

It's YOUR Venice - get involved!



Venice Neighborhood Council

P. O. Box 550, Venice,
CA 90294

www.VeniceNC.org



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 wish to serve on the Land Use & Planning Committee because land use decisions in Venice directly shape our quality of life, neighborhood character, and long term resilience as a coastal community. Venice is a place where thoughtful planning matters deeply—balancing housing needs, environmental protection, coastal access, small businesses, and historic character within a very limited and sensitive geographic area.

My interest in land use and coastal policy comes from a strong belief that good planning should be transparent, community-driven, and grounded in facts. In Venice, land use issues are rarely abstract—they affect traffic, public access to the coast, affordability, infrastructure, and environmental sustainability. I am particularly motivated by the need to ensure that development complies with the Coastal Act, respects neighborhood scale, and preserves public access while adapting to climate impacts such as sea-level rise and coastal erosion.

I am inspired by Venice's history of civic engagement and its tradition of residents actively participating in shaping the future of the community. Serving on the LUPC would allow me to contribute careful analysis, a willingness to listen, and a balanced perspective to complex projects and policies. My goal is to help ensure that planning decisions are fair, legally sound, and aligned with the long-term interests of Venice residents—today and for future generations.

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 was previously a committee member of the VNC/LUPC during a single term between 2014 & 2016.

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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: Bachelor of Arts in Architecture from the University of California, Berkeley, 1991. Associate member of the American Institute of Architects. 31 years design experience working in the Venice area, either in an architecture firm, as a sole proprietor, or in a partnership. I am soon to be a Licensed Architect in the State of California.

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: Given that I am a previous member of the LUPC, I understand that the workload and time commitments of the position are high. I have shown during my previous term that I was a hard worker for the LUPC. I still am a hard worker. I will continue to be a hard worker if I am selected to join the LUPC again.

5. Community Involvement

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

Response: I am a member of the Lincoln Place Tenants Association, and a returning tenant at Lincoln Place. I was a previous member of the VNC/LUPC.

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:

a) Violations of the Mello Act or improper processing of Mello determinations b) Violations of the Coastal Act or improper processing of Coastal Clearances c) Any issues, including recommendations from the VNC board, which prejudice the formation of a Local Coastal Program (LCP).

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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 am both in general and also very thoroughly familiar with all of the documents listed, on account of the design work I have done for the last 31 years in the Venice area, and also on account of my previous participation in the VNC/LUPC during the term between 2014 & 2016 when I was a committee member of the LUPC.

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