

SUMMARY OF COMMENTS



Westchester - Playa 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

- Housing affordability is an issue for many people
- Not enough housing options for new and existing residents
- Concerns about losing community diversity due to housing costs, and about loss of affordable / rent stabilized units
- Prioritize and incentivize affordable housing
- Focus and encourage new housing density near transit, jobs, and a long major corridors
- Transition some commercial and industrial areas to housing / mixed-use
- Develop mid-size and mid-cost single-family homes and condominiums
- Regulate home-sharing
- Address homelessness

COMMERCIAL

- Opportunities for new and improved neighborhood-serving commercial options closer to home, in and near residential areas and along Sepulveda
- Improve streetscapes and building design in Downtown Westchester, make it pedestrian-friendly
- Beautify and develop a sense of place for commercial districts that are currently seen as “pass-through” areas
- More higher-end (not fast food) restaurants
- Opposition to chain / big box stores
- Ensure existing businesses / commercial buildings are not replaced by residential-only development
- Ensure retail spaces in new mixed-use buildings are viable
- Preserve local shops and keep commercial spaces affordable for local, small businesses
- Encourage new businesses in currently empty storefronts

MOBILITY & CONNECTIVITY

- Traffic congestion is a widespread issue; results in frustration, safety concerns, and cut-through traffic in residential areas
- Introduce more transportation options and the infrastructure to support them
- Pedestrian experience is not pleasant or safe: repair sidewalks and make other improvements
- Mixed opinions on bike lanes, however most support increased infrastructure to improve safety and 30% of Community Plan survey respondents ride a bike
- Transit access is poor, develop a local shuttle system to connect to Metro stations, job centers, and other neighborhoods
- Concerns that new developments are not adequately served by public transit and create additional traffic and parking difficulties
- Shared scooter/bike use and parking rules needed
- Residential parking restrictions are desired

NEIGHBORHOOD CHARACTER

- Like “small town,” suburban or beach village feel
- Make housing more affordable without threatening the existing character of low-density neighborhoods
- Maintain low-density (single-family) residential areas
- Low-density residential areas are experiencing mansionization
- Concerns about the pace and scale of new development throughout the community
- Design buildings with appropriate and compatible height, density, and character for the surrounding neighborhood
- Want to see tangible benefits for the community from new development

OPEN SPACE & PUBLIC REALM

- Existing outdoor and green spaces in the community are a benefit (beach, wetlands, mature trees, views, front lawns without fences)
- However, more green spaces, open spaces, parks, pocket parks, dog parks, etc. are desired, especially within walking distance of homes
- Need community gathering / event spaces
- Add / expand walking paths along the Bluffs
- Preserve and protect Ballona Wetlands
- Create better access to the beach (walking, biking, car parking)

QUALITY OF LIFE

- Noise and air quality impacts created by LAX and industrial uses, improve transitions between these and residential land uses
- Better city services desired, especially street cleaning, police and fire services
- Improved infrastructure maintenance desired, especially sidewalk and road repairs, street trees and landscaping, water and sewer systems
- Concerns about health and safety effects of gas infrastructure and oil drilling
- Parts of Playa del Rey flood periodically today; consider the future effects of sea level rise