

Resolution to Adhere to Oxford Triangle Neighborhood Study for Future Use of Thatcher Yard

Whereas, the City-owned Thatcher Yard operated in the heart of the Oxford Triangle for decades; and

Whereas, even at full capacity, the Yard was only open about 50 hours per week and was closed every night, weekend, and holiday; and

Whereas, city operations on the Yard generated a minimal amount of noise and traffic; and

Whereas, any new residential development on the site will generate far more traffic throughout the day and night and weekends through the Oxford Triangle neighborhood than City operations did; and

Whereas, in 1988 Oxford Triangle residents participated in the Oxford Triangle Neighborhood Study as part of the Venice Neighborhood Study Presentation Workshop, which was sponsored by the District Council Office and City Planning Department and contributed to Development Standards and the Local Coastal Program for Venice; and

Whereas, the Oxford Triangle Neighborhood Study was completed and presented on November 5, 1988, and states under Zoning preferences (Section 1, Page 10, Item 16) that: 'The City Maintenance Yard and other City owned lots in the residential area of the Oxford Triangle must remain R-1' (be zoned for single-family homes) if the City decided to abandon operations at the site; and

Whereas, the industrial property at the southeast end of the Oxford Triangle was rezoned C4-OX-2D in the 1980s to allow high-density residential development, and almost 1800 units of condominiums and apartments in six dense developments have been built on that property since that time, which increased the density of the Oxford Triangle five-fold; and

Whereas, in 2010 the City of Los Angeles held a series of public meetings to advise the community of its plans to demolish the existing structures at Thatcher Yard and replace them with new buildings and take public input, and at that time City representatives stated that the City intended to complete this project in the near future to allow the City to resume maintenance operations from the site; and

Whereas, it would be prohibitively expensive for the City to acquire additional Westside property of a similar size or to rezone such property for use by City departments for maintenance operations in Venice and adjoining City districts such as Mar Vista and Del Rey due to community opposition; and

Whereas, the Los Angeles City Request for Qualifications/Proposals identifies Thatcher Yard as an Affordable Housing Opportunity Site which would allow development of Permanent Supportive Housing for homeless individuals, Affordable Multi-family Housing or Mixed-Income Housing at the Yard or sale of the property with the proceeds used to fund homeless housing at another location; and

Whereas, all buildings on and walls around Thatcher Yard have now been demolished;
and

Whereas, there have been no public hearings in Venice or by the Venice Neighborhood Council on the proposal to redevelop Thatcher Yard as permanent supportive housing or affordable multi-family housing or to sell it to generate funds to build such housing at other, more affordable and appropriate sites; and

Whereas, the City has selected Thomas Safran & Associates to develop a dense apartment complex on this site in contradiction to the 1988 Neighborhood Study's commitment to single-family residential zoning; and

Whereas, the Oxford Triangle's existing low rise, single-family homes offer a unique Venice beach residential neighborhood that is a prized for its lack of traffic and noise, and residents purchased homes in the Triangle in part for these qualities and ambiance;
and now

Therefore, be it resolved, that the Neighborhood Committee proposes that the Venice Neighborhood Council recommend to Mayor Eric Garcetti and Councilman Mike Bonin to honor the request of Oxford Triangle residents and the recommendations of the 1988 Oxford Triangle Neighborhood Study to either rebuild maintenance facilities on the property known as Thatcher Yard to resume City maintenance operations or rezone the property to R1-1 status to complement and protect the Scale and Character of the adjoining single-family residential neighborhood and then sell the property to a developer who intends to redevelop the site in a manner consistent with existing Oxford Triangle single-family homes.