance between visitor-
serving + resident uses
→ more services
- no chains

OFW

①

CONSOLIDATE PARKING

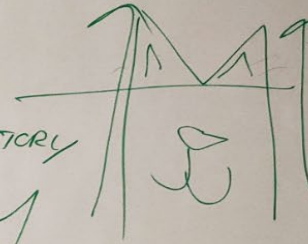
*ASSET = BEACH

CONSIDER FAMILIES

Height ⇒ ONE HEIGHT. (35)

Roof top amenities that are highly transparent front loaded.
NO COVERED STRUCTURES THAT RESEMBLE AN ADDITIONAL STORY

②



③

HOODING