

AMENDMENT TO STUDIO CITY NEIGHBORHOOD COUNCIL LAND USE COMMITTEE MOTION REGARDING RIVERWALK AT STUDIO CITY DEVELOPMENT PROPOSAL

Motion A: At this time, the board of the Studio City Neighborhood Council (SCNC) **OPPOSES** CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA and VTT-84453 Riverwalk at Studio City at 12501-12665 Ventura Boulevard(RW) **UNLESS** the following issues are addressed and corrected by the developer, in discussions with SCNC representatives and approved by a subsequent board vote.

1. The height and mass of the structure is excessive and SCNC requests the deletion of the waiver to approve a height of 84 feet. The SCNC supports a maximum height of 63 feet.
2. SCNC objects to the design that offers no setbacks to the Ventura frontage and therefore compromises pedestrian and vehicular aesthetics and amenities on the south side of the residential buildings. We request a standard setback on that area of the building and attendant deletion of a request for waiver of setback standards.
3. The proposed density is excessive for this congested area and SCNC requests a reduction in the number of total units from 814 to 653 per LAMC 12.11C.4.
4. Review existing traffic studies with SCNC, City and County representatives to ascertain compromises imposed on service level efficiencies and emergency preparedness in the face of earthquakes, fires or other natural disasters.
5. Dedicated right turn lane westbound on Ventura Boulevard and traffic signal at first driveway, to avoid congestion from residents and guests entering the facility.
 1. Clear directional signage should work to ease inflow to the facility and avoid back ups on adjacent arteries.
 2. All landscaping will be native/RIO overlay approved species. “Drought tolerant” or “climate adapted” are frequently invasive and do not support the improved River habitat initiative.

6. There should be no artificial turf anywhere on the site due to the negative environmental impact of this material.
7. No fire pits anywhere on the property
8. No additional palm trees

A project of this scope will unavoidably create negative environmental influences on the community and SCNC asks the developer to mitigate those impacts in good faith.

Concerns include:

- a. Greenhouse gas and dust emissions during construction and operation
- b. Stress on surrounding infrastructure and open space elements
Heat island effect of the building and hard scape massing

Solution:

- a. Sponsor a segment of the long-planned LA River bikeway/Studio City River Greenway Park to create nature-based solutions that absorb carbon and other pollutants, filter air and water, and provide more public green space.
- b. This will also promote a broad increase in community activity, bringing attendant commercial benefits to the Riverwalk project and Studio City generally.

Details of the SCNC Greenway ask:

- a. South Bank, Whitsett west to the terminus of the Riverwalk site: "Sycamores at Riverwalk"

This land is immediately adjacent to the Riverwalk property and the land here can be integrated to feel like a parklike extension of the Riverwalk "front door", while at the same time offering significant aesthetic and habitat benefit. There is an existing grove of Sycamores that were planted years ago and they

create the treeline visually and define the site. This area needs underplanting with appropriate native shrubs, accessible paths and seating.

- b. Immediately adjacent to Whitsett is a sloped triangular bed created by the downramp of the state bike path that runs to Coldwater. We would like this area to be planted as a demonstration garden of native Black Walnut and Oaks. This could serve as an extension of the teaching facility at Harvard Westlake River Park, and with proper labeling and signage, serve to educate the public as to the value of the native oak/walnut woodland that surrounds Studio City.
- c. South bank Whitsett to Laurel Canyon

This is one of the first sites developed along the river. The promise of easy access to the river and permeability with the Village area has never been realized.

 1. Maintenance has been long deferred, and some initial mistakes, to be expected with a first time project such as this, have never been corrected, it is overgrown and attracts encampments. The encampments have been the site of several nuisance fires over time but remain a threat of a larger conflagration that threatens the commercial and surrounding residential areas. The area needs hard pruning, and overgrown invasives must be removed.
 2. Lighting is also needed at night. Last year a pilot program installed solar lights on the state bikeway adjacent to the Riverwalk site. These units are very effective and SCNC asks Riverwalk to fund the installation of similar lighting on the section of the river Whitsett to Laurel, on the south side. Long plagued by bureaucratic and jurisdictional logjams,

a private solution here, even if only to fund the lights, could be the catalyst to move all these elements forward. Opening this River Greenway would provide additional access to the Studio City business Village area and the amenities those businesses offer would enhance the experience of Riverwalk tenants.

Other Community benefits requested:

1. Abundant publicly accessible EV chargers
2. Rental bikes
3. ZIP car or similar service
4. Community rooms
 - a. office/meeting space
 - b. Auditorium for speaker series etc
 - c. Storefront gallery/museum