



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

July 2012

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STUDIO CITY BEAUTIFICATION JOINS WITH THE COMMUNITY TO OPEN RADFORD ART WALK

Many members of the community, including its major support organizations, joined together on June 14, 2012 to officially open the new Radford Art Walk located at 4200 Radford Avenue in Studio City. The quarter-mile walk includes a number of sculptures, designed and donated by local artist, Karl Johnson. The celebration was sponsored by the Studio City Beautification Association (SCBA) and CBS Studio Center. The Studio City Chamber of Commerce Foundation and the Los Angeles City Office of Community Beautification both provided grants that supported the installation.



The SCBA, formed in 1983 by the Studio City Residents Association and the Studio City Chamber of Commerce, says in its "constitution" that "Its objective shall be to make Studio City the most beautiful residential and shopping area in Los Angeles. Speaking at the Radford Art Walk opening, Councilmember Paul Krekorian said it was "mission accomplished" for the SCBA. CBS Studio Center President Michael Klausman reminded the audience that the SCBA is the best vehicle for our community of diverse interests to come together and create a livable, workable and beautiful community. Councilman Krekorian said other communities in his district have commented that it appears Studio City receives resources that their communities do not. Krekorian has explained to these constituents that it is not a question of unequal allocation of resources, but the result of many efforts by local volunteer organizations that have made Studio City what it is today.



L to R: Geoff Yazzetta, Sandra Reed-Funnell, Councilmember Paul Krekorian, Michael Klausman, Alan Dymond, Beth Dymond, Karl Johnson, Francesca Corra, Bill Harmond, Adrin Nazarian

Guests of honor at the grand opening included Francesca Corra of Dirt Diva Designs and Karl Johnson, both of whom donated many professional hours, skills and supervision to make the Radford Art Walk a reality.

According to Beth Dymond, president of the SCBA, the organization still has much more to do to continue to make Studio City a beautiful community. She says that the next project, Anita's Triangle, will impact all who travel on Laurel Canyon Blvd.

FROM THE SCRA BOARD

Junior Board Member Position: The board received several inquiries about appointing a junior member. After a series of discussions, the board welcomed Junior Board Member Ben LaZebnik. Ben will hold this position from June 2012 to May 2013. The board will ask for applicants for the position from high school juniors or seniors who live in Studio City.

Mansionization: The Superior Court denied a motion that would have stayed enforcement of the Residential Floor Area Ordinance (mansionization), which remains in full effect pending a final decision by the court.

July 4th Celebration: The SCRA supports the charitable work of the Studio City Chamber of Commerce and has again become a sponsor for the Chamber's annual July 4th event at CBS Studio Center. Tickets are available at <http://www.studiocitychamber.com/>

Quality of Life Issues: Board member Barry Johnson is monitoring the following issues: Final Map for City Council Redistricting; Doorstep Spam Ordinance, (Council File # 12-0662); Garbage Container Placement Timing Ordinance (L.A.M.C.SEC. 66.28) with possible revision to accommodate diverse working schedules; Universal Metro Station renaming to Universal/Studio City; Upper Iredell road permit parking zone, which has been approved by the city: "No Parking Anytime" signs, which are now in place on Tujunga Avenue under the 101 Freeway; left-turn arrow timings that remain from the Colfax Bridge construction, which are still operative. The board will provide updates as they occur.

ASK THE SCRA

Q: Today, my blue trash can was turned upside down after an assortment of bottles was taken from the can. Can the SCRA intervene with the police officer in charge of Studio City to increase the police patrols of our Studio City hills at night to apprehend the perpetrators?

SCRA: The SCRA contacted Studio City Senior Lead Officer Michael Lewis and received this response. "As you know, these thefts are of epidemic proportions all throughout the Valley, and they have become extremely difficult for us to combat. This is a theft and is technically considered stealing from the city. A great alternative would be for the city to purchase locking trash cans, which can be locked by homeowners when their cans are on the street. These cans are unlocked by the trash truck when the trash can is lifted high in the air and turned over. My understating is that the city would not buy these locking trash cans because they did not want the risk of having a child get locked inside (even though the cans have an emergency release cord inside the container)."

Q: I don't know if you have seen any of these illegal visitlasvegas.com ads painted on Studio City sidewalks. I know Los Angeles has a department that handles illegal signage, but I don't know who to contact. Thanks for your concern.



SCRA: The SCRA has reported this illegal signage to the Los Angeles City Department of Street Services, which handles sidewalk problems. Sidewalks have been painted at 12307 and 11847 Ventura Blvd. The SCRA is reporting all locations where the sidewalk advertisement is found.

Q: There is too much visual pollution or "blight" on every corner in Studio City. I work hard to keep my home presentable and consider myself a good neighbor. It concerns me when our business owners do not return the favor. The Shell gas station at Ventura Blvd. and Radford Avenue across from



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TO THE MARKET

Summer produce is finally here, including nectarines, melons, summer squash and sweet corn. For the more adventurous, there are Armenian cucumbers and tiny heirloom melons that are about the size of a large grapefruit and pole beans. Salmon is in season and is plentiful at the Studio City Farmers Market right now as are all of the beautiful summer flowers, such as sunflowers and fragrant heirloom roses. Next week, heirloom tomatoes, such as green zebra, Brandywine and pineapple, should be easy to find, and plums should be abundant as well.

Beginning July 1, 2012, the market will welcome Dough Biz as a new vendor. Joanne Kimes, a Studio City resident, will bring her delicious mix-in cookie dough to the market. She offers a basic dough to which you can add one of twenty mix-ins, including Oreo cookie, protein powder, potato chips, M&Ms and flax seed, just to name a few. (She even has an egg-free cookie dough for those who like to eat the dough raw.) Once you have created the perfect blend, take it home, refrigerate or freeze it and then, whenever the urge for a fresh warm cookie hits you, pop some in the oven. For more information on Dough Biz, go to doughbiz.com.

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.

(Ask SCRA, cont'd)

Dupar's seems to be getting more and more cluttered with banners, posters, lottery signs, etc. Is there not a maximum signage allowance for a business of this nature? Certainly with all the banners, posters and lawn signs, the Shell station is candidate for a fine.

SCRA: Ventura Blvd. is part of the Ventura Cahuenga Boulevard Corridor Specific Plan, which is regulated by Los Angeles City Planning Department. The ordinance is found at <http://cityplanning.lacity.org/complan/specplan/pdf/ventura.pdf>.

Section 8, starting on page 29, spells out the regulation for signage on Ventura Blvd. You can register your complaint with the City Planning Department by calling 311 and asking them to direct your call to the appropriate person.

Q: My family wonders what is happening with the exterior of the CVS building. Since the large planters were removed, the ugly, damaged paint is exposed to all who pass by. It certainly is an eyesore as is and is not a credit to the Studio City business district. Are there plans for a new paint job?

SCRA: The SCRA has asked a volunteer member to research the owner or management company so that the SCRA can take steps to have the exterior of this highly visible corner cleaned up and improved. We will keep our members informed.

THE ABCs OF DEVELOPMENT

Requests to Extend Time Limits on Building

Permits: When a building permit is issued to remodel or build, then work on the property has to begin within a certain time period from date of issuance of the permit. If no work has begun within this time period, then the owner or developer must apply for a new permit, and the new permit has to comply with the code in effect at that time. Any application to extend the permit beyond the time limit will be decided by the Los Angeles City Department of Building and Safety upon reference to its records. The Department of Building and Safety will determine whether or not work has commenced within the time limits, and if the work is in compliance, e.g., if a trench has been dug and an inspection called during the time period then this might be construed to be a "commencement" of work. The SCRA has been informed that applications to extend a permit will be made on a case-by-case basis. Any concerns that work has started after the time period should be referred to the City Council office.

Conditional Use Permits: Administrative Code Enforcement: A Conditional Use Permit (CUP) is requested by an applicant when there is a proposed change in use of a property other than what the

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TOLUCA LAKE NEIGHBORHOOD COUNCIL EXPLORES LANKERSHIM STREETScape

The Greater Toluca Lake Neighborhood Council Planning & Land Use Committee recently hosted two "Streetscape Planning Workshops" to explore streetscape ideas for Lankershim Blvd. from Moorpark Street to Cahuenga Blvd. The west side of Lankershim Blvd. is in Studio City. A streetscape is defined as the elements within the streets and sidewalks (public right of way) - trees, benches, trash cans, directories, lighting, way-finding, graphics, landscape areas, tree wells, kiosks, signage, bike racks, medians, bike lanes, etc.

Landscape Planners from the Bay Area led the meetings where stakeholders, including residents, property and business owners as well as visitors, explored ideas to shape what this street will become. The neighborhood council posted a questionnaire for people interested in this topic to answer as a part of their information gathering at: https://www.surveymonkey.com/s/Toluca_Lake_Streetscape_Survey

Preliminary results from the survey indicate that people would most like to see improvements to pedestrian safety on Lankershim Blvd. and would like to see more trees and other aesthetic improvements.

(Development, cont'd)

property is zoned or restricted to. Usually an agreement is reached between the applicant and those in opposition, such as a neighborhood council or a local community group, e.g., the SCRA. The matter then goes to a public hearing with no opposition being made if the agreed-upon conditions are included in the approval.

If after the application for the CUP has been granted, and in the event the applicant decides to honor the agreed to conditions, the city attorney has taken the position that, as these conditions were "volunteered," any attempt to enforce the conditions by the city would not withstand a legal challenge. There currently is a proposal before the

city to enact an Administrative Code Enforcement (ACE). This proposal is designed to help enforce the Municipal Code, e.g., code violations, by issuing "tickets" for non-compliance, such as the situation described here. Instead of reporting a violation and proceeding through the time and resource-consuming process of enforcement through the city attorney's office, citizens will have ACE as a more effective method of handling violations. Although work is still being done on ACE to resolve several issues, a stop gap measure will go into effect after July 1, 2012 once the city budget is adopted. The budget will fund three personnel teams in the Planning Department, which will become involved, address and be part of the CUP process to ensure that applicants comply with the agreed conditions. The SCRA will advise its members as events occur.

CAMPBELL HALL MAKES ITS MARK ON BIG SUNDAY



Campbell Hall has expanded its partnership with Big Sunday over the last six years, with increasing numbers of students of all levels participating in and helping to fulfill Big Sunday's mission to "build community through community

service." The weekend prior to Big Sunday, more than 70 Campbell Hall High School students kicked off this year's effort by volunteering at the Big Sunday offices on distribution day to hand out supplies and t-shirts to the many organizations that participated in various Big Sunday weekend service projects.

On Big Sunday itself, nearly 60 Campbell Hall high school students hit the streets of Studio City to tackle projects at several homes of elderly neighbors who had requested help with various projects through the SCRA. Projects ranged from window cleaning to garage clean-ups, and the students were inspired by the warm welcome they received from each of their hosts. Several students commented the experiences gained working with

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(Big Sunday, cont'd)

the residents in the community were both rewarding and "a lot of fun."

In addition to off-campus projects, Campbell Hall families and community members transformed the elementary playground on campus into a community service hub of activity. They collected donations for local charities, including 5,000 lbs. of gently-used clothing, shoes, and toys; 3,000 new diapers; 60 packages of underwear and socks; 200 miscellaneous toiletries; 600 gently-used books; 50 board games; and 5,000 lbs. of miscellaneous electronic / e-cycle waste. Families held a bake sale to benefit Shane's Inspiration which raised \$405.00, and sold lemonade to benefit pediatric cancer research, raising \$286.00. Participants wrote 75 letters to soldiers for Operation Gratitude, and created 50 colorful tissue-paper flower pots, which were delivered to seniors at Sunrise Senior Living.

RESIDENTIAL FLOOR AREA RATIO (RFA) UPDATE

The recent RFA ordinance for Studio City enacted in March of this year is under legal challenge. The SCRA understands the basis for the lawsuit is that

the city did not follow its own procedures and processes for enacting such an ordinance. The plaintiff in the action filed a motion for a restraining order that would prevent the city from applying the ordinance in Studio City until the matter could be fully heard: the court denied the motion. The matter will continue to make its way through the court; however, in the meantime the city will continue to enforce compliance with the ordinance.

CONTRIBUTE TO CALIFORNIA'S CLEAN ENERGY FUTURE: SCRA JULY COMMUNITY MEETING

There are many stories and suggestions about how members of the community can be more efficient in using energy sources and consider the use of alternatives. At this month's SCRA Community Meeting on July 10 at 7:30 p.m., SCRA members and guests will hear from Southern California Gas Company about ways to contribute to California's clean energy future, using many of the energy resources we have at our fingertips. Join the SCRA at the Beverly Garland's Holiday Inn Theatre, 4222 Vineland Avenue, Studio City. Bring your friends and neighbors.

PRESIDENT'S MESSAGE *by Alan Dymond*

For two consecutive Sunday mornings, the SCRA has had a booth at the Studio City Farmers Market to encourage shoppers who live in Studio City to become members of the SCRA. Not only were we successful in getting new members, we were able to remind members that the time had come to renew their membership. Our presence at the market was a great opportunity to meet face-to-face with our members and neighbors, hear new ideas or just visit: we were also able to follow up with members who were frustrated by actions or inactions by the city. We plan to have a booth at the market from time to time in the upcoming months. We share space availability with other non-profits who also need opportunities to reach out to the community.

One reality of life in Studio City is that family pressures (kids going to school the next day, etc.) business pressures (a hectic day at work) prevent some members from going to the SCRA community meetings. In an attempt to make it easier for our members, we moved to bi-monthly meetings. SCRA members and guests may find the next three meetings of interest. On July 10, our local firefighters from station 78 on Whitsett Avenue will answer questions about the station and its impact on the neighborhood. In addition, that evening, Southern California Gas Company will talk with us about how we can play a role in California's clean energy future. On September 11, Tamar Galatzan, neighborhood prosecutor from the City Attorney's office will provide us with the latest updates on medical marijuana dispensaries. And, to round out the speakers for the year, we will hear from Councilmember Paul Krekorian in November.

Save the dates if you can. Hope to see you there.



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



JULY 2012

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**SCRA
COMMUNITY
MEETING**

Tuesday, July 10, 2012

JULY MEETING AGENDA

- 7:00 p.m.** Refreshments
- 7:30 p.m.** California's Clean Energy Future, Presentation/
Discussion with Rochelle Silsbee, Southern California Gas Company, plus Firefighters from Station 78 on their impact on the neighborhood.

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.*

The SCRA thanks Beverly Garland's Holiday Inn for continued support of the monthly SCRA Community Meetings



SCRA Committees

Burbank Airport, Chair: Chris Barnes
Crime and Safety
Los Angeles River Committee
Membership
Planning and Land Use

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Bonnie Goodman, Exec.Vice President
Claudia Freedle, Admin. Vice President
Connie Elliot, Secretary
Bryan Abrams, Treasurer

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Martha Hanrahan
Steve Hirsh

Art Howard
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Francesca Corra, Vice President
Connie Elliot, Secretary
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Park Advisory Board Liaison

Mark Batterman

Director of Animal Welfare

Robin Seidel

Save L.A. River Studio City Open Space

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School Liaisons

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Oakwood - Tammy Lundgren
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