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**LAND USE COMMITTEE
VIRTUAL ZOOM MEETING
AGENDA**

Wednesday, March 9, 2022 - 7:00 PM

Zoom Meeting Online or By Telephone

Join Zoom Meeting

<https://us02web.zoom.us/j/84220079812>

Meeting ID: 842 2007 9812

Or dial 669-900-6833 to Join the Meeting Then Enter This

Webinar ID: 842 2007 9812 and Press #

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health and safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the Land Use Committee of the Studio City Neighborhood Council March 9, 2022 meeting will be conducted via telephone and/or videoconferencing.

Committee Members: Lisa Karadjian (Chair, Board Member, Stakeholder), Jesse Porter (Stakeholder), Lana Shackelford (Stakeholder), Richard Niederberg (Board Member, Stakeholder), Dean Cutler (Stakeholder), Adele Slaughter (Stakeholder) Randall Fried (SCNC President, ex-officio)

1. Call to Order and Roll Call
2. Announcements, Reports and Updates by the Committee Chair
Take the survey to help shape the Ventura/Cahuenga Blvd. Corridor Specific Plan
DEADLINE MARCH 15, 2022 <https://planning.lacity.org/plans-policies/ventura-specific-plan#drafts>
3. Public comments on non-agenda items within the committees jurisdiction
4. Response to public comments by committee members
5. Presentation, Discussion of the following **REVISIONS** and possible Motion
Proposed Project: ElderCare Facility, Case No: ZA-2021-9477-ELD-CUB-SPP-SPR ENV-2021-9478-EAF.
The Applicant: SRM Studio City, LLC proposes the demolition and removal of all existing structures for improvements and construction, use and maintenance of a 199,669 square feet of an overall FAR (floor area) 1.98:1 for a new Eldercare Facility development with two new buildings - a state-licensed Assisted Living Care Housing ("AL") building ("Main Building") on the western portion of the property and a Senior Independent Housing ("IL") building ("IL Building") on the eastern portion of the property - and an approximately 3,949-square foot publicly-accessible, privately-owned and maintained pocket park on the northwestern portion of the property. The Main Building will vary in height from 4 to 5 stories (approximately 46' to 57' in height to top of parapet / 54' to 64'-6" to top of stair/elevator overruns) and will include approximately 144 AL/IL dwelling units, approximately 134,284 square feet of floor area (including common areas for amenities and services), and associated open space. The IL Building will vary in height from 2 to 3 stories (approximately 36'-6" in height to top of parapet / 40'-6" feet to top of elevator overruns/mechanical screening) with approximately 62 IL dwelling units, 65,385 square feet of floor area, and associated common amenity areas and open space. The Project will include one level of subterranean parking with approximately 145 parking spaces that serve both buildings. as well 5 surface parking spaces in the rear of the Main Building, for a total of approximately 150 parking spaces.

- **Revision Highlights**
Main Building height reduced overall and steps down from 5 stories to 4 stories
- Maximum Height at Parapet
Original Project: +/- 65'-6"
Revised Project: Variable, ranges from +/- 46' to +/- 57'
- Maximum Height at Stair/Elevator Overruns
Original Project: +/- 77'
Revised Project: Variable, ranges from +/- 54' to +/- 64'-6"
- 3-story Townhomes replaced with 2 to 3-story Independent Living ("IL") Building with 62 IL dwelling units
- Maximum Height at Parapet
Original Project (Townhomes): +/- 35'-11"
Revised Project (IL Building): +/- 36'-6"
- Maximum Height at Elevator Overruns/Mechanical Screens
Original Project (Townhomes): +/- 44'-6"
Revised Project (IL Building): +/- 40'-6"

Total unit count revised

- Original Project:
145 AL+IL units (including 16 IL Townhomes) and 25 MC guest rooms = 170 units and guest rooms in total
Revised Project: 206 AL+IL units
- Parking garage (one subterranean level) increased in size and length to continue under the eastern portion of the property
Original Project: 118 total parking spaces
Revised Project: 150 total parking spaces
- Overall FAR / Floor Area adjusted
Original Project: 1.76:1 / 176,974 SF
Revised Project: 1.98:1 / 199,669 SF
- Overall Lot Coverage adjusted
Original Project: 46%
Revised Project: 54%

******Original Application Presented to Studio City's Land Use Committee on January 12, 2022******

SRM Studio City, LLC proposes the demolition and removal of all existing structures for the improvements and construction, use, and maintenance of a 176,974 square feet of floor area, with 145 dwelling Units and 118 on site parking spaces for an Eldercare Facility located in the C2-1 VL-RIO Zone with 1) A five story plus roof deck building for a maximum overall height of approximately 77 feet for the main building (65.5 foot height to the top of the parapet and 11.5 additional feet of height to the top of the highest rooftop structure) with one level of subterranean parking, to include 129 licensed assisted living care housing, senior independent housing dwelling units, 25 licensed Alzheimer's Dementia care housing guest rooms with up to 28 beds, and associated common areas. Plus, 2) 16 detached three-story plus roof deck townhomes/dwelling units with attached two car garages for senior independent housing on individual small lots, and 3) and approximately 3949 square-foot publicly accessible, privately owned and maintained, local serving pocket park. The applicant is also requesting the approval of a Conditional Use Permit (CUB) for the sale and service of a full line of alcoholic beverages for on-site consumption by residents of the eldercare facility and their visitors/guests in the C2 zone as an incidental use in and accessory to the operation of the main building. Project Address: 11611-11695 Ventura Blvd., & 4010-4028 Colfax Ave. Studio City CA 91604 Representative: Jessica Pakdaman with Rosenheim & Associates

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUyNTU10>

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUyNTU20>

Informational: Eldercare Facility - The Applicant is asking for Provisions pursuant to the LAMC Section 14.3.1 of the Zoning Regulations per the Ventura/Cahuenga Boulevard Corridor Specific Plan to Permit an approximately 65.5 foot height to the top of the parapet and an approximately 77 foot maximum height to the top of the highest rooftop structure for the main building and an approximately 35.9 foot height to the top of the parapet and an approximately 44.5 foot maximum height to the top of the highest rooftop structure for the townhomes, in lieu of the 45 foot maximum height permitted 33 foot transitional height limit within the 50 to 99 feet of the adjacent property located in the OS Zone and in lieu of the 66 foot transitional height limit within the 100 to 199 feet of the adjacent property located in the OS Zone per LAMC section 12.21.1 A.10.

6. Comments from members on subject matters within the committees jurisdiction
7. Closing comments by the Committee Chair
8. Adjournment

Studio City Neighborhood Council Committee Meeting Agendas are posted for public review on the SCNC website at studiocitync.org and at the Radford Studio Center gate on Colfax Avenue, as well as, at the gate on Radford Avenue.

- **VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION**
- In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) and due to the concerns over Covid-19, the Studio City Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option.
- Every person wishing to address the Neighborhood Council must dial 669-900-6833, and enter the meeting ID 842 2007 9812, followed by pressing # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.
- **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.
- **PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to dial *6, when prompted by the presiding officer, 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 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 meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.
- **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.
- **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, currently, cannot be viewed at 4024 Radford Ave. Editorial Bldg. 2, Room 6. Studio City, CA 91604; but can be viewed at our website: www.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 Randall Fried at (323) 828-2149 or email: rfried@studiocitync.org
- **PUBLIC POSTING OF AGENDAS** – Neighborhood Council agendas are posted for public review as follows:
 - 1. CBS Studio Center outside the Radford and Colfax gates.
 - 2. <http://www.studiocitync.org>
 - 3. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <http://www.lacity.org/subscriptions>