

# VENICE LOCAL COASTAL PROGRAM (LCP)

MASS, SCALE, AND CHARACTER PART II PUBLIC WORKSHOP  
AUGUST 8, 2017

## Summary of Survey Results

VENICE

LOCAL COASTAL PROGRAM

PUBLIC WORKSHOP

PLEASE SUBMIT COMPLETED  
WORKSHEETS TO  
WORKSHOP FACILITATOR

| AUGUST 8  
2017

### (1) VISIONING

Venice of the future...

*Imagine for a moment  
what your community  
could be at its very  
best.*

\* 1. What parts of Venice do you want future generations to enjoy?


\* 2. What do you value about Venice that should be preserved?




Hosted by the  
Department of City Planning  
and funded in part by the  
California Coastal Commission,  
Grant LCP-14-09

## Part 1, #1: What parts of Venice do you want future generations to enjoy?

Responses were consolidated into a topic. The number in parentheses ( ) indicates how many people mentioned the topic in responses. Individuals were able to mention more than one topic in their responses.

**Total Respondents: 51**

**Top Responses: The Beach (20) | All of it (12) | The Canals (7)**

- Community (6)
- Uniqueness (5)
- Abbot Kinney (4)
- Artistic (4)
- Boardwalk (4)
- Creativity (4)
- Cultural Diversity (4)
- Diversity (4)
- Pedestrian-Friendly (4)
- Walk Streets (4)
- Affordable Housing (3)
- Atmosphere (3)
- Bike-Friendliness (3)
- Cleanliness (3)
- Eclectic (3)
- Economic Diversity (3)
- Historic (3)
- Trees (3)
- Urban Character (3)
- Architecture (2)
- Beauty (2)
- Oakwood (2)
- Ocean (2)
- Ocean Front Walk (2)
- Safe (2)
- Skate Park (2)
- Sunlight (2)
- Quirky (1)

## Part 1, #2: What do you value about Venice that should be preserved?

Responses were consolidated into a topic. The number in parentheses ( ) indicates how many people mentioned the topic in responses. Individuals were able to mention more than one topic in their responses.

**Total Respondents: 51**

**Top Responses: The Community (15) | Architecture (14) | History (14)**

- Diversity (10)
- Cultural Diversity (8)
- Homes (8)
- Beach (7)
- Character (7)
- Change (6)
- Buildings (5)
- Creativity (5)
- Neighborhood (5)
- Arts (4)
- Boardwalk (4)
- The People (4)
- Affordable Housing (3)
- Canals (3)
- Dynamic (3)
- Freedom (3)
- Low-density (3)
- Yards (3)
- Economic Diversity (1)
- Local Businesses (1)
- Low Fences (1)
- Quirkiness (1)
- Tolerance (1)
- Traditional Craftsman (1)
- Vibe (1)

## Part 1, #3: What changes would you most like to see in Venice?

Responses were consolidated into a topic. The number in parentheses ( ) indicates how many people mentioned the topic in responses. Individuals were able to mention more than one topic in their responses.

**Total Respondents: 51**

### More Of:

- Development Restrictions/Enforcement of Code (8)
- Affordable Housing (7)
- Density/Multi-Unit Buildings/Housing (7)
- Parking/Permit Parking (7)
- Alternative Transit Modalities from Automobile (Bikes, Public Transit) (6)
- Clean Public Restrooms at Beach/Better Visitor-Serving Amenities (5)
- Public Safety (5)
- Street Improvements (Cleanliness, Infrastructure) (4)
- Support for Low Income Residents (4)
- Progressive/Interesting/Experimental/Fresh Architecture (3)
- Balance of Construction in Venice (2)
- Cooperation with CCC/City to Develop Property (2)
- Evolution of Architecture (2)
- Pedestrian-friendly spaces (2)
- Bike-Friendlier (1)
- Green areas (1)
- Hours for OFW and Bathrooms to be Open
- Low Fences (1)
- Plumbing Infrastructure (1)
- Protection of Historic Districts/Bungalows (1)
- Restaurants (1)
- Solution to Homelessness (1)

### Less Of:

- Homeless (6)
- Mansionization/Lot Ties/Big Mansions (6)
- Traffic/Congestion (6)
- Snapchat/Corporate Businesses/Offices (5)
- Cement Block/Box Architecture (2)
- Gentrification (2)
- High Fences (2)
- Airbnb/Short-Term Housing (1)
- Alcohol Permits (1)
- Constraints (1)
- Helicopters (1)
- NIMBY and Developer Power (1)
- Parking Requirement (1)
- Small Lot Subdivision (1)

## Part 1, #4: What do you think are the most important issues facing Venice over the next 5-10 years?

Responses were consolidated into a topic. The number in parentheses ( ) indicates how many people mentioned the topic in responses. Individuals were able to mention more than one topic in their responses.

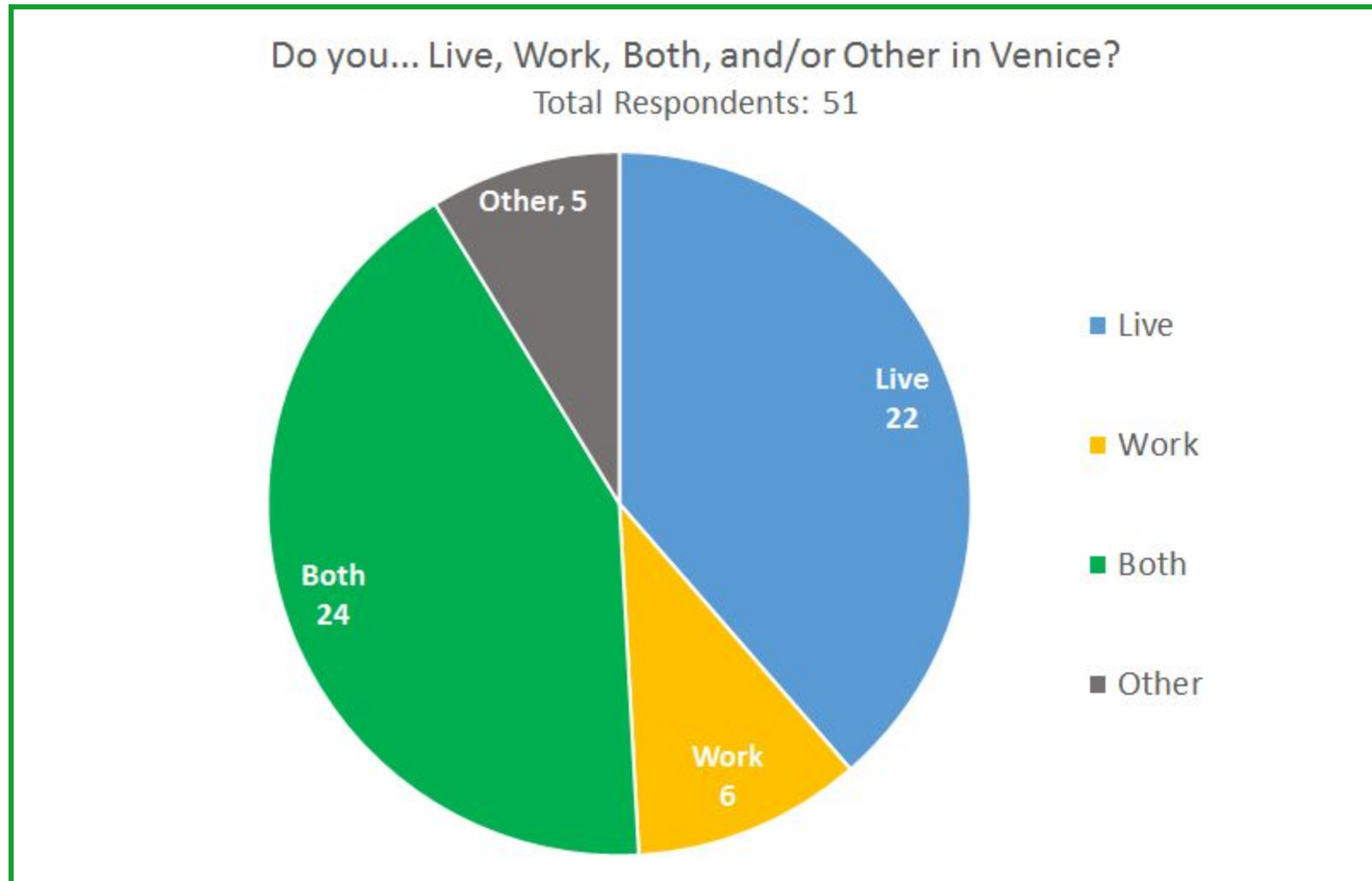
**Total Respondents: 51**

**Top Responses: Homelessness (13) | Traffic/Reliance on Cars (10) | Housing Affordability (8)**

- Gentrification (7)
- Loss of Diversity/Character/Urban Feel of Venice (6)
- Overdevelopment/Overbuilding (6)
- Environmental Issues (Flood Control, Sea Level Rise, Climate Change) (5)
- Lack/Management of Parking (5)
- Tech Companies/Large Scale Commercial Expansion/SnapChat (5)
- Cost of living/Affordability (4)
- Gap Between Rich and Poor (4)
- Population Growth (4)
- Residents Who Want to Keep Neighborhood As Is (4)
- Lack of Housing/Demand for Housing (3)
- Short-term Housing (Airbnb) Replacing Long-Term (3)
- Control by Committees/Regulations Over Development of Private Property (2)
- Development/Construction Process Time (2)
- Downzoning (2)
- Government Corruption (2)
- Inclusion/Accommodating Families (2)
- Lack of Density (2)
- Lack of Hotels/Housing for Tourists (2)
- Lack of Public Transportation (2)
- Lack of Trash Bins/Too Much Garbage (2)
- Old Deteriorating Houses (2)
- Pollution (2)
- Residential to Tourist Destination (Less livable for residents) (2)
- Density Bonuses (1)
- Illegal Variances (1)
- Lack of Housing for Aging Population (1)
- Over Regulation (1)
- Preserving Sense of Community (1)
- Preservation of Local Businesses (1)
- Safety (1)
- Small Lot Subdivisions (1)

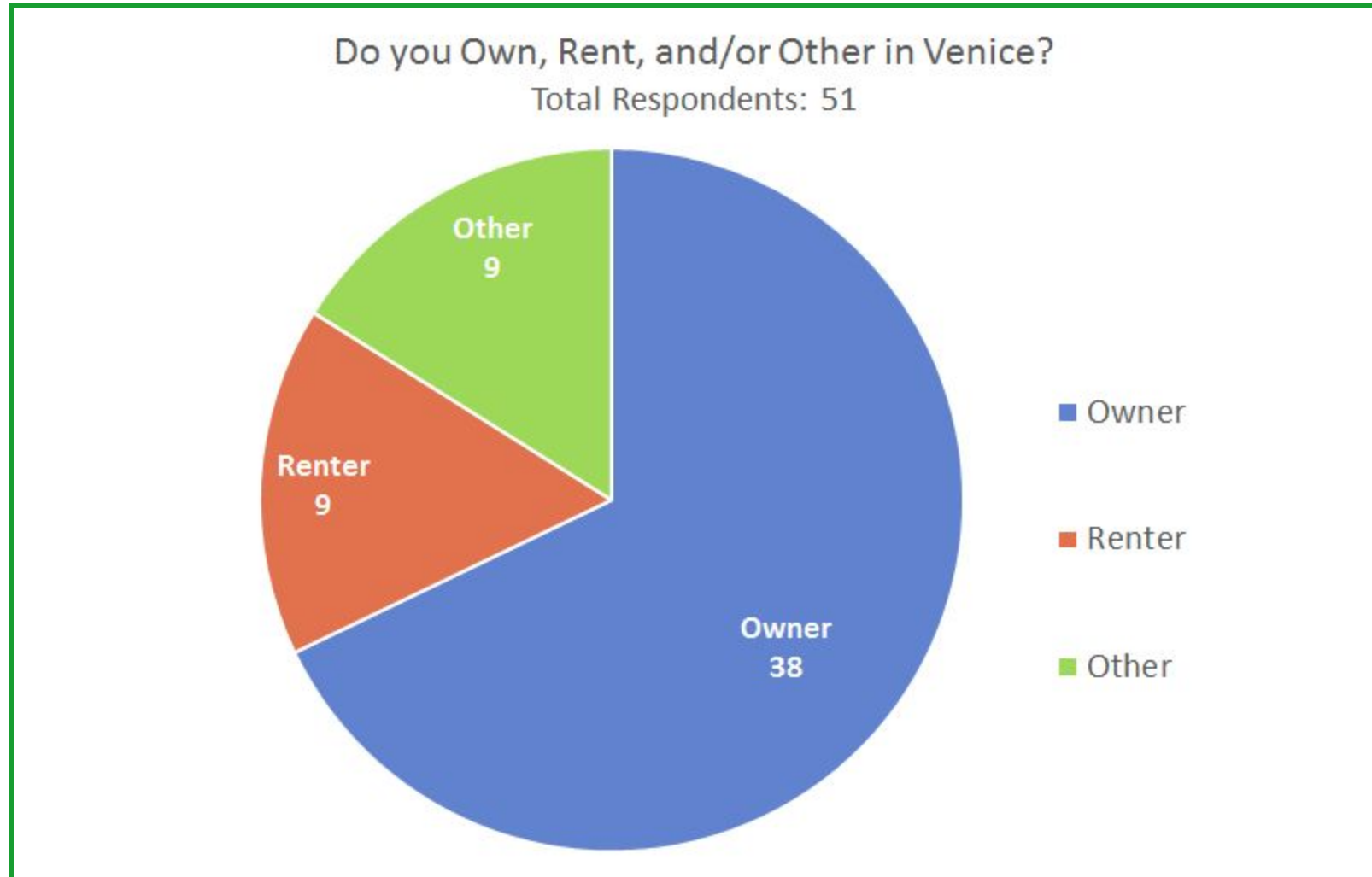
### Part 1, #5: Do you Live, Work, Both and/or Other in Venice?

Respondents were able to choose up to 2 responses (Live/Work/Both and/or Other).



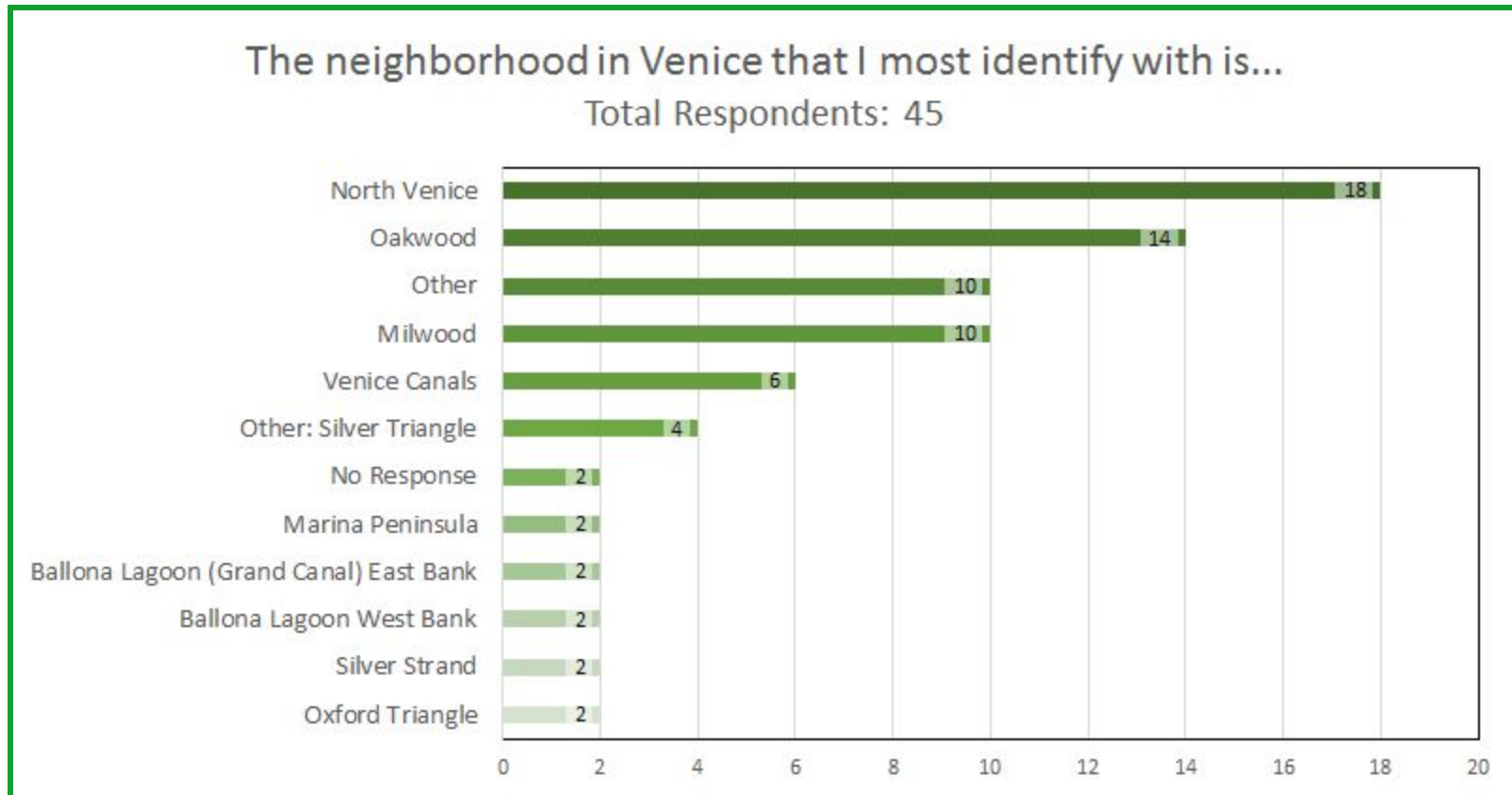
### Part 1, #6: Do you Own, Rent, and/or Other in Venice?

Respondents were able to choose up to 2 responses (Owner/Renter and/or Other)



## Part 2, #1: The neighborhood in Venice that I most identify with is...

Respondents were able to choose more than one response.



*Note: Southeast Venice was inadvertently omitted from the survey.*



## Part 2, #2: What street do you live on?

We had a total of 45 participants who either filled out a paper or online form. Out of all our responses, we had **30 different areas/streets represented** with 4 no responses.

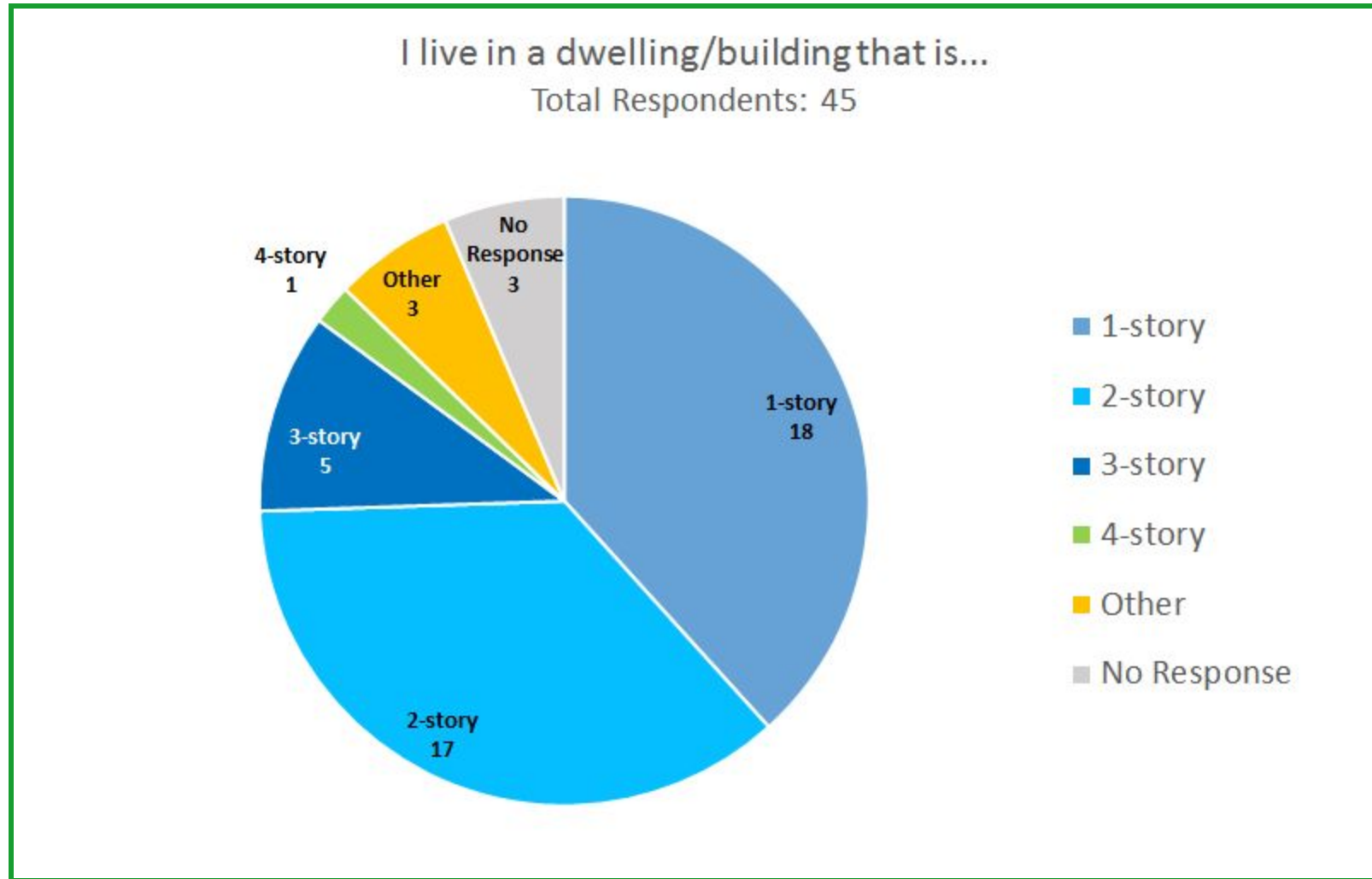
Abbot Kinney Blvd  
Altair Place  
Amoroso Place  
Ashwood in Mar Vista  
Boone Ave  
Brooks  
Carroll Canal  
Cloy Avenue  
Cloy Avenue  
Doreen Place/E of Lincoln Blvd  
Grand Blvd  
Hampton  
Hampton Dr & Sunset  
North Venice - Walk Street  
Linden  
Main Street

Marco  
Market  
Milwood  
Navy St/Pacific Ave  
North Venice Blvd  
Ocean Front Walk  
Open for discussion  
Rialto Avenue  
San Juan Avenue  
Superba  
Superba  
Superba  
Washington  
Windward Avenue  
Wave Crest Avenue

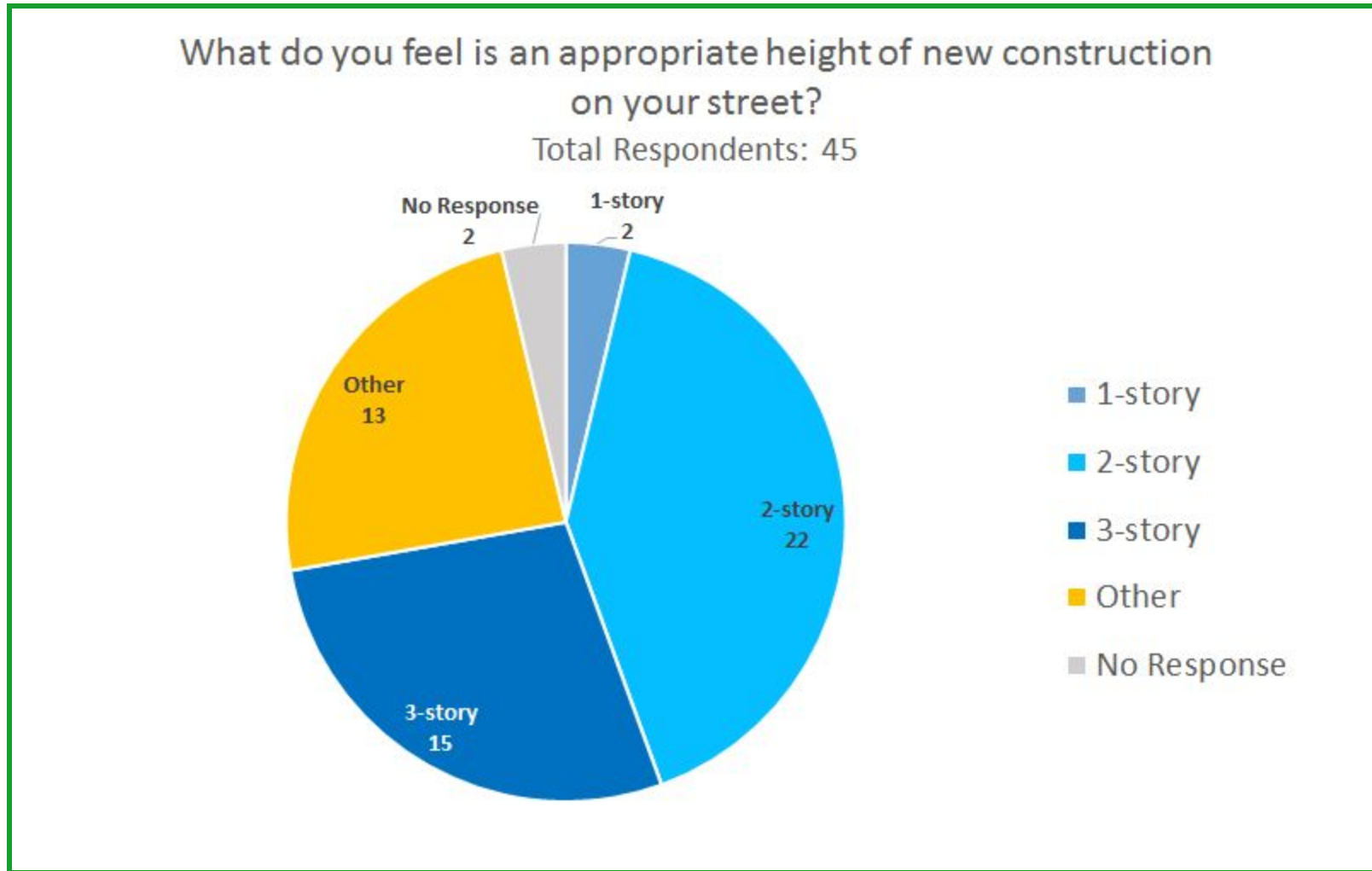
## Part 2, #3: On your street, how important is consistency of the following form characteristics?

The results of this survey question did not reflect the intended question. Responses could not be aggregated between the online and written responses. To that end, several community members voiced their concerns about this question and as such it has been removed from the results.

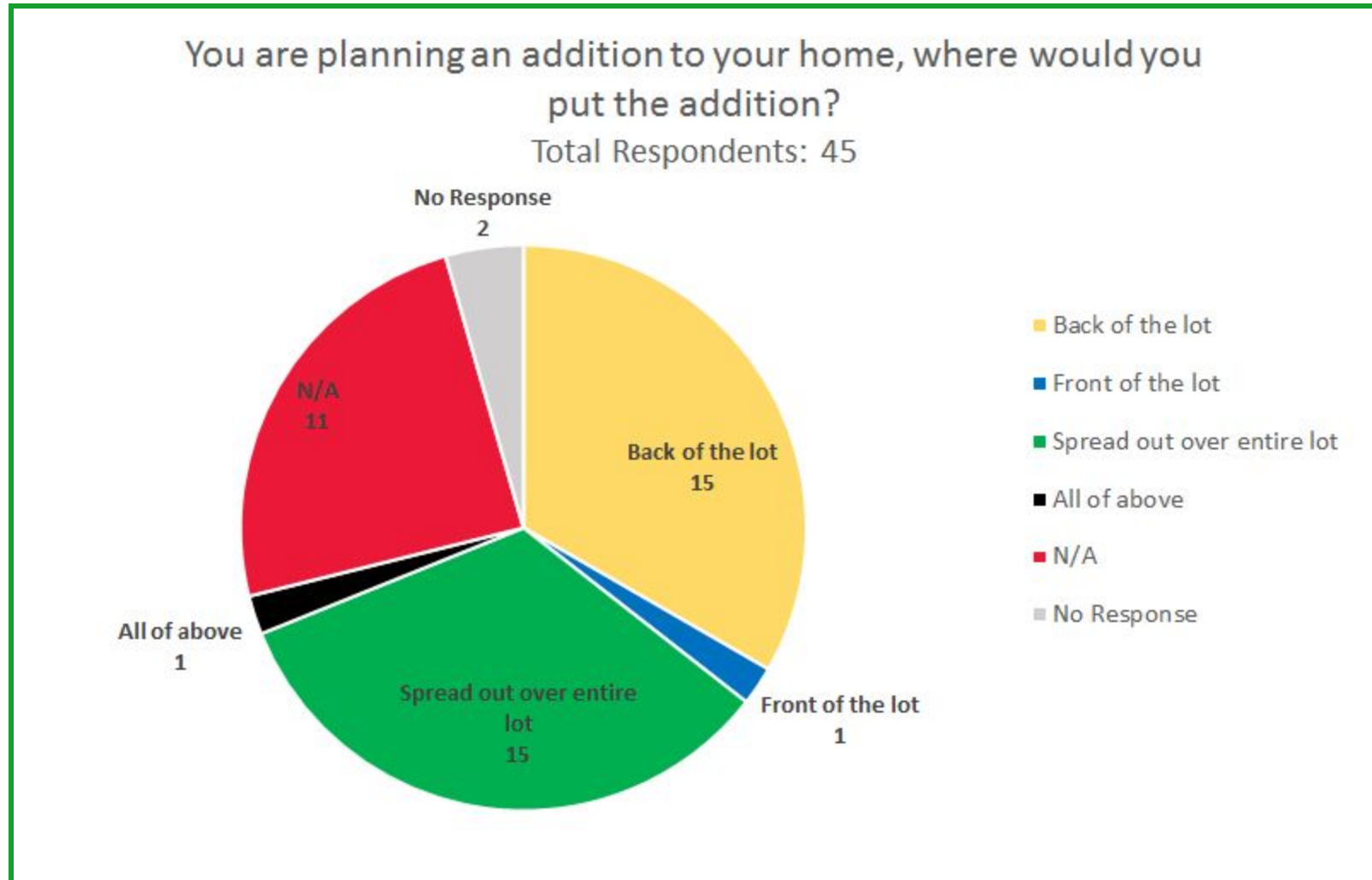
**Part 2, #4: I live in a dwelling or building that is...**



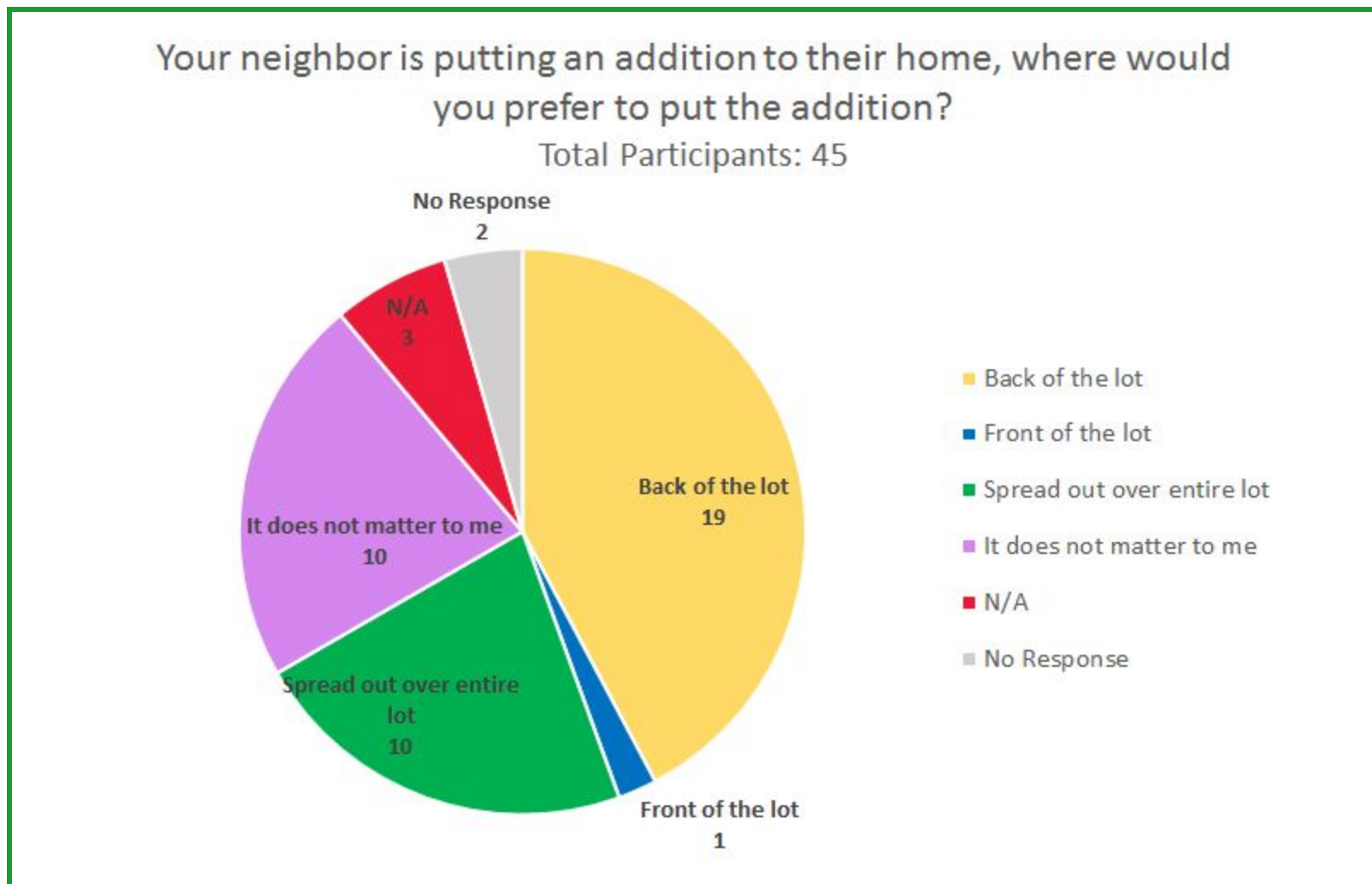
**Part 2, #5: What do you feel is an appropriate height of new construction on your street?**



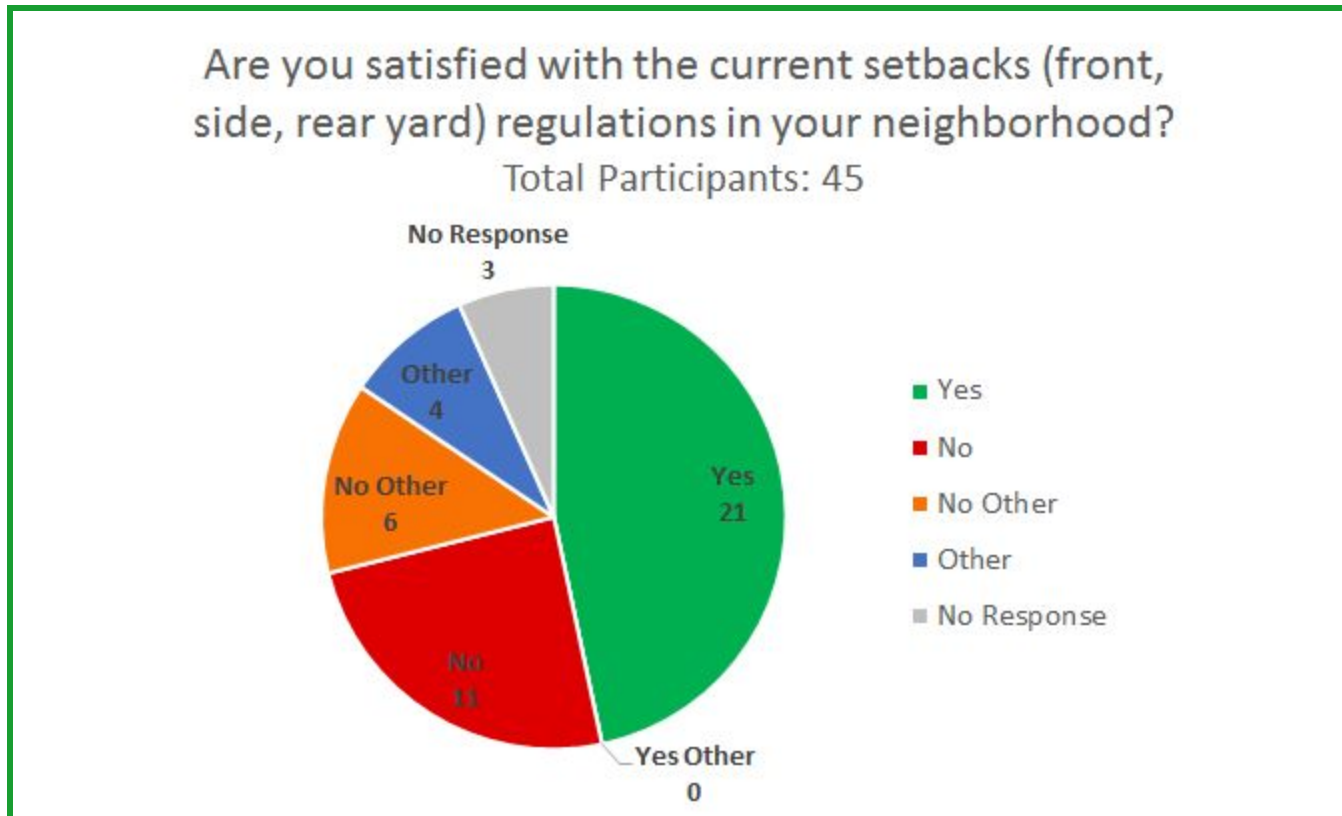
**Part 2, #6: You are planning an addition to your home, where would you put the addition?**



**Part 2, #7: Your neighbor is putting an addition to their home, where would you prefer to put the addition?**



## Part 2, #8: Are you satisfied with the current setbacks (front, side, rear yard) regulations in your neighborhood?



### Comments from those who responded with "No" and "Other" (No, because...)

- Reduce setback (3)
- Reduce setback, except on Walk Streets
- Reduce front, but keep existing side and rear setback
- Need more consistency (2)
- Increase setback
- Increase flexibility
- Too restrictive

## Part 2, #9 Please describe what you feel future development should take into consideration when building your street?

Responses were consolidated into a topic. The number in parentheses ( ) indicates how many people mentioned the topic in responses. Individuals were able to mention more than one topic in their responses.

**Total Respondents: 45**

### Top Responses: Creativity (5) | Height (5) | Scale and Compatibility with Block (5)

- Character (4)
- Mass (4)
- No Bulk/Boxes (4)
- Openness/Open Feeling (4)
- Permit Parking/Parking Requirements/Adequate Parking (4)
- "I have an issue with this survey" (3)
- Allow Multi-Unit Construction (2)
- Community's and Future Needs (2)
- Freedom/Flexibility in Building (2)
- Front Setback (2)
- Keep Away the Wealthy and Wealthy Developers (2)
- Keep it Coastal, Special, Unique (2)
- Keep Low Fences (2)
- Neighbors' Right to the Sun, Breeze, Vegetation, Gardens, Trees (2)
- Overcrowding/Increasing Population (2)
- Residential for Families (2)
- Respect for Scale Conducive to Community Interaction (2)
- Setbacks (2)
- Space for Trees (2)
- Compliance with Current Regulations (1)
- Density (1)
- Ensure Developments Look Good/Have Charm (1)
- FAR (1)
- Gentrification (1)
- Heights in Silver Triangle too High (1)
- Higher Density (1)
- Historic Nature (1)
- Improve Main Street (1)
- Less Helicopters, More Law Enforcement Patrol (1)
- Less Restrictions on Granny Flats/Low Income Housing Units (1)
- Lot Sizes of House (1)
- Lot Sizes of Surrounding Homes (1)
- Maintain Garden Character (1)
- Maximize Value of Property (1)
- More Affordable Housing (1)
- More Building Restrictions (1)
- More Craftsman Architecture (1)
- No Easing of Requirements for Low Income Housing (1)
- No strong feelings (1)
- No Subdivisions (1)
- Pedestrian Experience (1)
- Preserve Craftsman Entryway (1)
- Preserve Front of Buildings (1)
- Preserve Porches (1)
- Prioritize Parking for SFRI over Multi-unit (1)
- Public's Consent to Building Permit Process (1)
- Quality of Existing Neighborhood (1)
- Reduce Parking Requirements (1)
- Respect for Older Architecture (1)
- Second Story Setbacks (1)
- Smart Density (1)
- Traffic Congestion (1)
- Workers' Noise Level (1)
- Yards (1)