



# Venice Neighborhood Council



## LUPC APPLICATION

### Contact Information:

Qualifying Stakeholder Address (*Dirección*):

Print Name/ <i>Nombre en letra de Molde</i> : Jory Tremblay			
Street address / <i>Dirección</i>	Venice	CA	90291
	City / <i>Ciudad</i>	State / <i>Estado</i>	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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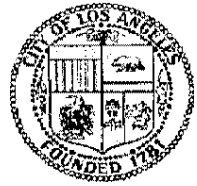
Phone (Day) / <i>Teléfono (día)</i>	Phone (Evening) / <i>Teléfono (tarde)</i>	Fax Number
jory@emailjory.com		
<b>Email / <i>Correo Electrónico</i></b> (very important)		
Contact Numbers:		

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 12/9/12

*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.*

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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.

- I have been a Venice Resident since 1998 and love the diverse and eclectic community. I believe that we will continue to see the tremendous outside interest in Venice, and I want to continue my work with LUPC and ensure that with this inevitable change, we don't lose the character of this special Community.
- I work internationally and live here for a reason; Venice is a destination, a place of free expression and it's a true Neighborhood.
- I study architecture as a hobby.
- I have served on the United Cerebral Palsy of LA Board of Directors including the Executive Board, Secretary and currently am the Treasurer. UCPLA is one of the largest developers of affordable housing for the developmentally disabled community in the United States. Our 11 independent living apartments and 25 community based homes help address the critical shortage of affordable, accessible housing in Los Angeles, Orange and Santa Barbara Counties. I have seen and understand both the challenges as a developer and as a resident.
- I have been an active Board Member of LUPC for the last two years and with my experience and background, my top goal in the upcoming term will be to focus on refining and clarifying our Policies and Procedures. My goal is to support the Committee to improve communication and efficiency, and thus credibility within Venice and all of Los Angeles.

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

I have served on LUPC for the last two years and have worked on numerous cases. The focus was to "get the facts of the project" and provide an objective report to the VNC. Secondly to get the "community input" so that they have them as baseline for LUPC and the VNC when they hear the case. Lastly I brought 30 years of business experience in providing creative and collaborative solutions.

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

I have been a LUPC board member for about 2 years.

Cases I have worked on:

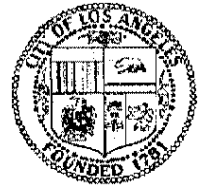
- Gjelina- Compliance review
- Gjelina- New plan- just voted on last meeting

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- Mystic Journey Book Store Building- denied the project as they removed parking including handicapped parking and have been receiving rent for three years while out of compliance. The City upheld this recommendation.
  - Community Care Facilities-I did the research in to this and determined that the act was not what it appeared and it while well intentioned has too many unintended consequences to be passed when 11 of the WRAC Councils had passed it. ■ was called to Councilman Rosendahl's office to explain my research and it has stood up. We turned this around and it is not moving forward in a more constructive way.
  - Wabi Sabi- remodel and expansion. Currently in process after the applicant choose to try to get the city to approve their parking plan with out community input. We have it on track and the hearing with the community was tonight.
  - Worked on the Cell Phone Tower Policy and have volunteered to Co Chair that committee.
  - LUPC and the VNC has approved all the project recommendations I have worked on.
- 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?
- a) Smart Development – ■ don't believe we can have no development. What we need then is "smart" development. What ■ mean by this is we need to look at the context in which we live. The context of the project. The project specifics. The total impact on the community not just the project. This is often missing from *all* the parties at the beginning of a project discussion. ■ will continue to do what ■ have been doing in collaborating with the Board, the community and the applicants to get clear recommendations for the Board to act on.
  - b) We need to focus on making long term structural and policy changes to the Specific Plan. This was a good document and it needs to be updated (for example, \$18,500 for in lieu of parking is too low.) We cannot continue to kick the can down the road or we will live with the downside if this for a long time. ■ know this will take time but it is a worthwhile investment in our community. We seem to be willing to tolerate the old law and complain about; ■ say we need to act on it. The Cell Phone Tower Policy is a good example of how can address these issues.
  - c) Compliance with Plan Approval conditions the City is not staffed nor will they be staffed to do as much as we need them to do on this front. We must address this proactively.

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- 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.)*
- a) These for me fit the statement I mentioned above, under Smart Development.
- 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.

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

**Reply:** This plan is well intentioned but we have quite a number of years of experience in the use of it and it needs to be updated to today's environment and based on the learning's since it was issued. This will take time so we should start now. It also in my opinion needs to be much less subjective and more objective. We have lots of experience since it was written to be able to refine it.

Access Venice Land Use Plan at <http://cityplanning.lacity.org/complan/otherplan/OPAREA/VE/LUP/HT/11>

**Reply:** This is a less known more comprehensive document than the VCZSP but it too needs to be updated and the conflicts between the two plans need to be resolved.

Note: I believe that these plans are good guidelines and that there should also be exceptions made but they should be the exception not the rule and will continue to operate as I described in the Smart Development comments above if re-elected. These would include:

- Finding win-win situations between applicants and Venice.
- Improving Mobility including bicycling and walking; that simply adding parking is not a silver bullet.
- We should expand LUPC to include some form of enforcement and demanding more resources from LA to keep LA clean, to support the homeless and less fortunate.
- We need to support the Mello Act and ensuring that there are low income options, we need this to maintain our socio-economically diversity.

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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;



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(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.

Los Angeles Municipal Code (LAMC)  
Chapter 1, General Provisions & Zoning.  
Article 2, Sec. 12.27, Variance

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.