



# MAR VISTA COMMUNITY COUNCIL



[Marvista.org](http://Marvista.org)

## Meeting Agenda

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

[Marvista.Org](http://Marvista.Org) > Council > Committees > Planning & Land Use Management

Thursday, January 08, 2026 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: 7.02 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.*

**Chris Curry** – MVCC-PLUM Member – No/No

**Steven Hedge** – MVCC- PLUM Vice Chair-No/No

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

**Stephen Paddock** – MVCC-PLUM Chair- No/No

**3. WELCOME AND ANNOUNCEMENTS**

**NONE**

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

4.1. Approval of December 11, 2025, Minutes

**Moved by Ian Blue, second by Stephen Hedge**

**No opposition, meeting Minutes approved**

**5. CHAIR REPORTS** **NONE**

- a) CHAIR – Stephen Paddock
- b) VICE-CHAIR – Steven Hedge
- c) 2<sup>nd</sup> 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.

**NONE**

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

**9.1. [POLICY] Santa Monica airport – Zoning after closure of Airport**

Discussion and potential action regarding potential re-zoning of the section of Mat Vista Currently occupied by the Santa Monica Airport

**Background discussion:**

- A **2014 Santa Monica charter amendment** requires the airport land to become a **Great Park**, unless modified by a future ballot measure
- Santa Monica City Council approved proceeding with a **Great Park Environmental Impact Report (EIR)** in July
- Materials presented were described as a **framework**, not a final design
- The parcels in question are located within **Los Angeles city limits (Mar Vista)** and is owned by the **City of Santa Monica**
- The parcel is zoned **R1 (Single-Family Residential)** and includes slope, open space, and former airport-related areas, R1 Zoning permits park use,
- City attorneys need to explore unresolved issues: whether land-use authority rests with Santa Monica (ownership and charter) or Los Angeles (location and zoning)

**Potential uses discussed:**

- The Great Park should be the primary project
- Alternative land uses should be studied in the EIR
  - Neighborhood-serving uses
  - Community facilities
  - Mixed-use or multifamily housing
- No support expressed for high-rise development or traffic-intensive commercial uses
- Housing provided here could reduce pressure elsewhere
  - Help meet State housing obligations
  - No specific housing proposal advanced

**Site access:**

- Current access primarily from Airport drive
- Discussion included potential access from National Boulevard
- Emphasis on avoiding neighborhood cut-through traffic and prioritizing transit, pedestrian, and bicycle access

**Reference material:**

- Great Park Coalition's "Report to the Community":
  - [https://greatparkcoalition.org/report-to-the-community/?utm\\_source=sm-next&utm\\_medium=banner&utm\\_campaign=community-report](https://greatparkcoalition.org/report-to-the-community/?utm_source=sm-next&utm_medium=banner&utm_campaign=community-report)
- Santa Monica's City's Airport Conversion site with timeline, history, Guiding Principles, materials, community surveys, and other important resources:
  - <https://www.smacproject.com>

**Next Steps:**

- Invite Santa Monica Great Park Coalition representative to speak at PLUM
- No motions or votes taken

## 9.2. [POLICY] RESTAURANT BEVERAGE PROGRAM – ALCOHOL SENSITIVE USE ZONE

Discussion and potential action regarding Alcohol Sensitive Zones in Zone 6

### Background:

- Matt Haden from CD11 provided a status of Beethoven Market
  - Beethoven Market has no active city or state alcohol permits
  - RBP revoked 12/18; ABC permit and Type 58 catering permit subsequently revoked.
  - The restaurant reportedly stopped serving alcohol as of the day before the meeting
  - Owner intends to apply for a Conditional Use Beverage (CUB) permit imminently. CUB process includes public hearing and can take ~6+ months

### Discussion Regarding Alcohol Sensitive Use Zone (ASUZ)

- ASUZ allows for the sale or dispensing of alcoholic beverages for consumption on the premises shall be allowed administratively for one year without obtaining a conditional use approval
- Unclear how this would affect existing establishments in the zone
- Proposed possible zone 6 polygon (exclude Venice and Centinela's commercial corridors)
  - The remaining properties with this polygon are zoned R1 and do not allow ASUZ
  - This feels punitive targeting a single property
- The Process for this would entail:
  - MVCC would pass a motion
  - CD11 legislative team Review
  - LUPAC review
  - City Council action (requires majority of Council members).
  - Likely months to process.
- Program initially intended to protect sensitive community elements such as schools, church, and other sensitive locations.
- LAFD/Building & Safety CoO for 12904 W Palms has 129 Occ Load

### Next steps:

- Gather broad community support and clear justification (safety, police/fire call data, proximity to sensitive uses) to succeed
- Confirm legal/technical details with City Planning/City Attorney
- Need these resolved before proceeding with motion to council

### Additional Discussion:

- Main neighborhood issues:
  - Occupancy/overcapacity (community reports ~250+ vs original permitted ~97)
  - parking/traffic congestion and blocked driveways,
  - outdoor heaters/awnings and safety concerns,
  - noise concerns.

- Beethoven Market has engaged a Land Use Attorney “City Land Use Inc. to lead the CUB process
  - Hold public phone meeting on Jan 21st to review neighborhood concerns.

## 10. ADJOURNMENT

- Motion to extend meeting by Blue, second by Paddock
- Motion to adjourn by Paddock, second by Blue at 8:56 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](mailto: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](http://11430 Woodbine St, Los Angeles, CA 90066)
- [MarVista.org](http://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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](http://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](http://MarVista.org).

### Servicios de Traducción -

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