

**SCNC BOARD**

Patrice Berlin  
John Crotteau  
Alex Izbicki  
Lisa Karadjian  
Patrick Lewis  
Heidi MacKay  
Richard Niederberg  
Eric Preven  
Craig Radow  
Rob Schiller  
Andrew Sussman  
Rita C. Villa  
Richard Welsh  
Denise Welvang



**MEETING  
LAND USE COMMITTEE**

**AGENDA**

**Wednesday, July 12, 2017  
7:00 PM**

**PRESIDENT**  
Denise Welvang

**VICE PRESIDENT**  
Patrick Lewis

**TREASURER**  
Rob Schiller

**SECRETARY**  
Rita C. Villa

**CORRESPONDING SECRETARY**  
Vacant

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



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



**Map to meeting location is [here](#).**

The SCNC meetings are held on an active studio lot. Due to security issues, all stakeholders are required to park in the studio's parking structure. There are a limited number of accessible parking spaces in front of the meeting room and while there is no direct path of travel to the meeting room via a sidewalk, the studio and NC want to assure that stakeholders with disabilities are able to access the meeting without difficulty. Stakeholders with disabilities who have a valid DMV placard, use a wheelchair, walker or cane, and/or those who have difficulties walking distances should contact (818) 384-1942 or [rvilla@studiocitync.org](mailto:rvilla@studiocitync.org) to request shuttle assistance at least 24 hours prior to the meeting in order for the studio to arrange services for the meeting. Sign Language Interpreters, Communication, Access, Real-Time Transcription(CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact: (818) 384-1942 or email [rvilla@studiocitync.org](mailto:rvilla@studiocitync.org) or [office@studiocitync.org](mailto:office@studiocitync.org). 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 Committee Chair. 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 gate. 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:** Richard Welsh (Board Member, Chair), Patrice Berlin (Board Member), Heidi MacKay (Board Member), Richard Niederberg (Board Member), Joann Deutch (Stakeholder), Mel Scott Randall (Stakeholder), Johannes Koerm (Stakeholder), Victoria Shulem (Stakeholder), Denise Welvang (President, ex-officio)

1. Call to Order & Roll Call (1 min).
2. Approval of [prior month's] Land Use Committee [meeting minutes](#) (2 min).
3. Update by the Committee Chair (5 min). Public comments on non-agenda items within the Committee's jurisdiction (3 min).
4. Public comments on non-agenda items within the Committee's jurisdiction (3 min).
5. Response(s) to Public comments by Committee members (5 min)

6. Discussion and possible motion regarding application: [ZA-2017-2220-CUB](#)  
(11239 West Ventura Blvd: Conditional Use – On site sale of beer and wine.)  
Related application: ENV-2017-2221-CE (Categorical Exemption)  
[Jinya Ramen Bar – (Hours: 11am-10pm Sun.-Thrs. & 11am-11pm Fri.-Sat.)]  
Project Description: PROPOSED ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,380 SF. RESTAURANT WITH AN OUTDOOR DINING AREA (APPROX 530 SF).  
Requested Entitlement: CONDITIONAL USE PERMIT PER SECTION 12.24.W.1 FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RESTAURANT WITH 56 TOTAL SEATS - 36 INTERIOR SEATS AND 20 SEATS ON THE PATIO. INCLUDING 1,380 SF OF DINING AREA, ALCOHOL STORAGE AND DISPLAY AREAS AND EXISTING 530 SF OF PATIO AREA.  
Applicant: TOMONORI TAKAHASHI [ Company: BURBANK 3334, INC.]  
Representative: NATHAN FREEMAN [ Company: FMG]  
(Representative notified.) SCNC LUC Case Files here: <https://goo.gl/i7zuPC>  
(Notably: [Signed SCNC Service Industry Standard Conditions](#) with [Addendum.](#))  
(10 minutes.)
7. Discussion and possible motion regarding application: [VTT-74709-SL](#)  
(4414 North Lemp Avenue: Vesting Tentative Tract Application.)  
Related application: ENV-2017-1548-EAF (Environmental Assessment Form)  
PLANNING HEARING: 08/01/17 at 9:50AM (Van Nuys Civic Center)  
(Project discussion continued from June meeting.)  
Project Description: EIGHT (8) SINGLE FAMILY HOMES FOR A SMALL LOT SUBDIVISION  
Requested Entitlement: VESTING TENTATIVE TRACT FOR EIGHT (8) SINGLE FAMILY HOMES FOR A SMALL LOT SUBDIVISION.  
Applicant: DON ZIBERMINTZ [ Company: VALLEYSRINGS LANE, LLC]  
Representative: JODY WOOD [ Company: JW EXPEDITE]  
(Representative notified.) SCNC LUC Case Files here: <https://goo.gl/mWWH7w>  
(30 minutes.)  
(Applicant and other stakeholders are encouraged to review City of LA Construction Site Posting Requirements & Good Neighbor practices here: <https://goo.gl/mAbdzf>.)
8. Discussion and possible motion by Committee members on subject matter within Committee’s jurisdiction and relative to ongoing Committee business (10 min).
9. Closing comments by the Committee Chair (2 min).
10. Adjournment (1 min).

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(Reference Planning Case prefix and suffix codes [here](#).)

(Reference Ventura-Cahuenga Blvd. Corridor Specific Plan [here](#).)

The SCNC Land Use Committee may, at its discretion, prepare audio and/or video recordings of Committee meetings. Such recordings are archived [here](#).

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**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 three (3) business days (72 hours) prior to the meeting you wish to attend by contacting the Studio City Neighborhood Council (818) 384-1942 or by e-mail to [rvilla@studiocitync.org](mailto:rvilla@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 - <http://studiocitync.org/> 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 Board meeting.