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John Crotteau

[www.StudioCityNC.org](http://www.StudioCityNC.org)

## BOARD MEETING AGENDA

### Wednesday, Oct. 18, 2017

**Light Buffet 6:00 PM**

**Meeting 7:00 PM**

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



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 [rvilla@studiocity.org](mailto:rvilla@studiocity.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](mailto:rvilla@studiocitync.org) or email [office@studiocitync.org](mailto: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](http://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](http://www.studiocitync.org) or at the scheduled meeting.

1. Call to Order & Roll Call (2 min).
  2. Approval of September 21, 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. **Jessica Fugate**, District 2 Field Representative (15 min).
  6. Treasurer's Report by **Richard Niederberg** (2 min per stakeholder and Board Member (10 min total)).
- Motion A: The Board of the Studio City Neighborhood Council has reviewed the Monthly Expenditure Report for September 2017, and hereby accepts and approves it.**
7. Budget Committee Report by **Patrick Lewis** (2 min per stakeholder and member, 30 min total).
  8. Land Use Committee Report by **Richard Welsh** (2 min per stakeholder and member, 20 min total).

**Motion: The board of the Studio City Neighborhood Council Supports application ZA-2017-3699-CUB (10964 W. Ventura Blvd.) "Conditional Use Permit for the sale of a full line of alcohol in connection with a 1,657 sq. ft. (1,144 indoors and 531 sq. ft. patio) with 46 seats (24 indoors and 20 outdoors). Hours: 12pm-1am, Sunday – Wednesday and 12pn-2am Thursday-Saturday.**

**Support is hereby extended for the project as described in the Master Land Use**

**Application package and information presented by the applicant to the Studio City Neighborhood Council Land Use Committee on 10/11/2017, operation of subject establishment in compliance with Conditions limiting extended business hours to two nights per week.**

9. Government Affairs Committee Report by **Rita Villa** (2 min per stakeholder and member, 20 min total).

**Motion A:** The Board of the Studio City Neighborhood Council is concerned that an unintended consequence of the Transit Oriented Communities Affordable Housing Incentive Program guidelines (the "TOC") will be to drive residential density into commercial zones, eliminating businesses and much needed jobs. Within the TOC program there should be specific identification of which areas are to remain low density as the maintenance of such areas was a desired goal of the stakeholders identified during the outreach period and the 10% of the land eligible for the TOC program should also be specifically identified in an appendix to the guidelines. Further, there is no established program for monitoring or enforcement of the SB 1818 low income provisions for developments once they are build and therefore many developments which increased density have not resulted in additional affordable housing but actually replaced lower density affordable housing with higher density units that are not affordable. The SCNC is opposed to the TOC program unless it is revised to include a specific and effective monitoring and enforcement program to ensure that permanent increased affordable housing is achieved. The low income provisions must be enforced for 50 years not 10 or 15 years. Additionally, the provisions of existing specific plans must be maintained.

**Motion B:** The Board of the Studio City Neighborhood Council is concerned that there has been no identification of the location of under-utilized hotels and motels in the Interim Motel Conversion (the "IMC") Ordinance. The elimination of affordable motels and hotels and rent stabilization units will have an adverse impact on the number of available affordable units because some properties which could qualify for this program may currently be occupied by low income families and this could result in those families becoming homeless. This will also cause of loss of affordable motels and hotels for visitors coming to Los Angeles. Additionally, there needs to be a mechanism to be sure that projects which are converted under the IMC ordinance are distributed throughout the City and not all located in one particular area. Notice of potential conversions should be provided to their Neighborhood Council and to the 500 foot radius and not just to properties abutting the proposed conversion property. Further, there must be a program established for monitoring and enforcement of the provisions of the IMC ordinance including making sure that the properties are properly maintained and do not become a blight in the community in which they are located and that the residents continue to receive the supportive services that they need.

**Motion C:** The Board of the Studio City Neighborhood Council is concerned that there is no limitation on how small a unit can be in the Permanent Supportive Housing (PSH) ordinance. The PHS ordinance must have a specific minimum size per unit depending on the number of people who will be legally allowed to occupy the unit. Additionally, projects in or adjacent to a RD1.5 zone should have a minimum square foot lot requirement of 1,000 sq. ft. because such zones are low density residential. Additionally, the open space requirement must not be satisfied by placing that open space on the roof and any equipment such as air conditioning and elevator shafts and access must be included when calculating the overall height of the project.

**Public Facilities (PF) Zones include parking lots. In determining the placement of these projects care must be taken to be sure that it does not result in a decrease in the available parking places in the area.**

**Additionally, there needs to be a mechanism to be sure that projects which are developed under the PSH ordinance are distributed throughout the City and not all located in one particular area. Notice of the development of these projects should be provided to their Neighborhood Council and to the 500 foot radius and not just to properties abutting the proposed project.**

**Further, there must be a program established for monitoring and enforcement of the provisions of the PSH ordinance including making sure that the properties are properly maintained and do not become a blight in the community in which they are located and that the residents continue to receive the supportive services that they need.**

10. Transportation Committee Report by **Barry Johnson** (2 min per stakeholder and member, 10 min total).
11. Outreach Committee Report by **Keith Schwalenberg** (2 min per stakeholder and member, 20 min total).
12. Bylaws & Procedures Committee Report by **Richard Adams** (2 min per stakeholder and member, 10 min total).
13. Sustainability Committee Report by **Lee Davis** (2 min per stakeholder and member, 20 min total).
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. Public Safety Committee Report by **Craig Radow** (2 min per stakeholder and member, 10 min total).
17. Comments from members on subject matter within the Board's jurisdiction (2 min per member, 10 Min Total).
18. Closing comments by the President (3 min).
19. 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](http://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) 384-1942 or by e-mail to [rvilla@studiocitync.org](mailto:rvilla@studiocitync.org).

**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](mailto: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.