



# STUDIO CITY RESIDENTS ASSOCIATION

*Your Advocate for Studio City*

**November 2010**

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## COUNCILMEMBER PAUL KORETZ LEADS EFFORT TO SAVE MULHOLLAND DRIVE VIEW PARCEL

Speaking on the recent success of purchasing the key parcel of land at the junction of Laurel Canyon Boulevard and Mulholland Drive, City Councilmember Paul Koretz highlighted the powerful visual value of the property and the importance he placed on protecting it from development. A long-time advocate of both environmental issues and the preservation of historic space, Koretz explained his position, "I have always been a supporter of environmental issues both when I was in the State Assembly and now back here in Los Angeles. My goals are to preserve the Mulholland property and the Century Plaza Hotel."

During his term in the State Assembly, Koretz was instrumental in bringing about the preservation of Briar Summit. This transaction helped the Mountains Recreation Authority (MRCA) obtain 77 lots on Beverly Glen Boulevard, all of which went to enhance the natural environment and maintain the ecological balance of the Santa Monica Mountains.

Attempts to preserve the Laurel Canyon/Mulholland property started many years ago when Joel Wachs was the councilmember for that area. Wachs worked diligently on the effort as did prior Councilmember Jack Weiss; however, it took the confluence of several events and the actions of Koretz to finally bring the purchase to fruition.

## BREAKING NEWS

### BLVD HOTEL & SPA

The SCRA has discovered the traditional street lights that exist up and down the 13 miles of Ventura Boulevard have been removed in front of the new BLVD Hotel & Spa at 10714 - 34 Ventura Boulevard. Three historic traditional granite street lights were taken down and replaced with aluminum street lights when the street was widened in front of the property. The SCRA generally has opposed these short-span street widening, or "cut-outs," but, in this case, there was no hearing for the community to voice an opinion. The SCRA has reached out to Geoff Yazzetta in the City Council District 2 office to determine if the granite street lights can be reinstalled.

### PRESERVING 4426 IRVINE AVENUE PARKWAY TREES

A six-month re-hearing was scheduled by the Los Angeles City Public Works Commission for November 3, 2010 by the owner of 4426 Irvine Avenue. The owner is again trying to cut down three mature liquid amber trees on his parkway to provide increased sunlight after 5:00 p.m. to his westwardly facing solar

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Given the present economic climate and the concerns of others who may not have realized the significance of the important geographic location of these properties, the matter stalled. In February

2010, Koretz and Councilmember LaBonge sponsored a motion before the City Council to proceed with the transaction. Finally, in October, rightly or wrongly, word got out that the owner was about to enter escrow to sell the properties. A critical point had been reached: Realizing this was a "now or never" situation, Paul Koretz went to those who still could not commit to release the funds. Buoyed by the emails and calls from SCRA members and other organizations on both sides of the hill, Koretz, with the assistance of his staff, Richard Llewellyn and Emily Kane, was able to get the motion unanimously passed by the Council to purchase the property. The result? This key parcel is now in safe hands with no development possible. Other parcels in this area need to be purchased; however,

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*City Councilmember Paul Koretz and SCRA President Alan Dymond Discuss Koretz's Role in Saving Mulholland Parcel*

(Mulholland, cont'd)

the urgency is now over and negotiations and fundraisers for these other properties can proceed in an orderly fashion.

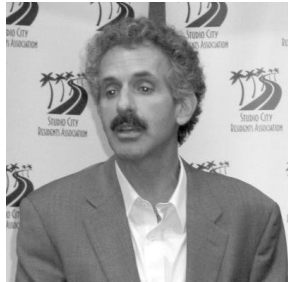


## ELECTED OFFICIALS ADDRESS OCTOBER SCRA COMMUNITY MEETING



State Senator Fran Pavley and State Assembly member Mike Feuer gave SCRA members and guests an update from Sacramento at the October SCRA Community Meeting. The two elected officials discussed the current State budget as well as perspectives on a number of the propositions. Both openly expressed their disappointment

with the budget results and reiterated the need for voters to approve Proposition 25, which would put California in line with 47 other states that require a simple majority to pass a budget. What isn't working is the two-thirds vote now required to approve the State budget. Senator Pavley reiterated the need for a no vote on Proposition 23, which if it wins, will overturn AB32, a landmark bill authored by Fran Pavley while in the Assembly, which will bring many alternative energy jobs to California.



## FROM YOUR SCRA BOARD

**Sportsmen's Lodge Development:** The board reviewed a response authored by the Studio City Neighborhood Council (SNCN) to the planned development at Sportsmen's Lodge. The SCNC issued its response to a Mitigated Negative Declaration that in effect negates the need for an environmental report on the proposed Equinox Gym located at the easterly edge of the property. The response identifies major concerns over the amount and availability overall of parking at the facility, the effect of traffic at Ventura Boulevard and Coldwater Canyon, the ongoing road work and the construction traffic anticipated to remove an estimated 7,000 cubic yards of material that will need to be excavated and trucked offsite. The board formed an ad hoc committee to investigate the issues further and to make recommendations for the board's consideration.

**SCRA Meetings:** The Annual SCRA General Meeting will take place on January 11, 2011 at Beverly Garland's Holiday Inn at which time SCRA officers will be elected. The selection of officers by the Nominating Committee is listed in this newsletter.

**SCRA Community Meeting Schedule:** For the year 2011, the SCRA will hold its community meetings every other month, starting in January 2011. The SCRA will hold special meetings outside of this schedule in the event there are topics of concern to SCRA members. The SCRA Board will continue to meet monthly.

**December SCRA Meeting:** There will be no SCRA Community Meeting in December 2010 given the proximity of the holidays.

**SCRA Mission Statement:** The SCRA has adopted a revised mission statement for the organization: "The Studio City Residents Association (SCRA), an all-volunteer organization, is dedicated to protecting and enhancing the neighborhoods of Studio City and the quality of life of SCRA members. The SCRA provides a platform for the interests, concerns and passions of SCRA members regarding the Studio City community."

## NOVEMBER COMMUNITY MEETING TO FEATURE CARPENTER COMMUNITY CHARTER PRINCIPAL AND UPDATE ON STUDIO CITY BEAUTIFICATION

The November SCRA Community Meeting will feature a presentation by Joseph Martinez, principal of Carpenter Community Charter, which, this year, became a charter school. Martinez, an 18-year veteran of LAUSD, will explain why Carpenter, already a highly successful elementary school, determined that charter status was a must for the further development of the school. This is the second year that Mr. Joseph Martinez has been the principal at Carpenter, which he joined after a two-year assignment as a generic assistant principal at Langdon Avenue Elementary in North Hills.

The evening will include a presentation by Studio City Beautification Board Members Francesca Corra and Alan Dymond on new projects planned for 2011.

The meeting will be held on November 9, 2010 at 7:30 p.m. at the Beverly Garland's Holiday Inn Theater Room. Light refreshments and an opportunity to meet community members and neighbors begin at 7:00 p.m.

## LAPD TOY AND FOOD DRIVE

At the November Studio City Residents Association Community Meeting, the SCRA will collect new unwrapped toys and non-perishable food items for the annual LAPD Holiday Toy and Food Drive. The officers wrap and distribute collected items to

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## (Drive, cont'd)

children and families in need across the North Hollywood Division. This successful annual event puts holiday smiles on dozens of children: last year was a huge success. Please remember to bring items for collection to the November SCRA Community Meeting.

## 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).*

**SCRA update on homeless encampment:** Senior Lead Officer Mike Lewis informed the SCRA that the LAPD is working with transit authorities to remove homeless encampments in the neighborhood. The homeless are directed to local homeless services.

**SCRA update on the endangered trees at Vineland and Ventura:** SCRA committee members are working all avenues to keep the mature ficus trees on Vineland from being cut down. They are currently talking to a contact at Walgreen's and are hopeful that a solution can be reached to preserve these trees that reduce the street noises from traveling up the hill to residents' homes.

**SCRA update on abandoned property at 11448 Canton Drive:** The date has come and gone for the owner to clean up this location. As of this newsletter, the City has not made good on its promise to take action and clean up the site. The deadline for the owner was September 18, 2010. The neighbors are continuing to make calls to the City and the fire department to have this fire hazard cleaned up.

## SAVE LOS ANGELES RIVER OPEN SPACE MOVES AHEAD

In October, Save Los Angeles River Open Space signed an extension of the contract with Community Conservation Solutions to move the proposed alternate use of the site to its next stage in order to create the Los Angeles River Natural Park. Previously the group promoted a "vision" of what could be done, conducted a feasibility study that confirmed the "vision", undertook hydrologic, hydraulic and run-off concept studies, and is now conducting further research on public access and trailhead staging elements, solar power for onsite and offsite activities and connectivity between the site, the City parking garage and the overall connection to the Los Angeles River. Partners in this endeavor include the Santa Monica

## (Breaking News, cont'd)

panels. The SCRA has supported surrounding neighbors who are opposed to the removal of these trees, which form a continuous line of liquid ambers on the entire block of the parkway. Six months ago, the Public Works Commission denied the request for the trees' removal but did have the trees pruned to allow for more sunlight. In fact, the entire block was trimmed at that time so the three trees in question would not stand out. The SCRA has provided Street Services with a written document further supporting the community's wishes to deny the removal of these trees.

### TENTATIVE TRACT MAP SUB-DIVISION AT 4342-44 BABCOCK AVENUE

The owners of 4242-44 Babcock have applied for a tract map sub-division to replace the existing R-3 apartments with seven R-3 condos. The SCRA commented before the Studio City Neighborhood Council and supported a list of conditions the SCNC is using for all new condos and apartments. This list of conditions attempts to make new multi-family properties more sensitive to surrounding single-family homes. This list has its origin from the SCRA's proposed Studio City Overlay Ordinance's Multi-Residential Properties section. The developer has agreed to this list of conditions.

### PARTIAL SUCCESS ON BILLBOARD BLIGHT

Recently passed and signed State legislation will allow local cities to ban mobile billboards. This legislation will become law on January 1, 2011. Councilmembers Paul Krekorian and Dennis Zine have co-authored a motion that would forever ban unhitched trailers in Los Angeles. This motion will come before the Los Angeles City Council in November, and, if it passes, will be in place concurrently with the implementation of the State law. This is only a partial success because billboard trailers that are hitched to vehicles or billboards painted on the sides of parked vans are not covered by the new laws. The SCRA is continuing its efforts to work on billboard blight, one step at a time.

Mountains Conservancy, which has made significant contributions. Support also comes from elected officials, including State Senator Fran Pavley, Assembly member Mike Feuer and Councilmember Paul Krekorian. SCRA members have also provided financial support and encouragement over the past eight years. After the New Year, a comprehensive presentation will be provided to SCRA members, with specifics of where the project is in terms of overall goals and progress. Interested volunteers please email [scraboard@studiocityresidents.org](mailto:scraboard@studiocityresidents.org) or call 818-509-0230.



## TO THE MARKET

Thanksgiving is a busy time at the Studio City Farmers Market. People want fresh local produce for their holiday feasts. The Fall brings lots of

hearty fruits and veggies, such as squash, yams and persimmons. If you love soups, visit [www.studiocityfarmersmarket.com](http://www.studiocityfarmersmarket.com) for a great mushroom soup recipe provided by Dirk at LAFunghi. He usually carries up to 35 different kinds of mushrooms. Don't forget to buy local flowers for holiday centerpieces, such as sunflowers, lilies or even a plant. Before you get ready to carve the harvest bird, be sure to have your knives sharpened by John from Sharper Edge.

The Studio City Farmers Market is presented jointly by the Studio City Residents Association and the Studio City Chamber of Commerce. Free parking is available at the CBS lot on Radford.

## FIGHTING COMMUNITY CRIME AS A TEAM

*By Tamar Galatzan, Los Angeles Deputy City Attorney, Neighborhood Prosecutor Program, and member, Los Angeles Board of Education*



For almost nine years, the Neighborhood Prosecutor Program (NPP) of the Los Angeles City Attorney's Office has been working with community members and law enforcement to address quality of life crimes throughout the city. The popular program, with one criminal prosecutor assigned to every LAPD division to address "broken windows," has been credited with contributing to the drop in crime throughout Los Angeles.

Given severe budget constraints, the NPP has recently been retooled. In the Valley, there will now be three Neighborhood Prosecutors, working with a team of three gang prosecutors, to cover seven police divisions and two courthouses. The neighborhood prosecutors will be primarily working on projects that directly impact crime throughout the Valley.

The North Hollywood Division will benefit from a Transient Taskforce in the Los Angeles River that has proven to be successful in addressing property crimes in neighboring Sherman Oaks.

Like Studio City, Sherman Oaks has seen a steady stream of burglaries and thefts. The LAPD and the City Attorney's Office believed that parolees and transients living in the Los Angeles River were committing many of the crimes. Hence, the LA River Taskforce was born.

Since June, the LAPD has made more than 25 arrests in the River, mainly for narcotics possession or trespassing, although more than five felony arrests were also made. All of the arrestees have lengthy rap sheets for narcotics and property crime.

As a condition of all but one of the misdemeanor pleas, the defendants were put on probation and ordered to stay away from the Los Angeles River and clearly-explained adjacent areas in Sherman Oaks.

The crime suppression numbers speak for themselves. In the months prior to the taskforce, in the five adjacent Sherman Oaks reporting districts, Part I property crime was high. During the month of March, there were 61 Part I property crimes; in April, there were 73. In May, the period directly preceding the taskforces, there were 61.

Beginning in June, when the taskforces started, the numbers dropped significantly. In June, there were 37 Part I property crimes. Both July and August had 43 crimes. In September, the most recent month with statistics, there were 38.

This taskforce is an example of the kind of project the Neighborhood Prosecutor Program will be bringing to North Hollywood Division. Together, we will continue working to fight crime in the San Fernando Valley.

## COMMUNITY CRIME REPORT

*By Studio City Lead Officer Mike Lewis*

As recently reported, the murder suspect (Omar Armando Loera), who is allegedly responsible for the July 24, 2010 murder of Chere Osmanhodzic at her home on Riverside Drive in Valley Village, was arrested earlier this month in Mexico. This is great news for the family and the entire community.

Crime in Studio City is down especially in terms of residential and commercial burglaries. During the last month, detectives and undercover officers have arrested a number of burglary suspects. However, car break-ins continue to be high with a cluster in the Moorpark/Coldwater Canyon area.

A few weeks ago, neighbors in the Donas called to report some suspicious activity. Two people had just moved into a house in foreclosure that had been vacant for at least a year. The new occupants seldom came outside; they had a sheet covering the front living room window, and numerous cars stopped by all day long.

When I visited the house and knocked on the door, a female in her early 30's answered and said she was a music artist. She said both she and her business partner had just rented the property. I told her a lot of people are committing real estate scams by living in houses for free, forging real estate lease agreements and pretending to be victims of a fraud. When

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## **(Crime Report, cont'd)**

she showed me her lease, I noticed the landlord listed was the former owner of the house. I asked her if she knew the landlord's phone number or address. She said, "I do not" and told me I could contact her attorney who handled the lease. I called him and left a message saying I wanted to talk to him regarding a possible real estate scam. He called me right back and made it clear that he was not a lawyer and only a friend who had given some people legal advice.

The occupants were unable to provide a phone number or address for the landlord. During one visit, they made the mistake of saying they met with this landlord. However, they could not describe him. When I tracked down the former owner, it was clear he had never met these occupants.

Here is the interesting part of the story: The day after I told the occupants that I was going to get a warrant for their arrest, I received a call from the real estate agent, who is representing

the bank in the sale of the property. He reported the bank did not want the occupants arrested and is not interested in cooperating with the investigation. He said they believe the tenants are in rightful possession of the property, and the bank was going to pay them cash for keys in about a week or two so they would move out.

Not willing to let this continue, I contacted the bank, which had no idea of my investigation and was in the process of preparing to pay these people thousands of dollars in order for them to leave the residence. However, after my conversation, the bank put a stop to the cash for keys payment and agreed to prosecute the occupants for trespassing. When I visited the house the very next day, the occupants had moved out.

We now have squatters moving into million dollar homes; this type of scam has become big business and is getting more and more complicated.

## **PRESIDENT'S MESSAGE**

*by Alan Dymond*

*During his tenure in the State Assembly, City Councilmember Paul Krekorian authorized two pieces of sunshine legislation that sought to peel back the layers of shadowy independent expenditure spending on elections. Both measures were defeated but Krekorian vowed not to ease his fight to increase transparency in how elections are funded.*

*In last year's election for council district two, a lawsuit was filed by Working Californians v City of Los Angeles. The lawsuit sought to overturn a 24-year-old city ethics law that barred independent expenditure groups from collecting more than \$500 from individual donors. The group alleged the law was preventing it from contributing en masse to their candidate. A federal judge denied a request by the plaintiff for a temporary restraining order against the City and the ethics law remained in place for the duration of the election.*

*But in January 2010, the US Supreme Court, in Citizens United v. Federal Election Commission, ruled that limits on contributions to independent expenditure campaign committees are an unconstitutional limit of First Amendment-protected free speech: any limits on contributions are presently unconstitutional.*

*In keeping with his stand on transparency in campaign contributions, and as a reaction to the Citizens United ruling, Krekorian authored a motion in City Council that will permit other ways to continue campaign finance disclosures. The Citizens United ruling affirmed "[t]he government may regulate corporate political speech through disclaimer and disclosure requirements..." This language may be the basis for the City Attorney to act on Krekorian's motion to prepare an ordinance to implement a new set of campaign finance reform measures.*

*It is hoped that if and when such an ordinance is brought before the City Council that the Council will do the right thing by the citizens of Los Angeles and adopt it. It may not be possible to stop the amount of money that organizations and individuals spend on their political positions and candidates, but it sure would be nice to know who the shadowy backers are who do not want their names known.*

*I predict a lot of resistance against any proposed disclosure measure that may be presented to the City Council on this matter.*

*On a lighter note, I heard someone say the Supreme Court ruling in effect gave corporations the same rights as an individual: can that mean that corporations may one day have the right to bear arms?*

*Alan Dymond*



## MONTHLY COMMUNITY MEETING

**Tuesday, Nov. 9, 2010**

**7:00 p.m.**

Light refreshments.

Meet your neighbors  
and friends.

**7:30 p.m.**

Presentations from  
Carpenter Community  
Charter Principal Joseph  
Martinez on the school's  
move to charter status  
and SCBA on future  
plans to beautify Studio  
City.

### **Meeting Location**

**Beverly Garland's Holiday Inn Theatre  
4222 Vineland Avenue, Studio City**

*When entering the hotel driveway, turn left and go through the parking turnstile. Drive to the end and turn right. Go to the large back lot. The handicap entrance is from this lot. Walk to the southwest corner of the lot, and signs will direct you to the Beverly Garland Theatre. **PARKING WILL BE VALIDATED** at the sign-in-table.*



## **NOMINATING COMMITTEE: SLATE OF CANDIDATES FOR OFFICE**

The duly appointed Nominating Committee of the Studio City Residents Association, in accordance with the bylaws, hereby nominates the following candidates as officers of the Studio City Residents Association:

President: Alan Dymond

Executive Vice Presidents: Bonnie Goodman, Mark Batterman

Administrative Vice President: Claudia Freedle

Treasurer: Laura McKinzie

Secretary: Connie Elliot

### **Officers**

Alan Dymond,  
President

Mark Batterman,  
Exec. Vice President

Bonnie Goodman,  
Exec. Vice President

Claudia Freedle,  
Admin. Vice President

Connie Elliot,  
Secretary

Laura McKinzie,  
Treasurer

### **Board Members**

Barry Johnson  
Beth Dymond  
Bill Harmond  
Steve Hirsh  
Art Howard  
Todd Royal  
Robin Seidel

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