

# VENICE LOCAL COASTAL PROGRAM (LCP)

## PUBLIC MEETING - WEDNESDAY, AUGUST 3<sup>RD</sup>, 2016

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# SUMMARY OF ISSUES

## IDENTIFIED BY THE PUBLIC 8.3.16

The following comments were compiled from the public meeting held on August 3<sup>rd</sup>, 2016. In order to provide context for those who were not able to attend, DCP staff have provided responses where applicable. For more information on this project please visit the Venice LCP website [venicelcp.org](http://venicelcp.org).

### TOPIC: CULTURAL AND HISTORIC RESOURCES

#### **Mass, Scale, Character**

1. LUP & (LIP) SP need stronger discretionary language about compatibility with mass, height, and scale.
2. There are no limits on height, side yards, back yards, etc.
3. Preserve existing mass, scale, and character of existing neighborhoods – no mansions or big boxes on small lots and no small lot divisions.

*Response: DCP is aware that language concerning mass, scale, and character can benefit from some clarity. The team is currently working to address this and is in the process of researching how best to define these terms in the Venice Coastal Zone.*

#### **Preservation of Venice as a Special Coastal Community**

4. Preserve the social character, diversity, arts, and uniqueness of Venice by protecting affordable housing.
5. My primary concern centers on preservation of Venice's rich history, reflected in its architecture, both public and residential.
6. Several members of the audience mentioned topics like "mass, scale, and character", affordable housing, which allows for an economically and culturally-diverse community, etc. This preservation must be addressed in the new LUP! Venice is losing its unique historic character in bits every day!

*Response: The Venice LCP team is aware of the importance of issues pertaining to community character, mass and scale. While updating the LUP, these items will be addresses.*

*The current reference to character, mass and scale in the LUP can be found on pages II-26 to II-27 within the section titled, 'Preservation of Venice as a Special Coastal Community'. An excerpt from this sections reads as follows: "All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods."*

### TOPIC: DEVELOPMENT

#### **Flow of Water Affecting Buildings**

7. Existing plan, development regulations overbuilding of footprint.
  - a. Footprints of buildings affecting flood flow.
  - b. Cannot ignore setbacks.
  - c. Events... Kinney, block-long structure, narrow setbacks.
  - d. House can be built on pilings.
  - e. Water table is so high. We're sinking because of the things we're building on the soil (ex: small lot subdivisions).

### Infrastructure

8. Our infrastructure is breaking apart. We had 3 water mains rupture in 3-4 weeks. There was an emergency storm drain incident. There was a shooting outside and traffic cannot flow through
- 9.

### TOPIC: MOBILITY

10. The sand on the bike path is a problem.

*Response: Please refer to the LADOT Bike Program for bikeways maintenance through their website: <http://bike.lacity.org/what-we-do/request-improvements-bikeway-maintenance/>.*

### TOPIC: PUBLIC ACCESS TO THE SHORELINE

#### New Amenities

11. *RE: Policy V.A.1 General - Amenities for the Public.* We need amenities for an aging population.
  - a. Example: Places to sit, fountains, larger restrooms (because businesses cannot open theirs).
  - b. You should have a fee for all of this infrastructure.

### TOPIC: PUBLIC PARTICIPATION

12. I am concerned that the DCP is not meeting frequently enough with the community.

*Response: Our team is very exciting about the opportunity to engage with the Venice community in the coming year. As this project is very much just beginning, so is our outreach strategy. Our team will be developing a robust model for engagement and anticipate launching this public involvement plan in January/February 2017. In the meantime we will be sending out a survey in November 2016 to collect insights and community perspectives as best days, times and locations to meet, frequency of meetings, etc. We look forward to receiving your ideas!*

13. Please include all existing codes, rules, regulations, ordinances, and authorities in all pamphlets at all "Local Coastal Program Public Outreach" meetings.

*Response: Thank you for this list of resources you feel would be helpful! We are working to house all relevant resources on our website ( [www.venicelcp.org](http://www.venicelcp.org)) and we will be updating this regularly as new resources present themselves.*

*Here are some links to get you started:*

1. Venice Coastal Zone Land use Plan, Venice Coastal Zone Specific Plan and the Venice Community Plan: <http://www.venicelcp.org/plans.html>
2. LUP Update Guide: [http://www.venicelcp.org/uploads/7/6/6/0/76606557/lcpguideparti\\_full\\_july2013.pdf](http://www.venicelcp.org/uploads/7/6/6/0/76606557/lcpguideparti_full_july2013.pdf)
3. Implementation Plan Update Guide: [http://www.venicelcp.org/uploads/7/6/6/0/76606557/lcp\\_ip\\_guide.pdf](http://www.venicelcp.org/uploads/7/6/6/0/76606557/lcp_ip_guide.pdf)
4. Sea Level rise Policy Guidance Document: <https://www.coastal.ca.gov/climate/slrguidance.html>
5. California Coastal Act: <https://www.coastal.ca.gov/ccatc.html>
6. Municipal Code, City of Los Angeles: [http://www.amlegal.com/codes/client/los-angeles\\_ca/](http://www.amlegal.com/codes/client/los-angeles_ca/)

14. Unfortunately, the majority of people do not know that there already exists codes, rules, regulations, ordinances, and authorities that protect the City of LA Coastal Zone and the Venice Coastal Zone.
15. Please include: LAMC 12.20.2 and CA PRC 30600(B), CCR 13300 et seq.

#### OTHER TOPICS

##### **Remodels**

16. "Remodel" vs. Demolition: consider compatibility with existing neighborhoods.
17. Don't wait for this LCP to be finished – No Venice sign-offs or CDX's on remodels (aka new houses).

##### **Adaptive Reuse**

18. Adaptive Reuse: After developers get entitled for a residential use, they come back years later and ask for in-lieu parking when they decide to re-adapt their request for a commercial use. Live/work with 2 spaces on Kinney and they can ask for in-lieu parking. New project cannot be re-adapted.

##### **California Coastal Commission**

19. There are a lot of CCC appeals.

## SUMMARY OF PUBLIC COMMENTS 8.3.16

The following comments were compiled from the public meeting held on August 3<sup>rd</sup>, 2016. For more information on this project please visit the Venice LCP website [venicelcp.org](http://venicelcp.org).

### TOPIC: COASTAL RESOURCES AND HAZARDS

1. Wetland preservation helps against floods!
2. You're too late! What is there left to save?!
3. Sea level rise is important.
4. Can't believe CCC fired Charles Lester!
5. Venice is now vulnerable.

### TOPIC: CULTURAL AND HISTORIC RESOURCES

#### **Mass, Scale, Character**

6. The character is being destroyed; our community is being destroyed.
7. Developers/architects don't care about the character of Venice or LUP's policy about mass, scale, and character.
8. The City does a poor job of enforcing the LUP; mass, scale, character to build metrics are not being paid attention to.

#### **Preservation of Venice as a Special Coastal Community**

9. I'm trying to preserve what's left of Venice.
  - a. City and CCC need to preserve Venice history.
10. I'm a homeowner. In last 5 years, there's been so much damage in Oakwood.
11. We need help with preservation. While we need help before the LUP can be drafted, a strong LUP will help preserve Venice for future generations.
  - a. Thank you for listening to the Venice preservationists.
  - b. Developers have taken over our neighborhood council, our councilman is developer-friendly.

### TOPIC: DEVELOPMENT

#### **Infrastructure**

12. Dry Weather Diversion
13. Basic infrastructure is being stressed by overbuilding.

#### **Flow of Water Affecting Buildings**

14. Permeable vs. Non-permeable surface
15. OFW (Ocean Front Walk), all houses were built on pilings.
16. Washington Blvd would flood in the past.
17. A crane destroyed a water main, then the developer arbitrarily/illegally closed an alley to continue building out.

#### **Developers**

18. New policies to offset other properties.
  - a. Developers have a plan in mind with a large development on a small plot of land; then they ask for deviation/variance when they bring the application through the process
19. Developers are using the LUP for what they really want to do and to fit their own needs.

20. Stop allowing the demolition and change of use that diminishes low income and affordable housing.
21. Enforce agreements developers have made to allot a percentage of units to affordable and low income housing (rentals, etc.) when they demolish affordable housing!

### **Consequences for Developers**

22. New development between '05 and '08, Coastal Act, no consequences.
  - a. If illegal displacement of homeless, if demolish illegally, should pay.
23. Have a punishment such as not allowing developers to develop for 6 years.

### **Permit Process**

24. We want a policy meeting now about lack of oversight and violation.
25. It's a free for all out there! There's isn't a way now to keep developers accountable for paying for their violations.
26. Corruption is happening in every case - items are left out of applications, findings are not being made.
27. Illegal activity happening. We're at meetings every week.
28. What can we do to educate civic leaders not to just "build, build, build"?

### **Moratorium**

29. We need immediate solution or moratorium.
30. If we wait until 2019 then I suggest we have a moratorium on all buildings in Venice for now.
31. There needs to be moratorium if it can't be stopped now.
32. By 2019, the damage will have been done and the community will have changed by then.

### **Remodels**

33. Stop giving variance to construction projects which virtually demolish an older structure (even historic) save one wall, one structure, etc. and call it a "remodel"
  - a. Stop allowing these same "remodels" to add a 3<sup>rd</sup> or 4<sup>th</sup> story which is out of character with the Venice community.
34. Development projects are being considered "remodeled" when they're really not true remodels.
35. DCP/DBS scam about remodels (re: 50% tear down). DBS direct applicant to do teardown, then they don't have to go to DCP to get a CDP.
36. Remodel because foundation is too weak, then DBS says to demolish entirely.
37. Gentrification of Venice, need to correct problems now "support big money development".
38. This [DBS scams about remodels] is DCP's fault!
39. CCC has 50% wall requirement but that isn't being done by development.

### **Coastal Development Permits (CDP)**

40. Demolitions need a CDP. Venice developments are being constructed without CDPs.
41. All CDPs need to go through the City of LA.
42. There's a NY Times/LA Times/SF CBS Channel report: The Feds are investigating the cash sale of properties that appeal to foreign buyers. These buildings are sitting vacant.
  - a. Demolitions in Venice-Oakwood
43. Get LAPD involved! Get a fee in place!

TOPIC: HOUSING

**Mello Act**

44. It has to be on LADCP to do better Mello training for staff implementing it.
  - a. You need better enforcement for Mello.
45. CDP/Mello decisions are not being done right.
46. Gentrification will have taken over diversity in Venice by the time LCP is done.

**Lack of Housing**

47. Homeless cannot afford houses/People have no homes. I live in a car. We shouldn't judge low-income people because they probably lost their home.
48. It's a shame people are getting squeezed out.
49. The end result of these [CDP] developments is that are people being pushed out to the street.
50. There will be economic losses from residential because there are a lot of people in Venice that work at home.

TOPIC: LOCAL COASTAL PROGRAM UPDATE PROCESS

51. The LUP is an excellent idea, but it doesn't jive with what's happening in Venice on a day-to-day basis.
52. Hopefully you'll be successful in defining the metrics as a part of the LCP.
53. LCP not jiving with the current plan.

TOPIC: PUBLIC PARTICIPATION

54. We're under siege now, can't wait 2-3 years down the line.
55. DCP is giving platitudes; DCP needs to be upfront about what the LCP can or cannot do so that the community can potentially pursue other ways/laws in which to solve their problems.
56. DCP is the biggest offender [of not caring about the character or LUP's policy about mass, scale, and character], which is a problem that they're writing the LCP. An independent consultant needs to write the LCP.
57. VNC – Venice Neighborhood Council
  - a. There are no members of the Venice NC at this meeting.
  - b. VNC Chair, but speaking as an individual tonight.

OTHER TOPICS

**CCC – California Coastal Commission**

58. Lack of enforcement from CCC.
  59. It's a little worrisome that CCC will no longer be the fallback agency when LCP is certified.
  60. CCC as backstop, comments may complement LCP (what we can and can't do).
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61. Kids are going to grow up and will be bored.
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62. DCP is not thinking about the people, they just want the revenue from development
  63. APC – Area Planning Commission
    - a. I'm always at APC but they always approve; APC says I haven't made findings.