



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, March 12

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, March 12, 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 March 17th, 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: Talya Last Name: Erdfarb Phone: [REDACTED]

Street Address (no PO boxes): [REDACTED]

City: Venice State: Ca 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: [REDACTED] Date: 4/6/2026 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 live in Venice, just east of Lincoln, and plan to raise my kids here. I love the unique diversity that Venice brings to LA, the walkability, the people, the low-key nature - it feels like the right place for me and my family. At the same time, it feels like a lot of Venice is changing, sometimes too quickly and in other areas not quickly enough. I care about our community and want to have a voice in how decisions impacting people like me and my neighbors get made. We live in the East of Lincoln area, and "our" part of Venice feels pretty different from the rest. I want to get involved in local decisions, and this seems like a good place to start.

I've reviewed the agenda for the upcoming meeting and the LUPC feels like the right fit for my interests - a combination of recreation, restaurants and retail, economic development, affordable housing, and the intersection of all of those on general welfare. I'm also very interested in the impact of the Olympics and how we can ensure they have long-term positive effects on our neighborhood.

I've spent my career at the intersection of economic development, community access, and waterfront revitalization. I understand that land use decisions don't happen in isolation — they shape who can afford to live here, who chooses to live here, opportunities for resident success, which businesses survive, how safe neighborhoods feel, and whether the coast remains accessible to everyone. I bring a perspective grounded in building public-private partnerships that serve communities and build toward equity and opportunity.

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:

No. This would be my first service on a land use committee. However, I have reviewed recent LUPC agendas, staff reports, and meeting materials to understand the committee's workflow, and reviewed the four documents referenced in this application.

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 worked for Pursuit (previously Coalition for Queens), an economic development organization focused on economic mobility along the Queens waterfront in New York City, for 8 years. My work spanned business operations, programs, and partnerships. Major initiatives included waterfront redevelopment planning, structuring a public-private partnership with Amazon for a workforce development-oriented warehouse facility, and building technology infrastructure to improve community access to economic opportunity.

While I was not directly responsible for land use policy or strategy, my role required deep engagement with the interplay between commercial development, workforce needs, residential development, and public access - the same issues shaping Venice today. I understand how public-private partnerships can bring some of the most innovative ideas to life, and how economic

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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:

Confirmed - I have a supportive family, childcare and a flexible job.

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 lived in Venice for five years. While I have not yet served on a VNC committee or local organization, I have attended VNC Board meetings as a community member. My kids attend a local daycare in Venice and involved in the local temple. We belong to Golds Gym and spend most of our weekends at the beach or local parks, and patronizing local businesses/restaurants.

In New York, I was embedded in community development work along the Queens waterfront for eight years, collaborating with local organizations, elected officials, and residents on economic mobility and access issues. I'm looking to bring that same energy and commitment to Venice, starting with the LUPC as a meaningful entry point for civic involvement.

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:

My guess is that coastal erosion and environmental issues as well as Olympics planning are the most critical land use and planning issues facing Venice today broadly speaking, and I'm excited to dig in and learn and help make decisions alongside people who know these areas deeply. However, I'll answer this question from a personal place as a young homeowner in the area who wants to stick around. What I care about most broadly is that Venice remains a livable community that serves people who want to put down roots, thrive, and contribute here. Within that, there are three areas where I see the LUPC having real impact.

1. Who lives here and what "growth" actually looks like on the ground. State housing laws are pushing density into Venice whether the community is ready or not. Some of that growth is needed. But the question is whether it happens thoughtfully or just happens. Too many Venice McMansions are popping up that only service Airbnbs or wealthy people without children, leading to transience and a lack of buy-in into the community. Lot consolidation, height exceptions, and the tension between the Specific Plan's limits and state preemptions like SB 9 and the Housing Crisis Act are playing out project by project. The LUPC is where the community gets to weigh in on whether a specific proposal actually fits — or whether it just checks legal boxes while changing the character of a block. The affordable housing replacement requirements matter enormously here, and so does honest application of the Mello Act. Venice has the potential to be a truly diverse, walkable enclave of down-to-earth people, but current policies and housing developments are leading to the opposite.

2. The connection between land use and public safety. From my perspective, this isn't separate from planning. Where supportive housing gets built, how public spaces are managed, whether commercial streets and the beach and boardwalk feel safe and welcoming to residents and visitors alike - these are complex questions cutting across individual rights, public safety, and public policy. I think the LUPC needs members who are willing to engage with this honestly rather than treat it as someone else's problem.

3. Economic cohesion and whether Venice's land use decisions are building toward something. Venice has real economic assets - a creative community, a growing tech presence, proximity to the coast, industrial spaces that still exist along Venice Boulevard and Main Street. The Community Plan calls for protecting that industrial employment base and fostering art/craft uses where artists can live, produce, and sell in the same location. But what feels like is actually happening is that those spaces are converting to high-end retail and offices, one project at a time. Abbot Kinney and Rose are drifting further from neighborhood-serving and artistic roots toward boutiques that could be anywhere. Lincoln is still heavily auto-oriented with growing vacancies. Meanwhile, there have been good recent investments - the library, the oceanfront playground, Rose improvements, the bike lanes project - and large jobs-focused initiatives too (Lighthouse, Neuhouse) but they feel piecemeal, disconnected from a bigger strategy. I come from economic development. ~~Page 8 of 11~~ I've learned is that land use, commercial zoning, workforce, business and housing decisions either reinforce each other or work against each other. Right now in Venice, I don't see a connective thread. I'd love to see Venice's land use decisions actively support a connected local creative economy - one that gives people a reason to put down roots here and develops a cohesive and bought-in community.

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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've read the four documents referenced above as part of this application process and understand that they guide the decision making for the committee.

- Certified Venice Land Use Plan (LUP): This is the policy backbone certified by the Coastal Commission in 2001, it lays out goals for each of Venice's eight subareas covering everything from shoreline access to habitat protection to affordable housing. The framework is solid, but it's over two decades old and doesn't account for the state housing legislation, climate realities, or commercial shifts that define Venice today.

- Venice Community Plan (VCP): Adopted in 2000, this covers all of Venice — not just the coastal zone. It sets residential density ranges, commercial designations, industrial protections, and infrastructure goals. The population and housing projections are targeted to 2010, so they're long since passed. The update currently underway through the Westside Community Planning Advisory Group is one of the most important planning processes happening in Venice right now.

- Venice Coastal Zone Specific Plan (VCZSP): This is the LUPC's primary working tool. It translates the LUP into enforceable standards: height limits by subarea, lot consolidation caps, density restrictions, parking requirements, walk street protections, setback and buffer rules, and design standards. I understand this is what staff reports are measured against. I also understand that state preemptions have created gray areas where the VCZSP's provisions may no longer fully govern, and that navigating those tensions is a core part of the committee's work.

- California Coastal Act: The foundational 1976 state law that everything else flows from. Its core mandates - maximize public access, protect coastal resources and habitats, ensure orderly development, prioritize coastal-dependent uses, and address sea level rise— set the frame for every project in the Venice Coastal Zone. I understand that the Coastal Act is the standard of review for Coastal Development Permits, and that the certified LUP serves as guidance within that framework.