

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

SPECIAL BOARD MEETING Draft Minutes June 26, 2023 AT 6:00PM

Boardmember	Roll Call	Funding Vote Eligible	Category
Kim Clements	Absent	Yes	Residential Renter
Dean Cutler	Present	Yes	Employee/ IC
Fiona Duffy	Absent	No- A	Youth Member
Randall Fried	Absent	Yes	Residential Homeowner
Ira Gold	Absent	No-E&F	At-Large Stakeholder
Jeff Hartwick	Present	Yes	Residential Homeowner
Julie Houlihan	Present	No-E&F	Business Rep
Scott Mandell	Present	Yes	Business Rep
Chip Meehan	Present	Yes	Employee/ IC
Brandon Morino	Absent	No-E	Residential Rep
Richard Niederberg	Absent	Yes	Service Organization
Wren Sarrow	Present	Yes	Service Organization
Adele Slaughter	Present	Yes	Business Rep
Adam Summer	Absent	Yes	Residential Renter
Alexa Steinberg	Absent	Yes	Residential Homeowner
Abigail Velasco	Present	Yes	Residential Homeowner
TOTAL: 16 Boardmembers	PRESENT: 08 ABSENT: 08 at ROLL CALL		

*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 meeting was called to order by President Scott Mandell at 6:12PM. Secretary Abigail Velasco called the roll. Eight (08) Boardmembers were present and Eight (08) were absent. Quorum was met.

SCNC ITEM 1. Roll Call	
Present –08	Absent-08
Cutler, Hartwick, Houlihan, Mandell, Meehan, Sarrow, Slaughter, Velasco	Clements, Duffy, Fried, Gold, Morino, Niederberg, Steinberg, Summer

2. Harvard Westlake River-Park Project Ad Hoc Committee Chip Meehan Chair. Entire committee available for additional information. Applicant Harvard Westlake is invited to make a brief statement and answer

questions. **Motion.** The Board of the Studio City Neighborhood Council (SCNC) at this point cannot support the Harvard Westlake River Park proposal. Los Angeles City Planning Department Case Number: [CPC-2020-1511-VCU-SPR](#) . Changes to the proposal in the FEIR do not adequately address [concerns expressed by this board](#) earlier in the process. It is our understanding that rebuttals to the [FEIR](#) from experts in the following subject matters are forthcoming:

- a. Hydrology
- b. Noise Traffic
- c. Artificial Turf/Water
- d. Lights Bats
- e. Air Quality
- f. Safety Trees

We look forward to seeing that work product. Additionally, the SCNC remains concerned about the lack of a comprehensive [Conditional Use Permit](#). The SCNC wishes to be involved in the drafting process, along with CD4 and the applicant. Until that time, there are simply too many unknowns for us to support this project.

[Framework from 6-19-23 Ad Hoc Final EIR](#)
[Public hearing notice for Hearing Officer and City Planning Commission Motion from May 17th 2023 hearing extension](#)
[Letter from Ad Hoc to HW Feb 2nd 2023](#)
[Letter from HW to Ad Hoc chair April 24th 2023 Motion from January 12th 2023 DEIR](#)
[Letter from Paul Krekorian Jan 23rd 2020 Notice of Preparation Initial Study](#)

Draft EIR

1. [https://planning.lacity.org/development-services/eir/harvard-west lake-river-park-project-0](https://planning.lacity.org/development-services/eir/harvard-west-lake-river-park-project-0) LA City Planning Docs 3/5/2020
2. <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjM2MzAz0>
3. SCNC Land Use Committee meeting 4/13/2022 public input
4. <https://youtu.be/mlGqfI5yd4>

SCNC Ad Hoc assigned to review the draft EIR. Their report of 5/7/22
https://docs.google.com/document/d/1xZVvH8ioMTFOksup71SiSGl_4nirQwC5x/edit
<http://www.hwriverpark.com>

[Link to shared drive of documents](#)

Chip Meehan read the motion to not support the proposal as presented.

Ari Engelberg for Harvard Westlake made a statement:

My name is Ari Engelberg. I'm head of Communications and Strategic Initiatives for Harvard- Westlake. I want to thank you for the opportunity to appear before the Neighborhood Council this evening.

With the SCNC now considering a motion about the River Park project, we would like to offer some context because it has been a long road getting here and many members of this Council were not part of Harvard-Westlake's conversations with SCNC about River Park when we first began working with the

community many years ago.

The previous owners of Weddington Golf & Tennis had for many years tried to sell the property. There were several buyers looking to convert the property into hundreds of housing units, which is quite common.

However, after many neighbors advocated against new housing, in 2017, our school purchased the property. Entirely consistent with the site's longstanding use as recreational open space, Harvard-Westlake's River Park will be a wonderful athletic, recreational, and environmental resource, a plan that doesn't even require a zoning change.

For the last five-and-a-half years, we have been proactive in engaging the community. Well before we submitted a draft plan to the City for initial consideration, we requested meetings with SCNC, the Studio City Residents Association ("SCRA"), and other stakeholder groups to discuss community concerns and desires with respect to the property. Those agreements were documented and announced publicly in a series of Design Principles that remain on the River Park website and have influenced all of our design decisions. These principles include preserving the property as recreational urban open space, ensuring ongoing community/public access to recreational amenities, and investing in environmental sustainability.

The reality of the current golf course is it uses millions of gallons of fresh water, which is unacceptable in light of our region's scarce water supply, along with significant use of pesticides. And the facility runs a substantial financial deficit every year.

Regardless of the fate of our plans and for the reasons just noted, Weddington Golf & Tennis will not continue to operate as a golf and tennis facility.

As the owner of the property, we have a responsibility to improve it and develop the River Park to serve our students, the broader community and the environment.

From an environmental standpoint, Harvard-Westlake River Park offers a more sustainable future for the property than the current condition. The River Park plan includes:

- Over 100 more trees on-site after construction than there are currently, all of which will be native.
- The carbon sequestration capacity will be equal to or greater than the current condition by year two of operation and will be more than double by year five.
- These newly planted trees will be compliant with the River Master Plan Landscape Guidelines, and will ultimately offer more than double the shade canopy than the current condition.
- The newly planted trees will increase the biodiversity of the site, offering a wider range of habitat for native birds and wildlife.
- The stormwater capture and re-use system will allow the school to store hundreds of thousands of gallons of stormwater for re-use on-site.
- The gymnasium will feature solar panels to provide renewable energy to the facility and the grid. Currently, there is no clean energy produced on-site.
- Of note, the synthetic turf proposed for the playing fields requires no water whatsoever, and it will save hundreds of thousands of gallons of water per year compared to the current golf course. In addition, independent lab analysis of the synthetic turf proposed for River Park did not find measurable levels of PFAS, better known as forever chemicals, that have been identified by the EPA as potentially unhealthy. To be clear, there are no potentially dangerous PFAS in the turf we plan to use. This is not just a statement Harvard-Westlake is making. It is confirmed by an independent lab analysis that was certified by the City and published in the Final EIR.
- Overall, the Final Environmental Impact Report finds that the project will have no operational

impacts, including factors such as air quality, traffic, biological resources, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, water supply, wastewater, and solid waste.

In addition to the River Park's environmental merits, Harvard-Westlake has also committed to extensive community access to River Park. This includes 7 am to 9 pm daily access to the nearly six acres of wooded areas, plazas, and vista points that front the Los Angeles River, as well as the ¾ mile walking/jogging trail that surrounds the property. The River Park trail is more than just a required setback. The trail and associated vegetation will be up to 80 feet wide in some parts, will include public art installations, educational monuments, seating areas, water and dog stations, decorative lighting, and will be monitored by Harvard- Westlake's security team to ensure public safety.

The core athletic amenities of the site, including the gym, fields, track, and pool, will be available for use by community groups when not in use by the school. In addition, the new tennis facilities, connected to the refurbished historic clubhouse and putting green, will remain open for public use, and Café Southwest will remain as a restaurant open to the public.

There are many community groups that serve the recreational needs of Valley residents, young and old, and we look forward to partnering with them, in the same way that youth sports and performing arts organizations partner with the LA City Department of Recreation and Parks to use its facilities. We have already established partnership agreements with Angel City Sports, Special Olympics, the United States Tennis Association and the Boys & Girls Club of Burbank and the East San Fernando Valley for their use of the River Park.

Additionally, we have partnered with the Fernandefio Tataviam Band of Mission Indians and Friends of the LA River to provide educational and cultural installations and programs at the River Park, to benefit local schoolchildren and Valley residents. The partnerships are not simply commitments on paper. Angel City Sports, Special Olympics, the USTA, and FOLAR already run programs on our campuses.

Despite Harvard-Westlake's commitments to community access and sustainability, we have understood from the beginning that there would be detractors and that some stakeholders would have questions and concerns. In the spirit of collaboration with our neighbors, in 2019 the school voluntarily held several listening sessions for the purpose of gathering community feedback about the initial site design. Since that time, we have also gathered feedback from attending numerous SCNC and SCRA meetings, from hundreds of letters sent to the City Planning Department, and from public responses to the Draft Environmental Impact Report. Additionally, school representatives have had more than 100 conversations (and growing) with individual stakeholders and small stakeholder groups. We have heard the narrative, most often offered on social media, that Harvard-Westlake's position about the site design is intractable. To the contrary, in response to the extensive feedback we received, Harvard- Westlake has made dozens of changes to the project scope over the last few years. The most significant include:

- Removed 1 gymnasium bay
- Removed 1 pool (25 meters)
- Reduced track from 9 lanes to 6
- Preserved the clubhouse and putting green
- Expanded public tennis hours until 9 p.m., daily
- Increased the size of park areas from 4 acres to 5.4 acres
- Relocated Field B bleachers to face away from neighborhood
- Reduced bleacher seats from 2,500 to 2,005
- Eliminated pedestrian entrance at corner of Valley Spring and Bellaire
- Reduced parking spaces from 532 to 403

- Reduced grading from 250,000 cubic yards to 197,000 (reduces grading duration by 1.5 months)
- Reduced sports lighting fixtures from 39 poles to 22

While these modifications may not satisfy everyone, they are significant and were made voluntarily in direct response to community feedback.

We continue to seek collaboration and common ground with the community and remain willing and ready to discuss operational considerations for River Park and will look forward to hearing from this Council about next steps.

Finally, we feel it's important to note that we are not a developer, and the River Park is not a commercial project. Harvard-Westlake is a nonprofit. We are a school, solely devoted to the education of our diverse student population from 155 different zip codes from across Southern California.

Harvard-Westlake has been an active part of this neighborhood since moving to Coldwater Canyon in 1937. Our students give tens of thousands of hours a year of service to the Studio City and greater Los Angeles community, and we consistently emphasize to our students their responsibility to be good citizens, now and in the future, underscoring our school mission of "purpose beyond ourselves."

And that mission has guided our good-faith interactions with our neighbors, and the River Park project itself, which, if approved by the City, will provide high-quality and safe recreational, educational and cultural opportunities for students, and the wider community. And it preserves this property as recreational open space for the future.

We believe the River Park is worthy of your support, and we look forward to our continued engagement with you.

Thank you

Public Comments:

- a. Barry Johnson
- b. Stakeholder
- c. Charlette Glover
- d. Steve Hersch
- e. Andrea Stern
- f. Stakeholder
- g. Phoenix
- h. Drew Shaw
- i. Stakeholder
- j. Christine
- k. Kevin Highmark
- l. Keith Blaney
- m. Richard Hopp
- n. Laurie
- o. David Feldstein
- p. Stakeholder
- q. Michael Capalsky
- r. Alexander Black
- s. Laurie

- t. Stakeholder
- u. Stakeholder
- v. Martha Thistle

Board comments: Chip Meehan stated that the Board should just vote and move on. Adele Slaughter pointed out that there were 67 letters against the project and 23 public comments. There were two letters of support, one from London and one from Pacific Palisades. Chip Meehan reread the motion to give the Board more clarity as to the position of opposing the project. Adele Slaughter does not remember the motion as written and wants to take out the sentence about the need for additional information. Scott Mandell explained that the statement for additional information is needed for the motion to make sense. Julie Houlihan asked about the current facility now and what is the need for the second facility. Also, Public access? Is walking the trail the only activity as the public. The representatives explained that there is a need for more space as there are 30 different boys' and girls' sports programs at the school and many students participate in those sports from 3:00PM and 9:00PM. The trail follows the route to a park near the river that is accessible. Park area and the tennis courts would be available when the school is not using the facilities. The athletic fields would be available for community groups. Harvard Westlake, for the better part of five years, has tried to have a conversation with the Studio City community as to what access to the facility would mean and what they would like to have. There have been no willing partners. We have had to glean from the different conversations the level of access the community wants and needs. Neighbors that live across the street have stated that they do not want public access and there only be school access to limit the community impacts. Other neighbors that live further away and would not be impacted by the noise and traffic want around the clock access. The solution will not be satisfactory to all, but we have tried to calibrate it to meet the needs of the neighbors and students. We have been open to constructive discussion about access. Julie Houlihan further asked if this does not get built, what will be built. It seems that it is a valid concern that the project will be over built. The scope and effect of the project since most of the people do not live in the area who would use the property. The representatives stated that there is not an alternate plan. Julie last asked if Harvard Westlake would still get all the approvals no matter how the SCNC voted. Scott Mandell stated that the first attempt by the SCNC was to negotiate. Now, this is square one where we are asking about public access, having experts chiming in. many in the community are not happy with the EIR and we are trying to create some kind of doubt and that there are some open issues. We are stating that we need more information and that we can start the process with Harvard Westlake and CD4 for all the amenities. We are looking at public access and community access. We have not had these discussions and this is the starting point. Chip Meehan stated that we may take a look at the access and then we may need additional information. No school activities on Sunday. What is the effect? Wren Sarrow wants more accountability. Chip Meehan asked if asking about more access, does that mean we support the project? Let's ask the questions. Use a calendar and see what the schedule would be. We do not know the answer. Julie Houlihan is concerned about Harvard Westlake to commit. The conversation has always been the same. Always an impact on the city. We are so packed into the city. How hard it is to get on the freeway or Trader Joe's? The traffic is unbearable. Chip Meehan questioned the cumulative effect of all the activities. The applicant has football games. 400 spaces for playoff games and 2000 seats which could cause issues. Jeff Hartwick was concerned about the concurrence of projects in the area. How are we going to manage all the projects in the area and all the construction and soil removal? Sportsman Lodge, NoHo Project by Metro; How do we manage the traffic flow? Have you spoken to Midwood to stagger construction projects. The representatives stated that there are no construction conversations with the other projects because of a lack of a schedule for this project.

July 12th Zoom public meeting with the Hearing Officer for public comment.

August 24th Planning Commission meeting in person.

Motion: Passed

SCNC ITEM 2. Motion to at this point that the SCNC cannot support the Harvard Westlake River Park proposal.

Yes-08	No-00	Abstain-00	Ineligible-00	Absent-08
Cutler, Hartwick, Houlihan, Mandell, Meehan, Sarrow, Slaughter, Velasco	None	None	None	Clements, Duffy, Fried, Gold, Morino, Niederberg, Summer, Steinberg

3. Adjournment 7:38PM

Studio City Neighborhood Council Committee Meeting Agendas are posted for public review on the SCNC website at www.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 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 (or committee) in advance of a meeting, may 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 Scott Mandell at 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 (1st) 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.

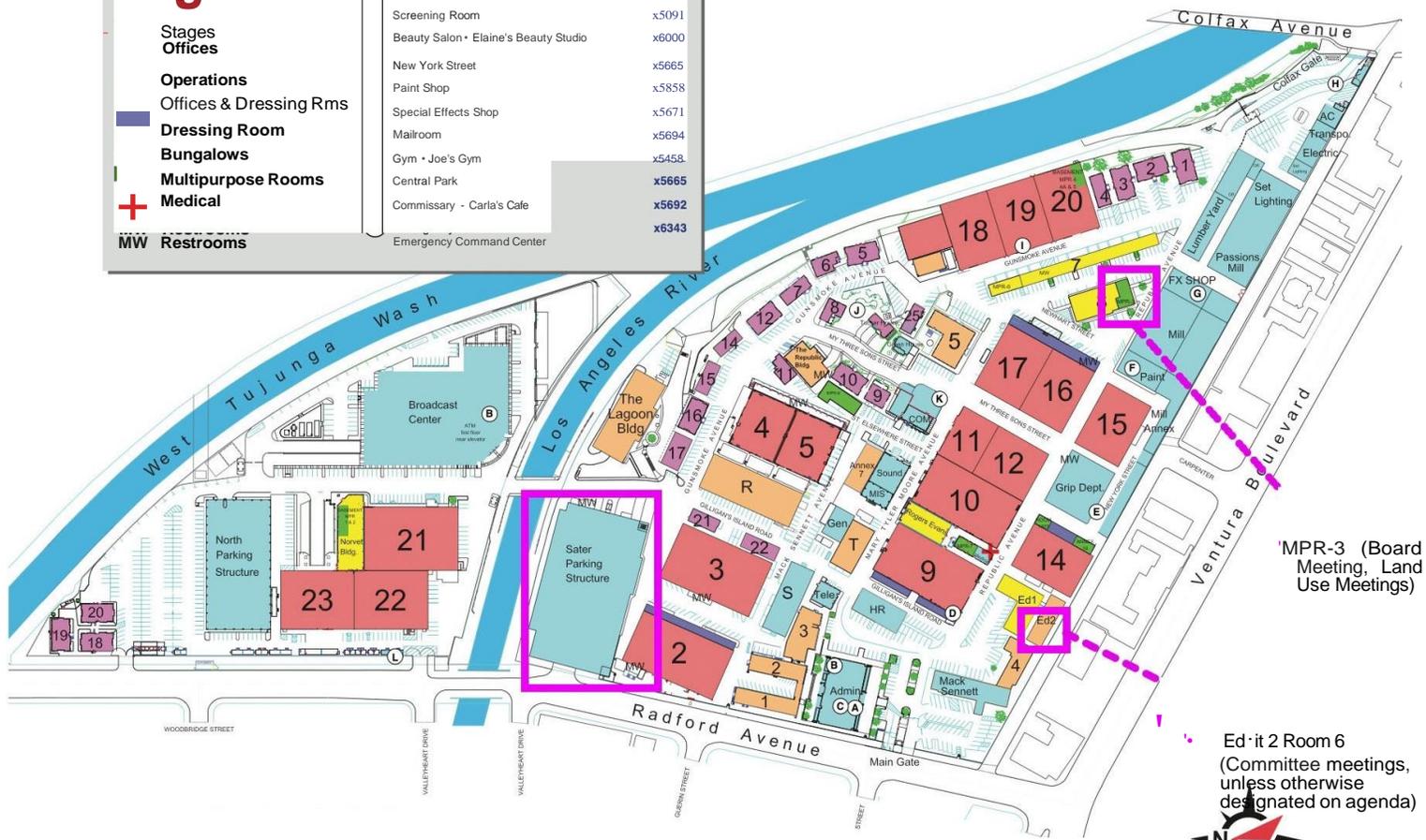
If, at any time, an audience member or guest, wanders away from their event or meeting space, into an unauthorized area, that person is subject to immediate dismissal from the lot.

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