



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:

Venice residents have the opportunity to provide input in the decisions regarding developments in our community through participation and public comment through the LUPC hearing process. Development projects can either enhance or deteriorate the character and ambience of Venice, and our quality of life. It is within LUPC's responsibility to persuade property owners to set aside space and budgets for art, landscape, public space, and street access. It is important that the VSP criteria are met by the developers. I want to serve on LUPC (again) because I believe in the process.

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

I served on LUPC from January '05 through October '07. From 1993-1995 I was Co-chair of the Ocean Park Community Organization.

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

I am an architect with 22 years of experience, including urban masterplan projects, urban design, and specialties including entertainment and court projects.

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

I served on the VNC from Jan '06 through October '06, and on LUPC from Jan '06 to October '07. I currently serve on the agenda building committee of LUPC. I have met many Venetians throughout my terms and continue to discuss key planning issues with them.



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

1-Venice risks losing it's 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. Together the LUPC and VNC should endeavor to enhance and protect the unique qualities of Venice.

2- The ever increasing land values provide incentive and need for property owners to maximize the the value of their property by re-zoning or sub-dividing lots, to gain additional leasable and 'for sale' space. This increase in land value, and new appreciation of what has long been valued by Venetians (proximity to ocean, creativity, relaxed, liberal atmosphere) has prompted growth throughout the community. During these changing times the foremost issue is, that property owners are not allowed to displace residents. Secondly, it is important that Venice not be overbuilt resulting in gridlock and other inconveniences. I value a slow growth approach to development.

3- Pass-through traffic is a nightmare for locals. Properties to the north and south of Venice are not required to compensate for traffic caused to Venice, but should be accountable. Venice deserves ammenties, street re-paving and other upgrades. The traffic congestion, smog, and increase in accidents needs to be reduced.

- 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?

I believe exceptions to the VSP should be allowed if there is significant social and community value to the Project.



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

I believe the VSP was intended to protect neighborhoods from overdevelopment however, it is not very restrictive in some applications. Unfortunately it allows for three story structures next to one storey homes. As a result of the height definitions in the VSP, several neighborhoods have transitioned from neighborhoods of single family beach bungalows to city blocks of large urban dwellings.

I think the VSP should be modified to preserve public view corridors much like the Malibu Zoning Code.

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

My role is to participate as a member of the committee and express my views and hear those of public speakers. My duty is to demand certain ammenties and restrictions on behalf of the community. What that means is that zoning codes that are in place, should be enforced.

Private interactions are to be limited by LUPC members and information learned in conversations or meetings are to be publicly disclosed. As a member of the committee I will not accept gifts, food or drinks from any prospective or current applicant.

The committee should be run such that members of the committee have adequate time to deliberate, and to formulate well thought out positions on planning issues.

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9) What is your Vision for Venice?

I hope that Venice grows in the tradition from which it came as a place for artists, performers, musicians, for creativity and healthy living, as well as a place for events and celebrations of many kinds. The residents of Venice and people that visit Venice should be able to enjoy the close proximity to the beach, fresh air, and the sound of waves. Venice should be the most individual and unique place on the California coast where one of a kind shops restaurants and art can be found at prices to accommodate everyone.

Venice should work to provide housing for people of all economic levels.

Venice and other beach communities have many transient residents, and the challenge is for the community to remain whole, while so many people move frequently, and property ownership changes so often.

Thank You for Volunteering to Help Our Community!