Exercise #1 "Our neighborhood" map exercise

- Mass, scale, character committee prepared a plan that was not adopted by VNC

- Specific Plan was meant to be complementary to Land Use Plan, but is not working the way it's supposed to implementing plan

- # of precedents 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 and replaced with 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?

- Lower lot coverage desired → more open space.

- Discourage roof decks.

- Adjacency is an issue → sun and 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.

- 2001 density should be baseline density.

- Multi-family neighborhoods should stay multi-family.

  (v) shouldn't be able to decrease # of units that were existing on a lot

  (v) SF should as stay SF.
- bungalow typology is charming and neighborhood would like to see more
  - walkable neighborhoods are also positive aspect of Venice character
- big box structures are really a problem for neighborhood character
- Venice is one of few 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 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"

Adobt Kinney is no longer the neighborhood center it used to be.
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.
- Formulate. Yes. But the ship has sailed. Maybe in the last year it's too far.
- PPL in Venice have realistic tests.
- Allow get to do what they want on their property - we could control zonally but there's a happy medium.
- Transformation means extremism. How will make same area since the value of the land iszs big.
- Is preservation fake? PPL pay a tax for this area and they have some control, but the community is impacted too.

Le Mitchell Designation... it comes with property values, it leaves value. We've talked about it - I see it in my land.

Correlation with Venice LA is that it creates a public process. And there are a lot of mistakes. The City shouldn't step projects that are identified in any

- There is already a lot of change in Venice.
- The thing I never think on change is the Venice control.
- Increased property values allow some people to see increased value in that home. I think it's good

MSC topic begins - (readingasics)

- Mass - missing above grade matter - not underground law.
- Don't talk about FAR.
Exercise #1  
Map Exercise

“Our neighborhood”

How do we preserve? 
- anticipate sea level rise 
- traffic mitigation

MASS
SCALE

CHARACTER

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.
Exercise #1 “Our neighborhood”

Map Exercise

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

VENICE LOCAL COASTAL PROGRAM
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Exercise #2 "Mass, Scale, Character"

Character
- Not been identified
- So much dev.
- Muller Street -> historic context
  - Not just the blank
  - Varies by neighborhood
  - Ref. to original character

-> Roof lines
-> Siding styles
-> Older 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 L 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 finettes (common in Oakwood)
- Pedestrian, transparency, see neighbors
- Friendly
- Social Fabric
- Char should have having types
- Affordable Housing?  - Backdoor deals/
- Coastal CC "adult" in rm  - 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 already developed, but new regs.
- Restrict what is left?
- Scale/counts
- Issue w/non-residents changing house (e.g., sell to developer to build a large house)
- Walls defeat purpose of area (canals; live there to see canals, not walls)
- Airbnb... or using residential as a business → illegal?
- 3rd stories → no thanks
- NO MEASURE HEIGHT FROM ST. CENTE
- OPEN SPACE MUST BE FRONT OR REAR FACINGS
- NO COMPOUNDS! MANDATORY FRONT DOOR
- Building one 3-story helps to perpetuate more 3-story blgs
- anecdote: 6/4 - two-story, me, two - wall up to yard, prop, line - can see neighbors
- no illegal accessory units: ex bridge con, front & back
- unit above the garage after the permit inspection
- keep single-family homes, apt. keep out ugly boxes & rich people
- PROPOSE CAP ON 2500 NEW CONSTRUCTION
Exercise #1 - Our Neighborhoods

- Significant dev. in Venice occurred between 1960s-1980s, not 1900s-1940s
- Definition of character + scale should be revisited.
  - infamous period in Venice architecture
- 3 categories in Venice: small, old; contemporary, new, bigger
- Survey LA, Historic Preservation
  - competing values; 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.

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Part 3A

1. Community not very walkable (terrible sidewalks, "like a jungle")/ tall fences,
   - Community should be safer (overgrown levee/cappping)
   - Too many powerlines (conflict w/trees)
- 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.)
  - 3ft/3ft 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 portray about neighborhoods?

- Landscaping should not be used to build fortresses
Multi-Family, duplexes should be better represented.

- Ocean Front walk was down zoned
- Community needs underserved
- Single-family areas could be conserved, should not be focus for all Venice thought
- Oakwood/Ocean Front should allow multi-Family

- Nearly all of Venice could accommodate more multi-family
- 10,000 sq ft single-family should not be allowed
  - no lot consolidation to accommodate large single-family

- 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