

# LUPC APPLICATION

## Contact Information:

Qualifying Stakeholder Address (*Dirección*):

Print Name/ <i>Nombre en letra de Molde</i> : Jay Goldberg			
Street address / <i>Dirección</i>	Venice City / <i>Ciudad</i>	CA State / <i>Estado</i>	90291 Zip/ <i>Código Postal</i>

Mailing Address (if different):

Street address / <i>Dirección</i>	City / <i>Ciudad</i>	State / <i>Estado</i>	Zip/ <i>Código Postal</i>
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Contact Numbers:

Phone (Day) / <i>Teléfono (día)</i>	Phone (Evening) / <i>Teléfono (tarde)</i>	Fax Number
<b>Email/ <i>Correo Electrónico</i></b> (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 12/7/12

*Note: Stakeholders that did not register 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.*

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

Questions:

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

*I am a 3rd-generation Los Angeleno, was raised in Venice, attended Anchorage Elementary School, and am proud to sport the 90291 zip code. This is my home, my community. I believe we all have a responsibility to give something back and LUPC is my way of doing. I am fortunate that I enjoy it!*

*It is a pleasure to serve in a way that maintains the integrity of the community and ensures that our values inform any future developments.*

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

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

*I have had the honor, responsibility, and pleasure of serving on LUPC for the last two years. We have accomplished much (almost 800 cases in two years!); prevented many problems (such as undesirable, overbuilt projects); and improved many projects (reducing noise issues and adding parking, bike parking, and local employment to new businesses). As I gained experience, I became much more effective as a LUPC member and am looking forward to putting that experience to use.*

- b) Please state any qualifications or related experiences 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 ven; proud to say that I led that effort.*

*Through my professional experience, I bring knowledge about title issues, trends in development, and insight about how realistic some of the projects are. In the last two years, this knowledge has helped me understand applicants' intentions and needs, as well as the neighbors' rights.*



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

*Additionally, 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.*

- 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 the area has become even more popular, expensive and dense, Venice's parking problem has intensified. In the Summer, this means access to the beach. No amount of parking will solve this. Solutions to this must involve public transportation servicing the area and local shuttles to bring people from cars parked at a reasonable distance.*

*The other big impact is the parking and noise in those areas where commercial (primarily restaurants) abuts residential neighborhoods. In these situations, LUPC has done a good job of influencing the design and operation of these establishments to reduce noise impact and parking usage. But these problems are not solvable just at the point of project design. There must be enforcement of the rules. LUPC could do more to facilitate local enforcement of the terms of permits and licences.*

- 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)

*The Specific Plan, like any document, cannot have anticipated every scenario. On occasion exceptions and variances should be granted. Any variance has to meet some basic criteria:*

*Is the proposed project in keeping with the character and ethos of the surrounding area?*

*Would granting a variance harm the neighbors?*

*Would failure to grant a variance seem capricious and thereby deter other interesting projects? "Intent" is a hard thing to codify. LUPC is often called upon to interpret the intent of provisions in the Specific Plan. Fortunately, the locals have long memories and are able to contribute to the process. (The neighborhood involvement makes the work lively and real.)*

*Generally speaking, I am not in favor of projects that exceed height limits; do not meet set back requirements; remove low income housing without replacement; or do not meet parking requirements. I am particularly disinclined to support unrealistic parking design.*

*While I do have my own strong opinions about esthetics, LUPC is not a design review board. We should not be trying to manage design for design's sake. Part of what makes Venice so exciting is*



*the great variety of architecture. "Where we do have a role in design is keeping new projects (usually boxy, maxed out residential projects) from over-powering a neighborhood.*

- 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 have been working with these documents for a couple of years now. I am not the expert but I am certainly comfortable finding the information and guidance that we need within these documents.*

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

Access Venice Land Use Plan at <http://cityplanning.lacity.org/complan/otrplan/OPARENENLUP.HTM>

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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, CLAMC)  
Chapter 1, 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.