

# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE  
PO Box 550, Venice, CA 90294 [www.VeniceNC.org](http://www.VeniceNC.org) Email:  
Chair-[LUPC@VeniceNC.org](mailto: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](mailto:chair-LUPC@venicenc.org)), Rules & Selections Committee ([rules@venicenc.org](mailto:rules@venicenc.org)), and the Secretary ([secretary@venicenc.org](mailto: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: John Bechtel  
*Nombre el letra de Molde*


Qualifying Stakeholder Address: \_\_\_\_\_  
Dirección

Street address (if different): \_\_\_\_\_  
*Dirección, si diferente*

City: Venice State: CA Zip Code: 90291  
*Ciudad* *Estado* *Código Postal*

Email (mandatory): \_\_\_\_\_ Phone (mandatory): \_\_\_\_\_  
*Corero electrónico (obligatorio)* *Teléfono (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  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](mailto:chair-LUPC@venicenc.org)), Rules & Selections Committee ([rules@venicenc.org](mailto:rules@venicenc.org)), and the Secretary ([secretary@venicenc.org](mailto: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>

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1.a - I have not served on the LUPC, or a similar committee before.

1.b - I'm a licensed architect in California, with 35 years of experience here in SoCal in a wide range of building types. I have dealt with building and planning departments, entitlements, CUPs and various kinds of City and County approvals. I'm familiar with how the building codes, and the zoning and planning requirements work, and the processes which review and comment on projects as they proceed through the required approvals.

1.c - I would expect that there are documents to review for each project that would take some time to become familiar with, and possibly require some research. There would also be preparation for each meeting for items on the agenda, and the issues that might arise. The time commitment required would vary, but might be substantial from time to time.

2. I have not been previously involved in community organizations, other than voting. I have lived in Venice for 32 years and have watched the community change a great deal, especially in the past ten years. I decided that it is time I did get involved.

3. The three most critical issues facing Venice:

- a. Affordable housing for varied income levels.
- b. Unhoused people - how to humanely continue to address their needs in the short term and transition them to permanent homes.
- c. Maintain the historically diverse neighborhoods and varied architectural and cultural characters of Venice as the needs and ambitions of the community continue to evolve.

4. The Venice Land Use Plan seems to be a refined, reasoned look at how Venice might grow. The number of categories of use, and the clear succinct descriptions given, demonstrate how much thought, work and care has gone into the preparation of the document to date. I found the distribution of uses and modulated building forms convincing, with a recognition of the importance, and a commitment to maintaining the character of Venice.

The Venice Coastal Zone Specific Plan dating from about 2001 and earlier, is an older document. The policies and priorities it identifies are familiar, relevant, and still largely applicable to the area, though couched in broader language than the City document, given that it is responding to state law and the priorities of that time. The land use maps appear to be roughly congruent in intent with a good deal of the current City documents.

5. In private interactions, I would view my role as representing the committee, and would comment on simple questions of how to submit, or when to submit documents or questions, but not comment on any substantial private concerns the individuals might have.

6. From what I have read, the conflicts of interest and ethics requirements seem reasonable, and I would agree to follow them.