

SCNC BOARD

Barbara Monahan Burke
 Jeffrey Carter
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 Remy Kessler
 Michael McCue
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 Richard Niederberg
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 Lisa Sarkin
 Jeffrey Steinberg
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 Ron Taylor
 Rita Villa
 John T. Walker



BOARD MEETING AGENDA

**Wednesday, December 16, 2009,
7:00pm
at**

**CBS Studio Center, Building 8, MPR-3,
4024 Radford, Studio City CA, 91604**

ACTING PRESIDENT

John T. Walker

VICE PRESIDENT

John T. Walker

TREASURER

Remy Kessler

SECRETARY

Gail Steinberg

CORRESPONDING SECRETARY

Lisa Sarkin

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The public is requested to fill out a "**Speaker 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 three 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.scnc.info); as well as CBS Studio Center, Radford and Colfax gates; the Studio City Library, 12511 Moorpark St.; the Studio City Recreation Center, 12621 Rye Ave. and at Carpenter Avenue Elementary School, 3909 Carpenter Avenue, Studio City, CA 91604. 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 Neighborhood Council Project Coordinator (213) 473-5391 or by e-mail to Thomas.Soong@lacity.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.scnc.info 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@scnc.info".

Agenda

1. Call to Order & Roll Call (2 min).
2. Approval of November 18, 2009 SCNC Board meeting minutes (3 min).
3. Comments by President: (10 min).
4. Presentation and voting in for the record – two Board Members: Wayne Kartin, Residential Property Owner – Jeffrey Carter, Business Owner. (5 min).
5. Public Comments on non-agenda items within the Board's jurisdiction (20 min).
6. Response(s) to public comments by Board Members (15 min)
7. Report Land Use Committee: Lisa Sarkin (20min).

a) Motion: The Board of the Studio City Neighborhood Council supports the Campbell Hall expansion project, accompanied by the revised consented conditions attached herewith and the change of location for buildings along the southern border from the rendering A01.01A (11/06/09) to rendering A01.02A (11/06/09). There shall be no issuance of a Certificate of Occupancy for Phase 1 until the parking is completed. There shall be no issuance of a Certificate of Occupancy for Phase 2 until the parking is completed.

The conditions shall be stipulated as “covenants running with the land.” The applicant shall preserve the current surplus parking spaces along the Tujunga Wash until the lease is terminated.

b) Motion: The Board of the Studio City Neighborhood Council opposes any change from open space zoning in Lopez Canyon Landfill.

9. Report Government Affairs: Barbara Monahan Burke, Rita Villa (15 min).

a) Motion: The Board of the Studio City Neighborhood Council supports the issuance of the attached comments to the Planning Department c/o Gabriela Juarez, Code Studies Unit Department of City Planning, 200 N. Spring St. CH Room 763 Los Angeles, Ca 90012 FAX: (213) 987-1334: Gabriela.juarez@lacity.org. Additionally, when a Council file number is assigned the following should be submitted to the City Council as a Community Impact Statement:

The SCNC supports the development of a City Ordinance regulating Accessory Dwelling Units (“ADUs”) in response to the provisions of AB 1866, Government Code Section 65852.150 et seq., which mandates ministerial processes for ADUs in single-family zones. The City’s implementing ordinance should have regulations that are more restrictive than the provisions of AB 1866 in order to prevent areas currently zoned as R1 from effectively being converted to R2 and to protect the scale and character of our neighborhoods. Specifically we submit the attached recommendations for inclusion in the provisions of the ordinance.

ACCESSORY DWELLING UNITS (ADUs) COMMENTS AND RECOMENDATIONS

- The ADU ordinance shall not effectively convert areas currently zoned as R1 to R2.
- This proposal shall not be an attempt to achieve inclusionary zoning.
- The City of Los Angeles is composed of neighborhoods that are urban, suburban and rural. The ADU ordinance shall not result in an increase in density such that it results in a change the character of suburban or rural areas.
- An increase in ADU’s throughout the City will strain and our already overtaxed infrastructure (water/sewer). Until the infrastructure can be

upgraded to meet existing demands additional density shall be limited. ADUs could have the effect of potentially doubling the infrastructure need for lots presently zoned R-1.

- ADUs shall be allowed only on lots Zoned RE9 and greater and the maximum size of the ADU shall be limited to 400 square feet.
- On any lot with an ADU the owner shall occupy one of the dwellings.
- The height of the ADU shall be limited to one story, shall not exceed 15 feet in height and must maintain the character of the neighborhood.
- If the primary dwelling is greater than 15 feet in height the ADU still shall not exceed 15 feet.
- The maximum residential floor area (RFA) of the ADU shall be 400 square feet not the State maximum of 1,200.
- Additional parking shall be required for ADUs. At least one covered or uncovered off-street parking space shall be provided for the ADU in addition to the off-street parking spaces required by Section 12.21A4(a) for the primary dwelling unit and such parking shall be provided in compliance with the parking requirements as set forth in Section 1.21A5. That parking shall not be in the front yard and shall be on a surface that is permeable to insure that water can replenish the aquifer rather than contribute to runoff.
- ADUs shall not be allowed on any property if it would prevent the adjacent property from maintaining its horse property status.
- The total overall RFA of the primary dwelling and the ADU combined shall be limited to the maximum overall RFA for the zone after taking into account any RFA limitations such as the Baseline Mansionization Ordinance.
- ADUs shall be required to meet green standards.
- Maximum occupancy of an ADU shall be limited to two persons.
- All setbacks required in the zone shall be maintained. No exceptions shall

be made to accommodate the construction of ADUs.

- ADUs shall be prohibited in Hillside areas, Equinekeeping Districts, along a Scenic Highway designated in the General Plan, or where the width of the adjacent street is substandard as defined in Section 12.37H
- No building nonconforming as to use shall be allowed to be converted to an ADU.
- The SCNC's recommended setbacks for front, back and side yards shall be observed above and below ground to create an optimal situation for trees. Water must be allowed to replenishment the aquifer, and the increase in density shall not have an adverse impact on air quality. See also the SCNC other CISOs related to setbacks.

10. Report Treasurer: Remy Kessler (5 min)
11. Report Cultural Affairs Committee: Christine From (10 min).
12. Report Crime & Safety Committee: Josh Rubenstein (10 min).
13. Report Outreach Committee: Suzanne Ekerling (10 min).
14. Report Bylaws & Procedures Committee: Ron Taylor (10 min).
15. Report Transportation Committee: Todd Royal (10 min),
16. Comments from Board Members on subject matters within the Board's jurisdiction (10 min).
17. Adjournment (1 min).