

# SUMMARY OF COMMENTS



## Palms - Mar Vista - Del Rey

*We collected community input at Kick-off Events, Neighborhood Council meetings, walking/driving tours, farmers markets, community festivals and events, a survey, an online comment form, and through other interactions with community members. This is a summary of what we heard during the Listen Phase (Summer 2018 - Spring 2019).*

### HOUSING

- Build affordable housing types for all income levels, including moderate and low-income, and opportunities for families, seniors, students, workforce housing, and supportive housing
- Focus dense residential and mixed-use developments along major corridors/arterials
- Increase housing density near and around the Exposition Metro Line and other transit hubs
- Customize the TOC program and increase affordable housing requirements
- Prioritize mixed-use and affordable housing development across the plan area
- Develop “family oriented” housing (2-3 bedroom units), including in mixed-use projects
- Expand opportunities for homeownership

### NEIGHBORHOOD CHARACTER

- Protect low-scale neighborhoods from incompatible and out-of-scale uses, including in the Westside Village, Del Rey, and Mar Vista areas
- Design buildings with appropriate and compatible transitional heights, density, and character when adjacent to low-scale residential neighborhoods
- Encourage better architecture through design criteria for multi-unit and mixed-use buildings
- Protect permanent Q conditions in residential areas
- Protect ocean views, sea breeze, light, and openness by maintaining existing heights except in strategic areas of growth
- New development projects must be met with appropriate public infrastructure updates

### PUBLIC REALM & OPEN SPACE

- Strengthen community identity and develop self-sustaining neighborhoods
- Create vibrant, walkable neighborhoods that are pedestrian friendly with safe, landscaped parkways, lively commercial areas and publicly accessible open space for people to gather
- Increase green space, trees, parks & dog parks especially in areas that are becoming more dense
- Encourage opening LAUSD schools to be utilized as open space
- Protect the Ballona Wetlands and expand the Ballona Creek Bike & Pedestrian Path north/south
- Increase additional opportunities for publically accessible open space in new developments

### COMMERCIAL AMENITIES

- Active commercial streets with more neighborhood-serving amenities like restaurants, bars, cafes, fitness/yoga studios, small offices and retail, etc.
- Create “main streets” and “neighborhood villages” where the daily needs of residents are met
- Preserve local shops and keep commercial spaces affordable for local, small businesses
- Create vibrant commercial spaces that are pedestrian-friendly with wider sidewalks, parkways, and publicly accessible gathering spaces
- Make Centinela Ave a vibrant business corridor and focal point of Del Rey
- Taller buildings and mixed-use along Venice Blvd
- Create a designated Arts District along Venice Blvd

### MOBILITY & CONNECTIVITY

- Prioritize public transit, bicycles, pedestrians, & new transportation technologies over vehicles
- Create greater north and south connectivity
- Increase local public transit options and infrastructure that is reliable and convenient
- Develop a local shuttle system to connect to Metro stations, job centers, and other neighborhoods
- Implement parking maximums and prohibit parking at the street frontage
- Use traffic calming measures in residential areas
- Establish rapid transit along Lincoln & Culver Blvds
- Lincoln Bridge desperately needs a pedestrian and bicycle crossing
- Road diets must include public transit improvement

### INDUSTRIAL LAND & JOBS

- Preserve job-generating industrial land
- Consider Hybrid Industrial to support new and affordable housing, including implementing minimum residential requirements
- Focus on tech and creative industries in Area H of Del Rey, and allow for live/work and certain types of supporting retail like restaurants and cafes
- Encourage adaptive reuse, including in Mesmer Triangle and other parts of Area H
- Expand standards of Glencoe Maxella Specific Plan to the Marina Marketplace with an emphasis on a modern commercial/retail development, with some residential allowed
- Increase residential proximity to jobs rich areas