

SCNC BOARD

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



BOARD MEETING

APPROVED MINUTES

WEDNESDAY, JULY 19, 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
John Crotteau
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) 384-1942 or rvillat@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: contact (818) 384-1942 or rvilla@studiocitync.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. Patrice Berlin - present, John Crotteau - excused, Claire Curet - present, Alex Izbicki - present, Lisa Karadjian - present, Patrick Lewis - present, Heidi MacKay - excused, Richard Niederberg - present, Eric Preven - arrived late, Craig Radow - present, Rob Schiller - present, Keith Schwalenberg - excused, Richard Welsh - present, Andrew Sussman - present, Rita C. Villa - present, Denise Welvang - present. 11 voting board members present. 6 to pass Motion. 9 stakeholders present.
2. Approval of May 2017 Board Meeting Minutes. **Approved** in the absence of objections.
3. Update by the President. **Denise Welvang** welcomed the stakeholders and stated that the Beeman Park Meeting on Prop K will be on YouTube.
4. Public Comments on non-agenda items within the Board's jurisdiction. **Barry Johnson** said there are banners on Laurel Canyon on Light posts and on Ventura. City has now put banners on Colfax and Moorpark. Banners should not be allowed in residential neighborhoods even then if they are multifamily residences. **Richard Adams** agreed with Barry Johnson on the banner issue. He sent a twitter link out regarding the Venice change in number of lanes issue as a traffic calming measure.
5. Jessica Fugate, District 2 Field Representative. **Jessica Fugate** provided an update. There have been many tree trimming requests, clean up requests and homeless issues. She is trying to meet with SLO regarding the homeless encampments. As to the Prop K issue, the meeting will be tomorrow night. It will be about an hour

and a half starting at 6 pm at Beeman Park. They flyered the neighborhood. They will go over the final proposal. There is a significant budget shortfall. She is offering to post the information on the website. A stakeholder said that Harvard Westlake had held a meeting, invited the community but not many people showed up. **Jessica Fugate** responded that she did not get a notice of the meeting. Not yet sure when the balloon form of story poles will go up. **Barry Johnson** said it was not a Harvard Westlake meeting it was a transportation committee meeting. He addressed the banner issue with Jessica. **Richard Adams** said that if Harvard Westlake had a meeting it was people who go to the school. **Eric Preven** arrived. **Alex Izbicki** asked about the story poles. **Jessica Fugate** said putting up story poles is not required by the City; it is up to Harvard Westgate if they want to do it. **Eric Preven** said there had been no outreach for the Beeman Park Prop K meeting. **Jessica Fugate** responded that it has been blasted through SCRA and by the Council Office.

6. Treasurer's Report by **Rob Schiller**. **Rob Schiller** explained he has sent out a revised MER and explained why we are starting the year with less funds than expected. He reported that it is because of two clerical errors last year which caused the SCNC to spend more money than the SCNC was allowed to spend. **Richard Niederberg** said we should just receive and file the budget. **Richard Adams** said we need a motion for miscellaneous expenses such as ice and generator fuel. **Eric Preven** said he wants the board to approve every little thing.

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

Motion Carried. Roll Call Vote Sheet attached.

Motion B: The Board of the Studio City Neighborhood Council authorizes the payment of monthly recurring CBS phone bill and monthly web maintenance expenses by Web Corner.

Moved: Rob Schiller **Second:** Denise Welvang. **Motion Carried. Roll Call Vote Sheet attached.**

Motion C: The Board of the Studio City Neighborhood Council authorizes the payment of monthly recurring food expenses, for the Board Meeting, of up to \$200.00.

Moved: Rob Schiller; **Second:** Denise Welvang **Motion Carried. Roll Call Vote Sheet attached.**

7. Budget Committee Report by **Patrick Lewis**. **Lisa Davis** gave background on the motion.

Richard Adams said he supports this.

Motion: The Board of the Studio City Neighborhood Council approves the expense of up to \$500.00 for the workshop on what the difference is between operating your business as a sole proprietor, partnership, LLC and/ or corporation. The SCNC is partnering with the South Valley Business Source Center to provide this free workshop to be held on Wednesday, August 23, 2017 from 5:30 - 7:30 pm at the Studio City Library. **Motion Carried. Roll Call Vote Sheet attached.**

Adjourned to special meeting at 7:57 PM. Returned from special meeting at 8:11 PM.

8. Land Use Committee Report by **Richard Welsh**. **Richard Welsh** gave background on the motion. He said the committee received very complete documentation. The applicant included an addendum with the SCNC service conditions. **Richard Adams** said this restaurant is in the Marshals Shopping Center. He said we should approve it. **Eric Preven** asked how many restaurants are in Studio City that sell liquor. **Richard Welsh** responded that he does not know.

Motion A: The Board of the Studio City Neighborhood Council Supports the following application: ZA-2017-2220-CUB (Jinya Ramen Bar @ 11239 W. Ventura Boulevard) "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".

Support is extended for the project as described in the Master Land Use Application with supporting documentation as well as information presented by the applicant to the Studio City Neighborhood Council Land Use Committee and operation of subject establishment in compliance with attached Conditions for Service Industry Establishments in Studio City and Addendum (Business hours: 11am-10pm Sun.-Thurs. & 11am-11pm Fri.-Sat.)

Motion Carried. Unanimous.

Motion B: The Board of the Studio City Neighborhood Council does Not Support the following application: VTT-74709-SL (4414 N. Lemp Ave.) "Vesting Tentative Tract for Eight (8) Single Family Homes for a Small Lot Subdivision". At the June 14, 2017 LUC meeting the applicant and several neighborhood residents appeared. Neighborhood stakeholders expressed interest and raised questions about the project which could not be clearly answered based on documentation provided by the applicant at that time. Discussion was continued to the July meeting. However, on July 12, there was no appearance by any stakeholders (interested / supporting / opposing).

The Board does not support the project VTT-74709-SL. Motion Carried. Lisa Karadjian abstained. All others voted yes. (NO ROLL CALL VOTE SHEET).

Richard Adams said supports the opposition to this application. **Barry Johnson** said he agrees. Small lot subdivisions do not belong next to single family homes.

9. Government Affairs Committee Report by Rita Villa. Rita Villa stated that background on the motion had been sent to all the board members in advance of the meeting.

Motion A: The Board of the Studio City Neighborhood Council approves the submission of the attached comments regarding the Draft of the Proposed Requirements for Commercial Cannabis Activity in the City of Los Angeles issued June 18, 2017. **Motion Carried.** Denise Welvang– opposed. Eric Preven – abstained. All others vote yes. (NO ROLL CALL VOTE SHEET).

Motion B: The Board of the Studio City Neighborhood Council requests that in the interest of ensuring that local constituencies represented by Los Angeles Neighborhood Councils are heard, The Studio City Neighborhood Council requests that seating be reserved at City department hearings, Commission meetings, Los Angeles City Council Committee meetings, and City Council meetings, for members of Neighborhood Councils who have submitted Community Impact Statements on item(s) before the body.

The Studio City Neighborhood Council further requests that the City Council introduces a motion to amend the Administrative Code (Section 22.819) to reflect this policy.

Motion Carried. Eric Previn Abstained. Patrice Berlin was out of the room. All others voted yes. (NO ROLL CALL VOTE SHEET).

10. Public Safety Committee Report by **Craig Radow**. **Craig Radow** reported that there was no meeting this time. **Richard Adams** – discussed ABC issues licenses you can have above the minimum if there have been no problems. These licenses are at food establishments.
11. Transportation Committee Report by **Barry Johnson**. **Barry Johnson** reported on the transportation committee meeting on the Harvard Westlake project transportation

- issues. They did not pass any motions but their comments will be submitted for inclusion in the boards comments on the project. **Richard Adams** asked about the change in the haul route probably due to traffic. The potential negative effects of this change are significant.
12. Sustainability Committee Report by **Heidi MacKay**. **Richard Adams** said there was no meeting this month. He asked for last month's motions to be moved forward.
 13. Cultural Affairs Committee Report by **Richard Niederberg**. **Richard Niederberg** said they are getting ready for Luminaria on the first Sunday of December. September 23rd at the library there will be a presentation on the central motion picture district and the formation of Studio City by Mary Mallory. Movies in the library will be held in the fall. **Eric Preven** said September is when the summer writing contest is over.
 14. VANC Report by **Richard Niederberg**. **Richard Niederberg** reported that we were the only NC that set aside money for the election.
 15. Bylaws & Procedures Committee Report by **Richard Adams**. **Richard Adams** said there was no meeting last month but they will have a meeting this month. Richard Adams read an email he sent to the city attorney. He reported that two committee members have resigned. One new member has come onto the committee already. They need another member. The City Attorney provided us advice is what **Richard Neiderberg** said. **Eric Preven** said the city attorney should answer all board members not just the President. **Eric Preven** said he still wants to be involved on the Bylaws committee.
 16. Comments from members on subject matter within the Board's jurisdiction. **Rob Schiller** said he would like to use vendors within the Studio City when possible. He said there has been no follow up with the organizations that received NPG's.
 17. Closing comments by the President. **Denise Welvang** said she will send out information on set up and take down for our meetings. We will go in alphabetical order. If you set up then another group takes down. **Alex Izbicki** said Keith's outreach has been amazing. Can we expand outreach to other things.
 18. Adjournment. **Moved:** Rita Villa; **Second:** Patrice Berlin. Motion Carried. Unanimous.

SEE ATTACHMENT

GENERAL COMMENTS REGARDING THE PROPOSED REQUIREMENTS FOR COMMERCIAL CANNABIS ACTIVITY IN THE CITY OF LOS ANGELES

LIMITED IMMUNITY:

The proposed requirements provide for the issuance of a “Certificate of Compliance”, the official document issued by the Cannabis Commission to a business for the purposes of conducting and engaging in commercial cannabis activity. The Certificate of Compliance gives the business owner only limited immunity from prosecution. It is not the same as a license.

“The City’s requirements for obtaining a Certificate of Compliance mirror the extensive requirements for a state license very closely. So closely, in fact, that a court may well decide that Certificates of Compliance are de-facto business licenses, carrying the same rights and remedies a license typically does.

Cities all over the State are issuing licenses and if the City of Los Angeles refuses to do so, it may find that quality business operators and lucrative brands seek licensure elsewhere, causing the City to lose significant tax revenues and the opportunity for meaningful job creation.”

Limited immunity was a legislative response to conditions which existed when Proposition D was enacted and there was no state licensing procedure. Those conditions have changed. The City should adjust its regulatory framework accordingly and issue licenses rather than a certificate of compliance granting only limited immunity. (Quote from the SCC)

YOUTH CENTER LOCATIONS:

At the time of the application to the state for a license for a cannabis business, there can’t be a youth center within 600 feet. We request that the City of Los Angeles op-out of the youth center location regulation at the state level. See Business and Professional Code 26054:

“(a) A licensee shall not sell alcoholic beverages or tobacco products on or at any premises licensed under this division.

(b) A premises licensed under this division shall not be located within a 600-foot radius of a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center that is in existence at the time the license is issued, unless a licensing authority or a local jurisdiction specifies a different radius. The distance specified in this section shall be measured in the same manner as provided in subdivision (c) of Section 11362.768 of the Health and Safety Code unless otherwise provided by law.”

TIMING:

We are concerned about the timing of the city’s application process. The State is rolling out their regulations through the end of the year. Many of the City’s regulations are based on the State’s regulations. As the City of Los Angeles cannabis application process may begin in October not all of the State’s regulations may be in place by that time. Differences in these timetables need to be reconciled.

ENFORCEMENT AND ALLOCATION OF THE BUDGET FOR ENFORCEMENT:

We request that the responsibility for enforcement of each of the specific requirements be assigned to a particular department. We also request that the manner of identifying the failure to comply with the requirements be specifically set forth and that such identification not be based solely on reports of noncompliance by stakeholders but should be incorporate into the annual compliance audits in the renewal process. Additionally, the goal of administration and regulation of the cannabis industry should be for it to be self-funded. Therefore, the funds raised from the application process and a specific allocation of the taxation of the businesses should be segregated and used to fund the operations of the Department including administration and enforcement activities.

REGULATION OF EDIBLES:

The requirements are silent on the regulation of edibles. A section should be added to specifically address the manner of their regulation including the allowable appearance of such edibles and the department responsible for that regulation.

FINANCIAL OPERATIONS OF CANNABIS BUSINESSES:

Most banks and other financial institutions will not accept cannabis businesses as customers for fear that their Federal licenses would be jeopardized. Cannabis businesses have either had to process transactions covertly through accounts not specifically identified as belonging to a cannabis business or transacting all business on a cash basis. This situation has made it difficult to properly account for, monitor and audit sales and other transactions. The City of Los Angeles should consider establishing a financial institution for the specific purpose of making accounts available to cannabis businesses through which funds from cannabis related transactions could be processed.

COMMENTS ON SPECIFIC ITEMS WITHIN THE PROPOSED REQUIREMENTS FOR COMMERCIAL CANNABIS ACTIVITY IN THE CITY OF LOS ANGELES

DEFINITIONS:

#10 (page 5) – The definition of proper notice should be expanded to include a time period for such notice. “Proper Notice” needs to be given at least 45 days in advance.

COMMERCIAL CANNABIS ACTIVITY APPLICATION PROCESSING:

General-#4ciii1(page 9/10)- If the Department accepts an appeal, the appeal will be transmitted to the City Council. The City Council must act within 15 Council days on the appeal, or the Commission or Department’s decision will be final. If the Council does not act, then the application is denied. As the applicant will have paid significant application fees to reach this point in the process, there should be a process whereby the City Council specifically advises the applicant if it decides not to hear the appeal.

General-#5 (page 10)- This section requires the applicant to cease all commercial cannabis activity at the location or premises identified in the application once the application has been denied. Which department will be responsible for enforcement of this provision and where will funding for the enforcement come from.

Proposition M Priority Processing - #1(page 11)- Applicants under Proposition M Priority Processing will only be allowed to apply for Retailer Commercial Cannabis Activity, which may include on-site cultivation as allowable under Proposition D. As such applicants may also have an off-site indoor cultivation, they should be allowed to either include that cultivation area in their prioritized application or be granted priority entry into the Non-Retail Registry as long as their application is submitted within the first 30 days of the first date of applications being made available to the public.

Non-retail Registry Processing - #2(page 12)- As indoor cultivation of commercial cannabis outside of Proposition D compliant dispensaries was not legal before the passage of Proposition M, it may be difficult for these businesses to document that they have no outstanding tax payments due and therefore qualify for the registry. Most banks have refused to open bank accounts for cannabis businesses and much of this business has been done on a cash basis. What specific documentation will be accepted in light of the “illegal/cash basis” nature of the indoor cultivation businesses?

CERTIFICATE OF COMPLIANCE TYPES AVAILABLE FOR APPLICATION:

Retailer Commercial Cannabis Activity- #1b & c(page 14)- An applicant for a Type 10A producing Certificate of Compliance can only hold 3 Certificates of Compliance per owner, including Delivery for Retailer Commercial Cannabis Activity. Therefore, Proposition D compliant operators should also be given priority access to a Certificate of Compliance for Delivery of Retailer Commercial Cannabis Activity.

COMMERCIAL CANNABIS ACTIVITY APPLICATION REQUIREMENTS:

General-#18 (page 19)- The applicant must submit a detailed description and plan for hiring local residents, including ensuring that at least 30 percent of hours of their workforce including independent contractors are performed by residents of the City of Los Angeles and 10 percent of their workforce come from Transitional Workers. On a going forward basis, how will this be monitored, by which department and what will be the source of the funds? This could be one element of an annual compliance audit required for submission of the annual renewal application.

General-#20 (page 19)- The applicant must have a labor peace agreement if it has 10 or more employees. This requirement should, at a minimum be adjusted to reflect that this is applicable if the applicant has 10 or more full time equivalent employees and/or independent contractors.

General-#23 (page 19)- The section should be expanded to specifically require product liability insurance.

General-#30 (page 20)- Applicants must provide a Community Benefits Agreement for consideration. This agreement should be presented to the Neighborhood Council in connection with item 32 below.

General-#32 (page 20)- Applicants are required to provide proof that the local Neighborhood Council has been provided notice of the application and that the application was considered in a duly noticed and agenzized public meeting of the board of the Neighborhood Council. This notice should be at least a 45 day notice. The applicant should be required to provide proof of notice to the Neighborhood Council and to document its efforts to have the item be put on a Neighborhood Council board agenda but the applicant can't force a Neighborhood Council to agenzize the matter. The failure of a Neighborhood Council to take the opportunity to work with applicants and participate in the process should not prevent an applicant from having its application be considered complete.

General-#35 (page 20)- An item 35 should be added stating that anyone convicted of drug trafficking or distribution of drugs to minors would be banned from the cannabis industry for a period of 10 years.

General-#36 (page 20)- An item 36 should be added stating subsequent to obtaining a certificate of compliance, that anyone convicted of illegal drug trafficking or distribution of other than cannabis drugs would be banned from the cannabis industry for a period of 10 years.

Delivery for Retailer Commercial Cannabis Activity Requirements-#3 (page 21)- This provision requires that applications for Delivery for Retailer Commercial Cannabis Certificates of Compliance be considered new applicants including EMMD's afforded Proposition M Priority processing. We recommend that EMMD's afforded Proposition M Priority processing also be afforded priority processing for Certificates of Compliance for Delivery of Retailer Commercial Cannabis Activity as long as it is one of the three certificates of compliance allowed per owner.

INDOOR CULTIVATION COMMERCIAL CANNABIS ACTIVITY REQUIREMENTS:

#3 (page 22) This section should be expanded to require submission of an energy efficiency plan.

COMMERCIAL CANNABIS ACTIVITY OPERATIONAL REQUIREMENTS:

General-#4 (page 24)- This section should be expanded to include a requirement that the badge include the ID number for the individuals proof of training.

General-#7 (page 24/25)- The last sentence of this section should be revised to add that videos should also be made available to the office of finance and to anyone conducting an annual compliance audit.

General-#13 (page 26)- This provision prohibits off-site signs. Please add language to this item to specifically prohibit billboard and buss bench advertisement of any type in the City of Los Angeles. Additionally, all advertising must include the state license number and the City of Los Angeles Certificate of Compliance number.

General-#15 (page 26)- This provision requires annual renewal of the Business's Certificate of Compliance. This provision should be expanded to include a requirement that the renewal application include proof that the Department has audited the inventory and financial records of the business and included proof of payment of all taxes.

Retailer Commercial Cannabis Activity-#1 (page 31)- This item should be expanded to require electronic age verification for every transaction.

Retailer Commercial Cannabis Activity-#17 (page 33)- This section should be revised to require training within 3 months not 6 months. Additionally, all owners and employees operating in any cannabis related business should be required to have such training not just those involved in Retail Commercial Cannabis Activity and that training should be required every 24 months.

Retailer Commercial Cannabis Activity-#19 (page 33)- This provision allows only one door to be used for patron access. We recommend that applicants be allowed to have two doors for patron access if medical and recreational cannabis are being sold from the same physical premises. This would allow for medical and recreational patrons to have direct access to the separate and distinct retail environments.

Delivery for Retailer Commercial Cannabis Activity (page 34)- We are concerned that the requirements in this section will be very hard to enforce. Specific provisions should be added to this section identifying the department that will be responsible for enforcement of these requirements and setting forth specifically how compliance will be monitored.

#2 (page 34)- This item should be expanded to state that only authorized employees of the Delivery company can be in the delivery vehicle during a delivery.

#3 (page 34)- The second sentence of this item should be deleted so that delivery services are not restricted to the City of Los Angeles boundaries.

#9 (page 35)- This item should be expanded to indicate that no delivery employee should be under the influence of any substance while working.

#10 (page 35)- This item should be expanded to indicate that all cannabis products to be delivered must be preordered, packaged for sale, labeled and placed in exit packaging prior to being dispatched for delivery. No dispensing of cannabis can be done from a vehicle and it should not be visible in the vehicle during delivery.

#12 (page 35/36)- The last sentence of this item should be struck.

#14 (page 36)- An item number 14 should be added that requires electronic age verification prior to completing delivery.

DISTRIBUTOR COMMERCIAL CANNABIS ACTIVITY REQUIREMENTS:

#9 (page 42)- This item prohibits the storage or distribution of non-medical cannabis on a premises approved for the distribution of medical cannabis. Distribution of medical and non-medical cannabis should be allowed from the same premises as long the retail spaces are distinct.

INSPECTIONS:

#1 (page 45)- This section describes general inspections which are allowed. The section should be revised to specifically identify the department required for each type of inspection and should provide that a certificate of inspection indicating that the business is in compliance with the requirement should be part of the annual renewal process.

ENFORCEMENT:

#1 (page 47)- This section should be expanded to state the manner in which violations will be identified that will then result in enforcement actions. Will the system of enforcement be complaint based? We recommend that actions that will result in enforcement not be limited to complaint based actions violations but should also include violations that are discovered if the requirements are expanded to include the annual compliance audits which we recommend herein.

Roll Call Vote Sheets



Meeting Date: July 19, 2017

Agenda Item No: 6A

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

Recused Boardmembers must leave the room prior to any discussion and may not return to the room until after the vote is complete.

Board Member Name	Board Position	Yes	No	Abstain	Absent	Ineligible	Recused
Denise Welvang	President	X					
Patrick Lewis	Vice President	X					
Rob Schiller	Treasurer	X					
Rita Villa	Secretary	X					
John Crotteau	Corresponding Secretary				X		
Patrice Berlin	Board Member	X					
Claire Curet	Youth Member					X	
Alex Izicki	Board Member	X					
Lisa Karakjian	Board Member	X					
Heidi MacKay	Board Member				X		
Richard Niederberg	Board Member	X					
Eric Preven	Board Member				X		
Craig Radow	Board Member	X					
Keith Schwalenberg	Board Member				X		
Andrew Sussman	Board Member	X					
Richard Welsh	Board Member	X					
Totals							

We, the Treasurer and the Second Signer of the above named Neighborhood Council, declare that the information presented on this form is accurate and complete, and that a public meeting was held in accordance with all laws, policies, and procedures. The above was approved by the Neighborhood Council Board, at a Brown Act compliant public meeting where a quorum of the Board was present.

Second Signer's Signature

Print/Type Name:

Date:



Meeting Date: July 19, 2017

Agenda Item No: 6B

The Board of the Studio City Neighborhood Council authorizes the payment of monthly recurring CBS phone bill and monthly web maintenance expenses by Web Corner.

Recused Boardmembers must leave the room prior to any discussion and may not return to the room until after the vote is complete.

Board Member Name	Board Position	Yes	No	Abstain	Absent	Ineligible	Recused
Denise Welvang	President	X					
Patrick Lewis	Vice President	X					
Rob Schiller	Treasurer	X					
Rita Villa	Secretary	X					
John Crotteau	Corresponding Secretary				X		
Patrice Berlin	Board Member	X					
Claire Curet	Youth Member					X	
Alex Izbicki	Board Member	X					
Lisa Karakjian	Board Member	X					
Heidi MacKay	Board Member				X		
Richard Niederberg	Board Member	X					
Eric Preven	Board Member		X				
Craig Radow	Board Member	X					
Keith Schwalenberg	Board Member				X		
Andrew Sussman	Board Member	X					
Richard Welsh	Board Member	X					
Totals							

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Second Signer's Signature

Print/Type Name:

Date:



Meeting Date: July 19, 2017

Agenda Item No: 6C

The Board of the Studio City Neighborhood Council authorizes the payment of monthly recurring food expenses, for the Board Meeting, of up to \$200.00.

Recused Boardmembers must leave the room prior to any discussion and may not return to the room until after the vote is complete.

Board Member Name	Board Position	Yes	No	Abstain	Absent	Ineligible	Recused
Denise Welvang	President	X					
Patrick Lewis	Vice President	X					
Rob Schiller	Treasurer	X					
Rita Villa	Secretary	X					
John Crotteau	Corresponding Secretary				X		
Patrice Berlin	Board Member	X					
Claire Curet	Youth Member					X	
Alex Izbicki	Board Member	X					
Lisa Karakjian	Board Member	X					
Heidi MacKay	Board Member				X		
Richard Niederberg	Board Member	X					
Eric Preven	Board Member		X				
Craig Radow	Board Member	X					
Keith Schwalenberg	Board Member				X		
Andrew Sussman	Board Member	X					
Richard Welsh	Board Member	X					
Totals							

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Second Signer's Signature

Print/Type Name:

Date:



Meeting Date: July 19, 2017

Agenda Item No: 7

The Board of the Studio City Neighborhood Council approves the expense of up to \$500.00 for the workshop on what the difference is between operating your business as a sole proprietor, partnership, LLC and/ or corporation. The SCNC is partnering with the South Valley Business Source Center to provide this free workshop to be held on Wednesday, August 23, 2017 from 5:30 - 7:30 pm at the Studio City Library.

Recused Boardmembers must leave the room prior to any discussion and may not return to the room until after the vote is complete.

Board Member Name	Board Position	Yes	No	Abstain	Absent	Ineligible	Recused
Denise Welvang	President	X					
Patrick Lewis	Vice President	X					
Rob Schiller	Treasurer	X					
Rita Villa	Secretary	X					
John Crotteau	Corresponding Secretary				X		
Patrice Berlin	Board Member	X					
Claire Curet	Youth Member					X	
Alex Izbicki	Board Member	X					
Lisa Karakjian	Board Member	X					
Heidi MacKay	Board Member				X		
Richard Niederberg	Board Member	X					
Eric Preven	Board Member		X				
Craig Radow	Board Member	X					
Keith Schwalenberg	Board Member				X		
Andrew Sussman	Board Member	X					
Richard Welsh	Board Member	X					
Totals							

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Second Signer's Signature

Print/Type Name:

Date:

Re: Item # 6 on Land Use Meeting agenda dated July 12, 2017:

Application #: ZA-2017-2220-CUB Address: 11239 W. Ventura Boulevard

Related application: ENV-2017-2221 CE (Env. Assessment Categorical Exemption.)

The Project: Jinya Ramen Bar “Conditional Use – Beer & Wine w/ Food Service”

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: Nathan Freeman present. No public comments regarding this application.

Tally of Committee vote: 7-0-0

The Land Use Committee of the Studio City Neighborhood Council recommends that the Board of the Studio City Neighborhood Council take the following action:

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

ZA-2017-2220-CUB (Jinya Ramen Bar @ 11239 W. Ventura Boulevard) “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.” Support is extended for the project as described in the Master Land Use Application with supporting documentation as well as information presented by the applicant to the Studio City Neighborhood Council Land Use Committee and operation of subject establishment in compliance with attached Conditions for Service Industry Establishments in Studio City and Addendum (Business hours: 11am-10pm Sun.-Thrs. & 11am-11pm Fri.-Sat.)

The above shall be addressed to the following individuals:

L.A. Planning Department Project Planner:

Nicholas Ayars nicholas.ayars@lacity.org

Applicant's Representatives:

Nathan Freeman, MGP neffmg@aol.com

Copies to:

Councilperson, Council Planning Deputy, Council Field Deputy, Studio City SLO, SCNC LUC Chair

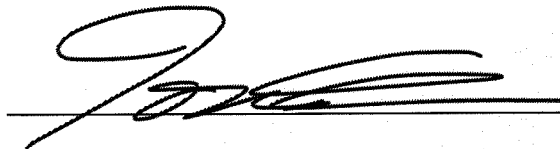
Conditions for Service Industry Establishments in Studio City

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 _____ on Sunday through Thursday and close at _____ on Friday and Saturday.
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 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 8:00AM daily.
No trash pick-up shall be allowed between the hours of 7:00PM and 7:00AM 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.

DATE: 06/02/17

Signed by the Applicant agreeing to these conditions:



Signature

Tomonori Takahashi

Print Name

Addendum to

Conditions for Service Industry Establishments in Studio City

This addendum refers to, and incorporates herein, with regard to *Conditions for Services Industry Establishments in Studio City* recommended by the Studio City Neighborhood Council as follows:

The attached undersigned (see executed agreement) as the covenantor and owner, the covenantor's future owners, encumbrances, and their successors, heirs, or assignees of Jinya Ramen Bar Studio City agree to the terms of the aforementioned agreement except where noted herein and enumerated below:

Condition No.: 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.

Maintenance, landscaping and general cleanup of the Studio City Place is the sole responsibility of center management, Combined Properties Incorporated (CPI) and not the applicant.

Condition No.: 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.

Jinya Ramen Bar Studio City is located with a 32,000 sq. ft. shopping center that fronts a major thoroughfare and buffered by a multi-space surface parking lot adjacent to the outdoor patio. Amplified sound (music) will be permitted on the outdoor patio from 11 AM to 10 PM (Sun-Thurs) and 11 AM to 11 PM (Fri-Sat) per relevant sections of the LAMC.

Condition No.: 7. Business shall close at 10 PM on Sunday through Thursday and close at 11 PM on Friday and Saturday.

No change (see LADCP Planning Application and Restaurant Operations Plan [ROP])

Re: Item # 7 on Land Use Meeting agenda dated July 12, 2017:
Application #: VTT-74709-SL Address: 4414 N. Lemp Ave.
Related application: ENV-2017-1548-EAF (Env. Assessment Form)
The Project: “4414 LEMP 8 unit Small Lot Subdivision”

(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:VALLEYSPRINGS LANE, LLC]

Representative: JODY WOOD [Company:JW EXPEDITE]

Representative: Not Present. No public comments regarding this application.

Tally of Committee vote: 7-0-0

The Land Use Committee of the Studio City Neighborhood Council recommends that the Board of the Studio City Neighborhood Council take the following action:

The Board of the Studio City Neighborhood Council **does NOT SUPPORT** the following application: **VTT-74709-SL** (4414 N. Lemp Ave.) “VESTING TENTATIVE TRACT FOR EIGHT (8) SINGLE FAMILY HOMES FOR A SMALL LOT SUBDIVISION.” At the June 14, 2017 LUC meeting the applicant and several neighborhood residents appeared. Neighborhood stakeholders expressed interest and raised questions about the project which could not be clearly answered based on documentation provided by the applicant at that time. Discussion was continued to the July meeting. However, on July 12, there was no appearance by any stakeholders (interested / supporting / opposing). The Board does not support the project unless it complies with SCNC Standard Conditions for VTT applications.

The above shall be addressed to the following individuals:

L.A. Planning Department Project Planner:

May Sirinopwongsagon may.sirinopwongsagon@lacity.org

Applicant's Representatives:

Jody Wood jodywood123@gmail.com

Copies to:

Councilperson, Council Planning Deputy, Council Field Deputy, SCNC LUC Chair

Required Conditions for VTT 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.
2. Subterranean garage setback must comply with the LAMC.
3. Provide a minimum of 6' tall buffering landscaping at adjacent property lines.
4. Landscaping shall be contained on said property and shall not encroach onto adjacent property[ies]. An enclosed trash area of sufficient size shall be provided.
5. Provide space for protected, native, and mature trees.
6. Landscaping plan to be approved by the Studio City Neighborhood Council.
7. Parkway landscaping to be approved by the governing agency.

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 45 feet unless the building code is more restrictive.
3. Provide solid and or opaque balcony railings, no open railings allowed.
4. No balconies on the sides or rear of buildings when facing single family properties.
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.

Parking and Roads

1. Minimum 2 ½ parking spaces per unit.
2. At least, ½ 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.