

SCNC BOARD

Jeffrey Carter
Ben Di Benedetto
Joshua Gelfat
Victor Helo
Wayne Kartin
Remy Kessler
Ben Neumann
Richard Niederberg
Todd Royal
Lisa Sarkin
Lana Shackelford
Gail Steinberg
Ron Taylor
Rita C. Villa
John T. Walker



BOARD MEETING APPROVED MINUTES

Wednesday, March 16, 2011, 7:00pm
at
CBS Studio Center, Building 8, MPR-3,
4024 Radford, Studio City CA, 91604

PRESIDENT
John T. Walker

VICE PRESIDENT
TODD ROYAL

TREASURER
Remy Kessler

SECRETARY
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Lana Shackelford

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Agenda

1. Call to Order & Roll Call. Jeffrey Carter – present, Ben Di Benedetto – present; Josh Gelfat – present, Victor Helo - Excused, Wayne Kartin – present, Remy Kessler - present, Ben Neumann present, Richard Niederberg - present, Todd Royal - excused, Lisa Sarkin - present, Lana Shackelford – present, Gail Steinberg – present, Ron Taylor – excused, Rita Villa –present, John Walker – present. 12 voting members; 66 stakeholders present.
2. Approval of February 2011 Minutes. **Moved:** Richard Niederberg; **Second:** Lisa Sarkin
3. Comments by the President. **John Walker** asked the stakeholders present to please sign in and give us their email address. He also announced that we have a new website.
4. Introduction of City Councilman Tom LaBonge. **Councilman Tom LaBonge** thanked CBS for their support of the Community by allowing us the use of their facility. He spoke about the earthquake in Japan and the need for preparedness. He asked the president of SCNC to remind the public monthly about the importance of preparedness. The events in Japan have been devastating and he asked everyone to remember them with donations. **The Councilman** then introduced Renee Weitzer who is his Chief of Staff and Chief Planning Deputy. He explained that the greatest frustration people have in our city is limited mobility. He explained that there is a choke point on the 101 Freeway where it narrows from 5 lanes down to 4 at Lankershim Blvd. He believes we need a connector from the 101 Freeway North to the 134 Freeway East. He also indicated that the Los Angeles River Bikeway should connect neighborhoods. The Universal Evolution development should not move the bikeway away from the river onto a hill. The Cahuenga Bridge should be widened and Barham should be widened. People cut through neighborhoods. These improvements need to be done now. **Renee Weitzer** read a brief description of the Universal Evolution plan. She indicated that the Councilman is working with Supervisor Zev Yaroslavsky to insure that the project fits into the community. He wants to be sure the right thing is built. We need to have something proposed that we can live with. The final EIR will be out in 4 to 8 months. This is a built out urban area. There are two projects the MTA site and Studio site.

Renee Weitzer said the biggest issue in the draft EIR is that the project goes to 2030 and that it will be done in phases. It does not say what will be in each phase. It also says traffic mitigations will not happen until after the first phase. The total property will be 6 million square feet and it is 4 million now. It is the largest project in the area and we need to see what we can approve or we may lose in the end if we approve nothing. Developers must give Quimby funds and it should not be credited for their own land. Money for libraries and schools should be designated for use in the corridor. Forest Lawn is looking to build a mausoleum, church. Across from Travel Town in Griffith Park is the site of the closed reservoir. **John Walker** said he is concerned about the fact that these projects are being looked at as two projects but they should be combined into one. **Tom Labonge** said he is not sure they can do that. He believes that near the subway is where the cluster of housing should be. He does not believe this will happen. **Ben DeBenidetto** asked about the east-west road in the City's original plan. He is concerned that road was taken out and replaced with a north-south road in the Universal Evolution Plan. The east-west road is important and bike path should be put back into the plan as being near the river. **Mr. Galfat** asked if the parking garages will be part of the City's attempts to balance the budget. **Tom Labonge** said no. **Richard Niederberg** said if you don't release the MTA Universal property for development, NBC Universal will not get to develop it. One stakeholder noted that the MTA's primary function to mitigate traffic. They have to mitigate the traffic before they give away the land and create more traffic. **Tom Labonge** said their responsibility is to move people safely and mitigate traffic. They are also trying to enhance revenue and reduce cost. **Ron Taylor** said he is concerned about residential housing being developed on the MTA site because those residents will not take the subway because there is no subway system just parts of one. He also believes that benefits due to jobs claims are greatly exaggerated. **Richard Adams** said there are a lot of old grown trees on the property that would be destroyed and replaced by very small trees. **Remy Kessler** expressed concerns with regard to the portion of the project on the Barham side. **Renee Weitzer** said if there is total opposition to a variance, the developer will figure out a way to do the project without conditions and without the variance. She does not believe we can just oppose the project as the mayor is supportive. There are other council members that would vote for the project. **Wayne Kartin** said from a fire department viewpoint, water was an issue there previously and they are not planning additional infrastructure. **Tom Labonge** indicated that he wants the entire development all under the DWP. The inspectors will not fight for full flow for water. For power, companies need generation, transmission and distribution. **Tom Labonge** said we need to focus on what we want and drive to that without getting overwhelmed by the bureaucracy. **Rita Villa** commented that we are a suburban area. **Tom Labonge** asked that we strike his use of "Urban" in referring to this area as he noted and agreed with the comment by Rita Villa. He thanked the SCNC for allowing him to be here. **Stephanie Gillette** announced the event to be held in the valley on April 7th and indicated it would be an opportunity to speak to Assemblyman Mike Feuer.

5. Public Comments on non-agenda items within the Boards jurisdiction. **Bill Harmond**, president of Studio City Beautification reported that they are breaking ground on the Art Walk. He also stated that Studio City Beautification has offered to adopt the access to the Colfax foot bridge and that a prominent citizen is offering to provide electrify the Oasis with lighting. He also thanked the SCNC for its donation this year. The money was used for landscaping on Ventura. **John Walker** asked why aren't we using solar lights there. Response -- because it is too shaded. **Officer Lewis** reported that the number of burglaries overall in Studio City is down. **Richard Neiderberg** asked what happened to the Fryman area. **Officer Lewis** stated that the number of burglaries in the Fryman area and car break-ins in that area are also down. He then reported that we are having problems with transients on Ventura and Vineland and on the LA River bank. **Officer Lewis** provided his cell phone number (818) 634-2593. **Wayne Kartin** said the Fire Dept is trying to reduce the concerns about radiation

from Japan. Do not take potassium iodine if not exposed to radiation. Our faults are not connected to Japan's faults. He recommends we take the CERT class. If any question see him after.

6. Responses to comments from the Board. Included in item 5 above.
7. Treasurer's report by **Remy Kessler** (5 min). We have enough for our regular operating and recurring expenses. He asked people to bring requests to budget committee now as there may be no roll over funds allowed.

MOTION: The Board of the Studio City Neighborhood Council has reviewed the March 2011 financial statements and the February, 2011 bank statement and hereby accepts and approves them. John Walker read the motion. Vote: Unanimous. Motion Carried.

8. GAC Committee Report by Barbara Monahan Burke. She attended the Mayor's Commission on the 12 to 2 proposal headed by Deputy Mayor Austin Beutner. Only businesses are represented on the committee. Neighborhood councils and other stakeholders should be represented as well.
9. VANC Report by **Arlene Samek**. Previously distributed to the board.
10. Outreach Committee Report by **Lisa Cahan-Davis**. John Walker read report from Lisa Cahan-Davis.
11. Transportation Committee Report by **Ben Di Benedetto**. Had a meeting and discussed parking issues on Sunswept. Only parking on one side of the street. There is a no parking sign because parking enforcement does not understand which way the arrow is pointing. Transportation committee is going to work with Paul Krekorian's office to try to get the situation resolved.
12. Land Use Committee Report by **Lisa Sarkin** (20min). Lisa reported that there were 56 people at the land use meeting. Expecting the roadway should be open on July 1st on the Colfax Bridge. Part of the problem has been rain delays. The entire thing should be finished by 2011. There has been no change on Sportsman's Lodge Project. DWP came to speak about overcharges to our area. Winnafree Yancee took many questions back with her. They are supposed to give us free light bulbs instead of a rebate. Benjamin Overum is here and John walker read Motion 12A. Lisa reported on the proposed project. Zone variance is to allow reduced side yard and for accessory dwelling unit. John Walker said that this project was vetted extremely well.

A. MOTION: The Board of the Studio City Neighborhood Council supports the application for 4540 Simpson Avenue (ZA-2010-3030-ZV-ZAA) for a Zone variance and a lot line adjustment as long as the garage is conforming to the LAMC. Vote: Unanimous; Motion Carries

John Walker read Motion 12 B. **Lisa Sarkin** reported that two girls from Millikan who went to Carpenter brought this to the SCNC. The SCRA supported it.

- B. MOTION: The Board of the Studio City Neighborhood Council requests a scoping study by the Los Angeles Street Services Engineering Department to determine the viability of a safe pedestrian route along Laurel Canyon Blvd. from Canton Drive to Carpenter Community Charter School. Simon Millar** speaking on behalf of Joe Martinez - principal of Carpenter, urged the Board to support the scoping study. **Alan Dymond** stated that the SCRA board is fully

in favor of this. He is personally familiar with the dangerous situation for people walking in the area. The first step need is the Scoping study to find out what is in the ground to see what is feasible in this area. This is for the benefit to the public at large. **Richard Adams** supports this motion. **John Walker** recognized the young ladies who put this in and thanked them for their civic minded effort. **Vote:** Unanimous; **Motion Carries.**

John Walker read Motion 12C. **Lisa Sarkin** stated that the applicant has sent in changed conditions from what they had given the LUC. She has reviewed the various changes that have now been submitted by the applicant.

- C. **MOTION: The Board of the Studio City Neighborhood Council supports the application for Little Dom's Restaurant, 11422 Moorpark Street (ZA-2011-558-CUB-ZV) including the Applicants Volunteered Conditions (ATTACHED), for a CUP allowing on-site full-line alcohol and off-site sales of beer and wine only (deli) at 96 seat restaurant with hours of operation daily 8AM to midnight. Variance from LAMC 12.21-A4(g) to allow required parking spaces to be provided off-site within 750 feet of the restaurant. Variance from LAMC 12.21-A4(g) to allow required parking spaces to be provided off-site beyond 750 feet of the restaurant. Stakeholder comment: Betty Joseph owns the commercial property that surrounds the property in question. She is concerned that the business will try to use her lots. She is saturated with parking from the business on Tujunga. This will adversely impact her 18 tenants. Derrel Dearth stated that the space where they are planning to put their valet is in a red zone. There is only one spot in the red zone. He stated that the people speaking for this do not live here. Stephanie Levy said she owns the restaurant Studio Sub and this restaurant will use her parking as she is a deli too. Securing the parking spaces that are there for the businesses there now is her concern. Janis Hood, owner of Henry's Tacos said they have been there for 50 years. She grew up on Kraft and has an emotional attachment to this area. They have limped along with their 4 parking places. People going to other businesses park at Henry's and this might signal the end of Henry's and it will adversely impact the quality of life in the neighborhood. Risa Herring, Starlite Room owner, stated that the other 4 spaces in the parking lot the owners of Henry's was speaking of are hers. They have been there 55 years and they are a neighborhood bar. The parking is bad and this will only cause it to get worse as the 3 meters in front of her business will be taken. Richard Adams said that he lives in area with many restaurants. This area is a destination area for restaurants. Beth Schiffman is the property owner of 4385 Kraft Ave. She is concerned about the parking issue. She asked us to recall that the SCNC Board and land use committee agreed that parking was a problem for the building in the area that we did not support a few months ago. She said she did not get to see the parking plan for the valet. Sabrina Lee said she is concerned as she fights for parking every day with the businesses that are there already. She is also afraid the hours of operation will adversely impact the neighborhood. Kimber Kline submitted written opposition. Rebecca Collister said she understands the concerns of the neighbors but was excited when she heard this restaurant would move into the neighborhood. She feels it will add to property values. Pamela Shamsjhiri has lived in and out of Studio City for many years. She said the food is amazing at the other location and it is a family friendly restaurant with high quality food. Parking has already been secured and valet will make this doable. Taylor Williams hopes the parking concern gets worked out as the pros of this restaurant outweigh the cons. The area needs a place like this. He thinks this can help to define the area as something special. Marc Marrie lives in Studio City and has for 21 years. He understands the concern with the parking issues and he believes that this will be a fantastic place for families to walk to. We need another restaurant. He believes that they have the parking they need. Ramim Shamshiri lives near the other Little Dom's.**

They walk to the Los Feliz location and he is here to show support for this location. It will increase the sense of community in our neighborhood. **William March** said this will be a benefit to the neighborhood a great addition as there are stipulations and as the parking is being provided this should not be an issue. **Russell Thomas** a resident of Kraft Avenue expressed his concern about the parking issues. He has had to have people towed from blocking his driveway. It is a village now and the residential area will be adversely impacted. Permit Parking is not desirable but will be the only option for them. **Julian French** lives just north of Moorpark. She is concerned about parking. The people from Starlight already park in front of her house. More strangers coming across the yard will be dangerous. **Josh Weinroth** has lived on Kraft for 7 years. It is a neighborhood and there are 10 children under 10 on that one block of Kraft. He can't support this due to the hours of operations that will adversely impact his neighborhood. **Raymond Caccioli** asked how many total spaces are they required to lease. He is concerned about the distance between the restaurant and the church where the valet parking will be. He believes that the valet should be offered for free. The other business owners should not have to bear the brunt of the cost of policing their parking lots. **Lisa Cholodenko** can't speak to the issue of parking. She has been friends with owner for 10 years and believes he will come up with solutions to address concerns of the community. He attracts a more sophisticated crowd. It will be very special place and people in Studio City will stay here and not go over the hill to eat. **Phil Missic** said people in Los Feliz were up in arms but there is a lot of excitement about having this type of restaurant in the community. **Wendy Melvion** grew up in the Valley on Valley Vista. She has seen the area change. It is difficult to speak to the pros and cons of the parking situation. She hopes that the needs of the community will be met. She feels that this will be an amazing asset to the neighborhood. **Paul Jamerson**, is a part owner of two restaurants and said that starting a business that will employ 40 people is laudable. Aroma Café has already caused parking problems. What did they have to do when they have only 2 parking spaces. He does not want the patrons of Little Dom's parking in front of his restaurant. **Marilyn White Sidell** stated that she has lived in Colfax Meadows for 55 years and knows that street. There is only one new house on that street. The restaurant is superb and it will improve an ugly storefront. **Thomas Ogrady** lives within a block and a half of the Los Feliz Little Dom's. It is a classy joint that is not too expensive. Children are welcome and it has not affected his neighborhood. He is on the Greater Griffith Park NC and he called Little Dom's with a complaint which was resolved promptly. **The owner of Logan Worth Entertainment**, across from proposed location. If you lived in a residence 40 feet from a restaurant with seating for 116 people operating from 8 am to midnight asked how you would vote if this was across from you. People do not want to valet they want free parking. **Kimber Klein** is a resident and she walks the neighborhood and has problems with parking. There was already a hit and run in front of her house. She said the neighborhood is charming she does not want children hit by increased traffic and the area is already parking impacted. People can get hurt just like in front of Vitellos. **Owner of Little Doms , Warner Iping**, was given time to speak as was his representative, **Bret Ingstron**. He clarified the wording changes on the parking conditions. He said he is asking for variance because most of LA was built with no parking. In these times you can get proper parking with a lease agreement. He proposed an additional condition. Should the lease agreement fall out of agreement they are given a window of 90 days or they will be in violation of the CUP. The 96 seats are intended to be permanent. Any seating on the public right of way would be subject to permit from the City. The majority of complaints are from a bar and Henrys Tacos. They are complaining and they have done nothing secure parking. He has more parking than all the business around them. He has lived in the community for 7 years. He has provided more than the required parking. Parking is based on the size of the building not the seat count. He feels his business is a

good business. **Lisa Sarkin** said that Aroma, Vitellos and Cayote have no rented parking spaces. 50 parking spaces are being rented 25 at the church and 25 at the office building.

Board Comments: **Richard Niederberg** wants a simultaneous expiration for the parking and CUP. **Warner Iping** stated that all his other leases have this 90 day provision input by the zoning administrator. **Gail Steinberg and John Walker** asked about the route the Valet will travel. **Ron Taylor** empathized with the neighborhood on the parking issue. He questions what parking would be available to the people that just want to dash into the deli. They will not want to use the valet. **Warner Iping** stated that everything west on Moorpark was usually empty and Deli users can use the one hour parking. **John Walker** understands the conundrum of the parking problem. Much policing will be required to keep people from using parking that is not there for Little Dom's. He believes this is tough call. The office building is occupied during the day so how are those spaces available in the day. All those cars will have to go to the church. **Lana Shackelford** said that she has lived in Studio City for 14 years. She patronizes the other businesses that are here tonight. She feels that this is an under estimation of what is needed for its continued growth. The temporary solution is leasing spaces but this is not a permanent solution. The parking is an enormous problem. **Richard Niederberg** asked if there is a replacement condition for the one dropped out by the applicant. **Ben Debeneditto** thanked the owners for coming. He stated that this is an impacted area. Tujunga and Moorpark is a horrendous intersection and upcoming projects will impact it further. The neighbors can't get more parking. He would love to have Little Dom's restaurant in the community but not at this location. **Lisa Sarkin** asked for clarification on the revised condition. The condition was re-read. **Additional condition 27: Should the parking lease agreement expire the leasee will be given a window of 90 days or the owner of Little Dom's will be in violation of the CUP.** **Lisa Sarkin** moved to add condition 27 to the motion. **Second: Wayne Kartin. Revised Condition 27 proposed: If any parking lease expires without a new parking lease, the applicant will have 90 days to procure a new parking lease with the same number of spaces or the CUP shall expire.**

Moved: Lisa Sarkin; **Second:** Richard Niederberg. **John Walker** then re read the motion. **Vote:** In favor 5; Opposed 6; Abstain 1. **Motion fails.**

- D. **MOTION: The Board of the Studio City Neighborhood Council supports the efforts led by Councilman Paul Koretz and the Los Angeles City Attorney (Report R 10-0264) to allow an alternative method of code enforcement known as Administrative Code Enforcement (ACE). The Los Angeles City Council Motions 10-0085 and 10-0600 have been held in the Budget & Finance Committee since July 30, 2010. We support the immediate release of this report and ordinance to the Los Angeles City Council for a vote.**

Tina Hess, supervising assistant attorney, was present and she encouraged us to support the proposed municipal code ordinance. She explained the new proposed ordinance. An additional remedy will be an administrative violation. There is a specific list of fees matched to severity of the violation. Judges do not want to hear low level violation cases. **Richard Adams** said anything improving code enforcement should be supported., **Scott Ouellette** looked over the materials. It is a great end result but needs a careful implementation program. There will be an overly zealous implementation. This could cause a neighbor against neighbor situation. Valley industry and commerce should weigh in. **Raymond Caccioli** is concerned about parking ticket methodology for fighting the violations. It may be used as a way for raising money for the City. **Marilyn White Sidell** said there is nothing that is being done about illegal signage. The ordinance should be expanded to all posting of illegal signage. **Barbara Monahan Burke** said she believes this will be a huge improvement so that people cannot ignore citations against them. This is the only way to get people to comply with the code. **Gary (no last name provided)** said this borders on bypassing

due process. Some of these things are misdemeanors. It could be used as a revenue source. Some of these offenses need to go into the courts. **Richard Niederberg** has conducted many of these hearings dealing with dog barking, and other such issues. There is no violation of the day in court. He is in favor of this motion. **Ben Neumann** moved to send the motion back to committee.

Seconded: Wayne Kartin; **Vote:** Motion returned to committee.

13. Bylaws Committee report by **Ron Taylor**.

John Walker read the motion. **Ron Taylor** gave background on his conversations with the City Attorney and DONE.

- A. **MOTION: The Board of the Studio City Neighborhood Council approves the following revisions and amendments, which are identified in italics and red text, to the SCNC Bylaws, Article IX, Section I: (ATTACHED –REMOVAL OF A BOARD MEMBER).**

Richard Adams suggested adoption of the city recall petition standards. **Scott Ouellette** said the motion should go back to committee. He thinks a couple things are wrong. The revision should be 90 days of the allegation or 90 days of a public hearing of the matter. Changing from 50 to 75 is protectionist. **Richard Niederberg** suggested we should allow people to be labeled vexus litigations. e should adopt the code that is already in place. **Ben Di Benedetto** said regarding adopting the recall petition standards. This will not work because of our category of stakeholders. Also said the triggering event should be no more than 90 days before the filing of the petition. **Remy Kessler** said a lot of time was spent working on this. This is the best solution possible given the differing opinions. This is a good compromise and we should vote for it and move it along to the city attorney. **Ron Taylor** spoke to the 90 days provision and trying to make this more relevant. **Ben Neumann** called the question. **John Walker re-read the motion. Vote:** In Favor 11; Against 1. **Motion Carries.**

- B. **MOTION: The Board of the Studio City Neighborhood Council approves the removal of Article XIV – Grievance Procedure from its Bylaws.** **Ron Taylor** said that in the view of the city attorney the grievance provision is necessary. We can still vote for this. **Scott Ouellette** said he is glad that the City Attorney saw the light. He said there should be a procedure in compliance with the plan. **Remy Kessler** said it was his idea to strike because of the abuse of the current provision. The City Attorney can give us language. **Ben Neumann** said the solution lies in what Scott Ouellette just read. But the manner of the grievance is the NC's prerogative. **Ben Di Benedetto** said we should send it back to committee and let it come back to the Board. **Lisa Sarkin** said this is a protest as what was in our bylaws was given to us by City Attorney. **Richard Niederberg** said we need a vexus petitioner provision. **John Walker** said it is too much work for one person to do. **Ron Taylor said the bylaws committee will get into that later. Vote:** In Favor 11; Opposed 1. **Motion Carries**

14. Crime & Safety Committee report by **Wayne Kartin**. None

15. Cultural Affairs Committee report by **Richard Niederberg**. None

16. Comments from Board Members on subject matters within the Board's jurisdiction.

Lisa Sarkin said the motion on the administrative code enforcement will come back in the future.

17. Adjournment. **Moved:** Lisa Sarkin; **Second:** Ben Neumann; **Vote:** Yes 11; Opposed 1. **Motion Carries.**