



Venice Neighborhood Council

P. O. Box 550, Venice, CA 90294
www.VeniceNC.org



LAND USE & PLANNING COMMITTEE (LUPC)

Application (2025-2026 Term)

Deadline: Thursday, December 11, 2025

Instructions:

Stakeholders (those who live, work or own real property within the VNC boundaries *) interested in joining the Land Use and Planning Committee (LUPC) of the Venice Neighborhood Council (VNC) are requested to complete the following application and: (1) Email it to the Chair of LUPC (chair-lupc@venicenc.org), VNC Secretary (Secretary@VeniceNC.org), and Rules & Elections Committee (Rules@VeniceNC.org) prior to 5 pm on Thursday, December 11, 2025.

As per the VNC Bylaws, the Land Use and Planning Committee shall review, take public input, report on and make recommendations of actions to the VNC Board on land use and planning issues affecting the community. To learn about the work of LUPC, please review the LUPC web page: <https://www.venicenc.org/committees/viewCommittee/land-use-&-planning-committee>

Your application will be posted as a supporting document with the VNC Board Agenda, for review by the Board and the public (address, phone number and email address will be redacted). The VNC Board will select the new LUPC member at the December 16, 2025 Venice Neighborhood Council Board Meeting, to be held on Zoom. Applicants are strongly encouraged to attend to introduce themselves and speak before the Board (representatives may not speak for you). **Proof of stakeholder status must be included with this application.** Please see the valid credentials accepted at the bottom of this page.

First Name: Susan Last Name: Beningfield Phone: _____

Street Address (no PO boxes): _____

City: Venice State: California Zip: 90291

I hereby certify that I wish to serve on the Land Use and Planning Committee of the Venice Neighborhood Council, and that I am a Stakeholder within the boundaries of the VNC area. (Use the Fill & Sign tool in your PDF viewer to add an electronic signature, or print/sign/scan.)

Stakeholder Signature: Susan Beningfield Date: Dec 5th, 2025

Valid Credentials—choose one of the following:

- CA Driver's License, CA ID Card, Passport, recent utility bill, most recent property tax bill, or current lease, with an address within the VNC boundaries *
- Business license, check, or pay stub, from a business within the VNC boundaries *

* See VNC boundaries in VNC Bylaws (pg 6):

<https://www.venicenc.org/assets/documents/5/committee681e8e0ac8e9b.pdf>



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Applicant's name and answers to the following questions will be made public. All contact information--address, phone number and email address--will remain confidential:

1. Motivation

Please explain why you wish to serve on the Land Use & Planning Committee (LUPC) and what inspires your interest in land use, coastal policy, and community planning in Venice?

Response:

I am an architect, living in Venice. I care about the built and natural environments, and would like to contribute. I'm interested in gaining a fuller understanding of the issues being raised in Venice. I'd like to be of use and be more connected to my local community.

2. Prior Service

Have you previously served on the LUPC, another Venice Neighborhood Council committee, or any other planning or land-use related body? If so, please list the committee(s), role(s), and dates of service.

Response:

I have not. I have appeared before the committees, but not served on them.

3. Related Experience

Please describe your professional qualifications, training, or other related experience relevant to land use, planning, architecture, development, coastal issues, or public policy.

Response:

I have an professional architecture degree from WITS University in Johannesburg, South Africa, and a 1.5 yr MArch II Degree from Princeton. I've worked in SA and in the US, including for Daly Genik and for Gehry Partners, and since 2010, I've been working on my own.

I've worked with Venice planners and Coastal on projects in Venice, both for my own renovation and for clients. I have worked on large scale residential and commercial/ cultural buildings in the past, and work primarily on single family



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4. Time Commitment & Responsibilities

Serving on the LUPC requires attending meetings (typically two or more times per month), reviewing project materials, meeting with applicants, and drafting Staff Reports. Please confirm your understanding of these responsibilities and describe your availability to commit the necessary time.

Response:

I understand the responsibilities. I can do Thursday evening meetings.

5. Community Involvement

Please describe your past or current involvement in neighborhood, community, civic, or volunteer organizations—especially within the Venice area.

Response:

I have attended a few Arbor Committee meetings. As they are on a Friday, when I teach at Otis College of Art and Design, my input has been limited, but I'd like to be more involved in appropriate development in Venice, and be closer to understanding the issues that people care about.

I attended a couple of the meetings discussing the modified heights and land-use that Venetians want to propose for the Sub-Areas.

6. Key Issues Facing Venice

From your perspective, what are the three most critical land use and planning issues currently facing the Venice community?

Response:

1. Working in architecture, I'd say how burdensome and slow the process of getting drawings through planning and the city is. It makes it harder for homeowners to make changes to their homes, and pushes development towards developers, instead, which often means profit over quality, even at the single-family level. Streamlining this would help.
2. Developing housing appropriately, including a mix of unit sizes to serve different family make-ups.
3. I've seen heated discussion in the community about city planners' proposed



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7. Familiarity with Plan Documents/Regulations

Please describe your experience with or understanding of the following documents. If you are not currently familiar with any or all of the documents, please indicate whether you are willing to become familiar with them:

- Certified Venice Land Use Plan (LUP)

<https://www.venicenc.org/assets/documents/5/committee61e98a687c485.pdf>

- Venice Community Plan (VCP)

<https://www.venicenc.org/assets/documents/5/committee61e98ac595bd3.pdf>

- Venice Coastal Zone Specific Plan (VCZSP)

<https://www.venicenc.org/assets/documents/5/committee61e98a39612d4.pdf>

- California Coastal Act

<https://www.venicenc.org/assets/documents/5/committee68e4271abbe89.pdf>

Response:

I have read them all, and referenced them in my work. Where there are holes in my knowledge, which are inevitable, I'd be happy to revisit them and learn more.