

LUPC Application
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Livable, sustainable communities need to encourage intensity of experience over thoughtless density. Having rented, owned and practiced in Venice for over 25 years, I know we can only successfully represent the community if we have an inclusive approach to community building. Having extensive Venice Planning experience from the original LCP/LIP Process, to the Specific Plan Process, I bring a depth of practical knowledge to help Venice remain our special artistic environment.

Experience:

Michael King AIA is a past Board Member and LUPC Member. Michael left the Board/LUPC after his election to Architectural Advisory Committee to the City of Palm Springs. He terms out in October and will now have the time to participate on the LUPC.

Michael King AIA is a principal Architect and co-founder of STUDIO OF ARCHITECTURE with his Wife Diana Pollard AIA. Michael has a professional degree in Architecture specializing in Urban Planning. He also maintains professional associations with NCARB, NCIDQ, and is a past board member of ASID. Michael was a Peace Corps Architect in the Middle East specializing in low-income housing. With over 32 years as a licensed Architect, he has designed projects as varied as the Horizon Avenue Lofts in Venice to City Terrace Park Recreation Building in East L.A.



Venice Neighborhood Council



LUPC APPLICATION ANSWERS

Michael King AIA

- 1) Please explain why you wish to serve on the LUPC.
Preserve the LUPC Mission Statement while offering a unique 30 year institutional memory of our community.
 - a. Have you served before on the LUPC or other planning and land use related committee? If so, what committee and when?
VNC LUPC 2005-2007
Pico-Union LUPC Chair 2008
Palm Springs AAC Chair 2005-2010
 - b. Please state your professional qualifications or related experience relevant to this position.
Licensed California Architect for 31 years
- 2) Please list your previous and/or current neighborhood or community involvement.
VNC Board Member 2005-2007
Pico-Union NC Board Member 2008-20109
- 3) Please list the three most pressing planning and land use issues you feel are facing the Venice Community.
 - *Density*
 - *Transportation & Parking*
 - *Environmental Sustainability*
- 4) Under what kinds of situations do you feel it to be appropriate to grant exceptions or variances to the Venice Coastal Zone Specific Plan or other LA City Planning codes? (Findings regarding these entitlements below)
Exceptions should only be considered when they offer positive opportunities for the community.
 - a. What is your opinion of the Venice Coastal Zone Specific Plan?
Living working document that continues to evolve.
 - b. Have you read the Venice Coastal Zone Specific Plan?
Yes, and much of its cobbled together language is from the North Venice Communities Document written by my wife and I 20 years ago.
 - c. Have you read the Venice Land Use Plan which was certified by the California Coastal Commission?
Yes.
- 5) How do you view your role in private interactions with developers who have projects proposed before the Land Use and Planning Committee?
I prefer to not have private interactions with developers.



Venice Neighborhood Council



Every community, including Venice, has problems with following up on conditions imposed on a project. How do you think the Venice Neighborhood Council should follow up on our conditioning process to see that conditions are met?

A. The LUPC Chair must follow recommended conditions to make sure the communities' conditions are made part of any City Conditions.

B. The Community needs to inform the LUPC of condition violations. The LUPC should then request the Council Office have the Code Enforcement Engineers of B&S/Planning issue "ORDERS TO COMPLY".

C. The LUPC Chair, or their appointee, must track ORDER TO COMPLY compliance.

1. Define "change," and what, if any, community planning considerations, should govern "change." Include the correlation between built environment change and governance change.

In our denser society, "change" is defined as much as a relation to social evolution as it is to the physical built environment. Government change correlates to the built environment only as it is necessary to address social needs.

2. What is your view and VNC/LUPC action recommendation regarding the ability of a proposed commercial or residential development to receive physically nonexistent entitlements (i.e., parking) which will negatively impact surrounding developments?

The community concern should not be new nonexistent entitlements as they should not be allowed. The problem is existing nonexistent entitlements which are allowed through retaining existing uses. The City Attorney has to take a more proactive approach and defend the communities evolving character as being the overriding use to disallow existing nonexistent entitlements.

- 6) What is your Vision for Venice?

A sustainable artist community of a far more pedestrian friendly character!