



Venice Neighborhood Council

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



2022-2023 Board Officer, LUPC Chair APPLICATION

Stakeholders (those who live, work, or own property within the VNC boundaries) are welcomed to apply for consideration for the Board Officer, Land Use and Planning Committee (LUPC) Chairperson position on the Venice Neighborhood Council (VNC) Board of Officers. Nominations were opened at the January 18th, 2022 Board meeting at which time it was announced that applications will be available on the front page of the VNC website. Completed applications must be returned by email to Oliver.Fries@VeniceNC.org by 5:00 p.m. February 9, 2022, for consideration, after which the application period will be closed. Candidate applications will be reviewed by the Administration Committee (AdCom) for completeness, and any applications deemed to be incomplete will be rejected. Completed applications will be placed on the February 2022 VNC Board agenda, and the Board will select a new member at the February 15, 2022, Board of Officers meeting. Applicants need to show proof that they are stakeholders either at the AdCom or at the VNC Board meeting, and each candidate will be given 2 minutes to make a short presentation at the Board meeting. No representatives will be permitted to speak for the applicant. Applicants are encouraged to provide background information regarding their technical qualification for this open seat.

Instructions:

Stakeholders interested in joining the Venice Neighborhood Council (VNC) are requested to complete the following application and:

1. Return it to the Rules & Elections Committee (Rules@VeniceNC.org) and the Secretary (Secretary@VeniceNC.org) by 5:00 p.m. February 9, 2022.

To learn about the work of the Land Use and Planning Committee and the process of becoming a member of the committee, please review the Board-LUPC Chairperson Procedure Overview.

[<include hyperlink here>](#)

Applications may be returned by email or by U.S. Postal mail to: Venice Neighborhood Council, PO Box 550, Venice, CA 90294. If the application is sent to the PO Box, it must be received in the Box by 5:00 p.m. on February 9, 2022.

All VNC meetings will be held virtually on Zoom with details for each meeting posted on the VNC website.

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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.

2022-2023 LUPC APPLICATION

Contact Information:

Qualifying Stakeholder Address (*Dirección*):

<u>Print Name/Nombre el letra de Molde</u> : Michael Jensen			
	Venice	CA	90291
<u>Street address / Dirección</u>	<u>City / Ciudad</u>	<u>State / Estado</u>	<u>Zip/ Código Postal</u>
Street address / Dirección	City / Ciudad	State / Estado	Zip/ Código Postal

	
Phone (Day) / Teléfono (día)	Phone (Evening) / Teléfono (tardé)
Email / Correo Electrónico (very important)	
	

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I hereby certify, that I wish to serve on the Board of Officers as the Chairperson of 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 1/27/2022

Proof of stakeholder status must be presented at the February 10th AdCom meeting. Please see the valid credentials accepted at the bottom of this application.

Boundary Map:

Answer all these questions; please limit your answers to 200 words or less each. Email to Rules@VeniceNC.org and Secretary@Venicenc.org

Questions:

1) Please explain why you wish to serve on the Board as Chair of LUPC.

Last year, I ran to Chair LUPC because I believed that the committee was not addressing long-term planning initiatives being updated in the Venice Community Plan and Venice Specific Plan. LUPC was also not processing many cases from the Planning Department. I am applying to Chair the committee because I want to roll up my sleeves and get this committee back to holding regular meetings and moving cases through the process. Land use issues are very important to the Venice community, and they are becoming increasingly complex as Venice is evolving. As an attorney that has years on experience working on land use issues, I will be a valuable asset to the VNC. I will work to build a collaborative and effective LUPC.

a. Have you served as a VNC Board Officer before? If yes, when?

No.

b. Have you served before on the LUPC or other planning and land use related committee? If so, what committee and when?

I have been a member of LUPC since 2015.

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

Since 2015, I have been a practicing attorney. Most of my clients are cannabis businesses that require complex entitlements and regulatory compliance guidance. Much of that work intersects land use issues. I regularly interact with city councils and planning commissions throughout California and understand how the process of obtaining land use entitlements works.

d. Please indicate your understanding of the time involved in terms of meetings, case work and plan modifications.

Having served for more than five years on LUPC, I know firsthand about the time required to review and process cases. The current vacancy has created more of a backlog of cases, which will require even more effort on the part of the Chair to bring through LUPC and the VNC.

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

I currently serve on LUPC. I have previously served on the VNC Cannabis Taskforce.

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

1. Long-Term Planning and Development

The most important issue that has gone unaddressed by the VNC is the city's update to our Community Plan and Specific Plan. We have the opportunity to impact the city's policies for Venice through the next several decades. This is the single most important project LUPC should take up as a committee, as it will impact density, traffic, affordable housing, and homeless housing for years to come.

2. New Middle-Class Housing

Like the rest of Los Angeles, Venice does not have enough units to meet the demand for anything but the most expensive housing. The regulatory process of entitlements in the Coastal Zone has prevented new construction of middle- and low-income housing. The VNC needs to take an active role in promoting housing for middle class people. Otherwise, we will continue to see only luxury housing and large-scale homeless housing projects, but nothing in between.

3. Backlog of Planning Cases

Over the past six months, LUPC has had few, sporadic meetings, which has resulted in a major backlog of cases. We have many new committee members who never received genuine guidance on how cases move through the VNC process. We need a Chair who can get the committee back on track. I look forward to empowering these new committee members to make LUPC a productive committee again.

5) 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.

The Venice Coastal Zone Specific Plan was created in 2003—nearly 20 years ago—and should be revised to suit the changing needs of our community. Fortunately, the city is now working on updating it. We have a great opportunity to impact these changes to and improve Venice for decades to come. LUPC has not yet addressed these changes and created a forum for community input. LUPC should be taking an active role in soliciting input from stakeholders and distilling it into formal comments to the Planning Department.

6) How do you view your role in private interactions with developers who have projects proposed before the Land Use and Planning Committee, and what is your understanding of and opinion on the VNC Ethics/Conflict of Interest requirements?

Interactions with applicants/developers and their professional representatives is an essential function of working as an assigned staff member on a case. Since you are representing the VNC and LUPC, communications should be done professionally. I view LUPC as both a resource and public forum for applicants to introduce them to the community.

My understanding of the VNC ethics requirements is that council members cannot take part in the decision-making process for projects or issues in which they have an economic interest. For example, I could not take part in the decision-making process that results in a financial gain, or if one of my clients had a project before LUPC and the VNC. I have read the City Attorney's Guidance on Conflict of Interests Laws Governing Neighborhood Councils and will comply with them in my role on the VNC.