



## LUPC APPLICATION

### Contact Information:

Qualifying Stakeholder Address (*Dirección*):

Print Name/ <i>Nombre el letra de Molde</i> : <b>Cuffe Owens</b>			
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>Telefono (día)</i>	Phone (Evening) / <i>Telefono (tarde)</i>	Fax Number
cuffeowens@gmail.com <b>Email / <i>Correo Electronico</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 12/10/12

*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.*



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.
  - a) Have you served before on the LUPC or other planning and land use related committees? If so, please provide some detail.
  - b) Please state any qualifications or related experiences relevant to this position.

As I'm sure is true of all Board and LUPC members, I care very deeply about our neighborhood, which as is evident to all of us, is in the midst of a period of precipitous change, evolution and growth. Although few of us are likely to see these recent changes as exclusively positive or exclusively negative, fewer of us still are likely to deny that-truly for better or worse-the evolution of our neighborhood, at least to some degree, may be beyond any of our control. With that being established, however, those of us who deeply respect and cherish the unique history, character and identity of Venice and its residents, and wish to see that history, character and identity respected by others and preserved, are not entirely without the ability to shepherd Venice through this period of change and growth, and to ensure that the Venice of tomorrow, though very likely different in some ways, will have the same soul of the Venice of yesterday and today. The Neighborhood Council in general, and the LUPC in particular, are the front-line stewards of Venice and its identity-both past and future-and it is my hope that that stewardship would be conducted with thoughtful, respectful and at times even deferential consideration for those qualities that have for decades defined our neighborhood as the singular and diverse place it is. Although I have never served on the LUPC or any other planning and land use related committee, that is how I would serve, and that is why I wish to serve.

- 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?

At the risk of providing too broad an answer, the rapid overall growth in both residential and commercial development (and redevelopment) is in my opinion the most pressing planning and land use issue currently facing the Venice Community. As more fully discussed in my answers to Question 1 and Question 3, and to the extent this is not already the case, I believe the neighborhood and its residents-both present and future-would be best served by a development decision making process that is objective, fair and predictable for the individual land owner, and yet fundamentally



informed by the notion that Venice, as a community, can be greater than the sum of its individual parts, and is worthy of our respect and guardianship.

Part and parcel with *to* the issue of growth, parking also presents our community with a pressing land use issue. As with all issues that would be before the LUPC, I would like *to* see the issue of parking addressed in a reasonable and thoughtful manner that balances the desire for additional spaces against the short-term and long-term impact such additional spaces might have on our neighborhood.

- 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)*

In my opinion, Article 2, Section 12.27 of the Los Angeles Municipal Code creates a thorough and reasonable, and therefore likely effective and fair framework for consideration of exception or variance requests. By focusing on fact based evidence, and balancing the interests and rights of the individual property owner against the interests of neighboring property owners and/or of the Venice community as a whole, it approaches the issue in a thoughtful and equitable manner. Furthermore, although necessarily subjective to a fundamental degree by its very nature, Article 2, Section 12.27 provides objective guidelines for an administrator to follow in his or her evaluation of an exception or variance request, thereby (hopefully) assuring that the decisions made with respect to those requests are as dispassionate and fair as possible. In addition, and notwithstanding the absolute necessity of objectivity, clause 5 of Section 12.27 allows for consideration of "the principals, intent and goals of the Specific Plan", which among other things includes the regulation of development in such a way „that it be compatible in character with the existing communiti, (see Section 3.F.). As a result, objective though the administrator's evaluation and decision must be, they must also occur in the context of our neighborhood as a whole. Therefore, because I feel that the approach of Article 2, Section 12.27 to exception or variance requests is balanced, equitable, and allows for community related considerations, I feel it would be appropriate to grant requests in accordance therewith.

- 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.

Much like the Municipal Code, the Specific Plan and the Land Use plan provide objective guidelines for what constitutes permissible land use and development, and they should be relied on for such. In addition though, and as referenced in my answer to Question 3 above, the Specific Plan calls for a broad consideration of the impact a proposed use or development might have on the neighborhood, which is critical to the



LUPCs ability to act as a steward for our neighborhood, its culture and its heritage. Although I am new to both Plans, I trust that with the guidance of the LUPC membership, I would quickly acquire the knowledge and understanding needed of each Plan to effectively serve.

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

Access Venice Land Use Plan at <http://cityplanning.lacity.org/complan/otrplan/OPARENVENLUP.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, (LAMC)

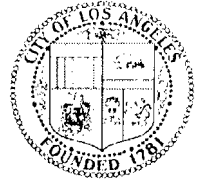
Chapter 1, General Provisions & Zoning.

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.