

COMMUNITY MEETING TRANSCRIPT

Studio City Neighborhood Council

Land Use Committee, presentation by the Riverwalk at Studio City development project team and public discussion.

Meeting date	April 30, 2026
Body	Studio City Neighborhood Council, Land Use Committee
Subject project	Riverwalk at Studio City
Subdivision case	VTT-84453
Planning case	CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
CPC decision meeting	June 11, 2026

About this transcript

This is a machine generated (automated) transcription of the meeting audio, provided by Studio City for Safe Development for public convenience and reference only. It has not been certified and may contain errors. Audio quality at this in person meeting was variable, and some passages were not captured cleanly; these are marked *[audio unclear]*. The official Studio City Neighborhood Council record governs in all cases. Text has been preserved as transcribed and has not been corrected. Campaign notes appear in bracketed amber italics. The recording captured microphone checks and fragments before the meeting was formally opened; that pre-meeting audio is summarized rather than reproduced.

[Meeting not yet called to order, pre-meeting audio. Microphone checks and partial fragments captured before the official start are omitted here for readability. The transcribed record begins at the call to order below.]

Transcript

- 00:04:02 OK, everyone, we're going to call the meeting to order at 7:10.
- 00:04:08 This is the meeting of the Studio City Neighborhood Council and use committee for Thursday, April 30th.
- 00:04:13 Yes.
- 00:04:18 If you anticipate wanting to speak after the Riverwalk presentation, please fill out one of these comment sheets. They're over on the side table just with your name. So and then bring them up here and they will call you once we get to that and the amount of time.
- 00:04:38 That everyone gets to speak will be based on how many people want to speak if the.
- 00:04:44 It's less. It'll be two minutes if there's medium amount, it'll be a minute and a half. If there's a ton of people, it'll be a minute, so we'll just take it from there.
- 00:04:53 OK. *[audio unclear]*
- 00:04:59 So I'll I'll do roll call for the committee. Barry Johnson. I'm here. Dean Cutler. Lori. Richard. Dimitri. Gaps sionis. Sharon. Icofx. Barry Weiss. So we have a quorum. Everybody's here.
- 00:05:08 I'm here here, here.
- 00:05:22 Update by the committee Coach Chairs. Dean or Lori, do you have any update?
- 00:05:30 I don't either, that's.
- 00:05:31 Yield yield depend on.
- 00:05:37 Yeah, no, the land use committee has not yet in a while.
- 00:05:38 OK. *[audio unclear]*

00:05:45 Really do in large part to so many projects now are are by right, which means neighborhood councils or anyone else can't even appeal them. You're many of you are probably familiar with the various parking list apartments around Studio City. I think they're 6.

00:05:59 Well.

00:06:05 And none of those were things we could even submit comments on. So as a result, we haven't had so many meetings as we used to, because we used to be able to comment on more things.

00:06:19 So we'll go on to #3. Does anyone have a public comment on a non agenda item for that's not on the agenda tonight?

00:06:31 OK, none. So we have no responses to those. So we're going to get straight to #5 presentation by River Walk at Studio City Development project members and it's.

00:06:45 Case number VT84453 located at 12501212665 Ventura Blvd. And it's also a CPC number, City Planning Commission, 2025-569.

00:07:04 7-V-PR-SPC-M CU. P-V HCA that is also on the file and will yield the floor to.

00:07:20 Our river walk.

00:07:22 Presentation.

00:07:23 Very good. I'm not so good with microphone.

00:07:26 Can you hear?

00:07:26 Me. *[audio unclear]*

00:07:28 OK, maybe you can hear me.

00:07:29 Still if I put.

00:07:30 It out there.

00:07:31 No. *[audio unclear]*

00:07:32 Very good, but I'll hold it. Good evening. Thank you so much for inviting us to the neighborhood Council land use committee.

00:07:42 To present our river walk at Studio City project, my name is Rose Bistro, which with somas I'm planning consultant and I'm representing the client the applicant.

00:07:54 I will just be giving you a very brief overview of the project and before that I want to also introduce Mr. Jonathan Genton. He is the stakeholder and applicant of the project. He is tonight here in the room with us.

00:08:13 I want to make sure that everybody knows that case that we are presenting to you today is the CPC 20255697 and this is scheduled for City Planning Commission for June 11th this meeting.

00:08:30 You'll be at downtown City Hall and.

00:08:34 That is all on the schedule and more information will be provided as it comes closer to their dates.

00:08:44 So. *[audio unclear]*

00:08:45 Tonight we're talking about the local project that is on Ventura Blvd. Ranging in addresses, but the main address, 12555 W Ventura Blvd. It is.

00:09:02 Very large project by size in six acres, which is very rare to be in the city of Los Angeles. It is located on Ventura Blvd. West of Bitset, bounded by Valley Heart and also parallel with Los Angeles city.

00:09:22 The existing users on the site are one and two-story commercial buildings.

00:09:29 With associated or service parking that is on on the lot proposed uses that will be proposed as mixed-use and they are a combination of residential and commercial zoning of the property is commercial C.

00:09:31 Oh. *[audio unclear]*

00:09:48 151 VL audio and that doesn't change and This site is very walkable near existing public transit and ideal for development.

00:10:05 We have.

00:10:08 The next slide that is.

00:10:13 Proposing and redevelopment of the site, it will be removing or demolishing existing buildings and parking.

00:10:22 That is there.

00:10:23 Right now, for a mixed-use development that is proposing 814 residential apartment.

00:10:32 46 of these units are set aside for a very low income, and those are affordable units that are required by the state law as 7% of the base units, and that is 46.

00:10:48 The project will also propose about 76,000 square feet of commercial uses, and they are mostly designated as restaurant spaces. Right now. Project will fully park. It proposes 18106 parking spaces.

00:11:07 In the subterranean level underneath the project and all parking will be very much designated for residential and for commercial separate way. The maximum height of our residential building is set at 84.

00:11:11 Right.

00:11:27 84 feet.

00:11:32 We have generic site plan that will kind of give you an idea how the project is distributed across the site.

00:11:42 And on the right side, blue mark kind of building are really a commercial portion of the site.

00:11:50 They are taking little over a turreted of the site and the rest to the West. It is the residential proposed development.

00:12:03 There is.

00:12:05 4 access points or driveways that will serve the site 2 are located on the rear and they are on the valley heart. The north. The arrows in red you can see on the slide.

00:12:18 And they are also designated 1 specifically for residences, and the other one is for commercial and loading spaces.

00:12:27 Off of our.

00:12:29 We have two driveways that are located on Ventura Blvd. One is all the way to the West and 1 is in the middle of the project. It is also proposed signalized intersection that will provide pedestrian crossing.

00:12:48 And the safe access to the project and the rest of safety on Ventura Blvd.

00:12:55 The commercial portion of the building you can see largely designed.

00:13:03 Plaza and that Plaza connects throughout the project, and it also connects and activate the the walkability and connection between Ventura Blvd. And the river in the back. There is a lot of landscaping open spaces that are offered to residences and public.

00:13:22 And it's very a very well designed. We also have mid passages to between the residential buildings specially at the signalized intersection that is connecting Ventura to the river and the Valley heart in the back.

00:13:40 So this is kind of in short, but we'll be they'll be able to explain a little bit more if you have questions. The next slides are going to be architectural renderings that might kind of visualize and better explain what this project is going to look like in reality, so.

00:14:00 The slide that we have right now, it is view taking from Ventura Blvd. and admits it is showing the commercial portion of the building that is 2 story high.

00:14:13 It is kind of looking to the northwest, along Ventura and it is in the background. You can kind of see the the tips of the.

00:14:18 Yeah.

00:14:23 Residential building the next slide over is a passage kind of between the residential building at the intersection that will be signalized that we would really hard with the OT.

00:14:42 To achieve to make a safe crossing actually on Ventura Blvd. to net connect.

00:14:49 Passengers or or or pedestrians that are passing through, and this is a large portion of Ventura that was missing this piece. It is going to also connect Ventura through our project and great large landscaping.

00:15:09 All the way to the river.

00:15:12 On the next slide, you will see a view that is showing the proposed commercial landscaping inside the Commercial Plaza. This is the space that is well designed for.

00:15:29 Public gathering. It is for folks that are either visiting restaurants, meeting friends, walking next to the river, listening to the music, enjoying outdoors, whatever it may be. It's a great outdoor space for just the the public gathering.

00:15:49 And it is connected, connected in the same fashion along the commercial corridor.

00:15:57 On the following slide, you're going to see similar shots along Valley hard and it is showing the same kind of Plaza throughout the building to the left and connecting commercial and residential components.

00:16:17 And the right side would be the rivers.

00:16:22 And then the next slide I'm going to share with you, it is the opposite side of the valley heart. This is the termination of the Valley heart where it dead ends at the rear of our project. It is designed in a way that it is easy turnabout and well landscaped for the cars to have.

00:16:42 Room to turn and go back on Holly Heart and.

00:16:47 And it's way outside of the project.

00:16:53 I do also want to talk about our entitlements that are being requested from the Planning Commission at CPC meeting at June 11th and you're going to see several applications on the right side of the screen that are pretty generic.

00:17:11 And it would apply to any project that is going on in the city of Los Angeles anyway.

00:17:17 We have to file for project review or site plan review, known before at anytime when project is proposing 50 units or more or anytime when non residential floor area exceeds 50,000 square feet. So that's just by default project.

00:17:36 Permit compliance review is required anytime when the project is in any specific plan. So anywhere in the city that is just the application that will require compliance with specific plan.

00:17:50 And then we have main conditional use permit or master used conditional use permit. What is being applied for service of alcohol and full line for for beverages in the proposed restaurants. So this is.

00:18:10 This is sort of the application that are required for the project no matter what, and then more focus is the state law density bonus that we are applying for with this project with the state law there.

00:18:26 Are.

00:18:28 Offer incentives and waivers that could be used for residential development, and we are utilizing this law to increase our floor area to incentivize development of residential and and and also affordable projects we do have.

00:18:47 5 waivers of development standards. They are used in the situations where.

00:18:55 To try to, you know, preclude development of affordable units so that development standards could be that adjusted or change or waived. So they are allowed by the state law as well. So the first one that we're asking for is for lot coverage.

00:19:14 Specific plan is asking or or providing a maximum of 60% coverage for the for the lot were asking for 74% and that is basically to accommodate for affordable housing.

00:19:33 We're asking for the height of the residential building to go to the maximum of 84 feet and what that means. We all probably know that a specific plan is limiting development on the north side of Ventura in the area between.

00:19:53 Vincent and Fulton to 30 feet and 30 feet is going regardless if this is a residential or commercial project.

00:20:05 However, were allowed to ask for a waiver. There is no.

00:20:11 State limit.

00:20:14 And we are also paying attention on the site that we're dealing with. This is a very large site. It is 6 acres and the difference in grade elevation between east to West is about 11 feet. So this is also considered and accounted in our height.

00:20:33 Calculation.

00:20:37 Our component of.

00:20:41 Commercial development is requesting 36 feet in height, or two levels.

00:20:48 And again, specific plan limit is 30 and just across the street from Bitset. Specific plan allows 45 feet of height. So we're asking slightly over the requirement.

00:21:03 Have a specific plan, but we're also in the in the fair limit and not going very high. We feel that the two-story of the commercial.

00:21:15 Modern design provides a better ratio of floor to ceiling. It attracts better clients or tenants in the future and it also provides a better connectivity to the project so.

00:21:32 Are terribly where that we're asking for is reduction on the rear yard set back, and that is only foot and 1/2 in lieu of 19 that is usually required by the by the code.

00:21:51 Here again, our site is pretty unique as is connected to three public streets. Two of the three streets are already by by law, requiring only foot and a half set back and.

00:22:08 It is kind of connected from one St. to another to the next and it's it is all equally spread between three different public streets. We don't have any residential neighbors. We don't have any backyards. We don't have anybody in the back that this.

00:22:28 This would impair or or.

00:22:31 Make any implication because we're next to the Valley heart and we are next to the river. So this is very reasonable to ask for.

00:22:44 Transitional height, we're asking for reduction in that and that is also a city requirement or code requirement where residential development is close to the.

00:22:58 Commercially zoned for.

00:23:00 Pretty and it would have to set back in order to be the neighbor to the residences. Again, we're we're not having any neighbors. Residential nature. We are definitely backing into Wally Heart and the redirect and.

00:23:20 There is no issue with with any residential adjacent to us.

00:23:25 And then the last ask and then the labor of development standards is the volume of average setbacks.

00:23:33 So what that means on the based on the code again and the rule of perimeter.

00:23:42 Up to the roof city requires that every time when any building is higher than 25 feet and increase additional 15 feet in height, it would have to step back 10 feet and for additional 15 it would.

00:24:00 Have to step back again so it is kind of very equal 10 by 10 feet cut outs which we feel it wouldn't really look that great on the project that is.

00:24:13 Contiguous and large, and it would be sort of a design that is not very attractive. So we have asked the city that instead still allow us to do what the code requires by just giving us an opportunity to go with the design and cut outs and different setbacks and make the building.

00:24:33 More appealing and interesting and achieving either better design than what code would require other.

00:24:40 So this is basically what we have for you tonight. You all know that we did have our track map heard by the advisory agency on April 14th and their the statutory seek exemption. And that is one step.

00:25:00 The way CD works with the with the multi.

00:25:05 Entitlements, but we are still up for city Planning Commission in June and this case for entitlements that I just listed for you will be heard and.

00:25:10 Joe.

00:25:17 So. *[audio unclear]*

00:25:19 I know some of you were having a hard time seeing the screen, so I actually have print out the slides. I'm going to pass out so you can have them in front of you. OK. It's the exact same day.

00:25:28 And are we expecting a determination letter on the CPC case?

00:25:35 Absolutely. And that will be before the CPC hearing.

00:25:39 Yes. OK. Thank you.

00:25:42 Quick questions.

00:25:46 The entry is off Ventura Blvd. I see one of them is signalized is the second entry on Ventura Blvd. Going to be signalized?

00:25:54 No. *[audio unclear]*

00:25:55 No. OK on on the valley hard side, I see some trees on the Riverside of Valley heart. Is that city or county property or is that part of the developer's property?

00:26:12 It is City, City required landscaping and we also need to follow city urban forestry requirements for all the trees and replacement and planting.

00:26:16 No. *[audio unclear]*

00:26:24 So we we have a landscaping plan that will provide 218 trees on the property and will be replacing three St. 3.

00:26:36 On Ventura.

00:26:38 And the ratio of two to one.

00:26:40 Alright, so that's city property, but your landscape plan requires you to put those trees in. According to this slide.

00:26:43 The.

00:26:47 OK, thank you. I have a question.

00:26:51 So value of our ends at that spot, you're already doing all this while you're just taking that next building and having the road.

00:26:51 Yeah. OK. So.

00:26:58 OK, we're going to go on to item number six, which will be for public comments and questions. And I don't have, I don't have that many here. So I guess we will let each each person have two minutes.

00:27:02 OK and.

00:27:14 Never ask a question.

00:27:15 Can you give them the microphone? We can't.

00:27:17 Yeah. Because I said something and you didn't hear me at all.

00:27:19 We're going to have the people that are asking questions come up to the table.

00:27:24 Hmm.

00:27:25 And there will be a microphone there.

00:27:27 Can we still submit the form?

00:27:29 You could still there are speaker sheets over on the side table if you want to speak, you can fill one out and bring it over to us up here.

00:27:40 Which?

00:27:54 5.

00:27:58 OK, so first we have Dawn Lake, I believe. OK, your first interview.

00:28:03 Yes, Sir.

00:28:06 We got lucky.

00:28:07 To be first.

00:28:12 I had the pleasure of talking to Nicole.

00:28:15 This one.

00:28:16 Yeah, you kind of try and direct it towards you or you can hold it either, right? Yeah.

00:28:20 All right. Either way, any event I had the opportunity to talk.

00:28:23 To Nicole so.

00:28:24 I know a little bit about this. My concern is we live my family and I hill slope St. which is about two blocks South of that.

00:28:33 And two blocks east of what's it and the traffic there gets very bad, especially in the morning and the evening today was.

00:28:42 Bad from the home.

00:28:44 And I drive it.

00:28:44 Every.

00:28:44 Day. So what? My main concern is first of all I think.

00:28:48 The height is too.

00:28:49 Much I think you need to lower the.

00:28:51 The height down.

00:28:52 You need to limit the amount.

00:28:53 Of number of departments you.

00:28:54 Get.

00:28:54 There because for one thing, you're going to change the whole look of the.

00:28:59 Community in the area.

00:29:01 It's, you know, we've got a Studio City area who unfortunately suffered through several areas of development, Laurel Canyon, Ventura, cold water and Ventura. Those projects, frankly, I've never liked. Now you're going to.

00:29:13 Have.

00:29:14 Enough, but here you're going to add 800 apartments.

00:29:18 Because what are the cost?

00:29:19 Of the apartments going to be for one person, one bedroom apartment, you know.

00:29:24 I believe that that is I be I can only speak for the.

00:29:30 Units.

00:29:32 Because that is. But I think we can if that is known, we can definitely try to answer that.

00:29:33 That's not my question.

00:29:40 You would have that figured out if you're developing a project, you would know how much rent.

00:29:44 You're going to get.

00:29:44 From the current standard for the future, right?

00:29:45 Thank you. Well.

00:29:50 Well, let's take a guess. Let's let's take a guess. Let's assume they're 5000.

00:29:51 OK. *[audio unclear]*

00:29:51 Let's let the speaker finish.

00:29:56 With.

00:29:57 You know, affordability is a new word today in politics. You're going to probably have two or three people living in those apartments, if not more. That means more cars you're not having providing enough parking spaces for all those 800 some odd apartments.

00:30:12 Alright.

00:30:12 That means, where are those people going to park? I can tell you they're not parking on Ventura Blvd. They're not parking on Whitsett because there was apartments up on WhatsApp. I used to have a condo on Whitson. They're going to be parking on Hill Slope St. My street, cantera and some of the other side streets in the area. We've already got a parking problem now with that.

00:30:32 So it's going to be much, much worse. The traffic in that intersection is going to be a nightmare. So again, I call upon you and the owners is the owner of this project here.

00:30:41 Today.

00:30:41 Yeah. Yes.

00:30:43 Who is that?

00:30:45 And that's that's.

00:30:45 Do you want to?

00:30:52 Have no problem.

00:30:52 Just two minutes.

00:30:52 With that, all right, well, very good. I've expressed my concerns. I have more concerns. I don't want to take up the whole. Thank you.

00:30:55 Great.

00:30:59 Thank.

00:31:00 Pamela G from Sunswept I don't want to mangle your last.

00:31:02 Great.

00:31:06 Name. Great. I'm just gonna go with this is my wife. I'm gonna.

00:31:09 Oh, my. My husband's gonna come with me here.

00:31:13 Hi I just I.

00:31:14 I basically have the same concern, but my only question is in addition to the fact if you drive down Ventura Blvd. right now there's.

00:31:24 And pretty much every other commercial property is for lease.

00:31:30 So commercial property being a big attraction, I don't understand that.

00:31:35 The other question is pretty much sunset strip is destroyed is destroyed because it's no longer has the integrity that it had because of a lot of projects like this where they assumed a ton of people who could afford or \$5000 units are going to move in. They're not coming. I can go on apartment.com.

00:31:56 Right now and it's.

00:31:58 Three months.

00:32:01 Free two months free. Come on in. Come on in. They're not renting them. So who?

00:32:07 In this price point is coming to these 800 and change units, I get the 46 that are affordable housing 46 out of the 8.

00:32:20 Who's?

00:32:22 We're losing jobs, we're losing people in this area. The integrity of Studio City is that it is neighborhood like and it is lovely and it is not urbanized, whatever that means.

00:32:34 So I don't understand who's coming. That's my question. Who's coming? Who's coming to rent these apartments? That's it.

00:32:42 I'm Justin, Randy. I'm.

00:32:43 A long time.

00:32:45 So, Dean, why aren't they just buying the next building that you always have taken care of at the end of at the end of, you know the back Rd. there? I mean you have this space right in the corner, you know at the end of belly heart.

00:32:57 Don't you always handle that next chunk of building?

00:33:00 I'm not sure which.

00:33:00 One, you're.

00:33:01 The one that you have that end CAP unit that's for lease, right?

00:33:04 Oh, I know what you're Speaking of is online. I think that's the piping companies property, but I know that they've had different opportunities to lease, but.

00:33:04 Now.

00:33:05 Because that's where the endpoints is. Oh well, I just figured it's you're on. Everything I've known you for years, you know.

00:33:14 Yeah, right.

00:33:18 OK, because it was always the problem with that road ending so weirdly. OK, the the question I had is in your pictures everything is 4 stories. All of it that you didn't show anything with five or six or seven stories. So that's a little disingenuous.

00:33:23 It's it's entirely a separate project, but but I'm not involved in.

00:33:30 It's still over.

00:33:38 I think if you're going to try to get anything, you're gonna Max out at four other than if you change that, then you are literally changing the rules for you. And that's that's a bit.

00:33:49 Much.

00:33:49 Thank you. That's the time Lewis Sanford.

00:33:51 Thank you. Thank you very.

00:33:53 Much.

00:34:07 I'd like to.

00:34:08 Request the Council submit Community impact statements regarding this project that.

00:34:13 Would include the following.

00:34:15 Reducing the number of total units from 814 to 614, keeping the story count to 3 levels, requiring that all environmental review include recently completed, approved or proposed projects within a 2 block radius.

00:34:29 Thanks.

00:34:30 Which includes Sunswept project, the apartments of sportsmen's, those stores of Sportsman's and Harvard, Westlake Private School Sports Complex. I really like to see some genuine influence exerted by the Council. My neighbors have lost our faith in this body and local government in general.

00:34:51 Because of the removal of green open space and.

00:34:53 Community with the destruction, everyone knows that Weddington's golf and tennis complex and the privatization and commercialization by Harvard Westlake. In addition to everything else taken from us, Harvard Westlake Complex is also robbed us of those beautiful scenic views. S to the Santa Monica mountains.

00:34:59 Yes.

00:35:14 That's changed forever. I'd like to propose what Europe has, you know, done for many years, a vertical forest, which really is walls of green, has been successfully done for years on the other.

00:35:26 Side of the pond.

00:35:27 And even Beverly Hills is now adopting it, with two twin towers next to Beverly Hilton Hotel, and there's no reason why we can't bring this very innovative concept to Studio City. I think this positive acclaim and recognition would go to the developers and Studio City would probably benefit from it as well.

00:35:47 Thank you. Thank you.

00:35:51 Steven white.

00:36:08 Hello.

00:36:10 I would be in favor of this project if it were.

00:36:13 In Sherman Oaks.

00:36:19 However, unfortunately, as a resident of Sunswept Dr. I am terrified by the combination of your 800 units and the 600 units that are going to be built right next door to you because already the.

00:36:37 Traffic situation coming out of Sunswept is so difficult. As it stands, we only have two exits. One of them is extremely dangerous because it has a lot of turns and people drive too fast on it and the other one has a very unpredictable light.

00:36:56 I feel that probably the only solution for the people who live on Sun swept is to sell before this is built. Thank you.

00:37:09 Thank you.

00:37:10 Scott vandell.

00:37:17 Hi, thank you. Barry. I I just want to put a little perspective here that the city of Los Angeles is mandated was mandated to build almost 500 units by 2029. They still have almost 400,000 more units to go. That is why the.

00:37:37 City Planning Commission is pushing forth all of these build build build projects. These are all mandates that come.

00:37:44 Down from the progressive supermajority.

00:37:47 That you all voted for in our city, county and state government.

00:37:52 This is the government you want and you get it good and hard. That's why you're getting these giant buildings like Sportsman's, which would have been 33 feet, that's now 94 feet because you voted for state politicians and policies that mandate this upon the city of Los Angeles. So where all the, the almost 400,000.

00:38:12 4 units going to go, they're going to be split between all the Council districts and all the communities, and no one is immune. So build, build. Plus you say traffic and cars.

00:38:23 You voted for HLA. Do you remember? It passed.

00:38:26 With an Oval voter.

00:38:28 Excuse me. It's my time. It passed with an overwhelming majority. You're going to get a bus and bike lane.

00:38:35 On internal Blvd. Talk about traffic.

00:38:38 Ride your bike, take the bus and walk. You wanted 15 minute cities. That's what you voted.

00:38:44 And when I say you, I don't mean you in particular. I mean, the overwhelming majority of California and LA, over 66%.

00:38:53 Passed all of these mandates that you're now complaining about, so think about it. And when you criticize the influence of this Council, I'm sure you heard Barry at the beginning. Many of these projects, you can't even make public comment about.

00:39:07 Who voted for mayor bass ET 1 you you the city of LA, the county and the state voted for this. Congratulations.

00:39:10 Not me.

00:39:22 Harvey Wyman or Wyman.

00:39:29 Just.

00:39:31 That's the same.

00:39:34 I agree with except for the last speaker. I agree with everything that was said, so have to cover the same grounds. I have a couple of questions if I could.

00:39:42 You say 84 feet is the height, but that's the lowest point of the property. So what is the height at Ventura Blvd.

00:39:51 At Ventura Blvd. we can ask. We can ask the architect if you can answer that.

00:39:52 Yes.

00:39:56 Well.

00:39:59 Yeah.

00:40:02 Hi, good evening. My name is Sherwin Pineda. I'm with MBE. I've been working on this project since 2019, so with regards to your question, the 84 feet is actually.

00:40:16 The the Building 7 stories, I'm sorry.

00:40:18 What?

00:40:20 Why is it showing?

00:40:21 Only four stories, yeah.

00:40:23 Yeah.

00:40:23 So. So along Ventura Blvd. The way we decided building, I guess we can pull it up is.

00:40:30 Like I said, I've been working on this for a long time and I think we've got through. So through so many iterations and then what we have now that you see as the current design is I believe, although yeah, it has a lot of density, but I believe it has been the most sensitive in terms of how it fits in the neighborhood. That's why it's only four story.

00:40:32 OK. Yeah, so.

00:40:36 This is.

00:40:49 Ventura, there's there's some pockets that are 5, but the seven story portion of it is all along Valley hard away from Ventura. And so, so that was a design decision, but also city planning also actually.

00:41:01 Yes.

00:41:04 Kind of like encourage that because of the highly developed.

00:41:09 And then the seven story along my heart. Also when you see the render, you don't really see, oh, OK, yeah. Here is the rendering of when I can I can we go back to the previous screen. Thank you just the one.

00:41:20 OK. *[audio unclear]*

00:41:23 That's what's there.

00:41:29 Yeah, this one. So. So this is the site. Obviously everybody knows where the site is. Next slide please.

00:41:35 And what you see here is the sort of the volume shape of the project. So we were looking at the corner which said and this whole retail streetscape of one and two-story retail here the the way that the project has been designed is that we wanted this low scale retail to sort of like transitioned into the project.

00:41:54 In a manner where it it's kind.

00:41:56 Of like leaves with the neighborhood.

00:41:58 And and over on the other side. Yeah, here it's.

00:42:03 Yeah, this is sort of like a rendering of that.

00:42:05 Corner of headset and Ventura and these are 36 foot height limit. It's a two-story retail 18 and 18 kind of like roughly depending on this total the roof but from here you it takes about 500 feet before you you see or you you drive by and and see the the the the four or five.

00:42:27 Been terrific signings.

00:42:27 Next slide this.

00:42:29 See this is this is it from with set to here that's that's 500 feet, 540 feet to the side. And then the second story piece is now here. You can see it here. It's actually behind it. I would say that if you're driving by you you will see it but it it's still like in your face if I may.

00:42:46 And that's at Whitson Adventure.

00:42:48 This this is what set and then this is.

00:42:51 I'm sorry, it seems to be in my face though, so my question is, what is the actual building height fronting Ventura from the sidewalk?

00:42:53 Yes.

00:42:59 That will be about 55.

00:43:03 55 yeah.

00:43:04 As opposed to the 30 that's in place.

00:43:05 Yeah, yeah, 55. And then the seven story, it's actually 75, it's 84 because they wanted us to make it to the top of the stair. That needs to go up to the room for for emergency, right. So it's really 7584 is because of the top of the stair. That's how they wanted us to measure it, so.

00:43:21 But the 84 is from the low point of the property you said.

00:43:24 Yes. Yeah. So Ventura is the high point of the property. So where is the actual height from Ventura Blvd.

00:43:26 From the.

00:43:33 It is 55, yes, yes.

00:43:35 55 as opposed to the 30 that now exists.

00:43:37 Yeah.

00:43:38 OK. *[audio unclear]*

00:43:39 But not at the corner of Ventura, and with it, it's lower. Yeah.

00:43:43 That is 36 at.

00:43:44 That point, yeah.

00:43:45 Small favors of the parking the 1800. Was that correct?

00:43:49 How many of that is for residential and how many is?

00:43:51 For commercial.

00:43:53 I don't have to.

00:43:54 One thousand 1040 is want to make sure that I give you the right number.

00:43:59 Residential.

00:44:02 The answer that one.

00:44:07 So. *[audio unclear]*

00:44:07 Hi, Eugene Chang, Gibson transportation, where the.

00:44:11 You can close that up higher.

00:44:12 How's this? Much better. OK. Proposed parking residential. We're looking about 1040.

00:44:21 For 814 units, so that exceeds the.

00:44:23 Code requirement for.

00:44:24 How many of the 814 years? 814. How many of those are two-bedroom? How many are one bedroom?

00:44:34 Oh, I'm sorry. The reason I asked that very specifically, the people live there are not going to be working in your restaurants.

00:44:35 I would say.

00:44:41 Yeah.

00:44:42 They're gonna be driving and contributing to what's already the worst intersection in the entire valley.

00:44:47 So let's let's let's talk about the transportation analysis then. So transportation analysis was done.

00:44:48 Cold water and venture great.

00:44:52 Per LADOT requirements, so as some.

00:44:58 The transportation analysis was performed per LADOT requirements. So as we know, the landscape for environmental analysis has changed. We've gone from the level of service, the letter grades of A through F How it's an intersection performs to greenhouse gases multimodal mobility there, so.

00:45:17 That's been the shift in the transportation analysis.

00:45:20 We've submitted an analysis dot they've reviewed and they've approved it. That was done this month, so in terms.

00:45:28 Of. *[audio unclear]*

00:45:28 Transportation analysis we've gotten approved the letter from LADOT relative to what's been analyzed.

00:45:36 Now, that being said, my notes here.

00:45:46 The breakdown on the screen.

00:45:48 Of the space.

00:45:49 You want to see.

00:45:51 Can you clarify when the analysis was done, like what year?

00:45:51 Yeah.

00:45:54 Yeah. So the analysis, so LED's requirements for transportation analysis is traffic counts have to be done within two years.

00:46:00 Is that what you?

00:46:02 So what the operational analysis did for the intersection was we use counts from 2025, which was consistent with LADOT rules, and the background traffic projections were were forecasted based on ambient traffic growth. What what they typically anticipated going.

00:46:20 On within the general study area and on top of that, we have known projects that are going on. So I I think Sportsman's large came up and that's been operational then those are inherent their traffic counts that have been collected but to the larger question of when was everything done?

00:46:38 2025 counts forecasts it's 2026 conditions. It includes background traffic growth and projects that we are aware of aware of from LADOT and from planning so to the extent that there are proposals out there that have not been submitted, those are not what we would consider reasonably foreseeable.

00:46:58 Because they're not.

00:46:58 And.

00:47:00 So that's.

00:47:03 That's.

00:47:03 The nuts and bolts of that analysis of how old it is and.

00:47:08 What's included in?

00:47:09 Have you driven Ventura Blvd. at any given part of the day?

00:47:18 OK. We're going on to Martha Bissell.

00:47:19 Thank you.

00:47:25 I'm not sure.

00:47:26 Oh, I'm sorry.

00:47:28 Sir, what's the name of your?

00:47:31 It's MVP in quarters.

00:47:33 Thank you.

00:47:35 So sorry.

00:47:37 Dear neighbors and shareholders, what 1 developer gets all of?

00:47:46 Everybody will any any.

00:47:52 Exemptions or reductions affect all the other projects. I'm not the first person mentioning that it's not just river. Walk it.

00:48:00 Peter Austin's project at Sportsman's Lodge it's Harvard Westlake and they're enormous development with their large parking lot too. Ari, live on sunswept overlooking the development. And I don't have a problem with development in general, but I do have to say.

00:48:20 It's a serious safety issue. We had a fire on the hill last year during during the fires and ingress and egress could kill somebody.

00:48:30 And as it is, we are stretched so thin it's so hard to get in and out. Fire trucks are are aware a couple of other quick things. One is the the the face to Ventura Blvd. Is very important. The step back as you know comes from New York to about the canyons.

00:48:51 Who is going to get the low income apartments? Because with the property development in the neighborhood, they have been.

00:49:00 Most people who are supporters of the project.

00:49:05 So I I just want to say as a neighbor, I know that you've owned this property for a long time and you do have a right to do what you want with it. However, our safety really, really matters, and the exemptions and redactions of everybody, including the projects which may or may not have been.

00:49:25 Considered like Peter Austin's our.

00:49:30 Affect us all. Thank you for listening.

00:49:33 Thank you William Dorn fox.

00:49:37 Hi, Nicole. Couple golden. I just wanted to clarify something related to the affordable units. They haven't been promised to anyone. You just a lot of people have been reaching out and are interested and we're keeping.

00:49:47 An active interest.

00:49:48 List. That's all. We just have an e-mail list that says hey, when they're available.

00:49:52 You know, but no one can promise anything. That's not correct and that that portable units are highly regulated. Understood what?

00:49:58 I'm not saying that you doing that.

00:50:00 I just happened.

00:50:01 To. *[audio unclear]*

00:50:02 I was in a meeting with.

00:50:04 And somebody said that they would give somebody.

00:50:08 OK. Well, that's no less.

00:50:09 That's no, no, no questions for.

00:50:12 Not a question and answer second so.

00:50:13 We're doing.

00:50:15 When you when you speak.

00:50:23 Hi, folks. Good evening. My name is Bill Dornbach. I'm a planning student in masters of.

00:50:29 Urban planning program that you.

00:50:31 I have a focus on housing and policy. I support this project. Los Angeles has a supply.

00:50:37 Problem.

00:50:38 When you constrain supply, rents rise and that's really not my opinion.

00:50:44 If you go.

00:50:45 To school anywhere the public schools will teach you this. It's economics. You can't oppose housing production.

00:50:50 And complain about affordability at the same.

00:50:53 Time.

00:50:55 Projects like Riverwalk that mixed market rate and affordable units are exactly how we make a dent in both. This is an ideal location. Direct access to the LA River path and proximity to transit and existing community infrastructure. This isn't density imposed on a quiet St. This is this project.

00:51:15 Places density exactly where decades of research research says it belongs on Ventura. It's a it's a commercial corridor and it's already built to handle this type of debt.

00:51:26 The project also provides more than substantial onsite parking. Please take.

00:51:30 Note about how.

00:51:32 Much parking is being provided and how this address is one of the most common objections to infield development, ground floor retail and activated riverfront will improve walkability and it will generate local economic activity for your neighborhood. The more residents will be shopping and dining and spending locally, and this will

strengthen Studio City as a business.

00:51:53 District. This is a really strong neighborhood benefit.

00:51:56 Here's what I asked everyone here to consider. If we don't build housing like this.

00:52:02 Where did the next generation of Angelinos live? If I have children, I'm 27 years old, will they be able to afford to live in the city they grew up in?

00:52:13 Blocking infill housing like this doesn't freeze your neighborhood in place. It's going to erode the long term prospects of families, and it displaces future residents before they arrive. Thank you. Thank you.

00:52:30 Josh porell.

00:52:39 Hello I'm just echoing I comments that have already been made a little bit we live up on Sunset Hill. I'm gonna drive because we all know there was a fire there a year and change ago we could barely get out.

00:52:55 The fire trucks had a hard time getting in. I have memories and my kids have memories of the.

00:53:00 You know, choppers dropping water while we're just honking, trying to get our neighborhood. So it's what I'm asking you. My guess is this is gonna go forward in some fashion. This intersection, when you're looking. So we come down behind Rocco's Tavern. The people are sneaking through Laurel Terrace.

00:53:20 There's Ventura going through. There's whitset, there is going to be nighttime football games. There's going to be an extra 1000 cars going through here. There is a fire just station right there. It. I'm just asking when you're planning.

00:53:32 For this and going through this to think about the impact of just trying to get out of our neighborhood, it's very, very difficult. We do it, I drop my kids off to school and pick them up. So anyways that's that's my big thing. I know it's a small thing, but for us in our neighborhood for the 120 resident houses up there, it's a huge, huge deal. Thanks. Thank.

00:53:53 You.

00:53:53 Thank you, Paul. Lunch.

00:54:09 Hi there.

00:54:12 Having listened to the other comments that were made and questions that were asked, some of my concerns, most of them have been addressed already.

00:54:20 What I have difficulty getting my arms around are the traffic count that was alluded to as to have been used.

00:54:31 To determine the congestion that will result from this additional project, in addition to the Sportsman's Lodge Shopping Center, that's up and running now. The development there, the other obviously Weddington and now.

00:54:50 814 additional units if you've driven cold water and Ventura during the day, 1/2 3:00 in the afternoon, you'll you'll notice.

00:55:04 That you get backed up.

00:55:07 Easily two or three light changes before you get through the intersection. That's my my big hang up here with this idea of relevant traffic count and how you're going to project what the actual volume is going to be.

00:55:27 Particularly as, as has already been pointed out, the number of parking spaces for 814 units, you're you're giving each apart.

00:55:38 About 1.2 parking spaces, if I understand it correctly, and while I don't live right there at the development, I can only empathize with those who do, and it's not going to.

00:55:51 Be. *[audio unclear]*

00:55:51 A pretty picture. Thank you.

00:55:54 Thank you.

00:55:55 Mary Weaver.

00:56:03 Hi I want to say thank you to everybody on the neighboring council. I love them. I was here about three years. Barry, I remember you. I commend you guys for serving. I don't know what it is about developers, but I

always feel like I'm getting sold something. You know? It always feels exaggerated.

00:56:19 I think there was a statement about something being the city allows 45 and we're just asking a little more 80 stuff like that is ***** and you guys come, it devalues your presentation cause all I can hear is this is up.

00:56:29 Yes.

00:56:34 Doing everything you can do to make it look wonderful and get sold.

00:56:40 OK. My second comment about you all is I think the architecture is very unattractive. I almost got kicked out of one of these meetings for saying this to another developer. You got to get along with them, twin Towers Correctional Facility. I encourage you to drive down there. The only thing different as far as I can see, I'm not an architect is the width of the windows.

00:57:00 So I don't think it's very attractive. I have no idea how much profits being made on that, but I hate to think.

00:57:04 About it and the other thing I just want to say more as a general comment. I get upset and hearing how we got more and more housing. We don't have enough infrastructure. We don't have enough water. God dammit, the Colorado River is drying up. Where is the water going to come from? For us, I I I feel bad for people. I know it's hard to live here, but I don't think that means we have to adjust to that.

00:57:26 At the risk of not any of us being around in this this state in 100 years, so thank you.

00:57:32 Which is.

00:57:33 Harry Fowler.

00:57:37 Yeah.

00:57:47 Thank you. I have a question about carnies. I haven't heard Carneys mentioned, I believe Carneys was identified in the city of Los Angeles's Historic Resources survey as a historic resource. I'm wondering if.

00:57:50 Yes.

00:58:00 Any alternatives were considered that would preserve carnies in place as a historic resource.

00:58:08 Yeah.

00:58:10 It's it's not in the.

00:58:14 The story.

00:58:15 It's built in the 80s.

00:58:19 It's been there since 76, so it's 50 years.

00:58:22 From the 70s.

00:58:22 Old no, that's true. But we've talked to is that.

00:58:25 It is because I went to school with Bill Wolf.

00:58:32 So cronies won't be so.

00:58:34 Any project?

00:58:36 And there was no consideration of trying to save it, relocate it, accommodate it in.

00:58:40 Any way?

00:58:41 No money in that.

00:58:46 This is very wide. It's so.

00:58:47 Yeah, yeah, yeah. These are our last comment card. Did anyone else wish to speak?

00:58:59 Up in the building, it's just.

00:58:59 We will go to go ahead and come up and tell us.

00:59:03 Your name, how many years it will take to build the project.

00:59:04 The length of time for the build itself.

00:59:10 What was your question?

00:59:17 You want to say it?

00:59:18 No, it's it's that you said it was 55 years, six years.

00:59:18 Yeah.

00:59:23 So from 27 to 33, we can expect construction first demolition and then construction for six years.

00:59:31 Yes, yes.

00:59:33 Thanks.

00:59:34 Do you have an estimation as to how many truckloads a day that will be over six years, both for demolition and hauling, and then for construction?

00:59:43 We do. I don't have it with me, but we do sure is part of the haul route discussion, absolutely.

00:59:50 And is there going to be an environmental impact report?

00:59:55 No. What will be in place of an environmental impact?

00:59:57 1.

01:00:00 This is a sequel exam Project 130.

01:00:04 There's an exemption, so how does one determine what environmental impacts will be triggered by a project of this size in the absence of a formal studies?

01:00:05 Correct.

01:00:20 Well, there is no ear. Yes, no.

01:00:22 I realize that, but I can't imagine that project of this size won't have a result on air quality, water quality, safety for earthquakes and noise. Will there be any exploration with regards to this in the absence of?

01:00:39 Yeah, let's get Sherry.

01:00:41 Yeah.

01:00:44 It is.

01:00:44 Is there?

01:00:46 Yes, it's got.

01:00:46 Yeah, we're going to get you.

01:00:49 OK. Thank you. We're going to go to committee comment and questions.

01:00:51 Thank you. She's going to answer her question.

01:01:00 So in terms of the actual environmental impact under state law under 8130, we're not required to do all the studies. You would typically do for any IR.

01:01:08 For the planning findings required certain environmental analysis. For instance, we had to do a traffic analysis of what they call non sequel impacts, which means neighborhood intrusion. So we had to do traffic counts. We had to do that analysis, but the typical air studies that you would see in environmental impact report.

01:01:29 Are not required because the state legislature determines that because this kind of housing project is exempt from Sequoia.

01:01:39 The you don't have to evaluate the.

01:01:41 Impact technically.

01:01:41 So because we don't have to, there won't be.

01:01:43 So technically you don't have sequent impacts, but clearly you're going to have haul routes, you're going to have cars in the street. You're gonna.

01:01:50 Have more traffic.

01:01:52 And so we did do the traffic study to evaluate it. We did not do an air quality specific study and we didn't do a noise study, no.

01:01:58 One way to our earthquake.

01:02:01 Reflect.

01:02:03 Well, what we're.

01:02:04 Required to do earthquake analysis as part of our building permit. No noise, no, no air party.

01:02:07 But no noise and.

01:02:09 Air quality.

01:02:11 Water.

01:02:13 All we had to do in order to put your building permit, you have to have an assessment done, but basically it will serve letter. Say you have special waters, sufficient power in order to and sufficient fire accidents you have to meet other building codes and fire code requirements.

01:02:21 Listen.

01:02:29 And I so I should.

01:02:30 And we should expect no forthcoming information with regard to air quality or noise.

01:02:35 Correct. We're not doing additional studies for air polyploid.

01:02:36 Over the seven years.

01:02:39 Maybe you do because it's the right thing to do. Now that you have to.

01:02:40 Go ahead, Peter.

01:02:42 So I had a I had a question. It's not, it's not really directed views board to the board. Your project is going to get through. It's going to get the the stamp. I'm sure I I know because I was deeply involved in Sportsman's and I know what goes on over there.

01:02:55 It's got issues.

01:02:56 But it's more about if you're going to start in 2027, there's a loss.

01:03:00 Between airline and I think the city or airline and midway over there, that's goes to court. I think in October. So they already have a demolition permit for the hotel. And if this if their project starts around when yours does.

01:03:17 That's going to be a big train wreck, not so much yours, because that's a active, you know, destination spot already and there's over 500 cars there at any point in time. The entire parking lot is.

01:03:32 And that's so there's years of where are those parts going to park? So the question of the board is, can we get work on getting sportsman's to the table to ask about the parking and about these projects that may happen simultaneously, you know, the city doesn't seem to care, but maybe we can.

01:03:33 Oh. *[audio unclear]*

01:03:52 Start talking about it and maybe we can make get some something staggered or at least know what we're in for.

01:04:00 Thank you. One more hand, I see. Go ahead.

01:04:04 I'm actually a yandy and I think housing is important and especially affordable housing, but I live in the area and so my maintenance comes in because I just think there's just, it's just too much traffic and the.

01:04:17 Parking is not.

01:04:18 Enough would you be?

01:04:18 Considered scaling it down a bit.

01:04:25 He needs money. Don't you get?

01:04:26 It. *[audio unclear]*

01:04:26 I understand. I mean, I understand how the numbers.

01:04:30 Work, but I just think it's just too.

01:04:32 The development for this area just eration.

01:04:34 Fair.

01:04:35 Of the traffic and.

01:04:36 The parking area.

01:04:39 With that concern, I understand that, but I think that.

01:04:43 It's about money and it's a done deal, but there's nothing you could do.

01:04:50 I don't know why are.

01:04:51 We here. OK, we're going to go to committee, comment and questions.

01:04:59 Starting at this end.

01:05:01 So. *[audio unclear]*

01:05:05 So I have a question regarding.

01:05:08 The.

01:05:08 Curb cut on the one we're planning on putting.

01:05:12 In a signal.

01:05:14 I'm not seeing a turn lane on there, so I'm assuming that it's just going to be cars turning from the already existent right hand turn lane in and out of there.

01:05:28 Yeah, Eugene Gibson, transportation.

01:05:31 So that driveway is configured with.

01:05:34 As you noted, a.

01:05:36 We'll call that.

01:05:37 A through right turn lane, that curb lane is quite wide.

01:05:40 Right now, and functionally it's on the order of 18 to 20 feet. That's enough for a what we call it de facto right turn lane, where folks will naturally gravitate towards, you know, the the lane stripe. And then you'll have enough space to to pass through the driveway itself is fairly wide, so it's not.

01:06:00 Where you would have a typical intersection where.

01:06:03 You don't have a designated right at the corner.

01:06:07 Space.

01:06:08 To work with to get around. So that's the. That's the concept at the moment and.

01:06:13 Are you are you saying though, that there's going there's going to?

01:06:16 Be sort of a.

01:06:16 A I don't know what the right term would be like. A makeshift probably is in the right term, but but there's going to be some sort of turn lane, but it's not.

01:06:24 Going to be an officially designated.

01:06:25 It will not be described as a turn lane.

01:06:28 Just there's. Why not because of the?

01:06:30 Options on.

01:06:30 The.

01:06:31 The pre-existing dimensions on the street or.

01:06:32 To do that.

01:06:33 Why would you?

01:06:33 Not.

01:06:33 Put internally there.

01:06:37 Because that's what you're adding. What?

01:06:38 It would be.

01:06:38 It would be red, though. You couldn't park right next to the driveway.

01:06:42 Right, But what what? What you guys are doing? I mean, people have referenced what's happening at Coldwater and Ventura. I mean it's it's major congestion and you're simply going to add to it if you have streams of cars trying to turn from the existing, let's call it the through lane.

01:06:53 Yes.

01:06:59 Cool.

01:07:01 So again, the that curb lane is wide enough. It's 20 on the order of 20 feet. So we have enough.

01:07:07 For de facto.

01:07:08 Turn right when we.

01:07:10 Submitted this the the transportation houses to do OT we we talked through this and they have conceptually approved it as not having to designate a turn lane that.

01:07:20 They've come back with her.

01:07:20 Would you be open to? Would you be open to designating a turn lane? I'll tell you why. I mean, is anyone who's driven in this city? People don't use these. Whatever. We're calling these non official term. The fact that turn lines. Thank you.

01:07:30 De facto internally, yes, I.

01:07:36 I will say provisionally we'd be open to, you know, we'd be open to talk about that with OT. I think it's it's functionally striping out Elaine. Yeah, which.

01:07:45 We could do that, but that's also within DOT's, the main and.

01:07:48 They'll have to approve.

01:07:50 Approve that so we can have that.

01:07:51 Discussion with them.

01:07:52 Well, I would appreciate if you would, because I I don't. I mean unless you inform me otherwise, I don't know that it's going to bring any kind of harm to your.

01:07:59 Your project, if it makes you a better steward within the neighborhood.

01:08:00 This is.

01:08:03 Creating a turn.

01:08:03 Later, in my own opinion, that would be a push, yes. So I think we can have that conversation with the.

01:08:03 We're not trying to.

01:08:08 RT without being poor.

01:08:10 How do you say committal? You know, pending their?

01:08:14 Approval. Yeah. Thank you.

01:08:16 Such a thing.

01:08:19 Thank you.

01:08:20 OK, let let's get through here though first.

01:08:25 Excuse me, this is my turn to talk. It's my turn to talk. You can talk during public comment.

01:08:30 This project you Sir.

01:08:34 I live on sun sweat. Would you build that type?

01:08:39 Near your home.

01:08:41 Please answer.

01:08:44 If I lived on sunset or sunset, I lived in Westlake Village.

01:08:48 Where do you live?

01:08:48 Now, Sir. Yeah. Always live very well.

01:08:55 OK, next.

01:08:56 Do you understand what you're causing to us to the old neighborhood? I bought my house because I love the area and now you're destroying everything. And my view, my view.

01:09:09 If you look down, it's very staple. What's gonna happen with that 84 feet?

01:09:15 Hi, what's going to happen with the sound and the construction for six years, Sir?

01:09:23 He'll be in Whistler.

01:09:23 OK. Thank you.

01:09:27 This is my time and I hope that nobody decides to interrupt me while I'm asking questions or discussing this. Just I want to clear that out first and I think it's really rude.

01:09:42 This this may be a minor issue here, but I'm concerned about the front facing. In other words, facing Ventura Blvd. the actual windows.

01:09:51 Because this is facing South and West, the reflection off of the glass onto the neighborhood.

01:10:01 Can be severe.

01:10:03 So I don't know this, I guess an architecture problem or question. How did you address this? We have other buildings throughout the city and actually in Studio City where we have glass facing South and east or West and they do cause problems drive driving down the street. So I don't know if.

01:10:23 This is an architectural question, if that's something you're you're going to consider, or you're going to address.

01:10:29 Yeah, that definitely we will study different types of glass low E you know and then?

01:10:36 We'll definitely take that into consideration.

01:10:38 No. *[audio unclear]*

01:10:40 I have another question regarding EV charging stations in the in the parking. Specifically, how much is going to be or how many stations or or attachments are going to be there? Do you have an idea?

01:10:40 Yeah.

01:10:56 This is for residential.

01:10:57 Yeah, I don't have the the the laws have changed.

01:11:04 Recently and.

01:11:06 But now those may not have that slide exact.

01:11:08 There's a lot of really been for.

01:11:11 There is a requirement to have EV chargers.

01:11:14 Meaning.

01:11:17 In these projects that you don't know.

01:11:18 Well, yeah, you're required to allow a tenant to put in an even charging station. Does that change?

01:11:21 No. *[audio unclear]*

01:11:23 No, no, that's changed week to have EV ready and it's like solar. You had to be solar, you had to provide for solar. Now you have to put it in the EV's are the same way and we would do EV because that's kind of what?

01:11:29 OK. *[audio unclear]*

01:11:32 OK. *[audio unclear]*

01:11:39 Sure.

01:11:40 Yeah.

01:11:40 We don't do individual chargers, we do group charging, yeah.

01:11:44 Right. And you haven't been in discussion at all with the air Quality management district. That's a federal actually agency I believe and they regulate.

01:11:55 Self Coast air quality.

01:11:56 Yeah, it's a Pebble. I think organization that is involved with the air quality, with developments, especially new businesses coming in. For instance, I live near Lankershim and more park and every time in Bay is is put in at a Body Shop. I get notified.

01:12:16 I think it's 500 feet radius.

01:12:18 Not for.

01:12:20 I live in a residential neighborhood and the the parking this when when they do these part these painting based they're on Lankershim. They're commercial.

01:12:27 Right.

01:12:30 But.

01:12:30 I lived 3 streets away from Lankershim. Go ahead.

01:12:34 That's correct, but it's for the type of business that is being approved, which is The Body Shop that usually contaminate the air because of the spray booths and different hazardous material. So they would be required to contact the federal agency.

01:12:51 It is not required for residential purposes.

01:12:54 Another question I have is is to the West of this development. Is there any development that's being built or anything being done at that at this point or proposed?

01:13:04 West of us.

01:13:05 To the West of the West End of your property.

01:13:10 Yeah, it's called David's.

01:13:12 Not that I'm aware of, no.

01:13:14 No, no permits pending or any kind of action with the city.

01:13:17 It's not, not that I'm aware of.

01:13:19 I think that's something you probably need to be aware of just in order to be able to address us. That's kind of thing that I learned in Graduate School. You kind of need to know some specifics.

01:13:25 Of course not this.

01:13:28 Well, I I know, I know.

01:13:29 Tell them they have lunch with them. They have never said they're doing anything.

01:13:34 I appreciate that answer. I I would really like when you come to present to us you have some specifics when.

01:13:35 Yeah.

01:13:40 We ask questions.

01:13:41 Also.

01:13:42 Because it's really difficult for us to know what's what when you don't have information on very specific.

01:13:50 Things not sophisticated. Anyway, that's just my comment.

01:13:56 I'm good.

01:14:01 The subterranean parking that's right on the river. It's right on the what do you call it? The the basin of where the hills drain into the river. So I'm concerned about the subterranean parking in that you're digging into water. And I know that there's engineering.

01:14:19 Ways to do that, however.

01:14:22 I'm not so sure that it's also very, very expensive and I don't know what the plan is for that as far as what you're going to do or put in. Is that something required by the city?

01:14:33 You mean in terms of the?

01:14:35 Of building subterranean parking. In other words, you have to protect the parking from water, and it's on the river and the hills drain into that area.

01:14:42 Right.

01:14:47 Right.

01:14:47 So I'm wondering, I'm not against the training parking by any means. I'm just curious as to how that, how that how that works, especially financially, it's not a cheap project. That's why a lot of things haven't been built along that area or in or next to the river because the expense of the parking subterranean is crazy.

01:15:08 True and it's crazier.

01:15:09 When it's when you have dewatering like you might have here, or most likely.

01:15:15 You want to speak to this?

01:15:16 Yeah. So the the conventional way to deal with this is they call it like the sort of like foundation. So you have a math foundation really say then you have the foundation wall, all of that will be will have waterproofing membrane and then for redundancy, the concrete itself will still have some additives for it to resist water.

01:15:36 Of of of, of Moisture.

01:15:38 And and then others depending. So that's that's just by the hydrostatic pressure that's trying to push in. And then there's uplift there.

01:15:47 It's not the architect, but the structure will could take that into consideration. Make sure that the weight of the foundation and the basement is enough to resist any of them. It's yeah, the this this type of like.

01:15:59 The basement parking sort of construction has been pretty much done.

01:16:05 In mid March, Billy.

01:16:07 I'm curious as to where it's been done other than say.

01:16:11 Where Marshalls is on Ventura Blvd.

01:16:14 I did it at Wilshire Bundy. We have very there's an app.

01:16:17 Refer to that motion.

01:16:17 No, I'm talking about the valley. OK, I'm sorry.

01:16:20 Well, you said. All right. So that's the technique, same technique you would use if you're building by the beach or on any output for you use sort of bath.

01:16:24 Your view.

01:16:30 You know, and then you will add grains around it in some big that's again another redundancy. Just make sure it doesn't make inside.

01:16:38 I appreciate that.

01:16:46 Are there any kind of accommodations for public transit? In other words, stations or other than just bus benches along the way, or whatever the city would require, right? For dot, I guess would look into or would require any kind of access to public transit from the project.

01:16:50 So. *[audio unclear]*

01:17:07 So in terms of.

01:17:11 I guess what you're asking.

01:17:11 Is are we putting a transit?

01:17:13 Stuff in front of.

01:17:14 The in front of the project, that's a discussion with Metro as they operate those dot Dash also operates the line, so to the extent that they are open to relocating or adding one, that's a discussion to be had later on that within the purview of Lady.

01:17:31 T they have not required any additional you know installation of traffic. I'm sorry. Transit stops now. That said, we've got quite good permeability from the street into the site and site. So there's all that connectivity and.

01:17:37 Right.

01:17:47 We're basically looking to, you know, close the gaps and the transportation network we've got all.

01:17:51 These other multi modal.

01:17:53 Networks available in transit, so as we, you know, build in future compatibility to close.

01:18:01 Center we'll we'll work to the extent that.

01:18:03 We'll need to with those.

01:18:05 Those entities.

01:18:06 Yeah, I I only bring that up because you have so many low income or what are they called? I don't believe that term for the units affordable housing units, a lot of times those as a matter of fact, I did a traffic study for the former mayor.

01:18:12 You know.

01:18:20 Regarding this very issue and the fact that yeah, the affordable units may need access, good access to public transit. Therefore that's why they, I guess allow less parking per unit in affordable housing situation.

01:18:38 Because of this very reason, I think that's why it.

01:18:40 Was actually instituted.

01:18:42 So I'm just I was just asking because I'm curious as to how.

01:18:46 In other words, those people.

01:18:48 Might be accommodated.

01:18:58 Will there be any shared parking? In other words, will you be sharing parking with, say, adjacent properties or properties across the street that sort of?

01:19:07 Thing not at all.

01:19:09 No, this is a the commercials predominantly Valeted, so there won't be any shared off-site you know or like walk those or any of those guys, yeah.

01:19:19 Yeah, that's what I was asking about. Yeah. And will there be parking meters in front of the property on parking on Ventura Blvd.

01:19:28 So parking meters are within the purview of the city, so to the extent that they would like to keep them along the Boulevard, they'll be there in terms of removing, we'll need to take out a couple just to get this driveway in. But on an overall basis, there's no additional removal or near Park.

01:19:32 Right.

01:19:43 Sure.

01:19:48 I'm just thinking, for instance, you have some sort.

01:19:50 Of a of.

01:19:51 Of a commercial property in one of the the the retail spaces and somebody needs to be.

01:19:56 There for I don't know, 20 minutes. Thirty minutes. And rather than going through valet and finding parking, street parking is usually a very good option and that's why I'm asking about parking meters because that offers a really easy option for people that are there very, very short term.

01:20:15 Umm.

01:20:19 I guess the other thing I.

01:20:20 I want to.

01:20:20 Look at is if not here where I live near Ventura.

01:20:28 Between Ventura and Moorpark and Vineland and Lankershim, there are huge apartment buildings on Vineland. Huge.

01:20:39 And these are fighting against much tighter against residential neighborhoods. So I I don't see a a reason why we wouldn't have something like this just because it's done elsewhere.

01:20:54 But thank you, that's those are.

01:20:55 My questions, thank you.

01:21:00 I think we might actually gain some parking spaces on Ventura because you only have two driveways there and there's what 565 at least 5 driveways along that stretch now. So that I mean that that's good in a way. I do have a question on Valley heart.

01:21:10 That's true.

01:21:17 With the 18 inch set back is Valley hard to have a sidewalk on both sides of the street?

01:21:27 Oh. *[audio unclear]*

01:21:28 Right now the system side is only on the on.

01:21:31 Our side of the.

01:21:32 Property because there isn't one on the Riverside right now. Yeah, OK.

01:21:34 Yes.

01:21:36 And and that's outlook is we're being asked to.

01:21:39 Make that wider as part of the.

01:21:41 On Valley part, a tent like a 10 foot sidewalk. So the building would actually be 11 1/2 feet from the curb.

01:21:44 Yeah, alright.

01:21:52 Yes, yes.

01:21:52 Because you have 1 1/2 + 10.

01:21:55 OK. *[audio unclear]*

01:21:55 And if I may like to add it kind of like sounds like it's a foot and a half, but.

01:22:02 If you really look at our project, a low value hard, the way the building was designed is that you have these like bars poking. I mean facing the river. So it it it's really deep. Like if you average the set back it's.

01:22:15 Gonna be more than that.

01:22:16 It's just one.

01:22:18 In regards to parking for the people renting apartments.

01:22:22 Is parking going to be included? Because if they have to pay separately?

01:22:28 For their parking, they may opt to not and park in the neighborhood, and that is 1 surefire way to get more cars parking in the already over park surrounding neighborhoods. If you charge separately for parking for your renters.

01:22:46 Yeah. We don't know yet.

01:22:47 I believe decoupling is illegal in Los Angeles as far as 10 years ago when I did a study for the mayor.

01:22:50 Yeah.

01:22:52 Say that.

01:22:53 Huh. Yeah. Decoupling the parking from the unit, if that's called decoupling. And there are ordinances about that that basically say you can't do that, you can't charge separately for the parking and the rent, the apartment, you have to either include it as one payment or not at all.

01:22:53 Decoupling. OK.

01:23:12 Yeah, we currently don't charge for parking. We'll charge for extra part.

01:23:17 But you know, we want three cars or something.

01:23:17 We'll be charging for the medium tail parking.

01:23:20 Well, I know someone on Hoffman.

01:23:23 1000 feet from here and they pay extra for their parking space. So I you know, I'm just saying if you do that.

01:23:24 Right.

01:23:32 People may have a hard enough time paying the rent and they're gonna maybe think twice about also paying extra for parking and park in the neighborhood so.

01:23:42 Which stimulate offsite parking to point. Yeah, I can see that.

01:23:44 Yeah.

01:23:48 And I'm just really concerned about the cumulative effect of this half mile section from Whitsett to Ventura of all these different projects at one time and the long term effect on our infrastructure. Based on the density, I'd be.

01:24:08 A lot happier if we were sitting here with everything you've shown us with.

01:24:16 Being maybe 56 feet tall instead of 84. Thank you.

01:24:23 Hi so.

01:24:26 At the board meeting recently, you gave a presentation and we asked a few questions about the landscaping, and I asked you specifically if you would have specific information about the landscaping at this.

01:24:40 Meeting. Do you have any?

01:24:42 Sure, when you can adjust that.

01:24:47 I can give it, I don't know the landscape architect, but.

01:24:49 I can maybe give it a try.

01:24:52 So what type of landscaping?

01:24:54 That.

01:24:55 Are you what? What kind of landscape will there be native plants? Will there be? What kind of trees? What will give me? Tell me. I want I you know. We were told we'd have specific information about the landscaping and so far no one's come forward with any specific anything.

01:25:02 Wow.

01:25:13 I I would have to open my my.

01:25:15 Computer for that, I'm sorry.

01:25:17 OK, so you have.

01:25:18 Nothing. Yeah, that's in the plan.

01:25:18 Well, we could put it up.

01:25:24 Yeah, it's in our settlement set the landscape plans.

01:25:30 Aye.

01:25:30 Another question why it's gonna take?

01:25:32 A couple minutes that's not ready.

01:25:33 In the slides, but we can pull that up.

01:25:34 Thank you.

01:25:35 OK, so I'm looking at.

01:25:39 Page 8 of this of this pan down and so it looks like there's some commercial space. I see. It looks like there's more than 18 inches of vegetation, so it looks like there's more than 18.

01:25:51 What?

01:25:57 Which is upset that make that wrong. I don't know. So I'm confused by this rendering here. Also I'm looking at so my understanding that that.

01:26:11 On Valley hard there would be what, 7 stories of apartments or seven stories of apartments and 6 units combination of OK, so this this picture of looking and maybe maybe there's other pictures. Maybe this is not not representative of what.

01:26:17 That's.

01:26:20 Seven stories along Valley.

01:26:24 Work.

01:26:26 That has four.

01:26:30 We're talking about.

01:26:31 With the seven stories, but I see 1234 stories. It's 5 and I, you know, I'd like to stick.

01:26:33 Four, I think it's.

01:26:37 Stories. So I'm a little bit confused.

01:26:43 Yeah, it it's it's heard also about stories alone. Just like when meteorites at all. I mean we we we tried to make the building.

01:26:54 You know, this is this is what?

01:26:56 She's going to.

01:26:58 The Valley heart side. The other side. Yeah. OK.

01:27:01 Yeah.

01:27:03 OK, it's I share your renderings are different. One has smaller and one larger.

01:27:07 Is what you're talking about.

01:27:12 Ohh, I think it's just the.

01:27:13 Camera you can count them.

01:27:15 Zoom then.

01:27:17 You have your finger.

01:27:19 Yeah, you you wanna.

01:27:21 They still have my my sketches open.

01:27:22 Yeah, you're right.

01:27:25 There's a view that that that would show the.

01:27:29 It's not a mistake, it's.

01:27:32 In the meantime.

01:27:39 That's not in this thing here.

01:27:40 Yeah, this 113456.

01:27:41 OK. *[audio unclear]*

01:27:45 So which one's?

01:27:45 Real, which was real? This one is this thing.

01:27:47 Or that one?

01:27:48 They get if they get their way.

01:27:51 Then they get to do that. It's safe, right?

01:27:54 Can you show me where the tallest?

01:27:56 That's all I have, yeah.

01:28:02 They had it did not.

01:28:11 None of these pictures are 7 stories.

01:28:15 Maybe maybe that my my second page for this slide.

01:28:20 There you go. So so this will be the tallest. Those are the seven stories as they as they reach the heart. But then before, like I mentioned a while ago, the Seven Stars will start to step down into five once they hit well.

01:28:26 Update.

01:28:35 Alright.

01:28:36 And what about like around Winston Adventure?

01:28:39 Behind there, in my view, please wear the.

01:28:44 So this will be the.

01:28:47 It'll be blocked.

01:28:48 A long body that will be.

01:28:49 The 6th floor is right here.

01:28:51 And of your six stories.

01:28:54 Yeah. So from two-story and then you got 12345.

01:28:57 Sorry.

01:29:03 The slope it's six stories here and then it becomes 7 on volume hard. There's like 1/2 level change from to volume.

01:29:11 It looks 6 stories here, but I'm.

01:29:14 OK, I'm taking the floor back. Oh, see, this is not a question. It's a comment. And I really think.

01:29:16 So no, I just forgot what I was.

- 01:29:21 What else?
- 01:29:26 That you need to take the traffic issue and the fact that you're in a we're at a very high Fire Zone.
- 01:29:33 Including that your project and extremely high Fire Zone, you need to take that very seriously. The fact that.
- 01:29:41 When people need to get out of the way.
- 01:29:43 Of a of A.
- 01:29:44 Of a of a fire. They're not going to be able to do it, so, you know, doesn't seem like you're taking them seriously. You're just. It's just too much density for this area. Since we're in a high Fire Zone.
- 01:29:47 Right.
- 01:29:52 That's why it is.
- 01:29:58 So. *[audio unclear]*
- 01:30:02 Well, especially because they want that and you care, but.
- 01:30:07 OK. Yeah.
- 01:30:07 Do you have a question regarding you had mentioned at the Neighborhood Council meeting that you hoped most of the residents would be coming in Valley heart and using that driveway to enter the residential parking, but you also have a fire department?
- 01:30:26 Right there.
- 01:30:27 Have you taken into consideration that a fire department getting in or out when there's a lot of traffic backed up on Windsor, which isn't that wide of the street?
- 01:30:38 Yeah, what I said is I think a lot of people will use valley art or pass the lights and use the driveway off of Ventura.
- 01:30:46 So there's two residential coming in Ventura, you'll go off and turn now that you can go by the signal.
- 01:30:54 But there's a dedicated residential over there by the fire lane between us.
- 01:31:01 Office building so that that's would go there. And then the stacking is beyond fire stations. You're prohibited and stacking, you know, across the driveway of a fire station.
- 01:31:14 Those are the. Those are the blue arrows state of the dedicated ones, the blue.
- 01:31:14 People do it anyway. I know they're not going to.
- 01:31:19 Ones.
- 01:31:21 So the blue arrows here residential driveways only, so residential access only. So yeah, exclusive there the the pink arrows are combined commercial and.
- 01:31:30 Obviously you can come in the ramps anyway if you're a resident and circulate through into the garage from whichever.
- 01:31:37 But for the residential to come in on Valley, have they have to come up with?
- 01:31:41 Said, am I?
- 01:31:42 Correct. Yeah, because which it can get backed up there.
- 01:31:47 The next question would be the 84 feet. Does that include air conditioning or equipment on the buildings?
- 01:31:54 LOI it includes the overrides for the elevators and the overrides for the stairs so under.
- 01:32:03 Typically you don't count the top of the oak right here. That 84 counts the top of the override, so it's it's.
- 01:32:10 You know the box, you know that's that's the.
- 01:32:14 OK, in your rendering on page 8, you're showing on lovely landscaping on the north side of Valley heart, and I believe that's county property, isn't it city or council?
- 01:32:30 Right, right.
- 01:32:33 So are you working with them regarding keeping that up because it's overgrown with weeds and?
- 01:32:42 Yeah. You mean they're on the Riverside?

01:32:44 Along the Valley, heart along the Riverside, the north side.

01:32:47 Yeah. So I actually have been working. I reached out MRCA and they said that This site is is city. So I've.

01:32:52 Actually been working.

01:32:53 With folks. But it's city. We have been reaching out to them trying to figure out how we're going to work on that together, but it is my understanding is it's city. MRC has the other side and.

01:33:02 Has the lower part.

01:33:03 Of the opposite side, with the roadway essential.

01:33:06 How wide is really hard?

01:33:09 We need feedback. Pardon me. 28 feet.

01:33:12 And 28 feet of a traffic lane is how wide.

01:33:18 10:50.

01:33:19 10:50 and then you want parking on both sides, only one second. OK. OK.

01:33:22 No, once I once I. Yeah. So that.

01:33:29 That cross section there 28 for cross section.

01:33:31 Adequate for two way traveling and street parking, free parking, typically 8 feet. So that leaves you 28.

01:33:33 And street parking along.

01:33:38 28.

01:33:39 Have you looked at possibly to be diagonal parking, which might get some more?

01:33:43 Parking in there.

01:33:45 I think if you did diagonal part, you'd have circulation issue. Folks would have to move around and such the your YOUR parallel parking is a little more flex.

01:33:56 You know, given.

01:33:58 Yep.

01:33:58 Given that it's 28 feet and you know that's 28 feet.

01:34:00 To Ireland so.

01:34:02 OK. *[audio unclear]*

01:34:02 You need that with.

01:34:04 OK. Then my last question is what are the hauling routes for all the trucks that will be going in and out?

01:34:07 Please.

01:34:15 I don't know.

01:34:18 I can get it to you. It's essentially, it's the.

01:34:19 Same as here.

01:34:21 It's the same, so it's basically it's going to.

01:34:23 Be, if I recall correctly, right.

01:34:27 That's it. Right on Ventura. Right on cold water. Right on Magnolia to the.

01:34:32 Freeway, I believe because it goes to the ones they need to go to 170, they don't go to the 101, the hall.

01:34:35 Rock goes to the 170. I'll collect it from Canyon area.

01:34:39 OK. *[audio unclear]*

01:34:41 And also the information about the numbers of truckloads once the whole situation.

01:34:46 So the truck flows are based on the amount of cubic foot export and just the number of trucks. So it's just map on.

01:34:51 How many trucks?

01:34:51 There are going to be and so it would just be based. So essentially each truck holds so many cubic yards and how many cubic yards they have to remove determines another truck.

01:35:00 Will you be using Harvard Westlake? Used water spray, big water takers to keep down the dust level on the hauling routes.

01:35:08 Yes, so.

01:35:09 The air quality so the air quality management district has a series of requirements and those apply to us no matter what. So essentially all the standard mitigation measures you.

01:35:10 Because Ventura got really dirty.

01:35:18 Would have seen.

01:35:19 If you had an ER for air quality, still apply, so that means watering. It means site maintenance. It means low sulphur fuels. There are a lot of different rules that apply.

01:35:31 To essentially make sure construction equipment is a minimally impactful to their quality as possible. In those requirements apply to us.

01:35:37 To will there be a phone number the residents could call and complain about something like, say they start at 5:00 in the morning, but they're not supposed to? Is there something posted where they could contact somebody?

01:35:50 So sometimes the HMD requires that condition, but that could.

01:35:52 Also be a.

01:35:53 Condition of approval and that.

01:35:55 Would be a condition of approval and you know we would.

01:35:59 Thank you.

01:36:05 Hi everybody. Many of you know me the community for a long time doing brokerage and went to Dixie Canyon and been around forever.

01:36:18 So I've seen a lot of development.

01:36:21 Been involved in it my own parts, some buildings and on Ventura Blvd. etcetera. That the comment that was made earlier, there's a.

01:36:30 Leasing for leases, yes, there are a lot of for leases, but I can tell you first hand knowledge that there's a lot of people, small businesses and large businesses that want to be in this community.

01:36:45 And Studio City is what Studio City is because of the community that we have and all these businesses, if they want to be in the valley, they.

01:36:54 Cool.

01:36:57 Want to be in Studio City?

01:36:58 So the fact that you're seeing leasing signs longer is because landlords have expectations tenants have expectations. I can tell you first hand.

01:37:10 There can be 3 and 4 negotiations going on at any one point in time, and that could take six months, 8 months. There are some tenants that have left some of the restaurants have left.

01:37:22 It they're struggling, but there are new ones reinventing, coming in sharper pencils. I'm involved with enumerable of them and some of these trends come and go.

01:37:36 We saw fatal trends years ago, and yogurt trends and we've seen them all. Now we're seeing coffee trend so much as hot job. Whatever you want to call it. So we're we're seeing it all. I'm just curious how many of you that are here?

01:37:57 Visit shops that.

01:38:01 In any degree of are you enjoying it or you're not enjoying it, notwithstanding the parking etcetera, but.

01:38:08 Have you found any benefit in it?

01:38:10 Yes, you mean that pair one parking?

01:38:11 So yeah, I mean so that that was that was a benefit that I think Studio City enjoyed been to replace has come into its own. It was asleep for how many years it's congested.

01:38:29 I don't know. There's some new restaurants etcetera there, but there's a lot of demand that wants to.

01:38:35 Be. *[audio unclear]*

01:38:36 All in this vicinity, I kind of say that Studio City is spreading its wings to cold water from Whitsett and then down to Carpenter, if you will.

01:38:48 But and I don't know if any of you have noticed that central place just got diagonal park.

01:38:56 Yes.

01:38:56 OK. *[audio unclear]*

01:38:57 So if you haven't seen that, they netted 19 more parking spaces.

01:39:02 I don't think that solves the problem there, and with the Uber drivers and that we all see just parking anywhere and that's a very frustrating thing that we are trying to work with because I'm, I'm president of the Studio City Business Improvement District. We are trying to get with the mayor's office.

01:39:17 Council.

01:39:18 Before to deal with and.

01:39:22 Parking enforcement to come and the pool and try to work with this, just disregard for.

01:39:31 So again, that's what's making our community thrive.

01:39:37 And to this development, yes, it's a lot of units coupled with sportsmen's as well. I think that those are mandated by the state as Scott said and we know those are coming and we're not going to do a lot about it. I I don't think they're going to be reduced personally, but I can talk about.

01:39:59 And I'm gonna ask Jonathan a question too.

01:40:03 The former bed and bath that we all know is closed. How many square feet is that building? Is 30,000 feet 28 so?

01:40:09 28 value.

01:40:11 Bed and bath. That bed and Bath was one of the top bed and baths in the country, almost like top five and I'm sure all of you thought something there. It was busy not.

01:40:24 Thoughts created a lot of congestion and traffic.

01:40:28 That 30,000 foot box is half of what?

01:40:32 The commercial is that this project.

01:40:35 So we kind of take it for granted. It's dark, but when he was thriving, he was doing a lot in the community. I'm not saying that it's good, bad or indifferent.

01:40:44 You're talking about commercial and commercial and ignoring the residential.

01:40:47 I I don't. I'm only talking about the commercial and I touched upon the residential. I said it's large and I don't think.

01:40:52 We're going to change that.

01:40:54 That that being and and I'll get to that, but.

01:40:56 Doesn't seem like you're a very.

01:40:57 Good board Rep for us.

01:40:59 No, no, it it's not that I'm not. I'm just commenting on the facts and trying to educate you on some facts as well. Positive.

01:41:08 Because it's not all negative. OK, so the point is there are that's 30,000 of maybe the 70.

01:41:17 Plus feet. My point in talking about shops at Sportsman's is.

01:41:19 Oh. *[audio unclear]*

01:41:24 I think we all have found something to like there. Enjoy. Even if you're walking through with your dog. I think some of those attributes are going to be in this project, which we don't really have. We haven't enjoyed that. If you enjoyed the golf course, yes, that that was, you know, frustrating.

01:41:44 Situation. But if you haven't toured, I have toured Harvard Westlake behind the gates. But that will have some community benefit, even though.

01:41:54 We do have memories of a wonderful golf course and a lot of world space and sustainability. But that being said.

01:42:03 Studio City, because of its age.

01:42:06 The buildings can accommodate some of the retail uses that want to come be in these communities.

01:42:14 This project will have some of those opportunities to where we will have benefits of four buildings that don't exist in this area.

01:42:23 Is. *[audio unclear]*

01:42:24 And so you will see tenants that can't be here that want to be here, the geography and the building types, they don't exist. So I just want to enlighten you about some of those attributes etcetera. It's not solving the congestion issue. I'm telling you that.

01:42:45 I don't like what's it and and Ventura. It's a bottleneck. Of course. I I do. Excuse me. I do sunshine terrace. I do it all. I've seen it all. I guess I I make those commutes every day.

01:43:01 So I just want to expand upon, you know, some of the positive things that are going on in, in Studio City because it's thriving. It's not without our vandalisms I get those calls every day on the properties. You know, I'm sure you guys all seen it.

01:43:20 The.

01:43:20 That the bid installed one of the first in the city on the Trike 3 Wheeler. If any of you seen that, that was something that doesn't exist.

01:43:29 Studio City that we tried to make Studio City one of the safest places did is instrumental with the \$650,000 annual bid that's all paid for through the landlord, property taxes and all the trash. Sidewalks are steam clean.

01:43:50 That is almost taken for granted, but in Studio City is very walkable because of.

01:43:55 All of these services and the city's not doing it. These are all being handled properly, so I just want to.

01:44:02 1.

01:44:04 Give you some.

01:44:05 Little deeper mindset as to what's going on, yes.

01:44:09 What about property values? Can you speak to that?

01:44:12 Property values you know are probably in on the housing side and not the housing expert. But I think if you want to sell a home today, you can sell it, you know.

01:44:22 Everyone has expectations.

01:44:24 But property values are up.

01:44:29 OK, but it's.

01:44:30 With the.

01:44:31 They're up. They're they're people. Wanna be in Studio City.

01:44:32 Regarding this, but will they want to be in Studio City after things like this that have affected the integrity of what it always has been?

01:44:35 Would that affect the property?

01:44:44 What attracts people to Studio City, businesses included, is that it has a small town kind of feeling to it, with a sophisticated side to.

01:44:44 So. *[audio unclear]*

01:44:54 But what? West Hollywood? That's why I use that example used to have and now it's gone. And what was so that's why.

01:45:02 It's slipping. It feels like it's slipping and we don't have that vision. And the city planners are in in the state are kind of taking that away, perhaps called the village. Is it going to still be a village?

01:45:05 So they're all.

01:45:05 The same.

01:45:17 I don't have that answer. I wish I had that vision.

01:45:20 But I I think that.

01:45:24 All in all, and what's happened on this lot with a change that we've all probably read about, I think it's an incredible play that Netflix could potentially land here, bring back jobs and bring back a lot of community.

01:45:30 Yeah.

01:45:39 Those very well people are probably going to be living in some of these units that are about to come on board, and so you're going to have more.

01:45:46 You know, I've talked about trying to do more in the bid as far as even trying to figure out pedal cabs and golf carts that can transport people back and forth. We have a 400 car parking structure and chasing the Bank of America underutilized, no.

01:46:01 One even knows like.

01:46:02 It's because it's crime in there. I've been robbed in that, in that actual parking structure. So is it's how many of these are gonna really be rented, though, with that many units. I mean, you really think you're gonna fill it?

01:46:09 Hold on.

01:46:16 But that's his problem to worry about.

01:46:16 You know, you know what? What?

01:46:18 What water is going to seek its own level?

01:46:19 Is how I answer that question.

01:46:20 OK. *[audio unclear]*

01:46:21 And and whether whether that plays into the developers.

01:46:25 Projections I can't tell.

01:46:26 Yeah, yeah.

01:46:27 You.

01:46:28 But that that's what happens. And so do I think that the property values are going to maintain themselves absolutely.

01:46:36 Absolutely. They've continued to go up and I think they will, barring some other economic issues, world is changing and.

01:46:37 So they have the.

01:46:43 My question is specifically for.

01:46:46 I know all that can have.

01:46:46 OK. *[audio unclear]*

01:46:48 Specifically for this project was my question about do you think that will impact property values one way or the other?

01:46:56 Yeah, I think I think that the overall project will attract people and people want to be here whether they want to be in apartments or they want to establish families. Yeah. And people will want to live in your homes.

01:47:11 And and though there are homes, as Peter knows, against allies and noise, and you have to deal with that, and that maybe is a price concession, but that's what gets you.

01:47:24 Here.

01:47:24 That's what gets you in. There's there's few homes and you know, some of those are are.

01:47:31 Potentially going to be modified, changed, impacted, but at the end of the day we are sitting 20 minutes and this is kind of funny to say, but when there's no traffic here, 20 minutes from from any.

01:47:44 Right.

01:47:46 And that's not always the case, but we've all experienced it and that's the beauty again of Studio City.

01:47:51 Can you can you do either the canyons?

01:47:54 Pardon.

01:47:54 Do you commute? Do I just?

01:47:55 I do use them, they're terrible.

01:47:56 In the last.

01:47:57 Time. I'm not saying I'm talking about.

01:48:00 Yes, they're terrible.

01:48:02 And and you have to navigate that and what I do want to use them. I make my appointments accordingly or I don't go.

01:48:10 So it has impacted my and influence my lifestyle or or when and how I want to travel and and when and and there's a lot of people and that's a good thing about what's happening for us because maybe we don't want to go over the hill. We want to be here.

01:48:27 So. *[audio unclear]*

01:48:30 Overall.

01:48:31 Again, there's a lot of exciting things happening in the big picture of Studio City. I'm I'm just trying to widen your horizon and and yes, there are some negatives and there's some things beyond our control, but.

01:48:41 Right.

01:48:47 We should be.

01:48:48 Thankful for the time that we've had.

01:48:52 And the time that's coming forward and and to Jonathan's point, because I've heard.

01:48:59 Several times before.

01:49:01 His project is going to be in phases, so it's not all at once is my understanding. I don't want to get into those weeds, but it's several parcels. There's the commercial parcel, there's three different buildings, so it's not one fellow swoop, it's.

01:49:03 The.

01:49:21 In phases.

01:49:23 Does that? Does that spread out the burden of everything that we're talking about, environmentally haul routes, etcetera? Perhaps I don't know if there was a lot of concern about Harvard West.

01:49:23 How many?

01:49:36 Like.

01:49:38 I think they were incredibly responsive and I know through the bid when there was a lot of dirt on Ventura Blvd. we were able to make a call to Harvard Westlake and they doubled the amount of St. Sweepers they had getting the dust off of Ventura Blvd. So I do believe that.

01:49:53 Yeah.

01:49:57 This developer will be as responsive and they've been here a long time. It's it's a group that's been lonely, vested in Studio City so.

01:50:09 I do think that they will be responsive and they'll have that hotline like Harvard Westlake did. And I think that.

01:50:16 The.

01:50:17 As much as we dealt with and we were concerned about it, it's behind us so.

01:50:24 You know, I just want to kind of convey that, you know, there's good things coming and there's change. Change is hard sometimes, but change is also good too. We also get forced to look at how, what, how we adapt. So someone had a question.

01:50:45 Hasn't.

01:50:46 Mentioned and I appreciate what you've said. I think. I mean, I've lived here a long time too and I've seen, you know, the evolution of the neighborhood. But, you know, aside from the river project and the South side of the Blvd. Sportsmen's, there's also the building going up. It would sit in Moorpark. That's, you know, 100 units of.

01:51:07 Of affordable housing with no parking. You know this Domino's.

01:51:12 Going, you know, from Ventura to Moorpark to Riverside.

01:51:16 Yeah, let me let me just comment on that and and a lot of those projects with 0 parking is just unbelievable that we could.

01:51:24 Even.

01:51:25 Think that that makes common sense, like it doesn't, but.

01:51:31 What those a lot of those projects have stalled and some of the issues surrounding that is.

01:51:39 These developers, the lenders.

01:51:42 Don't want to lend because these aren't proven.

01:51:46 Theories for apartments.

01:51:48 So that exit strategy and maybe you?

01:51:52 Can.

01:51:53 Weigh in on that too. I'm not necessarily multi Family Guy, but that's what we've learned. Barry and I and and others, but it's a very concerned to lend on something and what is going to be the occupancy and who wants to live in something that doesn't have.

01:52:09 Parking.

01:52:10 Will it?

01:52:11 It will work for some.

01:52:14 But.

01:52:14 Perhaps not for all. So so a lot of those projects have kind of gone on pause at the at the moment because they're starting to poke holes in it and look to understand, does this make sense?

01:52:26 And so they're getting some feedback and and all so yeah.

01:52:31 It's hard to fathom that a project like that could be consumed with no.

01:52:34 Parking.

01:52:35 Guest parking like, yeah, all the neighborhoods we've had them call come and said before us.

01:52:42 Very, there's no name.

01:52:43 OK. Could we know?

01:52:44 Who? People, at least for me, I I know.

01:52:46 You but could I know who the people are?

01:52:49 I'm Dmitry gets you, yes.

01:52:51 I'm very wise.

01:52:52 Ah, OK.

01:52:54 Barry Johnson.

01:52:55 Yes, I'm Laurie rittenberg.

01:52:58 Sharon, you cough.

01:53:00 Yes.

01:53:01 So you must be Dean.

01:53:02 OK, I know.

01:53:04 Deduction.

01:53:05 So so this committee's goal is to produce a motion for the full board to vote on at its May 27th.

01:53:16 Meeting.

01:53:17 We don't have to do that. Get there tonight. This has gotten us so far, and I would like to propose that we meet again on it.

01:53:29 The committee can tell me, but our our normal.

01:53:34 Date for meeting it's the second Wednesday of the month that would be Wednesday, May 13th. That would be two weeks from last night. Is that agreeable to everyone?

01:53:46 On May.

01:53:47 Do we not have a regular board?

01:53:50 Not that's the regular.

01:53:52 That's the second.

01:53:55 The board meeting is on the 27th of May.

01:53:59 In May, 13 so Wednesday, May 13th, at 7:00 in in this room.

01:54:07 They owe you guys some stuff, so I think they should have that stuff.

01:54:10 That we pulled a landscaping up. I know you wanted the landscaping. Sorry.

01:54:14 Yes.

01:54:17 Hi did you want to hear about the landscaping? Sorry, it took us a minute to pull it up on the land.

01:54:20 Period.

01:54:22 So essentially there's two sets of. There's basically they do plants.

01:54:26 They do trees.

01:54:27 Quiet. They do trees separately from shrubbery. So this is the tree plant. So essentially these are samples. This is called a pallet of trees. So. So just so you, I'm sure you all know right now the city has its specific trees that allow you to put on the street. We don't control those, but we control the trees.

01:54:32 Part of the afternoon.

01:54:42 On our property, everything is generally low impact development. Water, drought tolerant. So we don't have recycled water in this part of the valley. I'm sure you're familiar with that. But what we do have is we have drought tolerant and native landscaping, which is obviously really important, especially when we're adjacent to the river. So this is the.

01:55:00 Palate if you can go to the next slide please.

01:55:01 If the maturity level the trees you're talking about.

01:55:04 Can we go back? I can tell you the box size that should be on there. Let's see. What do we have here? We have. So they are looking at 24 box.

01:55:14 So a 24 box expected kind and then the A canopies run from about 15 to 30. I can get this for you, this is in.

01:55:21 The plan set if you wanna take a look at it in detail.

01:55:22 So 24, she's saying 24 inch.

01:55:25 Box.

01:55:25 So what that means is the tree is in.

01:55:27 A2 foot.

01:55:27 By two foot box when it comes to the.

01:55:30 And then they plant it. And then obviously it gets bigger and wider over time, but that's what they start with and they actually plan those ahead of time. They actually go to the nursery coordinate, make sure the trees are planted and growing so they're ready and 24 foot 24 inch boxes by the time they're planted. So we have here just you, I'll read them out. Strawberry trees and king palm.

01:55:50 Palo Verde fan palms, which everybody likes crepe Myrtle, Willow leaf, Brisbane box. We've got some Yucca and some cherry Laurel and.

01:56:00 But you're looking for is. Generally is a tree with a nice kind of green spread, a nice shade tree that doesn't have roots, like a ficus. As we all know, where you're walking on the sidewalk and you want to kill yourself because you're about to die, so they're looking for that. I mean, and the good news is, because this is a fully made time site, even if it's a tree that has like a lot of droppings, it's not a big deal here. It's not a street near the street.

01:56:12 Then.

01:56:20 He's responsible for it or response.

01:56:21 For it so you can go to the next slide here. Thank you, Annabelle. So this is where the larger trees are on the site plan. So you can see here and it's coated, it actually is coded to show you what kind of tree is targeted for where. Don't worry, I can actually send this.

01:56:33 To you, if you don't want to take a picture, I can absolutely send it to you.

01:56:35 And and this site plan is also in the site plan you submitted to the CPC file. So if you all have the CPC file number go to LA city planning you enter that, you'll get the whole file.

01:56:41 Correct, correct. This is and then. Yep, yes.

01:56:52 It's you'll get all of this. You can access on. This is a ton.

01:56:57 But I'm, but I'm going to tell you they're not always the best uploading things. Just call me. I will get you a copy of it. I can PDF.

01:57:00 Yeah.

01:57:02 It to you.

01:57:03 It's not a problem I will give. I will give. I'll give you my number. OK. So if you can go to the next slide, we're going to show. So this is more of the trees because it's part of the site.

01:57:06 All right.

01:57:12 So again, you're seeing the trees now, remember, because we have that set back reduction, that means it's our property. So we still have the sidewalk and the trees. So we're putting those trees in as opposed to city tree.

01:57:23 And then if you go to the next slide, we're going to start seeing more trees and then we're going to go into the plant palette and the plant palette. If you put on a little more, there's like a chart, OK, so essentially these are the plants that you're looking at, the shrub legend.

01:57:37 And they're all low.

01:57:38 Water. Essentially, you know, there's it's an agave. There's an agave list, an aloe list. So basically it's.

01:57:45 It's Mediterranean, low water, low use plantings, which is pretty standard, but from an architectural landscape, so it's going to be really pretty, really filled in, but it's all gonna be low water. Like I said you, I'm pretty sure all aware there is no, there is no purple pipe here. We do not have recycled water.

01:58:00 In Studio City, but what we do have is we can do low impact development this way through essentially water tolerant landscaping and I can get these.

01:58:08 All for you. OK. Thank you.

01:58:10 Of course.

01:58:13 I have a comment and a question. My comment is on the palms. Palms really don't have much of a canopy and they are fire.

01:58:21 Hazard, are you aware of that?

01:58:23 I am so we have a couple of pumps here. They're mostly accent though. If you look, I don't think there are a lot and there are fire hazard when they're not maintained, but you're on a site where they're going to be maintained, right? We're not going to have beards on these palms that the city has for 100 years, right? You have regular maintenance of this property. So the pumps they have, they have a king pump.

01:58:24 So why? Why palms?

01:58:43 Which doesn't have a lot of the dry stuff that falls off the Mexican fan pump does, if I recall correctly, but there's not much of it. If you look at the code and most of it is shade tree, that's what you really want, right? The palms are more of an accent, and usually the larger trees, but we can take a look at the map. Can you go to the next cell and see where we have?

01:59:01 Let's see. We're in the pump. So we have King palm here. And I'm seeing just a couple around the pool.

01:59:08 So most everything else is a shade tree.

01:59:11 I'm saying here I'm not seeing. I'm seeing a. Yeah, I'm seeing around the pool. That's it. I'm just seeing some ship pops around the pool. Everything else is a larger shade tree.

01:59:20 With the intention to get more.

01:59:21 Shade. OK. Yeah. So I still object to the getting palms, but but also do it looks like in one of the.

01:59:26 Coco.

01:59:30 Renderings that you have, like you have grass or artificial turf do.

01:59:34 We can't have that. We can have grass, we can have grass or artificial turf in the these areas like the open space areas, but that's all. You can't have non functional. You can't have non functional grass after next year in the city of Los Angeles. So you can have grass where people like the kids would play or you have a speaking area, but you can't have.

01:59:34 You would.

01:59:54 OK, Mike, request is no artificial turf. It creates a heat heat island effect. It's made of plastic for for.

02:00:01 Everyone of us.

02:00:01 I can ask about that, can we?

02:00:02 That to the notes.

02:00:03 I mean that that's a really strong request, even though it wouldn't be a doesn't look it would be a larger area, but it really means a lot to the neighborhood council.

02:00:12 Yeah, we can check on.

02:00:13 That absolutely, yeah. Thank you.

02:00:14 Enough of it over hardwood wrestler.

02:00:17 Yeah, yeah, it it's it's not a.

02:00:19 It's it's just, it's just such.

02:00:21 A negative to the environment. Thank you anyone.

02:00:23 Of course.

02:00:24 OK. *[audio unclear]*

02:00:25 And I will give every here's what I'm going to do. I will. Where can I put my number on my name? I will. I have cards, but I will. I'll write it down over here. I'll make anybody who wants to contact me. You can text call or you can give me and shoot me an e-mail. I'm happy to meet with you. Talk to you about.

02:00:38 Anything I'm a regular?

02:00:39 Coffee bean. I know the bathroom code. Thank you. Thank you very much.

02:00:43 OK, we're going to go on quickly to #7. Did did any committee member have anything to mention on subject matter within our jurisdiction other than this project?

02:00:57 Hearing none, #8 closing comments, do any of the Co chairs have any closing comments? I guess other than we planning to meet again on 13 days from today on May 13th at 7:00, Wednesday, May 7th in this room. As

far as we know.

02:01:17 We're.

02:01:18 This room, and hopefully we can get a motion together for the full board to then vote on.

02:01:21 We'll.

02:01:21 The.

02:01:26 Two weeks after that, on the 27th in time to be sent.

02:01:31 For comment to the City Planning Commission, which meets on June 11th, and I know it's a pain for any of you to go downtown, but for any of you that can on that day, it starts at 8:30. They usually will tell us.

02:01:49 If it's going to be like a 10 or 11 or something, but it starts at 8:30 and the more of you that are there, the better, yes.

02:01:59 For some reason.

02:02:00 They do meet in Van Nuys. They alternate between LA and Van Nuys, and I thought that date was going to be Van Nuys and it's not.

02:02:08 But I need to Valley project.

02:02:10 They usually the Big Valley projects like Harvard Westlake and sportsmen's happen to be in Van Nuys. I'm not sure how it has fallen this way this time.

02:02:24 Can you repeat?

02:02:24 I'm gonna answer that. I'm gonna answer that. We did request actually to be in the valley in the calendar was already full. So in order to schedule us still on time, they put us in downtown, not on our request on city.

02:02:39 Calendar.

02:02:40 I will tell you this though. If you call the Council office so.

02:02:46 Called CD four call their downtown number. It's a 213 when they answer, you say I'm coming to City Hall on June 11th for the CPC hearing, I want to have parking and they will arrange for you to come into the underground.

02:03:06 Of City Hall east. And you don't you will park for free. So call CD fours office. You know, at least a couple of weeks in advance if you want to go. And then when you come to the gate on Los Angeles St.

02:03:22 Right where you enter, you'll tell them you know, CD4 arranged for me to be here. They'll have your name and. And also you will have given you will have given them your license plate number and car make so they'll know you're coming. So that will avoid any big parking charges. So.

02:03:43 Is it in the chief of the Council Chambers?

02:03:45 Or is it in a separate room?

02:03:46 It's.

02:03:48 Chamber CPC and Council chamber that has been.

02:03:50 Is CPC and Council. Yeah, it is because and they can because it's on Thursdays and Council doesn't meet. City Council doesn't meet on Monday and Thursday. So yes.

02:04:01 So this 8:30 AM.

02:04:02 It starts at 8:30. Sometimes we know if it's going to be, you know, if it's #5 on the agenda, it's probably not going to be first thing. But then again, they've been known to move things around too, so.

02:04:19 Nicole, they have a better idea. Closer to then.

02:04:20 I I'm gonna.

02:04:21 Be so I will, but I'm a lawyer. I'll just. I just show up at 8:30. I don't mess around. They can do it basically. Legally, once they say 30, they can do it anytime.

02:04:29 What date is it?

02:04:29 So. *[audio unclear]*

02:04:31 Thursday, June 11th.

- 02:04:33 There'd be no traffic at that time. No, we no traffic at.
- 02:04:36 No problem.
- 02:04:39 First, because they'll be a lot of people there, so you have.
- 02:04:41 To sit.
- 02:04:41 There all day. Thanks collective discussion.
- 02:04:42 I'll do the.
- 02:04:42 Train.
- 02:04:52 Thank.
- 02:04:52 You mean from June, the next meeting and?
- 02:04:55 And.
- 02:04:56 And one.
- 02:04:57 Yeah. Well, are you on the SNC e-mail list, so you will get the agenda for next two weeks from now and for four weeks from now for the board meeting, you will see the agenda with the actual motion on it. So then you will know if you don't make it to the meeting.
- 02:05:16 In two weeks before the board meeting, you'll know what the motion is from that e-mail.
- 02:05:22 At land use Committee meeting today.
- 02:05:24 The next of the next land use meeting will be 13.