

Venice Neighborhood Council

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



2025 VNC LUPC APPLICATION

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 LUPC Chair (chair-LUPC@venicenc.org), Rules & Selections Committee (rules@venicenc.org), and the Secretary (secretary@venicenc.org) **prior to 5PM on Tuesday August 12th.**

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 19, 2025. 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.

LUPC Mission:

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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Contact Information:

Name: Nicole Meyer

Nombre el letra de Molde

Qualifying Stakeholder Address: [REDACTED]

Dirección

Street address (if different): same as above

Dirección, si diferente

City: Venice State: CA Zip Code: 90291

Ciudad

Estado

Código Postal

Email (mandatory) [REDACTED] Phone (mandatory): [REDACTED]

Corero electronico (obligatorio)

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 [Signature] Date 8/12/2025
Firma

Proof of stakeholder status via a valid credential must be presented at the August 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 Committee (chair-LUPC@venicenc.org), Rules & Selections Committee (rules@venicenc.org), and the Secretary (secretary@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?*
- 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.*

I would like to serve on the LUPC of the Venice Neighborhood Council for several reasons:

- As a Venice homeowner since 2019, with a child at Venice High School, I am committed to supporting and strengthening Venice as an accessible, safe, diverse, thriving community for raising children and accommodating multiple generations. To me, this means ensuring housing is built and development occurs in a way that supports families.
- At the same time, I am committed to preserving the unique built environment of Venice. As a communications professional and archivist with 13 years of experience in the field of architecture, I have a unique skill set—I am experienced in evaluating architectural projects, preserving architectural history, and helping to communicate architectural projects to non-architectural audiences. My professional expertise is supported by a BA Hon in Art History (University of Colorado Boulder, 2010) and a MLIS in Archiving (UCLA, 2020). The firm where I work, Morphosis, was founded in Venice in 1972 and has built several significant buildings here. Managing the history of the firm and its projects has given me a deep appreciation for the unique character and cultural history of Venice. I want to help preserve this unique history.
- While I have not served on the LUPC or any other planning and land use related committees, I have experience supporting architectural projects through the planning and permitting process, from evaluating Coastal Development Permit requirements, performing neighborhood character analysis, coordinating with City of Los Angeles planning staff, and drafting presentations for community outreach and public comment. I am experienced in reading and interpreting architectural plans, site plans, and other technical documentation. As a corporate archivist, I am experienced in records management for legal compliance and can contribute my efforts to helping the LUPC organize and manage its documents.

- I understand serving on the LUPC represents a non-trivial time commitment, with monthly meetings, time to evaluate cases, drafting staff reports, and other administrative duties. I am prepared to dedicate the necessary time to help the LUPC successfully fulfill its mission.

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

For the past three years I have been an active member of Enter Martial Arts, a kung fu school adjacent to Venice High School attended by many members of the Venice community. I help plan and coordinate events and occasionally teach classes.

I have a stepdaughter at Venice High School, who previously graduated from Mark Twain middle school. My partner and I have been active participants in our daughter's school and extracurricular activities.

While I yet haven't served in any formal community groups in Venice, since moving to the neighborhood in 2019 I've enjoyed participating in community events—from the 5ks held in support of Safe Place for Youth, the pancake breakfasts at the Venice Fire Station, the Grunion Runs held by the Venice Oceanarium, exhibitions at SPARC, events at Beyond Baroque, walking architectural tours held by Frances Anderton, surf competitions, CicLAVia, motorcycle runs, car shows, farmers markets, library events at the Venice Public Library, the Sunday drum circles, Abbot Kinney First Fridays, Venice Pride festival, and other events. As an avid walker I regularly take my dog across the town and appreciate the many pocket parks, art murals, and walk streets that define Venice's unique streetscape. One of the main reasons I'm hoping to join the LUPC is to deepen my connection to the neighborhoods I've come to love.

Beyond Venice, I'm active in the architectural and archiving communities in Los Angeles and beyond. Earlier this year I served on the AIALA/ACLA Architecture for Communities 2x8 community, coordinating a student exhibition from schools across California. I'm also part of a national group of architectural archivists that meet regularly to share best practices.

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

The most critical planning and land use issue in Venice is ensuring housing is accessible, available, and affordable, in a way that enhances the diversity of our community, allowing young families to live and raise children here, and residents to remain within the

community as they grow old. This may mean making permitting easier and faster for by-right, conforming projects that add units in suitable areas.

At the same time, it's important that growth and densification in Venice do not threaten the unique character of Venice that makes it such an attractive place to live and visit. Venice is a diverse, green, predominately low-rise community with a rich history, fragile and beautiful coastline, and many architecturally significant structures. Development in Venice is needed, but should occur thoughtfully and strategically in areas that can best support densification and increased traffic. Where they occur, new developments should enhance the streetscape with ground floor retail and high-quality public space. They should balance the needs of residents while attracting visitors to Venice.

Another critical planning and land use issue is the way in which Venice supports or serves people experiencing homelessness. This may encompass whether shelters and support facilities are provided, where they are located and their size, and how they operate. This is an important equity and quality of life issue affecting the entire 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.

I understand the Venice Land Use Plan (VLUP) exists to apply the California Coastal Act as it pertains to Venice and its eight subareas, and defines goals, zoning maps, and implementation strategies to address the 14 policy groups contained within the California Coastal act, covering shoreline access, environmentally sensitive habitat areas, housing, new development, and more. I understand the Venice Coastal Zone Specific Plan (VCZSP) provides specific regulations for development tailored to the particular conditions of the Venice Coastal Zone, to implement the goals and policies of the Coastal Act as interpreted locally from the Venice Land Use Plan.

That said --- the VLUP was presented in 1990 with a projected 2010 population of 38,325 persons (a 19% population increase). In reality, Venice's 2010 population reached 36,962, before falling to 34,170 in 2021, or a 6.12% increase over a 30 year period.¹ In contrast, Los

¹ Los Angeles Department of City Planning. 2021 *City of Los Angeles – Department of City Planning: Venice Demographic Profile* [PDF]. Retrieved August 12, 2025, from https://planning.lacity.gov/odocument/d34dede2-7509-4b8e-bf15-86642d6a5f60/standard_report2019_VENICE_mail.pdf.

Angeles as a whole grew 11.9% over that period.² Since 2004, when the VCZSP was put into effect, housing production has slowed: only 3.4% of existing units were built since 2010, compared with 10.1% in 2000–2009 and 14.8% in the 1970s.³ With more than 60% of Venice's housing stock built before 1980—and over one-third built before 1950—the community's housing is comparatively old, reflecting a reliance on an aging stock and limited recent construction to meet current needs. Although the VLUP provides for a much greater population in theory, the added permitting costs and regulatory requirements represented by the VCZSP may have played a role in this housing production shortage. I would like to become involved in administering the VCZSP and VLUP to ensure its goals (and the goals of the California Coastal Act) are upheld while Venice's housing needs are better met.

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

I believe my role as a committee member of the LUPC is to administer Venice's agreed-upon tenants with objectivity, care, and a lack of bias. Therefore, in any private interaction with an applicant I understand I must maintain transparency, impartiality, and adherence to the public review process. If approached outside of a public meeting, I would listen respectfully, avoid making commitments or giving the impression of a decision, and direct the applicant to present their proposal through the formal LUPC process so that all stakeholders have the same access to information. I believe decisions should be based on the merits of a proposal as evaluated in open session, guided by applicable regulations and community input.

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

I understand that the VNC is subject to the City of Los Angeles Municipal Ethics and Conflict of Interest laws (Los Angeles Municipal Code, Article 9.5) and to the open meeting requirements of the Brown Act. These rules require that committee members avoid financial or personal conflicts, disclose any potential conflicts, and remove themselves

² California State Census Data Center, Demographic Research Unit, Department of Finance. (2021, August 13). *Historical census populations: 1850–2020 — California, counties, and incorporated cities/towns* [Data set]. Retrieved August 12, 2025, from <https://www.dof.ca.gov/Forecasting/Demographics/>

³ Los Angeles Department of City Planning, *Venice Demographic Profile*, 2021, https://planning.lacity.gov/odocument/d34dede2-7509-4b8e-bf15-86642d6a5f60/standard_report2019_VENICE_mail.pdf.

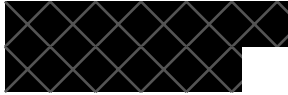
Nicole Meyer / 2025 VNC LUPC Committee Application

from the process should any potential conflict exist. I fully support these requirements as essential to ensuring public trust, fairness, and transparency in decision-making for the VNC. I am committed to following these rules, maintaining impartiality, and conducting all LUPC business in compliance with applicable laws and ethical standards.

Thank you very much for considering my application. Should you have any questions about my qualifications, please be in touch.

Nicole Meyer

Venice Resident



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