



Mar Vista Community Council



Minutes Community Plan Sub-Committee

St Andrew's Lutheran Church

Tuesday, Sept 24, 2019

11555 National Blvd

LA, CA, 90064

7:30 PM, Narthex Room

Mary Hruska, Chair (mary.hruska@marvista.com)

Stacy Shure, Chair, PLUM (stacy.shure@marvista.com)

1. **Call to order-meeting** was called order at 7:38 PM by Chair, Mary Hruska
2. **Announcements-Kathryn Wheeler** announced the Grease Sing Along on Sept 28
Mary mentioned there is a lot of pressure on Dept of City Planning on a state level to Upzone. This is legislation that is currently in place, not including all the bills currently in the pipeline. Examples are SB35 and Cal Gov Code 65583 and 65584. All mandate that municipalities must a) identify the number of affordable housing units that it needs and b) create an algorithm for their production. She stated that she had asked these 2 questions of Jonathan Hershey when he attended the last Comm Plan meeting and he responded that the city hadn't done either. So DCP has Pressure from Sacramento and the local communities. She also mentioned that SB 330 was approved by the legislature recently and is expected to be signed by the Governor. Mentioned how our local state representatives voted: Kamlager-Dove Opposed it and Allen supported it.
3. **Public Comment for Items NOT on This Agenda- none**
4. **Reading and Approval of Minutes** – Mary mentioned that they covered the visit from DCP at which Community was informed that the staff doing the Palms-Mar-Vista-Del Rey Plan would be Jonathan Hershey, Kinikia Gardner and Diego Janacua. Of the 3, Diego has been specifically tasked with Mar Vista. They will be doing s second, Concepts, workshop and the time for substantive input will be short and we need to get more input to them very soon
Wayne Wheeler stated that his impression, from the last workshop, how DCP was going to use the input they received from the community. Felt that input would not necessarily be used. Mary commented that, in the city's process, Public Input does not mean the community has a seat at the decision-making table. Felt that the more input we provide, the more weight it will carry. Kathryn stated that DCP, who'd said the previous workshop would be a "did we get it right?" workshop, was disingenuous when they didn't include it in their presentations. Added that it would be nice, in the next workshop, if DCP presented BOTH the ideas

submitted by the community AND any new ideas DCP had.
Mary asked for submission of corrections (typos) from Ashley Zeldin.
Kathryn and Andrea and one other stakeholder abstained.
Minutes approved without objection.

5. **Special Orders – none**

6. **Unfinished Business and General Orders**

- 6.1.** Presentation and Discussion of newly released Dept of City Planning Generalized Summary of Zoning Regulations- Mary explained what the Zoning Summary consisted of (codes for single family, multifamily, commercial, manufacturing and height) and how they correlate to the Land Use Map. Explained that this summary did not contain any new information, it was simply a better arrangement of the existing zoning code. This is not the new ReCode system that is being proposed. Recommended that everyone become familiar with ZIMAS. Discussion followed of how the codes described in the summary are applied throughout Mar Vista. Mary mentioned that there are several parcels within the Santa Monica Airport that are part of the Palms Mar Vista-Del Rey Community Plan. The Santa Monica College Bundy Campus is also part of the plan. She also mentioned that, in terms of use, one can do anything on a parcel that is more restrictive than the zoning, i.e. you can put a single-family home on a parcel zoned as multi family. Question asked (by stakeholder Ed) on how CC&Rs relate to the zoning code. Mary said that these may be the Q codes that still exist on many parcels. Further discussion on Community Design Overlays (CDO) and Community Plan Implementation Overlays (CPIO) and how they might be used for Mar Vista. Mary mentioned that she would like to get HPOZs for Mar Vista, which allows for more preservation, and that DCP seems to be inclined to help with this. Mentioned that there are 7 sections of Mar Vista that appear in Survey LA which is the first step towards this. Stakeholder Ed mentioned that HPOZs also have a downside, which is that only minimal modifications are allowed on the structure. Ashley asked if HPOZ denotes a type of architecture or the time a structure was built. Mary responded that it can be many things: architecture, history and that it can include non-structures like trees as well. Mary mentioned that 2 density bonus bills enacted in the last few years, SB1818 and Measure JJJ, have essentially up-zoned all of Los Angeles, and allow for the dismissal of the existing zoning code. Also mentioned that some of the new ReCode zones have actually already been implemented in several neighborhoods in 2017, including Mar Vista. These are the R1 Variation codes and there are 12 of them. This allows for a lot of flexibility in designing a project but it also means that there will be a lot less projects requiring discretionary approval. These codes were implemented as an anti-mansionization measure. Explained that all of the single-family parcels in Mar Vista except those in Zone 1 are now R1V2. Referenced Ordinances 183497 and 184802
Kathryn Wheeler: have you received any confirmation from Jonathan that these codes will be kept in the new plan? Mary: not specifically, but they did mention, when they last came, that they would keep all the R1 parcels.
Kathryn Wheeler: so they'll probably manipulate and put density in the multi family and commercial? Mary: yes
Tiffany Craft: DCP asked how we would feel about a hotel the other side of Centinela. That's a big issue for me. Mary: we can discuss that now, but do we want to do that or move on to the survey?
Community decided to move on to the survey.

7. **New Business – Motion [POLICY]** Venice Blvd/Airport Survey. Discussion and possible approval- Discussion and design of survey that will cover Venice Blvd, Open space and the Santa Monica Airport

Community drafted a 6 question survey, which was approved without objection

8. Adjournment- Meeting adjourned at 9:45 PM

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