



MAR VISTA COMMUNITY COUNCIL



Marvista.org

Meeting Agenda

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

Marvista.Org > [Council](#) > [Committees](#) > [Planning & Land Use Management](#)

Thursday, December 11, 2025 From 7:00pm - 8:30pm

Public Welcome

IN-PERSON

Windward School

11350 Palms Blvd

Room 200

Los Angeles, CA 90066

Stakeholders are advised to use the vehicle entrance off of Sawtelle

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.

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.

1. CALL TO ORDER: 7.02 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- PLUM Vice Chair-**No/No**

Ian Blue – MVCC-PLUM 2nd Vice Chair- **No/No**

Chris Curry – MVCC-PLUM Member – **Absence**

***April Pererson** – **No/No**

***Charlene Samiley**- **No/No**

*** MVCC Board members attending PLUM meeting**

3. WELCOME AND ANNOUNCEMENTS

NONE

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

4.1. Approval of Minutes from November 13, 2025.

- **Occurred after the Chair report**

- Moved by Blue, seconded by Hedge
- No opposition, meeting Minutes approved

5. CHAIR REPORTS

a) CHAIR – Stephen Paddock

- Related that Beethoven Market's will be having a meeting with the city regarding its compliance issues with city regulations.
 - Jeff Khau, commented :
 - The market is currently at risk of losing its alcohol authorization, having received three strikes from the planning department.
 - A final meeting is planned 12/18 with city officials, including code enforcement, to clarify what steps must be taken for compliance.
 - The meeting will include the landlord, the market operator, and an architect to ensure that everyone is aligned on compliance requirements
 - Matt Halden can provide update at the next Board meeting

b) VICE-CHAIR – Steven Hedge

c) 2nd VICE-CHAIR – Ian Blue

d) MEMBER – Chris Curry

6. SPECIAL ORDERS – **NONE**

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

8. 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.*

- Residents raised concerns about “Santa Monica Airport” and the approval 3-year lease for commercial flights, expressing worries about safety and environmental impacts.
 - 3-year lease to operate Public charter flights in planes as large as 30 seats out of SMO
 - A flyer was distributed containing information about community concerns related to the airport, See separate attachment
- Future PLUM topic: Rezoning Options for the area of Santa Monica Airport that is within The City of LA

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

9.1. [POLICY] WESTSIDE COMMUNITY PLAN UPDATE 2024.

JEFF KHAU TRACI PARK’S, CD-11, PLANNING DEPUTY WILL REVIEW AND EXPLAIN THE CURRENT CHANGES TO THE WESTSIDE COMMUNITY PLAN UPDATE – DRAFT PALMS-MAR VISTA-DELRAY COMMUNITY PLAN AND HOW THESE CHANGES EFFECT MAR VISTA.

PLEASE FEEL FREE TO REVIEW THE DRAFT PALMS-MAR VISTA-DELRAY COMMUNITY PLAN BEFORE THE MEETING AND BRING YOUR QUESTIONS

- Presentation by Jeff, a planning and transportation deputy, Discuss the latest release of the community plan update
- **Community Engagement**
 - **Listening Sessions:** The planning department held listening sessions to gather input from residents, ensuring their voices are heard in the planning process.
 - **Responsive Adjustments:** Feedback from these sessions has led to specific changes in zoning proposals, such as the removal of controversial up-zoning in areas like Grand View and Palms.
- **Strategic Growth Areas**
 - **Transit-Oriented Development.** Growth is concentrated in high-transit areas, which helps reduce reliance on cars and supports walkability, making neighborhoods more vibrant while preserving residential character.
 - **Priority Corridors.** Areas identified for growth, such as Venice and National, are chosen for their existing infrastructure and accessibility, helping to manage where density is introduced.
- **Zoning Flexibility**
 - **Contextual Zoning Changes:** The plan adopts a flexible approach to zoning that allows for adjustments based on neighborhood context. This ensures that new developments fit the scale and style of existing buildings.
 - **Incentive-Based Zoning:** Developers can receive bonuses for including affordable housing or community benefits, which encourages them to contribute positively to local character.
- **Compatibility and Design Standards**
 - **Transitional Height Regulations:** The plan may include height restrictions that allow for taller buildings in certain areas while ensuring that these structures step down toward lower-density residential areas, maintaining visual and spatial harmony.
 - **Architectural Guidelines:** There may be guidelines for materials and design aesthetics that align with existing neighborhood character, ensuring new buildings complement their surroundings.
- **Public Amenities and Open Space**
 - **Enhancing Public Spaces:** The plan prioritizes the creation and improvement of parks and public facilities, fostering community interactions while accommodating growth.
 - **Integrating Nature:** There is an emphasis on incorporating green spaces into new developments, which enhances the quality of life and preserves the ecological character of neighborhoods.
- **Long-Term Planning Vision**
 - **Comprehensive Review Process:** The Environmental Impact Report (EIR) process is used to assess the potential impacts of growth, allowing for adjustments based on how development aligns with community values.
 - **Future-Proofing:** The plan is designed to anticipate future needs, such as housing for growing populations, while ensuring that these

developments do not compromise the existing character of the community.

- **Collaboration with Local Stakeholders**
 - **Engagement with Local Organizations:** The planning process involves local organizations and stakeholders, fostering a collaborative environment that seeks to achieve common goals.
 - **Transparent Communication:** Keeping the community informed through newsletters and public meetings helps maintain trust and encourages ongoing involvement in the planning process.
- **SB79 Legislation**
 - **Revised Story Map;** shows SB-79 Bubbles with ¼ mile and ½ mile radius
 - This will be reviewed by Planning Staff
- **Next steps:**
 - **Community Plan Document:** It is estimated to be completed around 2030 in time to feed into the Housing cycle slated for 2031-2038
 - Future meeting to be held (Requested to be held within Mar Vista)
- **Links:**
 - Google doc
 - <https://docs.google.com/presentation/d/1wTedzKCZ-B0lg3174ruhad-UkqEMYdmLmlwk5EZ7Vil/edit?usp=sharing>
 - Here is the link to the StoryMap:
 - <https://storymaps.arcgis.com/stories/d4940d92e6c54ce094a359316325b63e>
 - Additional supporting documents can be found here:
 - <https://planning.lacity.gov/plans-policies/community-plan-update/planning-westside#draft-plan>

10. ADJOURNMENT 8:20 PM

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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- 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.

JSX to Fly 30-Passenger Planes at Santa Monica Airport



City Signs Airport Lease with JSX -- 12/3/25 -- *Santa Monica Lookout*

https://www.surfsantamonica.com/ssm_site/the_lookout/news/News-2025/December-2025/12_03_2025_City_Signs_Airport_Lease_with_JSX.html

"A public charter air carrier offering flights in large 30-seat turboprops has entered into a 3-year lease agreement to operate at Santa Monica Airport (SMO), City officials announced Tuesday. The lease and accompanying Commercial Operations Permit (COP) allow JetSuiteX (JSX) to operate through November 30, 2028, one month before City officials can close the century old airport under a 2017 Federal Consent Decree with the FAA..."

The execution of the lease with JSX was announced three weeks after resident activists opposed to increased aviation activity at the airport filed a lawsuit in LA County Superior Court to require "full review and accountability." The plaintiffs -- who include NoJets founder Alan Levenson and Zina Josephs, a leader of Friends of Sunset Park -- argue that JSX's "heavier aircraft represents a fundamental shift from general aviation to commercial air service" at Santa Monica Airport.

The actions taken by the city came before "any independent environmental review" of JSX's proposal and "effectively convert SMO from a general-aviation airport into a regional passenger terminal," the plaintiffs wrote in a November 8 email announcing the lawsuit...."

For more information go here: <https://www.LCDefense.org/>



Modified Image: ATR Aircraft, CC BY-SA 2.0

PUBLIC NOTICE

CITY AUTHORIZES REGIONAL PASSENGER AIR SERVICE AT SMO

Santa Monica filed an exemption from state environmental protection laws, allowing the air carrier JSX to begin scheduled regional air service out of Santa Monica Airport starting December 19. JSX says it may run up to nine daily ATR42-600 flights, bringing the largest regularly flown aircraft to SMO and potentially more safety and fire-response demands, traffic emissions, fuel loads and noise.

Measure LC Defense, an all-volunteer group of residents, filed a legal challenge, asking the court to order a full environmental review as allowed by California law.

The City granted JSX a three-year lease on nearly 24,000 square feet of space.

PLEASE HELP. DONATE TO THE LEGAL FUND

100% of donations go to legal fees and outreach

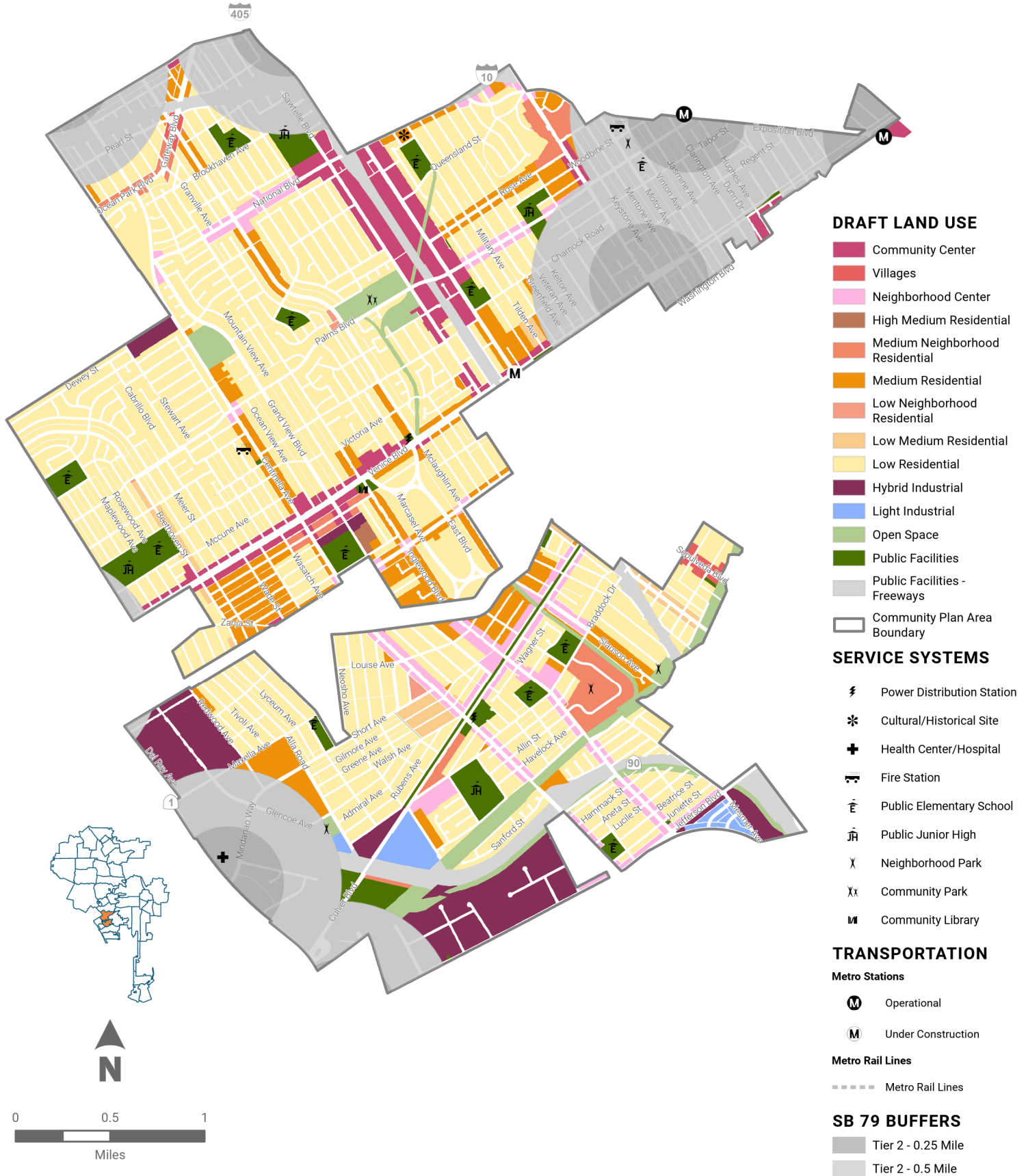
MEASURE LC DEFENSE
LCDefense.org | info@LCDefense.org



Safeguarding airport closure in 2028 for the parkland vision of 1926, reaffirmed with Measure LC in 2014

Draft General Plan Land Use Designation Map

Palms - Mar Vista - Del Rey



Disclaimer:
Areas have been greyed out and removed from this draft due to the recent adoption of State Senate Bill 79 (SB 79). SB 79 requires that the Southern California Association of Governments (SCAG) create a map of the City's transit-oriented development (TOD) stops and zones by tier, as designated by SB 79, and in accordance with any guidance prepared by the Department of Housing and Community Development. The Department of City Planning has developed this map of potential TOD areas based on the Department's initial analysis of the language contained in SB 79. The TOD areas shown are in draft format and are subject to change. Zoning and land use designation for this area are subject to change as the City implements SB 79. Please stay tuned for zoning regulations in future drafts.

Mar Vista Community Plan Update

What's New, What's Next, and What It Means for Mar Vista



PRESENTED BY JEFF KHAU ON 12/11/25

What is a Community Plan?

Purpose of the Plan:



Guides Future Development & Mobility

Guides land use, density, mobility, and development patterns for the next 20–25 years.



Establishes Policy Framework

Sets the policy framework; not a building permit generator.



Ensures Regulatory Consistency

Ensures consistency with Citywide Housing Element and State requirements.



Balances Growth & Community Character

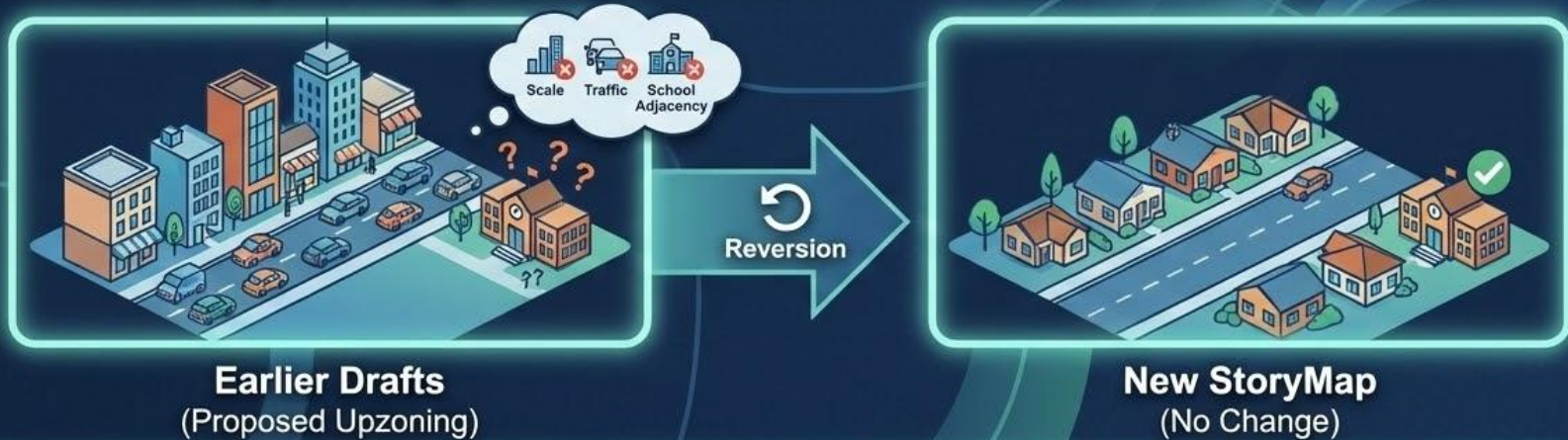
Balances growth with neighborhood character, mobility needs, and environmental resilience.

Where We Are in the Process



Key Revisions in New StoryMap

Removal of Upzoning Along Palms Blvd



- Earlier drafts showed expanded mixed-use / higher density along Palms.
- Community concerns raised: scale, traffic, school adjacency, small-parcel feasibility.
- Planning analyzed and agreed that growth objectives could be met without those additional upzones.
- StoryMaps now reflect **no change** to base zoning along Palms.

Key Revisions (continued)

Removal of Upzoning Along Grand View Blvd



Earlier Drafts
(Proposed Intensification)

Reversion



New StoryMap
(Upzoning Removed)

- Similarly, the previously proposed intensification on segments of Grand View has been removed.
- Supported by updated parcel analysis and modeling showing adequate capacity elsewhere.

What stayed the same

Reinforced neighborhood-serving corridors.

Target growth areas near high-quality transit.

Incentive-based mixed-use opportunities around major nodes (e.g., Venice Blvd).

Refinements to open space and mobility networks.



What's Next for Mar Vista?

Upcoming steps:



How stakeholders can stay engaged:



Bookmark the StoryMap for ongoing updates



Sign up for Planning's email lists + CD11 updates



Submit focused comments (parcel-specific or policy-specific comments are most helpful)

Opportunities Ahead

Santa Monica Airport: A Once-in-a-Generation Transformation



Airport operations end in 2028

Under the City of Santa Monica's
agreement with the FAA



The Great Park — a major open space, recreation, and environmental asset

Santa Monica is planning for the site to
become a world-class park

Mar Vista Community Plan Update

What's New, What's Next, and What It Means for Mar Vista

What is a Community Plan?

Purpose of the Plan:

- Guides land use, density, mobility, and development patterns for the next 20–25 years.
- Sets the *policy framework*; not a building permit generator.
- Ensures consistency with Citywide Housing Element and State requirements.
- Balances growth with neighborhood character, mobility needs, and environmental resilience.

Where We Are in the Process

StoryMaps Update
(Completed)



Draft Plan Released
(Early 2026)



**Draft Environmental
Impact Report (DEIR)**



Public Hearings
CPC → PLUM → Full Council



**Final Community Plan
Adoption**

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What stayed the same

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Target growth areas near high-quality transit.

Incentive-based mixed-use opportunities around major nodes (e.g., Venice Blvd).

Refinements to open space and mobility networks.

Being responsive to community concerns

Community input flagged concerns that were legitimate and specific.

Parcel-level feasibility + infrastructure modeling showed capacity targets could be met without the removed upzones.

Ensures the Plan remains consistent with the Housing Element capacity requirement while preserving neighborhood character.

Aligns with the Planning Department's citywide strategy: growth in transit-oriented areas, not mid-block residential streets.

What's Next for Mar Vista?

Upcoming steps:

- Draft Plan + zoning maps released with EIR → public comment period
- Additional workshops, office hours, and public hearings
- CPC hearing → PLUM → Council adoption

How stakeholders can stay engaged:

- Bookmark the StoryMap for ongoing updates
- Sign up for Planning's email lists + CD11 updates
- Submit focused comments (parcel-specific or policy-specific comments are most helpful)

Opportunities Ahead

Santa Monica Airport: A Once-in-a-Generation Transformation

Airport operations end in 2028 under the City of Santa Monica's agreement with the FAA.

Santa Monica is planning for the site to become The Great Park — a major open space, recreation, and environmental asset.

What This Means for the Westside

- **Large-scale public open space** adjacent to Mar Vista for recreation, wellness, and community use.
- Potential for **new mobility connections** (bike paths, pedestrian greenways, transit linkages) through or around the former airfield.
- Opportunity to **expand the regional park network**, linking Mar Vista → Airport Park → Bundy Drive → Expo Line.
- Supports broader Community Plan goals:
 - Improving multimodal access
 - Increasing tree canopy & ecological resilience
 - Expanding community-serving spaces

Questions?

Palms Boulevard (Between Walgrove & Beethoven)

Existing: Low Residential (R1V2)

2024 StoryMap proposed “Low Neighborhood Residential” to allow commercial uses.

2025 StoryMap reverted back to Low Residential