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**LAND USE COMMITTEE  
MEETING AGENDA**



**WEDNESDAY, MAY 13, 2015  
7:00 PM**

[www.StudioCityNC.org](http://www.StudioCityNC.org)

4024 Radford Avenue, Building 8, MPR 3  
Studio City, CA 91604  
(818) 655-5400

The public is requested to fill out a "Comment Card" to address the Board on any item of the agenda prior to the Board taking 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 is within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to two minutes per speaker, unless directed otherwise by the presiding officer of the Board. The agenda is posted for public review at: Studio City Neighborhood Council website ([www.StudioCityNC.org](http://www.StudioCityNC.org)); as well as CBS Studio Center, Radford and Colfax gates. 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 three (3) business days (72 hours) prior to the meeting you wish to attend by contacting the Studio City Neighborhood Council Vice President, Lisa Sarkin (818) 655-5400 or by e-mail to [lsarkin@studiocitync.org](mailto:lsarkin@studiocitync.org). 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 by clicking on the following link: [www.studiocitync.org](http://www.studiocitync.org) or, at the scheduled meeting.

Committee Members: Lisa Sarkin (Board Member, Co-Chair), Lisa Karadjian (Stakeholder, Co-Chair), Gail Steinberg (Board Member, Secretary), Mary Weaver (Stakeholder, Alternate Secretary), Steven Quat (Board Member), Joann Deutch (Stakeholder), Mel Scott Randall (Stakeholder), Dean Cutler (Stakeholder), James Becher (Stakeholder), Abby Hope (Stakeholder), John T. Walker (President, ex-officio)

1. Call to Order & Roll Call (1 min).
2. Approval of February 11, 2015 and March 11, 2015 Land Use Committee meeting minutes (3 min).
3. Update by the Committee Chair (3 min).
4. Public Comments on non-agenda items within the Committee's jurisdiction (10 min).
5. Response(s) to public comments by Committee Members (10 min).
6. Presentation, discussion and possible motion with respect to Sushi Nozawa, [ZA 2015-8(CUB)] located at 11288 Ventura Boulevard to allow beer and wine sales and service for on-site consumption in conjunction with an 854 sqft expansion of an existing 1,050 sqft restaurant having 35 seats. Hours of operation from 11:30am to 10:00pm Monday-Saturday and 12:00pm to 9:00pm Sunday – Valerie Sacks (20 min).
7. Continued presentation, discussion and possible motion with respect to Kaffe Rouge [ZA 2013-3866(CUB)(ZV)] located at 11282 Ventura Boulevard to

allow continued sale of beer and wine only in conjunction with the operation of an existing 3,265 sqft restaurant. Restaurant includes 810 sqft of building and 2,455 sqft of covered patio area with 104 seats. Hours of operation and beer and wine sales 5:00pm-12:00am Sunday-Wednesday and 5:00pm-2:00am Thursday-Saturday – Art Rodriguez (20 min).

8. Presentation, discussion and possible motion with respect to McConnell's Ice Cream Shop [DIR 2015-1265] located at 12073-12075 Ventura Place for a change of use from retail to an ice cream shop with review of the façade and signage by the Design Advisory Committee – Dafne Gokcen (20 min).
9. Report from the Studio City Recreation Center (Beeman Park) Working Group – Jason Hartrich (20 min).
10. Comments from members on subject matter within the Committee's jurisdiction (5 min).
11. Closing comments by the Committee Chair (3 min).
12. Adjournment (1 min).

**The Studio City Neighborhood Council Agenda is posted for public review at the following location below and is posted on the SCNC website at [www.StudioCityNC.org](http://www.StudioCityNC.org), CBS Studio Center, Radford and Colfax gates.**

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to fill out a "Speaker Card" to address the Board on any item on the Agenda PRIOR to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments on other matters, not appearing on the Agenda that are within the Board's subject matter jurisdiction, will be heard during the Public Comments on Non-Agenda Items period.

**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 Studio City Neighborhood Council Vice President, Lisa Sarkin (818) 655-5400 or by e-mail to [lsarkin@studiocitync.org](mailto:lsarkin@studiocitync.org).

**RECONSIDERATION PROCESS** - Reconsideration of a vote by the Board may be called as a motion by the Board members that voted on the prevailing side of the decision.

**GRIEVANCE PROCESS** - A stakeholder or group of stakeholders may present a grievance concerning the legality of actions by the Board during public comment. Substantive grievances will be examined by a panel set by the Board and the decisions may be appealed to the Department of Neighborhood Empowerment.

**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 by clicking on the following link or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda please contact [office@studiocitync.org](mailto:office@studiocitync.org).

**SCNC BYLAWS** - Please be advised that the Bylaws of the Studio City Neighborhood Council provide a process for reconsideration of actions as well as a grievance procedure. For your convenience, the Bylaws are available during every meeting.