



Shape the Future 2025 - Community Forum Summary Report

Meeting Information:

Meeting Date:	April 10, 2005
Organization Name:	Ocean Park Association
Name of Contact:	Ted Winterer
Person (phone #):	otedo@aol.com
Location:	Joslyn Park
Duration of Meeting:	1 hr. 10 minutes
Number of Participants:	20
STF2025 Staff:	Jon Lait,
Representation:	Liz Bar-El
City Council and/or Planning Commission Members Present:	Commissioner Arlene Hopkins

General Comments:

Following a brief staff presentation on the purpose and status of the project, members of the group provided the following input focusing primarily on activity on Lincoln Blvd. and on other issues such as density, preservation, neighborhood serving uses:

Lincoln Blvd:

- Non-conforming uses, such as auto dealerships, that impact neighborhoods.
- New business operating illegally as a massage parlor; need to boost enforcement of illegal businesses.
- There is nothing good on Lincoln except the supermarket. We need to develop neighborhood-serving uses, restaurants, small retail.
- Consider making residential streets that intersect with Lincoln one-way to reduce cut-through traffic. Also consider making some streets not accessible to Lincoln at all.
- Furniture shops that were on Lincoln before were better uses than the sex shop that has replaced them.
- Lincoln should be a place for neighborhood uses that don't work on Main Street due to the larger lot sizes and parking available on Lincoln.
- Night-time uses: parking is a problem when there are bars or restaurants that operate more like bars.
- Carwash employees and employees of other Lincoln Blvd. businesses use a lot of neighborhood parking.
- The Starbucks drive-through (which replaced a KFC that had a drive through also) has created traffic havoc and the corner has become dangerous.

Visions for Ocean Park:

- Protect, preserve older housing stock and the traditional OP character
- Community notification for uses that have impacts
- Two-story height throughout O.P. (allow more height in the downtown where it is appropriate).
- Slow down the speeding cars.
- Enhance the area for walking.
- Build smaller; maintain small scale. No large developments.
- More parks & open space; in particular, the old SMASH site should be turned into a park.
- In order to preserve the character of the South Beach area, allow existing homes there to expand without providing parking and prohibit raising buildings to provide ground floor or semi-subterranean parking under the building.



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- Main Street: Preserve the 1-2 story level. Larger projects currently under construction will change the scale of Main Street and not for the better. The ambiance and uniqueness of Main Street should be preserved.
- Create more historic districts to preserve Ocean Park. Historic neighborhoods are a tourism draw and increase maintenance of historic properties.
- Create an arts center.
- Create new sign regulations that work for streets like Lincoln Blvd.
- Enhance entrance to the City at Lincoln & Ozone/Marine. Make it an advertisement for Santa Monica as a sustainable city/art center.
- Low income housing: There should be nice projects on Lincoln, not on Main where tall affordable housing projects will be blocking the views of OP traditional residences.
- The city needs to better maintenance of the alleys.
- Underground the electric/phone wires
- Ocean Park and Pico Boulevards should be neighborhood serving in all parts of the City.
- An economic development plan for Ocean Park that is integrated with the LUE and fosters local businesses.
- OP should be downzoned to decrease speculative investment and to preserve existing buildings and businesses.
- There should be real bike lanes that are safe to use.
- Curve the path of Ocean Park Blvd. in Ocean Park to enhance its appearance and slow down traffic.

Follow – Up Issues:

- There were not further issues for follow-up.