



# STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

July 2020

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## HOUSING BILLS FROM SACRAMENTO. COMING TO YOUR NEIGHBORHOOD?

The President's report in the May SCRA Newsletter, had informed you that legislation was pending in Sacramento and, if enacted, would override local housing zoning regulations across the state of California. SCRA joined a teleconference organized by Livablecalifornia.org (a nonprofit) for a review of these bills and how best to respond to the three Senate Bills and one Assembly Bill. Here are four "thumbnail sketches" of the proposed bills:

**Senate Bill 1120.** Multiple homes where one home now sits, many without parking. This bill overrides all single-family zoning. Speculation would thrive as homeowner areas become unaffordable rentals.

**Senate Bill 902.** Cities can overturn voter-approved citizen initiatives that protect open space, shorelines, and other sensitive lands, to allow 10-unit luxury apartments pretty much everywhere, including on single-family streets.

**Senate Bill 1085.** The state's failing "density bonus" program falls far short in creating low-income housing. This bill rewards developers who erect luxury buildings with fewer affordable units than before.

**Assembly bill 725.** By failing to meet the state's

impossible targets for approving low-income housing, cities could be forced to rezone single-family homes to erect dense apartment buildings. At a cost to the local community.

The Senate Bills have been sent to the Senate Appropriations Committee as the first step in the legislative process. SCRA will continue to monitor the progress of these bills and we have joined with other, like-minded organizations such as Livable California and Sherman Oaks Homeowners Association, in opposing these bills.

These bills may be profitable to some but do nothing to address the needs of others, particularly addressing affordable housing. SCRA has written to Senator Herzberg thanking him for his support in the past for his opposition to these types of bills that do nothing to address the affordability of what will be built.

You can see a copy of our letter to Senator Hertzberg regarding the senate bills, on our website, at:

[studiocityresidents.org/our-community/your-board-in-action](http://studiocityresidents.org/our-community/your-board-in-action)  
Click on the first link.

## SAVE THE DATE

### SCRA COMMUNITY MEETING - SEPTEMBER 8, 2020

In compliance with current social distancing requirements, the July Community Meeting is cancelled. However, in an ongoing effort to keep our members informed, the September SCRA community meeting will proceed as scheduled on September 8, 2020, as a virtual ZOOM meeting. Before September 8th, SCRA will email an invitation to attend the ZOOM meeting to all members whose emails are in our database. Instructions will be published in the September newsletter on how to join the meeting and on how the meeting will be conducted. If you are unsure if the SCRA has your email address, email a quick inquiry to SCRABoard@studiocityresidents.org and we will be happy to check. If your email is not resident in our files, we will add your email accordingly. You will not receive a reply to your email.



# ADOPT A CAREGIVER/FIRST RESPONDER

## Goal - 200 Deliveries



The real Heroes of 2020 during COVID-19, are the hospital workers, the firefighters, and those city employees reassigned to oversee the safety of the homeless.

The Studio City Farmers Market has an ongoing program that buys products from the Market's small business, "Artisan Vendors", and fills specially designed tote bags with \$100 worth of pre-packaged, non-perishable food items. The tote bags are then distributed to the frontline personnel who truly are our heroes in this mad world.

The Farmers Market Board, in appreciation of these heroes, continues to seek donations from the community to fill and deliver these bags; please help them reach the goal of 200 deliveries.

Community volunteers have already packaged and delivered 15 bags to frontline workers at the Granada Hills City Park. Julie Monroy-Cantor, who usually works at Beeman Park, is temporarily re-assigned to work at a COVID-19 homeless center at Granada Hills, along with other employees from LA City Recreation and Parks. These City employees have been serving at these homeless sites since the middle of March and these food bags were very much appreciated. Another 15 food bags were delivered to Fire Station 78 on Whitsett and Fire Station 86 on Vineland, again, much appreciated by all.

To donate, log on to the Studio City Farmers Market website at: [www.studiocityfarmersmarket.com](http://www.studiocityfarmersmarket.com). Go to "Our Online Store" and you will see that there are two choices, you can either make a \$100 donation (which buys one bag) OR you can donate any amount. All donations are welcome and appreciated.

## IN MEMORIAM

### *Art Howard of Studio City passed away on June 4, 2020*

Before Art Howard became a pillar of our community working for many years to improve Studio City, Art was the owner of a liquor store in Burbank on Alameda called Ho Ho Liquor. Equestrians from Griffith Park would ride over to the store and, unable to park their horses, would receive curbside service from Art.

Art worked on the provisions and procedures of the Ventura-



Cahuenga Corridor Specific Plan, which has protected Studio City from being dwarfed by oversized buildings along Ventura Blvd. As a natural extension of this work, Art was tapped to head the SCRA's Land Use Committee. For many years he worked with developers to discuss their projects and he attended public zoning hearings to either express approval or disapproval on behalf of the SCRA membership.

From 1996 to 2006, Art sat on the Community Police Advisory Board. Also, to raise funds for the Studio City Beautification Association, he installed the commemorative tree plaques that can be found along the Studio City business district. Then, when the Studio City Library was being planned, Art, with great foresight and input into the planning process, 'placed' the library on the corner intersection that is both aesthetically pleasing and not dominated by a parking area.

Adding to his many accomplishments, he served as Vice President and President of the SCRA, President of the Studio City Farmers Market Board, and in 2005, was a founding member of the Studio City Neighborhood Council.

The Boards of the SCRA and the SCBA have built on Art's legacy; the SLAROS board will continue to work to keep the open space on the Weddington Golf and Tennis site open for the benefit of the general public, just as Art did dating back to the late 1970s. His presence, sage advice, historical perspective, and a long legacy of service to Studio City, will be sorely missed.

## WHEN CAN CONSTRUCTION NOISE BEGIN AND END?

On Saturdays, no work is allowed to start until 8:00 AM. Workers are not allowed to even arrive before 8:00 AM, chat on the street, or even sit in their cars. Work must end and the sidewalk/parkway/street must be clean by 6:00 PM. No work is allowed at all on Sundays. Monday through Friday, they can arrive at 7:00 AM and the work must end, and the sidewalk/parkway/street must be clean by 9:00 PM.

The LAPD Non-Emergency Number is 877-275-5273. Be advised that you may be on hold for a while before the operator answers. You will need to give the address and tell the operator that there are construction workers in the neighborhood before 8:00 AM on a Saturday (7:00 AM weekdays or should not be there at all on a Sunday). This goes for any type of contractor including gardeners, landscapers, and pool people.





## WILDLIFE CORRIDORS IN THE SANTA MONICA MOUNTAINS

The city instituted a Wildlife Pilot Study to protect wildlife habitats in the Santa Monica Mountains. Due to the current economic downturn with City Budget constraints, there was a 2020/2021 budget proposal for an Open Budget Termination of the Wildlife Pilot Study. SCRA member, Joann Deutch, brought this to SCRA's attention and suggested an alternative to cutting the program, request that the City keep the program in place so when the economy improves, the study can be reactivated and they do not have to start the process all over again.

SCRA joined Citizens of Los Angeles Wildlife (CLAW) in opposition to the termination of this program because these habitats must be interconnected to ensure a healthy wildlife population. Another benefit of establishing these wildlife corridors is that they can act as buffer zones to help protect properties against wildfires.

SCRA sent letters to Mayor Garcetti and Councilmember Krekorian with the alternative approach. The matter was referred to the Budget and Finance Committee. Action is not expected before the end of June or early July. City file # 20-0600.

A City Watch article, by Tim Dugan, is recommended reading and is highly informative. Log onto CityWatchLA.com and search for "Wildlife pilot study". (Article entitled: "Wildlife pilot study may become an endangered species".)

## BEAUTIFICATION UPDATE Meg McDonald Seltzer, SCBA President

*Studio City Beautification Association has good news to report about the "Studio City Welcomes You" sign at Vineland and Whipple. It's been approved by the city to be installed. It's true. I know we've had a lot of false starts but really, this time it's true!*

*For years, we've all shared the frustration of going through this "start and stop" process of getting approval. And the metaphor that comes to mind for me is my boomer youth in the '60s learning how to drive a stick shift car (which I did poorly). Just when I thought I had the perfect match of clutch and gas pedal, the car would jerk forward a couple of times and then stop. That's what we've all been going through. Just when we thought we had approval...we didn't.*

*Special acknowledgment and appreciation goes to Gerry Valido, Assistant Director Board of Public Works, Office of Community Beautification who 'held our hand' throughout this*



## TO THE MARKET

Anyone who has been to the Studio City Farmers Market during the last few months has seen a lot of changes to the layout of the Market due to the COVID-19 pandemic. In addition to one entrance (at Laurel Canyon) and one exit (at Radford),

we continue to have extra space between our booths, for adequate social distancing. Per the state mandate masks are required of everyone in attendance and will be for the foreseeable future. We so appreciate our customers for supporting us and our wonderful vendors during the last few months.

Summer brings the best California has to offer to the Market, with delectable peaches, nectarines, plums, and wonderful varieties of cherry tomatoes. With so many people baking these days, a trip to the Farmers Market for the perfect filling should be on everyone's list.

*process and was our advocate at the Commissioner's hearing recommending approval and the waiving of permit fees for the A-Permit and Revocable Permit. Thank you, Gerry!*

*Also, special thanks to our wonderful vendor Signs and Services Company for their due diligence and tenacious follow-through working with SCBA updating and resubmitting our paperwork to the city.*



*And speaking of updating, we have an update for you on the Pink Dawn Chitalpa tree planted by Urban Forestry and CityPlants on Moorpark at Tujunga and adopted by the 76 station. When we showed you a picture of the tree in the March Newsletter it was a baby tree with just branches and no leaves. Take a look at it now. The tree has really grown. It's in bloom and so pretty!*

*SCBA continues to welcome your photos showing off the beauty of Studio City to post on our Facebook page and Instagram account with a byline credit for you. Follow us on Instagram @StudioCityBeautification and send your photos and descriptions for consideration to "mystudiocity@gmail.com"*

*We are still living in a coronavirus pandemic world that keeps us apart. Stay safe. We are all in this together and when it's over we will see each other again in the neighborhood.*



# NEW SCRA MEMBER CARD IS IN THE MAIL!



If you have not yet received your new Member Card, don't worry, you will have it soon.

New features this year include:

Detachable Keychain Tag. Each household will now receive the SCRA Member Card with a detachable keychain tag. You can use either the Member Card or Keychain Tag at any of our participating businesses.

QR Code added to the Member Card. For easy access to the most current list of all participating businesses, we have added a QR code to the member card. Using your smartphone, you can check the available discounts in real-time.

Your SCRA Member Card is now welcome at the following local businesses:

Auto Plaza \* Belle Bakery \* BLVD Hotel and Spa \* Ceremony \* Charlie's Shoe Repair \* Classic Toys \* Dana Kathryn Jewelry \* Danielli Menswear \* Eye Candy Optometry \* Flair Cleaners \* Gangadin Indian Cuisine \* Indian Art Center of California \* James Thomas Stained Glass \* Kit Kraft \* La Knitterie Parisienne \* Lemonade \* Matthew's Jewelry Store \* Mister O's \* Panache Boutique \* Pepe's NY Pizza \* Pinz Bowling \* Rain Bar & Lounge \* Rudy's Barber Shop \* Sportsmen's Lodge \* Victoria's \* The Village \* Vintage Wine+Eats \* Vitello's and Wild Flora

April Davis Investigations, Blacksmith Digital and Creation Station Studio City.

## HELPING TO BRING BUSINESS BACK TO STUDIO CITY

As is currently the case with most towns across the country, our main street businesses are in danger. Our retail shops and restaurants are the lifeblood of our communities. The businesses in our community are the heart, and the residents are the soul.

SCRA is a part of a Coalition of Business and Residents' Associations (COBRA), formed so that together we can move forward successfully to reopen local businesses in Studio City

and Sherman Oaks. COBRA is planning a community-wide event along Ventura Blvd to encourage the community to come out and shop locally. The event will take place starting on Friday night, July 10th, and continue all day on both Saturday, July 11th, and Sunday, July 12th.



COBRA will reach out to the businesses in Sherman Oaks and Studio City asking for a "re-opening" special of their choice for local shoppers.

The organizations from both Sherman Oaks and Studio City are:

Sherman Oaks Homeowners Association  
Studio City Residents Association  
Sherman Oaks Chamber of Commerce  
Studio City Chamber of Commerce  
Sherman Oaks Neighborhood Council  
Studio City Neighborhood Council  
Sherman Oaks Business Improvement District  
Studio City Business Improvement District

## 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:** At 4299 Elmer Avenue, a new building is being constructed where there is supposed to be a garage in the back. Neighbors are concerned that the builder will not put in the garage, and in fact, are putting a pool in the back. There is a requirement for a garage at this site, but it appears that the developer may be proceeding without building it or providing any other means for off-street parking. We have been dealing with this for months I hope there is something that can be done.

**SCRA:** Everyone who had concerns was advised to go to the LADBS website and make a violation report immediately. The effect of those actions is that the garage appears to be under construction and will be accessed from a narrow driveway.

**Q:** My family has been fortunate to live in the Fryman Canyon/Wilacre Park neighborhood for 25 years. We are aware that Wilacre Park, the trail, and parking lot, have been reopened. We understand the crowds, but are very disappointed to have observed, on a daily basis, that the majority of hikers (most in close proximity to each other) are not wearing masks. Isn't a mask required? Shouldn't there be some effort to enforce this requirement out of respect for the safety and health of everyone using the trail?

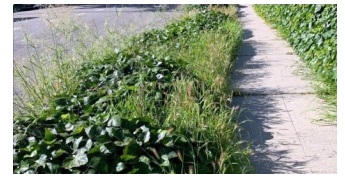
**MRCA Response:** Going forward, our agency has come up  
(Cont'd, Page 5)

## **(Ask SCRA, cont'd)**

with a plan to address the concerns you have expressed. We intend to post more effective and additional signage and rally our volunteer corps (in particular, our Mountain Bike Units and our trail volunteers) to assist us. We will also deploy targeted staff to address the problems. We are challenged to keep our staff and volunteers safe from potential viral exposure when dealing with the public, and we are also challenged by a reduced workforce due to unavoidable budget cuts and furloughs during this unprecedented time.

We share your concerns and are doing everything we can to mitigate the problems-which seems to be everywhere, not just in parks and on trails. We care very much and are committed to doing all that we can to make the parks safe and enjoyable for all.

**Q:** Who is in charge of the maintenance of the sidewalk on the west side of Whitsett by the golf course?



**SCRA:** This sidewalk is to be maintained by Weddington Golf and Tennis management. Harvard Westlake is the owner and has contracted with Weddington to manage the business. Call into Weddington Golf and Tennis and register your concern.

**Q:** How do we get the 101 sound walls extended where they are lower from Beck Ave to Tujung Ave?"

**SCBA:** You should contact our State Assemblymember Nazarian and/or Councilmember Paul Krekorian who is on the Metro Board (which often funds upgrades to State highways).

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

### **Harvard Westlake**

*There has been no discernable progress since Harvard Westlake filed its application with the Los Angeles Planning Department. This application is the first step, but it is not the official Notice of Preparation to develop the property. The Planning Department must review this initial application and then refer any questions it has back to Harvard Westlake for clarifications and amendments before it is deemed the Notice of Preparation. A city file number will be allocated and the public involvement can begin.*

*The next step is Harvard Westlake will have to apply for a Conditional Use Permit. To obtain this permit, Harvard Westlake has to present and justify to the city that the project will enhance the built environment in the surrounding neighborhood or will perform or provide a service that is essential or beneficial to the community, city, or region.*

*The application and drawings submitted to the Planning Department to date, are for a Harvard Westlake Sports Campus on Whitsett. SCRA and SLAROS do not agree that a sports campus of this magnitude and resulting impacts on the neighborhoods will enhance or be of any significant benefit to the community. The primary beneficiary on all counts is the Harvard Westlake sports programs. When the Notice of Preparation is on file and available, responses can be made by all members of the public as they can for any Environmental Impacts Report filed by Harvard Westlake.*

### **Sportsmen's Lodge Construction and Opening update**

*Midwood's construction of the shops at Sportsmen's Lodge is expected to be complete by the end of the year. Their contractor, Whiting-Turner, is following all City mandated safety guidelines for COVID. The buildings should be complete by September, followed by the water feature, landscaping, and parking areas. Tenants will open in February 2021. The attempted attack on the Hotel property on May 31st was thwarted by Midwood's private security, who alerted LAPD and chased the attackers away. Several suspects were apprehended later that night and there was no damage to the Hotel or Shops under construction.*

### **Southeast Valley Community Plan update**

*The Southeast Valley Community Plan continues to move forward.*

*Blake Lamb, Principal City Planner, who spoke at the Community Meeting at Bridges Academy that was attended by CM Krekorian, has been reassigned to Project Planning. Blake is replaced by Rebecca Valdez who will manage Community Planning. David Olio and Miles Orr who also spoke at the community meeting remain on the team. The current schedule anticipates that the team will release a more detailed land-use plan that will include analysis of stakeholder comments, review of the feedback, and public comments. The current schedule anticipates the team releasing the proposed land use plan in the fall.*

*Alan Dymond*

**SCRA Officers**

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Claudia Freedle, Admin. Vice President  
Connie Elliot, Secretary  
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**Board Members**

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**Studio City Farmers Market**

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**SCRA  
COMMUNITY  
MEETING**

**Tuesday, July 14, 2020**

**CANCELLED**

**MEETING LOCATION:**

**Bridges Academy  
COMMUNITY ROOM  
3921 Laurel Canyon Blvd  
Studio City, CA 91604**

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

