

WESTSIDE COMMUNITY PLANS UPDATE

VENICE COMMUNITY PLAN UPDATE

**Kick off Event
10.2.2018**

Discussion Table Notes



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

www.PlanningTheWestside.org

<u>Likes</u>	<u>Dislikes/Concerns</u>
① Walkability	① Traffic on Lincoln
② Restaurants	② Air Pollution
③ Rich culture <div style="display: inline-block; vertical-align: middle;">Art</div> <div style="display: inline-block; vertical-align: middle;">Music</div> <div style="display: inline-block; vertical-align: middle;">Architecture</div> 	③ Bad planning on behalf of LA County
④ Historical spaces for people who are different	④ High use of neighborhood streets - waze
⑤ Beach	⑤ Santa Monica ^(SMO) airport path - using Venice airspace
⑥ Weather	⑥ Homeless in beach (crime, rapes, etc.) Common wide
⑦ Biking	⑦ Safety
⑧ Farmers Markets	⑧ Current regulations regarding fence heights is not adequate to the existing community.
⑨ canals	⑨ Height (3 high rises to be built) on Lincoln Blvd.
⑩ Unique people	⑩ Density
⑪ Recreational Opportunities	⑪ Traffic
	⑫ More people
	⑬ Safety on bus & metro rail
	⑭ Need services - trash pickup, restrooms, etc.
	⑮ Giant tech companies moving in → require them to provide benefits

Mobility

- Use public transit
- Parking rules should apply to all developments
- Cars
- Scooters - dislike them
- Concerns for safety on bus & metro
- Lyft / Uber
- Bike
- Strategic on when to drive due to traffic (gridlock)
- Metro rail ^{ridership} in Santa Monica has dropped by 20%
- Congestion problems
- Parking problems - on-street parking

Suggestions

- Connect with Venice Historical Society - establish relationships

Housing

- Buildings being built & are vacant
- Air bnb = apartments being taken off market
- Housing shortage
- Affordable Housing - losing it
- Unaffordable

Benefits we should require for large corporations
(Google, Amazon, etc.)

- Parking
- Housing

Concerns TABLE ① wrap up

- Traffic due to → air quality
overdevelopment by
County & Santa Monica → Poor urban
& Venice (3 high rises) → planning run traffic
through Venice
- Homeless -
- Safety
- Services — sidewalks & alleys
Police
trash pickup
bathrooms
- Big development favored over small development
they avoid rules by loopholes
- Airplanes over Venice
Air quality
- Planning should have a relationship
with History of Venice
+ Venice Historical Society

WAZE
Apps
MORE trees

- #2 |
- homeless
 - spread out housing across LA - not just in Venice
 - NO ^{center} dedicated bus lane on ~~venice~~ Lincoln
 - can't see long-term living w/ current development issues; want new plans to be implemented
 - improve alleys - lack of response
 - Venice unique - unlike other communities
 - art/culture
 - can't apply other communities characteristics to Venice
 - distinct community character - can't be treated the same
 - treat as historic neighborhood (HB 77)
 - homeless issues

#2 | plan goals

- lincoln @ victoria - good shops
- lincoln avg. height - 4 stories
 - affecting vistas, breezes
- #14 - collector streets
- don't take additional lanes from venice
- concerns about too much growth

plan goals

- ① move law enforcement; safety concerns
parking enforcement
- ④ recreation / park facilities - pocket parks
- ⑧ law enforcement
- ⑫ safe bike lanes; not on major corridors
keep on side streets

#2 Concerns

- What is masterplan for city?
- development is issue - out of scale
 - lots of diff types - density
- losing open green space; not restoring
- SFRs - demoed - losing yards
- not honoring front yard setbacks
 - ↳ oakwood
- lincoln -
 - congestion
 - lacking streetscape
 - no street plan
 - lacking retail - b/w maro + venice
 - ~~maro~~ b/w maro + venice = good walkability & retail
 - want to see incentive to convert surface parking
 - need more bike lanes

Table #2

- yellow dot - proposed 10-story - against
- over densification / height
 - LA commission
 - not compatible
 - traffic in alley
 - Penmar - Traffic issues
 - ~~Lincoln~~ Lincoln blw Venice + Wash - gridlock
 - 4/5 stories more appropriate

housing good but not out of scale

don't congest Lincoln more

bigger bldgs need to be more compatible

no transition zones on E. side of Lincoln

~~the~~ E. side of Lincoln - ~~less~~ not under coastal

Wallgrove - major congestion

need alt. ways to cut down traffic

- more means of mobility

- want to see more bike lanes #10
 - in neighborhoods / side streets
- commuter traffic spilling into neighborhoods
 - north/south streets
 - keep to lincolns
- get rid of collector streets - catching overflow
- keep bikes/birds separated on side streets
 - ↳ need alternative routes for diff type of transportation
- need amenities - pool + gym
- consistently spaced activity hubs } b/w washing-ton + sepulveda
not too far east
- plan goals
- don't feel safe; lack of law enforcement
- residential permit parking

Table #3

Q1) Positives About Cmty

- Walk to Beach
- Old Growth Trees/Greenery
- Place on the Coast/Climate
- Neighbors you know
- Activities all the time
- Natural Beauty
- Walk Streets
- Fenwick Park
- No High Rise
↳ Feels like Bch.
- Can See Sunset from Everywhere

Homelessness

Ideas
Walk St. Less Cars
Bikes

Q2) Concerns

- Lincoln Traffic
- Parking Bldgs.
↳ Parking Mins
- Signs on Lincoln (Adult uses) & LED's
- Big Picture Strategies
 - Homelessness
 - Segregation in Hsg.
 - Gentrification
- Loss/Demo of Historic Homes & Trees
↳ Along Walk Strs.
- Oakwood Commercial Trucks & Noise on Resi Streets - Narrow
- Noise Issues
- Scooters (BIRD)
- CRIME STR's
- AIRBNB - Unhosted
↳ Party Houses
- Whole Buildings

Q51 Housing Issues - Road 2112

- Ht. of New Hsng. (Marco/Lincoln) (Affordable)
w/ limited Parking Spaces
- Displacement
 - ↳ Snapchat buying boardwalk Hsng.
- loss of Hsng. for artists & young people
- Lack of Attn. from City of LA
 - ↳ Not Seeing benefit of tourism \$\$
- Lincoln Over Development
 - ↳ Traffic Concerns
- Don't want to be Marina Del Rey (ie new Hsng, but very Expensive)
 - ↳ MDR Effects on Venice
- Effects of Housing on Transportation
 - ↳ WAZE directing traffic → Lincoln traffic overflow
 - ↳ Unsafe to Residential
- Illegal Hotel Conversions on Ocean Front Walk → Air BnB issues → Approval from local Decision making Bodies UNCLCDLLUPC
 - ↳ No Commercial Operators
- Homelessness is Heartbreaking

Q4 Favorite Places to Visit/Eat/Play

- Backyard
- Abbot's Habit → gone → No Replacement w/ cnty feel
- Cafe 50's
- Free Music Concerts
- Beach
- Archways in Windwood Circle (Arcade)
 - ↳ Old Bldgs
- Historic District
 - Cow's End
 - Farmer's Market
 - Pier
- Lemonade ✓
- Bike Path (Scooter Issues)
 - ↳ Maintenance

Vandalism
 Property Crime
 Theft
 Noise
 ↳ Motorcycles/trucks

Security & Quality of Life
 ↳
 - Lack of Reporting @ PD

CURRENT GOALS

- Goal #2 → Must Respect Architecture of Historic Bldgs - Consistency in Comm'l. Bldg.
- Commercial Development
- ↑ in unit density → Euron Wlk St. (1953 Stds.)
 - Bus Stop ≠ Less Car Ownership & transit → None update
 - Rdr's don't always live in TOC areas
 - # of Reg'd Parking @ Residential → Inadequate
 - Rent Control
 - Restricted Parking in Coastal Zone - Overnight
 - Coordination on Hilliness Programs
 - ↳ TENTS
 - ↳ Crime connected to/tangential of Environment
 - ↳ Parks/Playgrounds

Group 4

What do we like...

- ✓✓✓ diversity x lack of sanitation
- ✓ artistic and creative xx lack of affordable housing / homeless
- x invest more in beach → commercial
- ✓ once was affordable x concerned about height of dev
- ✓ global city x rents ↑ would like future generations to stay
- ✓ preserve beach and open space x need more housing capacity
- ✓ walkability ✓ close to beach w/ market rate (exp zoning)
- ✓ Venice is an open and interesting place affordable ≠ subsidized
- ✓ feels safe ✓ self contained community 1958 zoning capacity was higher
- xx traffic (cars + pedestrian) Venice specific plan ↓ zoned
- ✓ feels safer w/ more density and activated spaces x peninsula was once not safe (1950's and 60's)
- ✓ density of dev is okay currently, but new dev is densifying community and ↑ traffic
- ✓ sense of history, historic preservation x lack of public services to support ↑ density... water demands, circulation, etc.
- architecture
- Venice post office
- surveyor

- how do you get around Venice?
- walk whenever poss. ble, uber
 - traffic makes it difficult to drive, parking not yet an issue
 - commute to USC via metro
 - used to take santa monica bus to beach (no longer avail.)
 - ~~✗✗~~ - more options to get to metro, more direct transit
 - preferred mode is walking/biking, but drives
 - ~~✗~~ - lack of transit options
 - transit is not a good option, would prefer, but driving required
 - would like BRT on Venice Blvd.
 - conduct a parking plan; plenty of parking @ Marina + Venice ^{utilize lots as parking} provide "park and ride". Build more connections to marina
 - more access to beach
 - more facilities @ beach (e.g. restrooms)
 - local mode is biking
 - "electric avenue" for parking structure.
 - Needs to drive to office 6 miles away
 - Son takes bus to school, used to ride bike, husband bikes
 - transit takes too long, so now drives to work
 - light put in @ Washington + Pacific (no right turn)
 - cannot get in and out of peninsula,
 - more development, density ~~✗~~ w/ affordable housing
 - Santa St is now one way to 90, backed up
 - need more outreach for this type of traffic planning
- ~~✗~~ plan for dev at peninsula. too much traffic, lack of access also a flood zone.

What do we like and want to preserve?

- can do everything w/o leaving
 - grocery, shopping, people
 - x abbot kinnery too touristy, too expensive, pinkberry was blacked out to preserve community
- Lincoln "isn't ruined" - very affordable
- x Venice has changed, but still love it
- spent alot of time on Washington
- ~~keep~~ Keep Venice affordable
- x main st between circle and marine ct is sleepy, no dev
 - pedestrian options not great
- x want more open space that is not maintained by community
- x need more trash pickup in parks + community

salution → A BID ~~was~~ would be a solution to ↑ public service,

- ↑ maintenance of public space

 → create more open space; no parks in Medians

- utilize "excess ROW"
- better dev and better maint
- explore opportunities in underutilized space
- SLR → mitigation = more open space
- Restore wetlands + lagoons, estuaries

 → put power lines underground

Topics + Goals

- not living up to current goals
 - goal 18
 - as a senior do not feel comfortable w/ design and density
 - industrial is leaving
 - more sanitation - goal 1
 - more robust urban forest + maint of trees
 - Goal 4 - Robust recreation opp.
 - Goal 10 - need more mobility options
 - access to regional opt. w/ "park + ride"
 - buffered bike lanes - extend on Venice
 - Washington Blvd for bike infra.
 - Broad bike path can connect w/ one on marina
by beach board walk
- Goal 1 - ~~has~~ housing should be affordable w/ multi-generation
- * - plan ~~or~~ out for climate change
 - floods, etc.
- Short term rental impact on affordable housing and housing avail.

FAVORITE PLACES

- the beach
- the pier
- Windward Circle

table 5

- Unique, character, civil & walkable
- preserving history, modern & pop stores
- maintain character & scale, culture,
- social diversity, low income housing
- art, pedestrian scale, parks, walkable
- small streets, human scale
- keep local services, continued affordability
- nature of beach, peaceful,
- walk and get everything, bus to DTLA, bike to SM

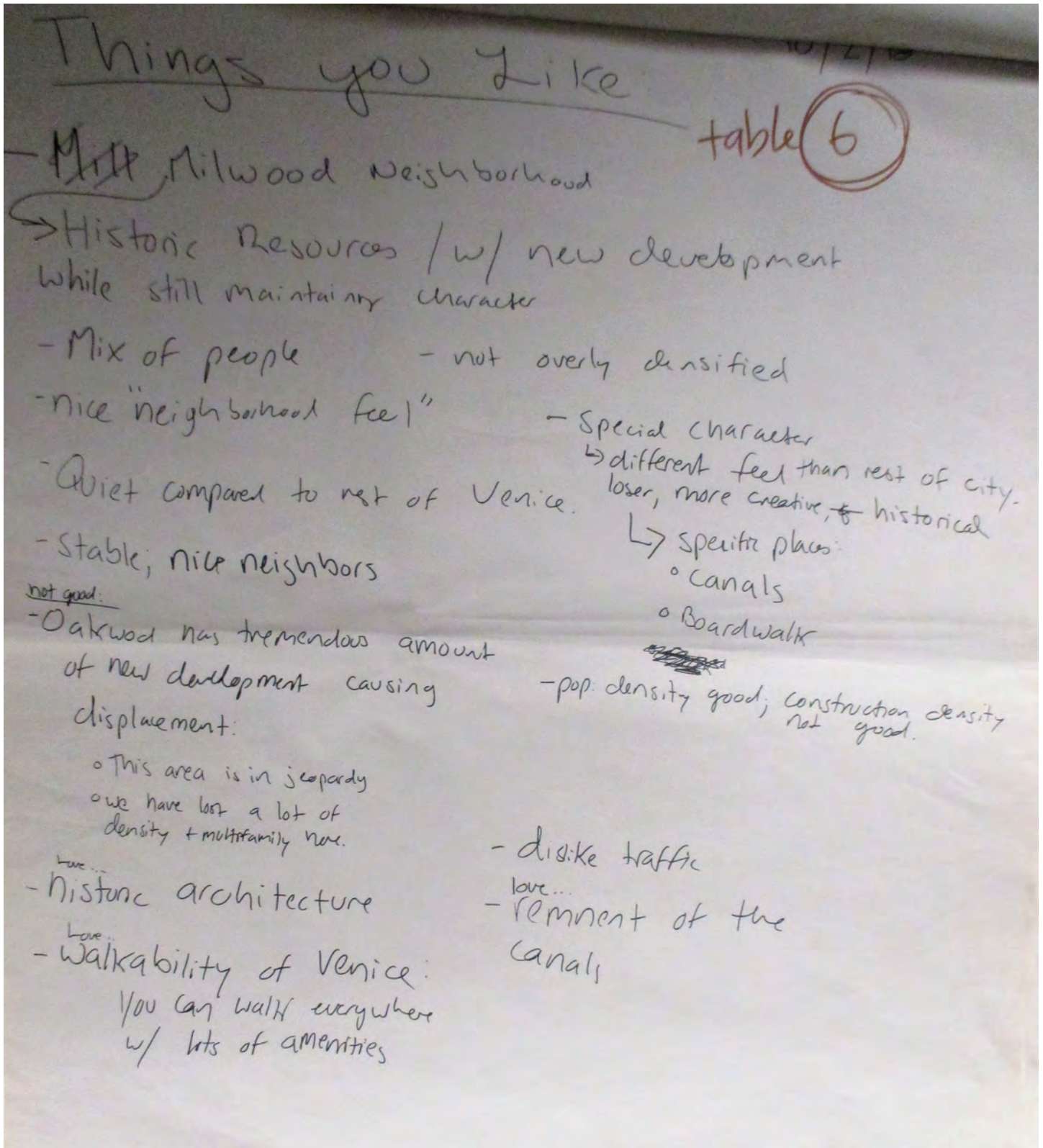
Real:

- diversity, historic preservation, decrease displacement
- affordable housing, advocate against narrow trails
- stop city/state corruption, coastal commission
- strengthen enforcement
- public transparency that connects to expansion, public
- ~~the~~ boardwalk / winward circle historic preservation
- acts on boardwalk
- accessible housing, accessible transit

Goals

1. Maintain Character of Walkable Beach Town
2. Increase Housing at All Levels in Thoughtful Places
3. ~~Reduce~~ Reduce Ellis ^{Mill} Act Conversions to Single Family
4. Diversity of Housing Types Increase Density/Height Along Corridors
5. Connect transportation to Exposition and Santa Monica
6. Central Mobility Hub
7. Safe & Fast Access to Beach
8. Wayfinding & Signage
9. Improve pedestrian friendly streets with green infrastructure
10. Plan for Climate Change

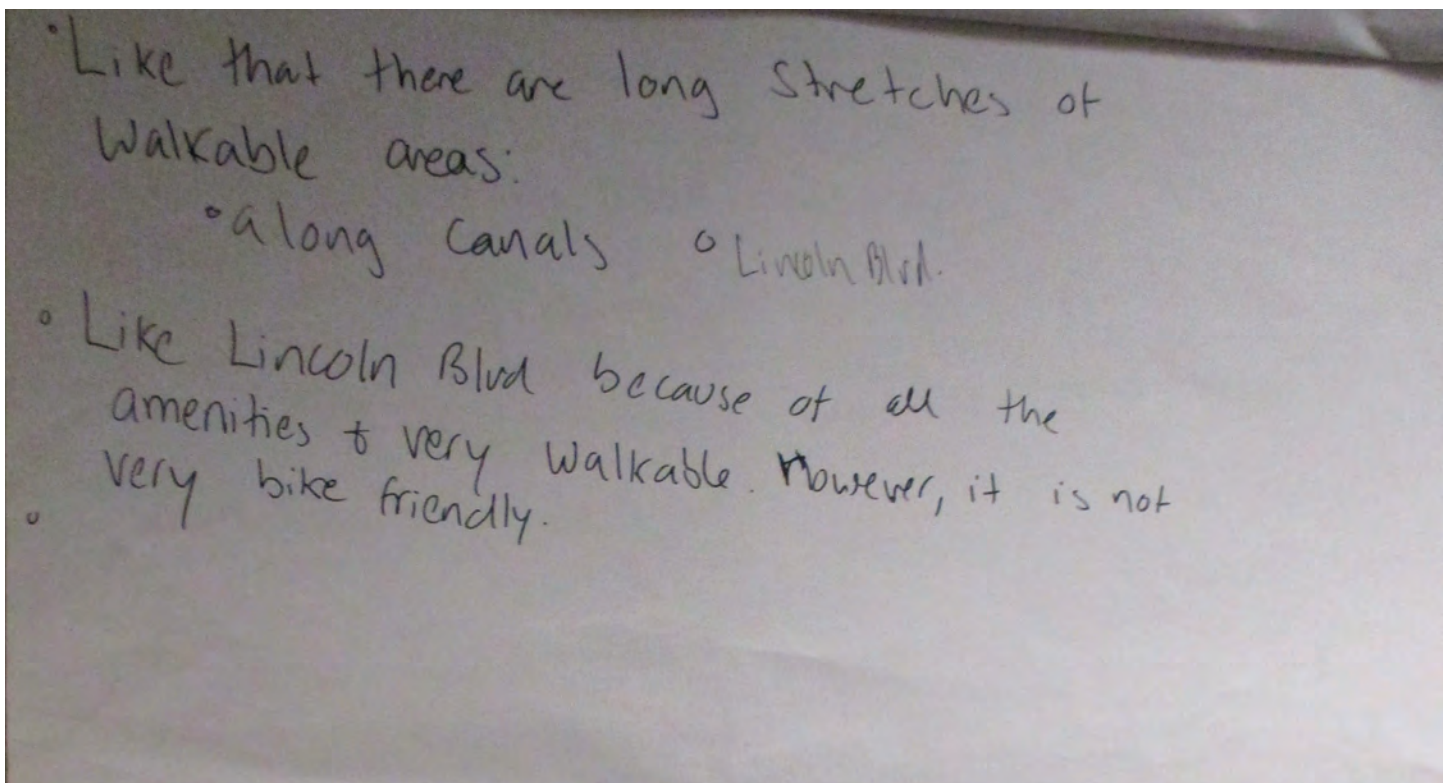
- Lincoln, Main Street, Pacific, Alameda final ✓
 - shared, co-working not efficient land use
 - Museum Beach update, maintenance
 - dedicated bike lane, pool walkway
 - realign boardwalk
 - Fast & safe access to the Beach ✓
- Alameda bike lanes
- 3 bus, Lincoln Avenue transit, dedicated bus lane
 - bicycle infrastructure, Red Ave, Pacific
 - crosswalk dangerous, pedestrian safety
 - get course = not best use of land
- Alameda housing
- surface parking lot redevelopment
 - increase density along corridors, FAR
 - X 3 level/s
 - wide streets = appropriate for denser housing
 - historic = disorienting
 - Pacific waterfront, infrastructure
 - alley maintenance, pot holes, old trolley tracks, sink holes
 - high alley use in vehicle access
 - alley for green space ✓
 - wayfinding signs in different languages ✓



Concerns:

- Sea level rise impacting the areas where people live/work/etc.
- Public listening Phase is too short. Only Aug-Oct 18. Would like to see at least 6 months.
- Should be doing specific plans to special areas of Venice, like the Canal area. With larger population of historic homes.
- Address local coastal plan & consider impacts of rezoning on the area.
- All the walk streets need their own groups to create contextual plans.

- Opportunities:
- Venice Blvd + Washington Blvd
Should have more density + affordable housing.
This is an area to add additional capacity. Has wide enough streets + a bus line.
 - Selective upzoning some blocks, with appropriate step downs from single family areas.
↳ but should be taken back to the community, for review/feedback.
 - Create a bike path along Lincoln Blvd., as long as you replace the lost street parking w/ more parking on other lots (like they did in Santa Monica).
 - Place mass transit on ^(Lincoln + Venice) Lincoln Blvd, because it is highly congested.
 - More public transit + connectivity on North/South Streets. There is a lot of East/West connectivity but no N/S.
 - More green alleys.



- Potential for more housing (opportunities)
- require that multifamily zoned areas be reserved for only multifamily projects
 - is there a way to make density minimum requirements for projects? If you go below a certain density it wouldn't be allowed?
 - More density along Venice + Washington + Lincoln
 - ↳ but consider parking impacts; including to surrounding neighborhoods
 - ↳ potential strategy to implement parking maximums.
 - ↳ that
 - Address the displacement happening in the Oakwood area
 - ↳ we're getting downzoning + losing housing units.
 - ↳ They're knocking down duplexes + building single family (building mansions)
 - ↳ Losing our multifamily. Average 7 units loss per month.
 - ↳ 3 lot ties
 - Preserve ~~Bayana~~ Ballona Creek open space area.
But create more pedestrian / bike access.

INTRO

- Neighborhood character, how the city blends in with criteria
- East Venice — proximity to Cretco is influential
- Illegal evictions to support homeshare is negative

LOVE

- Walkable / bikeable
- Proximity to ocean air & not excessively blocked by people
- Know neighbors
- Variety of people — diversity (income, ethnicity) ^{like this} ^{more approaches}
- Old development, preservation of historic structures
- Pockets with different character
- Designation as a coastal community — special quality to be preserved
- Gutting neighborhoods to create high-end housing is not good for character preservation (negative for housing affordability)

- BEST BEACH
- Canals

INTIMACY
POCKET NEIGHBORS

Repl. Diversity
Coastal Comm.
"Special Coastal
Designation"

COMMUNITY PLAN GOALS

- Good ideas, but have a sinister side underneath what they aim to accomplish
- City drags its feet with implementation

TRANSPO

- Issues with street sizes
- Street parking is an issue
- Traffic from Waze & other tourists driving through
- NEED: micro-mobility —
- Parking awareness/education

- CONCERNS -
EVICTIIONS
REPLACEMENT
of Affordable
units to luxury.

CONCERNS
DEVELOPMENT
WEALTH
AFFORDABLE
HOUSING
ACCOM / SHORT TERM

AMENITIES MISSING

- Super markets
- Cultural Centers - more activities
- Park space
- Public meeting space

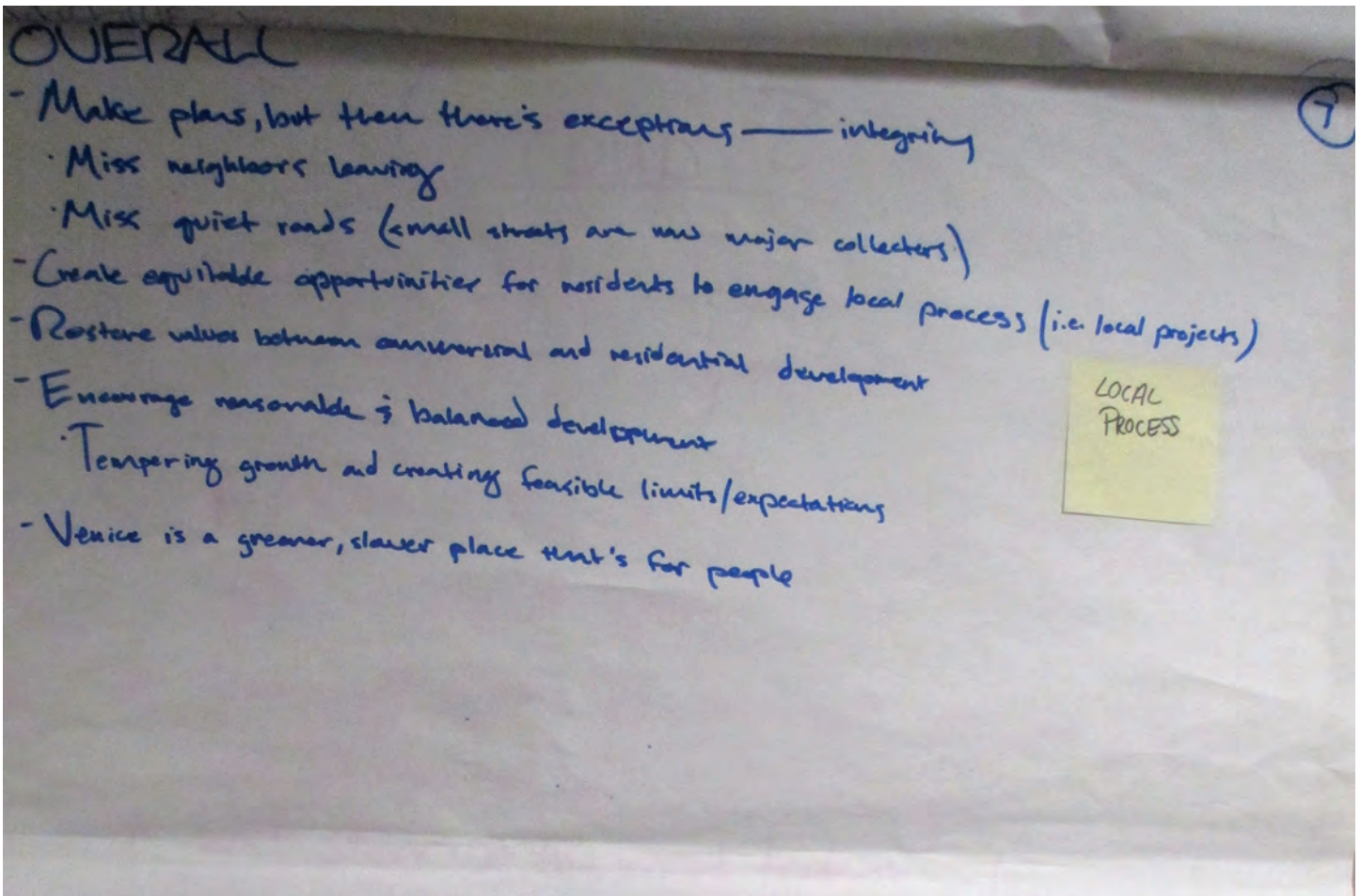
LP GOALS

- Define high quality → specific → measured by data → Led by integrity in approach
- SMART
specific | measurable | attainable | realistic | time bound
- Goals must be attainable
- Where can we set language/goals about zoning that is not present?
- Where is accountability & applicability in CP?
- How does our planning spread impacts throughout community
- Issues with zoning code set, developers get waivers, & it erodes strength of
- Transparency with planning/permitting process — lacks integrity
- Small-lot subdivisions are occurring everywhere — developments are out of context with existing housing compatibility
- Need better communication from City (i.e. public noticing)
- Goal: better define compatibility & articulation
 - How do we interpret this?
 - It is really a moving target
 - How do we set a baseline?
- Explore opportunity to reduce cost of appeals
- Goal: level playing field of assessment

*** CRITERIA / INTEGRITY / ACCOUNTABILITY**

Handwritten notes on sticky notes:

- residential environment is impacted by density & building standards
- Tempering growth is a good opportunity
- Goal: tempered growth
- growth is not sustainable
- LIMIT TO GROWTH
- Have Responsible Development that takes the surrounding neighborhoods into consideration
- greedy developers to grab as much profit as possible, getting bonus densified for additional height
- No additional pda and no traffic mitigation.
- CONCERN IN INTEGRITY OF PERMIT PROCESS
- INABILITY TO INFLUENCE PERMITS/APPEALS INCREASE NOTIFICATION OF APPEALS
- how to limit restrict waivers received during permits process



Group 8

Keep Open Space... open
- Meridian Open Space

① What we (i.e., you) like about your community.

- * Sense of comm. dating back 40+ yrs plus involvement in previous SP update
- * Not steering toward Future > housing... etc
- * Diversity of housing styles
 - Medium Density - MIX, MIX, Single + Multi
- * NOT Cookie Cutter - edgie, Music influence
- * Should be comm. for everyone

* Proximity to Services - walkability

* Choice in design and type

- color, individuality
* Tolerance level is high

Things/Items of Concern

* Homelessness

- Against Bridge Housing location

* Thatcher Yard - PSH.

* Current Zoning doesn't reflect character of Venice (to)
- Differential to single-family zones
- Doesn't allow for multi-family dev.

* Increased density -> but where to park? Even w/out - Parking major issue.

* Historic Resources

- Small Bungalows don't meet today's needs - especially small properties
- Freedom of choice in private ownership
- More mobility choices
- Supports increased density (More/economic Units > Luxury Units)
⇒ Targets housing issue

Housing

Homeless need housing

- Data supports regional approach (Bridge, PSH, (city) wide)
- * Affordability
- * Cannot rely on strictly subsidized housing to solve problem.
- * Land Costs

Quality of Life

- Sidewalks
- Happy Hour Bar(ry)s
- Refuse Bins - Collection
- Bureau of Street
- Transit
 - Culver City down Venice to Beach
 - Free Shuttle Service
 - Parking - Remote Parking, eliminate "current" parking requirements to allow for commerce development
 - #3 - Walk, bike
- ~~Would take train~~
 - No mass transit
 - No North & South Transit

Policy Goals

#10: Focus on rail from Culver City

- New goal of museums: cultural/Fine Art

- Supporting local Artists

 - ↳ Fabric of Community

- Remove focus on preservation/cultural resources
Eliminate #17

#~~16~~₁₄: Eliminate cut-thru traffic

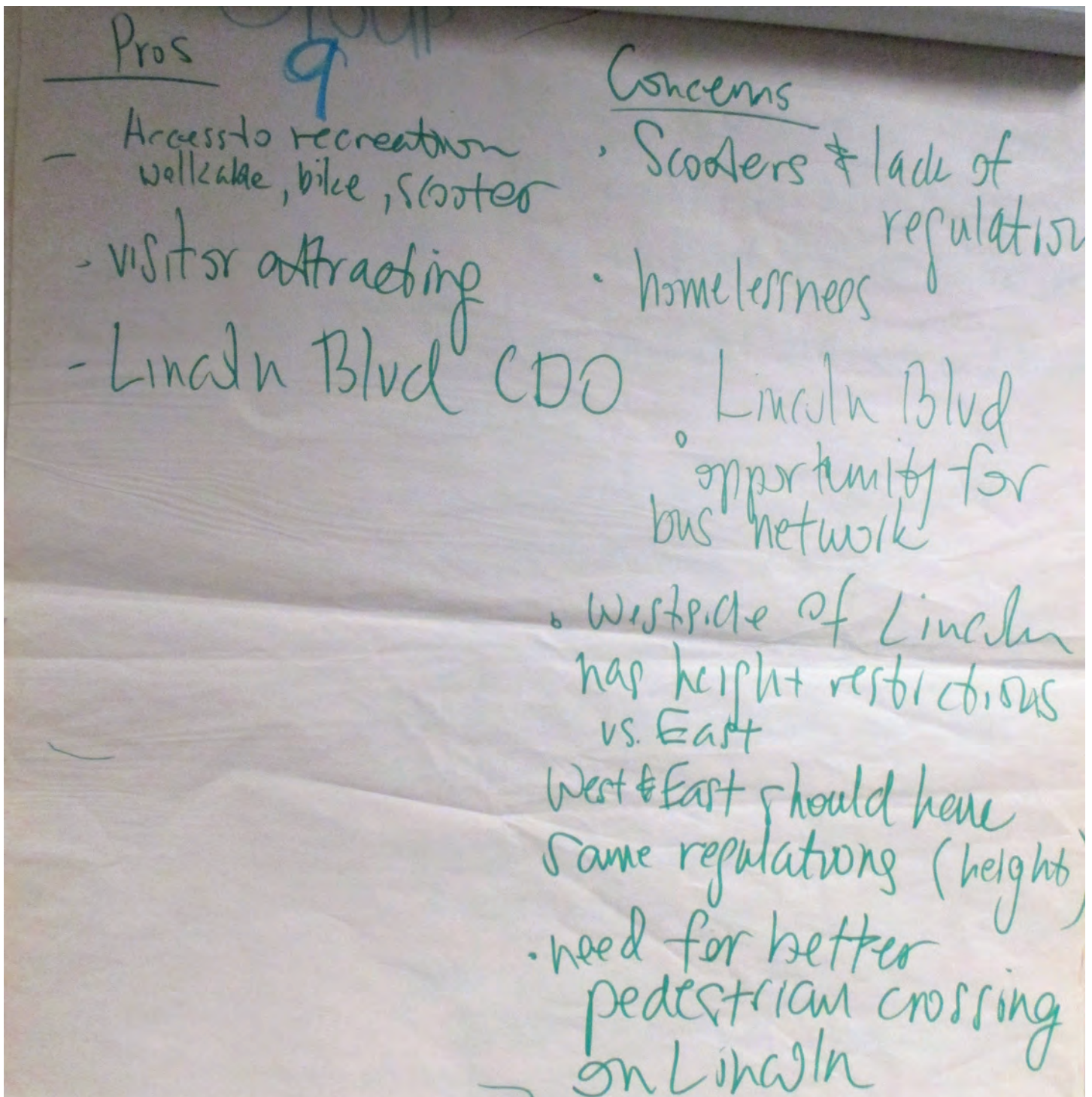
* Continue to preserve open space

#1* Allow Live/Work in all R-Zones

- Retaining jobs in community

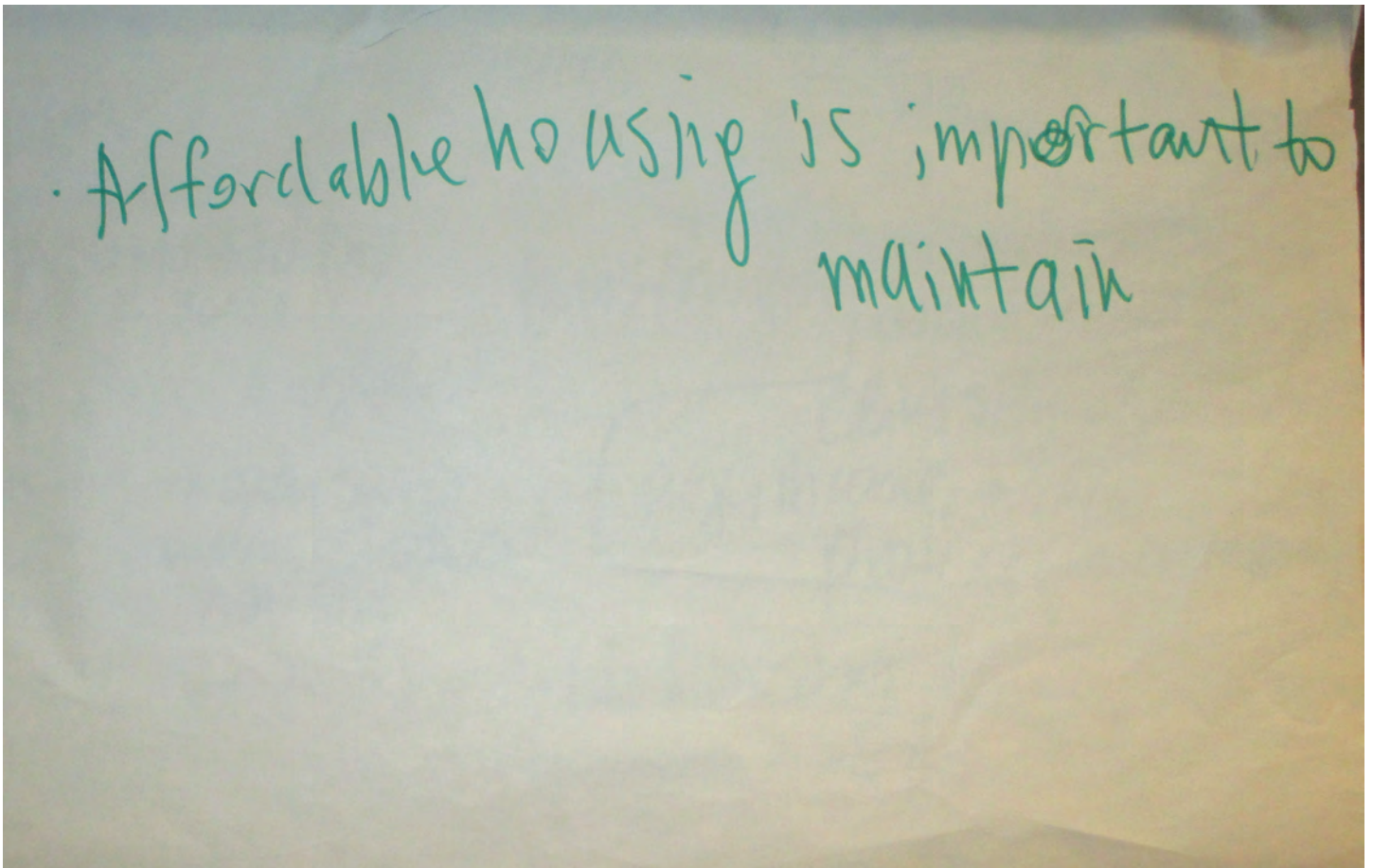
- Road Diet poses life/safety threat during emergency evacuations

- Protect Commercial Properties
- Parking is onerous
 - Consistently Commercial along Abbott Kinney, Rose
 - Ocean Front Walk
 - Revisit Zoning along Ocean Front
 - Consistently Commercial
 - Maintain + expand neighborhood serving retail / services.
 - Process can be financially burdensome
 - Over night parking is not an issue
 - Maintain affordable housing
 - * Millwood Historic - maintain zoning



- need for more public spaces
- loss of churches in Oakwood
- Abbot Kinney is an opportunity to have no vehicular traffic
- Trolley brought back to Lincoln Venice,
- we need to plan w/o accommodating cars
- Provide parking near SE end for potential Trolley service
- Look to Santa Monica treatment of Lincoln Blvd.
- plan needs to allow for growth around commercial E. of Main St.

- Parking regs are too high w/ residential dev.
- Ocean Front Walk opportunity, + hotels
- Golf Course should be converted to recreation
- establish permit parking for residents
- dev. up to 35'/40' along Lincoln is possible
- opportunity for decent-sized lots to be multi-family
- maintain rent stock
- goals & policies are to broad & generic, needs to be more precise



WANTS

rapid transit
 • walgrove backs up
 b/c of SaMo + 10 Fwy
 stuck @ 2:30PM

increase density
 reduce parking

bike paths - less congested
 beach parking → open space
 - proposed homeless shelter
 affordable housing

homeless services + affordable housing
 equally shared throughout district

trees in Oakwood
 more parks
 overnight parking
 short-term housing contributes
 to housing cost + homelessness

LIKES

diverse transit types
 height restrictions
 architectural des

tourist center

diversity of
 age, income, + race
 protection zone

transient
 population
 enforcement
 doesn't keep
 UP

theft
 - enclaves
 throughout

<u>dislikes</u>	<u>likes</u>	<u>wants</u>
<ul style="list-style-type: none"> road diet on Venice - bike lanes - tsunami route 	walking feet	<ul style="list-style-type: none"> dedicated bike trails affordable housing on golf course open space parking near beach - 1/2 affordable housing + PSH mixed use on Lincoln higher heights - build more parking
<u>homelessness</u> McMansions for just wealthy loss of heterogeneity	Brooks	

KEY POINTS

- Venice is bearing disproportionate share of homeless
- Likes zoning: SFD, height restrictions, walkable
- Inadequate parks
- Diversity that makes Venice: ^{people} are being forced out - unaffordable
- More transit options, less traffic

Loves

Table II p

- small scale of housing + lots (West of Lincoln, south of Abbott Kinney) RI neighborhoods
- flat, good for skating (doesn't like broken sidewalks)
- (Wants phone/power poles removed)
- " cleaner alleys
- proximity to ocean
- environmentally-friendly info
- Unique architecture
- social diversity
- Cultural history
- (Dislikes Air BNB)
- (Dislikes Solar Living home)
- get further info to Jeff
- Owner - Occupied or long-term renters
 - dislikes transient nature of Air BNB
 - " upward pressure on real estate prices due to Air BNB
- Neighborhood should be protected (pace of change too rapid, should be incremental)

WANTS

- Higher Density
Growth should be along arterials w/ transit
w/ Lincoln, Venice, Washington
- p. 2 of 3
- Doesn't want higher density / high rents help w/ low density
Skeptical of growth due to overlays
- Doesn't like mansions / boxes
- Should be no variances for increased height or reduced setback
Large houses should be for multiple ~~residents~~ residents
- " " block out solar opportunities for single story homes
 - Coastal Zone exempt from BMO?
 - Mass can be worse than height
 - BMO should be in Venice
 - Planning should do better job not appraising massive homes
 - Take out beach parking lots to encourage biking to reduce congestion
 - Need a preferential parking district for residents near beach

