



Venice Neighborhood Council



LUPC APPLICATION

Contact Information:

Qualifying Stakeholder Address (*Dirección*):

LUCA IACOVONI			
Print Name/Nombre el letra de Molde :			
	Venice	CA	90291
Street address / Dirección	City / Ciudad	State / Estado	Zip/ Código Postal

Mailing Address (if different):

	Venice	CA	90294
Street address / Dirección	City / Ciudad	State / Estado	Zip/ Código Postal

Contact Numbers:

Phone (Day) / Teléfono (día)	Phone (Evening) / Teléfono (tardé)	Fax Number
Luca.lacovoni@gmail.com		
Email / Correo Electrónico (very important)		

I hereby certify, that I wish to serve on the Land Use and Planning Committee of the Venice Neighborhood Council and I am a Stakeholder within the boundaries of the VNC area.

Stakeholder Signature/*Firma*

Date 11/30/2012

*Note: Stakeholders that did not registered as a VNC Stakeholder in one of the last two elections should register with the Secretary of the VNC at the **December 18, 2012** Board of Officers Meeting. Please bring proof of stakeholder status with you to register.*



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Please answer all these questions and limit your answers to 200 words or less each. Email to rules@VeniceNC.org and Chair-LUPC@VeniceNC.org.

Questions:

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

As a resident of Venice and a former Urban Planner and current Architect involved in the development of Coastal areas such as Malibu, it would be my honor to be able to serve my community with my knowledge. As a former resident of New York, NY, Stockholm, Sweden and Rome Italy, I hope to be able to bring an interesting point of view on the existing and future residential and commercial development of our community.

- a) Have you served before on the LUPC or other planning and land use related committees? If so, please provide some detail.

I have not served before on the LUPC.

- b) Please state any qualifications or related experiences relevant to this position.

I achieved my Architectural degree at the University of Rome, La Sapienza and a Masters degree in Architecture 15 years ago from the Royal Institute of Technologies of Stockholm Sweden. I am an accredited Architect to the Italian Architects Board.

My Masters program was focused on large public use building. I have collaborated as an assistant to Prof. Giorgio Romoli in the development of Urban Planning and the General Plan of medium size communities in Italy. I have consulted with Eric Lloyd Wright in Malibu for 2 years in developing new Eagle Rock eco-friendly, sustainable commercial developments. In the past 7 years I have dealt mainly with residential development in Malibu. I am familiar with Coastal guidelines and LCP. I have expedited through approval process in CC before and after the LCP. I am very familiar with Building and safety, Planning Commission, Coastal Commission and their process.

- 2) Please list the (2) most pressing planning and land use issues you feel are facing the Venice Community today. What would you like to see done in order to solve, manage, or improve these issues?

As a resident of Venice, I have witnessed the fast growing development of this area. The Abbott Kinney corridor has developed and changed face at a fast pace. The Rose corridor has been developing at an exponential speed.



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1) *I would like to provide my help and assistance to the community in this fast and sometimes confused, rebirth. Making communication and cooperation between the community and its businesses a key element of this important process.*

2) *The Architectural character of Venice is very important and needs to be monitored in order to prevent the possibly of losing its characteristics to excessive and unmonitored development.*

- 3) 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? *(Note the findings regarding these entitlements are listed below)*

I believe that, as substantially noted below, exceptions or variances should or could be granted as long as the general goals and scopes of the regulations are still met in principal and that by granting them, none of the rights and legal interests of others are infringed.

- 4) Please review the Venice Coastal Zone Specific Plan and the Venice Land Use Plan (which was certified by the California Coastal Commission) and comment briefly on both your knowledge of and your opinion of each.

I am somewhat familiar with both the Venice CZSP and the Venice LUP.

I believe that the implementation of the Coastal Act via the VCZSP is of great importance to the future development of these areas and to preserve the characteristics of our community and preserve some of the architectural and esthetic aspects of Unique-Venice. I also think that the innovations and new solutions to our environment, should be accepted and recognized as appropriate when respecting the ideas in principal that have led to the VCZSP. Both the VCZSP and the LUP are layers of the General Plan of Los Angeles and important tools that have rendered possible a local "take" on development. The reality of Venice is unique. Its community should have a unique set of ad hoc guide lines (and people) in order to protect, preserve and enhance its grounds. Through growth and development, along with a knowledgeable local supervision. A team that can identify and apply Code in a healthy and harmonic way.

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

Access Venice Land Use Plan at <http://cityplanning.lacity.org/complan/othrplan/OPAREA/VENLUP.HTM>

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;



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(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.

Los Angeles Municipal Code, (LAMC)
Chapter I, General Provisions & Zoning.
Article 2, Sec. 12.27, Variances

D. Findings for Approval. The decision of the Zoning Administrator shall be supported by written findings of fact based upon evidence taken, written or oral statements and documents presented, which may include photographs, maps and plans, together with the results of any staff investigations.

Consistent with Charter Section 562, no variance may be granted unless the Zoning Administrator finds all of the following:

1. That the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations
2. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity;
3. That the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question
4. That the granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located; and
5. That the granting of the exception is consistent with the principles, intent and goals of the Specific Plan.