

Exercise #1 "Our neighborhood" Map exercise

- Mass, Scale, Character Committee prepared a plan that was not adopted by VNC
- ~~Specific Plan~~ Specific Plan was meant to be complementary to Land Use Plan, but is not working the way it's supposed to be implementing plan
- # of precedents^(projects) that have been denied by APC or Coastal Commission, but DCP will approve similar projects
- "neighborhood character is a preservation issue"
↳ should take into ~~account~~ residents living there
- old growth trees are being knocked down + neglected with construction
↳ trees are part of neighborhood character

- Speculation is happening, sometimes buildings are torn down ~~replaced~~ and replaced w/ a building used for short-term rentals
 - 100 ft notification radius for Coastal Development Permit seems too low
 - Why ^{is} there no notice for Coastal Development Permit Exemptions?
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- lower lot coverage desired → more open space
 - discourage roof decks
 - adjacency is an issue → sun + shade impacts of tall buildings next to one-story homes need to be mitigated
 - don't want to prejudice LCP and want other departments to understand the importance of the plan
 - Corner buildings are important "introductions" to a street
 - 200 density should be baseline density
 - multi-family neighborhoods should stay multi-family
 - ↳ shouldn't be able to decrease # of units that were existing on a lot
 - ↳ SF should stay SF

- bungalow typology is charming and neighborhood would like to see more
 - ↳ ~~more~~ walk streets ~~more~~ are also positive aspect of Venice character
- big box structures are really a problem for neighborhood ~~structure~~ ^{character}
- Venice is one of few ^{communities} in coastal zone that is designated to be protected, which makes it unique
- Venice needs to make low-income housing available to attract artists back to the neighborhood
- non-residential compatibility issues exist too
 - ↳ tech companies are turning Venice into corporate campus
- need to protect pedestrian experience
 - blacked out windows which make streets unfriendly
 - have turned restaurants, cafes into cafeterias for company
 - ~~don't~~
- don't let projects take medians away → decreases feeling of open space
- preserve existing industrial land

- "all the things that made us want to live here are leaving"
- Abbot Kinney is no longer ~~the~~ ^{the} local neighborhood center it used to be

Dylan and Tony

Exercise #1 "Our Neighborhood"

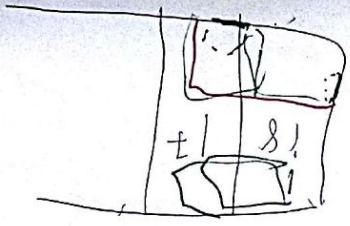
MAP Exercise

- In the LUP language should not be subjective - it should have metrics
↳ not just "compatibility"
- Can we get rid of this metric of "character"? Maybe - Maybe Not.
- The 'Evolution' one seems to be the most accommodating
- Preservation. Yes. But the ship has sailed. Maybe in the last couple, its ok to preserve.
- PPL in Venice have eclectic tastes.
- Allow ppl to do what they want on their property - we control useability - but there's a happy medium.
- Transformation seems extreme. But it makes some sense since the value of the land is so high
- Is preservation fair? PPL pay a lot for this area and they have some needs, but the community is important too.
↳ Historic Designation... it messes with property values, it lowers market value → it limits what I can do on my land
↳ Problem with Survey LA is that it wasn't a public process. And there was a lot of mistakes. The City shouldn't stop projects that were identified in Survey.
- There is already a lot of change in Venice.
- The thing I want to see change is the Venice canals
- Increased property values allow some people to see increased value in their home values, which is good

MSC topic begins - (readings defs) -

- Mass - missing: above-grade volume metrics - not underground volume
- Don't talk about FAR.

Exercise #1 "Our neighborhood" Map Exercise



How do we preserve?

- anticipate sea level rise
- Traffic mitigation

VENICE LOCAL COASTAL PROGRAM GROUND RULES FOR FOCUS GROUP DISCUSSION

- Everyone in attendance is a stakeholder of the community and is welcome to participate in this public planning process.
- Participants will show each other courtesy and respect.
- Participants will allow opportunity for all those in attendance to speak and express their viewpoint.
- All viewpoints are welcome. Participants will be respectful toward varying viewpoints, even when they differ from their own.
- Participants will recognize and value the diversity of those in attendance and the communities they represent.

MASS

SCALE

CHARACTER

Exercise #1 "Our neighborhood" ★ Map Exercise

- 20 years too late
- stopping development (current)
- preserve Oakwood
- edges
-

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Exercise #2 "Mass, Scale, Character"

Character

- has not been identified
- so much dev.

Waller Street → historic context

- not just the block.
- varies by neighborhood.
- ref. to original character.

- roofline
- arch styles
- bldg. materials

Exercise #1

OUR NEIGHBORHOOD


Comments:

- Preserve: restore, improve, but do not tear down old, existing bldgs.
Ex: addition in back okay, but not front → or maintain char.
- All of Venice should be made historical
- LCP > Coastal Act says preserve; huge bldgs incongruent - never should be built due to lack of IP → City not stopping these constructions so res. appeal to Coastal Commish
- Keep diversity, no on huge bldgs
- ^{Should have} Frontyard } front door - No fortresses (common in Oakland)
- Pedestrian, transparency, see neighbors
- friendly
- Social Fabric
- Char. should have housing types
- Affordable Housing?
- Coastal CC "adult" in rm - ^{backdoor deals/} corruption concerns
- Quoting "box is fine" since boxes on st. already"
- Dev. max. FAR
- Losing avg. 7 units → apt. disappearing for a more homogeneous demographics (economic, wealth, ethnicity)

- VNC definitions → still subjective, need parameters
- Planning terms a little too much
- Balancing economic value v. preservation
- Last preserved house on st.
- What to do if all houses ~~are~~ ^{already} developed, but new regs. restrict what is left?
- Scale counts
- Size issue w/non-residents changing house (ex. sell to dev. to build a large house)
- Walls defeat purpose of area (canals; live there to see canals, not walls)
- Air bnb ... or using residential as a business → illegal?
- 3rd stories ~ no thanks
- NO MEASURE HEIGHT FROM ST. CENTER
- OPEN SPACE MUST BE FRONT OR REAR FACING
- NO COMPOUNDS! MANDATORY FRONT DOOR
- building one 3-story helps to perpetuate more 3-story bldgs

- anecdote: ~~no~~ ~~two~~ ~~one~~ ~~two~~ - wall up to yard property line
- can see neighbors
- no illegal accessory units: ex bridge con. front & back
- unit above the garage after the permit inspection
- keep singl. family homes, apt., keep out ugly boxes & rich people
upst + ngil!
- ~~biggest concern~~

- PROPOSE CAP ON 2500 ~~NEW~~ NEW CONSTRUCTION



Exercise #1 - Our Neighborhoods

- Significant dev. in Venice occurred between ~~'60s-'10s~~ ^{1972-today} _{impt. period in Venice architecture}
- not 1900's-1940's
- Definition ~~of~~ ^{of} character ^{mass} + scale should be revisited.
_{↳ unpopular in community meetings}
- 3 categories in Venice: small, old; contemporary; new, bigger
- Survey LA, Historic Preservation
_{↳ competing values; ~~but~~ diversity AND history should be respected}
- Building shadows are becoming a concern
- Venice SP already defines mass + scale
- What was the intent of classifying Venice as a unique coastal community?
 - What was intended for preservation? (Why boundary at Lincoln?). This should be clearly established.
- Are we trying to maximize mass + scale?

- PPT provided perception that one example was acceptable and not the other; both examples though can be considered acceptable
- Developers denied permits because community didn't like design, that is wrong.
- Character of pedestrian community should be preserved (setbacks, etc.)
 - Pedestrian oriented character shouldn't be only for a corridor, it should be for a whole area.
 - there are multiple characters in Venice (Golden Triangle vs. Silver Strand.)
- Mass definition: remove portion of definition on building as viewed from street.

Part 3 A

1. Community not very ^{livable} walkable (terrible sidewalks, "like a jungle") → tall fences.
 - community should be safer (overgrown landscaping)
 - too many powerlines (conflict w/ trees) → Oakwood area
 - ~~Drive from~~

3A #3

- Many of iconic neighborhoods have distinct front yard setbacks
- Venice is urban neighborhood, why are suburban solutions being proposed?
 - In small lots, there are setbacks, garden areas. (this makes community unique.)
+ living space
- 3ft/5ft setbacks not enough living space
- intimacy w/neighbors is important
- Balconies create intimacy
- Key is whether you see people or not
- Plain boxes are concerning - articulation is important
 - Articulation through zoning can be a disaster
- Accessibility + friendliness
 - garage placement may be disruptive
 - What does ^{accessibility} portray about neighborhoods?
- Landscaping should not be used to build fortresses

3A#4

mult-family

- Multi-Family, duplexes should be better represented.

- ~~On~~ Ocean Front Walk was down zoned

- Community needs underserved

- single-family areas could be conserved, should not be focus for all Venice though

- Oakwood / Ocean Front should allow multi-Family

↳ nearly all of a Venice could accommodate more multi-Family

- 10,000 sqft single family should not be allowed

- no lot consolidation to accommodate large single family

#7

- Venice SP is good, new zoning options concerning

- Allowance for multi-family is important (new multi-family zoning tools a plus - occupancy/density)

- Reduce parking requirements - design for people, not cars

- Hard to address parking considering traffic issues