



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, May 14, 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: 7.04PM

Approximately **148 people** were on the call at the start, later growing to more than **250 attendees** during the Beethoven Market item.

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.*

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

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

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

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

3. WELCOME AND ANNOUNCEMENTS

None **None**

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

4.1. Approval of April 09, 2026, Minutes

Motion by Blue second by Hedge,

Public comment by Constituent regarding statement about affordable housing not being included in minutes, chair reminded Constituent that the comment was made at the Board meeting not this meeting

Blue requested vote by unanimous consent, Paddock seconded no objections

5. CHAIR REPORTS

- 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 – None 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.

NO SUBSTANTIAL COMMENTS ON THIS ITEM

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

9.1. [Policy] MVCC endorsement of Keeshen Dr. Preferential Parking District, as a reaction to the property located at 12124 Pacific.

Discussion and potential action to provide letter of support

Summary

- The committee reviewed a request tied to a new apartment development on Pacific and the surrounding residential street parking impacts.
- The presenter explained that residents on Keishan Drive collected signatures from all 48 homes on the street, exceeding the 75% threshold needed to begin the preferential parking district process.
- The request was framed as a response to tight parking conditions and the expected spillover from nearby development and construction.

Community Questions / Discussion

- Whether the district would be permit-based.
- Whether guests could still park there.
- How enforcement would work.

It was explained that residents would use guest passes and that parking enforcement would ticket cars that remained beyond the posted limit.

Vote

- **Board vote: Moved by Blue, seconded by Curry**

Paddock: yes

Hedge: yes

Blue: yes

Curry: yes

Honda: yes

- **Board result: 5 yes, 0 no, 0 abstain**

- **Community tally:**

12 yes; 2 no

Outcome: Motion passed and support was approved.

9.2. [Policy] Beethoven Market regarding CUB application dated 3/23/2026 LACP ZA-2026-1432-CUB

Presentation to stakeholders and MVCC- PLUM Committee from City Land Use and Beethoven Market requesting letter of support for the CUB.

Summary of Presentation

- Jeremy Adler and land use consultant Laurette Healey presented Beethoven Market's request for a new conditional use permit and alcohol license approval.
- They described the restaurant as a neighborhood "third place," emphasized community support, and outlined voluntary operational changes intended to address concerns.

- The presentation included discussion of:
 - Certificate of occupancy and permitted restaurant use.
 - Indoor occupancy calculations.
 - Outdoor dining / alfresco permitting.
 - No outdoor music request in the current application.
 - Sound evaluation results.
 - Proposed screening, valet service, rideshare drop-off management, trash enclosure improvements, and local reservation priority.

Main Concerns Raised by the Community

- **Supportive comments** emphasized:
 - Beethoven Market as a community gathering place.
 - Improved neighborhood safety and walkability.
 - Support for local business and jobs.
 - Appreciation for voluntary mitigation efforts.
- **Critical comments** focused on:
 - Noise, especially at night.
 - Parking spillover and congestion.
 - Traffic and rideshare activity.
 - Concerns that past promises had not been fully realized.
 - Questions about whether the proposed changes would actually solve the problems.

Committee Questions

- Committee members asked about:
 - Differences between the prior permit and the requested CUB.
 - Whether standing patrons count toward occupancy.
 - Whether the patio enclosure would create conflicts with alfresco rules.
 - Whether valet would take over public parking on Little Palms.
 - Whether the hours would be a hard close.
- Laurette Healey and Ralph Saltsman responded that many of the changes were voluntary, and that ABC and zoning authorities would also impose conditions.

Vote

- **Board vote: Moved by Blue, seconded by Curry**
 - Ian Blue: yes
 - Chris Curry: yes
 - Steven Hedge: no
 - Steve Paddock: abstain
 - Honda- yes
- **Board result: 3 yes, 1 no, 1 abstain**
- **Community tally:**
 - **141 in support**
 - **10 opposed**
- **Outcome:** Motion passed and support was approved.
- The item will move forward to the full neighborhood council meeting next Thursday at **7:00 PM at Woodward School.**

10. ADJOURNMENT 9:31 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](#).

Servicios de Traducción -

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