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studiocitync.org

LAND USE COMMITTEE

MEETING AGENDA

SPECIAL DAY

Thursday, June 4, 2026, 7:00PM

4024 Radford Avenue, MPR-3

Studio City, CA 91604 (818) 655-5400



Enter through the 4024 Radford Gate using the drive-on or pedestrian access and follow instructions from Radford Studio Center Security.

Stakeholders with disabilities who have a valid DMV placard, use a wheelchair, walker or cane, and/or those who have difficulties walking distances should notify a Radford Studio Center Security Officer or call 818-655-5085 to request shuttle assistance.

Acting Co-Chairs: Laurie Rittenberg (Board Member), Dean Cutler (Board Member), & Barry Johnson (Stakeholder).
Committee Members: Dimitri Gatsiounis (Board Member), Sharon Udkoff (Stakeholder), Barry Weiss (Stakeholder), Jerry Lewis (President, ex-officio).

1. Call to Order & Roll Call (1 min).
2. Approval of May 13, 2026 Land Use Committee meeting minutes (2 min).
3. Update by the Committee Co-Chairs (3 min).
4. Public Comments on non-agenda items within the committee's jurisdiction (5 min).
5. Response(s) to Public Comments by Committee Members (5 min).
6. Discussion and possible Motion with respect to Firefly Restaurant at 11720 Ventura Boulevard trying to obtain a Cafe Entertainment & Shows Police Permit. (The location previously held a permit, however, failure to renew prompted a new application being submitted.)

Link:

<file:///C:/Users/scnc/Downloads/Ventura%20Colfax%20LLC%20dba%20Firefly%20Notice.pdf>

7. Discussion and possible Motion (for the full Board to vote on at the SPECIAL June 8, 2026 SCNC Board Meeting) with respect to "Riverwalk at Studio City" proposed development at 12501– 12665 Ventura Boulevard (Case Numbers: CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA & VTT-84453) – 60 min.

Proposed Motion: At this time, the Board of the Studio City Neighborhood Council (SCNC) *opposes* CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA & VTT-84453 ("Riverwalk at Studio City" [RW]) at 12501 - 12665 Ventura Boulevard *unless* the following are addressed and corrected by the developer:

1. The height and mass of the structure is excessive and SCNC requests a deletion of the waiver to approve a height of 84 feet. The SCNC supports a maximum height of 63 feet. The Ventura-Cahuenga Corridor Specific Plan allows a 30 foot height at this address and the State Density Bonus allows for an additional 33 feet, for a total of 63 feet.
2. The density of the structure is excessive and SCNC requests a reduction in the total number of units from 814 to 653 per LAMC 12.11C.4.
3. Review existing traffic studies with SCNC and City representatives to ascertain the burden the project would impose on service level efficiencies and emergency reaction due to earthquakes, fires or other natural disasters. Examine the cumulative effects of developments at Riverwalk at Studio City, Sportsmen's Apartments, and the Sunswept Project.
4. Place a dedicated right turn lane and traffic signal at first driveway westbound on Ventura Boulevard to avoid congestion from residents and guests entering the facility. Clear directional signage should be placed to ease inflow to the facility and avoid back ups on Ventura Boulevard and Whitsett Avenue.
5. Request all landscaping to be consistent with native/Los Angeles River Improvement Overlay (RIO) approved species. "Drought tolerant" or "climate adapted" are frequently invasive and do not support the RIO 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/fire tables anywhere on the property.
8. No palm trees to be planted on the property.
9. Incorporation of artifacts from Carney's if Carney's allows.
10. A project of this scope will unavoidably create negative environmental impacts on the community and SCNC asks the developer to mitigate these concerns in good faith.

Concerns include:

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

Solution:

1. 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.
2. 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:

1. 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.

2. Immediately adjacent to Whitsett is a sloped triangular bed created by the downramp of the 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 a teaching facility and with proper labeling and signage, serve to educate the public of the value of the native oak/walnut woodland that surrounds Studio City.

3. 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 access to the Village area has never been realized.

1. Maintenance has been long deferred, the area is overgrown and attracts encampments. The encampments have been the site of several nuisance fires over time and 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 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 Canyon, 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 room/Meeting space

Links:

<https://plncts.lacity.org/pdiscaseinfo/search/casenumbr/CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA>

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/VTT-84453>

<https://studiocityriverwalk.com/>

7. Comments from Committee Members on subject matter within the Committee's jurisdiction – (5 min).
8. Closing comments by Committee Co-Chairs (2 min).
9. Adjournment (1 min).

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.

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 Jerry Lewis at jalewis@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.