



Venice Neighborhood Council

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



LAND USE & PLANNING COMMITTEE (LUPC)

Application (2025-2026 Term)
Deadline: 5 pm, Thursday, January 15

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, January 15, 2026.

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 January 20, 2026 Venice Neighborhood Council Board Meeting (check www.VeniceNC.org for location or Zoom info). 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: Gabriel Last Name: Ruspini Phone: _____

Street Address (no PO boxes): _____

City: Venice State: CA Zip: 90294

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: _____ Date: 01/14/26 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 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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