

WESTSIDE COMMUNITY PLANS UPDATE

WEST LOS ANGELES COMMUNITY PLAN UPDATE

**Kick off Event
10.25.2018**

Discussion Table Notes



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

www.PlanningTheWestside.org

TABLE 1

P.1

Like most about Community:

Rancho Park

- Events, green space, away from traffic
- Small community feel
- Involvement in local activities
- Walkability, trees, walk space, natural environment
- Community quality and feel
 - Scale of neighborhood
 - Small, unique shops & Restaurants, farmers market, great school system, location to the rest of LA
- Great restaurants along pier / Westwood
- More multi-modal transportation / active transpo
- "Human scale" of neighborhood, plans for growth without over development, don't change the Expo line plan
↳ good job keeping scale

Concerns

- For business, hard for small businesses to keep up with development from large businesses (eg LEED, green c)
- Compromises on Expo plan will help with scale and small businesses
- Concern for lack of pedestrian oriented shops
 - EG Westside Pavilion Development
- "Cookie cutter development"
 - love pedestrian oriented growth
- Need good aesthetic development
 - "ugly" development
- too far setbacks makes walking difficult
 - make sure height suits architectural style

- Concerns P. 3
- Building high density w/out parking
 - NEED buildings to have adequate parking
 - Restrictive parking (2 hour limit, parking districts)

- Not against density, but need a robust transit system
- We're not there yet
- Need infrastructure to support it

- Practical concern w/ transit - Sometimes NEED an option to drive
- look to other cities w/ robust transit networks
- Trying to accommodate density w/out the infrastructure to support it.
- Right now, not practical to take transit from far distances

Expo - Not safe, too packed

↳ Added congestion b/c not grade separated

↳ Bades up cars through train crossings

- Need options for movement w/ density
- * Businesses use Expo to not supply parking
- Move to be by expo is not a long term plan
- Meant to be 20-25 years, long term vision
- Parking is a community-related issue
- Different needs for different areas

- Needs will be different in 20-30 years
- building will need to adapt

- Roads are not wide enough, especially for cut through

Impacts businesses

- There isn't UTILITY capacity - how will electricity/power adapt to growth?

- Two-way stops are problematic
→ There isn't enough space for 2 cars

P.3

Favorite Areas

- Walk to deli and Sprouts, likes walking to the store
- Small restaurants
(high rises are a threat to small businesses)
- Great streetscapes, but not along major blvds,
↳ single family areas
↳ Benefits - biodiversity, climate change
- Need improvement on Westwood - Pico to SM blvd.
- Have to avoid crumbling streets (accessibility issue)
- Sidewalks - need right street trees
- LA doesn't impose enough conditions on large developments
- Sepulveda has non-conforming uses
↳ incompatible infrastructure
↳ unpleasant for pedestrians
- Improve aesthetics of Sepulveda Blvd
Make more walkable!!
- loves walkable, vibrant neighborhoods (Westwood/pico)
- Want to walk to event venues
- Streets need to be human scale
 - Venice, Santa Monica too wide at points
- Side street buffers are positive

- Need a safe space to walk to library P.4
 ↳ Safe to walk with Children
 ↳ Libraries are underutilized, want to take children there

==
 Culver city - clean, walkable, central parking structures around amenities

- Parking structures need to be visually pleasing
 - Santa Monica is great, Westward feels like the Westside
 - Great to have movies, restaurants in one place
 - Larchmont is great for pedestrians
 - lots of amenities nearby
 - Old Town Pasadena - Orients towards pedestrian
 - Scramble crosswalks are great! Very pedestrian friendly

==
 Old Plans

- Goals are too vague - hard to execute it, not specific enough
- What does "secure" mean?
- Make more walkable
- Need to encompass greater variety of incomes and age of pop.
- Single vs multifamily housing
 - Provide all types of housing opportunities
 - People have different wants/needs
- Greater variety of housing stock.
- Discussions lead to more concrete plan
- Apartment - single family - apartment - Nightmare!
 need consistency in size/scale (for zoning)
 - Ensure parking

- Can we preserve homes while graduating zones?
- Spot zoning/out-of-scale development is bad
- Graduated zoning - Big buildings along commercial zones, get smaller as you get into residential zones.

P.5

Q) Concerns

Increase in crime + Homelessness

Lack of police resources

Over Development

Traffic

Not enough parking

McMansions

Lack of Public Parking

High Rent

No required parking for low income / senior development

Excessive Height Limits

Obstructed views

Transitional Height needed

Developer voices

Spot zoning

Concern of loss of M Zone

Upzoning

Infrastructure

Capacity of schools

Preservation of Single Family

Developers making street improvements to repair street issues

Digital Billboards

At grade crossing at overland

Group 2

Q) Transportation

Would like a Dash

Expo line to hand to get to

Scissors are an issue
- Hazard (Speed)

Enforcement

Street Lighting

Ficus Trees can be an issue to some

Amber Trees on Westwood are an issue

Loss of trees with street widening is a concern

Save trees when possible

Group 2

Q) Places you like outside community plan

Westwood

Like walkability

Like the feeling of smallscale

Likes ped design

Would like design regulations

Like community character

Knowing your neighbors

Group 2

① What's missing

Green/Open space that is accessible

Tree training

Improving the ped experience

Better transit stops

Street Furniture

Too many digital signs

Enforcement of ~~Sanitation~~ Corner Standards

~~The~~ Save neighborhood character

South borne kiss and drop all-spot

Group 2

Q) What do you like? Why?

West side pavilion

Bike path along Expo Line

Future Greenway

Palms Park + Library

Rancho Park

Walkable

Stores

- Less midrise + Massine

Close to supermarkets

Not a bad desert

Favorite places in neighborhood

- Shops along Pico Blvd
 - walkability - lots of shops / Restaurants
- Easy access to Freeways
- Close to kid's ~~the~~ schools.
- Neighborhood feel
 - walkability / access to shops by foot
 - Golf course / access to open space
 - accessibility to Metro Station (Expo)
- Love the Park "It's refreshing"
- Close to the freeway
- Metro Rail + Bus Access is great
- Restaurant / Shopping / Entertainment all in one area
- Close to UCLA
- It's easy to park here - lots of parking

would like to preserve Japanese
heritage around Sawtelle

• dedication for rideshare pick up on street
furthering developments

→ in absence of this, rideshare vehicles
drive on & stop on side streets

High lights - concerns

① traffic + safety
- timing of light + more traffic police to deal with gridlock

② more density w/o proper infrastructure
development

③ transparency and opportunity for
community input during development

- Rent is going up and quality of housing state is declining.
- over crowding in housing units due to high rent
- Bundy Dr. around school ^{dropoff & pickup} time — too much traffic.
Major congestion around all schools at beginning & end of day.
- New development causing more traffic.
- low income housing proximity to school.
- Bundy and Exposition
— 4 way stop sign needed to ~~add~~ add safety
- More trees — but none on Olympic / Centinela / Bundy
— Don't want trees taking up a large ~~area~~
- No vegetated median because I don't want lanes to be taken away
- worried about scooters — dangerous

people getting

- too many parking permits ← multi family units on the corner of a major Blvd & a side street are getting parking permits for the side street. - don't think that should be allowed. Ex: Pico Blvd.
- not enough parking
- others have enough parking in their n'hood

3

- Pedestrian safety / cars going too fast → should be reserved for single family
- Traffic spilling over to local streets.
- Over development adding to existing traffic.
- Do not want ~~the~~ one-way streets. (Olympic, Pico, etc)
- How do we balance public safety VS. Traffic Relief?
- Traffic on Santa Monica Blvd. - How to fix it:
 - Ⓚ Signals are not timed well.
 - Ⓚ there should be traffic officers to control traffic at the gridlocked intersections near the 405 & 10 freeways.
- Street infrastructure has not kept up w/ changing traffic and development patterns.
- too much density - Afraid of displacement
- Afraid of increasing housing prices if supply of housing is too low and demand high

How much influence does the Council Member have?

- afraid that resident concerns are not heard.

↳ Does our voice really matter?

Our opinions matter in the planning process?

↳ Early: More stakeholder backing the plan has, more the plan will likely get adopted as is.

What Concerns Do You Have?

• Burglaries / crime

• Water Quality

• Earthquake readiness.

• Over crowding at schools

• leaking gas lines.

water & gas
infrastructure

Inadequate resources
and infrastructure
due to over
development.

Over Development

- new development not fitting w/ neighborhood character

Maintenance of street trees

• Cracked sidewalks.

How are we adjusting to new transportation tech?
. can we have double-decker Furgs?

↳ group pushed back on idea.

Emily: we're trying to move away from adding Furg capacity

~~Disc~~

One-way on major streets or changing some lane directions based
on time of day

↳ most people opposed, some support

Table 4

- Community Character
 - single family homes
 - walkability
- Carry Forward work already done
 - R1-1 zones
 - NMU in TND
- Infrastructure
 - transportation
 - services

- Build infrastructure first
- Can't rebuild character
- Feeling of being milled
- city needs to trim trees

Character

- single family street
- spanish architecture
- Tree canopy
- use transition to R1

- Developer's need to work better with community

- Alley's matter
regulate the alleys
access from new building
setting heavy traffic use

parking issues

- neighborhood parking
- park and rides
- TDM at new projects

underground power lines

Expo plan

carry the NMLU up Westwood
and Pico
NMLU was a compromise they are happy with

Westwood Blvd

Rents doubled

- Housing Affordability
increase affordability requirements

10/405 most
congested in USA

more permeability across
the US

R1 zone already agreed upon

Parks

- keep soft course public space
- pocket parks
- charter schools using parks
- public meeting space

Pico shouldn't be
Wilshire Blvd

• Orchid Farm

- green buffer along 405
- Maintain Tree Canopy

Industrial

Already examined through the TIRP

Put exposure above grade

Positive

- Street parking is a luxury here
- great place to retire
- Walkability, livability, single family homes
- Single family neighborhoods
- safe place

Concerns

- "getting bulldozed"
- neighborhoods are threatened
- Density, intensity
- parking for new buildings
parking on side streets
- Feelings of disenfranchisement and
unempowered
- infrastructure to accommodate change/growth
- Rules need to be followed
- need more efficiency

Table 4

Mobility

Walk, biking

Need better walking ones

Pico is a great walking n'hood
sidewalks, stores, restaurants
churches, parks

- need better mass transit

Metro takes too long
need transfers

- DASH Bus westwood/century
city

- shopping Bus down Pico

- Bike infrastructure

INTRODUCTION

- concern w/
- School density - + access ;
- Santa Monica Blvd - lot of development projects

TABLE
5

Favorite Places to eat:

- Palms

~~But~~ B

- Homeless ~~live~~ along Pico Blvd around the 405
- Crime concerns ; Bike thefts
- concern w/ the grid lock - difficult to get around at certain times
- Most people that use to take the bus are not taking the Expo Line
- Density from ^{City of} Santa Monica -

- Homeless shelters were homeless people are
do not think this is fair
- often have to be in touch with
the police

- concern w/ homelessness + crime
- services + public facilities are lacking
- commercial development + lower pay jobs
- concern w/ unaffordability
- car culture - reality and concern w/ parking

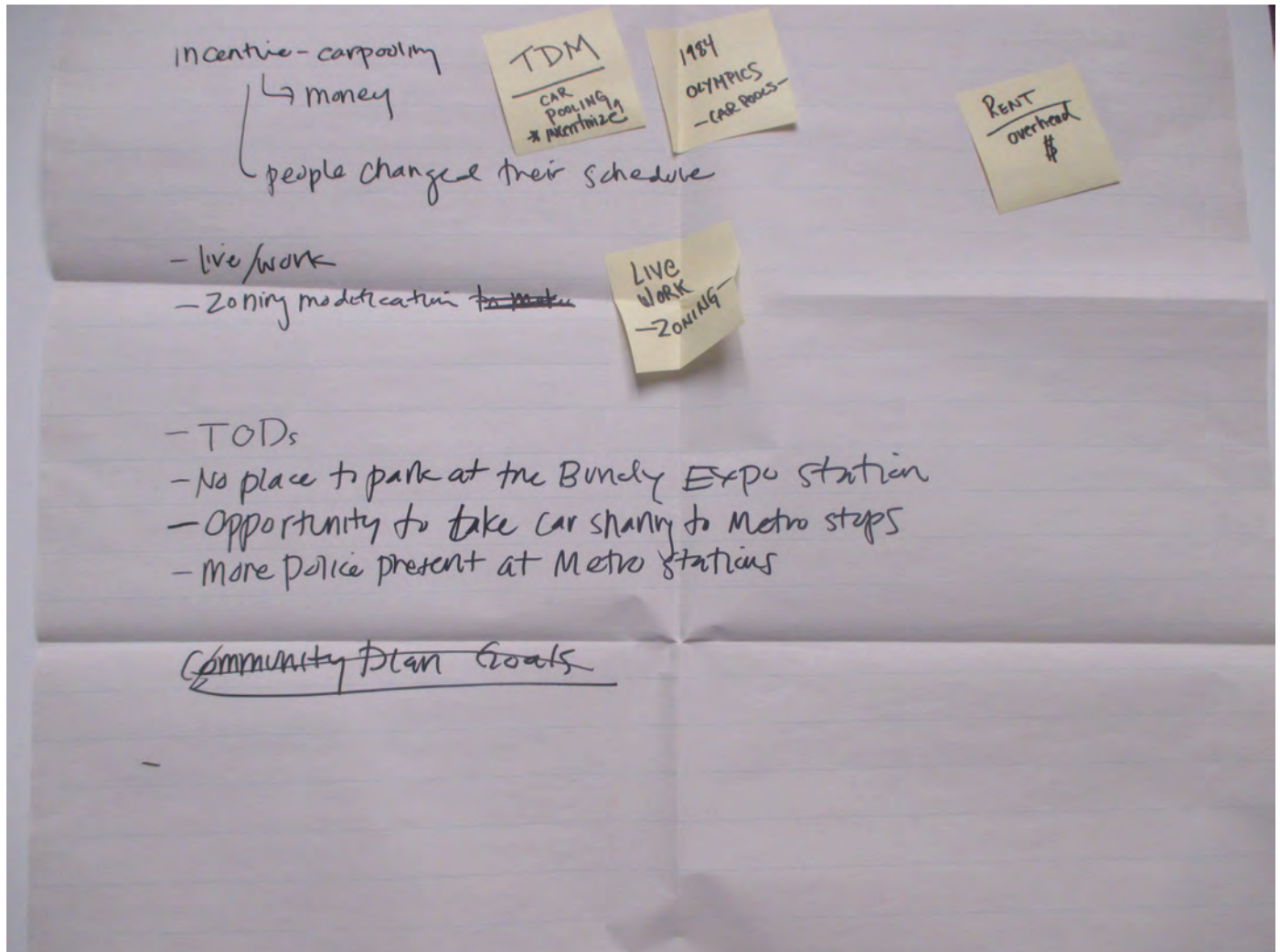
Solutions - in discussion of homelessness:

- sanitation facilities ~~for people on the street~~

Goals / Focus

- Less cars on the roads
- A place for homeless/shelters
- Lower prices for ^{alternative} transportation options - to get people off the road
- ~~Efficient~~

efficient
of
Transit.



- # Opportunities for small lots?
- Roof decks become your yard

Schools

ADUS / other housing typologies

- ~~ADU~~
- Commute to valley & back challenging
- Bike lanes in place of car lane - ~~not~~ concern - ^{if small businesses}
- Bike lanes separated by traffic - Safe & feel much more comfortable when biking

30 years from now, How do you imagine your community?

- Less car use ; Lyft or Uber
- walk to restaurants in the evening
- grocery shops at Trader Joes ; not walkable
- Right now ; easier / quicker to drive than to take the Expo to work
- Santa Monica Blvd - heavy traffic
- Olympics '84
 - Carpool + change of hours to drive - ^{make incentives for} Carpool + change hours
 - if only LA was like that always

Continue - Introductions

- moved into Mar Vista 2014
- Concern with the new development in neighborhood (single-family)
- ~~feeling~~ easier to walk in neighborhood than to drive

Calculation +
MobilityBMO
2014
P1 Variations
→ LOOMING
(PMU)BMO

- 4 years of intense conversations on the BMO

- LA native; Contractor
- lives near Rancho Park
- 1980s - Use to be a golf course
- Big proponent of development, more density,
- Prefers to not drive

Questions:

- Why build large homes w/ no yards?
- ↳ Build big to make more of a profit

How do you commute?

- Bike - ~~as~~ exclusively on the bike path on Expo
Around Overland is a difficult area to bike
- Bikes to Santa Monica
- Bike paths along Expo - not busy
- Drive - park on Wilshire; then take the Bixi
- Rides/crosshairs

micromobility
is a
viable
optionAffordable
housing

TABLE 6

10.25.18

pre Ann

① Love idea of LIVE, WORK, & PLAY

Things you Love:

- Can walk to store, very walkable
- Park is great
- Like Anawalt, it should stay but not necessarily same uses. Don't want to lose Anawalt, maybe can be a multi-use. Should not be frozen in time.
- Like Islands' ~~the~~ restaurant. Good for adults & kids.
- Don't like that small 'Mom & Pop' shops are being pushed out as more density comes.
- Neighborhood uses could lose business with more density, but a way to save it is to allow other uses in these areas.
- Don't want certain areas overdeveloped like parks + open space

Love ...Page 2

- Love the Sawtelle area the pedestrian activity, unique ethnic culture, commercial, architecture, lots of apartment buildings.
 - ↳ extend this style/type of built environment to other areas in West LA
 - ↳ It is an attraction of the area
- Parking is difficult though
- Keep integrity of single-family area in Sawtelle neighborhood
- Ways of increasing density in areas through massing regulations in low scale areas, while providing increase density, ~~with~~ Duplexes, fourplexes that look like single family.
- Very difficult to find an apartment in an area where a lot of people want to live.
- Ayres + Westwood area has a good example of fourplexes with massing and architecture/character that looks like single-family.

Page 3

- density needs to be accommodated in West LA not just East LA, Harbor, South, etc.
- As time passes single family neighborhoods may become multifamily, ~~since they may~~
- We have to grow with community, if this community does not accommodate growth then it's pushed out to other areas
- We need to keep some single family homes, you can't take everything.
- ↳ Then we have to increase zoning / density in other areas in West LA.
(Like Beverly Glen Blvd) (2 story, 4 plexes) as long as it looks like a house.
- There's a lot of traffic in areas like Santa Monica
- ↳ we have to encourage multi-modal transportation.

page 4

Transportation

- more protected bike lanes, not just the lines.
actual physical protection like in Europe
(Pico, Santa Monica, Olympic)
- ↳ but it may take ^{away} parking lanes
- ↳ or allow bigger buildings that provide parking garages
or (consolidated parking facilities)
- Encourage modes of transportation for all people,
all age groups.
- ↳ we don't expect everyone to use bikes, or transit.
- ↳ some people will still need to drive.
- Along Pico Blvd there is no place to shop.
we need more places to live, work, + play.
- ↳ more neighborhood serving uses.
- The Westwood Mall allows reorientated now
but it doesn't pencil out for developers
(office only)
- Decrease desire for office uses, by
increasing density, heights, and allowing
more uses like neighborhood uses + residents
- ↳ Like Olympic → it has a lot of office buildings
but it doesn't have a lot of

page 5

- Olympic can become a taller, denser, area
- But what are the demographic numbers?
- More offices or office uses a long Sepulveda Blvd near the Expo Transit Station
- Preserve historic, beautiful buildings while creating ^{new} buildings + more uses.
- Bikes/scooters are good, but there is a lot of "lawlessness" and safety issues. → they need to be in the street. A lot of accidents. ~~due to not~~
- Supermarket and other uses near places where people live.
- People Beautification Plan - Westwood N.C.
 - ↳ trees, paving, etc.
- Wider sidewalks to encourage walkability.
- More ground floor neighborhood serving uses
 - ↳ in multifamily residential areas.
 - allow + encourage this.

Page 6

- Places that are 8-10 stories on major ~~thoroughfare~~ streets, would not mind + if residential was allowed.
- ~~Add~~ If there is going to be additional development there needs to be stringent design standards. The buildings needs to look beautiful. The new buildings needs to enhance the neighborhood, enhance the streets, and be a benefit to ^{the} community.
- Design Guidelines
 - ↳ form should compliment the use.
- TOC dissimulating area.
 - ↳ how does this fold into community plan update?

Likes

- walk to many destinations
- weather
- Single family neighborhood
- Stability of the neighborhood

Table DDislikes

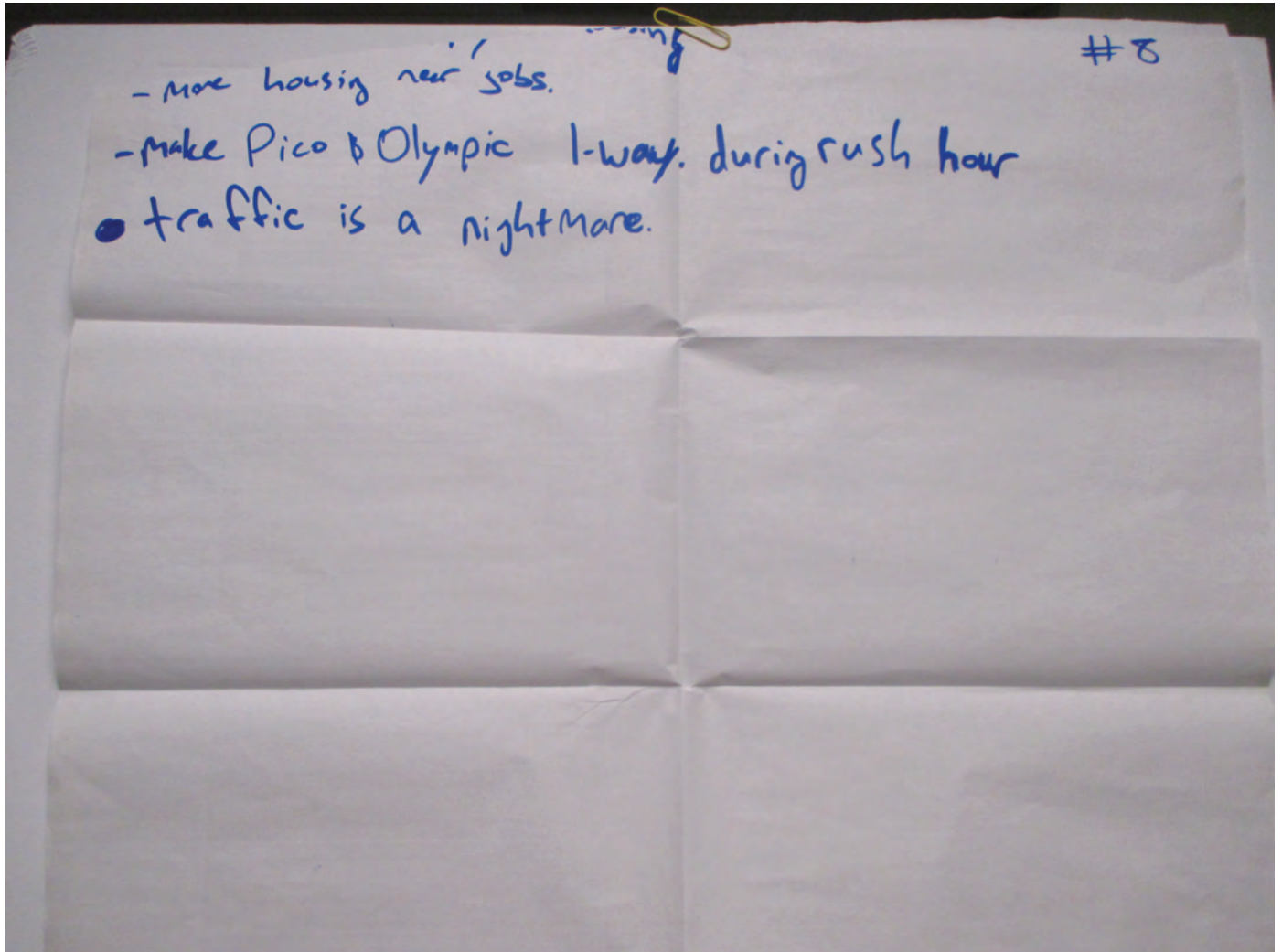
- changes ex: the westside pavillion is going ^{away}
- likes the variety of places in the neighborhood that meets most day-to-day needs
- Sidewalks are bad
- likes expo line - ~~want~~ more public transit on Olympic Blvd
- ~~Different~~ Different public transit systems makes travel ^{transit} difficult (metro / BBB)
- Sidewalk on westwood is dangerous
- Bike connection on westwood east west of 10-Fwy is bad
- Overland Ave traffic is crazy - changes from 2 to 3 lanes
- Improve walkability so people can get around without cars
- Design for more neighborhood serving uses - Many existing are being replaced by development such as hotels etc

- More people moving into the community
→ strain on schools - more apartments instead of S.F.R
- Developer & profit driven development increasing density causing strain on services such as schools
- Can't avoid density if there is increase in population - The question is how we accommodate - safe environment
- new 12-20 story bldgs next to S.F.R with no transitions
- increasing ^{housing} density without other types of places like parks, community centers not a good idea
- lack of good public schools forces driving to further locations
- if more housing/density → then there should be more schools & services
- Transitions in ^{& use} from TOD to S.F.R
- Not enough routes ~~to go~~ to go across 405
- Tall bldgs should be restricted along commercial corridors
- Newer ~~or~~ taller developments compromise privacy
- Should include design review to ensure new developments fit better & retain the quality of the neighborhood

- other cities like Pasadena & Santa Monica seem to build better bldgs
- not enough guidelines to ensure quality bldgs
- Too many cheap bad bldgs. not aesthetically pleasing. - ex: landscaping, more guidelines + better design, better scale
- Would like upzoning around Exposition Blvd.
- Reduced parking requirements is not going to work.
- Keeping vehicle businesses - not hotels & offices

- #8
- Homeless Issue - out of hand "Venice"
 - Sawtelle - Safe parking - PSH - model for success
 - Using ~~for~~ old animal shelter for housing homeless
 - good developer - came early to N.C.
 - Build safe housing for homeless
 - N.C. was constructive
 - looked at site together w/ developer.
 - put P.S.H. everywhere not just in one neighborhood
 - P.S.H. Community liked it
 - Nebraska & Bundy.
 - ~~we~~ we need homes housing but we want to help select where.
 - - live near Olympic & Sepulveda - need more density near thoroughfare
 - Single-Family housing is not a problem
 - Need more buildings that are affordable
 - ~~3 buildings~~ 3 stories on Sepulveda.
 - but new housing is expensive.
 - tech companies make ~~it~~ housing more expensive.
 - pico should be 4 stories.
 - don't like huge towers.
 - parking is sparse
 - Expo line adjacent families don't want to change from R-1.
 - prop tax concessions
 - more than parking
 - ADU is better than towers.

- - Help homeowners to build ADUs ~~near~~ Expo Line. #8
 - give them more incentives more than parking; Streamlined permitting.
 - fast-track 3 different designs.
- Congestion, homeless, expensive housing are problems.
- Westwood - South of Santa Monica doesn't represent homeowners
- - Sepulveda - Beverly Glen - No H.O.A.
 - Pico - Santa Monica westside N.C doesn't represent
 - 4,000 homeowners weren't listened to
 - they ~~don't~~ want to build larger homes, but B.M.O. restricts them.
 - Baseline
 - Mansionization
 - Ordinance.
 - Want RI-VZ zoning; Not ~~RI-VZ~~ B.M.O.
- McMansions are too big
- Maintaining Community spirit is important.
 - Invested a lot in community
 - ~~neighbors~~
 - Expo line is leading to up zoning, not what they expected.
 - more parking
 - people can't get ~~too~~ to train - bad sidewalks
 - train is not safe.
 - Make housing more affordable.
- Can't have density w/out proper infrastructure.
- Feels like helping developers & not residents.
 - replicate Sawtelle on Sepulveda, Pico.



pg 1

Group # 9

10/25/18
West LA
Julia Duncan
notesLikes

Mix of res. types

Growing neigh. Feel

- Walkable to commercial
- Low "er" Crime rates
- Pres. right level of RI
- Academic comm., i.e. UCLA...etc.
- Century City retail expansion is good for centralizing retail

RelationshipLive
Work
Schools
Brentwood

* Expo is Fabulous

- Sense of comm.
- Nice balance of types
- Housing opps. for UCLA fams
- Promoting unique retail/amenities along corridors
- East of 405 better traffic patterns
- Westwood / UCLA

p. 1/6

Pg. 2 - #9

Likes Cont.

Community

Opportunity For so much improv.

Heart of LA

(Matthews) Pico Blvd. prime for redevelopment
Blvd. - Underutilized

- Ripe for neighborhood serving retail

- Sawtelle - live, walk, play \rightarrow great connectivity
- Need + want to stay in area for entertainment + shopping...etc.
- Public Transit

Pg. 3

#9

Issues of Concern

- Homelessness
- Need Shelters
 - Old Albertsons?
 - Palms? Sepulveda
 - These are places
 - Pontius Ave.
- Cost of Housing
- Over concentration of Big-Box - especially
- Pot shops/massage/physio-overconcentrated
- More mix of retail + neighborhood services
- Don't want redevelopment to price out long-standing businesses
- Expo should have been all elevated > cause traffic back-up
- Fear that increased density will erode neighborhood character.
- Mixed Use - Can lead to precedent
 - Excess height, reduced parking,
- Scalable - relationship to surroundings

P 3/4

Pg. 4 #9

Wants

- Off-Street Parking Garages
- Retail Consumer street parking
- 3 to 4 stories on Corridors, specifically Westwood is appropriate

Continued Dislikes

- Mixed Use along corridor needs to be scaled
 - Residential on Westwood
 - 5/6 stories to tall
 - Not diverse or representative of LA
 - Housing Supply
 - Affordability
 - Without extra density will never increase affordability.
 - Sepulveda is opportunity for housing + Santa Monica
- ↳ WITHIN SCALE

P 4/6

Pg 5 #9

Wants

- Increased affordability reqs.
- Eldercare - diff. housing types.
- Santa Monica between Sepulveda & Centinela
(Commercial opportunity Westwood
Neighborhood Serving
→ more walkability)
- Capitalize on higher density along
Santa Monica with design/envelope
guidelines
- Bike Infrastructure
 - Green Bike Lanes
 - Bike crossing Sensors
 - Expo Bike lane is not expeditious

P. 5/6

Pg. 6.

Ideas for Affordability

1. Tiny Houses
2. ADUs
3. Duplexes/Tri/Four plexes

↳ Look @ Crescent Heights
Blythe Ave.

4. Untapped current ^{density} ~~capacity~~ not utilized

WE. LA Group 10

GOALS

- Transpo
- Traffic needs to be improved
 - Goal 14 needs to be addressed
 - surprised by presence of industrial goal
 - to preserve auto shops, indust. land
 - sounds very general in this goal
 - what type of industrial?

- need gas stations in area

- LIKE Markets + WestLA -

- accepting of diversity - relig diversity
 "Food vs water" - freight role orient. etc.
 all transit modes are important
 one use should not preclude the other
 res vs commercial
 accepting

- LIKE - Fox lot retain + filming in the neighborhood

- Homelessness is a shared problem. they have a right to live there
 they are our neighbors

- Do not want to be a magnet

- Mixed use to support retail

- residential zone - not just bikeries,

- More outreach to renters - how Council Districts perhaps

- recognize long term renters + short term renters

- Separated transit should be above grade, not at-grade

- MAR VISTA - restore lane on separated + Add sidewalks for all street w/ increased traffic
 PALMS

WE LA GROUP 10

HOUSING

- placing density near people line, walkable + appropriate place
- Mindful between transitions between single fam + multi or corridors
- Nothing over 50 ft.
- Maintain # lanes of traffic in CPA, current plan for Pico calls for one car
could change for no on street parking
- Need parking garages
- If more amenities or corridors would not want to get in the car
- Need to ~~maintain~~ maintain places of worship moving forward - Like
- Like - Uni High has pop up church, why can't ^{there} it be available to

AMENITIES

- Libraries - keep and maintain safety + quality + clean, though it has shifting hole to pick up books
+ nothing out as much
- Westwood Blvd - dangerous traffic
- Important - police + fire
- Traffic safety in LA need to enforce this
- Safety + security is outside scope of plan but is necessary → homeless issue
first responder
- Need to provide homeless housing but it does not need to be concentrated
in areas seen as better or worse
- Bridge housing isolate from homeless on street - some will work
- Need to consider increased density affecting schools etc.

WE. LA GROUP

- should not be expo only or parking only
- do not like Expo when at-grade → causes traffic delay + accident
- schools - why are these closed off to public?
- Merge LAUSD + City - bc open spaces are fenced off
- Upgrading also eliminate traffic noise
- Expo is designed the way it is bc of capacity limitation on the tracks DT
- need to plan for future, infrastructure needs to be coordinated, nexus between expo + transit oriented or if not, need to still provide parking

HOUSING

- Housing is v expensive > \$1 m.
- concerned about density, changing the community
- Based on employment share of the best - Mostly renters here
1 Density is rising
- How do you add density while preserving character?
- More density on boulevards (apts like in Hollywood)
- Not density everywhere, careful about application
- Concern about homeless, young people who want to live there
- Like - Big Blue Bus service
- Want quality bus stops - etc, shelter for mom + child + be able to sit
- 40% affordable housing - otherwise it is not getting job done
- High density - near purple line ~~is~~
18 stories

CONCERNS

We. LA
Group ID

- ex. HOV - symptom of changes in community
Need diversity - places to shop + dine
not to be replaced w/ just mattress store
- Traffic, parking for buildings
- If truly transit oriented should not have parking
wareunits, or provide structure
then have parking lot for this that is off-site
This can truly encourage transit bc don't have cars
- Can require permits; not for transit oriented unit. This will remove traffic
need to get rid of cars to lessen traffic
- Consider that this is a goal for city 30 yrs out
- Density and traffic do not have to be a package if parking is not provided
- TOC do not evaluate traffic impacts
- Norms - intended to return - ~~the~~ will require parking spaces
If this neighborhood is to create vibrant Plc, need to do something that this limits
- Could City buy co. sun as ~~the~~ Modern + provide parking?
- Need parking for biz on Plc
- SM corridor - high density, but still empty storefronts - why? is it parking?
- But Suterle is vibrant, ~~modern~~ ~~modern~~ → perhaps bc of density, the mix, options
- ~~the~~
- Not anti parking or anti expo → need to balance these values
Expo support does not mean no parking - can still be charged for this sometimes you do need cars



WE. LA GROUP 10

- should not allow for 'McMansion' explore limitations on scale
- like Park Avenue Hills Ranch
- like low-density, neighbors, proximity to freeway
- bike path + expo line are valued, opens access to city that don't need to drive OT

Seeing young kids in expo

- West LA-like pathways btwn Univ Charter, Westwood
- use local schools - to build communities
- good schools in the area
- service amenities for stages of life

CONCERNS

- Living Close to Pico Blvd. - proliferation of mattress stores need > greater variety of stores
- need more young people - more like Westwood
- Increased density + type of housing (Stardale) would bring microdiversity make it better
- would desire > new market - more amenities to attract different types of people
- High rents

GROUP 10

LIKES

- Westside Village - happens to be w/in walking, biking distance to amenities
CVS markets restaurants, entertainment
- needed for people to live comfortably
- this is important - need to expand
- good for families
- Accessibility to Expo Bounding Station
- Walk to movies, restaurants (Need more ex. vans)
- Sun 405 + Patricia - needs to be carefully considered due to TOC
- Need to make sure lang for open space that is public
there is potential for this needs to be
- Mar Vista - neighborhood feel and multi-generational families for extended time
it is diverse - mod, low, high no amenities here rents are lower
it is affordable.
- MVCC - 'affordable' housing needs to be affordable
ex. amenities, parking
should not be only in shiny new bldgs
- Westside Village - has rental units, needs to be affordable
- Affordable housing - should be accessible to people who need it.
- Like walkability - needs to maintain safety bc of traffic - fatality related to routes

West LA - Table 11

①

- Want to make sure this input will be factored into proposal
- Want clear direction on state mandates / laws directing us to make policy decisions
- Don't like overdensification, lack of parking, F-rated intersection congestion
- Congestion
- want to hear more about proposal
- large projects coming into the area - dislike
- Do like neighborhood, 1-story, walkable, small neighborhood

- Don't want upzoning, not everyone has to move to West LA
 - Don't like upzoning around Expo Line
 - Keep P-1, don't upzone
 - Correlation between how much density and where the benefits due to the neighborhood
 - Uncontrolled growth
 - Support Rail line / Metro (upzoning wasn't in proposal)
 - No more variances, waivers, discretion for changes after the plan is done
 - Developers can get what they want through variance process
 - Don't want n'hood overrun by people who don't live here
 - This is a good opportunity to fix some issues
 - Expo line is great, but keep neighborhood intact
 - Keep 1-story single family, keep zoning
 - Are development fees adequate? parks, schools, etc
- Table 11
P.2

- Keep small businesses Ⓟ
- Building across the street belongs in Manhattan
- Current zoning is adequate
- Need to grow so homes are close to jobs + people don't have to move all the time
- Keep multi-family areas where they exist
- Is project across street 15 stories?
- Appropriate to have 5-6 stories @ Pico, Olympic,
IF we had mass transportation
- With transportation would be appropriate to put housing on corridors
- Traffic, congestion, safety = corridors not appropriate for multi-family
- State law came close to allowing high density in R-1
- If state passes bill, this process is a waste of time
- Want fees from development to go straight to the neighborhood
- Why does MORTCA have to get all this density? Don't jam everyone in this area

Table 11
P.3

- Want to keep neighborhood ~~as~~ as it has been since moved in (~20-30 years)
- Expo line is great to use
- For more housing, but not that much more space to add more residents
- like big park (cheiot), want more parks
- love Saulelle between sm + olympic
- Many Mexicans live in West LA - would love to see a Mexican village
- Pico is being very develop'd (west of 405), 5 story mixed-use
- Streets aren't made to handle the capacity
- Removed lanes on Wilshire for bus lanes
- Santa Monica ^{Blvd.} = 3 150+ units buildings
- Easy to get to work/around town
- love expo line + bike path
- Nice to walk around Pico

Table 11
P. 9

- very different neighborhoods w/in the West LA plan
- Treat them all differently
- West of 405, SM to Olympic
 - mostly single family
 - protect R-1 - fully protect
 - lots of development
 - TDC is encroaching
 - No variances
- Santa Monica, Pico, Olympic
 - appropriate for growth only if fix infrastructure and add mass transit
- Pico between Beverly Glen + Sepulveda
 - great little shops, walkable, no highrise (above 2 stories)
- Attractive 6 stories w/ setbacks/articulation on Pico, but preserve small businesses that are important to community
- Small businesses are fabric of America, we don't want them going away and replaced w/ chain stores

Table 11
P. 5

- La was a car city
- High-end housing w/ no affordable shouldn't be able to provide no parking
- Just b/c there is Expo doesn't mean we don't need parking
- This is not a public transit or high density city
- People feel they will be able to live whenever they want
- Developers need to try to enhance capacity of schools if they are adding housing
- Every dense project needs infrastructure improvements
- More water, there is a shortage } infrastructure improvements
- Police, fire, Schools }
- Need traffic mitigation
- Need to have infrastructure to provide more density
- More open space -

Table 11
P. 6

- Need better Security - takes WMPD hours to respond
- How do we make more contained ingress + egress to streets?
- European city has pedestrian only zones, no cars w/out permit
- Gated / Kiosk community - security, prevents cut-through
- Biggest problem is enforcement
- Need shuttle bus from Valley (or elsewhere) to the city
- Not enough people love bikes, like some of us
- Would more density help support the business on Pico
- If multi family redevelopment to higher density, needs on-site parking + infrastructure improvements
- Promises of improvements aren't followed through
- Require Solar
- Demand ~~on Pico~~ = wide street, unattractive small apartments

Table 1
p. 7

- Is Overland appropriate for taller buildings?
- Need improved mobility
- Keep neighborhood as 30 years ago for same style of living
- 2-story, articulated neighborhood in Century City
- More incentives for ADU
- Used to be duplexes near Santa Monica/Ohio
 - low cost, duplexing
 - large project going in, a few blocks long
- Dep should have a lot of design review over a project
- require second story setbacks through recode for high density buildings
- Most single-family should stay, but some could/should change and there should be housing

Table 11
p. 8

Group 12

Jabo + Jason

What do we enjoy?

- convenience
- weather
- well distributed amenities
- Sautell
- east to get around
- bird scooter/bike
- good balance

Room to improve

- traffic
- Not enough alternatives to cars
- feel safe on scooter on sidewalk, not streets
- better accommodations for other modes
- Sepulveda → narrow sidewalks
- north of expo not safe

- need better sidewalks/complete renovations on westwood
- more creative parks and recreation space
 - find more opp. for parks/pocket parks
- ★ - check into Westwood Greenway Project

Missing Amenities

- more commercial; mixed use along transit
- protect single families while developing
- lack of "family sized" apts → 4 bedrooms
 - not just singles / 1 bedroom

Housing Issues

- Westwood station in single family
- concern about TOC impacts
 - i.e. project 8 units → 30 units

2

- Concern w/ parking

Commercial on Sawtelle

:- no chain restaurants

- encourage more locally owned

- - encourage smaller business/buildings

- ppl go to Santa Monica; prefer over Westwood

- Make it more welcoming

- turn "plain commercial" strips into 3rd st prom / more pedestrian

- encourage more "breaks" in street frontage

- don't want to be ^{like the} "Valley"

3

- review golf course
 - parks for everyone

- Cheviot Hills Rec Center

- need more places to come together
 - not just westfield
- ~~the~~ municipal facility
 - concern about safety + homelessness

- Consider OS on Sautelle
 - park would be very popular

Development

- Pico + Sepulveda good for more density
- control building height to 45ft w/ incentives in neighborhoods

4

- consider better use of transition heights between uses / density

- Focus growth near transit centers

- Bundy Station

- traffic is difficult

- rezoning & density thru TUP

- area is currently underutilized (parking) etc.

★ - Preserve internal neighborhood commercial etc.

- consider new building typologies
R2 density, ADUs, townhomes.

- Need more amenities need transit.

Expo line

- taken typically to Santa Monica

- Westwood north of Pico has not been developed since the mall

- opportunity

- mall is being renovated

- Westwood Pavilion
 - opportunity for more attractive dev + density

- ReCode

- Consider townhouses as a building form in neighborhoods
- Small lot subdivisions
 - generally a good typology
 - ensure enough open space + trees
- Need more reliable bus service / transit

Mobility

- design around scooters / bikes
- ensure public space @ transit
 - need better design / site plan
- community fought for less parking @ transit.

6

- however some members need to drive and park; but it is unclear where to park

