

# Venice Neighborhood Council



## LUPC APPLICATION

### Contact Information: DAVID SHELDON

Qualifying Stakeholder Address (*Dirección*):

<u>Print Name/Nombre el letra de Molde</u> : <b>DAVID SHELDON</b>			
Street address / Dirección	City / Ciudad	<b>CA</b> State / Estado	Zip/ Código Postal


Mailing Address (if different):

Street address / Dirección	City / Ciudad	State / Estado	Zip/ Código Postal
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Contact Numbers:

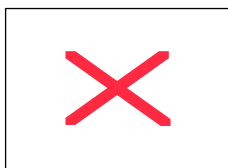
Phone (Day) / Teléfono (día)	Phone (Evening) / Teléfono (tardé)	Fax Number
<b>Email / Correo Electrónico</b> (very important)		

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 **12-13-2012**

*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.*



# Venice Neighborhood Council



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.

**DS: I have been part of the Venice community since 2002. I own a home in the boundary city of Marina Del Rey. I work in Venice. I commute every day by bicycle. I raise my 3 year old daughter in Venice. I surf in Venice. I spend my days in Venice, and am passionate about ensuring the future of a vibrant Venice.**

**Part of what makes Venice so special is its' diversity. Its diversity of people, culture, art, architecture and economy. I believe that I can be a proactive member of the LUPC, with goals aimed at continuing to support and promote that diversity.**

**With my global expertise in planning and architecture, and roots here in Venice, I believe I can offer a well-rounded, unbiased approach towards planning issues in the community.**

- a) Have you served before on the LUPC or other planning and land use related committees? If so, please provide some detail.

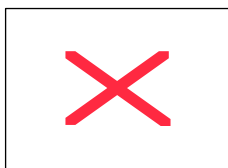
**DS: No. Not specifically. I have been involved in international architecture and planning panel discussions and as a juror for design awards in the past.**

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

**DS: My educational background is in Urban Design and Landscape Architecture. My profession is in business development for the Jerde Partnership, an international architecture and planning design firm, based in Venice. Our office is located in the bath house building on the Boardwalk. I've been working in this firm for 10 years. I look after the business for the firm in the Americas, Europe, Middle East and Africa. With my career, I have done business in over 40 countries worldwide, all related to real estate development, investment, design and execution.**

**My goals, beyond client relationships and business development, are rooted in sustainable planning. Designing for longevity. When working with investors, developers, cities and residents around the world, I am always in tune with what opportunities a specific site or design have, relative to the future potential vision.**

**Part of my position requires me to evaluate opportunities for new developments or redevelopments. This forces me to be very selective in understanding planning, economic, design and cultural issues. With that, I believe my background would well suit the LUPC and VNC in coming to decisions.**



# Venice Neighborhood Council



**I am also an active member of the Urban Land Institute (both globally and LA chapter) and the International Council of Shopping Centers (ICSC).**

- 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?

**DS: 1) Diversity of uses: I believe it's imperative to be highly critical on what uses go on which sites. Too often inappropriate uses are placed on sites which don't support them economically. It's critical to achieve a diversity of uses. This will ensure social and economic sustainability. As a member of the LUPC, I would draw from my global expertise to focus on programme and uses.**

**2) Social diversity and prosperity: I believe this is a core fundamental element of land use planning, and "designing for" social diversity is critical to the future success of Venice. Being a member of the LUPC would allow for commentary on specific plans, and ensure that the diversity continues, and evolves. It's very important to me that the dichotomy of demographics is continued in Venice, as that's what makes it so unique.**

- 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)*

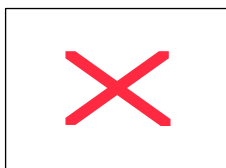
**DS: My philosophies follow a common sense approach, and one of supporting local business growth and social diversity. If an exception, within boundaries, would grant opportunity to achieve these elements, I would support it. Obviously, it has to be within general framework of the specific plan, but if I saw strong vision beyond, I would be amicable.**

**I would be diligent to study the situation closely, and determine the overall effects of the variances proposed.**

- 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.

**DS: Admittedly, my previous expertise on both the Coastal Zone SP and the VLUP isn't as strong as it will be (once thoroughly studied), however my expertise in other municipality and global city specific plans will allow for a fast understanding and adoption.**

**My understanding of both plans is that they are good in their support of growth, in a fair, well aimed process. My goal is to ensure these plans are executed properly, in the thorough review of the applicants.**



# Venice Neighborhood Council



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>

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## 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;
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.