



# STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

March 2022

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## SCRA COMMUNITY MEETING (IN-PERSON)

Bridges Academy - GYM

Tuesday, March 8, 2022

Meeting from 7:15 PM to 8:45 PM

Live Zoom for members unable to attend

**G**uest Speaker: Councilmember Nithya Raman. Lead officer Shawn Smith will give us a Studio City update.



A little over half of Studio City is now in Councilmember Nithya Raman's Council District 4. Councilmember Raman was recently appointed by Mayor Garcetti to the Governing Board of the South Coast Air Quality Management District. This Regional Agency sets key regulations affecting air quality and pollution. Councilmember Raman will touch on issues concerning Studio City such as Food Waste Recycling, Studio City Golf and Tennis Club, Ventura Corridor Developments, and Homeless issues

The SCRA Community Meeting will be held in person at Bridges Academy on March 8th. Doors open at 7:00 PM, the meeting will start at 7:15 PM and end at 8:45 PM. There will be a live zoom feed for members unable to attend in person.

The meeting is in the GYM with plenty of room to spread out and social distance, **MASKS ARE MANDATORY** and proof of vaccination will be checked at the door.

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## MAJOR CHANGES COMING TO STUDIO CITY

There are six (6) major developments currently in planning for Studio City. There are also two more expected in the next couple of years. Four of the developers are requesting exceptions to the height limit as designated in the Ventura/Cahuenga Boulevard Corridor Specific Plan. The entire community must get involved to keep Studio City a livable community.

### Sportsman's Lodge Apartment Complex and Shops

Teardown the hotel - build mixed-use apartments and shops  
A 90-foot-tall tower - 30 feet allowed under the Specific Plan – with a total of 41- 45 feet allowed with a density bonus

### Sunswept Mixed-Use Complex

Whitsett and Ventura - southwest hillside  
Height at 72 feet - 30 feet allowed under the Specific Plan – with a total of 41- 45 feet allowed with a density bonus

### Senior Living Complex

Colfax and Ventura northeast corner  
Height at 77 feet - 45 allowed under the Specific Plan – Eldercare not eligible for Density Bonus

### Market Complex

Ventura Blvd Northside at Eureka  
Approved and under construction – Does not exceed allowable height!

### Auto Plaza - Apartment Complex

4021 Radford Avenue  
Height 67 feet - Appealed by qualified abutting neighbors to Planning Department because it does not qualify for a Tier 3 TOC bonus  
Allowed height 45 feet

### Harvard/Westlake Development

Whitsett - at Studio City Golf and Tennis Club  
Huge oversize Sports Complex in the middle of a residential area



## (Meeting, cont'd)

To attend the SCRA live zoom virtual meeting, send an email to SCRA no later than Friday, March 4th at [ZoomMeeting@studiocityresidents.org](mailto:ZoomMeeting@studiocityresidents.org) and we will place you on the invitation list for this meeting. On March 8th, the morning of the meeting, SCRA will email you an invitation link to attend this meeting on Zoom. Attendees will be muted but will be able to ask questions via Zoom Chat.

## FROM YOUR BOARD YOUR BOARD IN ACTION

### LOCAL ZONING ORDINANCE

State Senate Bill 9 overrides the local single-family zoning laws but does allow for cities to put restrictions on its implementation. The SCRA Board has submitted the following to the Council File 21-1414 for an ordinance to implement Senate Bill 9 (SB9), if amended, to include:

Zoning Code Modifiers "T" or "Q" conditions to the parcel."

Front, Rear, & Side yard setbacks shall be prevailing setbacks of the tract map.

Exemptions should include among others, Survey LA documented historic areas and properties, Historic Preservation Overlay Zones, equestrian-zoned areas, and River Implementation Overlay Zones (RIOs). High fire or greater zones should be replaced by "Very High Fire Severity Zones," and high wind zones.

Preservation of existing tree canopies.

Affordable Covenant. Every SB 9 project in the City shall require a fifty-five-year affordable covenant restricting rents to a moderate-income household.

Property owners and tenants within a 1000-foot radius from the proposed project sites shall be notified.

A Permit shall be applied for by the applicant guaranteed by a bond of recorded lien on the subject property. LLCs or Corporations shall not be permitted." Enforcement of the 3-year minimum residency requirement for development and a provision for improvements to infrastructure that will be impacted such as increased demands on the power grid and water resources, the integrity of our parks and green spaces, mediation of traffic increases that will result from heightened density, scarcity of parking, increased demand for schools, greater expectations of LAPD and LAFD protection, and future impacts of climate change and the decrease in permeable surfaces related to development.

### Amend the City Charter for an Independent Redistricting Commission

Studio City Residents Association supports a Ballot Measure to amend the City Charter to create an Independent Redistricting Commission for the City of Los Angeles' next Decennial Census for 2030. This measure would exclude council members from making the decision where the boundaries of council districts should be drawn.

## On-site posting of the proposed development

Planning Department is required to post on-site notices of any proposed development with other notices by mail using plain language. Postings notices and procedures should follow those successfully established and utilized in other jurisdictions. These efforts will provide all interested stakeholders with fully transparent information on what is being proposed to be built on the site. The postings should be for extended periods.

### Traffic calming Vineland Ave

Studio City Residents Association requests Councilmember Nithya Raman to direct the Los Angeles Department of Transportation (L.A.D.O.T.) to install traffic calming measures to include, but not limited to, no parking on one side of the street, no overnight oversize vehicle parking, speed limit signs and speed hump(s) for the very narrow hillside portion of Vineland Avenue between Fruitland Avenue and Lankershim Boulevard.

### Metro Rail from Valley to Westside

Studio City Residents Association (SCRA) only supports "Alternative 6" that runs in line with Van Nuys Blvd. Westwood Blvd. The motto is "You get what you pay for". "Alternative 6", is a "Heavy Rail" system that is the only alternative that has the vision of looking to the future with "room for growth". It has greater speed than "Alternatives 1, 2, and 3 which are monorails that are slower and have a smaller carrying capacity.

### SCRA ANNUAL GENERAL MEETING DATE SET

The Studio City Residents Association (SCRA) Annual General Meeting (AGM) is usually scheduled for the second week in January, pursuant to written notice given by US Mail. The AGM was not scheduled in January for the 2022 year due to the ongoing pandemic and uncertainty as to holding public meetings of the members. The By-laws, Article sec 3.1, allows the board to set the date for the Annual General Meeting.

The following two actions were passed by motion unanimously:

The Studio City Residents Association board waives the 2022 Annual General Meeting to a date to be determined.

The Studio City Residents Association board will schedule the Annual General Meeting to take place on January 10th, 2023, with all appropriate prior notifications to the members under the bylaws for the election of SCRA Board and Officers.

## EQUAL BUT DIFFERENT SCRA, SLAROS, and Save Weddington (A clarification)

For twenty-two years, Save Los Angeles River Open Space (SLAROS), has fought to keep Studio City Golf and Tennis Club open. It has been privately owned but open to the public since 1956. SLAROS and SCRA have long opposed losing this community asset to developers.

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## (SLAROS, cont'd)

Save Weddington is a separate activist group, not affiliated with either SCRA or SLAROS, that recently qualified as a nonprofit corporation to oppose the Harvard-Westlake (HW) project. They were successful in getting the site designated a Historical-Cultural Monument (HCM). Their application for an HCM was supported by both SCRA and SLAROS.

SCRA and SLAROS propose alternatives to HW's proposed Sports Complex so as not to diminish or restrict public use of the facilities. SCRA and SLAROS are working to keep the facilities of the site open to the public into the near future without any limitations or restrictions

The present agricultural zoning does not allow Harvard Westlake, a private school, to build a Sports Complex. The school, however, could apply for a Conditional Use Permit as part of the provisions and procedures of the California Environment Quality Act (CEQA).

If the application is withdrawn, SCRA will search for a long-term solution for the Studio City Golf and Tennis Club to avoid having to once again oppose owners of the property whose principal goal is not in the public interests.



## POLICE ACTIVITIES LEAGUE (PALS) - GOLF TOURNAMENT

The SCRA is a strong supporter of PALS. PALS is an organization in which

members of the police force coach youth groups. Young men and women gain a better understanding of personal accountability, character development, and the power of contributing to the community. Visit [nohopals.com](http://nohopals.com).

Each year, one of PALS biggest fundraisers is its Golf Tournament. The funds received will be used for the LAPD youth groups and for various needs of law enforcement that are not paid for by the city. The tournament is on March 28, 2022, at Porter Valley Country Club in Northridge.

You can sponsor players, donate or sign up for a day of play. Details and an application are available at [www.nohopals.com/copy-of-events](http://www.nohopals.com/copy-of-events).

## BEAUTIFICATION UPDATE

### Meg McDonald Seltzer, SCBA President

Studio City is the pride of all of us and it's our teamwork with each other...and the city of LA...that keeps Studio City looking beautiful.

Yes, we think of the city as a big monolith that moves with the speed of an ox cart rolling on wooden wheels. But credit where credit is due. When it comes to removing graffiti from our neighborhood, the city responds with the speed of a sports car.

Late on a Friday afternoon, SCBA filed this Service Request with 311: "We're sorry to



## TO THE MARKET

To the delight of our customers, Kenchan Ramen has joined the Farmers Market with their delicious ramen bowls to go. By their second week they were selling out, their ramen is that good. Available in

packages for two, each box contains everything you need to make the perfect ramen bowls at home. All you have to do is add hot water. They are available with or without meat, vegan, and with gluten-free noodles per request. Kenchan Ramen is located in the small parking lot.

Another new vendor is MamaAunties Vegan Goodies. The goodies are all kinds of delicious vegan treats - cookies, cakes (birthday and wedding cakes available for preorder), coffee cakes, and nut breads. They are located on the north side of the main street near the center of the Market.



tell you that the back of the "Welcome to Studio City" sign next to the Ralphs on Ventura & Campo de Cahuenga has been vandalized with graffiti again. The neighborhood would be very grateful if you could paint it brown...again. Thank you!"

On Tuesday, the graffiti was gone and the sign was back looking like its beautiful self. Impressed with the speed, I called 311 and told the operator that we were calling to give a big all-cap bolded thank you to the city for its quick response to remove graffiti from the sign and help us keep Studio City beautiful. She was flabbergasted that I called and was noticeably taken aback at our kindness.

I told her that the Studio City Beautification Association is a big believer in saying thank you and acknowledging a job well done. She said she would alert the Office of Community Beautification right now to thank the 2 person crew that cleaned up the sign. Then, she thanked me for taking the time to call. I share this story with you because SCBA is your representative and she was really thanking you.



Studio City Beautification Association is an all-volunteer organization and if you're looking for an opportunity to volunteer, we do have an opportunity right now that could use your help. Being a volunteer with our "My Studio City" project that shines a light on the beauty of our community...in pictures...taken by you.

Your photos will be published on our Facebook page and Instagram account, and you'll get a photo credit byline. Pictures can be of anything you think shows off the beauty of Studio City. If this is appealing to you, please call the office (818) 509-0230 or send us an email [studiocitybeautificationassoc@gmail.com](mailto:studiocitybeautificationassoc@gmail.com)

Stay safe and see you in the neighborhood.



# BURBANK AIRPORT - REPLACEMENT OF THE PASSENGER TERMINAL BUILDING



Los Angeles City Attorney has filed a petition with the appellate court seeking relief requesting the

Court: (i) find Federal Aviation Authority May 21, 2021, joint Federal Environmental Impact Statement the Act and Record of Decision arbitrary and capricious(ii) vacate and remand the joint FEIS and ROD; and (iii) require FAA to take appropriate action to evaluate a reasonable range of alternatives to the Project and take a hard look at noise including cumulative noise, health, and environmental justice impacts of the replacement of the Passenger Terminal project and its alternatives and to reconstruct its environmental justice analysis using accurate data, or provide credible support for its findings.

## CBS STUDIO CENTER UPDATE

Some of you may be aware that Hackman Capital Partners bought CBS Studio Center in late December 2021. Zach Sokoloff, VP at Hackman Capital Partners, along with Michael Klausman, President of Radford Studio Center & Television City, reached out to the SCRA for an overview of Studio City and to learn more about the issues that are important to our members.

SCRA was informed that Hackman and its affiliate, The MBS Group, are "studio owners and operators" with the view of modernizing the production studios while keeping in mind the existing ambiance of this iconic studio built in 1928. SCRA was told that production companies really enjoy the mojo of the Studio City lot which Hackman will strive to maintain. Hackman's goal is to create good-paying production jobs with the upside of keeping production in Los Angeles.

SCRA discussed current Studio City concerns including the many over-height developments on Ventura Blvd., development at Studio City Golf and Tennis Club, Los Angeles River improvement, remedial work on the Radford Bridge, Burbank Airport noise, and the Burbank Airport terminal lawsuits. We will keep you posted as new information becomes available.

## SLAROS IS CREATING A SOCIAL MEDIA TEAM -- WE NEED YOUR HELP

Save LA River Open Space is looking to add members to our social media team. This is a great opportunity to learn social media marketing. The team is



coordinated by Dale Fernandez and each volunteer team member will help in posting to our social media accounts. The goal is to keep our social media current and engaging the community for action. Your commitment would be for as much or as little time as you can afford. Please contact SLAROS at [SaveLARiverOpenSpace@SLAROS.org](mailto:SaveLARiverOpenSpace@SLAROS.org) or leave a message at the office 818-509-0230. All help is very much appreciated.

## ASK THE SCRA

*One of the functions of the SCRA is to empower its members, who are the eyes and ears of the community. The SCRA can assist by providing opportunities to make all of Studio City a better place to live. Please send questions to [scraboard@studiocityresidents.org](mailto:scraboard@studiocityresidents.org).*

**Q:** There is a traffic issue here in Studio City that has existed at least for the past 12 to 24 months, if not longer and it's only getting worse. I have no idea the last time the traffic lights have been coordinated or re-evaluated, however, the traffic going North on Laurel Canyon & Ventura Blvd. is impeded by the Southbound Laurel Canyon traffic that is going East on Ventura Blvd because they block the entire intersection and when you have a green light to proceed North on Laurel Canyon, we are stuck until the light changes to Red and we have gone nowhere.

**SCRA:** Yes, we know all about this and are trying to get the Department of Transportation (LADOT) to get this fixed. This all has to do with the Ventura and Radford intersection. Back during the original COVID lockdown, LADOT coincidentally added another segment to the north/south Radford signal... so Radford now has one signal for northbound (out of Trader Joe's driveway and one signal segment for southbound Radford (enabling left turns on to Ventura). Now there is less time for cars traveling eastbound on Ventura, thus backing up the cars to Laurel Canyon. This wasn't noticed at first, because traffic during the early stages of COVID was much lighter than now (this whole problem seems to be most pronounced during afternoon rush hour). Trying to get anything done with the City of L.A. ALWAYS takes longer than I believe it should. In the meantime, SCRA Vice President Barry Johnson and Transportation Chair of the SCNC are working on the problem.

**Q:** This morning I was awoken by very loud construction at Sportsmen's at 6 am. It's bad enough being woken with the noise but I am just recovering from a major surgery as well. I tried for an hour this morning to try and find who the inspector is for that project and had no luck. Can you help me to prevent it from happening again tomorrow?

**SCRA:** Work is only allowed from 7 AM to 9 PM Monday - Friday, 8 AM to 6 PM on Saturday, and NO work on Sunday. When this happens, you can call LAPD's non-emergency number at 1-800-ASK-LAPD. You are usually put on hold for, maybe, 30 minutes, but when they do answer tell them that there is construction going on outside allowed hours, and they ALWAYS do come out and stop the work.

## **PRESIDENT'S MESSAGE** by Alan Dymond

*Our attorneys have confirmed that the SCRA has received permission from the Federal appellate court that the SCRA may join the petition of Save Our Skies in their action against the Federal Aviation Authority. In another Burbank Airport issue, the City Attorney's office provided to the SCRA a copy of an action his office filed on the proposed relocation of the passenger terminal at Burbank.*

*Ventura Blvd: SCRA is opposing attempts to update, aka "weaken" or "dilute", the height limitations in the Specific Plan for Ventura Boulevard. The specific plan has been in effect for many years, and it is the plan that has kept the communities along and close to the boulevard, and outlying flatlands, what they are today.*

*"Cui Bono" Roman Senators asked. Who benefits? Entities who purchased properties along the Boulevard? Did they know or should they have known that the Specific Plan could limit their ambitions to further develop the property? SCRA and others are asking because height limits for buildings along the length of Ventura Blvd allow for cool marine air to flow to the valley floor and limit the shadow effect on surrounding properties. Allowing an increase in height is of benefit ONLY to those entities who are seeking it.*

*Stay with me as I move on, don't you just love euphemisms? Several years ago, the SCRA was informed of Harvard Westlake's proposal for a small gym with two courts and showers for use by its students on the Studio City Golf and Tennis Club. It was being called an athletic campus. But their real agenda only became known much later when Harvard-Westlake filed its preliminary studies with the Planning department. Here is what the school wants, in brief:*

*Parking structure for 500 cars, a 117,000 sq.ft.gym, and an Olympic size swimming pool. Hours extended into the late weekend evenings, special events, bigger, higher floodlights. Scoreboards, press box, etc. A newly minted River Park.*

*Talk about euphemisms! That's not even close, it is not even a Park by the Los Angeles River. Call it what it is, it is a Sports Complex.*

*OK, enough. Back to the Studio City Golf and Tennis Club. A designation was recently awarded to the site as a Historical-Cultural Monument. Thank you to Teri Austin and all the Save Weddington folks.*



## **WHO WE ARE**

### **SCRA OFFICERS**

Alan Dymond, President  
Barry Johnson, Vice President  
Claudia Freedle, Admin. Vice President  
Connie Elliot, Secretary  
Sharon Udkoff, Treasurer

### **BOARD MEMBERS**

Joanne Brenner  
Beth Dymond  
Martha Hanrahan  
Stephen Sass  
Lana Shackelford  
Karen Younce

### **BEAUTIFICATION ASSN. OFFICERS**

Meg McDonald Seltzer, President  
Beth Dymond, Vice President  
Connie Elliot, Secretary  
Sharon Udkoff, Treasurer

### **BOARD MEMBERS**

Andy Epstein  
Barry Johnson  
Chip Meehan  
Karen Younce  
StudioCityBeautificationAssoc@gmail.com

### **SAVE LA RIVER OPEN SPACE OFFICERS**

Alan Dymond, President  
Beth Dymond, Secretary  
Sharon Udkoff, Treasurer

### **BOARD MEMBERS**

Barry Johnson  
Joe Laskin  
SaveOpenSpace@SLAROS.org

### **STUDIO CITY FARMERS MARKET**

(818) 655-7744  
StudioCityFarmersMarket.com

### **NEWSLETTER**

Graphic Design: Kevin Lewis  
(818) 667-6647 Kevin@kevlew.com

STUDIO CITY RESIDENTS ASSOCIATION  
P.O. BOX 1374, STUDIO CITY, CA  
91614

PH: (818) 509-0230 FAX: (818) 206-3419

SCRABOARD@STUDIOCITYRESIDENTS.ORG

# SCRA In Person COMMUNITY MEETING

**Tuesday, March 8, 2022**

## AGENDA

- **7:15 p.m. to 8:45 p.m.**  
Councilmember Niithya Raman and Senior Lead Officer Shawn Smith

Live Zoom for members unable to attend

## MEETING LOCATION

Bridges Academy - GYM  
3921 Laurel Canyon Blvd  
Studio City, CA 91604

Free parking in school lot.  
Enter on Maxweilton.



SCRABoard@studciocityresidents.org  
www.studciocityresidents.org

# Hello Again.

The SCRA Member Discount Card is back! This year, **more than ever**, we are proud to come together as a community to support our local businesses. When you renew your membership, you will receive your new Member Discount Card that is welcomed at these local businesses:

April Davis Investigations	Habit
Arnold's Copy & Print	James Thomas Stained Glass
Auto Plaza	La Kritterrie Parisienne
BLYD Hotel & Spa	Matthew's Jewelry Store
Ceremony	Mister O's
Charlies' Shoe Repair	Panache Boutique
Classic Toys	Rain Bar & Lounge
Creation Station Studio	Sportsmen's Lodge
City	The Village
Eye Candy Optometry	Vitello's Restaurant
Eyedentity Eyewear	Wild Flora
Gisele Tune	

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To see more info on the businesses and their discounts.



# STUDIO CITY RESIDENTS ASSOCIATION

P.O. Box 1374, Studio City, CA 91614



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