



Venice Neighborhood Council



LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org

2021-2023 LUPC APPLICATION

Instructions:

Stakeholders interested in joining the Land Use and Planning Committee of the Venice Neighborhood Council (VNC) are requested to complete the following application and:

Return it to the chairs of the Land Use and Planning Committee (chair-LUPC@venicenc.org), Rules & Selections Committee (rules@venicenc.org), and the Secretary (sec@venicenc.org) **prior to 10:00 am on Monday, August 9, 2021**, the day of the AdCom meeting for the August 17, 2021, VNC Board meeting, in order for the application to be posted online.

To learn about the work of the Land Use and Planning Committee and the process of becoming a member of the committee, please contact chair-LUPC@venicenc.org.

Applications may be returned by email or by mail to: Venice Neighborhood Council, PO Box 550, Venice, CA 90294. The same timing considerations apply to applications submitted these ways.

Your application will be forwarded to the VNC Board for review.

According to VNC bylaws, the VNC Board will select eight (8) members of the Committee at its meeting on August 17, 2021. The meeting will be held virtually on Zoom with details posted on the VNC website, starting at 7 p.m. Applicants are encouraged to attend to introduce themselves and speak before the board (representatives may not speak for you).

Applicant's name and answers to these questions will be made public, but not contact information such as address, phone number and email address.

Mission Statement:

To advise the Venice Neighborhood Council and stakeholders about land use projects in or around Venice that will impact the quality of life of Venice residents, business owners and stakeholders.

To advise the Venice Neighborhood Council on planning issues and projects affecting the Venice community.

To make recommendations to the Venice Neighborhood Council's Board of Officers regarding any exceptions, modifications and variances to the Venice Coastal Zone Specific Plan for the planning and construction of projects in Venice to forward to the Los Angeles City government entities which shall include but not be limited to Council District 11, City Planning Department, City Building & Safety and City Public Works as deemed necessary.

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Email: Chair-LUPC@VeniceNC.org

Contact Information:

Name: Jeff Martin

Nombre el letra de Molde

Qualifying Stakeholder Address: [REDACTED]

Dirección

Street address (if different): _____

Dirección, si diferente

City: Venice

Ciudad

State: CA

Estado

Zip Code: 90291

Código Postal

Email (mandatory) [REDACTED]

Corero electronico (obligatorio)

Phone (mandatory): [REDACTED]

Telefono (obligatorio)

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 4/2/22

Proof of stakeholder status via a valid credential must be presented at the August 17th Board meeting. A valid credential includes, but is not limited to one of the following: a CA Driver's License or CA Residency Card (for an address within the VNC area); a school ID Card (for a school with in the VNC boundaries); a business card (in combination with any of the following with a matching Venice address: Business license, business check, or pay stub); a recent utility bill (for an address within the VNC area); an imprinted check (including an address within the VNC area); a Pay stub (from a business within the VNC area); a Passport (only in combination with any other credential item); a school report card (from a school with in the VNC boundaries); a property tax bill (with an address within the VNC area)

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Answer all these questions; please limit your answers to 200 words or less each and return to the chairs of the Land Use and Planning Committee (chair-LUPC@venicenc.org), Rules & Selections Committee (rules@venicenc.org), and the Secretary (sec@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 committee? If so, what committee and when?
 - b) Please state your professional qualifications or related experience relevant to this position.
 - c) Please indicate your understanding of the time involved in terms of meetings and case work.
- 2) Please list your previous and/or current neighborhood or community involvement.
- 3) Please list the three most critical planning and land use issues you feel are facing the Venice Community.
- 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 on your opinion of each of them.
- 5) How do you view your role in private interactions with Applicants who have projects proposed before the Land Use and Planning Committee?
- 6) What is your understanding of and opinion on the VNC Ethics/Conflict of Interest requirements?

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>

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 committee? If so, what committee and when?

I have not served on any committees in the past, but I hope to have the opportunity to join LUPC this coming term and be a useful contributor to the community.

b) Please state your professional qualifications or related experience relevant to this position.

As a multifamily real estate developer, I have a deep understanding of the zoning and building codes in the City of Los Angeles as well as the Venice Coastal Zone Specific Plan. I have personally developed both market rate and affordable units (including over \$4 million in affordable units for both extremely low and very low-income households) throughout the City of Los Angeles and understand the need for and costs associated with both types of housing. I have firsthand experience presenting projects to neighborhood councils, including the VNC, and feel that gives me a direct understanding of how to review case applications and communicate with the VNC board on land use issues that might arise. I also understand the importance of recommending to future applicants that they participate in community outreach to involve their neighbors and community in the design process in an effort to get buy-in and constructive feedback on their proposed designs.

In addition to my work experience, I also have an MBA from UCLA Anderson with a concentration in Real Estate and finance. While attending UCLA Anderson I took a variety of elective courses involving subjects related to development, architecture, land use & planning, and affordable housing.

c) Please indicate your understanding of the time involved in terms of meetings and case work.

I understand that there will be several hours of commitments each week related to reviewing case applications and attending community outreach meetings hosted by applicants in addition to the formal monthly LUPC meetings.

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

I have attended several LUPC meetings over the last 6 years as well as VNC board meetings as a stakeholder. I have also personally presented a project application at both LUPC and VNC board meetings.

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

1) The ongoing update and completion of the new Venice Community Plan and its future implementation.

2) Increased densification and the need for more housing. There is a significant housing shortage across the state and in Venice. It is vital that new housing be built, and that new housing must be a balance between both market rate and affordable housing so as not to displace current residents, but also allow for the inevitable growth of new residents moving to Venice like so many of us have done in the past.

3) Homelessness and cleaning up the sidewalks, beaches, boardwalk, and parks so that they are not littered, homeless encampments. Large corporate homeless housing projects located in residential areas and encampments located on sidewalks in front of people's homes is not something I am supportive of. These types of uses can be better located in non-residentially zoned areas near existing medical facilities and treatment centers that are already operating and can be more easily expanded.

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 on your opinion of each of them.

Both plans provide regulations and development standards that in many cases are stricter than the City of Los Angeles' Planning and Zoning provisions of the LAMC and thus the Specific Plan provisions supersede the City's General Zoning Plan regulations when applicable. The plans also breakdown guidelines and development standards into 8 subareas within Venice. Both plans are quite old (approximately 20 years) and as a result need to be updated to account for current land use needs.

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

I view my role as an objective reviewer and advisor to both applicants and the VNC board throughout the application process for new land use initiatives. I expect to help answer applicant's questions and guide them through the LUPC application process and help refer them to sections within the Venice Coastal Zone Specific Plan and Venice Land Use Plan when they are unaware of their project not meeting by-right zoning standards. I also expect to attend community outreach meetings hosted by applicants in order to observe and hear comments from local property owners, renters and businesses near the applicants' project site.

6) What is your understanding of and opinion on the VNC Ethics/Conflict of Interest requirements?

Ethically all members of the VNC should remain impartial and unbiased to any applicant or project being considered. If there is a conflict of interest in any application or relation

to an applicant, it should be disclosed to the committee and the board so that everyone is aware. Also, if someone on the committee or board has a conflict of interest with a specific application, they should recuse themselves from voting on that application.