

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. *NO*
  - b) Please state any qualifications or related experiences relevant to this position.

*I own real estate in multiple states, and am actively involved in rental property management, and am up to date on current real estate law, having recently read the Condo Blue Book & Davis-Stirling Act. I am also a CPA.*

- 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?

*Parking + parking - potential solutions lie in observing other communities "best practices" - such as the parking towers built in Santa Monica, et al.*

- 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)

*Exceptions and/or variances should be put on hold until an independent 3rd party has reviewed and confirmed appropriateness - see below statement.*

- 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.

*These documents should be ~~Reviewed~~<sup>REVIEWED</sup> by an independent third party for appropriateness, and potential discrimination. Suggested third parties include real estate focused staff or CPA Not based in LA County!*

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>



# Venice Neighborhood Council



## 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.

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;
- 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.

*Thank you for your Consideration!*  
*Tom Sawyer*  
*JRS*  
*11/25/12*