

Rehabilitation, Department of Social Services, Regional Center, Department of Mental Health and other agencies involved with social services at a lesser magnitude. Considering that social services is not a very lucrative business, I decided about ten years ago to invest in property as I worked in Social Services. I only 'flipped' two properties before I bought my property here in Venice. I simply fell in love with Venice and decided to stay. About two years ago I decided to follow a lifelong dream of owning my own business related to food and wine. Finally in January of this year I opened Venice Beach Wines on Rose Ave. Through my experience with the properties and the opening of the wine shop, I have become somewhat familiar with issues related to the LUPC. I have worked with Building and Safety, Zoning Administration, Venice Coastal Commission, Health Department, ABC (alcohol license), Department of Transportation, Department of Sanitation and numerous other related agencies. I think I have a good perspective from the standpoint of a developer or businessperson as well as a resident.

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

I honestly have been very busy with the start of my new business to be involved formally in any organization. I have gotten to know my neighborhood very well through conversations at my wine shop. I have attended several VNC meetings to present public comment.

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

Density in general; more specifically, parking, traffic and affordable housing. Although it is perfectly understandable why the rest of the world wants to live in Venice! we all know it is not possible. I think that the development of Venice is fascinating. It is happening at an alarmingly expedient rate. This has created a very eclectic and interesting neighborhood. A perfect example is right on my street. One neighbor near me has never earned more than \$1,800 a month his entire life. He is a Mexican immigrant of 28+ years, that has worked hard and raised a family in Venice. A second neighbor just moved in from Oregon with his new wife and child. He is an attorney, his wife a designer. Both own their homes that are worth over one million dollars. Both families are sharing the same community. I think that with this kind of dynamic, narrowing down the planning issues facing Venice to the three most pressing is near impossible. How are our schools accomodating both these demographics and the growth in population in general? What new businesses truly serve the community? What interest and rights do developers have and what is the growth that the community can absorb? The planning issues seem to go on and on. Generally, I think it is important to work towards long term solutions rather than short term remedies.

- 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 feel that when using discretionary power to approve or disapprove a variance, an advisory board such as the Venice LUPC needs to consider the rights of the 'project' versus the rights as a community to assure safe and responsible development. I feel that projects need to be given consideration on their own merit. Specifics of planning codes do not always serve the goals of a community, especially when development is as fast as we are seeing in Venice. I feel that when a specific issue, such as parking continuously results in requests for variances, it is time to address the issue in a broader and more inclusive manner. Related agencies, such as city council people, the Venice Coastal Commission, zoning administrators, Chamber of commerce, etc.

should be included in a discussion of the issue as to better address long term development goals.

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

I feel that the Venice Specific Plan should be viewed as a work in progress. The plan may have addressed the situation at the time it was developed, but many things change when reality takes its course. Density studies, traffic studies etc. are great tools to readdress specifics of the plan. Like most plans, things tend to change and the ability to adapt is important so that at the end, the goal of a well developed and harmonious community is reached. Some of the demands made by the Venice Specific Plan on small business people are over and above the general Los Angeles county demands. Although appropriate in most instances, these demands can make it difficult for small businesses to develop and in turn allow the more financially able chains to provide the service to the community. The same can happen with residents trying to develop their properties. A large developer generally has more resources to adapt to the demands of the Venice Specific Plan. A family may not be able to, the result may be that a homeowner not get the home they wished for, while a developer down the street builds something with much more variances to the specific plan. Again, I feel all projects need to be looked at on their own merit, and reoccurring request for exceptions need to be addressed at a more macro level.

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

I'm assuming the question is considering me a sworn in LUPC member at the time of the interactions. My role as an LUPC member would be treated with the upmost respect. I would always consider myself a liaison to the community, developers, and other related agencies. Confidentiality in regards to LUPC policy is always a consideration. If I am assigned to a developer to write a staff report for the LUPC, I would make every effort to disregard my personal opinions of the project and write an unbiased and informative report.

9) What is your Vision for Venice? A self contained utopia of eclectic, respectful, progressive thinking individuals living in harmony, with a common goal of eating and drinking only the best that the world has to offer! But in reality, a community that is safe and accomodating to all that reside within. Venice needs to continue setting an example of what creative and responsible development can produce; an exciting destination. The events around gardens, architecture, art and yearly festivals to continue as an opportunity for Venice to showcase its many talents. Venice should also be a place where you can raise a family and still have an adult date with your partner without having to drive. Really, I love Venice almost the way it is. I just think the crime can decrease and some areas to improve/develop responsibly and creatively.

Thank You for Volunteering to Help Our Community!