



MAR VISTA COMMUNITY COUNCIL



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Meeting Agenda

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

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Thursday, February 12, 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 JANUARY 1, 2026, ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114. 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.

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.

California Government Code Section 54953.8(b)(3).

The 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.

California Government Code Section 54953.8(b)(4).

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.

California Government Code Section 54953.8(b)(5),

A 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 paragraph (5), to provide public comment until that timed public comment period has elapsed.

California Government Code Section 54953.8(b)(6)(A),

A 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 paragraph (5), or otherwise be recognized for the purpose of providing public comment.

California Government Code Section 54953.8(b)(6)(B).

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.*

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

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

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

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

3. WELCOME AND ANNOUNCEMENTS

3.1. See Agenda item 9.1 **See Below**

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

4.1. Approval of January 8, 2026, 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) 2nd VICE-CHAIR – Ian Blue

d) MEMBER – Chris Curry

6. SPECIAL ORDERS NONE

7. STANDARD ORDER OF BUSINESS - OLD – *SEE SUPPORTING DOCUMENTS FOR DETAILS* **NONE**

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. Presentation by Livable Communities' Initiative (LCI)

The LCI is dedicated to addressing LA's housing crisis by unlocking the development of gentle density – 3-5 stories of residential housing over small retail shops – along LA's underutilized commercial corridors that can be transformed for walkability and livability with added parking. We are working with communities across Los Angeles

<https://livablecommunitiesinitiative.org/how/>

Matthew Thompson Presented, Allie Gibbs from LCI also attended.

- Allie Gibbs introduced the session, noting her role in organizing the presentation.
- Matthew Thompson took over to lead the presentation and share visual materials regarding the initiative's goals for the Mar Vista area.

Overview of the Livable Communities Initiative

- Mission: A non-profit program integrated into Los Angeles' Housing Element. It aims to help neighborhoods embrace housing that improves local aesthetics and functionality.
- The "Missing Middle": Thompson highlighted a lack of "starter homes" in LA. Current development favors either luxury "Yuppie Apartments," affordable ED1 buildings, or single-family homes, leaving a gap for middle-income residents and families.

Core Pillars of the Initiative

The LCI proposal focuses on three defining features to create highly walkable neighborhoods:

1. Residential Retail: Combining housing with commerce at a human scale.
2. Aesthetic Standards: Utilizing high-quality, European-style courtyard buildings that prioritize private, life-affirming green spaces for residents.
3. Active Street Fronts: Concentrating activity on single corridors to foster vibrant, walkable environments.

Strategy & Implementation

- Target Areas: Thompson identified Mar Vista as a prime candidate due to its history as a "streetcar suburb," similar to Larchmont Boulevard. The focus is on transitioning underutilized, single-story commercial corridors into dense, compact housing.
- Standardized Plans: To scale the project, LCI proposes using "standard plans" or "pattern books." This allows for repeatable building "bones" across similar-sized parcels while maintaining varied facades.
- Street Innovation: The plan includes transforming streets to be more walkable while retaining street parking. Thompson cited the City of Lancaster as an inspiration for balancing mobility with traditional parking needs.

Legislative Context

- Thompson noted a pending federal bill (moving from the House to a Senate conference committee) that includes funding for cities to develop these types of "pattern book" designs.

Unanimous vote to present to the board for February meeting:

5 yea's- Blue, Hedge, Paddock, Curry and 1 community member

0 no's

9.2 [Policy] Council File 25-1484

Regulation of Sober living Facility Density discussion and Community impact statement.

- **Motion Overview:** Motion to support a proposal by Councilmember Tracy Park. The proposal seeks to establish city planning ordinances for "sober living" facilities, specifically focusing on spacing requirements, caps, and dispersal within communities to prevent over-concentration.
- **Research & Mapping:** Presented a map of existing facilities in Mar Vista based on Google search data. Noting a high concentration in **Zone 4**, with others in Zones 3 and 5. It was noted that Google maps are incomplete, it was identifying that additional facilities in **Zone 1** (Westside Village, specifically Military Ave) that did not appear in the search results.
- **Community Impact:** Members acknowledged the necessity and benefits of these homes for recovery. However, the goal is to be proactive in avoiding issues stemming from high density and ensuring facilities are properly staffed and meet minimum safety requirements.
- **Alignment Strategy:** The committee Noted that a similar motion was proposed and passed in the Public Health and Safety and Homelessness Committee.

Unanimous vote to present to the board for February meeting:

5 yeas- Blue, Hedge, Paddock, Curry and 1 community member

0 no's

10. ADJOURNMENT 7.44 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](https://www.lacity.org/locations/mar-vista-recreation-center)
- 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 -

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