



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

November 2019

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CALIFORNIA ASSEMBLYMEMBER ADRIN NAZARIAN TO ADDRESS THE STUDIO CITY COMMUNITY AT THE SCRA, NOVEMBER 12TH, COMMUNITY MEETING

California Legislator has adjourned for 2019. Major bills introduced and passed by the assembly can have quality-of-life impacts on residents of Studio City. One area of attack is our local zoning laws. Some members of the Assembly think that one size fits all of California and have and will again introduce a blanket zoning law that will supersede the local zoning ordinance. Assemblymember Adrin Nazarian will talk about the bills that he introduced and which were signed by Governor Newsom.



Each year the SCRA invites Assemblymember Nazarian to speak about the pros and cons of bills that have been signed and will be coming up in the next Legislative session. There will be plenty of time for Questions and Answers.

COMMUNITY INPUT AND COMMENTS ON HARVARD WESTLAKE PLANS FOR WEDDINGTON GOLF AND TENNIS *How did the community respond to Harvard-Westlake's Development Plan? Thanks to everyone who took the time to share survey comments and concerns.*

Top Issues: Increase in traffic/parking congestion and noise.

The inevitable side-effects of Harvard-Westlake demands are perceived as outsized. In tabulating survey comment topics of concern, SCRA Board Member Charles Blakeslee reports that "this project's traffic impact intertwines with nearly every concern about the project. The adverse impact upon already congested traffic, both within the local neighborhood and throughout Studio City, is the most frequently mentioned issue."

Resident N.V. "We are PRIMARILY interested in solutions that do NOT elevate the TRAFFIC & PARKING from what presently exists today in the immediate Weddington area! What specifically will Harvard-Westlake ACTIVELY implement to ENSURE that TRAFFIC & PARKING will NOT INCREASE?"

Resident M.L. "I am concerned about how huge the current plan is, and how it especially intrudes upon the LA river development and the immediate neighborhood. I also worry about increased traffic congestion and the pollution that will result, noise and air wise. I see this invasion of what the area represents as a negative change and not progressive at all. Studio City will suffer and not gain from this gargantuan and uncontrolled plan. Frankly, if I were living contiguous to this project, I would both sadly and reluctantly install a For Sale sign on my property."

(Continued, Page 2)



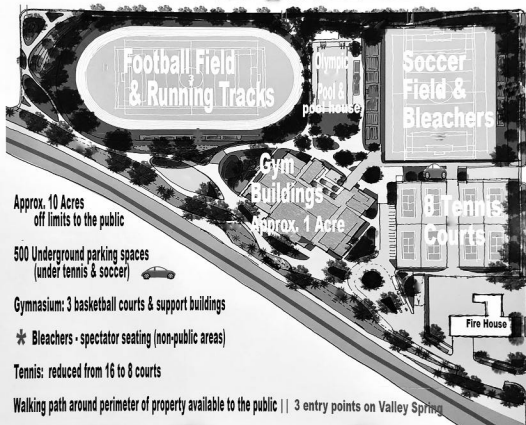
Overriding Concerns: Comments on Open green space and public accessibility predominate.

Resident C.N. forebodes the project's impact "The Weddington space is a slice of tranquility in the dense metropolis of the SF Valley and is a monument to God. The Harvard-Westlake elites want to tear it down and replace it with a monument to themselves. For all their disingenuous platitudes, their actions are destructive to our community, which will come to despise them if they succeed in replacing an environmental paradise with a thousand tons of concrete and steel. Such hubris is without shame and deserves our collective scorn. That they have the arrogance to refer to their plan as a park is indicative of their willful disregard of the moral sensibilities of Studio City's residents."

Honorable Mentions. Golf and Tennis facility preservation resonated equally. Plus a host of environmental concerns (e.g., trees, heat, and natural habitats.)

Resident H.G. "The project is a massive overbuild of the property. The 'public area' is insignificant and raises safety and liability issues for the school that they have not adequately addressed. In the end, this would have no benefit to the community except occasional access to the tennis courts. This is the last parcel of open space along the LA River, and if they care about the environment as they claim, they will keep open space.

Astroturf, tearing down decades-old trees that have taken decades to mature, heat from the destruction of those trees - I could go on...."



**BEAUTIFICATION UPDATE
Meg McDonald Seltzer, SCBA President**

The Studio City Beautification Association is a big believer in acknowledging a job well done and giving people credit for good work. It makes people feel good when they receive a compliment and it makes us feel good when we give one. This is the season of giving thanks so our report to you in this November newsletter is a Report of Thanks.

Thank you for the confidence you have in the Studio City Beautification Association to be your representative in the community.

Thank you for reporting a weekend water leak at the Oakdell Sanctuary earlier this year. Your due diligence gave us an insightful realization that emergencies don't always happen during business hours. So, SCBA established a special email for emergencies scbaemergency@gmail.com that is monitored seven days a week.

Thank you for your enthusiasm to keep Studio City beautiful. We hear so many heartwarming stories from residents who tell us, "This is my community and I couldn't just walk past that litter so I picked it up myself."

Thank you for wanting to show the world how beautiful Studio City is. Your response to shining a light on the beauty of our community in pictures taken by you and posted on SCBA's Facebook page and Instagram account has been wonderful. Please continue to email pictures of anything you think shows off the beauty of Studio City to mystudiocity@gmail.com

Thank you to NBCUniversal for donating to refresh and beautify the Eastside Median (west of Lankershim opposite the Blvd Hotel) which has become a shadow of itself after six years of drought and rains.

Thank you to the Anita Hirsh estate for the generous gift which was sorely needed and has already been assigned to beautification projects in progress.

Studio City is our community and it's our team work that keeps our community looking beautiful. Thank you for your support!

See you in the neighborhood.

SCRA CONTINUES ITS 2020 MEMBERSHIP PUSH

(If your mailing labels still reads 2019 you have not renewed - renew NOW to stay informed)

NUMBERS COUNT: SCRA is your advocate on current lifestyle issues that will affect you now or in the near future such as: FAA air flight pattern changes, Protection of open space at Weddington Golf and Tennis, Improvement and Safety on our LA river walks, Protecting our zoning ordinances, Speaking out on bills moving through Sacramento that threaten our community, Working with homeless organizations, and all out Advocating for Studio City.

With the holidays fast approaching, be sure to use your SCRA Member Card, which is welcome at the following local establishments:



Belle Bakery * BLVD Hotel and Spa * Ceremony * Classic Toys * Dana Kathryn Jewelry * Danielli Menswear * Flair Cleaners * Gangadin Indian Cuisine * Indian Art Center of California * James Thomas Stained Glass * Kit Kraft * La Knitterrie Parisienne * Lemonade * Matthew's Jewelry Store * Mister O's * Panache Boutique * Pepe's NY Pizza * Pinz Bowling * Rain Bar & Lounge * Rudy's Barber Shop * Spa Le' La * Sportsmen's Lodge * Victoria's * The Village * Wild Flora and The Yellow Balloon. Just added : Vintage Wine+Eats

Go to StudioCityResidents.org to view the most up-to-date list of participating businesses and offers.

If you haven't renewed yet, it's easy to do, just go online at StudioCityResidents.org, click on Membership and follow the links. OR you can call the SCRA office at 818 509-0230, request a membership application be mailed, or speak to one of our staff volunteers and renew with a credit card. No matter how you do it, don't wait, renew now!

Be sure to give us your email address to receive periodic updates. The database is capable of taking two email addresses per household.

The all-volunteer SCRA Board of Directors thanks you for your continued support.

SCRA Board of Directors

SCRA INPUT INTO THE STUDIO CITY COMMUNITY PLAN UPDATE

At our September general membership meeting, Councilmember Paul Krekorian and our City Planning Department spoke. The Planning Department spoke first, presenting their preliminary concepts for the Studio City Community Plan Update. This update is required by law every 10 years, but because of the Great Recession beginning in 2008, it's been nearly 25 years since the last update. Neighbors from the neighborhood bounded by Valleyheart, Lankershim, Whipple and the 101 Freeway spoke back loudly to the Planning officials in attendance, saying their proposal to



TO THE MARKET

Fall is slowly making its way to Southern California, which bodes well for all the summer fruit still at the Market. Thinking ahead to Thanksgiving, Living Lettuce Farms, along with many other farmers, have a wonderful array of fresh herbs to enhance every dish at the table.

The Market recently welcomed Dolce Nero Pizza - makers of pizza dough infused with charcoal. In addition to making the crust black throughout, charcoal is considered by many to have properties that improve health, and can get rid of toxins in the body. They also have a gluten free crust that tastes as good if not better than their regular crust. Not ready for charcoal pizza? Dolce Nero has a traditional crust as well. Stop by their booth, on the north side of the Market, near the middle, and try a sample.

allow 3 units on every single-family property within these boundaries was insane. This neighborhood is characterized by narrow streets and many dead ends. People said they didn't put their heart and soul, as well as their life savings to live in a neighborhood of triplexes. This discussion continued when Councilmember Krekorian began speaking, and within a few minutes of more neighbors stating their case, Councilmember Krekorian said, "Not on my watch" to the whole idea of three units being allowed on all these single-family properties. Off to the side of the meeting room, the Planning Department officials were noticeably taken by surprise by the Council member's statement.



Another neighborhood, Landale Square, also turned out in force to challenge the Planning Department's idea of rezoning Moorpark Street's last remaining single-family (R-1) properties between Morella and Radford. They were heard loud and clear by the Planning Department and Councilmember Krekorian as well.

A few other issues were touched on, but the planning issues took center stage.

WILDFIRES

One major cause in the spread of wildfire is by wind-blown embers falling on rooftops or blown up into overhanging

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(Wildfires, cont'd)

eaves that are not enclosed. . Many homes with adequate defensible space still burned because embers entered through attic vents or ignited flammable materials around the home, e.g. (litter in the gutter, wood stacks, wood fencing), or found their way under roofing materials (Maranghides and Mell 2009). The solution is to reduce the flammability of the home as much as possible by installing ember resistant vents, Class A roofing, exterior sprinklers operated by an independent system, and remove flammable materials 100 feet from around the structure.

In a comprehensive study of the 2007 Witch Creek Fire in San Diego County, researchers found, "Windblown embers, which can travel one mile or more, were the biggest threat to homes in the Witch Creek Wildfire. There were few, if any, reports of homes burned as a result of direct contact with flames from plants.

Every spring Hillside Communities receive notices from the Los Angeles Fire Department for landscape-clearing instructions to keep clear 200-feet of property around them as a "defensible space". Landscape plants and trees help keep the ground cool and moist therefore such clearing should be limited to incendiary brush and other such similar vegetation in accordance with the LAFD Notices. Trees help keep the surface cool when their canopy is green. Green understory plants slow down the spread of flames because fire has to drive off the moisture before it will ignite. Time after time, in infernos created by Santa Ana winds, homes with defensible space alone burst into flames. In the July 2006 Sawtooth Fire north of Palm Springs, homes with more than 100 feet (30 m) of bare dirt clearance burst into flames (Alexandra D Syphard Ph D.)

CROSSWALK AT RHODES AND VENTURA -FLASHING BEACONS

Rhodes Ave & Ventura Blvd is one of the Rectangular Rapid Flashing Beacons (RRFB) within Caltrans HSIP Cycle 6 - 25 RRFBs and 2 Traffic Signals project.

The project received an approval from Caltrans for the authorization to proceed to construction. The bid and award process will most likely be completed by November. Consequently, this will also place construction into the months of November and December 2019, which are the holidays and the City of LA Holiday Moratorium for construction. Therefore, a more realistic start of construction is February 2020.

HOLIDAY TOY DRIVE AT STUDIO CITY FARMERS MARKET

The Los Angeles Police Department, Hollywood Division along with the Community Police Advisory Board will be accepting

toy donations at the Studio City Farmers Market on Sunday November 24th and Sunday December 1st. Bring New Unwrapped Toys to the market.

If you are unable to drop your donation off at the Farmers Market you can take it to the North Hollywood Police Department, 11640 Burbank Blvd., there is a box in the station lobby.

ZONING - MEASURE JJJ IS AFFECTING STUDIO CITY NEIGHBORHOOD HEIGHT AND DENSITY LIMITS

In early September 2019, Studio City Residents Association Vice-President, Barry Johnson, was contacted by neighbors on Fruitland Drive regarding an apartment project at the northeast corner of Riverton Avenue and Fruitland Drive Studio City. The developer of the proposed apartment complex has applied for a height limit increase from 56 feet to 70 feet and a 70% increase in occupancy from 11 units to 19. This building is adjacent to a hillside single-family residential area with narrow streets and limited parking. And with the increase in occupancy, emergency vehicles potentially will have more difficulty traversing these narrow streets south of the boulevard.



In May of 2018, Voters approved Measure JJJ, creating Transit Oriented Communities (TOC) that are designed to increase the use of public

transit. The use of this ordinance in this location is a travesty to the intent of Measure JJJ.

The neighbors filed an appeal to the request for (TOC) exemptions. The Studio City Residents Association attempted to join their appeal but SCRA's appeal was denied due to not having standing to appeal a TOC. (Only adjacent neighbors can file an appeal to a property using the Measure JJJ, TOC.) Subsequently, Barry Johnson caused the SCRA appeal letter to be made part of the City file for consideration by the Planning Department as well as support the adjacent neighbors' appeal. We await the decision by the Planning Department.

SCRA OFFICERS FOR 2020 NOMINATING COMMITTEE REPORT

The Studio City Residents Association (SCRA) Nominating Committee has nominated the following candidates as officers of the association for the year 2020.

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(Officers, cont'd)

President, Alan Dymond; Vice President, Barry Johnson;
Treasurer, Charles Blakeslee; Secretary, Connie Elliot.

Any person residing in the household of a Regular or Senior Member may nominate a member in good standing as an officer of the SCRA by filing a petition bearing original signatures of a minimum of twenty-five (25) members in good standing and an acknowledgement signed by the proposed officer with the Association's office no later than December 1, 2019.

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: Regarding Additional Dwelling Units (ADU) at brand new single-family construction. If the builder wants the garage to be an ADU without ever being a garage, does the garage requirement go away? Do they then not have to put in a garage door? Is there still a driveway requirement? Does "covered" parking for 2 cars still have to be built?

Response from Planning Department: The building of the single-family home would need to get a Certificate of Occupancy (C of O) for the Single-Family home and garage first. The garage would need to be built as a garage, and would have to meet requirements to park cars inside. Without a garage they could not get C of O for the main house. Once the C of O is issued, the owner could then later convert the garage into an ADU and provide uncovered parking in the driveway area. But it would have to happen in that sequence.

Q: I do understand that any ADU on any property can't be more than 1200 square feet, and that 1200 square feet can't push the total square feet of the property beyond the Baseline Ordinance/Hillside Baseline Ordinance allowable total, but how does that all jive with 200 square feet of the garage not being counted in the total area allowed when it's now originally being built as an ADU? It seems that the ADU Ordinance and the Baseline Ordinances don't agree with each other.

Response from Planning Department: The 1200 square feet maximum and 200 square feet garage exemption is nuanced based on the underlying conditions of the property and the proposed project. But the bottom line is that the Ratio Floor Area of the property can't be exceeded with the ADU and home.

PRESIDENT'S MESSAGE by Alan Dymond

As reported earlier this year an application by Harvard-Westlake to build a parking structure and bridge over Coldwater Canyon was withdrawn. Thereafter Harvard-Westlake purchased the Whitsett site for the purpose of relieving the pressure created by the student's sports activities on the Coldwater Campus by establishing practice fields, locker and shower facilities.

When this purchase was made, Harvard-Westlake was asked if the activities contemplated for the Coldwater project would be transferred to the Whitsett site. This question was not answered. The question gained significance when a gym with three basketball courts covering close to an acre, plus an Olympic size swimming pool plus an underground garage of 500 parking spaces with a tunnel to the Gym. How would the usage of these facilities by the school and its guests at the Weddington site impact the neighborhood? The school had represented that it would respect the Community's desires by maintaining the tranquility of the property. How will the school honor this commitment?

To obtain an answer to this, among many other questions such as how you define "public access" and who will be able to utilize the property, SCRA scheduled a town hall meeting for October 1 so members and stakeholders could ask questions of the Harvard-Westlake Team. An invitation to speak and respond was accepted by Harvard-Westlake.

The presentation did little to move the conversation forward. Critical questions about open space, Public access and impacts on the neighborhoods continue to be met with unclear and at times conflicting responses.

The property will be governed by a Conditional Use Permit. SCRA and SLAROS will be one of the parties to the conditions for the permit as this permit will ultimately determine what can be built there.

Alan Dymond

SCRA Officers

Alan Dymond, President
Barry Johnson, Vice President
Claudia Freedle, Admin. Vice President
Connie Elliot, Secretary
Charles Blakeslee, Treasurer

Board Members

Beth Dymond
Martha Hanrahan
Stephen Sass
Robin Seidel
Karen Younce

Beautification Association

Meg McDonald Seltzer, President
Beth Dymond, Vice President

Connie Elliot, Secretary
Charles Blakeslee, Treasurer

Board Members

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Christine Hsia
Barry Johnson
Karen Younce
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Save L.A. River Studio City Open Space Officers

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Laurie Cohn, Vice President
Chip Meehan, Vice President
Beth Dymond, Secretary

Charles Blakeslee, Treasurer
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Studio City Farmers Market

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Newsletter

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RESIDENTS ASSOCIATION**

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NOV 2019

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There is strength in numbers!

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**SCRA
COMMUNITY
MEETING**
Tuesday, Nov 12, 2019

MEETING LOCATION:

Bridges Academy
LIBRARY
3921 Laurel Canyon Blvd
Studio City, CA 91604

AGENDA

7:00 p.m. Refreshments/meet your neighbors.

7:30 p.m. Announcements; Crime & Safety Report; Guest Speaker: Assemblymember, Adrin Nazarian

One block south of Ventura Bl, at Laurel Canyon Bl. and Maxwellton Rd. Parking off of Maxwellton Rd. Free parking is available in the school parking lot. Enter from Maxwellton Rd. Security will assist.

