



# Venice Neighborhood Council



## LUPC APPLICATION

### Contact Information:

Qualifying Stakeholder Address (*Dirección*):

Print Name/ <i>Nombre el letra de Molde</i> : Sarah A. Dennison, FAIA, LEED AP			
_____	_____	_____	_____
Street address / <i>Dirección</i>	City / <i>Ciudad</i>	State / <i>Estado</i>	Zip/ <i>Código Postal</i>

Mailing Address (if different):

Same			
_____	_____	_____	_____
Street address / <i>Dirección</i>	City / <i>Ciudad</i>	State / <i>Estado</i>	Zip/ <i>Código Postal</i>

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

Contact Numbers:

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.

See separate signature sheet.

Stakeholder Signature/*Firma* \_\_\_\_\_ Date \_\_\_\_\_

*Note: Stakeholders that did not registered as a VNC Stakeholder in one of t;he 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.*



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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.

I am an Architect who has practiced in Los Angeles for more than 28 years while living in my home in Venice for 25 of those years. My husband and I designed and built an 1100 SF two-story addition to our Walk Street home in 1990.

In 2008, I retired as a partner from CO Architects, a 90-person architecture firm specializing in projects for higher education and healthcare institutions. My personal expertise centers on the programming and design of teaching and research science lab buildings. 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 working with large groups of architects, clients, building engineers, contractors and community representatives as well as code enforcement agencies in both the City of Los Angeles and the State of California. I believe that my knowledge of architectural design, sustainability, project management, construction and city and campus planning, and most recently my experience serving on the 2010-2012 LUPC will benefit the Venice community going forward.

- a) Have you served before on the LUPC or other planning and land use related committees? If so, please provide some detail. I have served on the current LUPC for the last 2 years. In that capacity I have been staff person for more than 15 cases including low, medium and high density residential, and commercial and mixed-use projects. Although the learning curve has been steep, while navigating these applicant cases for LUPC I have gained a much better knowledge of many areas beyond the basic Venice guiding documents having had to utilize the content of small lot sub-division, Mello Act, grand-fathered parking, and alcohol sales permit regulations to understand and find facts in order to write staff reports, craft motions and report back to the VNC.

I am also serving on 3 other VNC committees. For the SMO committee I helped research scientific journal articles to write a fact sheet outlining negative effects of airport activity and emissions on human health. With the Discussion Group Forum Committee, I am studying the characteristics of "walkable cities" with a focus on bike-sharing and short term flexible car rental alternatives that might be initiated in Venice. Most recently I am working with the Character, Mass and Scale Committee to review the governing documents and to find ways in which community members can gain more power over the permitting and construction process in their neighborhoods allowing them to work with applicants earlier in the design stages.

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

See # 1 above



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- 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?

Maintaining the eclectic architectural heritage of Venice neighborhoods through more attention to limiting scale, mass and density in specified areas, by resolving parking and traffic issues through the provision of more alternative transportation solutions, and by giving appropriate attention to long term sustainability through building design, construction techniques and control of pollution sources that poison our environment.

- 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)* 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 by the Los Angeles City Municipal Code, the VZCSP, the Venice Land Use Plan and the Coastal Commission.

- 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. Each of these documents is well considered and well-written. However, like any guiding document, the language in specific sections may be open to interpretation. We need to have the Specific Plan certified by the Coastal Commission and in preparation for that process, I would suggest that some of the language be clarified and strengthened by ordinance if necessary, particularly as it pertains to density of development per lot and the compatibility in character, mass and scale of new construction to that which already exists within surrounding neighborhoods.

5)

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;



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(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.