

Reponses to Questions
LUPC Application Attachment
SARAH A. DENNISON, FAIA, LEED AP
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1) Please explain why you wish to serve on the LUPC.

I am an Architect who has practiced in Los Angeles for 27 years and lived in my own home in Venice for 24 years. In 1990 my husband and I designed and constructed an addition to our house that increased the overall area from 600 to 1700 square feet.

I retired from CO Architects, a 90-person LA firm that specializes in higher education and healthcare projects in 2008 .Over my 30 year career in LA, I served as Project Architect, Construction Administrator and Principal (partner) in charge of residential and commercial projects as well as numerous science and academic buildings for private and public higher-education clients. I am a member of the College of Fellows of the American Institute of Architects and a LEED accredited professional.

As lead architect for project design teams I have extensive experience working with large groups of architects, clients, building engineers, and contractors. I have presented projects to Planning Commissions, as well as community and governmental building authorities in Los Angeles and throughout the State of California. I believe that my knowledge of architectural design, sustainability, project management, construction, and city and campus planning would benefit the Venice LUPC.

I have not served on any land use or planning committee in Venice.

2) Please list your previous and/or current neighborhood or community involvement.

I have regularly participated in the Venice Walk Street Association since my retirement in 2008 helping to sponsor community events (Movie Night) and services (doggie bags) while offering my opinions in discussion of issues affecting our neighborhood and community. I participated in the discussion surrounding the definition of "neighborhood character" at the recent Planning Commission appeal hearing in West LA. I also attend selected Santa Monica Airport Commission meetings.

3) Please list the three most pressing planning and land use issues you feel are facing the Venice Community.

- Appropriate consideration of context, character, scale and articulation in new and renovated buildings in neighborhoods, public areas and commercial districts, while maintaining the eclectic architectural nature of Venice buildings and their physical environment.
- Encouragement of the use of sustainable design principles in all physical development in Venice
- Noise, pollution and safety issues regarding the Santa Monica Airport and the planes which continually fly at low altitudes over Venice residents.

4) 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? (Findings regarding these entitlements below)

Situations where hardships to the owner or developer exist due to conditions of design and site generally prohibiting the same use and development enjoyed by others in that area as defined in the LA City Charter and Municipal Code and as put forth in the VCZSP and the Venice Land Use Plan and the regulations of the Coastal Commission.

a. What is your opinion of the Venice Coastal Zone Specific Plan?

The VCZSP is a thoughtful and well-written document that does a very good job of addressing most of the specific planning and land use concerns of our community, yet, as is the case with all good public documents, leaves room for some interpretation.

b. Have you read the Venice Coastal Zone Specific Plan?

Yes.

c. Have you read the Venice Land Use Plan which was certified by the California Coastal Commission?

I could not find a "Guiding Document" on the LUPC website that held this exact title. I reviewed the Venice Community Plan and the Coastal Commission Regional Guidelines as well as the VCZSP.

5) How do you view your role in private interactions with developers who have projects proposed before the Land Use and Planning Committee?

As a member of the LUPC, my role would be to review projects and to determine whether they met the letter and intent of the governing documents, and the findings for variances and specific plan exceptions of the City of Los Angeles. Developers of physical improvements, whether residential or commercial owners who intend to inhabit their projects, or those whose intent is to improve and turnover projects for profit would be held to the same standards. I have no financial connections to any developers who have projects before the LUPC and would recuse myself from discussing and making recommendations to the VNC if that were not the case on any given project.

Every community, including Venice, has problems with following up on conditions imposed on a project. How do you think the Venice Neighborhood Council should follow up on our conditioning process to see that conditions are met?

1. Define "change," and what, if any, community planning considerations, should govern "change." Include the correlation between built environment change and governance change.

In terms of LUPC review of projects, a "change" required could mean a modification of construction documents recommended for compliance with regulations in the VCZSP. Should specific conditions be recommended by the Committee, follow-up could include requiring sign-off on those conditions of the variance by the planning or building department official visiting the construction site, or if that is not feasible, a series of photographs documenting the change signed by the architect, contractor and or owner to be submitted as a condition of final building permit close out.

In terms of governmental "change", the LUPC could propose an amendment describing modifications to regulations in governing documents such as the VCZSP to be reviewed and approved by the appropriate governing bodies, such as the VNC, the Los Angeles City Planning Commission, the Coastal Commission or the LA City Council.

2. What is your view and VNC/LUPC action recommendation regarding the ability of a proposed commercial or residential development to receive

physically nonexistent entitlements (i.e., parking) which will negatively impact surrounding developments?

Parking regulations are determined by the City of Los Angeles with the intent of protecting private and public interests regarding the need for reasonable use and storage of automobiles within the city limits. If relaxation of those standards creates conditions that are not generally available to other developments in the area, or are inconsistent with the intent of the governing documents thus causing harm to other property owners in the area, I would recommend against providing such entitlements to a proposed development.

6) What is your Vision for Venice?

I see Venice continuing to thrive as a unique community of people with diverse backgrounds and ideas brought together by their mutual love and respect for their eclectic built environment and the matchless beauty of their natural surroundings.