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studiocitync.org

LAND USE COMMITTEE
VIRTUAL ZOOM MEETING
AGENDA

Wednesday, August 10, 2022 - 7:00 PM

Zoom Meeting Online or By Telephone

Join Zoom Meeting

<https://us02web.zoom.us/j/84220079812>

Meeting ID: 842 2007 9812

Or dial 669-900-6833 to Join the Meeting Then Enter This

Webinar ID: 842 2007 9812 and Press #



In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health and safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the Land Use Committee of the Studio City Neighborhood Council August 10, 2022 meeting will be conducted via telephone and/or videoconferencing.

Committee Members: Lisa Karadjian (Chair, Board Member, Stakeholder), Randall Fried (Vice Chair, Board Member, Stakeholder), Jesse Porter (Stakeholder), Lana Shackelford (Stakeholder), Richard Niederberg (Board Member, Stakeholder), Dean Cutler (Board Member, Stakeholder), Adele Slaughter (Stakeholder) Scott Mandell (SCNC President, Ex-Officio)

1. Call to Order and Roll Call
2. Announcements, Reports and Updates by the Committee Chair
3. Public comments on non-agenda items within the committees jurisdiction
4. Response to public comments by committee members
5. Presentation, Discussion, and possible Motion - Q and A to follow Presentation - Proposed Wildlife District Ordinance - Representative: Conni Pallini-Tipton Senior City Planner and Colleagues 30 - 45 minutes
<https://planning.lacity.org/plans-policies/wildlife-pilot-study>
https://planning.lacity.org/odocument/706b2aa2-4b3b-43c4-8aeb-b5cc378e36cd/2022_City_of_LA_Revise_d_Draft_Wildlife_Ordinance_Public_Release.pdf
6. Presentation, Discussion, and Possible Motion -
Proposed Project: THE CRESCENT APARTMENTS C2-1VL-RIO Project Address: 4260 N. Arch Drive CPC-2017-3759-DB-SPP-SPR ENV-2017-3760-EAFA 129 Unit, Five Story, 114,004 SF total floor area Apartment Building, maximum height of 76 feet to the highest point, Density Bonus Apartment Building with 17 units set aside for Very Low Income Tenants, total lot area 44,886.8 SF. Includes 145 parking spaces on two subterranean levels. Utilizing on-menu incentives for increased FAR of 3:1 in lieu of 1:1 and on menu to allow 70% lot coverage in lieu of 60%, and off menu to allow a height of 76 feet in lieu of 45 feet and relief from transitional height requirements, and waiver of development standard to allow no commercial space in a commercial corner. Currently a vacant lot - former site of a residential senior care facility for the elderly that has gone through demolition. Representative: Jonathan Riker
https://lahmonarch.sharepoint.com/:f:/s/LahmonArchitectsCollaboration/EnaOHYDUqeZJrVfvYtEWjw8Bk1vYaaFJckzn_O2cJRdf_A?e=M2ewMh
7. Presentation and Discussion -
PROPOSED PROJECTS and FUTURE DEVELOPMENTS - ON GOING and UPDATED INFORMATION will soon be compiled at one destination and a link will be provided for all to access which will include the following existing projects and new projects added as applications are submitted.

- a. RESIDENCES AT SPORTSMEN'S LODGE 12085 W Ventura Blvd. Studio City, CA 91604
 SCNC Ad Hoc Committee
<https://www.studiocitync.org/committees/viewCommittee/ad-hoc-residences-at-sportsman's->
 LA City Planning Doc
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUwMDkx0>.
 SCEA Sustainable Communities Environmental Assessment July 2022
<https://planning.lacity.org/development-services/environmental-review/scea/sportsmens-lodge-project>
 SCNC Special board meeting, presentation by applicant 7/11/22
<https://youtu.be/tGTlxcbWges>
 SCNC Land Use committee meeting with relevant conversation 7/13/22
<https://youtu.be/lVFbU8elzEU>
 SCNC Ad Hoc committee meeting 7/26/22
<https://youtu.be/vpQy77bt6l8>
 SCNC Land Use committee meeting - presentation by the applicant 10/13/2021 - Insert YouTube video link here
- b. HARVARD WESTLAKE RIVER PROJECT 4047, 4141, and 4155 N. Whitsett Avenue; 12506, 12600, and 12630 W. Valley Spring Lane, Studio City, CA 91604
 SCNC Ad Hoc Committee established. Meetings forthcoming.
<https://www.studiocitync.org/committees/viewCommittee/ad-hoc-harvard-westlake-river-project>.
 Draft EIR
<https://planning.lacity.org/development-services/eir/harvard-westlake-river-park-project-0>
 LA City Planning Docs 3/5/2020.
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjM2MzAz0>.
 SCNC Land Use Committee meeting 4/13/2022 public input
<https://youtu.be/mlGqfl5yd4>.
 SCNC Ad Hoc assigned to review the draft EIR. Ad Hoc Report 5/7/22
<https://docs.google.com/document/d/1xZVvH8ioMTFOksup71SiSGI4nrQwC5x/edit>
- c. SUNSWEPT MIXED USE PROJECT 12544 W Ventura Blvd. Studio City, CA 91604
 LA City Planning Docs 5/31/22
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQ5MTcx0>
 SCNC Land Use Committee presentation by applicant 11/10/21
<https://youtu.be/flmDP0s-QBo>.
 Applicant's website
<https://sunsweptplace.com/pages/introduction-to-project>
- d. ELDERCARE FACILITY PROJECT 11611-11695 W Ventura Boulevard and 4000-4028 Colfax Ave. Studio City, CA 91604
 LA City Planning Docs 11/22/21
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUyNTU10>.
 SCNC Land Use Committee presentation by applicant 1/12/22.
<https://youtu.be/ufOH1FOxit8>
- e. THE CRESCENT APARTMENTS C2-1VL-RIO 4260 N. Arch Dr. Studio City, CA 91604
 SCNC Land Use Committee meeting presentation by applicant. 5/11/22
<https://youtu.be/-VDgcMR10PY>.
 LA City Planning Docs submitted 9/21/17
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjE2MDQz0>
 Submission Docs.
<https://drive.google.com/file/d/1fv7mqk07MrtpSf-JTbNSfRLcqyjoVHvB/view>
- f. RAFFI BUILDING 4021 RADFORD Studio City, CA 91604 at Hoffman St.
 A new 6 story, 50,979 ft.² mixed-use building with ground floor commercial and 58 residential units on levels 2 - 6, 2 levels of subterranean parking, demolition of the existing structures.
 LA City Planning Docs 8/19/21
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUwMTc30>
 Under possible reconsideration by developer re TOC height bonus.
- g. ~~SUPERMARKET~~ 11265 VENTURA BLVD Studio City, CA 91604 at Eureka Dr
 Per the Developer, the Project site is being re-examined and reconsidered for new future development possibilities. The Supermarket is no longer an option for development at this site.
 LA City Planning Docs
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQzODI30>.
 SCNC Land Use Committee meeting presentation by applicant. 4/14/21
<https://youtu.be/7mQJJAikiNg>
- h. PINZ BOWLING ALLEY PROPERTY - No real tangible application submitted

- i. Ventura-Cahuenga Boulevard Corridor Specific Plan
<https://planning.lacity.org/plans-policies/ventura-specific-plan>
- j. The Plan To House LA - Housing Element Update 2021 - 2029
<https://planning.lacity.org/odocument/c30f832f-9f91-47ff-bcc0-69f33b197a11/LACityAdoptedIN062922.pdf>
City's Rezoning Program - Senate Bill 197 - deadline February 2025 to implement a key component of the Housing Element
<https://leginfo.ca.gov/faces/billTextClient.xhtml>
<https://planning.lacity.org/plans-policies/housing-element-update>
<https://planning.lacity.org/plans-policies/community-plan-update/housing-element-news/save-date-plum-hearing-cpc-determination>
8. Comments from members on subject matters within the committees jurisdiction
9. Closing comments by the Committee Chair
10. Adjournment

Studio City Neighborhood Council Committee Meeting Agendas are posted for public review on the SCNC website at studiocitync.org and at the Radford Studio Center gate on Colfax Avenue, as well as, at the gate on Radford Avenue.

- **VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION**
- In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) and due to the concerns over Covid-19, the Studio City Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option.
- Every person wishing to address the Neighborhood Council must dial 669-900-6833, and enter the meeting ID 842 2007 9812, followed by pressing # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.
- **AB 361 UPDATES** – Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.
- **PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to dial *6, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an 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 are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.
- **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 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCSupport@lacity.org or phone: (213) 978-1551.
- **NOTICE TO PAID REPRESENTATIVES** – If you are compensated to monitor, attend or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@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, currently, cannot be viewed at 4024 Radford Ave. Editorial Bldg. 2, Room 6. Studio City, CA 91604; but can be viewed at our website: www.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 Randall Fried at (323) 828-2149 or email: rfried@studiocitync.org
- **PUBLIC POSTING OF AGENDAS** – Neighborhood Council agendas are posted for public review as follows:
 - 1. CBS Studio Center outside the Radford and Colfax gates.
 - 2. <http://www.studiocitync.org>
 - 3. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <http://www.lacity.org/subscriptions>