



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, September 10, 2026 From 7:00pm - 8:30pm

Public Welcome

IN-PERSON

Windward School

11350 Palms Blvd

Room 20

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: 7.01 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.*

Stephen Paddock – MVCC-PLUM Chair- No/No

Ian Blue – MVCC-PLUM 2nd Vice Chair- Excused Absence

Chris Curry – MVCC-PLUM Member – Excused Absence

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

Quorum has not been established; any votes are non-offical and will be brought forward to the full board as Director motions

3. WELCOME AND ANNOUNCEMENTS- None

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

4.1. Approval of August 13, 2026, Minutes

Motioned for approval by Paddock second by Hedge

5. CHAIR REPORTS

a) CHAIR – Stephen Paddock

- Statues of Beethoven Market -Decision by planning has not been issued**
- Status of Keeshan Parking Request- City is not issuing parking permit districts for the foreseeable future.**

- **Berry Avenue Abandoned House: Still waiting to here from Traci Parks office**
- **Mar Vista Community plan update Tying to organize presentation by city planning**
- **Proposed multi-family project adjacent to 99 cent store in Mar Vista.- Trying to schedule a presentation**

b) VICE-CHAIR – Steven Hedge

c) 2nd VICE-CHAIR – Ian Blue

d) MEMBER – Chris Curry

6. SPECIAL ORDERS

7. STANDARD ORDER OF BUSINESS - OLD – 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.*

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

9.1. [Policy] MVCC endorsement of 12815-12817 W Venice Blvd CUB Application

CUB permit for a liquor store and market of 1,440 SF, located in a 1-story commercial building. (Monday-Thursday and Sunday 10:00 am - 11:00 pm, Friday and Saturday 10:00 am -1:00 am)

The applicant presented a request to update and legalize existing entitlements associated with a liquor store located at 12815 Venice Boulevard.

The owner:

- Purchased the business in 2013.
- Expanded into the adjacent vacant unit (12817 Venice Boulevard) in 2016-2017.
- Obtained construction permits and completed improvements.
- Discovered during a potential sale transaction that planning approvals had not been fully updated to reflect the expanded floor area.
- Maintained an active ABC license throughout operations.

Discussion

Committee members discussed:

- The history of the business.
- The expansion into the adjacent unit.
- The apparent administrative oversight that occurred when city planning approvals were not finalized.
- The need to formalize existing conditions already operating on-site.

Committee Action

The committee expressed support for the request. a letter of support

Committee vote: Yes, Paddock, Hedge

Stakeholders unanimous yes 3 stakeholders in attendance

Due to attendance limitations and quorum concerns, the committee chair to determine method to forward to full board. The Chair sent the letter of support to the board through a directors motion.

9.2. [Policy] MVCC endorsement of 12906 W Venice Blvd CUB

A Class 2 Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption under a Type 47 license in conjunction with a proposed 1,602-square-foot restaurant with 50 interior seats and hours of operation from 7:00 a.m. to 2:00 a.m. daily.

Presentation by owner of proposed small cocktail bar located behind the Arepa Stand restaurant space.

The proposal includes:

- Conversion from take-out use to restaurant use.
- Conditional Use Permit (CUP) for beer, wine, and liquor sales.
- Variance related to parking requirements.
- Approximately 38 seats.
- Indoor-only operation.
- No outdoor alcohol service proposed.
- No live music proposed.
- Food service in partnership with Arepa Stand.

Key Discussion Topics

Parking

- The applicant completed a parking utilization study.
- Study results showed approximately 28 available parking spaces within the surrounding commercial area during peak hours.
- Discussion included potential use of nearby parking facilities, including possible coordination with Venice High School parking areas.

Outdoor Seating Concerns

- Adjacent neighbors expressed concern that future operators could seek to activate the rear patio area for customer use.
- Discussion focused on the distinction between current project plans and potential future alfresco approvals.
- Applicant reiterated that outdoor customer service is not part of the proposal and that the business model is focused on an intimate indoor experience.

Noise

- Neighbors raised concerns regarding potential amplified sound.
- Applicant confirmed:
 - No live entertainment is proposed.
 - Operations would occur indoors.
 - Sound mitigation and neighborhood compatibility are priorities.

Trash and Waste Management

- Significant discussion centered on trash collection and waste management.
- Neighbors described existing issues with dumpster collection and access impacts along Beethoven Boulevard.
- Questions were raised regarding future waste disposal should existing agreements with neighboring properties change.
- Applicant agreed the issue should be further evaluated and a contingency plan considered.

Outcome:

- No vote was made because the motion was not seconded
- The applicant agreed to return and re-present the project at the next PLUM Committee meeting for further consideration

10. ADJOURNMENT 8:44 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.

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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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