

**SCNC BOARD**

Kim Clements  
 Dean Cutler  
 Fiona Duffy  
 Randall Fried  
 Ira Gold  
 Jeff Hartwick  
 Julie Houlihan  
 Scott Mandell  
 Chip Meehan  
 Brandon Morino  
 Richard Niederberg  
 Wren Sarrow  
 Adele Slaughter  
 Alexa Steinberg  
 Adam Summer  
 Abigail Velasco



**PRESIDENT**  
 Scott Mandell

**VICE PRESIDENT**  
 Chip Meehan

**TREASURER**  
 Kim Clements

**SECRETARY**  
 Abigail Velasco

**CORRESPONDING SECRETARY**  
 Jeff Hartwick  
[studiocitync.org](http://studiocitync.org)

## Special BOARD MEETING Draft Minutes APRIL 19, 2023 AT 7:15PM

Boardmember	Roll Call	Funding Vote Eligible	Category
Kim Clements	Present	Yes	Residential Renter
Dean Cutler	Present	Yes	Employee/ IC
Fiona Duffy	Present	Yes	Youth Member
Randall Fried	Absent	Yes	Residential Homeowner
Ira Gold	Absent	Yes	At-Large Stakeholder
Jeff Hartwick	Present	Yes	Residential Homeowner
Julie Houlihan	Present	Yes	Business Rep
Scott Mandell	Present	Yes	Business Rep
Chip Meehan	Present	Yes	Employee/ IC
Brandon Morino	Present	Yes	Residential Rep
Richard Niederberg	Absent	Yes	Service Organization
Wren Sarrow	Absent	Yes	Service Organization
Adele Slaughter	Present	No- E	Business Rep
Adam Summer	Absent	Yes	Residential Renter
Alexa Steinberg	Present	Yes	Residential Homeowner
Abigail Velasco	Present	Yes	Residential Homeowner
<b>TOTAL: 16 Boardmembers</b>	<b>PRESENT: 11 ABSENT: 05 at ROLL CALL</b>		

\*Funding vote eligibility key: A=age less than 18 yrs.; E=Ethics training; F=Funding training; N=not taken; X=expired

1. Call to Order & Roll Call The special meeting of the SCNC was called to order by President Scott Mandell at 7:23PM. Secretary Abigail Velasco called the roll. Eleven (11) Boardmembers were present and five (05) were absent. Quorum was met.

SCNC ITEM 1. Roll Call	
<b>Present –11</b>	<b>Absent-05</b>
Clements, Cutler, Duffy, Hartwick, Houlihan, Mandell, Meehan, Morino, Slaughter, Steinberg, Velasco	Fried, Gold, Niederberg, Sarrow, Summer

2. Motion: (Scott Mandell, Barry Johnson) The Board of the Studio City Neighborhood Council (SCNC) opposes Los Angeles City Planning [Case Number ENV-2021-10346-EAF](#) unless:

1. The total height of the building is not over the 45 feet allowed by the Ventura-Cahuenga Corridor Specific Plan, PLUS the 11 additional feet of height allowed by the State Density Bonus Law, for a total of 56 feet (not including the tallest parapet, including rooftop equipment such as stairwells, as required by the Specific Plan [Section E.1.a.1]).
2. The City's transitional height requirement abutting the OS Zone (per LAMC 12.21.1), which requires a stepped back building height limit of 25 feet for portions of the property between 0 – 49 feet from the north Property line, 33 feet between 50 – 99 feet from the north Property line and 61 feet between 100 – 199 feet from the north Property line are enforced.
3. Page 5 of Applicant's Attachment A must be corrected because Vineland and Ventura is not a qualifying TOC Affordable Housing Incentive Area for this property and therefore this statement is not true: 50% or more of the Property must be located within 1,500 feet of a Transit Stop/Major Employment Center (in this instance, located at the corner of Ventura Blvd. and Vineland Ave.). Therefore, the Project complies with the criteria necessary to be eligible for the FAR increase.
4. Dedications may be taken, but not acted upon. No roadway or sidewalk widening. Curb lines and sidewalks align with adjacent curb lines and sidewalks on either side of the property.
5. The official address for the entire property is 4260 N. Arch Drive, as promised by the applicants. No Ventura Boulevard address.

The SCNC also wants to point out:

6. Although State Law authorizes the requested deviations from the Specific Plan, this is in no way a mandate.
7. Previous Letter of Determination (CPC-2017-3759-DB-SPR-SPP) from 2/27/2020, Page 1, states: "An On-Menu Incentive to increase allowable height from 45 feet to 64 feet to the top of the parapet (71 feet to top of the stairwell) as required pursuant to Section 7.E.1.a.1.i of the Ventura Cahuenga Boulevard Corridor Specific Plan", is lower in height than current Case Number CPC-2021-10345-DB-SPP-SPR-HCA.
8. Previous Letter of Determination (CPC-2017-3759-DB-SPR-SPP) from 2/27/2020, Page C-5, states: "The project shall not exceed 60 percent lot coverage per Specific Plan Section B-2", is lower than the 70% requested in the current Case Number CPC-2021-10345-DB-SPP-HCA.
9. This Application does not in any way address the cumulative effect of all the more than 10 projects on Ventura Boulevard in Studio City simultaneously in stages of development.

Barry Johnson read the motion.

Brought by Scott Mandell

Link:

[Case Information & Documents - Los Angeles City Planning \(lacity.org\) Notice Of Public Hearing Shared Drive of documents](#)

Board comments:

1. Scott Mandell gave a brief history. The issue was brought up to the Land Use committee last year. The

motion was brought to the Board and the Board voted the motion down and sent the item back to the committee. As Mr. Johnson explained, the SCNC does not have a meeting between now and the hearing date. That is why there is a special meeting and the SCNC has history with this issue of the Arc Drive Apartments.

2. Brandon Morino brought up Measure LH that would require 5000 units to be built per district by 2029. He agrees with Mr. Hopp about fire regulations and that developers are saving money than follow every single rules. We need to hold the developers responsible and that is the best option.
3. Julie Houlihan asked if someone was present representing the project.
4. Chip August recalls that in August we recommended the same recommendations as presented tonight. It was too big and nothing changed.
5. President Mandell reiterated that in August the Land Use Committee voted to approve as presented and the Board sent it back to committee.

**Public Comment: Richard Hopp, David Wheatly, Tess Taylor, Joan Rivas, Lee, Speaker 1, Barry Levinson**

**Motion: Passed**

<b>SCNC ITEM 2. Motion for the SCNC to oppose Los Angeles City Planning Case Number ENV-2021-10346-EAF unless items 1-9 are included in the determination. Second: Hartwick</b>				
<b>Present –10</b>	<b>No-00</b>	<b>Abstain-01</b>	<b>Ineligible-00</b>	<b>Absent-05</b>
Clements, Duffy, Hartwick, Houlihan, Mandell, Meehan, Morino, Slaughter, Steinberg, Velasco	None	Cutler	None	Fried, Gold, Niederberg, Sarrow, Summer

3. Adjournment The meeting was adjourned at 7:45PM without objection.

**Studio City Neighborhood Council Committee Meeting Agendas are posted for public review on the SCNC website at [studiocitync.org](http://studiocitync.org) and at the Radford Studio Center gate on Colfax Avenue, as well as, at the gate on Radford Avenue.**

The SCNC meetings are held on an active studio lot. Due to security issues, (just like Los Angeles City Hall), all Stakeholders are required to show a valid Driver's License if you are driving a vehicle onto the lot or a valid Driver's License or government issued Identification Card if you are walking onto the lot. An adult must accompany minors (17 years old and younger). For any security questions or concerns, please contact Radford Studio Center Security Office at 818-655-5085.

All Stakeholders are required to park in (or walk into) the studios' Sater parking structure at 4200 Radford Avenue. 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 SCNC 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 Radford Studio Center Security Office at 818-655-5085 to request shuttle assistance at least 24 hours prior to the meeting in order for the studio to arrange services for the meeting.

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to fill out a "Speaker Card" to address the Board (or Committee) on any item from the Agenda PRIOR to the Board taking action on any 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 (or Committee's) jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board (or Committee) 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 (or Committee) meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board (or Committee Chair). Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required.

**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](mailto: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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at 213-978-1960 or [ethics.commission@lacity.org](mailto: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 (or committee) in advance of a meeting, may be viewed at our website: [www.studiocitync.org](http://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 Scott Mandell at [smandell@studiocitync.org](mailto:smandell@studiocitync.org)

**PUBLIC POSTING OF AGENDAS** – Neighborhood Council agendas are posted for public review as follows:

1. Radford 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>

## **Radford Studio Center Audience Shows and Events Policies**

**To attend an audience, show, event, or public meeting at Radford Studio Center, the following items are required:**

- Valid Government issued Driver's license if you are driving a vehicle onto the lot.
- Valid Government issued Identification card if you are walking onto the lot. A Military ID and Passport ID will suffice.
- An adult must accompany minors (17 years old and younger). Student ID cards are preferred for those who have them.

**The following items are prohibited on your person while attending an audience show, event, or public meeting on Radford Studio Center property:**

- Knives
- Mace/pepper Spray
- Sharp Objects
- Firearms
- Alcoholic beverages
- Drugs (including marijuana for medicinal purposes)

All guests are subject to security screening and search. Guests will be required to pass through a metal detector or screened using a hand-held metal detector.

- Once the audience member has emptied their pockets and turned over any prohibited items, the audience member will be instructed to proceed through the metal detector or screened using a hand-held metal detector.
- Should the audience member activate the metal detector, the person will be asked to step to the side and will be scanned (entire body length front and backside) by the Security Officer with the hand-held metal detector.
- The audience member will not be allowed into the Studio until the Security Officer is satisfied that the individual has nothing on his/her person that constitutes a danger to others.
- Should the guest refuse to be screened, they are subject to being denied access to Radford Studio Center property.
- **NO FIREARMS OF ANY KIND ARE ALLOWED INSIDE THE STUDIO.** Security Officers who detect that a guest is in possession of a firearm should notify the Security Supervisor and P.O. IMMEDIATELY.
- Off-duty Law Enforcement in possession of a firearm will be instructed to either return the weapon to their vehicle or turn it over to Security where it will be kept, UNLOADED, in a SAFE, located in the security manager's office.
- Any props or toys that resemble weapons in any way are to be denied or confiscated. This includes props / accompanying costumes.

Each guest/audience member will be required to submit a form of identification which will be tagged with an item that is confiscated and held with security. Guests and audience members will be instructed to pick up their confiscated items at the first (1<sup>st</sup>) level of the Sater parking structure near the elevators at the completion of the event. No personal pets are allowed at any time on the Studio lot.

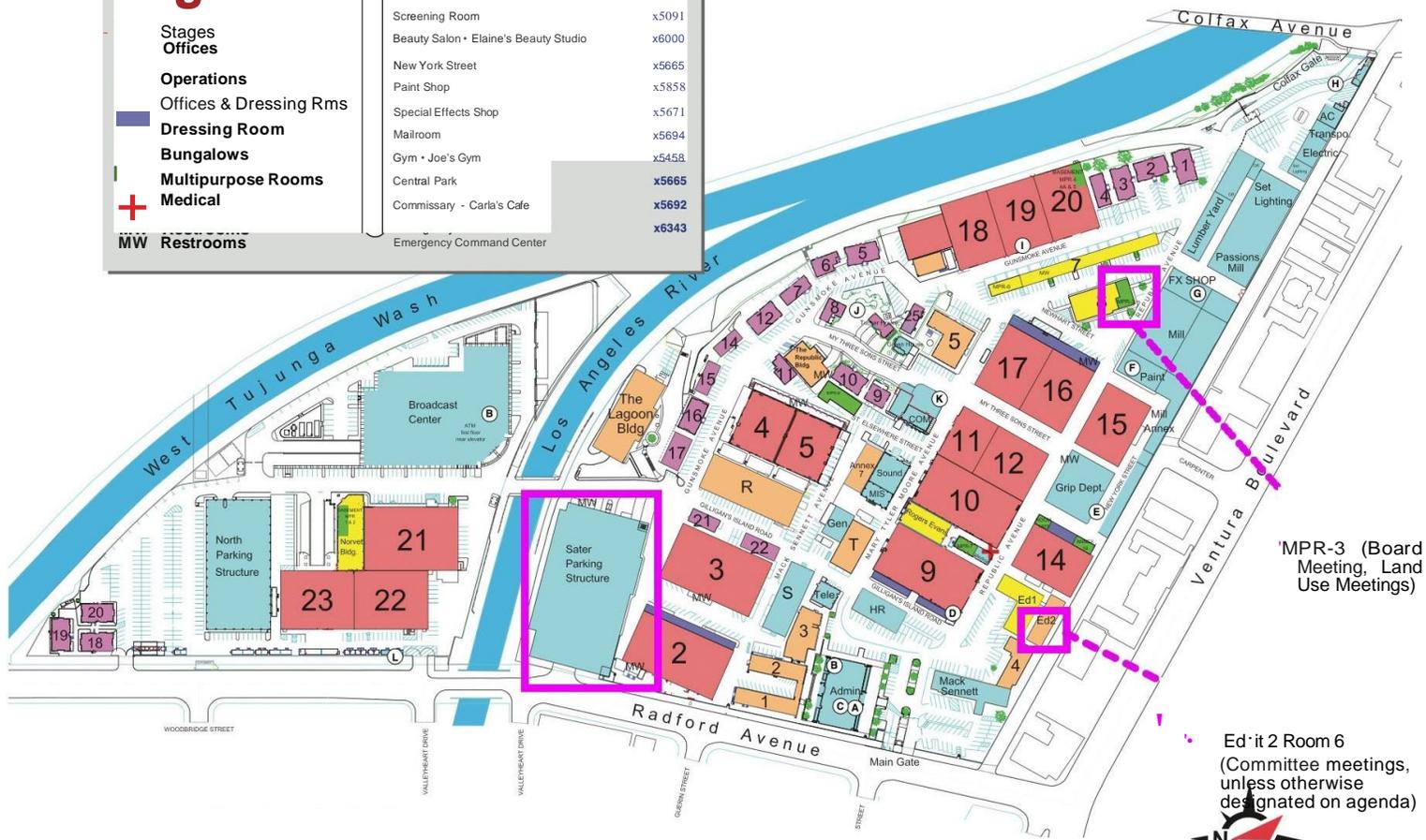
**If, at any time, an audience member or guest, wanders away from their event or meeting space, into an unauthorized area, that person is subject to immediate dismissal from the lot.**

**For any questions or concerns, please contact Security. Security office phone number, (818) 655-5085.**

# Legend

- Stages
- Offices
- Operations
- Offices & Dressing Rms
- Dressing Room
- Bungalows
- Multipurpose Rooms
- Medical
- MW Restrooms

Security	x5085
ATM	x5889
Screening Room	x5091
Beauty Salon - Elaine's Beauty Studio	x6000
New York Street	x5665
Paint Shop	x5858
Special Effects Shop	x5671
Mailroom	x5694
Gym - Joe's Gym	x5458
Central Park	x5665
Commissary - Carla's Cafe	x5692
Emergency Command Center	x6343



MPR-3 (Board Meeting, Land Use Meetings)

Ed'it 2 Room 6 (Committee meetings, unless otherwise designated on agenda)



**Radford Studio Center**  
 4024 Radford Ave.  
 Studio City, CA 91604  
 (818) 655-5000