



MAR VISTA COMMUNITY COUNCIL



[Marvista.org](https://www.marvista.org)

Meeting Minutes

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

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Thursday, March 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: 7:04 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 – **excused absence**

Stephen Paddock – MVCC-PLUM Chair- No/No

3. WELCOME AND ANNOUNCEMENTS

3.1. See Agenda item 9.1 **NON, This should have been removed**

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

4.1. Approval of February 12, 2026, Minutes

Moved by Blue, second by Paddock

5. CHAIR REPORTS

a) CHAIR – Stephen Paddock

- **Beethoven market – 11127 W. Palms**
 - appears to have reapplied for alcohol sales.
 - Still awaiting status of meeting with their Land Use consultant
- **3984 S Meyer 40-unit apartment building**
 - Part of the Culver city project presented to PLUM in 2023
 - Request for time extension
 - Chair to follow up.
- **3671 South Englewood Boulevard**
 - SB 330 and SB 1123
 - Create 7 residential parcels
 - Chair to follow up.

- **Saba Surf and Coffee**
 - Issues with noise complaints
 - non permitted gatherings
 - Chair to follow up with Traci Park's Office

- b) VICE-CHAIR – Steven Hedge
- c) 2nd VICE-CHAIR – Ian Blue
- d) MEMBER – Chris Curry

6. SPECIAL ORDERS

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.*

Constituent “Tommy” asked about a development located at 3608 Centinela. A 5-6 story all affordable building with no parking,

Chair responded have not heard anything about it, but will look into it

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

9.1. [Policy] 3252 Barrington Ave Zoned R3-1 proposed small lot development of 5 dwelling units. Case number VTT-84972-SL-VHCA filed on 11/07/2025 assigned to Stephanie Escobar

Presentation by Aaron Belliston for Discussion and potential action to provide letter of support

Applicants were not in attendance, so Motion was pulled to future meeting

9.2 [Policy] 11848 W. Venice Blvd. Proposed 5-story, 81 unit affordable Apartment Building Case No. EAR-2026-852-AH-VHCA Filed 02/20/26 assigned to Jackson Olson

Discussion and potential action

The developer was invited however I made a mistake in the e-mail and just realized it this morning, and I re-sent it to them, and I haven't heard anything back.

Chair briefly presented the project with the materials provided to Planning.

The proposed project is located on zone R3 (multifamily) lot with R1 (single family residences) directly behind. As proposed, the project is a 5 story 81-unit apartment with zero parking spots. Building approximately 55' tall building with a 8' setback on eastside, 5'-9" on westside and 15'-0" rear setback.

Discussion Points:

- Possible Historic district,
 - The property does not appear to have a historic designation.
- Density
 - The base density is 18 units, with affordably it jumps to 81 units
- Lack of parking:
 - Because the project is 100% affordable no Parking is required

- Both Local ordinances and state bills allow for no parking
- Undue burden on surrounding streets
- Residences will need to ally for Permit only parking
- Building Height, Transitional height and Setbacks:
 - The proposed 5-story building does not have any set-backs
 - No transitional height setbacks with adjacency to R1 zone
 - Concern on Fire access to sides and rear of building
- Impact on Neighborhood
 - Off street parking
 - Line of site into R1 back yards

Will invite developer to p[resent project at Board meeting

Voted on Motion to Board:

MVCC does not support the project as currently conceived. While we acknowledge the need for affordable housing, the proposed project does not follow the requirements as set forth in the Executive Directive # 1 dated July 1, 2024. Specifically, item 1J8.

The building height limit shall be stepped back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of any adjoining lot in the RW1 zone or more restrictive zone

We ask the applicant to reconsider the overall massing so that it will be in compliance with the required transitional setback as called out in the Executive Directive.

Moved by Paddock, second by Hedge

Vote: (5) Yes- Paddock, Hedge, 3 community members

(2) No- 2 Community Members

(1) Abstention- Blue

Paddock motioned to extend meeting to 8:45 second by Blue

9.3 [Policy] CF 25-1083 REPORT AND RECOMMENDATIONS RELATIVE TO THE IMPACTS OF SENATE BILL (SB) 79

Discussion and potential action

Motion pulled

General discussion on project located at 3252 Barrington Ave

Review of plans provide, no vote taken

10. ADJOURNMENT 8:40PM

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](#).

Servicios de Traducción -

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