



Venice Neighborhood Council



LUPC APPLICATION

Contact Information:

Qualifying Stakeholder Address (*Dirección*):

Print Name/Nombre el letra de Molde : Mehrnoosh Mojallali			
Street address / Dirección	VENICE City / Ciudad	CA State / Estado	90291 Zip/ Código Postal

Mailing Address (if different):

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Street address / Dirección	VENICE City / Ciudad	CA State / Estado	90291 Zip/ Código Postal

Contact Numbers:

Phone (Day) / Teléfono (día)	Phone (Evening) / Teléfono (tardé)	Fax Number
mehrnoosh@mehrnoosh.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 11/7/12_____

*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.*



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

I regard Venice as my hometown and have visited parts of the city since the early 70's. I became a full-time resident in 1984 and raised 2 children as a single mother in the Oakwood area. I have experienced a broad range of diverse communities in Venice. Today, it is a continuing transformation.

As a Venice resident and professional Architect /Urban Designer since 1984, I appreciate being involved and participating with our city's progression and want to serve our community as a professional and a home owner.

I am a member of VNC AdHoc Discussion Forum Committee and also participate with VCC in looking @ Lincoln Blvd. existing conditions and challenges.

I volunteer for AIA/LA Urban Design Review Sessions with the Los Angeles Department of City Planning to review major projects and their requirements to respond to Urban Design guidelines.

I also participate with railLA Coalition for high-speed rail and how it will transform the city with special projects along transit lines.

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

I earned a Masters Degree in Architecture/Urban Design from Harvard University and a Bachelor's in Architecture from University of Oregon. My experience includes many years as a commercial designer working with major firms such as IM Pei and SOM in L.A. and New York. My knowledge and interest in Urban Design issues keeps me engaged and interested in the ways that changes may enhance and transform Venice's unique qualities and needs.



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Since 1984 I have had my own practice in Venice, CA. In addition to designing projects in other cities and overseas I have designed over 20 multi-family, commercial and single family residences in various neighborhoods of Venice. Each required submittal and approval from Venice Coastal Zone Specific Plan within the past years.

I have received a certificate of appreciation for my multifamily projects from Venice Council District for outstanding citizenship and enhancing community betterment.

- 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?

Zoning issues related to density regarding building heights vs. open spaces. The lack of roof gardens. Use of parking structures for multiple purpose use and locations to increasing open space, creating various community destinations that participants can walk or bike to as well. Utilized public spaces to serve social needs and encouraging public participation in various ways.

- 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)*

Based only on individual hardship or unique circumstances, which will not create a conflict or disadvantage for other community members.

- 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.

Both plans bring awareness about the existing conditions and environmental sensitive areas as well as providing a guide for retaining the character, diversity, scale and protection of our unique community. I appreciate the maintenance of aesthetic integrity with such elements as walk streets, canals and protection of nature and enhance our public spaces.



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5) In the 2012-2014 Term, each LUPC member will have a specific sub role:

- a) Vice Chair, *managing the administrative workload,*
- b) Secretary, *taking and posting notes from meetings,*
- c) Community Outreach, *ensuring the community is informed,*
- d) Policy and Procedure, *streamlining and defining our operation and maximizing efficiency,*
- e) Design Review, *leading the subjective elements of Code including Mass, Character, Scale,*
- f) Subarea Lead, *working with the Neighborhood Committee to ensure we better understand the distinct differences or the different areas within Venice.*
- g) CUB and BPM, *restaurant conditions,*
- h) Parking

Which role would you like to have assigned to you by the Chair, and why?

Based on my professional experience as an Architect/Urban Designer and having designed local projects, I have experience with design reviews and can be of help.

Other related options are Subarea Leads, and parking.



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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;
 - (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

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;



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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.