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VENICE

PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR




LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* *The neighborhood I most identify with is...* X

COMMENTS / NOTES:

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## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from ~~the street,~~ and the effect on ~~adjacent lots.~~

Viewed from ALL SIDES, MASS SHOULD NOT BE TAKEN INTO ACCOUNT FROM ADJACENT LOTS. ~~BUT ARCHITECTURE~~

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

YES BUT IT WOULD BE BAD TO SEE IN VENICE ROWS OF SIMILAR ARCHITECTURE.

CHARACTER WLD BE MORE OF THE 'LOOK' OF THE STRUCTURE (NOT NECESSARILY WITH SCALE & MASSING)

FROM EACH AREA OF VENICE  
& NOT ONE BLOCK.

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

THE VARIETY OF ARCHITECTURE STYLES!  
 THE EMPHASIS ON ART  
 THE EDGINESS (SP???) OF THE AREA  
 RAW.

2. What do you most like about your street?

OPENESS, ALTHOUGH I HAVE A 2  
 STORY BLDG BLOCK.  
 WIDE STREET, ACCESS TO BEACH  
 & ACCESS TO ABBOTT KINNEY -  
 LOVE TO BIKE AROUND.  
~~MY NEIGHBORS~~ MY NEIGHBORS, LOW KEY  
 HAVE BEEN WING IN VENICE 20 YRS +

1

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

ALL OF THE ABOVE WHEN USED  
RIGHT.

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*

1

Venice Coastal Zone



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

WE SHOULD USE THE VSP &  
REFINE IT.

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

REDUCE PARKING REQUIREMENT.

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

MORE PAVES.  
~~ROAD WORK~~

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*\* The neighborhood I most identify with is... X*

### COMMENTS / NOTES:

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## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

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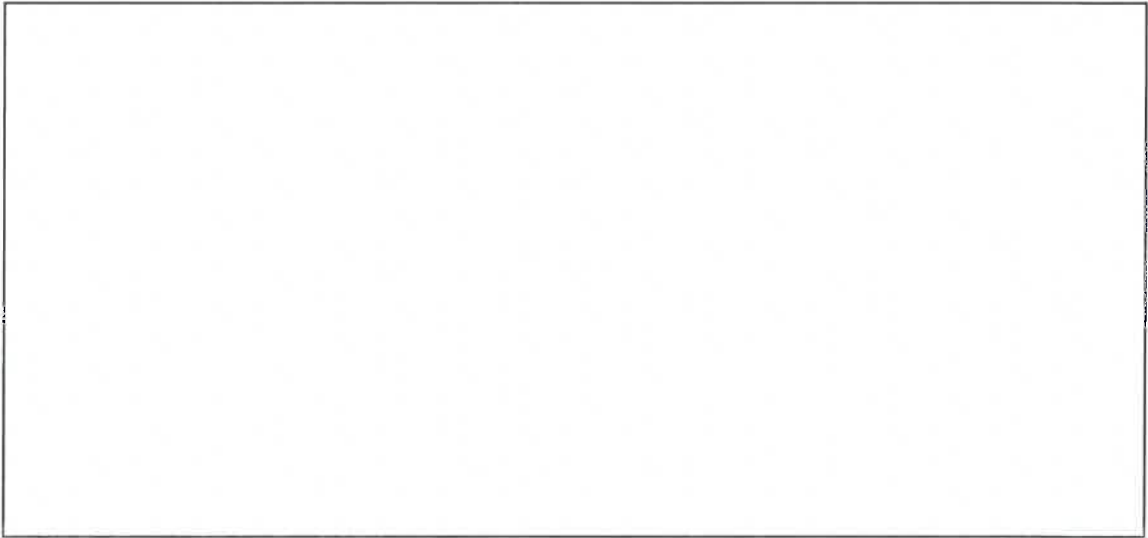
# (3) Survey

## Mass, Scale and Character

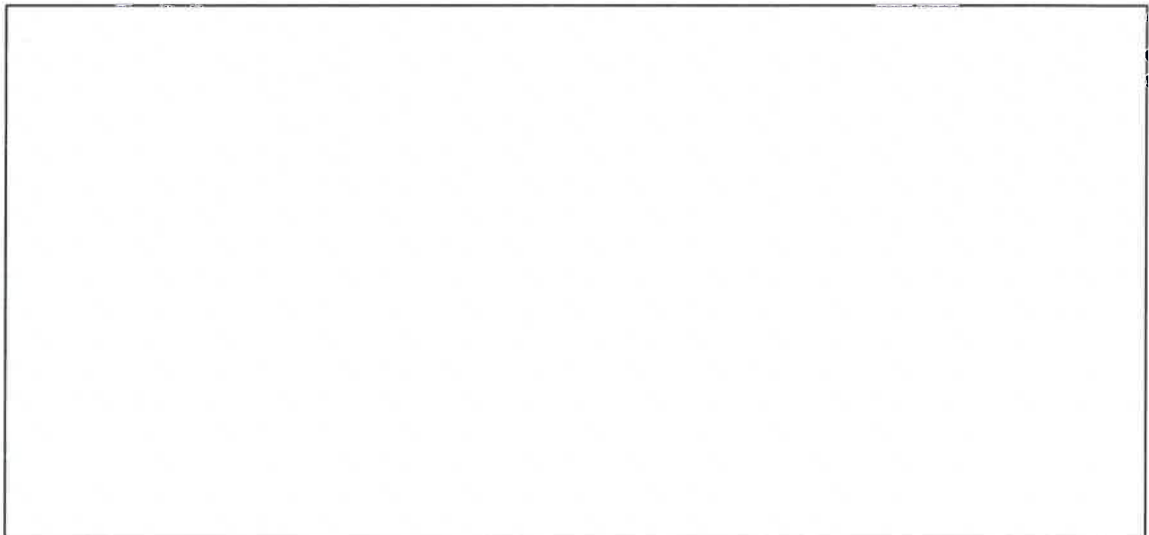
What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?



2. What do you most like about your street?



3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:* all areas

Venice Coastal Zone



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

Height, set back @ parking

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

Fix sidewalks, corner curb cuts  
 Funding for affordability in addition  
 to following Mello requirements  
 replace affordable units onsite

WE NEED AN 100!

# VENICE

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## LOCAL COASTAL PROGRAM

# PUBLIC WORKSHOP | MARCH 14

2017

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## (1) Our Neighborhoods

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1.	Transformation (change)	
2.	Evolution (moderate change)	
3.	Preservation (limited change)	

\* The neighborhood I most identify with is... **X**

### COMMENTS / NOTES:

Help people understand what  
 THE COASTAL COMMISSION ACT  
 WAS INTENDED TO PRESERVE.  
 What is SPECIAL AND UNIQUE  
 ABOUT VENICE?



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

OK

~~REQUIRED~~ SHOULD PRO  
SENSITIVE TO SIGNIFICANT  
FEATURES - ROOF LINES / SET BACKS  
NO PROX ~~BY~~ SET

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

CONTEXT OF THE NEIGHBORHOOD  
NOT INDIVIDUAL PARCELS.

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

NOT ONLY ~~THE~~ THE BUILDINGS  
SHOULD CAPTURE THE % OF OPEN  
SPACE. FAR MIGHT BE THE  
BEST TOOL,  
SOLID STREET WALL VS VARIATION?



# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

HOUSES OPEN TO THE STREET, VISIBLE  
DOORS + WINDOWS, VERY NEIGHBORLY.  
LOTS OF OPEN SPACE AROUND  
HOUSES - FRONT SET BACKS,  
BACK YARDS SO HOUSES  
DON'T LOOK RIGHT AT ONE ANOTHER  
ACROSS ALLEYS + SIDE YARDS.

2. What do you most like about your street?

WE HAVE GREAT STREET  
TREES AND WONDERFUL FRONT  
GARDENS. MOST OF THE  
HOMES ON MY STREET ARE  
WELL SCALED THEY DON'T  
TOWER OVER ONE ANOTHER  
PEOPLE LOVE TO WALK ON MY  
STREET BECAUSE IT IS BEAUTIFUL.

PRESENT  
VENUE

3. How do you think the following features could enhance neighborhood character?

- |   |                      |                               |                   |
|---|----------------------|-------------------------------|-------------------|
| ✓ Front yard setbacks   | GOOD                 | Fences                        | LOW IN FRONT      |
| Balconies   | OR IF BREAKS UP MASS | Garage (Placement)            | Back only         |
| ✓ Porches   |                      | Curb cuts                     | SMALL AS POSSIBLE |
| ✓ Street-facing doors and windows                               |                      | Landscaping (trees + gardens) | MUST HAVE!        |
| GOOD Stepbacks (on 2 <sup>nd</sup> and 3 <sup>rd</sup> stories) |                      | Other?                        |                   |

NOTES/COMMENTS:

NO BOXES!

NO EXTRA HT. FOR ROOF ACCESS OR  
PARAPETS/GUANO RAILS

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

MIXED!  
INCLUSIVE

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

AFFORDABLE + ADU'S HOUSING

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:



INCREASED  
density  
WITH MIXED  
USE DEVELOPMENT.  
ALONG TRANSIT  
CORRIDORS.

## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree *IF DONE SENSITIVELY*  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

YES.




9. What community improvement(s) should be required as part of new development?

Comments /Notes:

• Community open spaces  
 REDUCE PARKING REQUIREMENTS  
 BIKE LANE ON LINCOLN

## (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

COMMENTS / NOTES:

Existing character - original  
- new center  
- building in between

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# (2) Definitions

~~Volume~~  
~~Mass~~  
~~Scale~~  
~~Character~~

Please read the following definitions.

Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?

Yes. Excellent definitions!

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

*Shades*

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale, and a

*building's relationship to humans*

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

1972 to now - most imp. - contemporary  
mass, character, & scale 2

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

walkability of venice and diversity  
of communities

2. What do you most like about your street?



3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

front yard setbacks

Balconies & porches

Step back of second floors

Enforce fencing laws to

stop fortresses

Landscaping should not be  
used to build fortresses -  
Intimacy of community/housing

Articulation of front facades

Front doors front side of  
house to increase  
friendliness/intimacy

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

Multi Family / apartment  
 Duplexes  
 Single family attached -  
 small house concepts -

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

~~Northwood Park Street~~

All sections -



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

- Smaller houses on smaller lots
- more units in multifamily developments
- 

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

- fixing the sidewalks
- affordable housing in Venice!
- transportation - train funds - serving Venice

# VENICE

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## LOCAL COASTAL PROGRAM

# PUBLIC WORKSHOP | MARCH 14

2017

## (1) Our Neighborhoods

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- 1. Transformation (change) 
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\* The neighborhood I most identify with is... **X**

### COMMENTS / NOTES:

IT IS SORRY YOU  
USED THE AN OLD COMMITTEE'S  
DEFINITION OF CHARACTER MAP & SCHEM.  
THE COMMITTEE WORK WAS OVERWHELMINGLY  
REJECTED BY THE COMMUNITY

WE DO NOT WANT CONTEMPORARY  
DEVELOPMENT DESIGN, BT 1900-1940



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as (viewed from the street, and the effect on adjacent lots.

MASS

OUT PUT di  
↳ W/H??

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

PROXIMITY & VISIBILITY ARE  
DICTATED BY INTIMACY &  
CLOSENESS. LARGER SET BACK AREA  
~~FOR~~ SUBURBAN

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

PANORAMIC CONCEPTS SHOULD  
AN ATTEMPT TO IMPOSE A  
UNIFORMITY ARTIFICIAL di  
VBN can

CHARACTER SHOULD BE DICTATED BY  
AREA <sup>2</sup>

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

① Proximity to orientation  
 ② Lots of cool newish  
 Architecture houses.  
 ③ Diversity of architectural  
 styles  
 ④ Modern Architecture  
 Distinctive style

2. What do you most like about your street?

Intimacy. The buildings  
 are set close to the  
 sidewalk. This allows  
 for contact, interaction,  
 knowing your neighbors

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks *SMALL!*

Fences

Balconies *PERMISSIONS ARE GOOD*  
 Porches *PROTECTIONS*

Garage (Placement) *CURB CUTS*

Curb cuts *DON'T LOOK LIKE*

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

*NO! THIS LOOKS AWKWARD & DESTROYS PRESENTATION CONTACT*

NOTES/COMMENTS:

*INTIMACY & CONTACT  
 BETWEEN HOUSING  
 & STREET SCAPIL.*

*ARTICULATION*



## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

~~THE~~ Multi-Unit Housing  
 DUBLINER, ZONING THAT  
 ALLOW FOR DIVERSITY

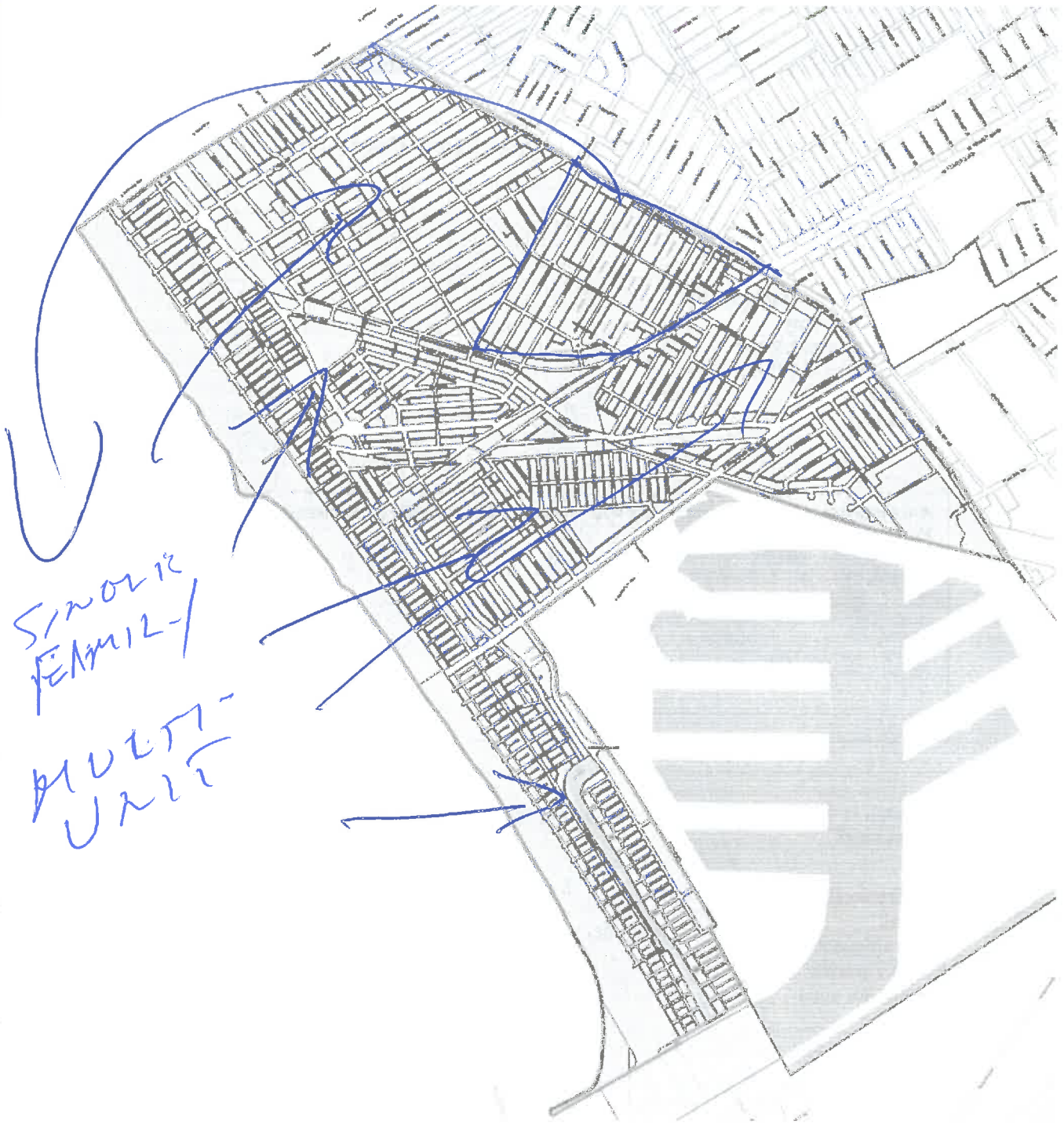
5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

PREJUDICE TOWARDS  
 SINGLE FAMILY HOMES.  
 MORE MULTI UNIT  
 HOUSING NEEDS TO BE  
 ALLOWED FOR

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

~~THE~~ I AM HAPPY WITH  
THE CURRENT VSP. ~~FOR~~  
~~THE~~ DIRECTIONAL INCENTIVES  
FOR MORE UNITS

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

KNOWIE PARKING REQUIREMENTS  
START ~~DIRECTOR~~ PRIORITY  
PEOPLE, NOT CARS

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

INCENTIVIZE MIXED USE  
DIRECTIONS IN VENICE BEACH,  
TRAIN DOWN VENICE  
BLVD.

# VENICE

6

PLEASE SUBMIT COMPLETED  
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## LOCAL COASTAL PROGRAM

# PUBLIC WORKSHOP | MARCH 14

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## (1) Our Neighborhoods

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\* The neighborhood I most identify with is... **X**

### COMMENTS / NOTES:

The only people that come to these meetings and call and bitch are very unhappy people that have nothing to do but complain. My neighbor who lives in a 1 story home for 30 years could care less that I built a 2 story home w/ a roof deck. Not all people are unhappy.



## (2) Definitions

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Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

I think this should be up to the owners tastes. Why do we want all houses to have same shapes. I dont see the point of making 2nd story be placed further back. What makes Venice unique is the ~~ability to~~ diversity of the shapes & mass.

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

I think this is a problem, the size and needs of familys are changing. The one story small bungalows is too small for many. That's why if you look in everyones garage ~~the~~ you want find a car. It's not even big enough for the original ~~&~~ owners needs. ~~§~~ We pay for the right to live where we want and do what we want.

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

I think Venice has a eclectic character, ~~W~~ our house. which is made up of different styles, different economic status, size of families.

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

The mix of people and styles of homes.

2. What do you most like about your street?

People. A neighborhood is the people in it.

3. How do you think the following features could enhance neighborhood character?

all these can be good or bad depending on style of property owner

Front yard setbacks	existing ok	Fences
Balconies		Garage (Placement)
Porches	if you want one not mandatory	Curb cuts
Street-facing doors and windows		Landscaping (trees + gardens)
<del>Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)</del>		Other?

NOTES/COMMENTS:

all these things are subjective to style of home and its owners needs.

I think

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

All are good. Variety is important

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:  
The area near brooks, There is already so many multi family that they should keep





# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:  
 I think putting all these restrictions is going to make houses look the same. I can maybe accept a <sup>Far</sup> sqft of 3000 sqft or .75 far whichever applies better to project, most lots are 3500-4000 sqft.

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:  
 yes. allow height and variance. <sup>1750-2000 sqft house isn't big enough for family ok</sup>

9. What community improvement(s) should be required as part of new development?

Comments /Notes:  
 None

6

- + → Venice History - Significant Arch. History.
- Development of Venice 1970-1990.

Example

- Contemporary design history
- Design were } rejected + unpopular.  
the  
from VNC }  
Ad-Hoc comm

\* No mention of Survey 2A

- preservation
- competing values
- Not reflected in 1920's
- past needs to

Missing fr. Conversation > shadowing.

7

VENICE




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# (1) Our Neighborhoods

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- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

*\* The neighborhood I most identify with is... X*

COMMENTS / NOTES:

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## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

*Original intent of defining "pres of Venice as unique coastal community"*

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# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

Find examples of what's working!

2. What do you most like about your street?

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

NOTES/COMMENTS:

Hampton to Lincoln to Regal  
→ Landscaping

Articulation > voids + solids

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

*single family only ones inventory*

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*



Venice Coastal Zone



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

\* FORGOT ABOUT TRAFFIC  
too much traffic.

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change)
- 2. Evolution (moderate change)
- 3. Preservation (limited change)



\* *The neighborhood I most identify with is...* **X**

## COMMENTS / NOTES:

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## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

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# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

*Safety I feel safe. Landscaping  
Fences*

2. What do you most like about your street?

*I live on a corner lot.*

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

Balconies Fences  
Porches

Make our community look like a  
neighborhood where kids live and play.

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

*Multi-Family/apartments*  
*Single Family attached*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:



Venice Coastal Zone





## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

# VENICE

PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR

## LOCAL COASTAL PROGRAM

# PUBLIC WORKSHOP | MARCH 14 2017

## (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* *The neighborhood I most identify with is...* **X**

COMMENTS / NOTES:

Omitted for Privacy of Respondent



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

BUILDINGS/PROPERTIES THAT LOOK ALIKE ARE NOT NECESSARILY DESIRABLE. DIFFERENT SETBACKS ARE INTERESTING, LONG SKINNY, MIXED WITH SQUARE OR ROUND ARE INTERESTING

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

THE MIXTURE OF LOW 1-STORY & MASSIVE 2-STORY  
WITH VARIED ARCHITECTURE. SOME 3-STORY ARE NOW  
BEING BUILT (WITHIN HEIGHTCODE)

LOW TRAFFIC

LANDSCAPING

2. What do you most like about your street?

VERY FEW FRONT FENCES.

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

NOTES/COMMENTS:

PORCHES INVITE COMMUNICATION WITH NEIGHBORS  
~~ENTRY~~ DOORS IN PROTECTIVE ALCOVES ARE VERY  
 FUNCTIONAL AND ATTRACTIVE

TODAY, THE STREET-FACING WINDOWS ALWAYS HAVE  
 CURTAINS DRAWN. HIGHER WINDOWS WOULD BE  
 BETTER.

STEPBACKS ON 2<sup>ND</sup> & 3<sup>RD</sup> STORIES ARE FAR BETTER  
 THAN NO STEPBACK

NO FENCES IN FRONT INVITES MEETING NEIGHBORS

GARAGE SHOULD BE IN FRONT - BIG DRIVEWAY

LANDSCAPING SHOULD BE INDIVIDUAL - NOT THE  
 SAME, NECESSARILY

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

NO CHANGE IN HEIGHT !!! THAT IS WHAT MAKES VENICE UNIQUE.

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

TOWNHOUSES WOULD INCREASE DENSITY WITHOUT INCREASING HEIGHT

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

INLAND



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

**Comments /Notes:**

"MORE DENSITY - NO INCREASE IN HEIGHT  
 - ONE-WAY STREETS TO ALLEVIATE TRAFFIC IN  
 RESIDENTIAL AREAS

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

**Comments /Notes:**

No. I THINK THE PROFIT IS MOTIVE ENOUGH

9. What community improvement(s) should be required as part of new development?

**Comments /Notes:**

BETTER TRAFFIC PLANS - ONE-WAY STREETS  
 IN RESIDENTIAL AREAS - REQUIRED  
 ON-SITE PARKING - GET RID OF GRANDFATHERING  
 AND IN-LIEU



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VENICE

PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR

LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change)
- 2. Evolution (moderate change)
- 3. Preservation (limited change)



\* The neighborhood I most identify with is... X

## COMMENTS / NOTES:

CHANGE AND EVOLUTION ARE MUTUALLY EX-  
CLUSIVE, ESP. AS PRACTICED BY "MAXIMUM  
SQUARE FOOT" DEVELOPMENT.



# (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

↳ VIS A VIS LIGHT + AIR

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

AND TO SCALE OF  
OTHER BUILDINGS/  
NEIGHBORHOOD  
STRUCTURES

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

AGGREGATE

- + NATURAL FEATURES - FLORA/FAUNA
- + TRAFFIC, STREETS
- + ECONOMIC DIVERSITY OF RESIDENTS
- + FAMILY DIVERSITY

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

OPEN NEIGHBORLY FEEL  
INVITING TO VISITORS  
HARMONIOUS ATMOSPHERE FROM ATTRACTION  
TO NEW RESIDENTS WHO APPRECIATE  
WHAT IT IS TODAY (WAS YESTERDAY) AS  
OPPOSED TO HOW MUCH THEY CAN BUILD  
ON ~~THE~~ A PARCEL

2. What do you most like about your street?

THE REMAINING OPENNESS & NEIGHBORS  
WHO FAVOR IT.

3. How do you think the following features could enhance neighborhood character?

- 1 - Front yard setbacks
- 2 - Porches
- 3 - Street-facing doors and windows
- 4 - Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)
- 5 - Fences
- 6 - Garage (Placement)
- 7 - Curb cuts
- 8 - Landscaping (trees + gardens)
- 9 - Other?

NOTES/COMMENTS:

1 - INCREASE/LIMIT ENCROACHMENT. FAVOR FARMING.

2 - NEIGHBORLY, FAMILIAL, CONVIVIAL

3 - ~~GOES~~ GOES WITHOUT SAYING:

4 - CRITICAL

5 - GENERALLY CONFORMING, EXISTING CRISP REGS ARE OK. I SUPPORT HIGH WIDE GATES ONLY (E.G., 6x8)

6 - DIVERSE PLACEMENT IS GOOD - DEMAND DIVERSITY!

7 - CAN COASTAL VENICE AFFORD THEM?

8 - MORE IS GOOD. INLEMENTS!

9 - BEES, CHICKENS, LOOPTERS. ~~IT~~ I MISS BEING AWAKENED BY DOOSTERS THAT WERE AROUND 20 YEARS AGO. ~~IT~~

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

(NONE NEW?)

SUPPORTIVE TEMPORARY + PERMANENT

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

HIGHLY ARTICULATED BY VIRTUE OF ARCHITECTURAL FEATURES - SLOPED ROOF, PORCHES, TREE HOUSES

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient - TYPE OF DIVERSITY
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

BEACHFRONT - ESP. ILLEGAL SHORT-TERM RENTALS - STRE + CREATE SUPPORTIVE/AFFORDABLE HOUSING.



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

11

VENICE

PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR

LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14  
2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

*\* The neighborhood I most identify with is... X*

COMMENTS / NOTES:

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# (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

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# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

Small cottages, walk streets, old-growth  
trees, ocean breeze, marine layer,  
bike path

2. What do you most like about your street?

SEE ABOVE

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

Take up parking!  
 Precious parking!

need to be off sight lines on walk streets!

OLD GROWTH TREES ARE BEING CUT DOWN. They provide O<sub>2</sub>, refuge for wildlife, and most important, SHADE. (global warming is REAL!) They work to maintain the water table! they are over 100yrs old!

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

Low-income → SAVES ARTISTS LIVES!  
 Not "affordable" — Too subjective!  
 More small homes. Small is hip.

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

LONG-TIME RESIDENTS,  
 ARTISTS, LOW-INCOME FAMILIES, small businesses  
 Being FORCED OUT! By Greedy Developer

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:



No New Projects  
Where NO pre-existing  
multi-family project  
existed.

IN OTHER words, if it  
aint already there, you  
cant build it that big.  
I cant USE this map.  
All too precious.

# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:  
 AND by implementing the zoning rules that are ALREADY IN PLACE!

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:  
 No. Density is an issue?  
 Why all the "multi-family" questions?

9. What community improvement(s) should be required as part of new development?

Comments /Notes:  
 2500 sq CAP on size of new construction of single family home.

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VENICE




PLEASE SUBMIT COMPLETED  
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LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14  
2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

## COMMENTS / NOTES:

In the new LUP, we should define mass & scale w/ objective, measurable standards & not have subjective rules like "should be compatible w/ area".



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

specify "above grade" volume

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

should exclude architectural style. This should not be regulated.



# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

Eclectic mix of bldg. shapes  
& architectural styles.

2. What do you most like about your street?

(same)

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

Don't micro-manage.  
set max. bldg envelope,  
approp. to ea. sub-area,  
& provide max. flexibility  
to architects w/in that  
envelope.

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

Existing zoning & density req's are OK. Don't change.

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:  
see comment above.

Venice Coastal Zone



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree — if max. flexibility left to architects & prop. owners.
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes: ~~Is there~~ Is there any way to incentivize affordable housing?

9. What community improvement(s) should be required as part of new development?

Comments /Notes: stop requiring dedications & street widening. Nobody wants to accommodate more & faster traffic. Alley widening is OK.



Represented  
Developers

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VENICE

PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR

LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change)
- 2. Evolution (moderate change)
- 3. Preservation (limited change)



\* The neighborhood I most identify with is... **X**

## COMMENTS / NOTES:

The draft Mass, Scale, & Character Report done for Venice, is a great example of what Venice needs



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

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# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

Quiet; Walkable; Generally low trafficked  
(although that is changing during rush hours);  
Isolated from major arterials

2. What do you most like about your street?

Quiet, dark at night, neighbors are easily  
seen and talked to,

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences X

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

from alley

NOTES/COMMENTS:

Venice's architectural heritage is small homes/bungalows. A larger home can have the same "style" if done sensitively using an architect, but too often the home being built is a box.

Front yard fences are counter-productive.

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

*Depends on subarea*

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

5. How well is the current diversity of housing types able to meet the needs of the community?

*There needs to be higher density housing along Venice and Washington Lincoln*

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

Venice Coastal Zone



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

Especially, enforced FARs

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

~~Updated LUP~~ Updated LUP that has multi-family housing designated in acceptable areas

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

Landscaping

14

VENICE

PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR




LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* *The neighborhood I most identify with is...* **X**

COMMENTS / NOTES:

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## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

The amount of property taken up by the structure in terms of ground level setbacks and yards, landscaping

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

The height and upper floor setbacks

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

*This is too narrow!*  
"Feel" of place goes beyond architecture!  
It is an amalgam of various elements in the environment, including the residents living in neighborhoods  
see my online survey response

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

The diversity of the residents  
The beautiful Craftsmen Bungalows

2. What do you most like about your street?

The older homes that have  
been well preserved and  
cared for



3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

*all should be considered*

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*too many already*  
*only in commercial zones*  
*only if in scale*

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

*too many homes are being lost to developers who don't care about the community*

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes: *Depends on which tools*

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes: *NO!*

9. What community improvement(s) should be required as part of new development?

Comments /Notes: *Stick to existing laws!*

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VENICE




PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR

LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14  
2017


# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

*\* The neighborhood I most identify with is... X*

COMMENTS / NOTES:

Preserve as much as possible.  for all of Venice.



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

Yes

**Scale:** Comparable [in proportion with neighboring structures] and a building's relationship to the pedestrian scale.

Modify to "in proportion with older buildings and the character of the neighborhood."

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

~~Include~~ Include "social fabric," "housing type," + "housing use."  
Also, mixed types, but limited to one-family + duplex housing.

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

How it used to be - preserve whatever is left.  
Small, original, CA bungalows-style.

2. What do you most like about your street?

How it used to be - preserve whatever is left.  
See above.

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

Front yards. Porches. Landscaping. Street-facing doors + windows. Stepbacks.



## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes: None*

Venice Coastal Zone



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

Use everything at your disposal to limit growth.

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

Affordable housing

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VENICE

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LOCAL COASTAL PROGRAM

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2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

COMMENTS / NOTES:

*San Gabriel*



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

~~AND ADDITION~~ PERHAPS ADD SOMETHING  
ABOUT HOW THE STRUCTURE AFFECTS  
LIGHT ON THE STREET LEVEL

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

THIS WORKS FOR ME

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

LIKE THIS

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

Its eclectic identity, its "walkability" and its <sup>true</sup> neighborhood feeling.

2. What do you most like about your street?

I live on the Venice Boardwalk and not on a true street, but... my husband and I enjoy the restaurants and the diversity, including the local color and brunch. We appreciate the sights and scenes.

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks	- yes	Fences	?
Balconies	?	Garage (Placement)	??
Porches	?	Curb cuts	Dont know
Street-facing doors and windows	yes	Landscaping (trees + gardens)	green space
Stepbacks (on 2 <sup>nd</sup> and 3 <sup>rd</sup> stories)	yes	Other?	

NOTES/COMMENTS:

My immediate neighborhood is affected by the beach primarily. So "Green space" and "set back" are not terms that apply directly to me and my immediate neighbors.

I think that Venice, in general, needs to preserve its quirky character and resist cookie cutter houses, glass & glam, and big box structures.

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

*Imaginative, practical housing for  
local disadvantaged and disabled.*

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

*This housing is much needed but...  
not an prime ~~was~~ lots that  
could be tax producing for  
the city*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

*~~Should be~~ multi family  
should be inland and not  
in areas where it will be  
resented or change the intimate  
nature of the existing  
neighborhoods*



Venice Coastal Zone



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

*low income on lower floors, higher income on upper.*

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

*~~###~~ Traffic studies!  
more Development with small businesses included in the planning*

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VENICE

PLEASE SUBMIT COMPLETED  
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LOCAL COASTAL PROGRAM

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2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change)
- 2. Evolution (moderate change)
- 3. Preservation (limited change)



\* The neighborhood I most identify with is... **X**

## COMMENTS / NOTES:

Thank you so much for all of your hard work in crunching all this information. If there is anything I can help with call

Omitted for privacy of respondent.



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

"which the street view is <sup>perceived</sup> ~~perceived~~" or curb appeal in comparison to the surrounding bldgs.  
"is the a "street view" of the whole block."

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

pedestrian scale "define pedestrian scale"

what is "building's relationship"  
square footage can quickly determine if a house is going to be in character.

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

are the "windows and roof decks"  
square footage can quickly determine if a house is in character.

# (3) Survey

## Mass, Scale and Character

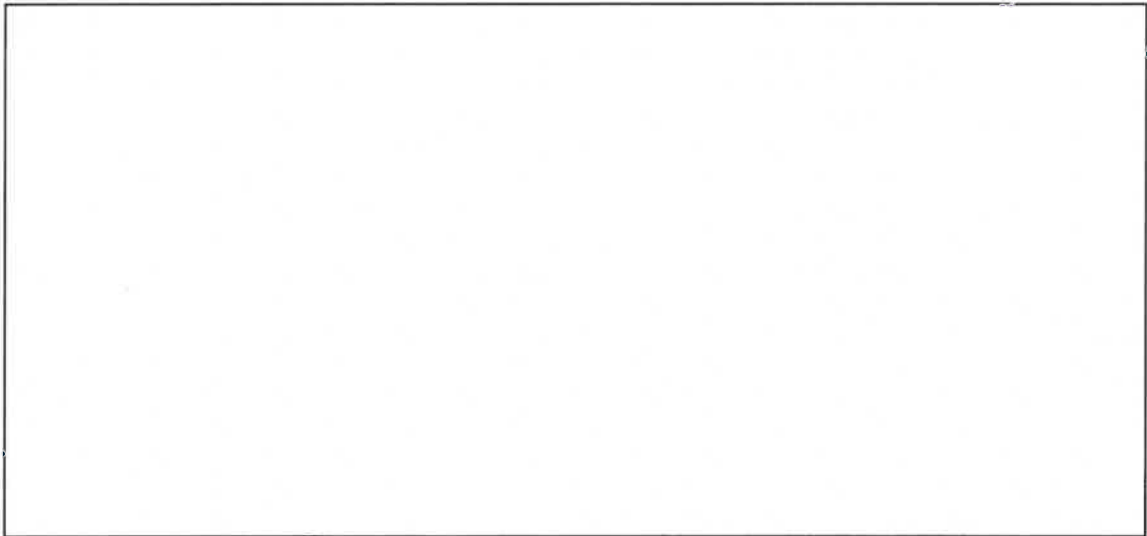
What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

Diversity in the types of housing -  
single family homes, multi-family  
dwellings - condominiums - "Tents" (only  
kidding) need more apartments  
perhaps apt. buildings

2. What do you most like about your street?



3. How do you think the following features could enhance neighborhood character?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Front yard setbacks  | Fences  |
| Balconies  | Garage (Placement)  |
| Porches  | <input checked="" type="checkbox"/> Curb cuts                     |
| <input checked="" type="checkbox"/> Street-facing doors and windows                            | <input checked="" type="checkbox"/> Landscaping (trees + gardens) |
| <input checked="" type="checkbox"/> Stepbacks (on 2 <sup>nd</sup> and 3 <sup>rd</sup> stories) | Other?  |

NOTES/COMMENTS:

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

low income - subsidized housing - senior disabled.

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes: going to submit additional information in the next few weeks.

Venice Coastal Zone





## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

# VENICE

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## LOCAL COASTAL PROGRAM

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WMAV 3.1

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* *The neighborhood I most identify with is...* **X**

COMMENTS / NOTES:

---

---

---

---



CHARACTER SHOULD INCLUDE  
HOUSING TYPOLOGY

## (2) Definitions

Please read the following definitions.

Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

THE BULK OF A STRUCTURE =  
RESPECTING THE LINES + CHARACTER  
OF SURROUNDING HOMES

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

LIGHT, SHADOW, AIR = COMPATIBILITY  
WITH OTHER HOMES IN SCALE  
+ WITH RESPECT TO THE IMPACT OF  
ANY NEW DEVELOPMENT ON THESE QUALITIES  
FOR NEIGHBORS. MANY NEW BUILDINGS

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

LOOM  
OVER  
PEOPLE'S  
HOMES.

CHARACTER SHOULD INCLUDE  
COMPATIBILITY WITH THE MASS, SCALE  
& CHARACTER OF THE EXISTING COMMUNITY  
INCLUDING RECOGNITION OF THE  
SOCIO-ECONOMIC + ETHNIC + CULTURAL  
DIVERSITY OF EXISTING NEIGHBORHOODS.  
GENTRIFICATION IS TOO OFTEN THE "WHITE"  
PEOPLE MOVING IN.

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

INCLUSIVENESS = ECLECTIC CULTURAL  
& SOCIO-ECONOMIC COMMUNITY =  
#1 CHARACTER THAT SHOULD BE  
PROTECTED. VENICE IS A PRESSURE RELEASE  
VALVE FOR THE MOST CULTURALLY DIVERSE  
CITIES IN THE COUNTRY. ALLOWING THE  
DESTRUCTION OF THIS UNIQUE ENCLAVE  
THAT WELCOMES THE WHOLE WORLD WOULD  
INDEED BE A TRAGEDY.

2. What do you most like about your street?

AMBIENCE IS AN INTANGIBLE IN  
TERMS OF METRICS, IT IS EXPERIENTIAL.  
WALK THROUGH AN OVERBUILT CONCRETE  
COMMERCIAL OR RESIDENTIAL CITY (LIKE  
DOWNTOWN SANTA MONICA) + WALK THROUGH  
ONE OF OUR WALK STREETS OR

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks	= PREFER YOU CALL IT A FRONT GARDEN THAT	Fences
Balconies		Garage (Placement)
Porches		Curb cuts
Street-facing doors and windows	ACTUALLY	Landscaping (trees + gardens)
Stepbacks (on 2 <sup>nd</sup> and 3 <sup>rd</sup> stories)	ENCOURAGES COMMUNITY	Other?

NOTES/COMMENTS:

OLD FASHIONED COULD BE SAID TO  
BE PEOPLE-FRIENDLY.  
FRONT GARDENS + FRONT PORCHES  
+ FAMILY LIFE VS BIG URBAN  
BOXES WITH MINIMUM "SETBACK"  
+ VERY LITTLE FOCUS ON  
NEIGHBORS OR NEIGHBORHOOD OR  
COMMUNITY. WE WILL ALL SUFFER  
IF PLANNING DOES NOT PROMOTE  
+ SUPPORT COMMUNITY LIFE.

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

\* MULTI FAMILY AFFORDABLE HOUSING +

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

I THINK THAT THE CITY HAS TO CREATE OPPORTUNITIES FOR THE DIVERSE POPULATION HISTORIC TO VENICE TO BE MAINTAINED.

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

IT WOULD BE BEST TO DIVERSIFY THROUGHOUT VENICE. I DO NOT BELIEVE WE NEED MORE DENSITY FOR LUXURY LOFTS



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

~~REQUIRE~~ STEP BACK FOR ROOFTOP DECKS  
 " FRONT DOOR

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

YES, FOR FRONT PORCH, FRONT GARDEN = ANYTHING THAT PROMOTES NEIGHBORLINESS + COMMUNITY.

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

ARCHITECTURAL + ZONING CODE THAT PROMOTES PEOPLE, FAMILIES AND COMMUNITY = "NO COMPOUNDS"

MANY BUBS HAVE THEIR ONLY OUTDOOR AREA AS AN INTERIOR COURTYARD (VERY UNFRIENDLY) OR ROOFTOP DECK = NO PRIVACY



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VENICE




PLEASE SUBMIT COMPLETED  
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LOCAL COASTAL PROGRAM

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# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

## COMMENTS / NOTES:

Between Evolution & Preservation lies a zone  
which respects the neighbors and the  
neighborhood.



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

front to back, side to side  
development, eliminates  
trees, shrubbery & plants that  
provide air quality

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

Scale should respect a  
neighbors right to light, sun,  
air

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

When you allow out of character  
building for the sake of creating  
investment property the character  
becomes one of empty investment  
properties clustered on a street. No  
one lives there.

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

neighbors, trees both of which are eliminated when houses are demolished + out-of-scale brand new investment properties are built from front to back, side to side, and stay empty

2. What do you most like about your street?

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

NOTES/COMMENTS:

traditional lower Venetian fences avoid the gated community at seige look that cuts out neighborly interaction

Old Trees provide air and beauty and should not be destroyed for big box houses

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

Apartments for people making under \$50,000

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:* ALL of Venice could provide this in some measure



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes: Depends on the tool

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

Shelters  
 housing for families that cannot be subject to  
 traffic mitigation eviction  
 garbage  
 pot holes

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VENICE

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LOCAL COASTAL PROGRAM

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# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

COMMENTS / NOTES:

*\* Solar Panels for Apartments*

*Take much faster process in permits..*

*We are losing Contractors.*





## (2) Definitions

Please read the following definitions.

Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

*Money (How much are we willing to spend) families, think Diffing Children, need space. Parents Today, need space.*

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

*Where there are apartment buildings we need upgrades, we need to adapt to change.*

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

*Venice has been Venice and change has been always attracted people to Venice*

*Need to come from.*

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

It is close to T.A. City. It is on the coast. People are different. We are missing children. They need this space. I have lived here 45 yrs. Venice is next to Marina. I am a broker.

2. What do you most like about your street?

It is on Venice. Don't like fire Dept going on 24 hr. emergency calls. We need more Taxi's because of Tourists and Visitors. I like being near Restaurants, and places to shop.

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

*Drought proof  
change landscape*

NOTES/COMMENTS:

*Bicycles are dangerous.  
Better street lights.  
We need to elect our  
Coastal Commissioners*

*All our businesses are  
here in Los Angeles.*

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

*Parents moving in w/ children.  
 Baby boomers are moving out.*

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

*Senior Living w/ amenities.  
 More Parking.  
 Emergency open land.*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

*This is very diverse already.  
 Economics has changed.  
Millennials think different.*

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

*Where there is land available. Apartments are getting old. The ocean air is brutal. More Parking*



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

*Water, is a very big concern.*

Comments /Notes:  
*Board Walk needs better  
 Planning.  
 Lincoln Blvd.*

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:  
*on Lincoln Blvd.*

9. What community improvement(s) should be required as part of new development?

Comments /Notes:  
*Parking Required  
 for 2 to 3 Bedrooms. (2 parking  
 slots To Three.)*

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VENICE

PLEASE SUBMIT COMPLETED  
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LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

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# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... X

COMMENTS / NOTES:

---



---



---



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# (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

Mass should include a varied front w/ articulation

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

The scale should not overwhelm the pedestrian

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

Character should be consistent w/ the majority of the homes in the neighborhood <sup>& block</sup> including roofline, materials & open space (gardens)



# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

People who care about responsible development.  
It's funny & classically old.  
So sad to see developers tearing down the old  
buildings to put up factory looking buildings.

2. What do you most like about your street?

Homes here for the most part been sensitively  
developed consistent w/ the character of the  
original bungalow style. One ultra  
modern fits like a sore thumb. Another one  
sadly is about to happen.  
We all have low fences on our end of the block  
which is what everyone loves about the walk street.  
Houses do not overwhelm the lots or the  
pedestrians.

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

NOTES/COMMENTS:

Step-backs are critical  
low fences critical to preserve the  
walk street character.

Roof lines are very important.

3 story flat roof on ~~the~~ street w/  
1 + 2 story peaked roofs is just  
sad & destroying the integrity of the  
neighborhood.

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

Multi-family & apts ok on streets that are currently zoned for that.

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone? too broad a question.  
leave zoning as is.

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

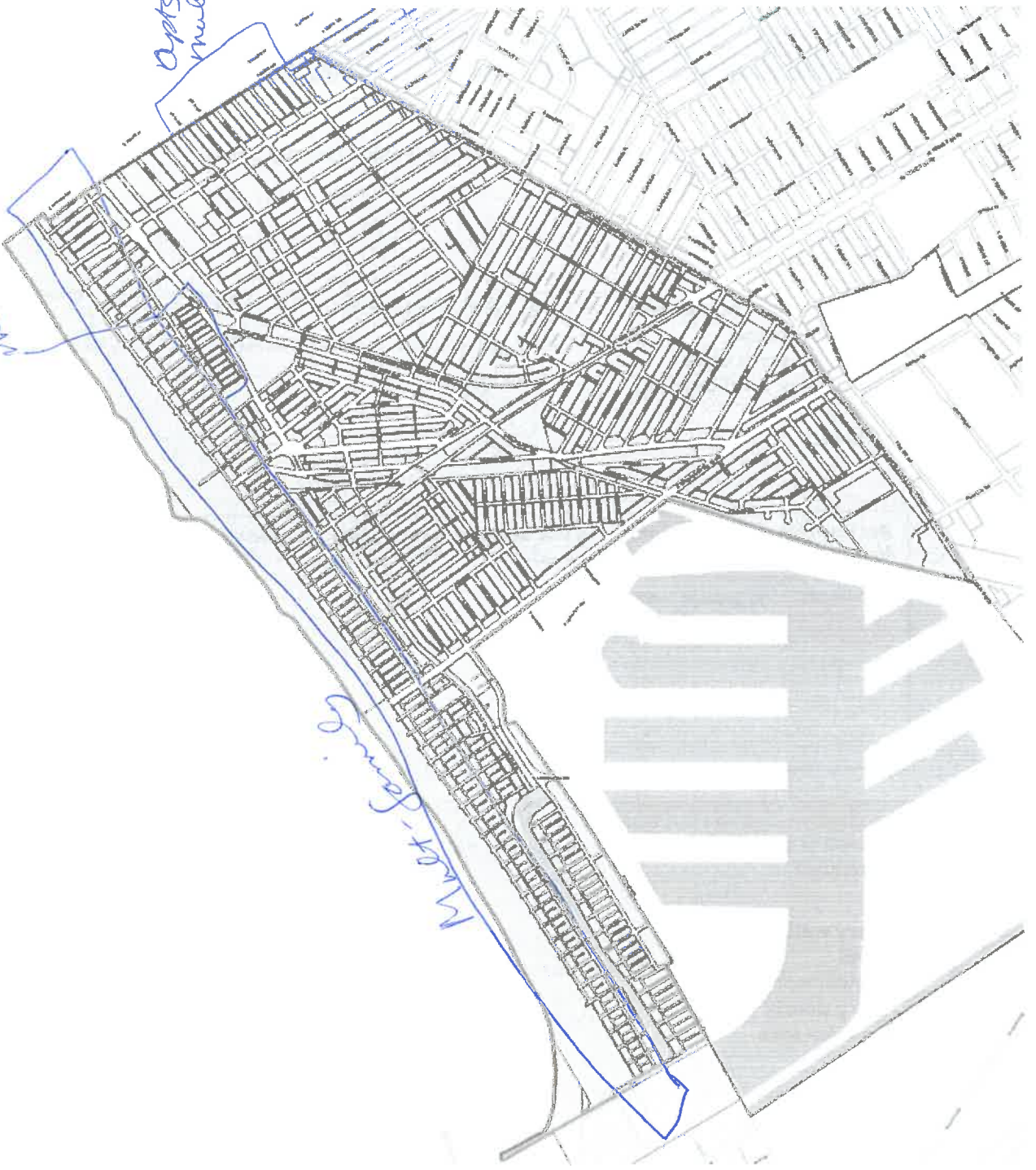
Comments /Notes:  
Whatever is currently zoned multi-family or apts is should remain as is.  
Single family should remain as is.

Venice Coastal Zone

*multi-family*

*Apts & multi-family*

*Multi-family*



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes: NO

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

Bike lanes

parking

22

VENICE

PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR



LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

COMMENTS / NOTES:

No mention of traffic patterns



# (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

See [redacted]

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

See [redacted]

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

See [redacted]

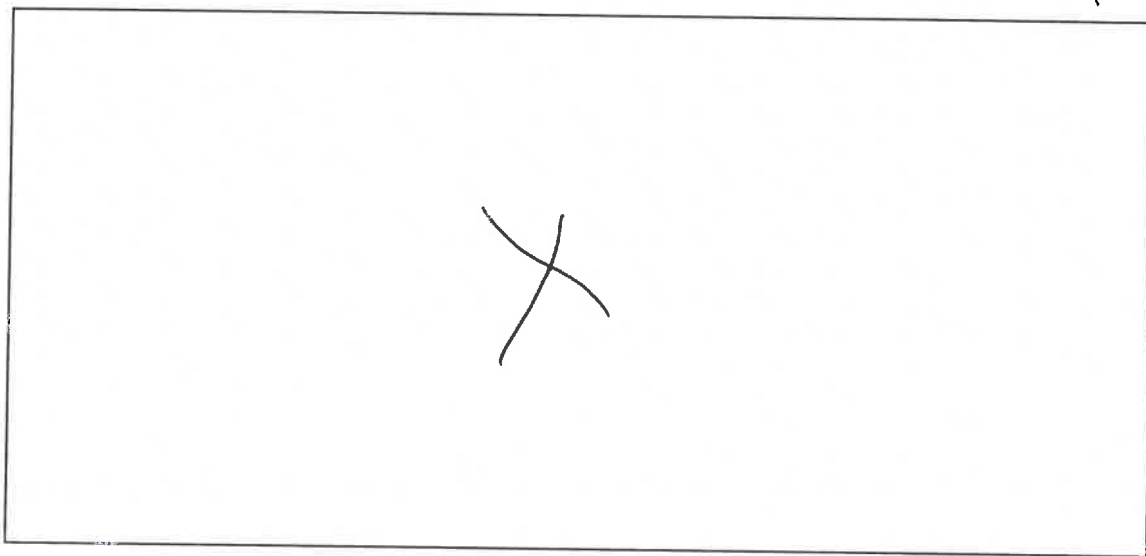
# (3) Survey

## Mass, Scale and Character

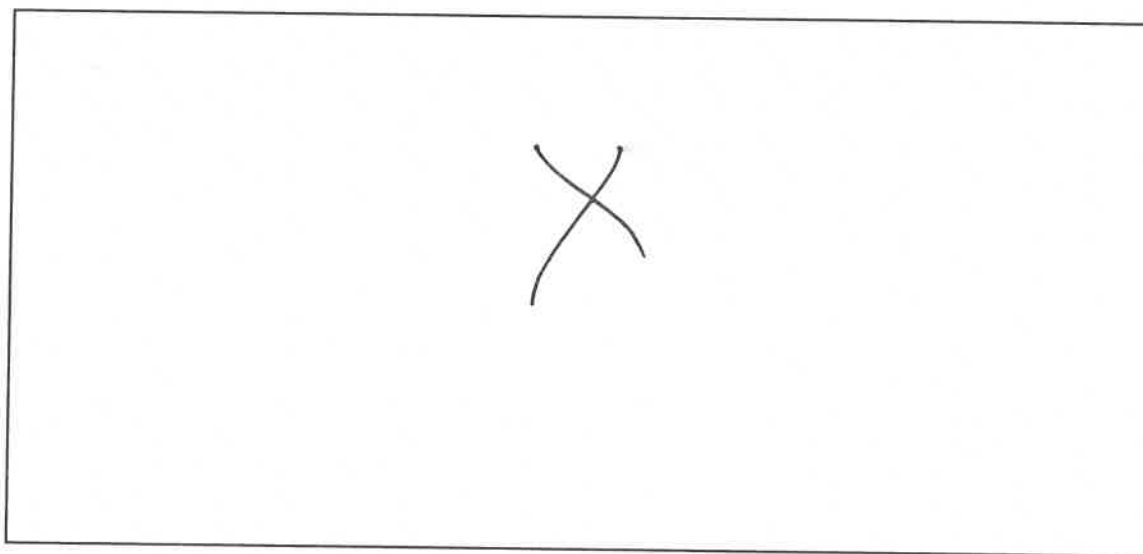
What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?



2. What do you most like about your street?





3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

NOTES/COMMENTS:



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

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VENICE

PLEASE SUBMIT COMPLETED  
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FACILITATOR

LOCAL COASTAL PROGRAM

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2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change)
- 2. Evolution (moderate change)
- 3. Preservation (limited change)



*\* The neighborhood I most identify with is... X*

COMMENTS / NOTES:

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# (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

yes -

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

the proximity is an issue, the general block area should be considered not just adjacent properties -

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

Venice is not a community (now) that imparts a specific look, we value diversity and artistic merit

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

The variety of architecture, interest of materials and styles.

2. What do you most like about your street?

I live on a walk street so I like meeting with passersby. Some people build fences and landscaping that detract from the community. They turn their back on our biggest asset.

3. How do you think the following features could enhance neighborhood character?

- Front yard setbacks
- Balconies
- Porches
- Street-facing doors and windows  
*(often covered by fences)*
- Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)
- Fences
- Garage (Placement)
- Curb cuts
- Landscaping (trees + gardens)
- Other? *(landscaping)*

NOTES/COMMENTS:

Fences and landscaping can enhance a neighborhood or detract. ~~the~~ Ordinances that are in effect need to be enforced.

Porches facing streets are a great way to mediate between inside and the neighborhood. Covered porches are more usable

Balconies can help to provide interest

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

Small accessory units can help alleviate housing shortages.

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*





# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:  
As long as architectural styles are not restricted

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:  
side walk fixing  
parkway landscaping

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VENICE

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LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

## COMMENTS / NOTES:

*At this time it is too late to talk about Preservation, per se. The remaining large industrial spaces on Electric Ave. between Palms & Venice are an opportunity to not over develop.*



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

*Set backs all around structures allows 'breathing room' for residential quality of life.*

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

*Now that scale has been exhausted to its limits it would be wise to not exceed these limits*

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

*Too late for this. Mass & Scale can still be accomplished.*

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

I enjoy my proximity to the beach and the restaurants on Abbot Kinney —

2. What do you most like about your street?

I like that it's a walk street.

3. How do you think the following features could enhance neighborhood character?

- Front yard setbacks ✓
- Balconies
- Porches
- Street-facing doors and windows
- Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories) ✓

- Fences
- Garage (Placement)
- Curb cuts
- Landscaping (trees + gardens) ✓
- Other?

NOTES/COMMENTS:

Set backs in general give breathing room and provide opportunities for more landscaping that is essential to the local environment -

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

*I suppose affordable so that young people and retired people can stay in the neighborhood. I know this is nearly impossible in a market economy.*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:  
*If the zoning rules are consistent and the city is able to execute them in a timely and consistent manner new tools could be helpful.*

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:  
*Property rights in a Market Economy are tricky. The Boardwalk and Lincoln Blvd. still have potential for greater residential development.*

9. What community improvement(s) should be required as part of new development?

Comments /Notes:  
*Parking =*



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PLEASE SUBMIT COMPLETED  
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VENICE




LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

## COMMENTS / NOTES:

I feel there should be limited change in the Venice area - but that zoning rules, are applied equally to all properties - all owners - ~~no~~ regardless of the age of the house



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

OK

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

OK

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

This wording implies that judgement on architectural style and choice - restricts freedom of the owner's taste - again - ~~and~~ people should ~~have to~~ be allowed to build within the mass and scale restrictions

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

We live on a walk street - & I like the uniqueness and peacefulness of this - so restrictions on height, setbacks - especially how close a house can be to the ~~next~~ house next door is critical - The loss of yards is sad and makes for a crowded feeling.

2. What do you most like about your street?

(I live on the Super Shell Circle)

I liked how quiet it was there - People didn't drive through unless they lived there, but now that has changed with the increase of traffic in the area - We'll probably have to resort to permit parking - I like the diversity of houses and styles though - I believe in the freedom to do as you wish as long as you're within the rules.

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks - important

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories) - important

Fences - height restriction necessary

Garage (Placement)

Curb cuts - need more!!

Landscaping (trees + gardens) - should be better maintained

Other?

NOTES/COMMENTS:

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*

*Lincoln Blvd -  
Lincoln in general  
needs a major face lift*

Venice Coastal Zone



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:  
*No - It is so overpopulated here already*

9. What community improvement(s) should be required as part of new development?

Comments /Notes:  
*parking underground.*

VENICE

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PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
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LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change)
- 2. Evolution (moderate change)
- 3. Preservation (limited change)



\* *The neighborhood I most identify with is...* **X**

COMMENTS / NOTES:

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# (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

yes ( [redacted] )

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---

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

yes ( [redacted] )

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

yes ( [redacted] )

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# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

walkability, the scale that encourages interaction  
w/ neighbors (fast losing it though)  
gardens, many porches that allow people  
to sit outside and interact w/ passers-by  
It is very positive when a second story is set back

2. What do you most like about your street?

Same as above. houses different in design but  
mostly in a compatible scale,  
homes not get built out to the lot size

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

Front yard - Venice is one big garden. We are losing that when houses are unaxed out.

Balconies add articulation except when a opaque railing obscures the setback

Porches - yes

Street-facing doors & windows - give the feeling that people live in the house, not a barrier

Stepbacks - preserve the pedestrian orientation of Venice

Fences LOW! penalize people who build high

Garage - rear, if attached it should be included in the square footage, FAR

Curb cuts - NO take away parking

Landscaping - a must, we must maintain the gardens

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes *within scale*
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Affordable Housing - we must retain what we have by discouraging speculation*

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?  
*Duplexes w/in the scale of neighborhood*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:  
*along Lincoln Corridor  
 Washngtn Blvd  
 south of Venice Abbot Kinney*



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:  
 Use of FAR, analysis of neighborhood character  
 I think the city must acknowledge mass scale &  
 character as a necessary requirement  
 for any project.

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.




Comments /Notes:  
 I hesitate because I don't want to see  
 bigger out of scale buildings

9. What community improvement(s) should be required as part of new development?

Comments /Notes:  
 Insist Affordable housing replacements in the  
 coastal zone

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

*\* The neighborhood I most identify with is... X*

## COMMENTS / NOTES:

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# (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

*land  
out  
land.*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

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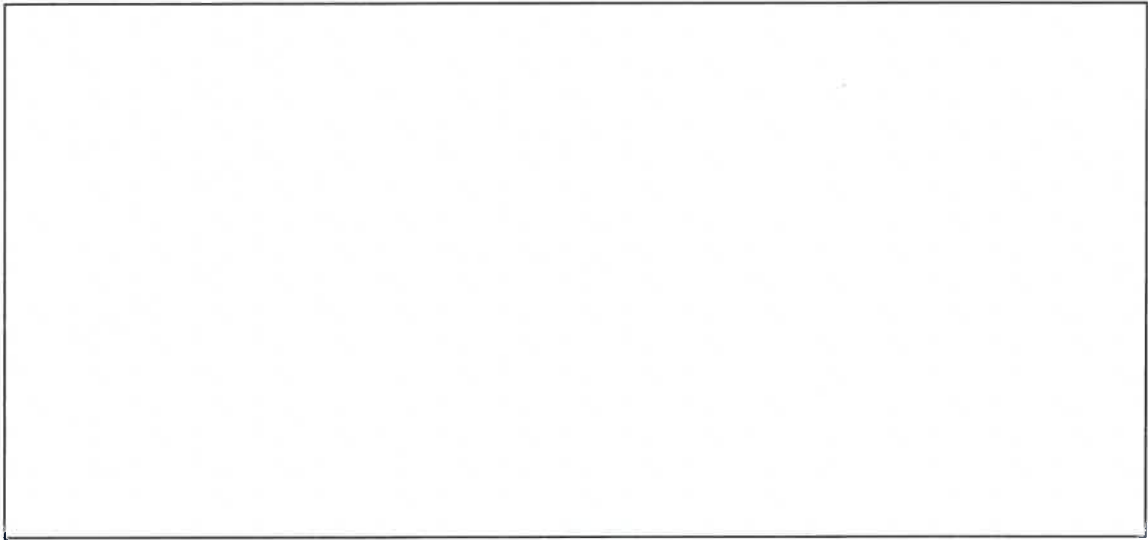
# (3) Survey

## Mass, Scale and Character

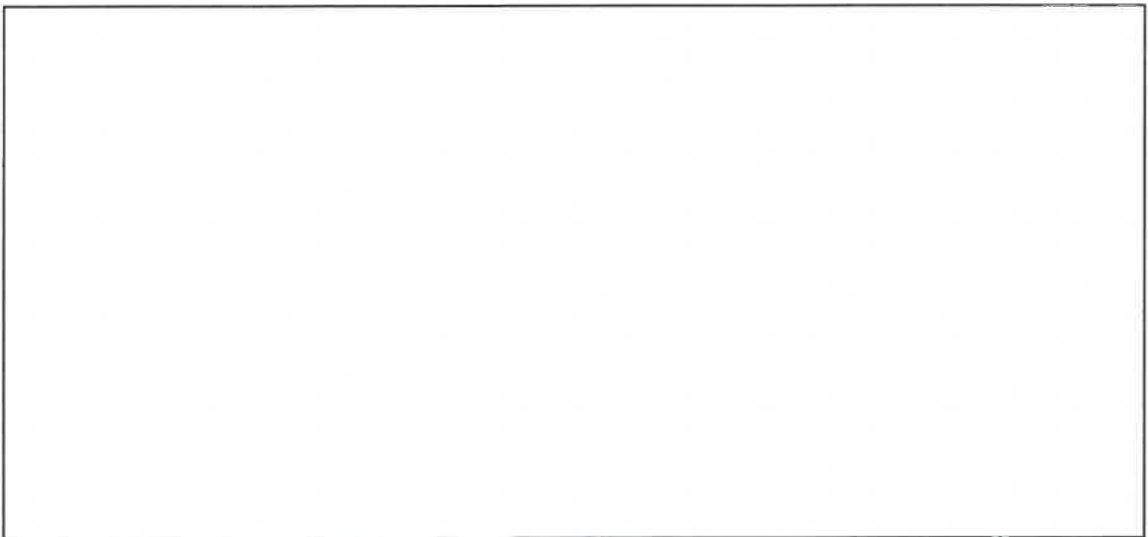
What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?



2. What do you most like about your street?



3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

[Empty rectangular box for notes and comments]

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Where.*  
→

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*

Venice Coastal Zone



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

*Setbacks  
height  
density  
let coastal zone*

*use PPTs*

*embrace  
is a  
idea*

Comments /Notes:

8. Would you like to see more development incentives that could guide residential development? If yes, what incentives would you include? If no, please explain.




Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

1. Transformation (change) 
2. Evolution (moderate change) 
3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

## COMMENTS / NOTES:

Evolution seems to best describe the sensibilities of Venice. People of Venice have eclectic tastes. I believe provided bldg. is within permitt parameters, a homeowner should be able to do on their property per their preference.

# (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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---

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---

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

---

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

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# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

My neighborhood is a community with mixed values, aesthetic sensibilities and we <sup>generally</sup> respect our differences. I don't need to agree with how someone prints or redesigns their home. My only business is what I do with my own & that all observe building code & parameters.

2. What do you most like about your street?

New modern well designed homes have brought in more families & a change in the age average of the residents. It has actually become more interesting over the past few years. I also like ~~that~~ the fact that my neighbors respect the height fence rule other than two homes.



3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:  
*Against FAR restrictions*

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

29

VENICE

PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR




LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... X

## COMMENTS / NOTES:

Property owners should be able to develop in a way that reflects modern economics /lifestyle/ taste without vastly exceeding the existing neighborhood.



# (2) Definitions

*Please read the following definitions.  
Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

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# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

- eclectic architecture (Milwood walkstreet)  
 - low fences (or should be)  
 - eg - set backs w/ gardens - lots of variety  
 - Neighbors talk and know each other  
 - kids playing

2. What do you most like about your street?

↑ similar  
 - My street has fewer high fences than other walk paths, which keeps it open and airy vs. like a tunnel.

3. How do you think the following features could enhance neighborhood character?

- Front yard setbacks \*
- Balconies
- Porches \*
- Street-facing doors and windows \*
- Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

- Fences - low
- Garage (Placement) - behind on alley
- Curb cuts - yes
- Landscaping (trees + gardens) \*
- Other?

NOTES/COMMENTS:



# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

But - too ~~much~~ many rules will limit architectural freedom. Different glue-on facades is not architecture

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

30

VENICE

PLEASE SUBMIT COMPLETED  
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LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change)
- 2. Evolution (moderate change)
- 3. Preservation (limited change)



\* The neighborhood I most identify with is... **X**

## COMMENTS / NOTES:

Evolution is accomodating to  
 the progress of architecture as well as  
 the integrity of historic venice.



# (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

restrictions on setbacks, landscape maintained. Not build out to very edge of property. maintain balance between house and landscape

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

eclectic  
greenspace

2. What do you most like about your street?

symmetrical trees throughout  
entire block

3. How do you think the following features could enhance neighborhood character?

- Front yard setbacks
- Balconies
- Porches
- Street-facing doors and windows
- Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

- Fences
- Garage (Placement)
- Curb cuts
- Landscaping (trees + gardens)
- Other?

NOTES/COMMENTS:

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*





# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

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VENICE

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LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* *The neighborhood I most identify with is...* X

COMMENTS / NOTES:

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# (2) Definitions

*Please read the following definitions.  
Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

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# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

- pedestrian experience (walk street)
- variety of house styles
- Massing pushed to the rear of property

2. What do you most like about your street?

Same.

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

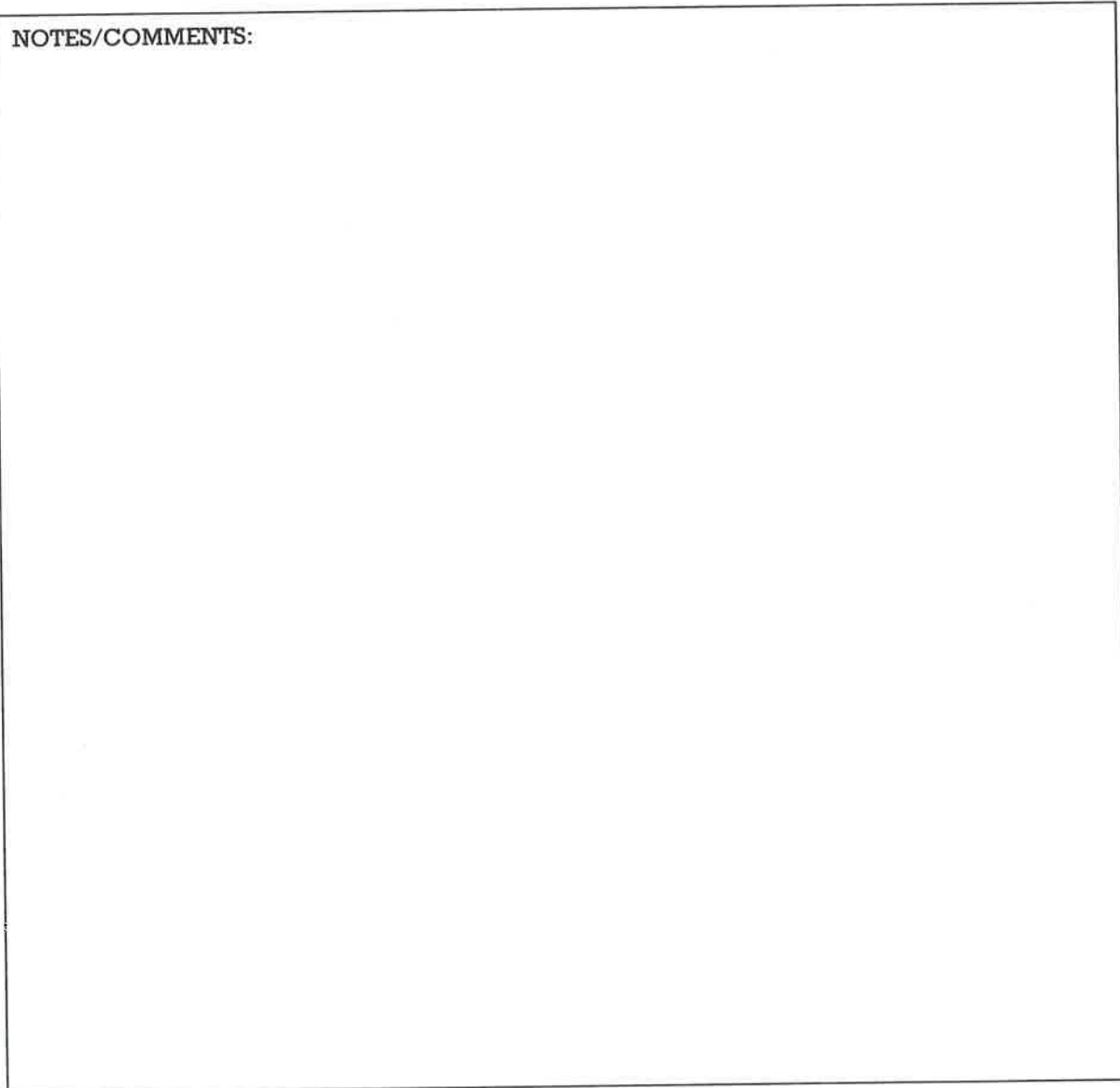
Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

NOTES/COMMENTS:



## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*

Venice Coastal Zone





## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

## VENICE




## LOCAL COASTAL PROGRAM

## PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

1. Transformation (change) 
2. Evolution (moderate change) 
3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

**COMMENTS / NOTES:**

Venice is very historical many of the buildings were built with character that made Venice famous all over the world. The history of the homes is bountiful the community is great, the people friendly, artists great lovely neighborhood feel.



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

- ① Proper set-backs
- ② front and back yards
- ③ respecting neighbors across the street, next door and behind

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

- Do not take away neighbors sun, wind and quality of life
- making sure you respect the community, not over scale

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

Agreed

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

- community friendliness with structures
- setbacks (proper) front yard - backyard
- great structures / different styles, spanish, southern style, bungalows, shot gun triplexes,
- duplexes with yards, variety of living spaces
- variety of cultures that reside in our area
- Venice beach! Boardwalk character is great

2. What do you most like about your street?

- houses fit the community in style, not cutting off sun, air and wind, being able to talk with my neighbors and community.
- one way, love it don't get the speeding
- Affordable complexes throughout our neighborhood is low in some buildings that were built to fit the community.
- make sure affordable housing exist in LCP

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks *Yes!*  
 Balconies *Yes!*  
 Porches *Yes!*  
 Street-facing doors and windows *Yes!*  
 Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences *low in front 48 inches 6ft back yard*  
 Garage (Placement) *front or back*  
 Curb cuts *NO!*  
 Landscaping (trees + gardens) *Yes!*  
 Other? *fit the character of the community*  
*NO more boxes!*

NOTES/COMMENTS:

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments *affordable, low income*  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

*Low income housing, affordable units we need the diversity of people and culture makes the community rich and great!*

5. How well is the current diversity of housing types able to meet the needs of the community?

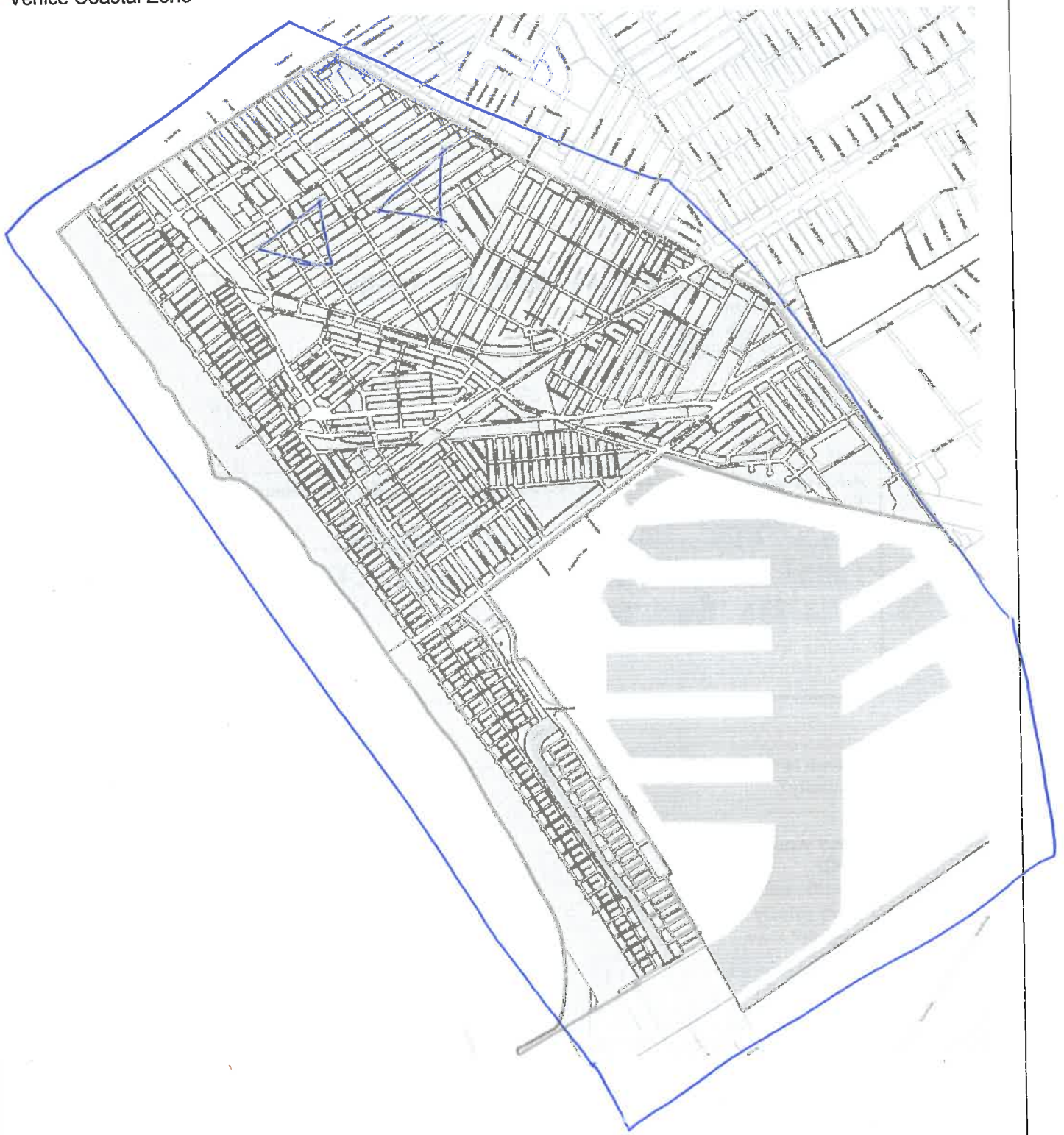
- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

*At this time the rents are extremely high and unaffordable for families.*

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

*If done properly anywhere throughout Venice it's possible, if implemented properly we need help from the city of Los Angeles in getting it done!*



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes: Abiding by the laws that are on the book Not allowing money/lobbyist, developers greedy architects to get what they want because money leads City Hall

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:  
 Yes, FHA loans - bank loans that is fair, VA loans

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

- Setbacks front and back
- not building from property line to property line
- not building huge structures
- respecting community character
- no huge fences in front
- giving to the local schools, parks



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VENICE

PLEASE SUBMIT COMPLETED  
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FACILITATOR




LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

COMMENTS / NOTES:

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## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

- \* **Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

VOLUME / RELATE TO LAND / SIZE!

- \* **Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

PROPORTION / HEIGHT

- \* **Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

SCALE + MASS RELATED TO NEIGHBORING  
HSES ~~is~~. CONSISTENCY IN VENICE??  
PRESERVE ORIGINALITY! BORING SMOOGL  
KEEP HOMES SMALL / NOT A FLANKED<sup>2</sup>  
ECCLECTIC COMMUNITY !!

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

TREES  
GREEN FRONT YARDS  
SMALL HOUSES  
ECLECTIC  
OPEN  
NO HIGH FENCES AT FRONT!  
DETACHED GARAGES IN BACK.

2. What do you most like about your street?

Same as above  
+  
front porches  
front set backs  
trees on the street!

3. How do you think the following features could enhance neighborhood character?

Yes!

- Front yard setbacks ✓
- Balconies ✓
- Porches ✓
- Street-facing doors and windows ✓
- Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories) ✓

- Fences
- Garage (Placement) ~~BACK!~~
- Curb cuts !
- Landscaping (trees + gardens)
- Other?

NOTES/COMMENTS:

NO HIGH FENCES IN FRONT!!

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

TRIPLEX

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

MARINA PENINSULA  
 AREAS ON VENICE BLVD  
 WASHINGTON  
 MAIN THROUWAYS



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

COULD RESULT IN A UNIFORM  
 "PLANNED" LOOK & LOSS  
 OF CHARACTER (VENICE ECLECTIC!)

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

NOT SURE / we have small lots

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

MORE PERMEABLE YARDS,  
 STOP PAYING!! MORE TREES -

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PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR

VENICE




LOCAL COASTAL PROGRAM

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# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* *The neighborhood I most identify with is...* **X**

COMMENTS / NOTES:

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# (2) Definitions

the msc was rejected by the community

Please read the following definitions.

Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

as defined by code (usp or similar)

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

as defined by code (usp or similar)

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

compliment ~~different~~  
eclectic

I want to define my own arch preference  
Venice is eclectic in style and should continue like that

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

its a community, its diverse (people and arch. style etc)

2. What do you most like about your street?

High pedestrian traffic and industrial feel

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies *nobody would use*

Porches *Great*

Street-facing doors and windows *Great*

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)  
*more front yard would be better*

Fences *keep them low*

Garage (Placement)

Curb cuts *if needed*

Landscaping (trees + gardens) *Yes*

Other?

NOTES/COMMENTS:

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*  
 more mixed-use developments on  
 C and M zoned land



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

i don't like the city or community to  
 Difend ~~the~~ beach style

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

parking reductions / yard adjustments &  
 height adjustments

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

street facing entrance and  
 street facing outdoor space / green  
 space

# VENICE

PLEASE SUBMIT COMPLETED  
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LOCAL COASTAL PROGRAM

# PUBLIC WORKSHOP | MARCH 14

2017

## (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* *The neighborhood I most identify with is...* **X**

COMMENTS / NOTES:

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## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

This is very varied however the original homes here were most often beach getaways and not year-round houses where you could raise a family of 5 or 6. Needs and lifestyles have changed over the decades.

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

Note: the character of Venice is eclectic ranging from vintage to very modern.



# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

The variety of expression, architecturally, style-wise. The height limitations should definitely remain. We love our sky here.

2. What do you most like about your street?

The people!

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

NOTES/COMMENTS:

[Empty rectangular box for notes and comments]

## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

Only Areas that are already predominantly Multi Family



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

The Venice Specific Plan is already detailed and restrictive. Strict discouragement of variances though,  
 Ⓢ Against <sup>further</sup> FAR restrictions on our little lots!

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

No, we don't want to increase density. We are already close together on small lots.

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

Improvements to streets,  
 Sidewalks and landscape!

36

PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
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VENICE




LOCAL COASTAL PROGRAM

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# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

## COMMENTS / NOTES:

IF WE CAN DEVELOP A FAIR WAY TO PRESERVE SOME  
PROPERTIES (UNTER STATES ISLAND, THE MALLS ETC. IN THE  
"LOST CANALS AREA") THAT WOULD BE GREAT. THERE NEEDS  
TO BE SIGNIFICANT MONETARY COMPENSATION AND INCENTIVES FOR  
THE OWNERS.



OBSERVATION: CONSISTENCY OF MASS, SCALE & CHARACTER DOES NOT EXIST.  
FOR YENICE

# (2) Definitions

Please read the following definitions.

Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

ADD: RELATIVE SIZE VS OPEN SPACE

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

- ADD: - % OF PERMEABLE LAND - STREET LIGHTING
- % OF OPEN SPACE
- TREE CANOPY
- WIDTH OF SIDE WALKS

NOTE: THERE ARE MANY ATTRIBUTES THAT MAKE UP CHARACTER

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

- HOUSES STAY FOR FAMILIES W/ CHILDREN
- STREET TREES ON MY STREET (SUPERBA)
- FRONT YARDS
- LIMITED # OF FENCES OVER 42" HIGH
- STREET PARKING
- BACKYARD YARDS W/ AMPLE SUNLIGHT
- "EYES ON THE STREET" = WINDOWS & ENTRANCES LOOKING INTO STREET

2. What do you most like about your street?

- ✘ STREET TREES ON SUPERBA AVE. (EAST OF LINCOLN)
- ✘ LOW FENCES (WESTERN)
- ✘



3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

NOTES/COMMENTS:

They are CONTRIBUTE to CHARACTER OF A NEIGHBORHOOD.  
→ SOME FEATURES NEED MORE ATTENTION THAN  
OTHERS DEPENDING ON WHAT IS LACKING / DEFICIENT.

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments / OVER RETAIL ... BEST KINNEY, VENICE BLVD.
- Condominiums
- Joint live work units
- Accessory dwelling units - GRAMMY FLATS / STUDENT FLATS
- None
- Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient - I think ... THIS INFO SHOULD BE PRESENTED TO THE COMMUNITY AS FACT.
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

- VENICE BLVD.
- BEST KINNEY
- LINCOLN BL.

} AN COMM HAVE 2/3/4 STORY OVER RETAIL W/ PROP REP GARAGES.



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

- NEED ADJUSTABLE F.A.R. PER LOT SIZE
- SMALL LOTS NEED HIGHER F.A.R.
- LARGE LOTS NEED LOWER F.A.R.

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

NOT REALLY: EVERYONE WANTS TO LIVE HERE.

NEEDS A WAY TO HAVE SOME AFFORDABLE HOUSING

-- PERHAPS VENICE BLVD. & ABBOTT / CHANNY CAN HAVE MULTI-FAMILY APARTMENTS OVER RETAIL (ALSO LINCOLN BL.)

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

- INCREASED TREE CANOPY
- INCREASED % OF PERMEABLE OPEN SPACE

AN EFFORT TO GIVE BACK TO THE ENVIRONMENT GIVEN THAT DEVELOPMENT IS SUCH AN ASSAULT ON THE ENVIRONMENT IN GENERAL

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PLEASE SUBMIT COMPLETED  
WORKSHEETS TO GROUP  
FACILITATOR

# VENICE




## LOCAL COASTAL PROGRAM

# PUBLIC WORKSHOP | MARCH 14

2017

## (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

### COMMENTS / NOTES:

I would like to see the neighborhoods keep their character, and not allow anymore large scale (full) structures to be constructed. Even with the "sloping" sides and front back, to keep it from just being an unbroken material, does not keep with any of the neighboring characteristics before 2003



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

More yard space; set backs from original homes that are in character for add ons, no block homes or "sloping" walls in order to make the block homes more acceptable.

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

No large fortress gates, if all of one block is one story, keep all at one story.

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

~~Tip~~ Include typology \* Replace affordable housing units and ~~keep blocks that are already~~ ~~all one story at one story~~ if one block is cottage styles, keep all cottage style. Goes for any uniform style that may dominate a block.

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

~~That large developmental projects have~~  
~~are~~ That I know <sup>a lot</sup> ~~are~~ of those who live  
 and work around me. That it <sup>was</sup> economically  
 diverse and creative. That there were  
 more service oriented and the arts driven  
 businesses and events ~~more~~

2. What do you most like about your street?

That almost all of my neighbors <sup>except</sup> ~~are~~  
 do not large gates or fences. That large  
 developments have not made it to my block.  
 There are some single family, one story homes,  
 as well as nice multi-family homes (one story).

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

NOTES/COMMENTS:

Fences - keep low fences



## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

cottages/bungalows  
affordable

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

The new project being ~~worked~~ planned on Dell  
The triangle and Oakwood (where we  
are losing a lot!)



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

As long as they are actually used by the city and the VNC. Especially if they focus on the metrics to uphold the characteristics of neighborhoods

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

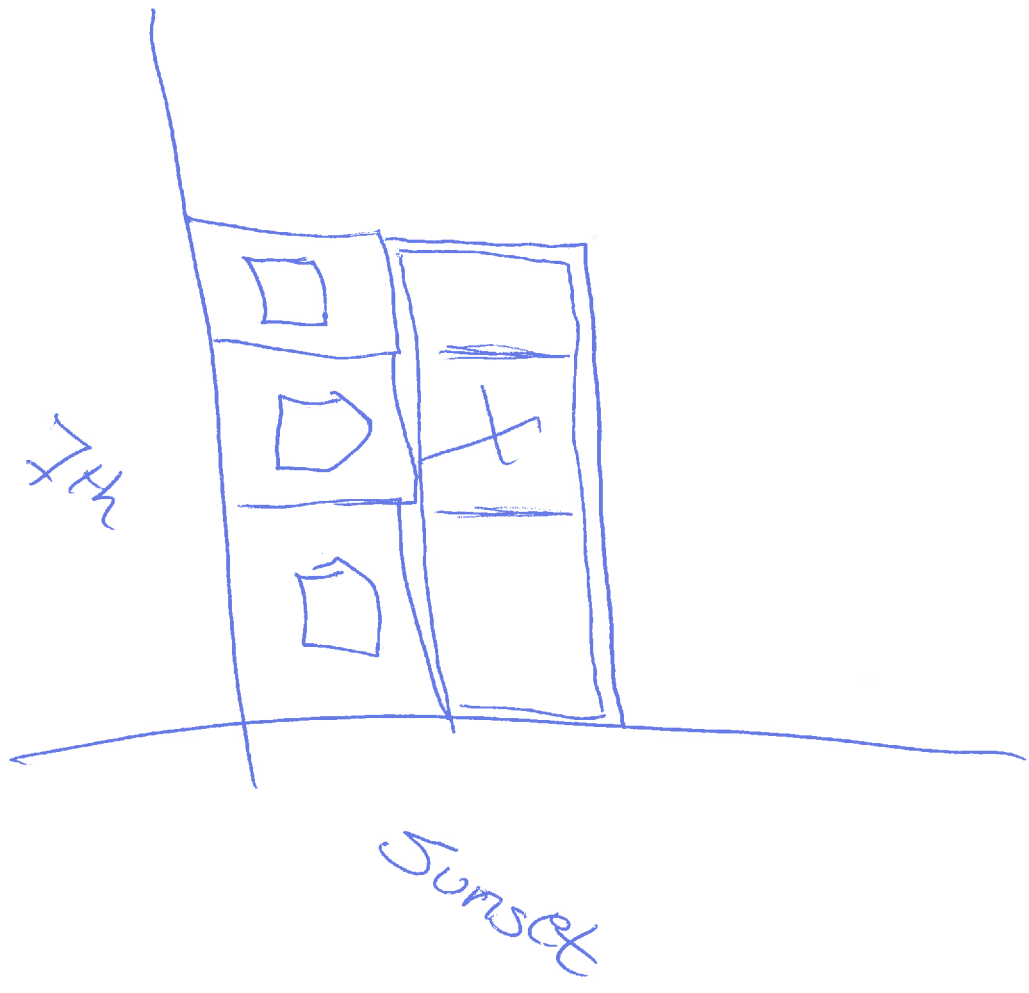
Comments /Notes:

Yes and no - It depends and should be exemplified better, or maybe case by case.

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

More landscaping.



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VENICE




LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

COMMENTS / NOTES:

NO TRANSFORMATION WANTED.



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

AGREE

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

~~ADD "ON THE BLOCK" AFTER "STRUCTURES"~~

AGREE

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

SHOULD INCLUDE HOUSING USAGE / TYPOLOGY

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

SMALL-SCALE BUILDINGS  
VARIED ARCHITECTURAL STYLES  
WALKABILITY

2. What do you most like about your street?

PREDOMINANCE OF CRAFTSMAN HOUSES  
OPEN/ACCESSIBLE FRONT YARDS  
CULTIVATED STRIPS  
VARIED LANDSCAPING

3. How do you think the following features could enhance neighborhood character?

- ✓ Front yard setbacks
- ✓ Balconies
- ✓ Porches
- ✓ Street-facing doors and windows
- ✓ Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

- Fences — low
- Garage (Placement) — rear
- Curb cuts — No
- Landscaping (trees + gardens) ✓
- Other? ARTICULATION  
FAR

NOTES/COMMENTS:



# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

*Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?*

NO

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

*Comments /Notes:*



# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

Need ENVELOPES, STEPBACKS, SIDE WALL PLANE BREAKS, ENCROACHMENT HEIGHT AND ANGLE METRICS, & FARs BASED ON LOT SIZE.

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:

YES, TO INCREASE DENSITY OF RESIDENTS WHILE STAYING IN CHARACTER  
NO REDUCTION OF PARKING REQUIREMENTS

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

AFFORDABLE HOUSING  
LOW-COST  
LANDSCAPING

# VENICE

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PLEASE SUBMIT COMPLETED  
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## LOCAL COASTAL PROGRAM

# PUBLIC WORKSHOP | MARCH 14

2017

## (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

### COMMENTS / NOTES:

*If new/remodeled house is approved it must be*

*Preserve what remains. Set back larger structure behind original (or facsimile of original) in scale & character. Incentives for front porch, front door, front yard, social fabric.*



## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

Good definition

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

Pedestrian scale is a <sup>very</sup> important component of this sentence

Good definition

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

Good definition

# (3) Survey

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## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

I live on a walkstreet, ~~and~~ with my extended family including 3 generations. One of my favorite things is having people enjoying their front yards and interacting with neighbors. A few massive homes have cropped up in our neighborhood that have dramatically changed the mass, scale & character of the neighborhood. Moreover, almost

2. What do you most like about your street?

without exception, the residents of the new houses park in their garages in back, and rarely venture to their front yards or engage with their neighbors. If they can get away with it, which unfortunately they often can, they turn their small overbuilt lots into a <sup>compound</sup> fortress with a high (illegal) fence or hedge. This is particularly jolting on the walkstreets (the island ones) as the narrow sidewalks with tall fences/hedges create a forbidding alley.

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Balconies

Porches

Street-facing doors and windows

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Fences

Garage (Placement)

Curb cuts

Landscaping (trees + gardens)

Other?

Please enforce 42" including hedges

NOTES/COMMENTS:

All should be required or incentivized.  
 Fences & hedges are a critical issue, and not currently enforced by City or Coastal Commission.  
 If I could only change ~~be~~ required to choose ONE thing to enforce it would be to reduce all front yard fences & hedges to around 42".  
 I would have some flexibility, i.e. tall gates or other features allowed as long as a large percentage (say 75% minimum) is at or around 42". I would absolutely include all ~~fences~~ hedges / landscaping in that definition. Trees on the property would have to be stepped back and NOT solid wall.

create a 75% or more open in appearance.

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

All okay <sup>but must be</sup> in sync with mass, scale & character of neighborhood! Re joint live work units, these have been abused to (1) reduce parking requirements, (2) obtain variances to the benefit of the homeowner and detriment of the neighborhood under pretense

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

of live work, retail pedestrian access, and what (has been) built are big ugly boxes with

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

Where it already exists. Try to preserve so people don't lose their housing.





# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:  
 Could help, could be negative if abused. More metrics in zoning code might prevent (for example) a developer/homeowner from claiming their building satisfies "articulation" by cantilevering beyond the first story, front or side yards. Only setbacks, etc.

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

Comments /Notes:  
 Not enough knowledge. Sorry.

9. What community improvement(s) should be required as part of new development?

Comments /Notes:  
 Great question.

VENICE

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LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

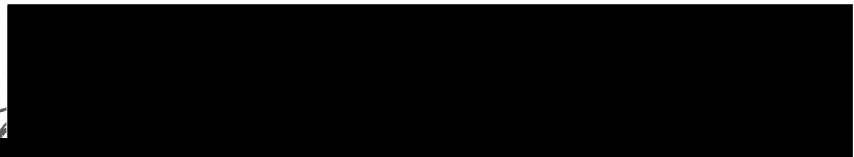
On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* The neighborhood I most identify with is... **X**

COMMENTS / NOTES:

*Written by*



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Proposed

# (2) Definitions

LUP  
Land Use and Planning

Please read the following definitions.

Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

Metrics

maintain the

- ① social fabric - no fortresses!
- ② low density - restoration
- ③ character: should include housing typology (apartments vs single family home) multiunit bldg

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

Small, original California  
Bungalows that makes  
The Venice area  
unique.

2. What do you most like about your street?

I like it as it is now  
but no more  
demos of original  
bungalows. They  
are a model (per Mass  
Scale Character)

3. How do you think the following features could enhance neighborhood character?

- Front yard setbacks
- Balconies
- Porches
- Street-facing doors and windows
- Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

- Fences — (DW)
- Garage (Placement)
- Curb cuts
- Landscaping (trees + gardens)
- Other?

NOTES/COMMENTS:  
all of the above

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums
- Joint live work units
- Accessory dwelling units
- None
- Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

*affordable housing ~~apts~~*

---

*We value socio-economic diversity*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

*where existing multifamily zones exist*





SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments /Notes:

strong zoning  
 maintain the mass scale  
 character of Venice

per. HHH

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

~~NO underbuilding of multi-family zones~~

Comments /Notes:

Yes - a plane break would provide advantages/incentives

9. What community improvement(s) should be required as part of new development?

Comments /Notes:

maintain the char. of the orig. Venice bungalow - original era.

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VENICE

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LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

2017

# (1) Our Neighborhoods

On your *Venice Coastal Zone Map* please use the following shapes to identify areas in your community that you would like to see:

- 1. Transformation (change) 
- 2. Evolution (moderate change) 
- 3. Preservation (limited change) 

\* *The neighborhood I most identify with is...* X

COMMENTS / NOTES:

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---



---



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## (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

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---

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

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**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

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# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

It is primarily SFRs, 2-3 bedrooms,  
approx 1500 sq. Ft or less, and  
rarely more than 2000 s.f.

SFRs bigger than this are an  
aberration.

A Few small apt. bldgs.

The above allows for living in peace w/privacy.

The huge boxes infringe on this.

2. What do you most like about your street?

same as above

3. How do you think the following features could enhance neighborhood character?

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Front yard setbacks - *increase*

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

All of the above should infringe on neighboring homes as little as possible, or not at all

~~no~~ Higher setbacks

- No balconies overlooking other properties; which means almost NO balconies

- Higher - Very high - stepbacks

- Height limits

- Very limited 2<sup>nd</sup> Floors

# SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached
- Single family detached
- Duplexes
- Multi-family / apartments
- Condominiums *No*
- Joint live work units *No*
- Accessory dwelling units
- None
- Other

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well
- Well
- Insufficient
- Very poorly
- I am not sure, but whatever it is, it is *DECREASING* because it is becoming harder to afford to be here.

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:



## SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree  
 Agree  
 Disagree  
 Strongly Disagree  
 I am not clear how these tools would help  
 Other

Comments /Notes:

Not a good question - what tools?  
 what are the specifics?

~~without that, the Q is meaningless~~  
 Target setbacks, height limits, setbacks  
 would help - ie - smaller; limited 2nd floors

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain.

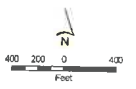
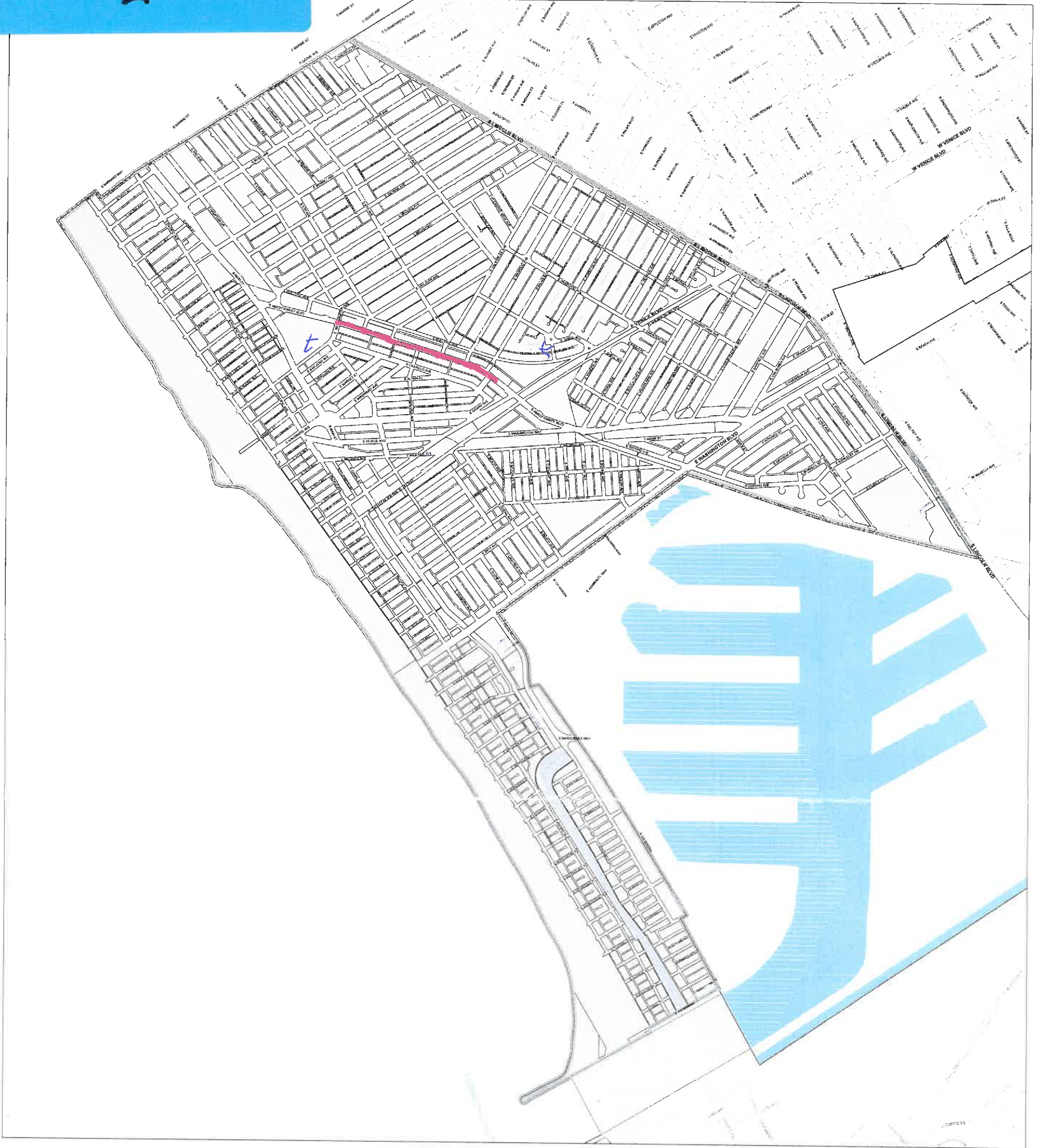
Comments /Notes:

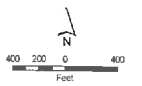
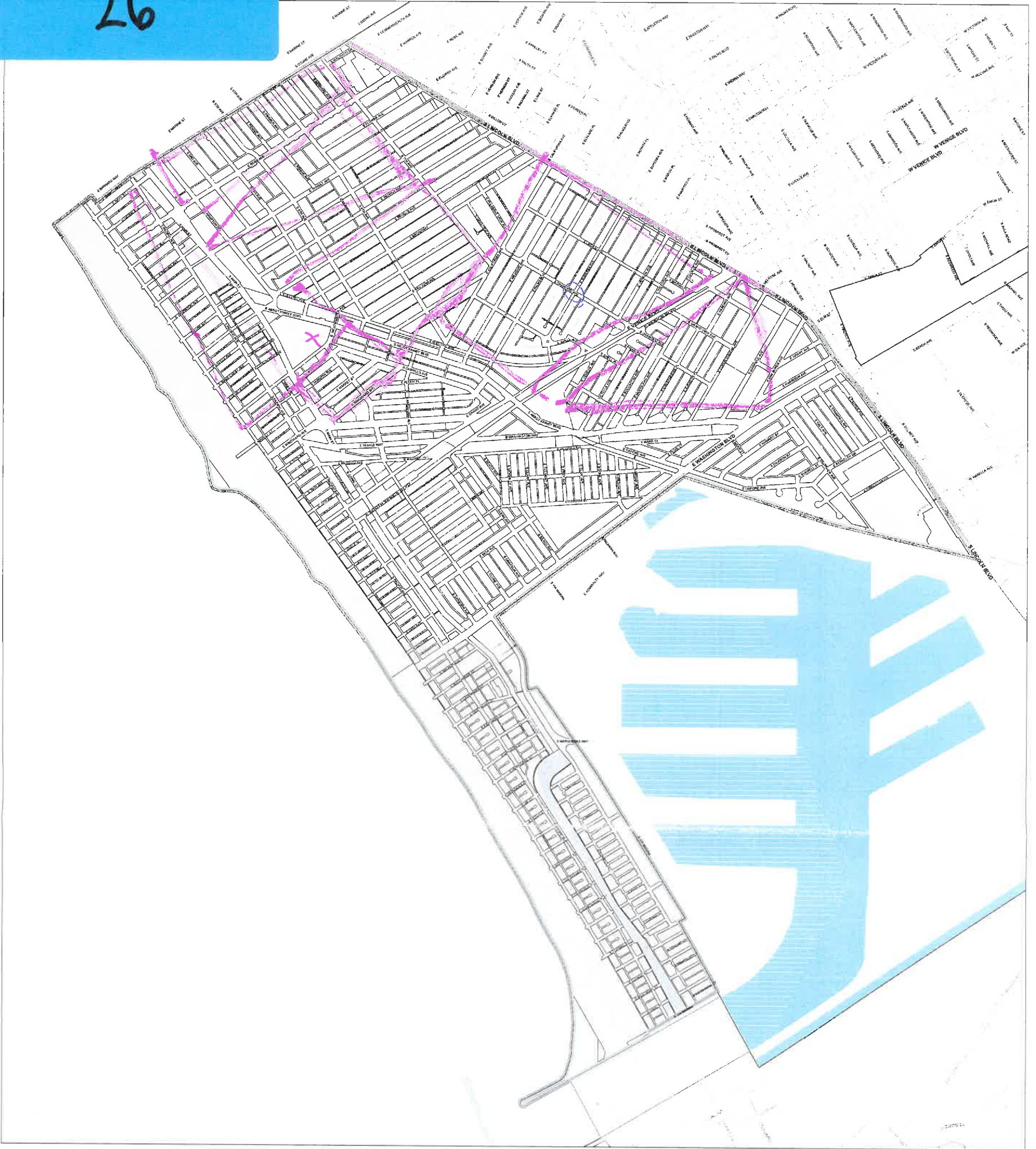
Green, energy efficient  
 - Small, NOT Luxurious & huge  
 - Single story, or small 2<sup>nd</sup> stories  
 - PRESERVE existing multi-bungalow properties

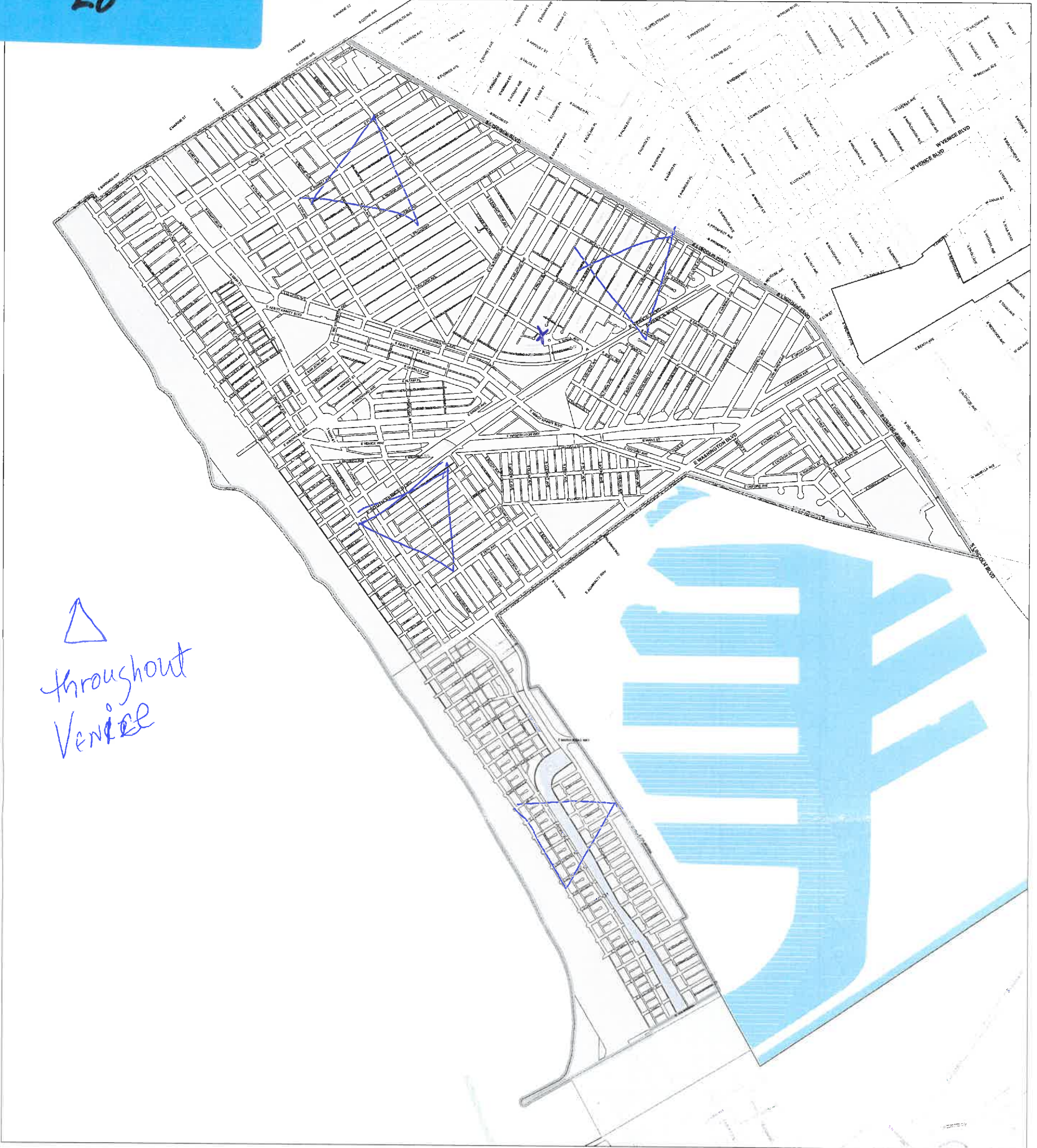
9. What community improvement(s) should be required as part of new development?

Comments /Notes:

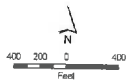


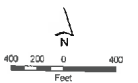
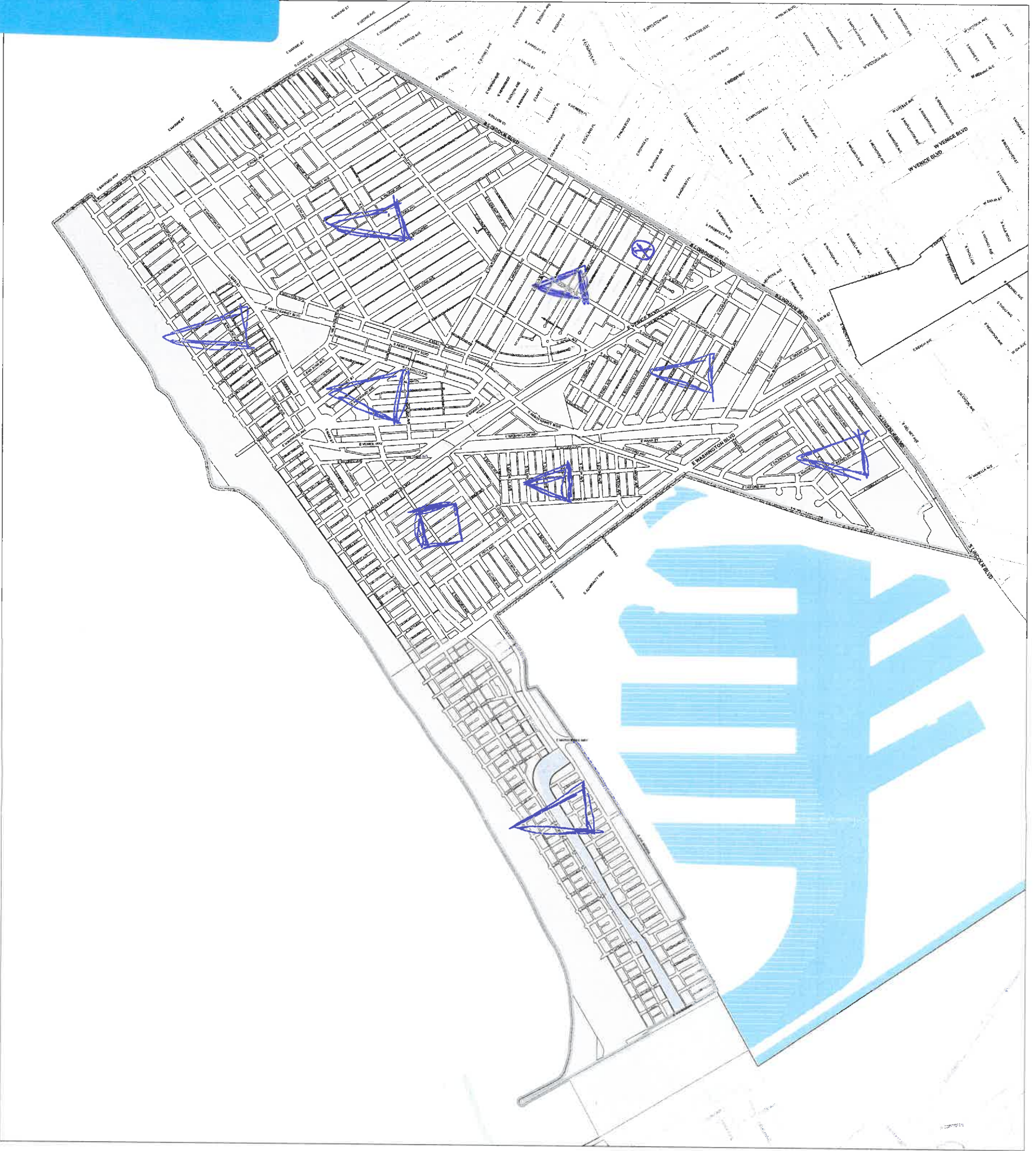




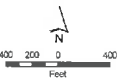
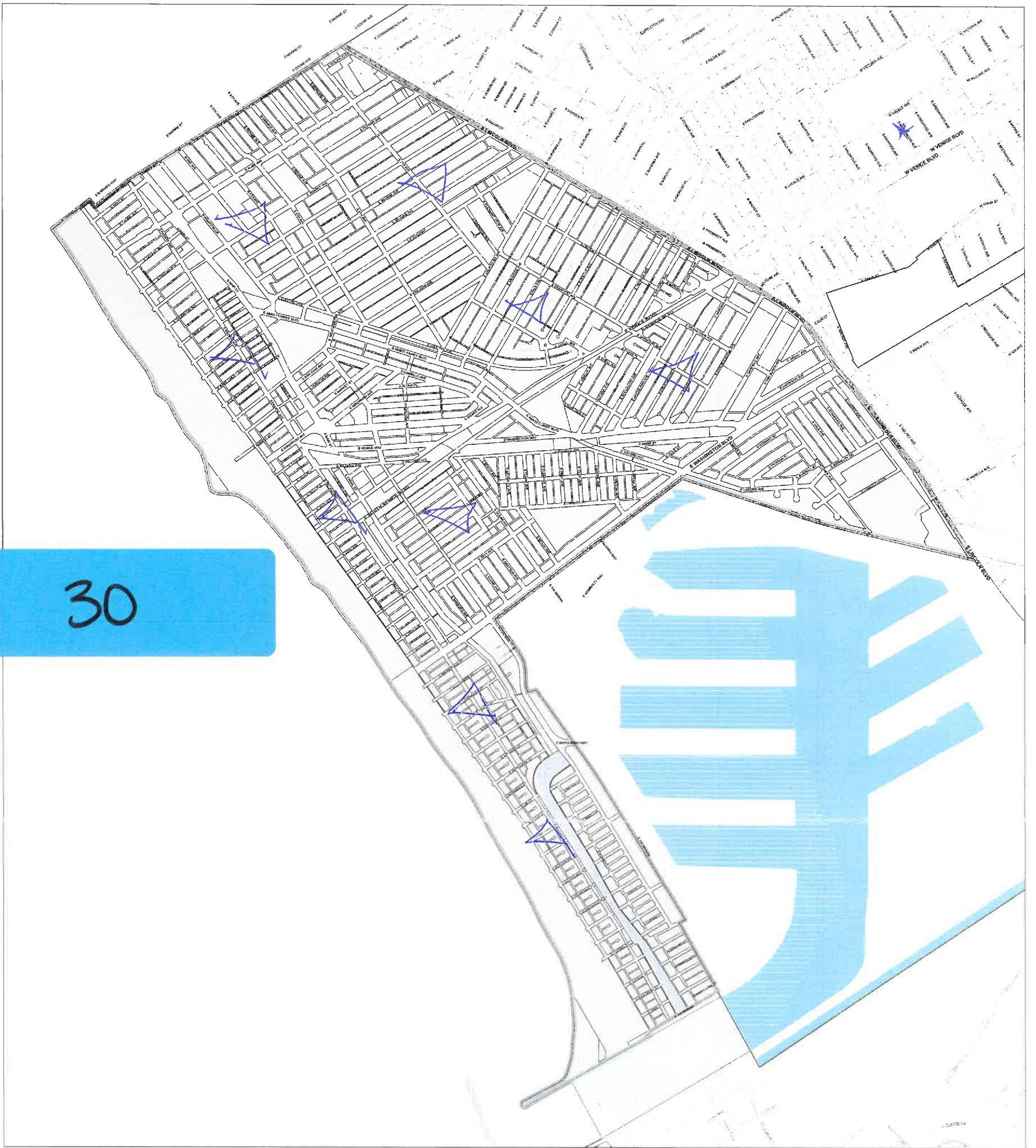


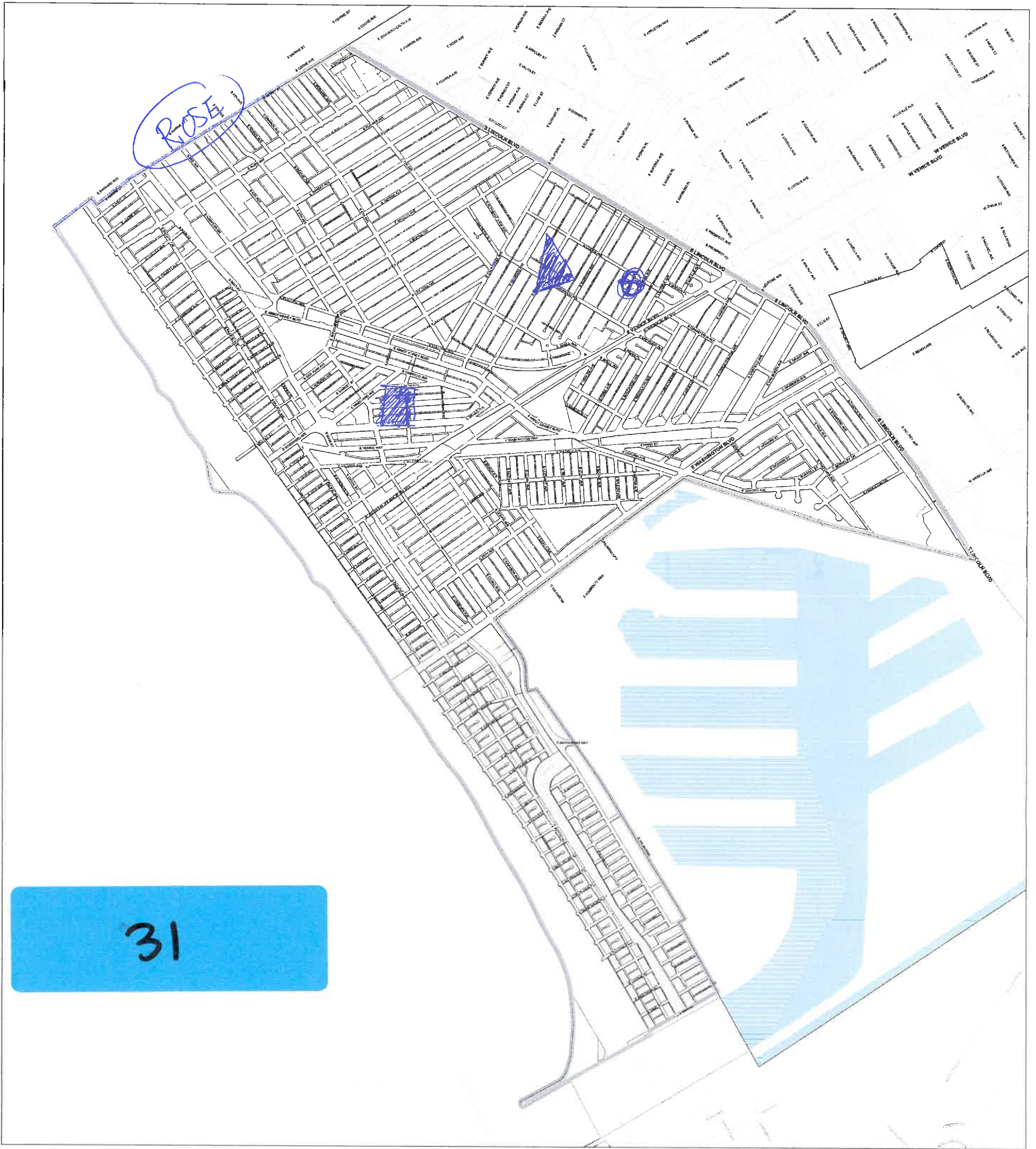
△  
throughout  
Venice





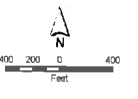
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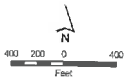
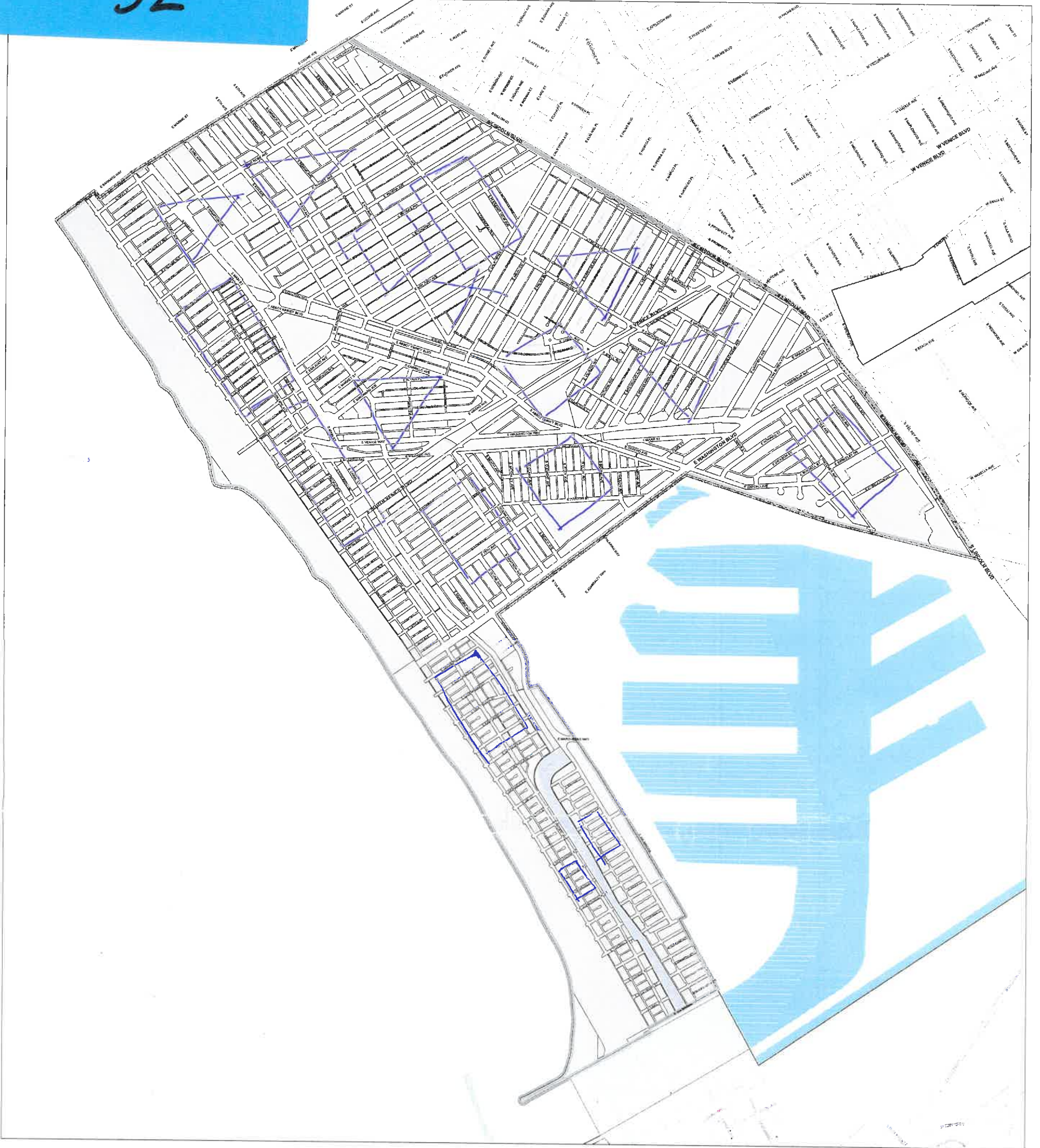


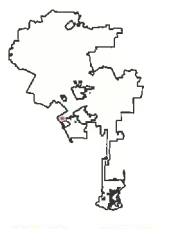
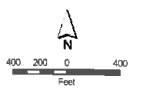
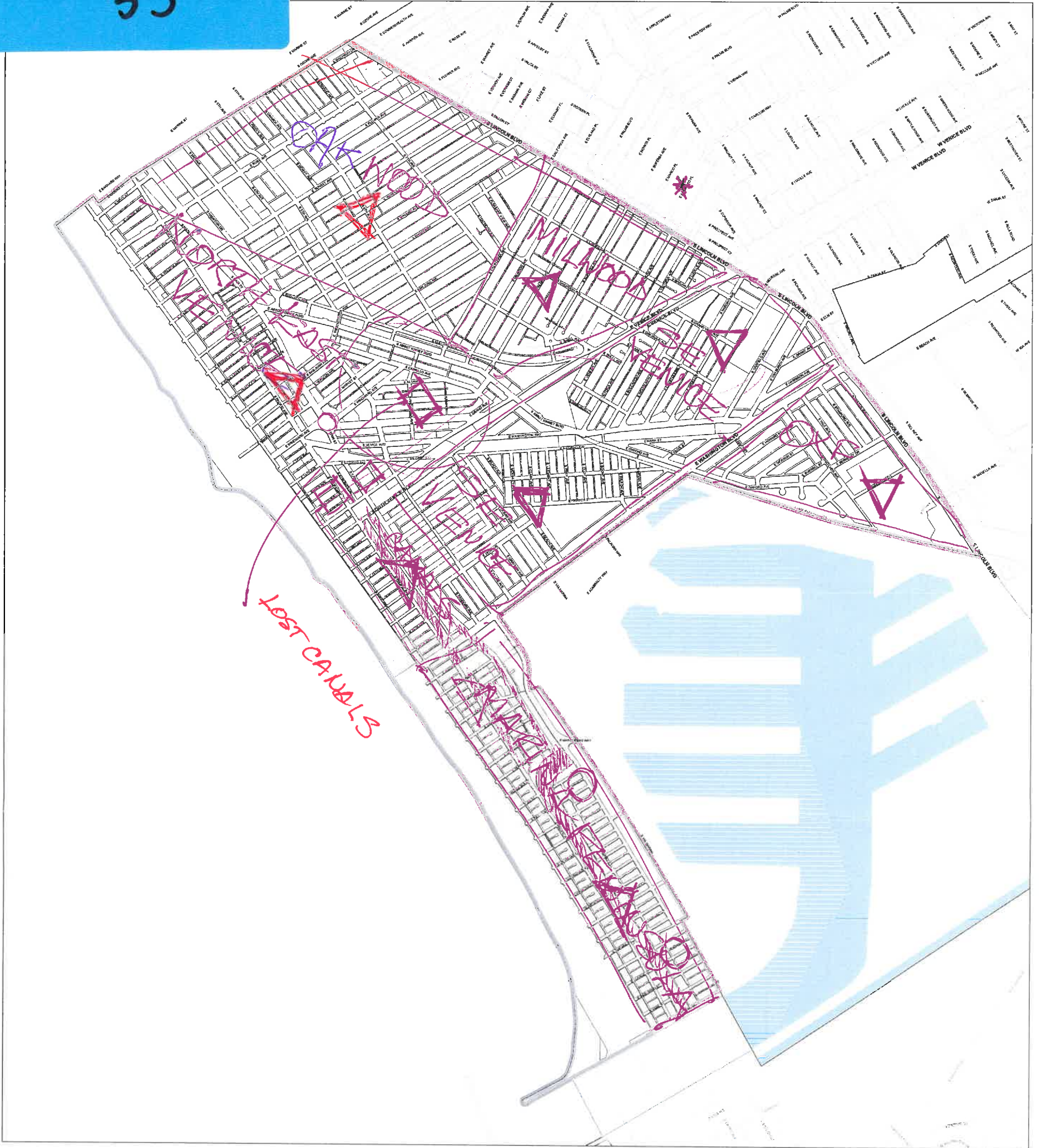


ROSE

31







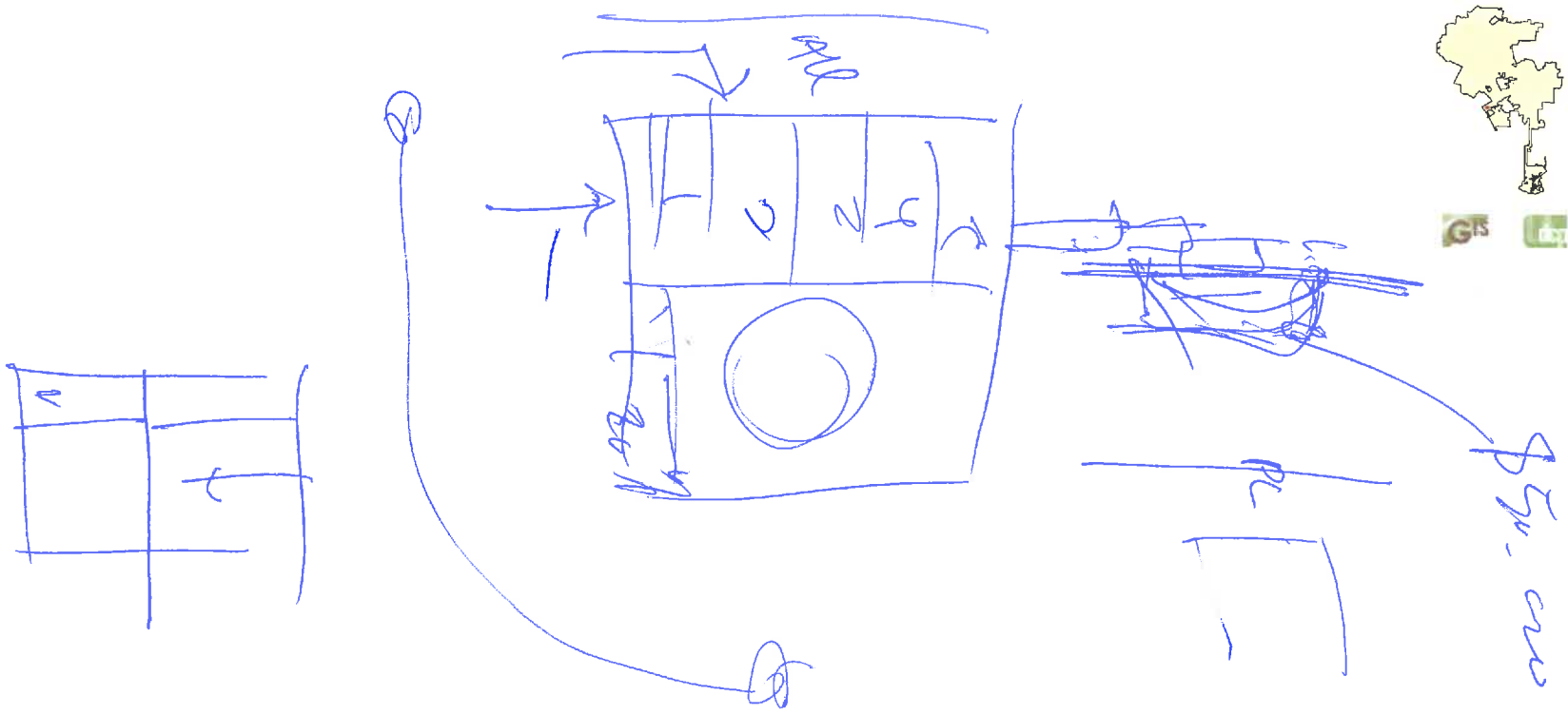
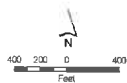
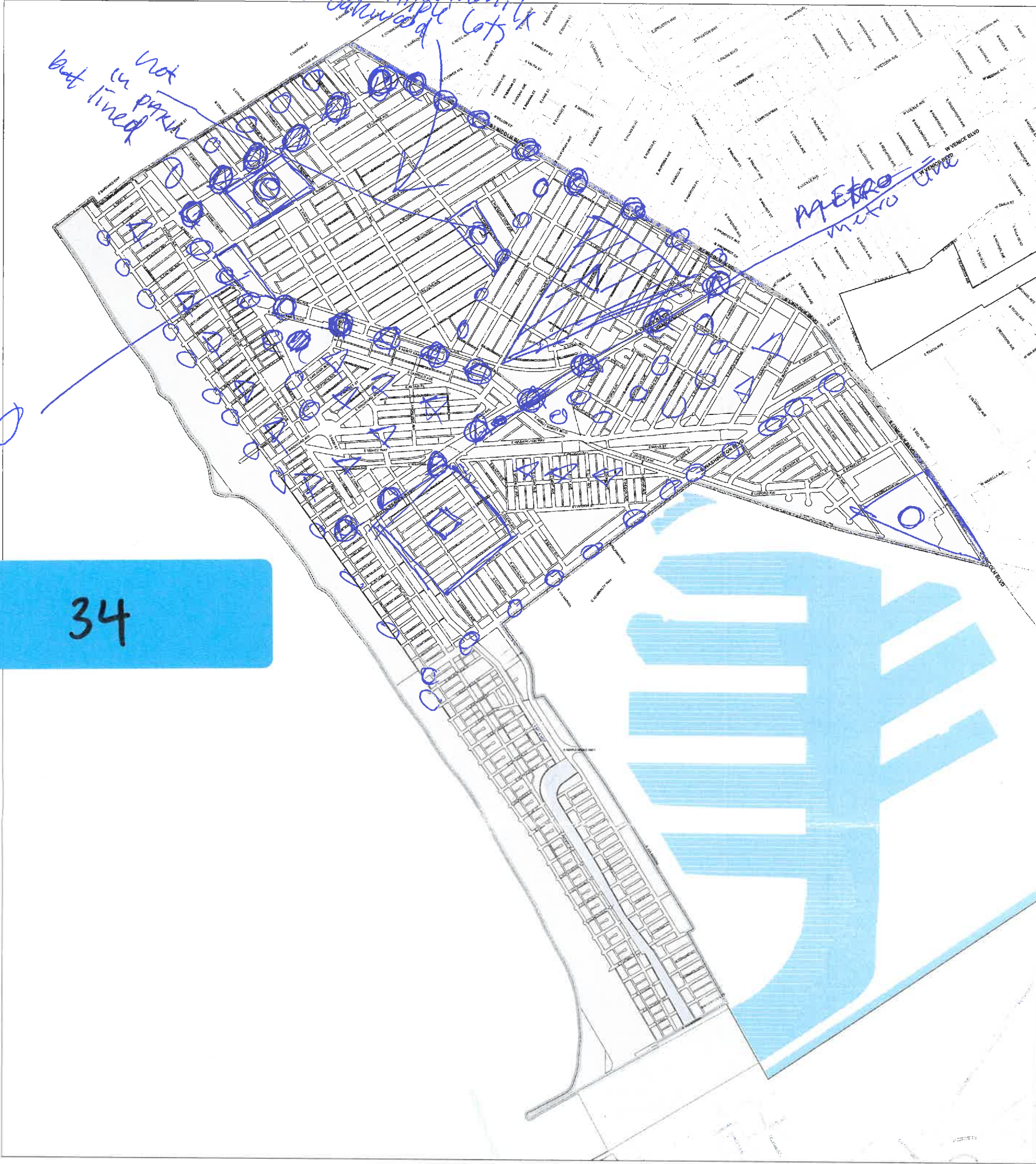


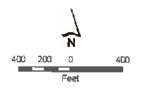
More multi-family  
on multiple lots  
in covered lots

Not in park  
but lined

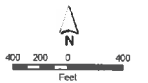
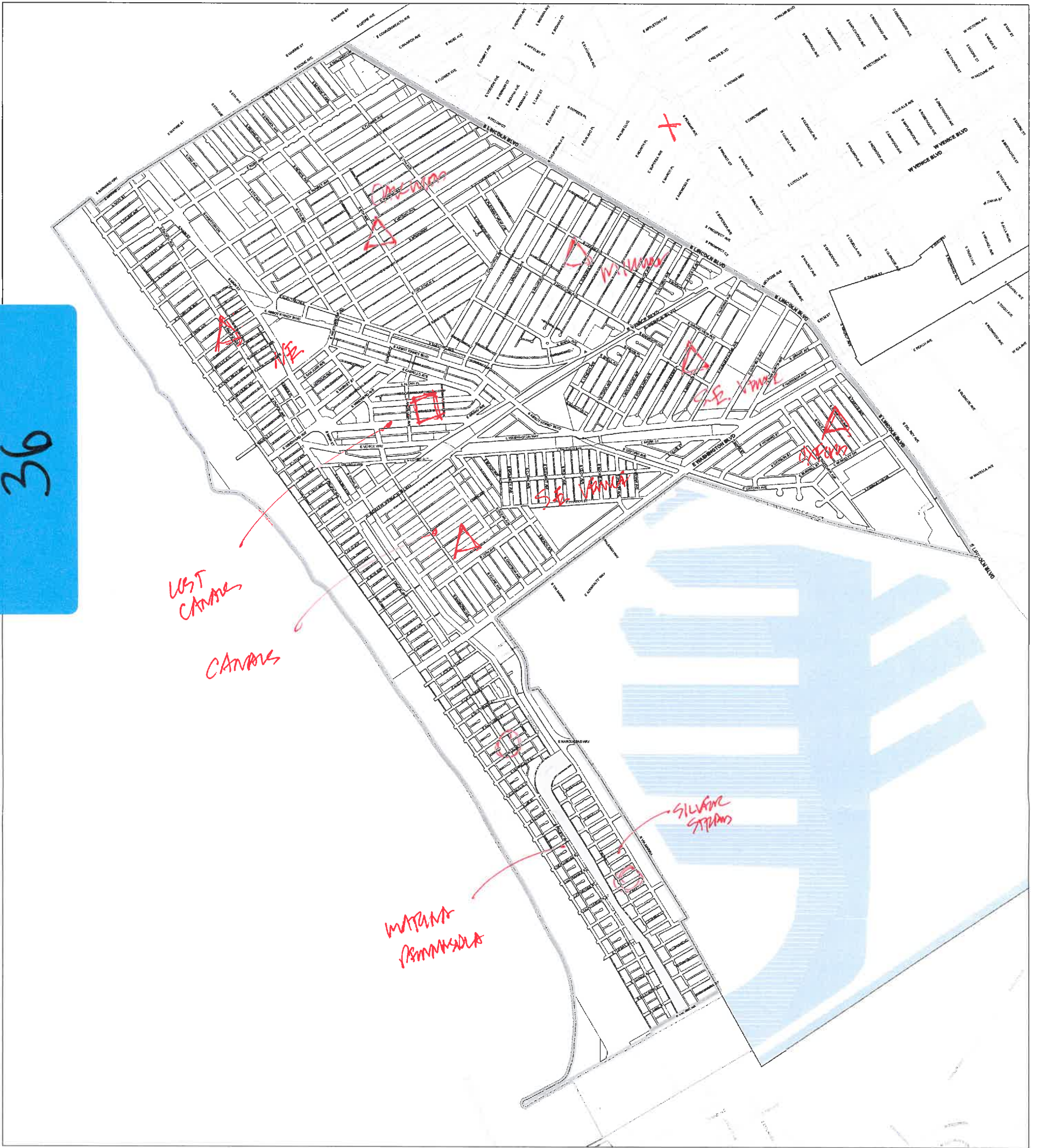
metro line

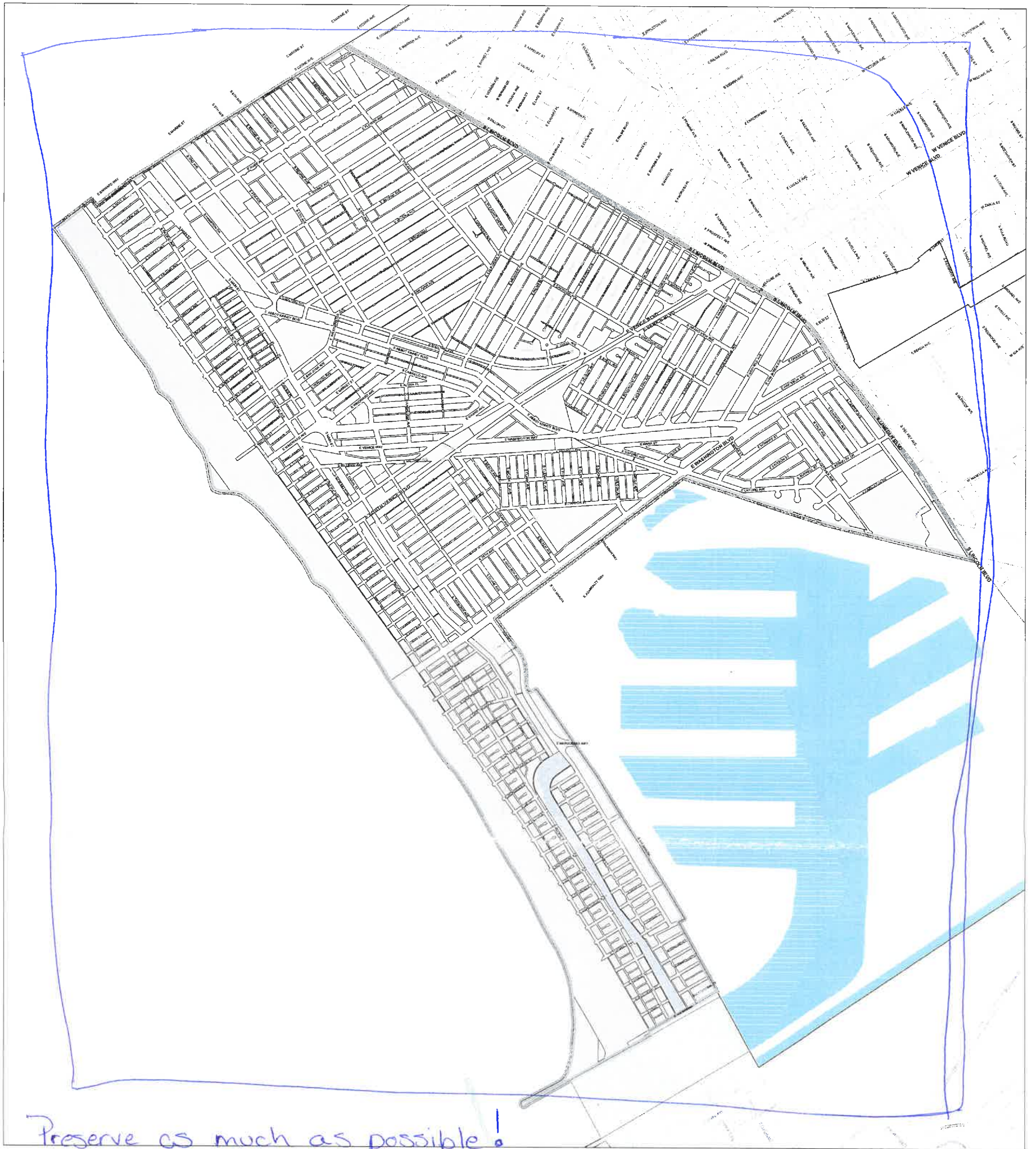
34



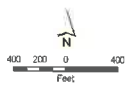


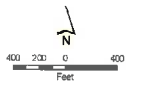
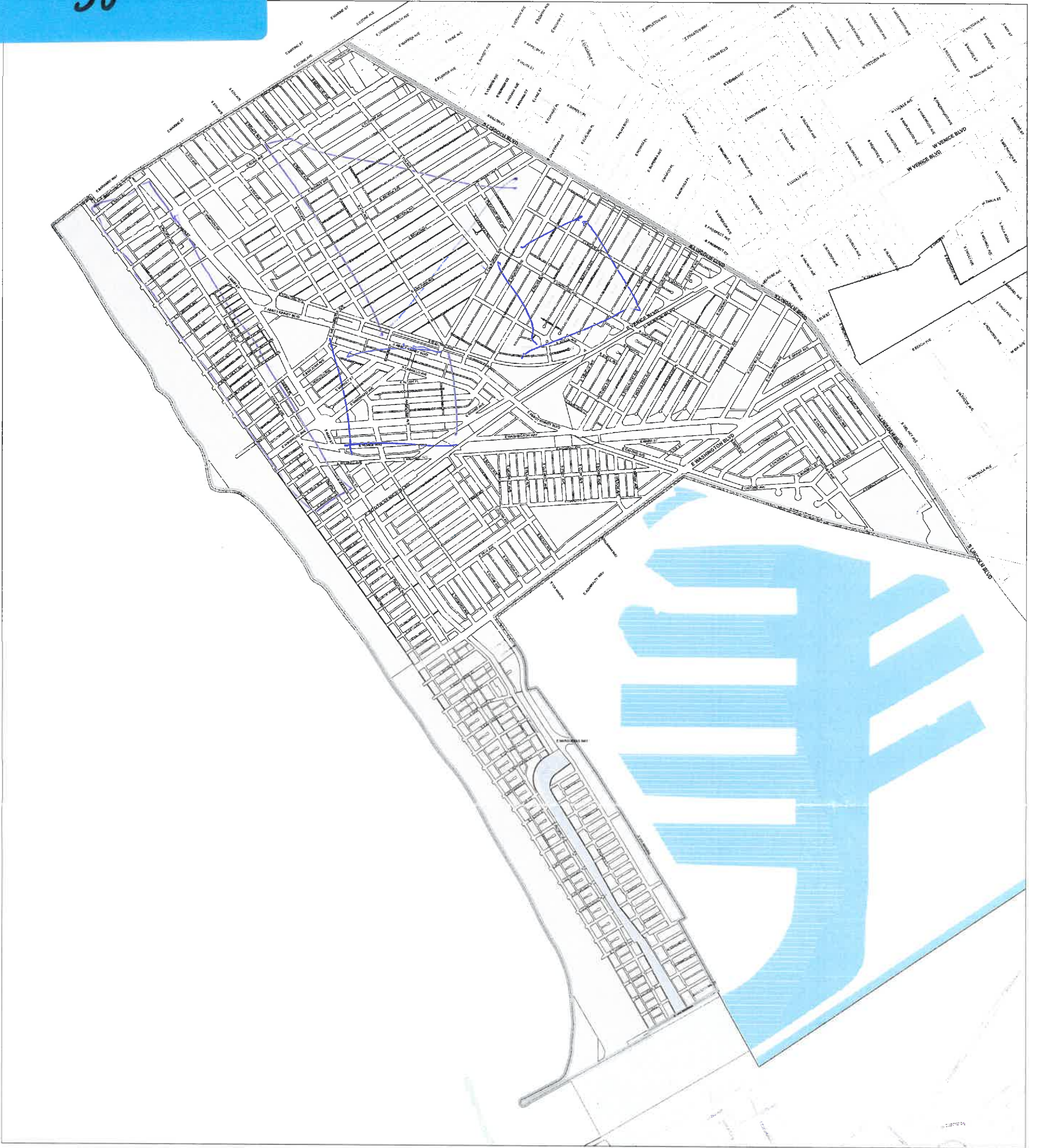
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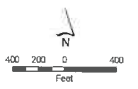
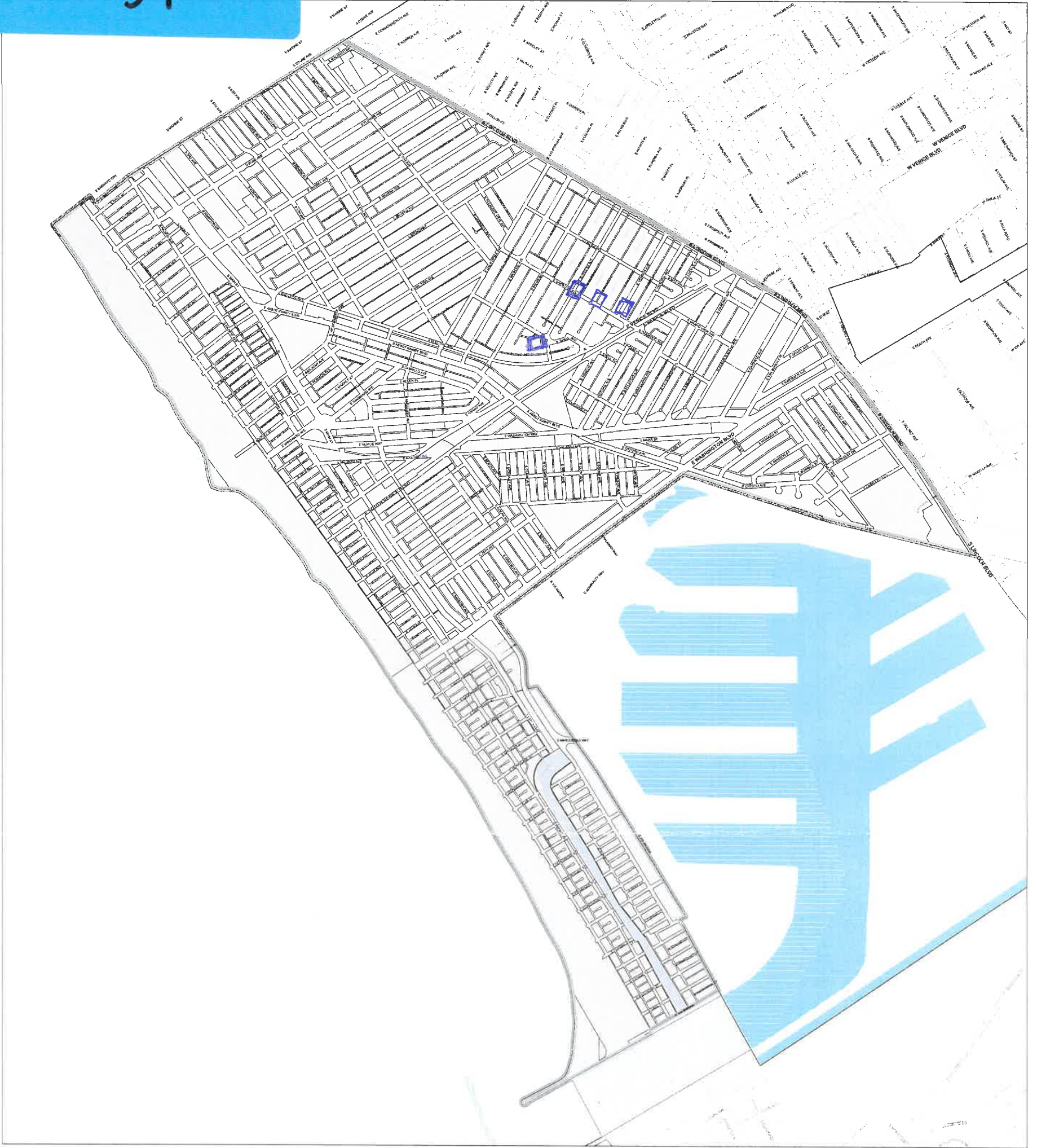




37





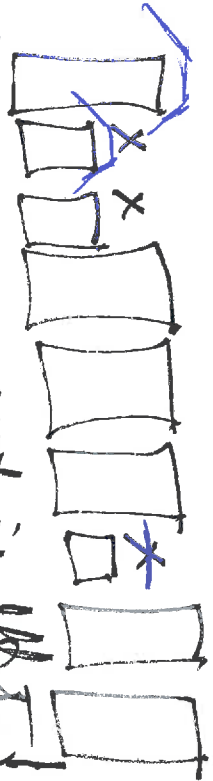




Preservation!  
 All of Venice should be  
 designated a historic  
 area.  
 Coastal Act = "Preserve  
 unique character of the area"

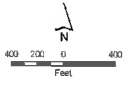
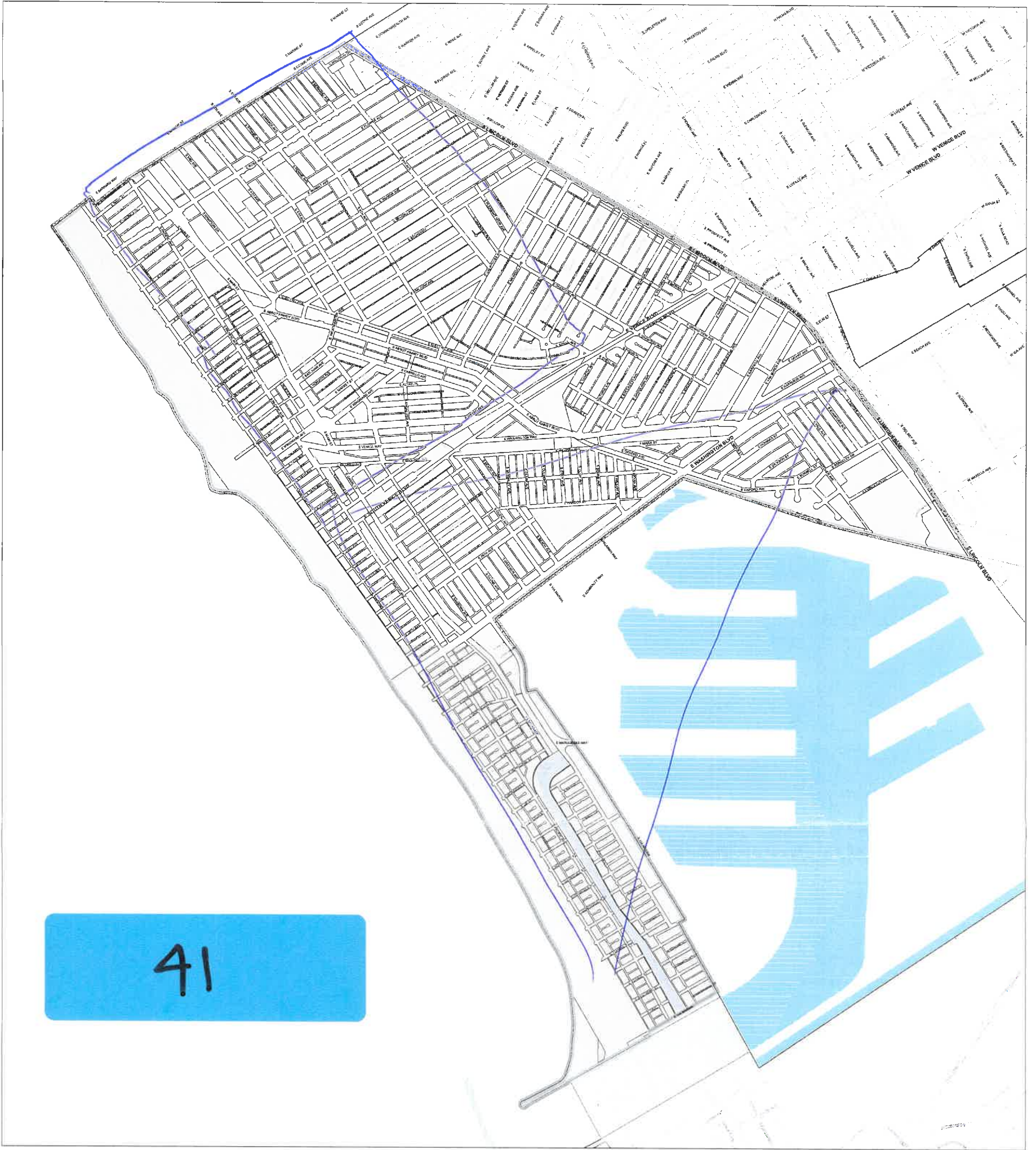


Preserve what is left!

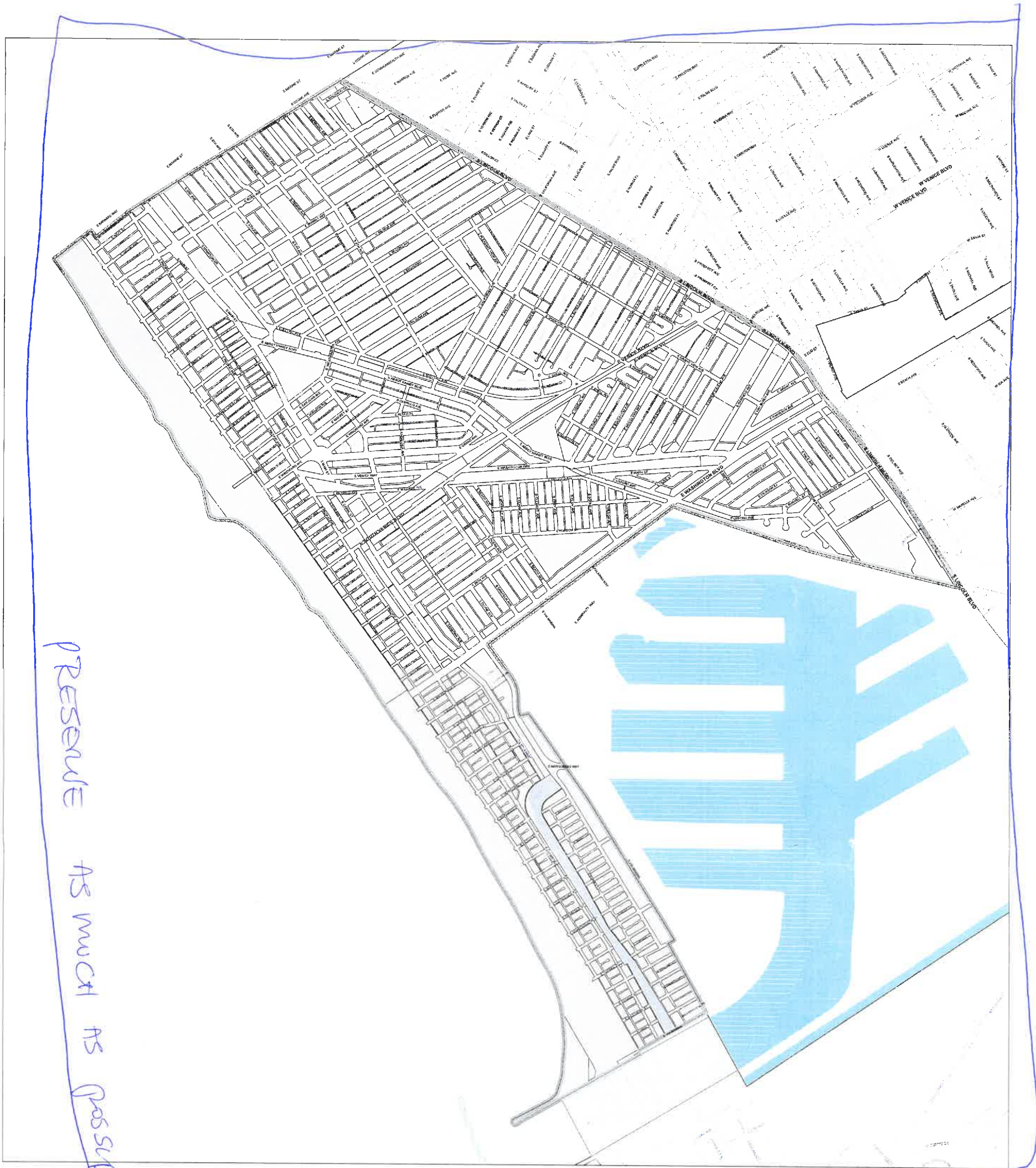


Keep original design  
 and add on in  
 back rather  
 than demolish.  
 Restore  
 rather than  
 demolish.

add on in  
 back  
 need  
 streets

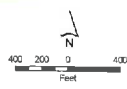






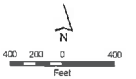
PRESENDE AS MUCH AS POSSIBLE

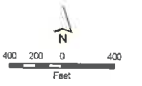
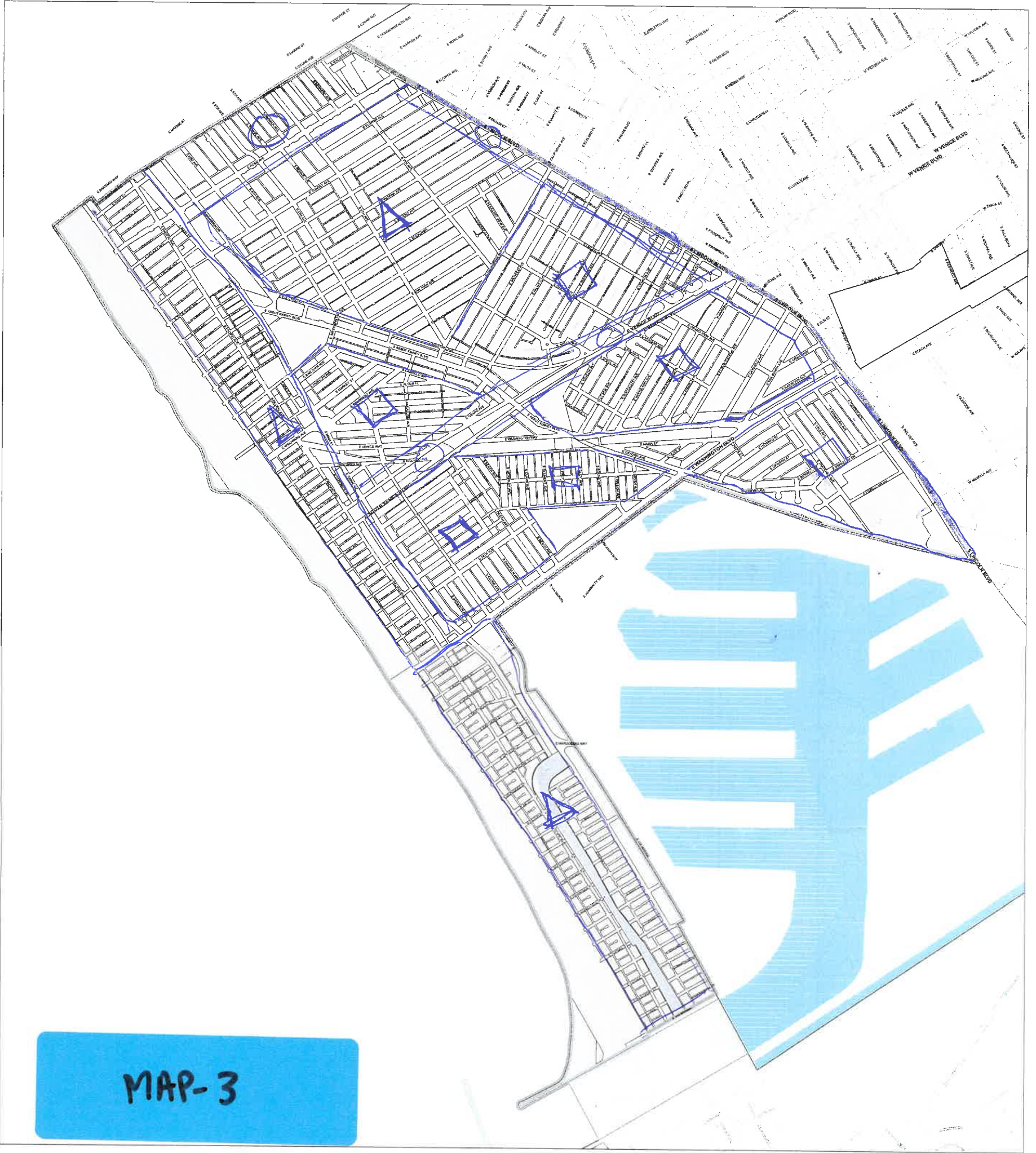
MAP-1

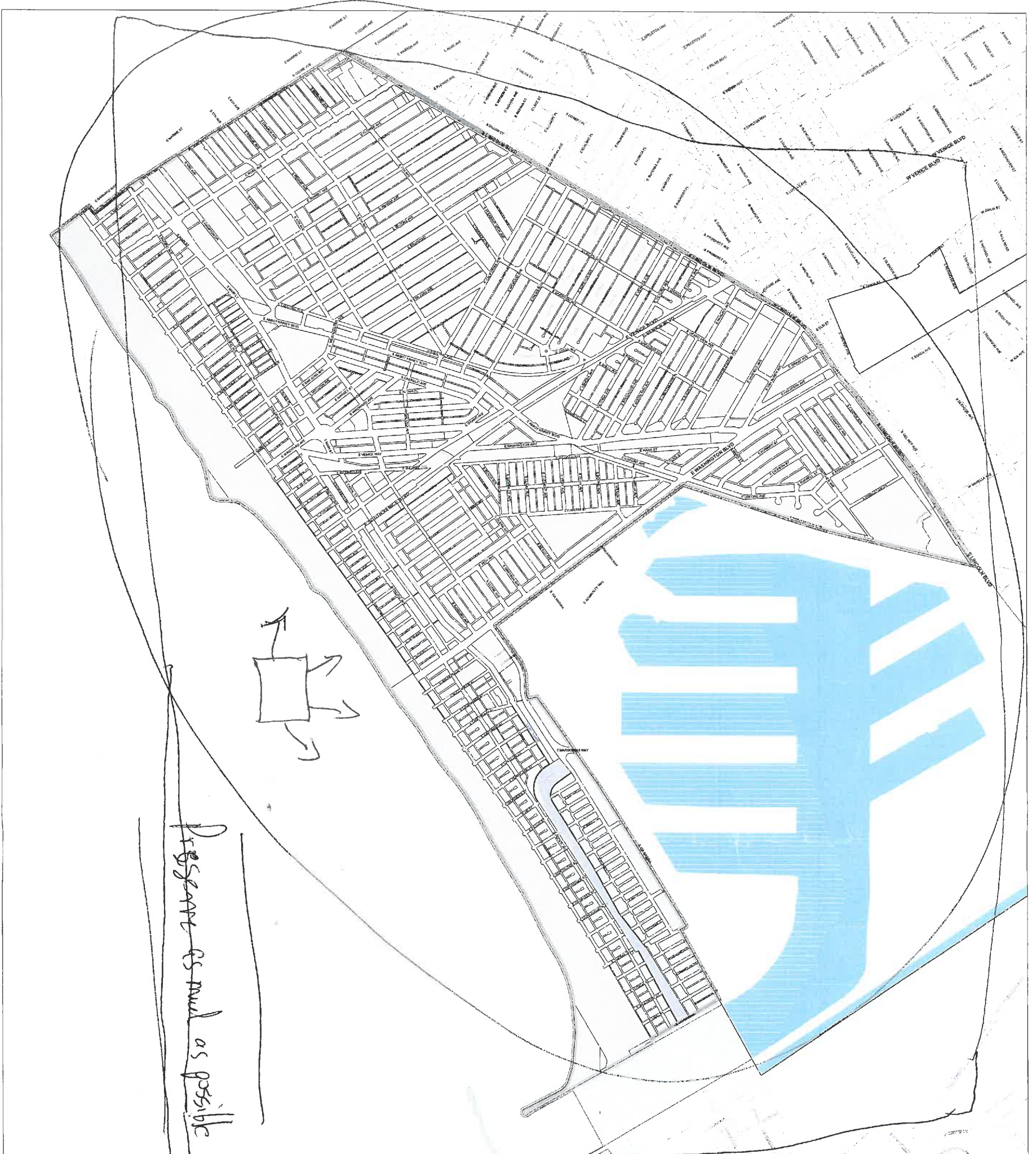




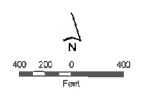
MAP-2

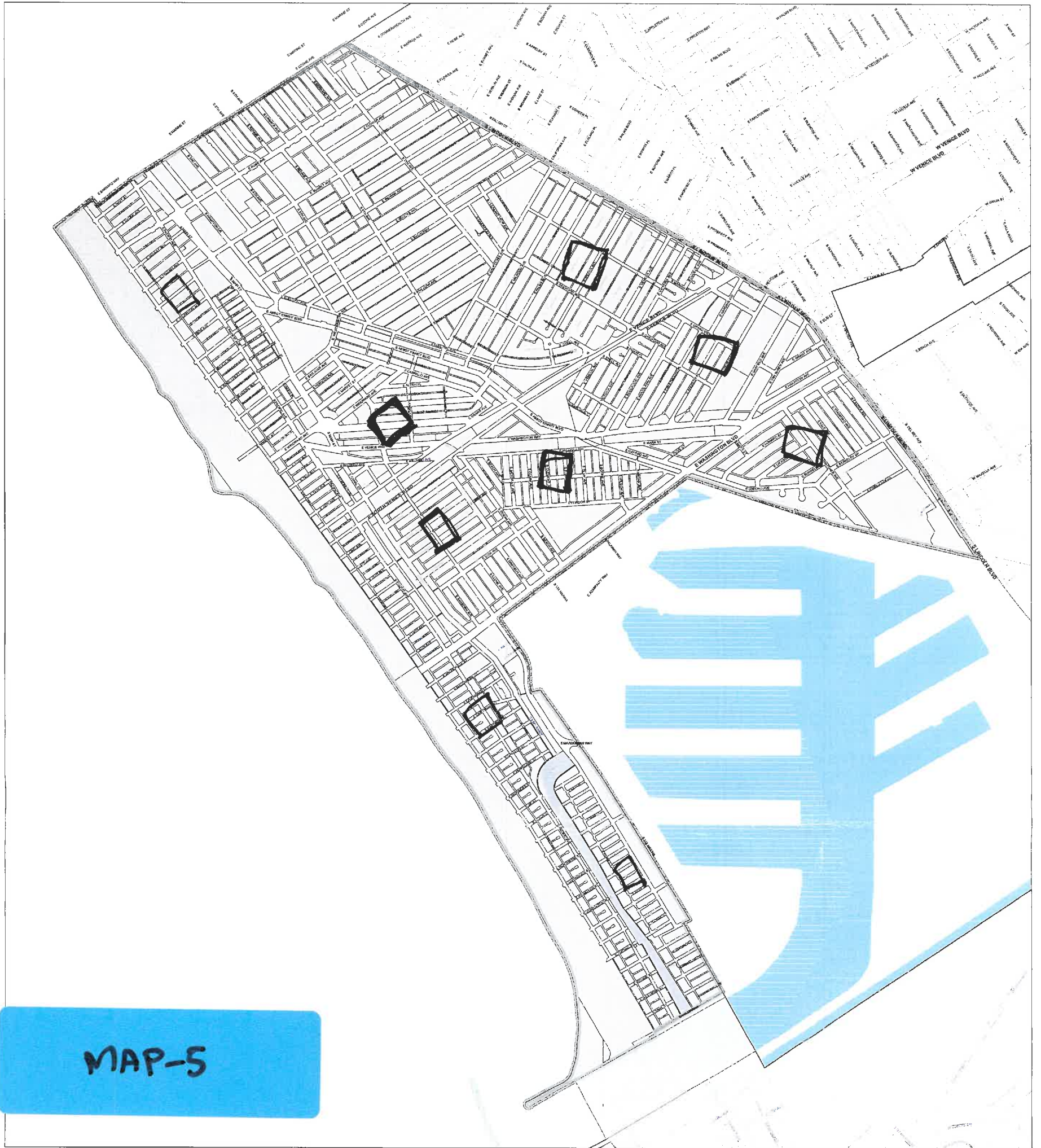




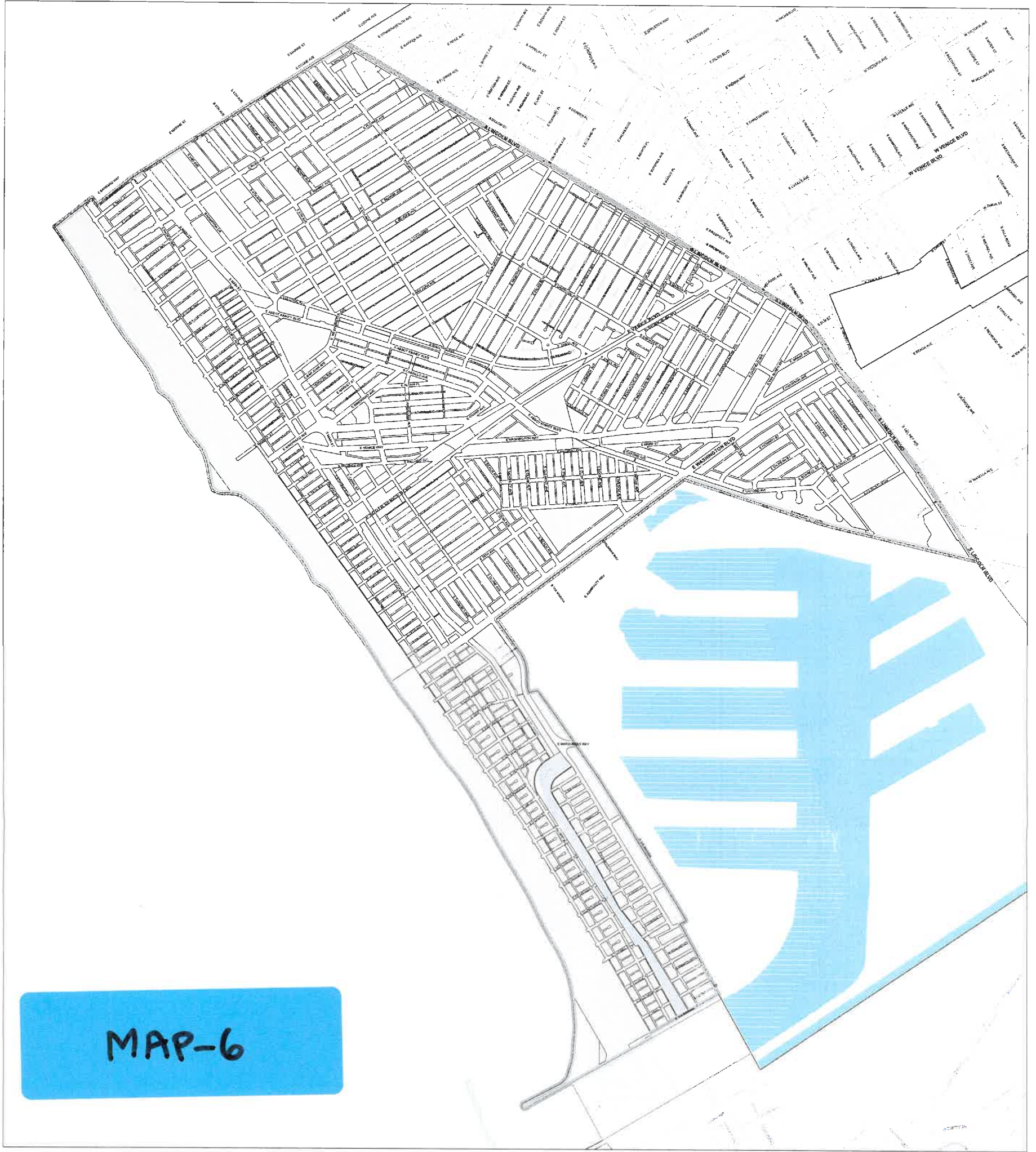


**MAP-4**

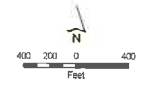




MAP-5



MAP-6



INTERIM CONTROL ORDINANCES - FREEZE



51

VENICE

PLEASE SUBMIT COMPLETED WORKSHEETS TO GROUP FACILITATOR

LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP | MARCH 14

Interim Control Ordinance List 5<sup>2017</sup>  
halts all construction + demolition

3:1

✓ (1)

# Our Neighborhoods

due before April 17th

On your Venice Coastal Zone Map please use the following shapes to identify areas in your community that you would like to see:

Need FAR  
45

1.	Transformation (change)	
2.	Evolution (moderate change)	
3.	Preservation (limited change)	

\* The neighborhood I most identify with is... **X**

COMMENTS / NOTES: OUR LOTS ARE 3600 sq. ft.

Please help us get a **FAR**. Size of new developments are NOT in keeping with Mass Scale + Character of our homes. Of the 230 homes in our Silver Gueargle neighborhood

71% are 1500 sq. ft. or LESS. NEW DEVELOPMENTS ARE APPROACHING 4000 sq. ft.!!!

Department of City Planning | City of Los Angeles  
Venice Local Coastal Program  
www.venicelcp.org





# (2) Definitions

*Please read the following definitions.*

*Do these definitions reflect your understanding of Mass, Scale and Character?  
Is there anything you would change or add?*

**Mass:** The three-dimensional volume of a building and the way in which its bulk is configured, especially as viewed from the street, and the effect on adjacent lots.

*this is not being respected by the city when they evaluate new developments*

**Scale:** Comparable in proportion with neighboring structures and a building's relationship to the pedestrian scale.

*New developments are grossly out of scale to existing homes*

**Character:** Made up of a collection of buildings, architectural styles, street frontages that share a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.

*boxes are harsh & disrespectful to all surrounding neighbors*

# (3) Survey

## Mass, Scale and Character

What fits my community best...

### SECTION A. OUR NEIGHBORHOODS

1. What do you most like about your neighborhood?

The homes with yards, green OPEN space + trees. ~~Those~~ with out over in height/illegal fences + that are in proper mass, scale + character proportion to our tiny 3600 sf. lots (40' x 90').!!

2. What do you most like about your street?

The homes that are in scale to our 3600 sf. lots  
Homes that are NOT barricaded in by HUGE FENCES OR hugely TALL bushes/shrubs/ over 8' tall in front!

3. How do you think the following features could enhance neighborhood character?

Front yard setbacks

Fences

Balconies

Garage (Placement)

Porches

Curb cuts

Street-facing doors and windows

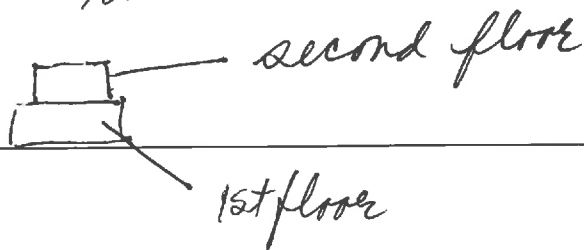
Landscaping (trees + gardens)

Stepbacks (on 2<sup>nd</sup> and 3<sup>rd</sup> stories)

Other?

NOTES/COMMENTS:

- All set backs should ALWAYS be strictly enforced.
- Fences should be kept at legal height + over in height fences must be made to comply. Not doing so is isolating everyone + is VERY unneighborly + illegal
- More trees, grass + open space is desperately needed
- set backs must be required for 2<sup>nd</sup> floors to allow LIGHT to reach surrounding homes



## SECTION B: HOUSING

4. What housing types do you feel are needed in the Venice Coastal Zone?  
Please check all that apply.

- Single family attached  
 Single family detached  
 Duplexes  
 Multi-family / apartments  
 Condominiums  
 Joint live work units  
 Accessory dwelling units  
 None  
 Other

*single family*

Are there other types of housing that you would like to see better represented in the Venice Coastal Zone?

*single family only - NOT 3 stories*

5. How well is the current diversity of housing types able to meet the needs of the community?

- Very well  
 Well  
 Insufficient  
 Very poorly  
 I am not sure

*New massive box homes do NOT fit in our neighborhood. They are so grossly OUT OF SCALE*

6. Please indicate what areas of the Venice Coastal Zone you feel are best equipped to accommodate multi-family housing. A map is provided on the following page.

Comments /Notes:

*NONE !!*



*TRUCKS  
the width  
have been built, such as*

# SECTION C. DEVELOPMENT

7. Development in the Venice Coastal Zone can be positively influenced by the use of new and more sophisticated zoning tools.

- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- I am not clear how these tools would help
- Other

Comments / Notes:  
*zoning* is the most important protection we have & should never be changed to increase density. NEVER or we

*will look like New York City.*

8. Would you like to see more development incentives that could guide multi-family residential development? If yes, what incentives would you include? If no, please explain. *- are you kidding?*

Comments / Notes: *NO!* lots here are much too small for multi family apartments. Completely inappropriate. Please go & see for yourselves the Marina del Rey. *Insanity!*

*Please drive thru neighborhoods where massive buildings*

9. What community improvement(s) should be required as part of new development?

Comments / Notes: SIDE WALKS should be a no brainer & all set backs respected. Buildings should be set back even further from the street

*(see the Marina - no sidewalks NO front space at all. HORRIBLE!!!)*

