



# MAR VISTA COMMUNITY COUNCIL



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

## Meeting Agenda

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

[Marvista.Org](https://www.marvista.org) > [Council](#) > [Committees](#) > [Planning & Land Use Management](#)

**Thursday, November 13, 2025 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](mailto:Jakob.Meuser@marvista.org) para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, 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.

### **SB 411 Updates:**

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.

(C) The eligible 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.

(D) 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.

(E) (i) An eligible 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 subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible 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 subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

**1. CALL TO ORDER: 7.02 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 2<sup>nd</sup> Vice Chair- **No/No**

**Chris Curry** – MVCC-PLUM Member – **Excused absence**

**3. WELCOME AND ANNOUNCEMENTS NONE**

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

4.1. Approval of October 09, 2025, Minutes

Meeting Minutes reviewed

- Motion to approve Blue, second by Hedge
- 3 years, Meeting minutes approved

**5. CHAIR REPORTS**

a) CHAIR – Stephen Paddock

- Download of discussion with Matt from CD 11
  - Beethoven Market - issues have been escalated, Traci Park's office to reach out to constituents
  - 3 lots along Venice Blvd Site is secured and shoring has been reviewed and determined to be safe
- 3900 W Wade- 24 Unit Low income with no parking spaces

- 12124 W Pacific – to be reviewed by Board next week
- 3655 S Centinela Ave- To be reviewed later in the meeting
- Westside plan has been re-issued will discuss at next PLUM Meeting

- b) VICE-CHAIR – Steven Hedge
- c) 2<sup>nd</sup> 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.*

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

**9.1. [POLICY] 3655 CENTINELA – CHANGE OF USE**

- Presentation, discussion and potential action regarding CUP (Change of use) and renovation, Frostig School.
- Use change from Church to private elementary and high school .

**Presentation by**

- Dale Goldsmith- partner with the AGD Law Firm
- Jenny Tucker Motz – Frostic School
- Dean Conklin- Frostic School
- David Harden- Frostic School

**Zoning & Timeline**

- Property is zoned QRD1.5 (residential); schools require a Conditional Use Permit (CUP).
- CUP application submitted; hoped-for timeline:
  - December: Planning Department hearing examiner
  - Early next year: City Planning Commission hearing

**Frostig School is a small private school.**

- Founded ~75 years ago by Dr. Marianne Frostig.
- Specializes in students with learning differences such as dyslexia, dysgraphia, auditory processing challenges, and high-functioning autism.
- Not a therapeutic school; they do not accept students with significant behavioral issues.
- Current westside campus (at Bel Air Church) has 31 students and 11 staff.
- Plans slow, steady growth: 5–7 students per year, reaching a maximum of ~80 students in ~10 years.
- Students span elementary through high school.

- Small class model: mixed-grade classes of ~7–8 students with two adults per class.
- Tuition: approximately \$60,000/year.

#### Proposed Centinela Campus

- Existing 13,400 sq ft former church building with classrooms, gym, auditorium.
- Minimal exterior changes; interior updates for code compliance.
- One parking lot to become a 4,300 sq ft playground (fenced).
- 23 parking spaces provided (AB 2097 exempts more due to transit proximity).
- No student drivers.
- Operational hours: 8:00 am – 3:30 pm, weekdays; staggered dismissals.
  - Some after-school activity 3:30–6:30 pm; occasional small events.
  - One large annual fundraising event (~100 attendees).
  - Occasional intramural (in-school) basketball games (15–20 spectators).
  - Annual graduation ceremony and parent–teacher conferences.

#### Traffic & Drop-Off Plan

- Drop-off/pick-up proposed on Windward Ave, with cars routed through the parking lot from Centinela to minimize backups.
- School estimates 25–30% of students arrive by bus/van.
- Remaining families encouraged to carpool.
- Representatives emphasized that traffic impact should be low compared to alternative uses (e.g., apartment development).

#### Community Concerns & Questions

- Residents expressed significant concern about Traffic:
  - Existing congestion on Centinela, especially between 2–4 pm.
  - Difficulty turning onto Centinela from Windward.
  - Potential for cut-through traffic in neighborhood streets.
  - Suggestion: request the city consider a traffic signal at Windward & Centinela.
- Noise & Neighborhood Impact
  - School acknowledged a recent issue with a loudspeaker security system and promised adjustments.
  - Commitment to being “good neighbors,” providing notice before events, and maintaining “no surprises.”
- Parking
  - A resident suggested designing the playground area with gates so it could temporarily revert to parking during large events; the school said they would explore this

#### PLUM Discussion

- Board members commented that the presentation was clear and the school appears to be a low-impact, positive use of the site.
- No major objections were raised by the board.

#### Presentation to the Board at January Board meeting.

- Moved by Blue, second by Hedge
- Vote 11 yeas, 0 no
  - Yeas- Blue, Hedge, Paddock, 8 Community members

## 9.2. [POLICY] 12906 Venice Blvd

- Discussion and potential action regarding CUP (Change of use) and Type 48 Liquor license.
- Mar Vista Cocktail Club

### Presentation by Sara & Roland Meyer

- Background
  - The property was previously occupied by a broth company (Owl Venice) and before that, Redheads.
  - The new concept is a speakeasy-style cocktail lounge aimed at creating an intimate space for community connections.
- Proposed
  - Front Space: To-go restaurant (details on vendor not fully disclosed).
  - Back Space: Cocktail lounge with a cozy, intimate atmosphere, potentially featuring Ethiopian jazz and seated service.
- Community Engagement:
  - Sara & Roland emphasized their intention to get feedback from the community to gauge interest and concerns

### Community Feedback

- Positive Responses:
  - Ian Blue expressed support for the concept to foster community connection.
  - Stephen Paddock mentioned the desire for a local hangout spot for families.
- Concerns Raised:
  - Proximity to Schools: Steven Hedge raised concerns about the location's closeness to Dennis High School and the potential for unruly patrons.
  - Parking Issues: Concerns about parking availability in the area, especially during peak times.
  - Noise Management: Lee Larson highlighted noise issues from nearby establishments and the importance of maintaining a quiet environment.

### Operational Considerations

- Alcohol Service:
  - Focus primarily on cocktails, with the possibility of offering beer and wine based on community preference.
- Operating Hours:
  - Potentially starting service at 5:30 or 6:00 PM, with a tentative closing time around 11:00 PM.

### Next Steps

- Further Engagement:
  - The Meyers will continue to gather feedback and refine their proposal.
  - Stephen Paddock suggested reaching out to Councilmember Tracy Park's office for guidance on the process.
- Future Meetings:
  - A follow-up meeting may be scheduled to discuss progress and gather additional community input once plans are more developed.

## 10. ADJOURNMENT 8.37 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](mailto: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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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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