



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:
It is important that Venice residents have a voice in the decisions regarding new developments in our community. The use, materials, landscaping, open space, and observation of local codes in new buildings and developments can positively affect our environment and LUPC can offer input on all these items. I believe that large developments are opportunities for the creation of public space or other amenities. When the public process is working, the outcome should be buildings that create places of distinction and that reflect the Venice culture, rather than cookie cutter boxes. I have the interest and capability to assist the community in understanding the architecture and zoning implications, and assisting the community in forming responses to property owners and developers.

- 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 2005 to October 2006. We met on the average of twice a month. In 1993-95 I was the Co-Chair of the Ocean Park Community Organization (OPCO). Between 1992 and 1995 I participated in several design and programming workshops and assisted on the Ocean Park Boulevard tree grant project. OPCO reviewed many projects and issues and provided testimony to the city council.



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

I am a licensed architect and have worked in the profession 22 years, including 8 years with the federal courts. I am primarily interested in civic and public spaces.

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

My term on the VNC ended in October 2006. I served on the VNC and LUPC for approximately one year. As a member of the Policies and Procedures sub-committee I assisted in creating and documenting procedures for a well-run LUPC.

Throughout the year on LUPC, I sent many informative letters to the City regarding projects in the District 2 area that I represented, and distributed copies to concerned people living closeby. I represented the interests of those in my district, and personally responded to each e-mail inquiry that I received from people living in District 2.

Previous to my involvement with GRVNC/VNC, I was involved in the Ocean Park Community Organization. I served as a board member in 1993, and as Co-Chair from 1993-1995. I became involved in the community organization after a shooting occurred on Ocean Park Boulevard, and became increasingly interested and inspired in participating and providing input to the city, and meeting my neighbors. I currently live in the same geographic area which is between Ocean Park Boulevard and Rose Avenue.



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

- 1) The 90 freeway extension into the marina proposed by CalTrans will change the nature of the marina, and negatively affect the Oxford Triangle neighborhood of Venice.
- 2) Venice is becoming gentrified and risks losing it's creative appeal and sensibility. LUPC and VNC should work with developers and the city to insure that new merchants and tenants are creative tenants with an interest in participating in the community.
- 3) The recent rise in land values threatens to change the Venice community. As people move out, new people move in. It is important that landlords and businesses treat residents with respect, and that the wholesale displacement of the Venice renter population is not allowed.

7) 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 it is a rare instance when exceptions or variances should be allowed. When exceptions are allowed, it should be because the community has voiced approval of the project.



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

The Venice Specific Plan is the code for development in the area. Unfortunately, it allows for three story structures next to existing one-story single family homes. I believe the Venice Specific Plan was intended to protect neighborhoods from overdevelopment, however it is not very restrictive. I believe the VSP should be modified to create mandatory setback for upper floors, especially when exceptions are given for ground floor side and rear setbacks.

I also believe that the Venice Specific Plan should address alternate modes of transportation, and that projects near transportation hubs, bus stops, etc, should have fewer requirements for parking, while projects near highly desirable areas, such as the coastal zone, should require additional guest parking spaces.

I also think that the Venice Specific Plan should be modified to preserve view corridors and create maximum height limits much like the Malibu Zoning Code.

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

LUPC is a public committee, governed by the Brown Act.

As a policy, all conversations and correspondence between committee members and property owners, who have projects before the LUPC, are publicly disclosed. Conversations and correspondence may be appropriate in order for a committee member to gain better understanding of a project, or vice versa, for an owner to gain better understanding of issues created by a proposed project. Gifts and meals from persons coming before LUPC and the VNC should not be permitted, and in the case of any conflict of interest, a committee member should recuse themselves.

Additionally, committee members may not meet in a group of more than a majority of a quorum to discuss projects with developers or property owners as it would be a violation of the Brown Act.



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10) What is your Vision for Venice?

I believe Venice should grow in the tradition from which it became, as a quirky place for low and middle income artists and residents to enjoy the close proximity to the beach, the fresh air, and the sound of waves. Venice should be the most individual and most unique place on the California coast where one of a kind restaurants, items and art can be found.

The projects that come before VNC LUPC should create and reflect the alternative, artistic, and non-obvious architectural solutions and plans.

The projects that come before VNC LUPC should provide space for public art.

The projects that come before LUPC should be pedestrian friendly.

"For rent" advertising space on kiosks should not be allowed on the public streets, sidewalks and the Ocean Front Walk of Venice.

Thank You for Volunteering to Help Our Community!