

## LUPC APPLICATION

SYLVIANE DUNGAN

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I hereby certify that I wish to serve on the LUPC of the VNC and I am a stakeholder within the boundaries of the VNC area  
November 16<sup>th</sup> 2006 Sylviane Dungan

- 1- I wish to serve on the LUPC because I feel qualified to do so , having worked for over 25 years as a realtor involved in the sale of residential, commercial, industrial real estate all over Los Angeles. I have a BA in Psychology and a BA in English as well as a master year in Anthropology from the University of the Sorbonne in Paris. But working in real estate gave me also a love and knowledge of architecture and a keen interest in urban planning. I was born, raised and educated in Paris and although I have now spent more time in Los Angeles than in France, coming from another culture and environment allows me to think outside the local box which can be helpful. I have owned my house in Venice since 1981 and lived in it since 1991. I have loved Venice in its different incarnations and have many ideas and projects that I wish to share with other stakeholders to make it even better.
- 2- I have served on the LUPC of the VNC from 9/2005 to now and loved it.
- 3- I have been a realtor since 1977 ( or 78?), a long time!!!!. In 1993 I started creating a company called: First B.A.S.E which meant Builders and Architects of Sustainable Environments. I had taken some classes in environmental design at UCLA and thought that I should implement them by promoting environmental design among my architect and builder clients. But we had a long recession ( 7 years) and I did not pursue that plan as a business. But I was an early advocate of “green” construction and am still a big supporter of creating sustainable environment combined with great design.
- 4- I was elected to the GRVNC Board as neighborhood representative last year ( district 5). I joined the LUPC, the Ocean Front Committee, the Budget committee ( I participated little in this one though) and created the Arts Beautification and Culture Committee in May 2006 of which I have been the Chair.
- 5- Parking is a very important issue because without better and more parking our commercial streets: the Boardwalk, Abbot Kinney, Main Street and Rose cannot be developed with mixed use buildings.

Low income housing and work force housing is very important other wise Venice will become a resort for the rich and lose its diversity and character.

Infrastructures having to do with water quality, pollution, sustainable landscaping must be put in place to prepare for a healthy future.

- 6- It is always a difficult decision to grant variances to developers. I believe that if a developer is offering a very visible plus to the community like : more low income units, exceptional architecture that enhances our environment and promotes the image of Venice, exemplary design and materials and ways of employment that can be an inspiration to other developers....if such development gives back to the community much more than it takes LUPC to allow a little bit more height I feel it is appropriate to grant exceptions of variances that will explain how/why we granted them.
- 7- The Venice Specific Plan was created over a long period of work by its planners whose intention was to protect the small town character of Venice. I think they did a great job and I thank them for that. I also think that because more and more people have come to live in Venice new needs and tastes have developed: we do not want to have to drive to do our errands, for example, so we need to create more mixed use construction on our commercial streets That is just one example which means that we may have to look into the VSP and see that we may have to propose some changes to it in the near future that will allow keeping our small town atmosphere and adapting to the growing population ( traffic, pollution.....)
- 8- I believe that developers who agree to work with the VNC well before they go to the City for their permits have the potential to do a lot of good to our community. So I would encourage them to expose their intentions as much as possible to the public via the LUPC, public presentations or even meeting with LUPC members as long as these members disclose these meetings to the public at LUPC meetings or other public presentations.
- 9- I have attempted to start describing my vision of Venice in a text and map that I exhibited at the Venice Library this last August 2006 as a participant to the Public Art Forum. I called my text “ Preliminary steps toward beautification” I envision a “ historic Venice” that would include the Boardwalk, Windward Ave and Circle, Grand Boulevard where the memory of Abbot Kinney’s vision would be celebrated. The Boardwalk and Windward Ave to Pacific would be pedestrian only and would offer a lot of restaurants and galleries. Windward Ave would have its historic columns back in place and café terraces would open to Windward Plaza wher locals and tourists would start mingling before going on to the Boardwalk and the sand. The Windward Circle would have on its center a large sculpture ( you would not have to cross the Circle to see it) that would evoke Venice ( like a large obelisk/totem all sculpted with scenes of Venice history and Venice personalities). The Boardwalk would be enlarged to allow more activity: free expression ( creating a speakers corner for example) , arts AND crafts and more cafes and restaurants ( with the creation of public parking). The Boardwalk

and Windward Plaza would be open late at night which would diminish vandalism and make the area more fun and sophisticated. . Where the parking lot of the post office is a museum of Venice should be built opening to the Windward Circle backed by condominiums ( on Grand and Riviera) A lot of surface parking can be created next to medians built in the middle of our wider streets like Grand. These streets should also have speed bumps and bike paths.

Our commercial streets should be developed with small mixed use buildings. All residential streets should have sustainable landscaping added to them so they become pedestrian friendly.

The rest of Venice, west of Lincoln, I call: Venice Village because it becomes so pedestrian friendly, and it is so small really, that soon we start knowing each other from strolling to the market , the café, bookshops , the beach or the theater. ( where is our movie theater?). In Venice Village we develop our Public Lands with a mix of low income and work force housing, parking structures covered with sustainable landscape with a huge open terrace on top that houses a daily organic market and a theater ( on the MTA LOT) for example. We can also build a state of the art fully integrated homeless single room occupancy hotel with social services which could be an architectural landmark AND a model rehabilitation center on our public land on Venice Boulevard next to Beyond Baroque and Sparc.

On Venice boulevard a light rail should come to the Library connecting us to the rest of LA.

I call east of Lincoln: Venice Gardens a more residential area with mostly single family residences and a more peaceful sort of suburban atmosphere.

Lincoln Boulevard is a mess but a group of dedicated stakeholders have succeeded in getting the City to work with them on beautifying it. I believe public transportation will help a lot as well as controlling the size of commercial developmen s allowed on it. ( that was the idea behind the moratorium proposed by LUPC in 2005-06.

With public interest and participation a lot can be done to build our future