



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, October 09, 2025 From 7:00pm - 8:30pm

Public Welcome

IN-PERSON

Windward School

11350 Palms Blvd

Room 410

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.*

Committee Members / Directors

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

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

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

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

3. WELCOME AND ANNOUNCEMENTS NONE

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

4.1. Approval of Minutes from September 11, 2025.

Meeting Minutes reviewed

- Motion to approve Blue, second by Hedge
- 2 yeas, 3 abstentions -Meeting minutes approved

5. CHAIR REPORTS

a) CHAIR – Stephen Paddock

- 1209 East Preston Way – Parcel subdivide into 4 parcels
- 3520 S Beethoven St – Restoration and expansion of SFD
- 3655 S Centinela Ave – Change of use from Church to Private school
- 12124 W Pacific Ave – 6story 87Unit residential development .To be reviewed today
- Download of discussion with Matt from CD 11
 - 3 Lots along Venice Blvd- site has been secured, property owner is engaged , still waiting review of shoring
 - Beethoven market- Owner has had 2 orders to comply, a third order city may revoke. City attorney is involved.

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.*

Discussion regarding Beethoven Market –

- Outdoor seating not in compliance
- Missing barrier between alley and seating

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

9.1. [POLICY] 12124 PACIFIC AVE 6 STORY- 87-UNIT AFFORDABLE HOUSING

Discussion and potential action regarding proposed project located at 12124 Pacific Ave, (EAR-2025-4934-DB-VHCA).

- Presentation by Matthew Hayden
 - 87 units 56 One bedroom, 31 three bedroom
 - 15% VLI households (7 Units)
 - 15% Mod Households (7 Units)
 - One unit managers unit,
 - One ADU
 - 124 Parking spots
- Discussion regarding the previous proposal and how it compares
- Concern over proximity to single family howes to east
- Concern of noise issues of roof top amenities
- Number of affordable units will have to match the split of unit types
- Affordable units to remain in effect for 99 years
- Possible conversion of amnesty spaces to ADU’s in future
- Parking would most likely be unbundled to the units

- Presentation to the Board at November Board meeting.
 - Motion by Blue, second by Curry
 - Vote 6 yeas, 1 no
 - Yeas- Blue, Hedge, Curry, Paddock, 2 Community members
 - No's- Community Member

9.2. [POLICY] CF 25-1083 Opposition to SB-79

Discussion and potential action regarding SB-79

- Review Traci Parks Motion to have City agencies prepare a comprehensive report identifying and accessing the projected impacts of SB79 density on the city's infrastructure.
- Discussion on potential impact to the mar vista, Zones 1, 2 and a small section of zone 6. Zone 7 is not effected unless they add housing at Venice high school
- Suggested change of motion:

~~MVCC strongly opposes SB 79.~~

~~MVCC has long expressed our crucial concerns about the serious ublic safety impacts of housing density mandates, including those in SB 79. We further oppose all housing density legislation, including SB 79, that fails to include a clear funding mechanism to support the resulting impact on infrastructure, public safety and municipal services.~~

MVCC ~~therefore~~ strongly supports the motion in Council File 25-1083 (Park), which calls for a report back on the impacts of SB 79 on the City of Los Angeles, including an analysis of the costs to update the City's infrastructure and utility systems to support projected density from SB 79, and a confidential report to City Council on potential legal challenges and bases for cost-recovery from the state.

- Change in Motion vote: 6 yeas 1 no
 - Yeas- Blue, Hedge, Curry, Paddock, 2 Community members
 - No's- Community Member
- Vote for amended motion: 6 yeas, 0 no's , 1 abstention
 - Yeas- Blue, Hedge, Curry, Paddock, 2 Community members
 - No's- None
 - Abstention- Community Member

9.3. [POLICY] CF 25-0247 City Building Code Single Stairway Modification

Discussion and potential action regarding Council file 25-0247

- Review Council file motion and proposed ordnance
 - Increase the allowable single access stair from 3 to 6 stories
 - Minimum of 4 dwelling units per floor
 - Pressurized interior stairs or exterior protected stair.
- Discussion of other cities that allow single stairs
- Recommendation to add to the motion as an amendment
 - The MVCC recommends the Committee to direct staff to convene a technical advisory panel composed of practicing architects and

engineers. This panel would work directly with LADBS and LAFD to provide real-world design insight and technical analysis.

- Vote for motion: 7 yeas, 0 no's , 0 abstention

9.4. [POLICY] CF 25-1036 Max Indoor Temperature Standard

Discussion and potential action regarding Council file 25-1036

- Review Council file motion and proposed ordinance
- Discussion on how this ordinance will affect private owners and investors of small rental properties and how this could be the deciding factor in losing these typically affordable properties and if they are sold they could be redeveloped into larger properties with Market rate rents lowering the number of affordable properties available.
- Recommendation to add to the motion as an amendment
 - MVCC recommends the Committee to direct staff to include options to support small rental properties (1-6 units) owned by individuals rather than large corporations or institutional investors.
- Vote for motion: 8 yeas, 0 no's , 0 abstention

10. ADJOURNMENT 8.45 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](https://www.lacity.org/locations/mar-vista-recreation-center)
- [MarVista.org](https://www.marvista.org)
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](https://www.lacity.org/early-notification-system)

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](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).