

VNC- LUPC APPLICATION, JULY 7, 2010

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1. Venice residents have the opportunity to provide input regarding developments in the community through public comment at LUPC hearings. I want to serve on LUPC (again) because I believe in the public process.
  - a. I served on LUPC from January '06 through October '07, and resumed in '09 and am currently a member of the committee.
  - b. I am a registered architect with 25 years of experience including masterplan projects, urban design, entertainment and court projects. I use my experience and donate my time to improve the community.
2. I served on the VNC from Jan '06 through October '07 and on LUPC from January '06 through October '07, and resumed in '09 and am currently a member of the committee. I participated on the Agenda Building Committee and Policy and Procedures Committee of LUPC. Previously, I was Co-Chair of the Ocean Park Community Organization in Santa Monica from 1993 to 1995.
3. The three most pressing planning and land use issues in Venice: 1) Venice risks losing its unique character. LUPC and VNC must work hand in hand with developers and the council office to identify merchants and tenants that share in the vision of independence, creativity and character of place. 2) The VCZSP height restrictions must be maintained. Otherwise, Venice will be overbuilt resulting in traffic, gridlock, and other inconveniences. 3) Venice needs amenities, street re-paving, designated RV parking, and other upgrades. The increasing number of RV units parked on neighborhood streets, and fast-food trucks threatens to destroy safe, clean and pleasant ambiance in neighborhoods.
4. I believe exceptions to the VCZSP should be limited to developments that provide social and community value. Exceptions to the VCZSP must be thoroughly and thoughtfully considered, and weighed against precedents that may weaken the future application of the VCZSP.
  - a. I believe the VCZSP was intended to protect neighborhoods from overdevelopment, lack of parking, and loss of affordable units. However, the VCZSP allows for 3-story structure next to 1-story homes. As a result, neighborhoods of single family beach bungalows have become urban city blocks.
  - b. I have read the VCZSP several times.
  - c. I have read the Venice Land Use Plan.
5. PART I, My role as a member of the committee is to express my views and hear the views of the public. Private interactions with developers are made by a designated LUPC point-of-contact and information gained in private conversations or meetings are to be publicly disclosed at the LUPC hearings. As a member of LUPC, I will not accept gifts, food or drinks from any prospective or current applicant.

The LUPC committee meetings should be scheduled such that members of the committee have adequate time to deliberate and formulate well thought positions on planning issues. My role as a LUPC committee member is to demand certain amenities and restrictions on behalf of the community.

PART II, Development conditions should be tracked and followed up on following a request for a LUPC hearing by affected residents and stakeholders.

5.1 Change is an organic progression from one condition or state to another. Changes in the built environment reflect the style, culture, technological improvements and financial well being of a given time period. The most recent developments (changes) are a result of eases in lending and lack of governance in that area. LUPC hears requests for zoning changes from light industrial to residential, and from residential to commercial, as property owners want to develop additional residential units and more restaurants. I foresee very few changes to the VCZSP (governance) in the next decade due to limited city staff and resources. Several recent changes to the codes concerning small lot sub-divisions, and density bonuses near major transportation hubs have not impacted Venice to date.

5.2 I don't believe such a thing as non-existent entitlements exist. If this question is aimed at grandfathered parking, the parking is grandfathered, and therefore the entitlement exists. Solutions to a "lack of parking" could be brought up by restricting employee parking, increasing bus ridership, and making streets safer so that homeowners, restaurant patrons and shoppers can walk instead of drive.

6. My vision of Venice is for Venice to grow in the tradition from which it came, as a place for artists, performers, and musicians as well as a place for events and celebrations of many kinds. The residents and visitors to Venice should be able to enjoy the benefits of the close proximity to the beach, fresh air, and sound of the waves, and drumming. Venice should be a unique place on the California coast where one-of-a-kind shops, restaurants and art can be found at prices to accommodate everyone. VNC should endeavor to provide housing for people of all economic levels. Venice has many transient residents and the challenge for VNC and the community is to remain whole despite frequent changes in property ownership and frequent visitors.