

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



BOARD MEETING AGENDA
WEDNESDAY, May 17,
2017

Light Buffet 6:30 PM
Meeting 7:00 PM

4024 Radford Ave., Editorial Bldg. 8, MPR 3
Studio City, CA 91604
(818) 655-5400

PRESIDENT
Denise Welvang
VICE PRESIDENT
Patrick Lewis
TREASURER
Rob Schiller
SECRETARY
Rita C. Villa
CORRESPONDING SECRETARY
Vacant
www.StudioCityNC.org



The SCNC meetings are held on an active studio lot. Due to security issues, all stakeholders are required to park in the studios 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) 374-9898 or ncsupport@lacity.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: contact (818) 374-9898 or ncsupport@lacity.org or email 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 officer of the Board. The agenda is posted for public review at: Studio City Neighborhood Council website (www.studiocitync.org); as well as CBS Studio Center, Radford and Colfax gates. 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 or, at the scheduled meeting.

1. Call to Order & Roll Call (2 min).
2. Approval of March 2017 Board Minutes (4 min).
3. Update by the President (4 min).
4. Public Comments on non-agenda items within the Board's jurisdiction (2 min per stakeholder, total of 15 min).
5. Geoff Yazzetta, Deputy District Director, District 2 introducing Jessica Fugate the new District 2 Field Representative (15 min).
6. Kevin Taylor, West Valley Area Representative – Office of the Los Angeles Mayor Eric Garcetti, special presentation (5 min).
7. Election of New Officers (20 min).
8. Renter Board Member Election (20 min).
9. Youth Board Member Election (20 min)
10. Treasurer's Report by **Rob Schiller** (2 min per stakeholder and Board Member, (10 min total).

Motion: The Board of the Studio City Neighborhood Council has reviewed the Monthly Expenditure Report for April 2017, and hereby accepts and approves.

11. Budget Committee Report by **Patrick Lewis** (2 min per stakeholder and member, 5 min total).

Motion: The Board of the Studio City Neighborhood Council approves the expenditure of up to \$5,000.00 to contract a Web Designer for our SCNC web site.

Brought by: Denise Welvang **Seconded by:** _____

12. Public Safety Committee Report by **Craig Radow** (2 min per stakeholder and member, 10 min total).

Motion A: In response to increased difficulty in connecting via phone to local LAPD precincts, the Studio City Neighborhood Council supports the council motion ([CF17-0225](#)) requesting that the LAPD, with the assistance of the Information Technology Agency (ITA), report on its current phone-based customer service systems including new measures to ensure that individuals who call LAPD stations are informed of the different methods available to contact the department, such as 1-877-ASK-LAPD, online crime reporting, Text-A-Tip, etc; instituting a modern phone customer service system that includes an automatic customer call back function that would enable an individual who calls a station to leave a message and be called back by a LAPD representative, rather than being place on hold or 2 transferred to 311; and adding functionality to the department's phone system that would correctly route calls to either the divisional level or the responsible City department.

Motion B: In response to an increase in "knock-knock" burglaries across the city, the Studio City Neighborhood Council (SCNC) supports the City Council motion to provide an offer of a reward for information leading to the identification, apprehension, and conviction of the persons responsible for a series of "knock-knock" burglaries and those that purchase stolen property from "knock-knock" burglars across the City of Los Angeles. In addition, the SCNC recommends extending the discussed beyond stated period of Jan 1 thru March 1, 2017 to until this issue subsides. ([CF-17-0010-S16](#))

13. Transportation Committee Report by **Barry Johnson** (2 min per stakeholder and member, total 10 min).
14. Cultural Affairs Committee Report by **Richard Niederberg** (2 min per stakeholder and member, 10 min total).
15. VANC Report by **Richard Niederberg** (2 min per stakeholder and member, 10 min total).
16. Sustainability Committee Report by **Lisa Cahan-Davis** (2min per stakeholder and member, 10 min total).
17. Land Use Committee Report by **Richard Welsh**, (2 min per stakeholder and member, 10 min total).

Motion A: The Board of the Studio City Neighborhood Council **SUPPORTS** the following application:

VTT-74802 (11954 W. Ventura Boulevard) "PURSUANT TO LAMC SECTION 11.5.7 APPLICANT REQUEST A PROJECT PERMIT COMPLIANCE TO PERMIT EXTERIOR STRUCTURAL ALTERATIONS OF AN EXISTING RESTAURANT AND FILLING IN OF A RECESSED PEDESTRIAN STAIRWAY FOR THE VENTURA CAHUENGA BLVD CORRIDOR." Support is extended for the project as described in the Master Land Use Application with supporting documentation and information presented by the applicant to the Studio City Neighborhood Council Land Use Committee including at least the required number of parking spaces exclusively serving patrons and employees of the subject establishment and operation of subject establishment in compliance with attached Conditions and with business hours 6 am – 9 pm 7 days/week. (Signed Conditions Document with amendments is attached.

Motion B: The Board of the Studio City Neighborhood Council SUPPORTS the following application:

VTT-74802 (4302 – 4312 N. Troost Ave) "PURSUANT TO LAMC SECTION 17.50 APPLICANT REQUEST A VESTING TENTATIVE TRACT MAP FOR A SMALL LOT SUBDIVISION TO CREATE 10 NEW SINGLE FAMILY DWELLING. " Support is extended for the project as described in the Master Land Use Application with supporting documentation and information presented by the applicant to the Studio City Neighborhood Council Land Use Committee and in accordance with the attached Conditions.

18. Government Affairs Committee Report by **Rita Villa**, (2 min per stakeholder and member, 10 min total).

Motion A: The Board of the Studio City Neighborhood Council opposes adoption of an ordinance creating affordable housing units by establishing a process for granting legal status to certain existing unpermitted dwelling units in multiple-family buildings, and amending Subsections (a) and (e) of Section 19.14 of Chapter 1 to clarify the applicability of previously approved fees to the administration of the program. Our opposition is based upon (i) the resulting increase in density through the use of State density bonus provisions requiring incorporation of restricted affordable units into the existing buildings without providing parking required if the units were not given the exemption proposed in the ordinance, and (ii) the failure to actively enforce the requirement to reserve and maintain the Affordable Units for 55 years.

This motion should be filed as a CIS to CF 14-1150-S1

Motion B: The Board of the Studio City Neighborhood Council supports the Resolution of Councilmember Herb Wesson and Blumenfield to include in the City of Los Angeles 2017-2018 State Legislative Program opposition to SB 649 which would provide that a small cell is a permitted use, not subject to a city or county discretionary permit, if the small cell meets specified requirements.

This motion should be filed as a CIS to CF 17-0002-S69

Motion C: The Board of the Studio City Neighborhood Council opposes the issuance by the U.S. Surface Transportation Board (STB) of a series of new regulations on freight railroads. We authorize Go Rail to include the name of the Studio City Neighborhood Council on the joint letter to Congress and the STB attached hereto.

19. Bylaws & Procedures Committee Report by **Alex Izbicki** (2 min per stakeholder and member, 15 min total).
20. Comments from members on subject matter within the Board's jurisdiction (2 min per member, 10 min total).
21. Closing comments by the President (3 min)
22. Adjournment (1 min).

The Studio City Neighborhood Council Agenda is posted for public review at the following locations below and is posted on the SCNC website 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 three (3) business days (72 hours) prior to the meeting you wish to attend by contacting the Studio City Neighborhood Council (818) 374- 9898 or by e-mail to ncsupport@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, may be viewed at our website by clicking on the following link www.StudioCityNC.org : or, at the scheduled meeting.

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.

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.

Conditions for Service Industry Establishments in Studio City

1. The authorized use shall be conducted at all times with due regard for the peaceful, quiet, enjoyment of the neighborhood and users of adjacent properties.
2. Exterior signs must comply with the Ventura / Cahuenga Boulevard Corridor Specific Plan or the Los Angeles Municipal Code, whichever is more restrictive.
3. Any "door charge" collected shall be for the sole benefit and use of the entertainer.
4. All graffiti on the site shall be removed or painted over within twenty-four (24) hours of its occurrence. If graffiti is painted over, the paint over paint color shall match with the existing paint color.
5. The use and development of the property shall conform with the floor plan submitted with these conditions to all regulatory agencies with jurisdiction.
6. No music or amplified sound shall be allowed in any outdoor area and no music or amplified sound shall be audible beyond the property line.
7. Business shall close at 9 PM on Sunday through Thursday and close at _____ on Friday and Saturday. *Daily Open @ 6 AM*
8. All usage of outdoor seating areas shall cease at 11:00 PM seven (7) days per week.
9. The name and telephone number of the general manager and the owner shall be publicly posted inside and outside the facility.
10. The manager and all employees shall be made aware of all these conditions. As a condition of employment, all employees must read and sign a statement that acknowledges their understanding of the conditions placed on the establishment. These forms must be maintained in a file on the premises and be available for public inspection during the hours of operation.
11. If there is a controlled access to an establishment, a door person limiting in the ingress of the public, when a member of the public requests to see the posted permits, management is required to provide immediate access.
12. The owners shall consult with and abide by all regulatory agencies.
13. No opaque coverage of windows above three feet from ground level.
14. One trash can and a minimum of two commercially manufactured smokeless freestanding cigarette containers must be placed in front of the location during hours of operation. The establishment including any Outdoor Serving Areas must comply with LAMC 41.50. smoking regulations.
15. Valet service provided by or for the establishment must abide LAMC 103.203 AND 103.203.1 Division 8, Article 3, Chapter 10.

16. No deliveries shall be allowed between the hours of 6:00PM and 8:00A.
No trash pick-up shall be allowed between the hours of 7:00PM and 7:00,
daily.

17. All Conditional Use Permits shall be submitted for mandatory review to the City
Planning Department with notification to the Studio City Neighborhood Council.

18. All Conditional Use Permits must be reviewed on a regular basis by the
governing agencies and the Studio City Neighborhood Council.

19. These covenants shall run with the land.

20. 2' walkway into the shopping mall.
21. All signage will comply w/ Vert. Specific Plan

DATE: 5/10/2017

Signed by the Applicant agreeing to these conditions:

Elizabeth Peterson ELIZABETH PETERSON
Signature Print Name *6044*

4302/4308/4310/44310 T. roost / Small Lot Subdivision
Required Conditions for Condominium and Cooperative Projects in Studio City

No waiving of public hearings.

Construction contact information including emergency phone numbers must be posted on outside fencing and maintained.

This document covers any subdivision or change of vesting of any portion of the property, including any former residential use, or project subject to the Subdivision Map Act, but does not include properties zoned 'C', 'M', or 'CM' and used for manufacturing. Any project that takes advantage of any provision of the 'Small Lot Ordinance' shall be covered by these Conditions.

These covenants shall run with the land.

Basic Site and Landscaping

1. Tree Plan to be approved by Studio City Neighborhood Council before demo begins.
tree survey completed + will comply
2. Subterranean garage setback must comply with the LAMC.
3. Provide a minimum of 6' tall buffering landscaping at adjacent property lines.
Landscaping shall be contained on said property and shall not encroach onto adjacent property[s]. An enclosed trash area of sufficient size shall be provided.
4. Provide space for protected, native, and mature trees.
5. Landscaping plan to be approved by the Studio City Neighborhood Council.
6. Parkway landscaping to be approved by the governing agency.

7. Builder to work with neighbors to plant large trees along the west boundary line.

Design, Open Space, and Utility

1. Each project within the Ventura/Cahuenga Blvd. Corridor Specific Plan is to be approved by the Studio City Design Advisory Committee. Other projects out of the corridor are to be approved by the Studio City Neighborhood Council.
2. No developments higher than ³⁰45 feet unless the building code is more restrictive.
3. Provide solid and or opaque balcony railings, no open railings allowed. *on the end units - frosted glass - 2nd floor Balcony Hand Rail only*
4. No balconies on the sides or rear of buildings when facing single family properties. *end units*
4. *End balconies on 2nd Fl w/ opaque glass - 2nd - hand Rail only (balcony)*
5. No open roof spaces to be occupied adjacent to single family residences.
6. Articulation or design element on all exterior walls of buildings (front, sides and rear).

7. All developments must comply with the Green Building Program in the LAMC.

8. Enclosed trash areas.

9. unify back walls w/ neighbors.

Parking and Roads

1. Minimum ³2 1/2 parking spaces per unit. - *Required 2 parking Proposed 3 parking Come back if these changes.*

2. At least, ~~1/2 parking space dedicated for guests. Intercom from parking entrance to each unit with a sign notifying public of guest parking spaces.~~
3. Screen parking lot openings and provide walls where automobile lights would shine into neighboring windows.
4. No new street widening shall be requested, only current dedications for street widening shall be taken.

SB1818 Developments

1. Affordable units must be designated at the planning stage and must be retained for 30 years.
2. Proof must be provided within the CCR's for documentation of the existence of the set aside units.
3. Studio City Neighborhood Council shall receive, within 30 days of the issuance, the documents from the Subdivision Map Act.

working hours limited to:
7AM-5PM m-F
8AM-3PM sat.
No Sunday work

Applicant Rep
EZ Permits, LLC
Sean Nguyen
213-880-6289