



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: Caleb Last Name: Turner 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: 3/11/26 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:

Venice Beach has been home for many years. There is no neighborhood like it, from the daily walk from Gold's Gym down to the restaurants lining Abbot Kinney. I would like to have a say in the wellbeing of the community. In my profession, I consult real estate developers as they build store fronts and places of interest. I recognize the balance between novelty and benefit within the neighborhood. I would like to be an integral part that respects the culture of Venice while also driving the creation of businesses that can benefit everyone.

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, but I have consulted private developers and cities in California to bring retail and hotels. I am looking to bring my expertise to the backyard.

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 a B.A. in Political Science from the University of Tennessee and an MBA of Real Estate and Urban Development from UC, Irvine. Professionally I have consulted multiple cities in California such Fullerton, Redding, Orange and Montebello for the past 4 years. In addition to guiding cities through ways to increase retail and housing options, I have been doing similar work with private real estate developers for 6 years.

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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 time commitment required for this role and I am available as needed.

5. Community Involvement

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

Response:

Until recently I was working full time and was a full time graduate student, so my schedule did not allow for much volunteering, however I attend many local events such as Adoptapalooza Pet Festival and Venice Fest and Venice Swirl Surf Skate Fest.

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.) The low supply of housing options for working professionals, which forces young individuals from either saving up for a future home and/or being forced to have roommates into their 40s.
- 2.) The homeless issue due to inadequate treatment and housing opportunities. This creates a very unsanitary and dangerous living conditions for both those affected by homelessness and the residents.
- 3.) Ensuring that the current coastal infrastructure meets the current and future demands of the city.

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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 reviewed each of the requested documents