



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 lived and owned property in Venice for over 20 years. I have witnessed a lot of changes in that period of time. I would like to serve on the LUPC as I would like to see Venice continue to grow and change but would also like Venice to maintain the unique character that drew most of us to live or work here in the first place. I have experience developing a few small residential real estate projects in Venice and know the intricacies of doing that first hand. As such, I would bring a perspective to the LUPC that is based upon practical experience yet is balanced as I am a long term resident of the community

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

NO



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

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For the past several years I have been working as a real estate investor/developer in Venice. I have purchased property, hired Venice architects and artists and planned two small developments which required parcel maps. I expedited these projects myself, thus am very familiar with every step involved in developing a project in Venice, including but not limited to legal, financial, zoning, mello, and the California Coastal Commission.

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

Silver Strand Marina Homeowners Association Board Member 2001 to present. I am Treasurer of this association of 228 single family homes in the Silver Strand.

20 Ironsides Homeowners Association Board Member 1988-1996. I was Treasurer of this condo association of 18 units on the Marina Peninsula.



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5) Please list the three most pressing planning issues you feel are facing the Venice Community:

There are many pressing planning issues, and their importance to members of the community (stakeholders) will vary greatly depending on the issues that affect each stakeholder most. Issues based upon factors such as their specific location, economic situation, family demographic, etc. All issues considered important by stakeholders should be considered important by the LUPC.

Three issues that immediately come to mind are (in no particular order):

1. Potential for uncontrolled development. We need to consider, beach access, and overbuilding (new projects should be in keeping with the scale and scope of the community). We must maintaining Venice's commercial resources and the unique "culture, personality, scale and aesthetic" that is Venice as we know it today. In addition, traffic, parking and public transit are tremendous issues which must be addressed.
2. The need for affordable housing. Help developers determine ways to include affordable units in new developments. Enforce mello regulations when applicable.
3. The need to interface with adjacent communities. Major developments in Santa Monica, Mar Vista and Culver City affect Venice and visa versa.

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?

Exceptions or variances should be granted for various reasons but only after proper due diligence has been conducted. One issue that immediately comes to mind is that of set backs. If prevailing set backs in a certain area are 4 feet but the code requires 5 feet the 4 foot set back should be granted. The typical Venice lot size is sub-standard, strictly adhering to code could render a lot unbuildable, in these cases reasonable variances should be granted.



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

The VSP is an intrigral part of how Venice has been and should be developed in the future. We are a unique community and this document reflects that. This is not a document which should be amended on a whim or frequently. We have the Pacific Ocean, the historic Venice Canals and numerous walk streets. We have commercial districts and even a theatre district. We have VERY small lots, live very close to our neighbors and have limited public parking. We need a development plan which takes these and many other issues into consideration. While no plan for an area as varied as ours could be perfect, we do need something that sets the guidelines and the VSP is workable

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

Private interactions should be just that private or social in nature. In a small community like Venice there is no getting around the fact that we are all neighbors, friends and acquaintances with those in the development business. But, these relationships should not affect a position one has representing the public. I have always held positions in my Homeowners Associations; we receive various requests from owners. Everything from the gardens look bad to I don't want to pay my late fees. I have always looked upon the merits of the request and not at the individual making the request. For example, if a homeowner always pays his dues late, he is going to owe that late fee even if we just had dinner together. But, if he has lived here for 3 years and has never been late we can waive a late charge. Likewise, the plantings in front of my home are no different than those in front of a home of a non-board member. If you are not ethical you have no right serving the public.



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9) What is your Vision for Venice?

We have tremendous demands for development and with thoughtful development we can maintain the culture, aesthetic and vitality that Venice has long been known for but has occasionally lost. We have aged, inadequate housing stock. We need additional commercial and community resources. We need the thoughtfully development of Abbot Kinney as a commercial destination to continue. We need to encourage similiar development on Rose and Lincoln. We need to balance the needs of long time residents with those of new residents and visitors. We need to foster our arts community. Venice is a wonderful, truely unique community. I would like to see it stay this way, developed properly it can.

Thank You for Volunteering to Help Our Community!