



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

May 2022

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SCRA COMMUNITY MEETING

Bridges Academy - GYM

Tuesday, May 10, 2022

Meeting from 7:15 PM to 8:45 PM

Live Zoom for members unable to attend

PRESENTATION OF STUDIO CITY CARES AWARD: "EXCELLENCE IN COMMUNITY SERVICE" TO LUIS OLIART



The SCRA is honoring Luis Oliart for his continued service to the community. The award will be presented by Councilmember Paul Kerkorian. Luis Oliart has been a fixture in local advocacy for the past 20 years. His activism lead Luis to identify areas in Studio City that had the most homeless people. Luis is Chair of the Studio City Neighborhood Council Homelessness Committee and each week, through hands-on critical evaluation, he was able to recognize inefficiencies in our local systems. His field reports to the Homelessness Committee recommended helpful legislation based on the symptoms and conditions of our Studio City homeless population.

These reports were also sent to Hope in the Valley, Noho Home Alliance, LAHSA, and a variety of service providers.



GUEST SPEAKER: COUNCILMEMBER PAUL KERKORIAN. LEAD OFFICER SHAWN SMITH WILL GIVE US A STUDIO CITY UPDATE

The SCRA Community meeting will occur right in the middle of the City's 2023 Budget discussions. Councilmember Kerkorian, as chair of the budget committee, will be able to take suggestions from you on items

you would like to see included in the city budget.

With the recent redistricting, Studio City is now represented by two council members. Councilmember Kerkorian represents roughly North and East Studio City including the Universal Redline Station. The councilmember will be able to speak to Metro's plans at this site which will affect all of Studio City.

The SCRA Community Meeting will be held in person at Bridges Academy on May 10th. Doors open at 7:00 PM, and the meeting will start at 7:15 PM and end at 8:45 PM. There will be

(Continued, Page 2)

KEEP AN EYE ON YOUR MAILBOX

Our membership drive for 2022-2023 will be in full swing starting June 1st. Renew your membership and help us celebrate 60 years of advocating for you, our valued members.

LARGE DEVELOPMENT WATCH

Following up on last issue's "President's Message", regarding SCRA opposing attempts to update, aka "weaken" "dilute" the height limitations in the Ventura/Cahuenga Boulevard Corridor [Specific Plan](#).

Four of the six projects on Ventura Blvd and which are currently before planning, exceed the height limit set in the Specific Plan Ordinance. These height limits are sacrosanct to the SCRA. Studio City's Ventura Corridor is at the base of the Santa Monica Mountains. These mountain canyons create a downdraft from the ocean which is instrumental in cooling the valley floor. High rises along with global warming will have a disastrous effect on residents in the flats of Studio City and further north in the valley. SCRA is prepared to use every available resource to keep the height of these developments within the Specific Plan limits.



(Meeting, cont'd)

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.

To attend the SCRA live zoom virtual meeting, send an email to SCRA no later than Monday, May 9th at ZoomMeeting@studiocityresidents.org and we will place you on the invitation list for this meeting. On May 10th 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.

BEAUTIFICATION UPDATE

Meg McDonald Seltzer, SCBA President

We open this report to you with a round of applause and congratulations to our beautification partner the Studio City Business District (BID) for beautifying the Fairway Drive slope in front of the Crown Media Building with Agave, Muhlenbergia Pink Grass, and Ceanothus (Yankee Point).



SCBA board members Chip Meehan and Beth Dymond and SCRA President Alan Dymond joined BID Executive Director Vicki Nussbaum, BID board members, and CD4 Councilmember Nithya Raman at the ribbon-cutting ceremony along with other local residents.

Continuing on our path of beauty, the pathway at The Oasis on Ventura Blvd (across the street from Marshalls) was scrubbed clean of trash by our maintenance crew and the rest of the pocket park received a landscape makeover with new mulch and new drought-tolerant plants. The damaged irrigation system was repaired and a piece of broken fence was removed.

Moorpark Parkway (between Laurel & Radford) needed a little TLC so SCBA added new mulch for weed control and water retention.

And the Maxwellton Triangle (Laurel Terrace & Maxwellton) also received a covering of new mulch and was beautified with new Blue Chalk plants. We thought you'd enjoy seeing a picture of the new look.



Thanks to one of our attentive Studio City residents, it was brought to our attention (on a Saturday) that there was a major water leak at the Oakdell Sanctuary on Laurel Canyon. Straight away, SCBA was on the case and contacted our maintenance crew to check it out and fix the leak. It appears this was vandalism...the irrigation lines were cut.

The Studio City Beautification Association is an all-volunteer organization and it's our teamwork with you that keeps Studio City looking beautiful. Thank you for the confidence you have in SCBA to be your representative in the community and for your generous donations which make it all possible. With the increase in graffiti, vandalism, and water leaks, your support is needed more than ever to cover the hard costs of maintenance.

If you would like to make a tax-deductible spring donation you can contribute online at our website StudioCityBeautification.org or call the office at (818) 509-0230.

Stay safe and see you in the neighborhood.

STUDIO CITY BUSINESS IMPROVEMENT DISTRICT



The Studio City Business Improvement District was founded over 20 years ago by the commercial property

owners along Ventura Blvd and Ventura Place. By forming a BID, the property owners committed to paying annual assessments to provide this district with services that the City of LA does not provide. This district has grown in size and scope and today encompasses all the commercial properties on Ventura Blvd from Coldwater to Carpenter as well as those on Ventura Place and on Laurel Canyon just south and north of Ventura Blvd. This district represents 220 property owners and hundreds more businesses.



The Studio City Business District (as this BID is known), spends over \$400,000 annually to improve the cleanliness, beautification, and safety of the district. Specifically, the SCBD:



- Landscapes the three medians on Ventura Blvd between Carpenter and Laurel Canyon as well as the two medians north of Ventura on Laurel Canyon
- Landscapes multiple garden spaces including a new one at Fairway and Ventura and those on Ventura Place
- Trims over 200 sidewalk trees annually
- Pressure washes the sidewalks
- Empties over 100 sidewalk trash cans three times a week
- Provides day porter service 7 days a week which sweeps the sidewalks and gutters, picks up trash, and removes graffiti
- Employs a security firm which provides 7 days a week security from 10 am to 6 pm



(Continued, Page 3)

(BID, cont'd)

- Commissioned local artists to paint the LADOT Utility Boxes within the district
- Reports and removes graffiti and other city-related problems to LA City for repairs
- Initiates and manages special projects which further enhance the district



Questions about what we do? Email us at visit@thescbd.com or call 818-821-3820

FROM YOUR BOARD YOUR BOARD IN ACTION

The Studio City Cares Awards were awarded, pre-pandemic, each year at the January Community meetings. The SCRA Board determined that these awards would instead be given to persons of outstanding qualities throughout the year at the regularly scheduled meetings. The SCRA will honor Luis Oliart at the May Community Meeting. Please log onto www.studiocityresidents.org 'About Us' (Studio City Cares Awards) to view the different categories and past recipients. We invite members to email us with future nominees.

Motion re: Residential Zoning: The Board of the Studio City Residents Association (SCRA) supports Council File 21-1414 for an ordinance to implement Senate Bill 9 (SB9), if amended, to require "step-back" requirements to include the sum of at least 8% of the total parcel area (not including the setback area) for trees, in order to allow for 10-foot width from the side parcel line (perpendicular) and 10 feet depth (parallel) to allow spaces for large trees to grow. The City shall require all plans to comply with LAMC 12.12C.1(g) and shall require each parcel to preserve significant mature trees, (measuring 12" and bigger at Diameter Breast Height "DBH"), and to plant (or preserve) a minimum of one large native shade tree per unit, and to follow an "inch for inch" 2:1 tree replacement if any trees are removed; the species to be in accordance with an approved private property master tree list. Hillside areas with native habitats shall always have an environmental review.

MARCH COMMUNITY MEETING - SUCCESS!

There were over 100, in person, attendees at the March Community meeting along with another 50 logging in on Zoom Live. The discussion with our new Councilmember was educational and very informative. At least half of the attendees were there with Save Weddington t-shirts to show their opposition to the development at Studio City Golf and Tennis Club, while the other half were there with signs to Save our Skies and promote opposition to noise pollution. It's great to be back live!

The meeting was recorded and is available to members upon request.

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TO THE MARKET

The Studio City Farmers Market has a couple of great new vendors.

Eastside Cheesecake has joined the Market and is selling delicious cheesecakes - by the slice and

whole, along with cheesecake amaze balls. Flavors change weekly and include the Strawberry Crunch Queen, the Triple Chocolate Love Affair, the Big Boozie Blondie, the Ex New Yorker, and more. In addition to delectable cheesecakes, they also sell out of this world cream cheese. Stop by their booth, in the middle of the Market, on the north side, and taste for yourself.

Dancing Crow Vineyards, a small, sustainable Napa Valley winery offering award-winning wines is now on the north side of the Market near Laurel Canyon. Tastings are available for all their wines including Chardonnay, Cabernet Sauvignon, Rosé of Syrah, Sauvignon Blanc, and Zinfandel. Stop by for a tasting.

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.

Q: The property at 4343 Babcock is in the process of demolition. My understanding is that the property owner plans to build a house for himself and his family. The permit was issued in August. The demolition has been going on for a few months; that is, it started a few months ago and stalled after 3 weeks. Nothing has been done in the past 2 months. Parts of the house are still standing and the property is not secured by fencing. There have been people on the property day and night. Looting, scavenging, and who knows what else. Many of the neighbors and I have tried communicating with the owner to no avail.

SCRA: SCRA filed a Complaint and submitted it to Los Angeles Building & Safety. Building and Safety responded with a Customer Service Request number of 513567 with a promise to start an investigation within 20 business days.

Q: I'm sure you have addressed this issue before but I missed it. What's going on with the ugly building on the south side of Ventura just east of Stout Burgers and the little strip park across from the DWP facility? It is such a huge structure on a narrow lot fortified like Fort Knox. What is it for and when will it be finished?

SCRA: Yes, this IS an ugly building. It's slated to be a banquet hall... terrible location with limited parking. Unfortunately, their building permits are still valid. Some builders just take forever to finish... ongoing money availability, etc. Hopefully, it won't be much longer.

(Continued, Page 4)

(Ask SCRA, cont'd)

Q: There is a very large eucalyptus tree on Laurel Canyon behind 11776 Canton Pl. The location is on Laurel south of Fryman Canyon on the east side of Laurel Canyon. We need someone to come out and take a look at this tree to assess the trimming or removal. Some of its large branches appear to be ready to fall either onto Laurel Canyon and/or the residential property. This tree blocks the narrow pedestrian path where Laurel Canyon curves forcing pedestrians to walk on the street where oncoming traffic is not visible to the pedestrian and the driver cannot see the pedestrian. Please let me know who to contact to get some help with this.

SCRA: SCRA contacted Urban Forestry and an inspector and an arborist inspected the tree in early March. After inspection Street Services determined that the tree will be trimmed. The pruning was scheduled for the middle of April. Our member responded with "Thank you all so kindly, It is wonderful to have such a responsive caring community! Our family is so appreciative to SCRA and the people in the City."

Q: I live in Laurelwood off of Laurel Canyon Boulevard in Studio City. I see numerous car accidents at the junction of Dona Pegita Drive and Laurel Canyon Blvd. The traffic comes down the hill way too fast and often crosses the line into traffic coming up the hill making a left turn into Laurelwood. Do you happen to know if there is any plan to do anything about this? Who should I contact about my concerns about it?

SCRA: The Studio City Neighborhood Council Transportation Committee has been watching this situation for more than a decade. Unfortunately, because this intersection already has a traffic signal, the only thing we can ask the City to do is to provide many more traffic police officers in and around this intersection. Unlike a pothole that has an exact remedy, this problem is in a driver's head... a much harder problem to fix/prevent. I'm copying this email to Councilmember Nithya Raman's Studio City Deputy, Jorge Plascencia, in hopes that he can request much more permanent patrolling of this area.

Q: I live on Fairway Ave. and have recently discovered 4 broken street lights (most with missing bulbs and glass fixtures). I have reported them to the city via 311 for repair. However, I wanted to alert the residents association. Fairway is a short street and there are only a total of 16 street lights. It's concerning to discover that 30% of them are broken, especially as regards neighborhood safety. Can you please make note of this as part of your community safety activities? Perhaps this is a trend and being observed elsewhere which may require greater attention.

SCRA: I am forwarding your request to Jorge Plascencia who is the Studio City Deputy for Councilmember Nithya Raman. You did the right thing by reporting it to 311. Perhaps Jorge may be able to light a fire under the boss of the repair crew to get this fixed sooner than later. The council office responds "Thanks for sending this over my way! I can definitely flag it for the Bureau of Street Lighting (BSL) and nudge them to prioritize this location. At the end of the day, they are the deciding factor in how promptly this will get fixed; nevertheless, happy to do my due diligence in relaying the urgency to BSL in hopes of having

the lights be fixed quicker. In my conversations with BSL, they've always advised our office to allow up to 56 working days for a service request to be completed."

Q: My husband and I bought a house in Studio City about a year ago. We recently found out that our neighbor has applied for building permits to raise the roof in a way that would block our entire view (our property has a gorgeous view of the mountains, valley, and Universal Studios - it's a big reason we purchased this property) and likely have a significant negative impact on our property value. The house has been vacant since we moved in, and it's currently in the process of being flipped, which is even more frustrating. We've tried everything we could think of to at least have our voices heard before the permits are issued - like contacting the city planner, land use attorneys, etc. - but we haven't made any progress and we are desperate. I wanted to reach out on the off chance that you knew any people or resources that we could turn to for help. Any thoughts would be greatly appreciated.

SCRA: The lot is 10,027 square feet. It is Zoned "RE-15-1-H". Under the Baseline Hillside Ordinance, they can have a total house size of 3,509 square feet on one or two stories. Depending on the slope of the lot, the height of the house can be up to 36 feet high.
https://planning.lacity.org/Code_Studies/BaselineHillsideOrd/BHComprehensiveGuide1stEdition.pdf (Page 7 and 14)
A flat roof or nearly flat roof plays a role in the height allowed too.

CULTIVATING COMMUNITY FOR 59 YEARS AND COUNTING...



BENEFITS OF YOUR SCRA MEMBERSHIP

- **'News & Notes' email blasts** cover breaking Studio City news, police advisories, community events, calls to action, and so much more. If you are missing out on these advisories, email us at SCRABoard@studiocityresidents.org and we will add you to our email mailing list.
- **" SCRA Member Discount Card** will be mailed upon membership renewal or upon joining. We have over 30 businesses participating in this program, don't miss out on all that Studio City has to offer.

GET TO KNOW OUR WEBSITE

In this issue, we are spotlighting: **NEWSLETTER ARCHIVES.**

Visit studiocityresidents.org/about-us/newsletter-archives

Copies of all of our Newsletter issues dating back through 2009 are available as pdf files. More can be found under **NEWSLETTER ARCHIVES** on our website: StudioCityResidents.org.

PRESIDENT'S MESSAGE by Alan Dymond

Where to start? So much going on with more on the horizon; some good, and some not so good. But let us start with the encouraging stuff first.

The smart pedestrian crosswalk at Rhodes Avenue and Ventura Blvd., by Granville and Lemonade, is scheduled for completion in May. The lights are in place for the traffic signal at Berry Drive and Ventura Blvd and hopefully, by the time you receive this Newsletter, they will be activated.

The latest publication from Harvard-Westlake needs a response. The school distributed a flyer to some residents in Studio City with the tag line at the bottom of the flyer stating, "Studio City Residents support the Harvard Westlake River Park." The basis for such a misleading statement cannot be found on their website, au contraire, verified facts such as:

Over 2,000 SCRA members and stakeholders from across the Valley, have for twenty-two years, opposed any attempt to build out and eliminate an operation that has been open to all for over fifty years. 14,000 signatures were collected by Save Weddington Inc. on a petition in opposition to the Harvard-Westlake River Park. The extent of the opposition goes way beyond Studio City and would be felt by many who would be impacted by the loss of this community asset. Opposition has come from ZIP codes: 91316, 91416, 91426, 91436, 91335, 91337, 91602, 91604, 91607, 91614, 91401, 91403, 91411, 91413, 91423, 91495, 90046, 90068, 90069, 90027, and 90026.

Now, this next one is BAD. Planning had a question, on HW's application, about Special Events. HW checked the "yes" but nothing more was included despite some possibilities being suggested by Planning. Harvard-Westlake finally responded, "Special events are proposed throughout the year that would go beyond the standard hours of operation." HW has identified Standard hours as "Outdoor use: Monday to Friday 7 am to 8 pm. Interior use: Monday 7 p. to 9 30pm. Interior use Saturday, Sunday." Can you imagine Basketball competitions in the gym, with visitors, and intercollegiate attendees trying to exit the underground parking structure outside of the standard hours? (i.e., after 9:00 p.m. Monday through Friday and after 6 p.m. Saturday and Sunday)

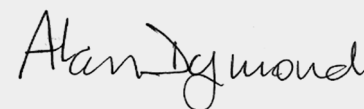
Let us move on to the Zev Yaroslavsky Greenway that runs from Coldwater to Whitsett and is adjacent to the Studio Golf and Tennis site. The Greenway was funded by grants from the state, the SCRA, and substantial donations from both the public at large and our members. The entrance to the greenway has pavers that recognize the generosity of various benefactors. Maintenance of the Greenway is under the purview of MRCA, other organizations, and volunteers who do the physical work like weeding, replacing planting, etc.

Harvard-Westlake, try as they might, may not purport that they were instrumental in the concept of the Greenway or are physically involved in its maintenance. Many people and groups are not taking kindly to this implication. Quite the opposite.

OK, so they want to connect their "River Park" by a path built across the Greenway. Harvard Westlake seems to believe this "river connection" justifies unconditional support of their proposal to eliminate the Studio City Golf and Tennis site. It does not.

Another matter, please, would you look at the "Large Development Watch" article that appears in this newsletter. It outlines the proposed developments that are in the pipeline that can impact us and the overall valley and shows why we are genuinely concerned for Studio City. In reference to that article, how do you feel about Harvard-Westlake cutting down the shade trees, removing the grass, and replacing it with artificial turf, a heat-absorbing source, of over 16 acres?

Of interest. The SCRA and SLAROS' law firm is the same one that has represented SCRA over the years in opposing the many condo developments. Also, they were the attorneys for the Save Coldwater Canyon group who opposed the HW bridge over Coldwater Canyon and the garage with playing fields and floodlights on the top of a parking structure. Yes, Harvard-Westlake walked away from that and withdrew their application.



WHO WE ARE

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Claudia Freedle, Admin. Vice President
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SCRA In Person COMMUNITY MEETING

Tuesday, May 10, 2022

AGENDA

- **7:00 p.m.** Meet and Greet
 - **7:15 p.m. to 8:45 p.m.**
Studio City Cares Award
Luis Oliart "Excellence in
Community Service"
 - Senior Lead Officer Shawn Smith
Councilmember Paul Krekorian
- 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 Maxwelton.

SCRABoard@studiocityresidents.org
www.studiocityresidents.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
Auto Plaza	Glass
BLVD Hotel & Spa	La Knitterie Parisienne
Ceremony	Matthew's Jewelry Store
Charlies' Shoe Repair	Mister O's
Classic Toys	Panache Boutique
Creation Station Studio	Rain Bar & Lounge
City	Sportsmen's Lodge
Eye Candy Optometry	The Village
Eyedentity Eyewear	Vitello's Restaurant
Gisele Tune	Wild Flora

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and their
discounts.



STUDIO CITY RESIDENTS ASSOCIATION

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