

# Venice Neighborhood Council

## Questions:

*Answer all these questions, please limit your answers to 200 words or less each. Print on a separate sheet of paper and email to Secretary@VeniceNC.org.*

- 1) Please explain why you wish to serve on the LUPC.  
**I would like to use my knowledge and experience to serve my community.**
- a. Have you served before on the LUPC or other planning and land use related committee? If so, what committee and when?  
**No, I have not served on the LUPC or other planning and land use related committee.**
- b. Please state your professional qualifications or related experience relevant to this position.  
**I am a licensed architect in California. I have been living and working in Venice for the last 12 years. I founded my company d3architecture in Venice 8 years ago. Most of the projects I get involved in are in Venice and Mar Vista, definitely in the City of Los Angeles- both residential and commercial. I have extensive experience with LA City Zoning codes and I am very familiar with the variance process.**
- 2) Please list your previous and/or current neighborhood or community involvement.  
**I have been actively following proposed projects on Abbot Kinney- particularly in the last year and as it pertains to parking.**
- 3) Please list the three most pressing planning and land use issues you feel are facing the Venice Community.  
**Parking, alcohol licenses and food trucks.**
- 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)  
**Variances for reduced parking should be rejected completely. I have applied for two variances on behalf of my clients (for preexisting conditions). There are instances where variances are merited- for issues involving pre-existing conditions, but they are very very rare. Overall, variances for parking and setbacks should be rejected.**
- a. What is your opinion of the Venice Coastal Zone Specific Plan?  
**The Venice Coastal Zone Specific Plan is absolutely necessary but certain parts of it need to be updated- such as the in-lieu fees. In lieu fees should be banned all together or made higher to discourage their use as they have failed to act as a deterrent and failed to achieve their ultimate goal.**

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- b. Have you read the Venice Coastal Zone Specific Plan?  
I have read the VC Zone Specific Plan as it pertains to the projects I have worked on.
  - c. Have you read the Venice Land Use Plan which was certified by the California Coastal Commission?  
Also in part.
- 5) How do you view your role in private interactions with developers who have projects proposed before the Land Use and Planning Committee?  
If development affects negatively my neighborhood, then my decision wouldn't be affected by whether or not I know or deal with the developer privately. I try to do what is best for residents and my neighbors.

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?

I think the VNC should definitely follow up on conditions imposed on a project. We are experiencing issues with restaurants on Abbot Kinney that have more than doubled the occupancy with no parking- without any approvals. The City's Code Enforcement division has done nothing on the basis that the violations only occur at night and inspectors don't work during those hours. This is a big problem that affects all the residents adjacent to such restaurants.

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

Change is constant and we should always find new ways to deal with change. For example, food trucks are now 'in' and even though there are no rules that control food trucks, due to the fact that they have become so popular, new rules should be created to control the food truck population and policies regarding bathrooms, parking, etc. Because food trucks are now just like restaurants and people gravitate towards food trucks, new rules should be created to deal with this change in the community.

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?

Such developments and the problems that arise from such nonexistent entitlements should be mitigated in every way possible. We are having that problem on Abbot Kinney now where restaurants have nonexistent entitlements and such entitlements are negatively affecting residents and other businesses. Grandfathered entitlements should be honored, but perhaps there is a way that new conditions to mitigate such entitlements be imposed.

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6) What is your Vision for Venice?

I want Venice to grow but I want Venice to also be a place where residents have rights and privileges and those rights and privileges are respected by people who come to Venice to do business here- which is not happening now. We are dealing with too many visitors creating trash, making noise and taking up parking space for residents that have no parking. I think if changes occur that protect residents and we have resources to deal with visitors, then it would be a much better place for everyone to enjoy.

Access VCZSP at <http://cityplanning.lacity.org/complan/specplan/pdf/VenCoastal.pdf>.

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## VARIANCES AND SPECIFIC PLAN EXCEPTIONS

### Sec. 562, Los Angeles City Charter

The Area Planning Commission may permit an exception from a specific plan if it makes all the following findings:

- (a) That the strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan;
  - (b) That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area;
  - (c) That an exception from the specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the specific plan area in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;
  - (d) That the granting of an exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property; and
  - (e) That the granting of an exception will be consistent with the principles, intent and goals of the specific plan and any applicable element of the general plan.
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Los Angeles Municipal Code, (LAMC)  
Chapter I, General Provisions & Zoning.  
Article 2, Sec. 12.27, Variances