

Studio City Neighborhood Council Ad Hoc Committee on Radford Studio Center, LLC, Proposed Project (CPC-2023-1347-GPA-VZC-SP-SN)

Subcommittee's requested Items for discussion with Radford Studio Center, in collaboration with the Studio City Neighborhood Council, City Councilmember Nithya Raman – CD4 and City Councilmember Adrin Nazarian – CD2 (whose district has 2 out of the 4 directly affected surrounding neighborhoods)

[Version 1/16/25]

All-area consensus request items:

- Quarterly reviews in perpetuity with representatives of the four surrounding neighborhoods, much the same as the “Community Advisory Panel” that NBC Universal has in place for its Specific Plan.
- A permanent phone number/website for questions/concerns from anyone in the surrounding neighborhoods and the greater Studio City area.
- No creation of a Sign District – Residential Neighborhoods completely surround the Radford Studio Center – Any internal **advertising** signage must not be seen from outside the perimeter of the property. There should be **no** outwardly facing **advertising** on any external walls / fences / buildings of the studio property. This includes billboards, large scale graphics, lighting, projections and digital images. Advertising will offer little value to the Studio and their clients, but will amplify the intrusion on the community of the expanded physical plant and traffic. We support the reasonable expansion of the economic opportunities the Studio represents, but believe there should be every effort made to minimize unnecessary negative impacts on the surrounding community that grew up with and around the Studio over the last one hundred years. The expansion of the Radford Studio Center lot will place business necessities and the quality of life for surrounding residents in tension. The increased traffic, congestion, noise and pollution will impact the quality of life for the local community. Further, there is no ability to improve any adjacent streets.
- Zone [Q] M2-1-RIO (70 foot height limit) in the “south of the Los Angeles River section of the property” remains within 100 feet of the entire perimeter of the Radford Studio Center property, with step backs on the Ventura Alley adequate to preserve the sight lines of pedestrians on Ventura Boulevard. (Step backs to accommodate large potted plants.)
- The inner property not within the first 100 feet of the “south of the Los Angeles River section of the property” perimeter can be up to 90 feet in height.
- The “north of the Los Angeles River section of the property” remains in Zone [Q] MR2-1L-RIO (75 foot height limit) as already stated by Radford Studio Center.

- First “step” (adjacent to Radford Avenue) of the new office building proposed next to the “Dworsky Admin. Bldg” be no taller than the height of the four-story “Dworsky Admin. Bldg” height without the parapet for the first 15 feet of this first “step”
- A/C units and solar panels to be concealed on rooftops. A/C units to also have adequate sound barriers.
- Grey water irrigation system, as well as, stormwater collection for appropriate on-site uses.
- Controlled access to all the Radford Studio Center gates; employee access corresponds to a particular entrance.
- Studio security guards to monitor parking in the surrounding neighborhoods seven days a week.
- No trash pick-up or deliveries from the Radford Studio Center through any portals along the Alley from Colfax Avenue to Radford Avenue. No in and out *period* along the Alley from the Radford Studio Center, except from the proposed new Carpenter Avenue Gate.
- Create a publicly accessible walkable landscaped parkway adjacent to the proposed bikeway that features parklike cut-outs and offers space for public art installations along Radford Avenue from the Los Angeles River to the Tujunga Wash. This will help mitigate the impervious/surfaces/heat island effects of the facility. As a public parkway, Radford Studio Center would be responsible for maintenance.
- Plant trees around the perimeter of the entire property and put green vines on all the tall buildings without windows to offset heat island effect and soften the aesthetic feel of the project as imposing on residential neighborhoods.
- Along the Los Angeles River between the three groups of three studios, there is a group of Coast Live Oak Trees. If possible, preserve a group of these trees and create a small native park between sound stages for employees. This will help offset the carbon footprint and increase biodiversity.
- **Adhering to the conditions set forth in the Los Angeles City Planning Case No. 2003-6863-ZC-CU-SPR; [Q] CONDITIONS OF APPROVAL. These conditions were recorded at the County Recorder's Office and run with the land and are binding on any subsequent property owners, heirs or assign.**
LINK:
file:///C:/Users/scnc/Downloads/FedEx%20Scan%202025-01-17_10-19-58.pdf

The Grove (Radford Gate) request items:

- Supports the new Moorpark Street Gate to ease overall congestion in the Grove but would like to see traffic limited and slowed with strict enforcement at the Radford Avenue Gate.

- No through northbound traffic on Radford Avenue to Moorpark Street from Ventura Boulevard. Street to be blocked by City approved permanent bollards or k-rail planters if bridge is built. If bollards are retractable they are only activated in case of emergency by Police and Fire Departments. Also supported by Landale Square.
- Motion sensor traffic light preferred on Laurel Canyon Boulevard & South Valleyheart Drive. Secondary request for Laurel Canyon Boulevard & North Valleyheart Drive and Laurel Canyon Boulevard & Woodbridge Street.
- Planters down the middle -OR- along the new dedicated bike lane on Radford Avenue to slow traffic on Radford Avenue between the Los Angeles River and the Tujunga Wash.
- Create a new landscape public walking space on the north side of the Los Angeles River between Radford Avenue and Laurel Canyon Boulevard.
- Maintain and refresh existing improvements on the south side of the Los Angeles River between Radford Avenue and Laurel Canyon Boulevard.
- Establish a green space between Radford Avenue and Gentry Avenue next to Moorpark Street.
- Agave & other succulents to slow down fires set along the Tujunga Wash between Gentry Avenue and Radford Avenue.
- Stop signs or round about with plants at Radford Avenue & North Valleyheart Drive.
- Radford Art Walk cleaned up and maintenance covered by Radford Studio Center.
- ADA ramps on Radford Avenue sidewalks.
- Proposed new North Parking Structure to have foliage facing Radford Avenue with a simulated window design like the existing Sater parking structure.
- Radford Studio Center security cameras and security lighting on the Radford Art Walk facing Radford Avenue, plus routine Radford Studio Center security patrol.
- Stop signs on Woodbridge Street at Agnes Avenue and at Gentry Avenue.
- Stop signs on Valleyheart Drive North at Agnes Avenue and at Gentry Avenue.

South of Ventura (Carpenter Gate & The Alley) request items:

- Hire a LADOT Traffic Officer to enforce current turn restrictions Monday – Friday (school days) from 7:00AM – 8:30AM and 1:30 PM – 3:30PM.
- Prohibit employee access to the Ventura/Carpenter gate Monday – Friday (school days) from 7:00AM – 8:30AM and 1:30 PM – 3:30PM. During these school hours, divert employees to the Colfax or Radford gates.
- Southbound traffic from the Carpenter Gate must turn left or right at Ventura Boulevard.
- Northbound traffic on Carpenter Avenue must turn left or right at Ventura Boulevard,
- Eastbound Ventura Boulevard must have a left arrow to turn left into the new Carpenter Gate.
- Alley public utility poles to be buried, or at the very least, moved from the north side of the Alley to the south side of the Alley since the utilities only feed the south side of the Alley.
- Radford Studio Center buildings along the Alley to have lighting to light the Alley.
- Alley to be repaved in concrete to prevent constant asphalt pot holes. Light colored pavement will reduce the heat island effect.
- Radford Studio Center Colfax/Ventura Parking Structure to provide 100 daytime and 200 night time parking spaces to the adjacent community to alleviate the parking and traffic congestion along Ventura Boulevard between Radford Avenue and Colfax Avenue. Offer parking to the businesses along the Alley, the parents at Carpenter Community Charter School and diners who visit this area.

Colfax Meadows (Colfax Gate) request items:

- Full traffic signal at Colfax Avenue and Colfax Gate/Ventura Alley.
 - Timing tied to Ventura/Colfax signal.
 - Vehicles exiting Radford Studio Center must trigger activating the signal.
 - Crosswalk across Colfax Avenue at this new signal, activated by push button from where stairway from Colfax Avenue pedestrian bridge emerges.
 - “Do Not Block” painted on Colfax Avenue at this new signal intersection.

- Full Traffic Signal at Colfax Avenue and Acama Street.
 - Vehicles coming westbound on Acama Street must trigger to activate the signal.
 - Vehicles exiting the Studio Village Condos driveway eastbound to Acama Street must trigger to activate the signal.
 - Crosswalk across Colfax Avenue at this new signal at Acama Street activated by push button.

- Install two permanent signs in each direction (total of four) on Colfax Avenue between Ventura Boulevard and Moorpark Street showing your vehicle's speed.

- Install lights along the east side of the Los Angeles River/Tujunga Wash walkway adjacent to Studio Village Condos.

- Vines and/or planter boxes on the east facing walls of the 9 new studios (in 3 groups) along the Los Angeles River to disguise these extremely high walls because of the elevation change next to the Los Angeles River.

- “River Road” – (Colfax to Radford) keep as a two-way road. No employee parking along this road along the Los Angeles River - **OR** - along the Tujunga Wash so Studio Village condo residents do not have to look at a de facto parking lot across from them.

- Add native shrubs to the existing redwood and oak trees south of the Los Angeles River between Colfax Avenue and Tujunga Avenue.

Landale Square (Moorpark Gate) request items:

1. Have No Bridge or Gate at Moorpark Street and Radford Avenue.
 - a. Why have the bridge which is going to bring more traffic onto Moorpark Street both Eastbound and Westbound? Studio City has only two east/west streets (Ventura Boulevard and Moorpark Street)
 - b. To NOT BUILD the bridge and ONLY have employees utilize Radford Avenue heading north from Ventura Boulevard for all foot, bicycle and motor vehicle traffic.

2. If going ahead with the Moorpark Bridge Construction, Landale Square is requesting the following:
 - a. Block the following streets off Moorpark Street:
 - i. Cul-du-sac (or something with similar impact) on Carpenter at Moorpark
 - ii. Cul-du-sac (or something with similar impact) on Morella at Moorpark
 - iii. Cul-du-sac (or something with similar impact) on Simpson at Moorpark

 - b. INGRESS TO STUDIO LOT: Creating a Right-Hand turn ONLY heading SOUTH on Radford Avenue on to Moorpark Street.

