



MAR VISTA COMMUNITY COUNCIL



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Meeting Minutes

Planning & Land Use Management (PLUM) with the Board of Directors

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Thursday, August 14, 2025 From 7:00pm - 8:30pm

Public Welcome

REMOTE:

Virtually at: <https://us02web.zoom.us/j/81519230044>

Remote Conferencing by Phone: 669-444-9171 | Meeting ID: (Webinar) 815 1923 0044,
then press #

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Jakob Meuser, secretaria, al electrónico Jakob.Meuser@marvista.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE MAR VISTA NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY

Every person wishing to address the Board must dial (669) 444-9171 and enter 815 1923 0044 and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item.

Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board/Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board/Committee meeting. Public comment is limited to one minute per speaker, unless adjusted by the presiding officer of the Committee.

SB 411 Updates:

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that

prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

1. CALL TO ORDER: 7.01 pm

2. ROLL CALL AND EX PARTE COMMUNICATIONS/CONFLICTS-OF-INTEREST - *roll call shall include each attending board member declaring any ex parte communications outside of their duties and conflicts of interest pertaining to items on or related to this agenda.*

Committee Members / Directors

- **Stephen Paddock – MVCC-PLUM Chair- No/No**
- **Steven Hedge – MVCC Vice Chair-No/No**
- **Ian Blue – 2nd Vice Chair- No/No**
- **Chris Curry -excused absence**
- **Andrew Marton- No/No**
- **Aaron Vanek – No/No**
- **Charlene Samiley No/No**
- **April Peterson- No/No**
- **Carolyn Honda- No/No**

3. WELCOME AND ANNOUNCEMENTS

3.1. REPRESENTATIVE FROM COUNCIL DISTRICT 11

Council District 11 Representative- Sean Silva – Office of Councilmember Traci Park introduced himself and offered to answer planning/land use questions

4. APPROVAL OF THE MINUTES - SEE SUPPORTING DOCUMENTS FOR DETAILS

4.1. Approval of May 01, 2025, Minutes

Approved with No objections

5. CHAIR REPORTS

a) CHAIR – Stephen Paddock

- Noted two upcoming projects in the Mar Vista area:
 - A 21-unit, 5-story housing project at 39990 S. Wade.
 - A Conditional Use Beverage (CUB) request at 12403 Venice Blvd.
- Developers will be invited to present at future meetings.

b) VICE-CHAIR – Steven Hedge

c) 2nd VICE-CHAIR – Ian Blue

d) MEMBER – Chris Curry

6. SPECIAL ORDERS – NONE

7. STANDARD ORDER OF BUSINESS - NEW - SEE SUPPORTING DOCUMENTS FOR DETAILS

7.1. [POLICY] Discussion and Potential action.

Presentation regarding the parcel located at 12131 Washington Place (Corner of Washington Place and Grandview). The applicant is looking for a liquor license upgrade from a Type 20 (Beer and Wine) to a Type 21 (Full line of alcoholic beverages) for off-site consumption in conjunction with an existing 1,362 sq ft market operating daily from 7 am to 1 am. File no ZA-2025-1602-CUB

Applicants & Consultants

- Liliger Damaso – Liquor License Brokers (consultant for 77 Mini Market)
- Puthrachyamani Somasundaram – Owner of 77 Mini Market
- Presentation by Liliger Damaso:
 - Applicant requested upgrade from beer/wine (Type 20) to full liquor (Type 21), with extended hours from 7 AM–1 AM.
 - Consultant presented safety/compliance measures (security cameras, ID checks, responsible beverage service training).

Public Comment:

- Some supported expanded liquor sales but opposed extended hours.
- Concerns raised about nearby school, safety, and late-night activity.
- Owner clarified they already hold hours until 2 AM under beer/wine license but usually close at 10 PM, might extend only to midnight.

Outcome:

Motion moved by Blue, seconded by Marton

Vote count: Yes: **23** No: **0** Abstain: **2 (Paddock, Vanek)**

7.2. [FUNDING] APPROPRIATION FOR FUTURE PLUM DOOR HANGERS:

Discussion and potential action regarding creating a budget line item for future door hangers, (e.g., designing, printing, distributing)

Motioned presented by Chair:

- Explained that door hangers are used to notify neighbors about upcoming Planning Land Use Management issues and meetings.
- Proposed allocating \$2,000 for future printing and distribution

Public Comment

- Ian Blue supported the funding, stressing door hangers are critical for notifying neighbors, especially when electronic communications are overlooked.
- Aaron Vanek asked questions:
 - How many door hangers \$2,000 typically covers.
 - How often they are distributed.
 - Whether they're delivered by volunteers or a service.
 - If other committees could share the outreach.
 - Chair clarified: funds would be allocated for PLUM specifically, distribution sometimes done by volunteers, sometimes by hired groups. Money acts as a pool to draw from as needed.
- Andrew Marton supported the motion, noting not all residents see emails or online notices. Door hangers ensure broader outreach.
- Kalani Whittington strongly supported, pointing out door hangers were effective for past projects (e.g., storage unit by an elementary school, post office development). Stressed they brought stakeholders to meetings, though not always in support.
- EP (Holly) clarified that the motion must be worded properly:
 - Needs to read "MVCC approves an allocation of \$2,000 (or specified amount) for printing and distribution of PLUM door hangers."
 - Without this, funds couldn't be spent.

Outcome:

Motion moved by Morton, seconded by Blue

Vote count: Yes: **24** No: **0** Abstain: **1 (Paddock)**

7.3. (POLICY) Beethoven Market

Discussion and potential action regarding the Beethoven Market (Issue Raised by Constituents)

Resident Concerns (summarized from statements, esp. by Azid O'Hopkins & neighbors):

- **Public Nuisance & Safety Issues:** Market has operated in violation of its approvals since opening.
- **Operating Hours:** Staying open past the permitted **11 PM closing time**.
- **Alcohol:** Serving and allowing consumption on-site without proper permits.
- **Trash & Cleanliness:** Trash bins frequently overflowing or in disarray, creating an "unlivable" environment.

- **Seating Capacity:** Allowed 97 seats under its approval, but allegedly operating with over 225 seats indoors and outdoors.
- **Unpermitted Outdoor Seating:** Added tables on Palms Blvd., blocking sidewalks and creating accessibility hazards (wheelchairs, strollers can't pass).
- **Parking & Traffic:**
 - Restaurant activity causing constant congestion at Beethoven & Palms intersection.
 - Driveways and alleys often blocked.
 - Patrons parking illegally in red zones.
 - Near accidents reported (one resident's daughter nearly hit by a reversing driver).
- **General Quality of Life:** Noise, traffic, and crowds have changed the neighborhood character.
- **Owner Jeremy Alder** responded to comments raised by the constituents and stated he was available to discuss concerns. He was asked by constituents to provide phone number to Matt Halden. This was provided in an email directly after the meeting

Committee & Council Office Role:

- Chair Stephen Paddock acknowledged the seriousness of the complaints and thanked residents for speaking.
- Sean Silva (Council District 11) stayed on the call to hear concerns and indicated he could help address land-use enforcement issues.

Outcome:

- Chair Paddock and Zone 6 Director Vanik will make a Directors Motion for consideration by the Board at the next meeting.

7.4. (POLICY) 11335-11405 W. Venice

Discussion and potential action regarding the exposed shoring at 11335-11405 W Venice

Chair Paddock raised concerns about two issues at the site:

1. Homelessness encampments (discussed in another meeting).
2. Expired temporary shoring – the key PLUM-related concern.

Discussion points

- Sean Silva from Councilmember Traci Park's office
 - Confirmed that LADBS is aware of the shoring on site
- Patrick Winters (neighbor on Biona Dr.) provided a detailed background
 - Site is owned by **Crown Acquisitions (Chris Mitchell, CEO)**.
 - Elder care facility plans fell through; permits expired.
 - Shoring was installed under a 2015 temporary permit that expired in 2016.

- Shoring consists of steel piles and wooden boards, now rotting and fire damaged.
- Warned of possible subsidence affecting nearby properties.
- Urged the motion include LADBS Enforcement contacts (Catherine Nuezca Gaba, Jaime Rios, Ryan Barnes) who are already engaged on the case.
- **Motions & Votes**
 - Amendment:** Change motion wording to “property owners” (plural).
 - Motioned by Vanek, seconded by Peterson.
 - Passed with no opposition.
 - Amendment:** Include enforcement officials’ names (per Patrick Winters’ suggestion).
 - Motioned by Vanek, seconded by Peterson.
 - Passed with no opposition
 - **Main Motion:** Send request to LADBS & Council office to evaluate shoring, provide a report, and require property owners to stabilize site and remove expired shoring.
 - Motioned by Vanek, seconded by Marton.
 - Passed with no opposition Motion passed unanimously (no hands raised in opposition).

7.5. (POLICY) SB-79

Discussion and potential action regarding State Bill -79 Housing Bill

Background:

- SB79, authored by Senator Scott Wiener, proposes statewide housing density increases near transit.
- The committee considered a motion to **oppose SB79** and similar statewide housing mandates.

Discussion Highlights:

- **Andrew Marton** introduced the motion to oppose SB79, aligning with LA City Attorney Heidi Feldstein Soto and Councilmember Traci Park’s opposition.
 - Emphasized hidden costs: cities would face massive infrastructure, utility, and service burdens without funding.
 - Estimated billions in costs for Los Angeles.
 - Motion calls for pausing statewide density laws until funding mechanisms are in place.
- **Stephen Paddock (Chair)** agreed, stressing the bill overrides local planning efforts. Supported sending opposition to state officials including Gov. Newsom, Mayor Bass, Councilmember Park, and Assemblymember Isaac Bryan.
- **Aaron Vanek** noted SB79 is very divisive; acknowledged housing shortage but abstained due to lack of time to review the bill in detail.

- **April Peterson** supported opposing SB79, noting LA already has a **Transit-Oriented Communities plan** tailored to neighborhoods. Argued state control strips local authority and ignores thoughtful community planning.
- **Ian Blue** acknowledged the housing crisis but abstained from voting, wanting to study the bill more before deciding.

Public Comment:

- **Chelsey K** asked if SB79 was connected to signs recently posted on Venice Blvd. (it was not).
- **Kalani Whittington** strongly opposed SB79, calling it state overreach, a “developer’s dream,” and harmful to single-family neighborhoods. Criticized lack of affordable housing requirements and said California real estate speculation prevents price drops even with more construction.

Vote:

- Motion to oppose SB79 passed with **12 “yes” votes and 2 abstentions.**

7.6. ADMINISTRATION] In-Person PLUM Meetings

Discussion and potential action regarding future PLUM meetings both in person and online. **Pulled to next meeting**

7.7. [ADMINISTRATION] PLUM Meetings Goals and Future agendas

Discussion and potential action regarding future agendas and goals.
Pulled to next meeting

8. STANDARD ORDER OF BUSINESS - OLD – SEE SUPPORTING DOCUMENTS FOR DETAILS

9. PUBLIC COMMENTS FOR ITEMS NOT ON THIS AGENDA - *The Brown Act provides for a “part of the meeting where the public can comment on any item of interest that is within the subject matter jurisdiction of the local agency.” The MVCC is an advisory board to the Los Angeles City Council and, as such, its jurisdiction is restricted within Los Angeles and most importantly, the Mar Vista Community. Therefore, please keep public comments within the MVCC jurisdiction. Thank you.*

Suggestion to move public comments from back of agenda to beginning of agenda

10. ADJOURNMENT 9:27PM

Motion by Blue, Second by Marton

Public Input at Neighborhood Council Meetings – Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the Public Comments for Items NOT on This Agenda period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during this period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 3 minutes per speaker, unless adjusted by the presiding officer of the Board. Use the Zoom Link and phone numbers listed at the top of this agenda.

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Public Posting of Agendas -

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- Mar Vista Recreation Center: [11430 Woodbine St, Los Angeles, CA 90066](#)
- MarVista.org
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website, MarVista.org, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, they may be downloaded from our website; visit MarVista.org > [Council](#) > [Board](#).

Reconsideration and Grievance Process -

For information on MVCC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the MVCC Bylaws. The Bylaws are available at our Board meetings and our website, MarVista.org.

Servicios de Traducción -

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a chair@marvista.org para avisar al Concejo Vecinal.