

- 1) Please explain why you wish to serve on the LUPC.

*Working for LUPC would be a way to contribute to my community and do so in a way that interests me.*

*I have always been interested in real estate and the way it shapes our day-to-day experiences. Zoning and land use regulation reflect how government (and, indirectly, voters) impact the structure--at a physical level -- of our daily lives; the most fundamental public policy. That is heady stuff and I want to contribute.*

*I am a 3<sup>rd</sup>-generation Los Angeleno, was raised in Venice, attended Anchorage Elementary School, and am proud to sport the 90291 zip code now. This is my home, my community. I want to give something back to the neighborhood.*

*And when I get involved in something, I give it my all. Part of the reason I joined the Peace Corps was because it was a way I could give back to the world in an intensive way (24/7 for two years). LUPC is a big time commitment and I have considered that carefully in my decision to run for the position. Before deciding to apply for LUPC, I sat in many LUPC meetings to make sure it was work that would engage and interest me, and to know that I would be able to contribute to the work of the group.*

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

*No. However, in consideration of joining LUPC, I attended many of its meetings and spoke to several current members. I wanted to know what I was getting into and the level of commitment.*

- b. Please state your professional qualifications or related experience relevant to this position.

*My experience in local politics became very real in 2008 when I had a crack den evolve in the house next door to me. I organized a local group to lobby Rosendahl's office, LAPD and the City Attorney's office to address this problem. Using the "Nuisance House" code and lots of neighborhood watch, law enforcement and the community worked together and had the problem solved in just a couple of months. I am very proud to say that I led that effort.*

*On a less specific level...*

*After 10 years in healthcare finance, I moved into real estate financing, specifically residential mortgages in 2009 (after the subprime collapse...don't hold me responsible for the mess!). The move reflects my long term interest in both real estate as an industry and local public policy. Additionally, I saw it as a way to build a career locally, in the neighborhood in which I grew up.*

*While earning my graduate degree at Stanford, I took a variety of Public Management, Land Use and Planning, and Real Estate Finance Courses.*

*I have been a licensed real estate agent for 10 years...and never practiced. But the coursework required to get a license has been valuable in understanding land use issues.*

*I hope my two year's of service with the Peace Corps (Math Teacher and Forester in Namibia) demonstrates that I am not afraid to make a substantial commitment of time.*

- 2) Please list your previous and/or current neighborhood or community involvement.

*I grew up working on the Venice Art Walk, back when it was run out of the parking lot of Antioch and continued to work on it for many years. I recruited volunteers to run the parking. (That was my first experience with how bad local parking can be.)*

*See the Crack Den story above.*

- 3) Please list the three most pressing planning and land use issues you feel are facing the Venice Community.

*Density and Parking. Venice is a fun place, but it's more than just a playground on the weekends. We need public planning that support our local businesses, but make it possible for residents to lead their lives in a healthy manner. This probably means public transportation, which is beyond the scope of LUPC involvement, but it is a critical issue. In the meantime, we need fair allocation and use of limited resources.*

*Lincoln Place. I am excited that a deal has finally been reached and that this valuable middle-income housing will be returned to community use. While the deal was carefully worked out, the re-tenanting of Lincoln Place will no doubt create planning issues that were not anticipated as well as opportunities*

*to enhance the community as it changes. LUPC will face questions around these unexpected details. I live adjacent to Lincoln Place and welcome the opportunity to help while the neighborhood is in transition.*

- 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)

*While the Specific Plan is well constructed and thought through; it guides local zoning and planning admirably. Of course, no plan – no matter how well crafted – can anticipate every possible issue or be detailed enough to address every irregular/uncommon situation. On occasion, we will have to consider variances, some simple and some that go beyond the vision for our community.*

*Variances should not be granted without proper consideration. Exceptions might be granted for requests that adhere to the vision of the plan and don't impose undue burdens on other Venice stake holders.*

- a. What is your opinion of the Venice Coastal Zone Specific Plan?

*It is thoughtful and useful.*

- b. Have you read the Venice Coastal Zone Specific Plan?

*Of course! If I hadn't, how interested could I be in joining LUPC?*

- c. Have you read the Venice Land Use Plan which was certified by the California Coastal Commission?

*This document is much longer and not as tight of a read, but I have slogged through it.*

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

*Transparency is critical to good government. If the developer has business before LUPC and is speaking to me as a LUPC member, then no interaction should be considered "private." I would be happy to listen and take the time to understand*

*concerns, but anything discussed should not be considered confidential. In other words, acting as a LUPC member, there are no "private" interactions.*

*It is also important not to discourage developers from seeking guidance in the very early stages of projects. By listening and discussing early, we can guide developers towards land use that adheres to our vision of the community, as spelled out in the specific plan. And it is much easier for a developer to consider and incorporate such guidance earlier in the process rather than later when the developer has more invested in a specific concept.*

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?

*The "negotiation" over variances only has as much meaning as the ability to inspect and enforce conditions. **Recommendations for variances should include schedules for inspections so that conditions are met** and plans for enforcement actions in case they are not.*

*Enforcement is tricky in the best of times and even harder when the city's (and other jurisdictions') resources are stretched. Both LUPC and the VNC might do some creative thinking about (i) how to negotiate variance recommendations so that they are enforceable; and, (ii) how to marshal the appropriate government resources to enforce. **It is not enough to create conditions; they must be enforceable conditions.***

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

*This is a theoretical and very complex political science question that I am not equipped to answer. (In fact, the brightest minds in the country get tangled up on this type of question every time there is a Supreme Court vacancy.)*

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?

*This is a very sensitive question in a community that has a lot of tourism (intra-city and beyond) that both supports our businesses and impacts our lives. I believe my approach to a request for such a variance is that it has to bring real value to the community (not just to the applicant) and meet two other conditions I mention above...*

- 1. Exceptions might be granted for requests that adhere to the vision of the plan and don't impose undue burdens on other Venice stake holders.*
- 2. It is not enough to create conditions; they must be enforceable conditions.*

6) What is your Vision for Venice?

*The Venice Community has always been a wonderful place that somehow manages to combine innovative people and ideas with very real challenges. The residents and other stakeholders have been thought leaders and visionaries. Yet we have faced major environmental abuse in the first half of the century, crime, drugs, and homelessness. A member of LUPC has to be committed to seeing and addressing both the opportunities and the challenges.*