



Venice Neighborhood Council



Questions:

Please limit your answers to the 9 questions below to 200 words or less each.

1) Please explain why you wish to serve on the LUPC:

I have been involved in land use planning for 20 years as a public law attorney representing the County of Santa Barbara and the City of Santa Monica. In that capacity, I have played many roles within the sphere of planning and zoning matters. In my duties, I have been the legal advisor to planning departments, Planning Commissions, a Board of Supervisors and City Council on planning and zoning matters, from adoption of General Plans, Community Plans, and Specific Plans, to subdivision and other specific project decisions. I have also acted as the land use facilitator for Santa Barbara County, attempting to address and resolve third party appeals to the Board from Planning Commission and Zoning Administrator. Thus, I have been a good listener in a resolution oriented and issue defining role. Finally, where necessary, I have litigated complex land use disputes. In all of these capacities, I had a fiduciary duty to others and was ethically constrained not to let my own personal opinions interfere with my work.

I lived in Venice and Santa Monica from 1977-1988. In 1988, I moved to Santa Barbara and as a result of a change in my life, beginning in 2001, I started to commute home on weekends to my Venice walk street. I returned full time in April 2006. I love my home, my walk street, my neighborhood and community. I commute either by bicycle or carpool to work. I walk in the neighborhood and swim in the Ocean whenever I can. I would finally appreciate the opportunity to bring my skills to work for my own neighborhood.

2) Have you served before on the LUPC or other planning and land use related committee? If so, what committee and when?

No. I am, however, an experienced land use attorney.

3) Please state your professional qualifications or related experience relevant to this position:

See attached resume.

4) Please list your previous and/or current neighborhood or community involvement:

I assisted in representing residents of the 700 Marco Place walk street in opposition to the development of a single family residence inconsistent with the Venice Specific Plan before the WLAAPC, Coastal Commission and LA Superior Court. I am the Supervisor of the Municipal Law Division of the Santa Monica City Attorney's office and involved in the City's Land Use and Circulation Element Update, development of affordable housing, implementation of the Civic Center Specific Plan, and the Santa Monica Place remodel, among other things. I have been involved in community organizing for many years in many



Venice Neighborhood Council



capacities, including working as a volunteer law student at the Tenant Action Center, which was located on Main Street in Venice in the 1970s while I lived in Venice and attended the Peoples College of Law.

- 5) Please list the three most pressing planning issues you feel are facing the Venice Community:
1. Adoption of a revised Venice Specific Plan that can be enforced in a manner that preserves Venice's sense of place as a neighborhood, and that allows development that is compatible in mass and scale and preserves community assets;
 2. Diversity and Affordable Housing;
 3. Traffic
- 6) Under what kinds of situations do you feel it to be appropriate to grant exceptions or variances to the Venice Specific Plan or other LA City Planning codes?

Among other things, variances are to be granted when special circumstances exist with respect to the size or shape of a property itself that does not apply to other properties in the neighborhood, where the granting of the variance will not be a special privilege, and will be consistent with the Specific Plan and not detrimental to the surrounding community. Unfortunately, in the absence of other procedures for minor relief of zoning requirements, variances are often viewed as a routine means to obtain exceptions to zoning standards

- 7) What is your opinion of the Venice Specific Plan?

Its qualitative requirements relating to compatibility, mass and scale are enforceable at this time and they should be enforced based on the facts of each case. However, the Plan needs to be updated so that it includes more easily enforceable step back or other FAR standards that protect our community.

- 8) How do you view your role in private interactions with developers who have projects proposed before the Land Use and Planning Committee?

I am applying for the Neighborhood Projects Committee. However, in the event a project was before the LUPC and I was a decision maker, all extra-record information gained about the Project, from site visits to Developer interactions, that I might consider in reaching a decision must be disclosed at the beginning of the project hearing as a matter of due process so that the public and interested parties can address that information in the hearing.

- 9) What is your Vision for Venice?

A pedestrian friendly community, with local active street-life and accessible beaches, organized in a manner so that neighbors can support and rely on each other to promote the common good through public community-organized and private efforts.



Venice Neighborhood Council



Thank You for Volunteering to Help Our Community!