



Mar Vista Community Council



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REMOTE MEETING AGENDA

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

MarVista.org > [Council](#) > [Committees](#) > [Planning & Land Use Management](#)

Tuesday, January 11, 2022 from 6:30pm - 8pm

PUBLIC WELCOME

Remote Conferencing by Device: <https://zoom.us/j/95872862038>

Remote Conferencing by Phone: 720-707-2699 | Meeting ID: 958 7286 2038

Go to MarVista.org - click on "Join Our Remote Meetings" for supplemental information

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 §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying.

1. CALL TO ORDER

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.

3. WELCOME AND ANNOUNCEMENTS

4. APPROVAL OF THE MINUTES - See Supporting Documents for details

4.1. APPROVAL OF THE NOVEMBER 2, 2021, MINUTES

5. CHAIR REPORTS

- CHAIR – DREW RUESCH
- VICE-CHAIR – STACEY GREENWALD
- 2ND VICE-CHAIR – TYLER LAFERRIERE

6. SPECIAL ORDERS – NONE

7. 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.

8. STANDARD ORDER OF BUSINESS - SEE SUPPORTING DOCUMENTS FOR DETAILS

8.1. DISCUSSION, POTENTIAL ACTION AND PRESENTATION BY JAMES WOODSON FOR 12759-12761 W CASWELL AVE (AT THE INTERSECTION OF ZANJA AND BEETHOVEN ST.) THE DEMOLITION OF TWO EXISTING SINGLE-FAMILY DWELLINGS AND A DETACHED GARAGE AND CONSTRUCTION, USE, AND MAINTENANCE OF A NEW 16,948 SQUARE-FOOT FIVE-STORY APARTMENT BUILDING WITH 14-UNITS, 16 PARKING SPACES, AND 1700 SQFT OF COMMON OPEN SPACE. [LINK TO APPLICATION AND PLANS.](#) (AVAILABLE AT MARVISTA.ORG ON AGENDA HYPERLINK)

8.2. DISCUSSION, POTENTIAL ACTION AND PRESENTATION BY BRETT ENGSTROM FOR 2535 S BARRINGTON AVE 90064 (AT THE INTERSECTION OF GATEWAY AND BARRINGTON) CURRENTLY COMMERCIAL BUILDING SPACE. ASKING FOR A CONDITIONAL USE PERMIT FOR THE SALE AND SERVICE OF BEER & WINE FOR ONSITE

CONSUMPTION WITH AN EXISTING RESTAURANT. FILE NO ENV-2021-10662-CE AND ZA-2021-10661-CUB. [COMPANY: **MODERN V, LLC**]

8.3. DISCUSSION, POTENTIAL ACTION AND PRESENTATION BY RAMON BAJUIO FOR 12017 W VENICE BLVD 90066 (AT THE VENICE BLVD. AND INGLEWOOD BLVD.) CURRENTLY COMMERCIAL BUILDING SPACE. ASKING FOR A CONDITIONAL USE PERMIT FOR THE SALE AND SERVICE OF A FULL LINE OF ALCOHOL FOR ONSITE CONSUMPTION WITH AN EXISTING BAR. FILE NO. ENV-2021-10836-CE AND ZA-2021-10835-CUB. LAUREN MENDELSON [COMPANY: **ART BAR**]

8.4. DISCUSSION, POTENTIAL ACTION AND PRESENTATION BY PATRICK PANZARELLO FOR 11688 W GATEWAY BLVD 90064. (AT THE INTERSECTION OF GATEWAY AND BARRINGTON) CURRENTLY COMMERCIAL BUILDING SPACE. ASKING FOR A CONDITIONAL USE PERMIT FOR THE SALE AND SERVICE OF BEER & WINE FOR ONSITE CONSUMPTION WITH AN EXISTING RESTAURANT. FILE NO. ENV-2021-10836-CE AND ZA-2021-10835-CUB. PHAWINEE WONGTHONG [COMPANY: **THAI RESTAURANT**]

9. OLD BUSINESS

9.1. DISCUSSION, POTENTIAL ACTION AND PRESENTATION BY PATRICK PANZARELLO FOR 12131 WASHINGTON PLACE (AT THE INTERSECTION OF WASHINGTON PLACE. AND GRANDVIEW BLVD.), CURRENTLY COMMERCIAL BUILDING SPACE. ASKING FOR A CONDITIONAL USE PERMIT FOR THE ON-SITE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH THE OPERATION OF AN EXISTING MARKET / COFFEE SHOP. HOURS OF OPERATION: 7:00 AM – 10:00 PM, DAILY. NO SEATING. FILE NO. ZA-2021-4311-CUB. [COMPANY: **TARA'S MARKET**]

10. ADJOURNMENT

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – In conformity with the governor’s Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Mar Vista Community Council meetings are held virtually. All information to join virtually is located at the top of the agenda. If joining by phone, use Star (*) 9 to raise your hand when the request for Public Comments is made. 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.

NOTICE TO PAID REPRESENTATIVE - 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. 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 POSTING OF AGENDAS - Agendas are posted for public review at Mar Vista Recreation Center, 11430 Woodbine Street, Mar Vista, CA 90066 or [MarVista.org](https://www.marvista.org).

SUBSCRIBE to our agendas via email through the Los Angeles City’s Early Notification System at <https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>.

THE AMERICAN WITH DISABILITIES ACT- 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 and 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 you wish to attend by contacting the Department of Neighborhood empowerment by email: NCsupport@lacity.org or phone: (213) 978-1551.

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

SERVICIOS DETRADUCCION - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a chair@marvista.org para avisar al Concejo Vecinal.

AB 361 UPDATES – Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council’s control, the meeting must be recessed or adjourned.

In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, the Mar Vista Community Council meeting will be conducted entirely with a call-in option or internet-based service option.

Every person wishing to address the Board must either use the Zoom link (at the top of this agenda) or dial the phone number (at the top of this agenda) and enter the Meeting ID number (at the top of this agenda) and then press # to join the meeting. When prompted by the presiding officer for public input at the Neighborhood Council meeting, the public will be requested to use the Raise Hand option or dial *9 (for phone) 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.