



STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City

November 2023

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THREE BEST-KEPT SECRETS OF STUDIO CITY FARMERS MARKET

Regular readers of the SCRA Newsletter know that every issue includes "To The Market," which highlights the newest vendors and seasonal favorites at the Studio City Farmers Market (SCFM).

And it's generally known that SCFM—open every Sunday from 8 a.m. to 1 p.m., rain or shine—provides Studio City and surrounding areas with open-air access to locally grown produce and locally produced artisan foods and crafts, featuring 83 farmers, food vendors, and artisans.

But even long-time SCRA Newsletter readers and SCFM customers may not be aware of some of the Market's best-kept secrets.

Secret # 1: Studio City Farmers Market is a nonprofit operated jointly by SCRA and the Studio City Chamber of Commerce Foundation. Some folks seem to think SCFM is a for-profit business, but in fact, the Market is an essential nonprofit food source promoting fresh, healthy eating, supporting farmers and artisans, and directly benefiting our community.

All Market proceeds after expenses go to SCRA (which in turn supports Studio City Beautification Association), the Chamber Foundation, and local charities. SCFM Board of Directors' recent grants to nonprofits include:

- Careers Through Culinary Arts Program
- Cedars-Sinai Virtual Concerts for Patients
- East Valley YMCA
- Helping Hands Project (supports LA Valley College students experiencing homelessness and/or food insecurity)

- Jewish Family Service's SOVA Community Food Pantry & Resources
- Power of Sight Foundation (provides free eye care services to those in need)
- Tierra Del Sol Foundation (empowering people with developmental disabilities)
- Ventura Place Street Lights

Additionally, the Market provides nonprofit organizations with free booths to raise neighborhood awareness and promote volunteerism and philanthropy, and sponsors holiday toy and food drives.

Steve Sass is SCRA's representative to the SCFM Board; Meg

(Continued, page 2)

COMMUNITY MEETING November 14, 2023

Presentation from Universal Studios

An Outdoor Rollercoaster is coming to Universal Studios Hollywood. The Universal Theme Park is preparing for its newest attraction, and this has some residents with their hands up in the air doubting the theme park can keep the coaster noise down.

If you live in the vicinity of the studio you will benefit from attending the SCRA Community Meeting at Bridges Academy to hear the team from Universal Studios explain the plans for the outdoor rollercoaster. Of course, this topic appeals to all ages so bring the family

(Continued, page 5)



(Secrets, cont'd)

McDonald Selzer represents the Beautification Association and Beth Dymond is SCFM treasurer.

Secret # 2: There's plenty of Free Parking for SCFM customers at Radford Studio Center, Gate A Structure (Radford Avenue north of Ventura Boulevard), courtesy of Hackman Capital Partners (in addition to the more crowded lot behind Chase Bank).

Secret # 3: SCFM celebrates its 25th anniversary this year.

So help us spill the beans-please share these secrets with your family and friends-and see you at Studio City Farmers Market!

BEAUTIFICATION UPDATE

Meg McDonald Seltzer, SCBA President



In our May newsletter, we were sorry to share with you that the Eastside median on Ventura Boulevard near Lankershim

(across from the BLVD Hotel) had lost its beauty. A car ran over the median tearing up the ground cover, irrigation system, and taking out the trees. But in this report, your Studio City Beautification Association is happy to tell you we are moving forward on beautifying the median with a new refreshed look.

SCBA is committed to adding trees where we can, to counteract the "heat island effect" our urban environment creates. So, in the redesign of the Eastside median, we are planting three Santa Cruz Island Ironwood trees. This is a rare and beautiful native tree from Santa Cruz Island off the Southern California coast. It is evergreen with reddish-brown peeling bark and white flowers leave seed pods that hang on throughout the year.

Native trees also provide a habitat for local wildlife. Local birds and butterflies that evolved with natives should find refuge and sustenance within the branches of these trees and the peeling bark is used by native nesting birds.

We are also planting ground cover and small shrubs that are climate appropriate including Aeonium, Senecio, and Muhlenbergia 'deer grass'.

To complete the new look, SCBA is adding Granite boulders in various sizes placed strategically in the median to protect the trees and plantings from being damaged by vehicles driving over the median. We thought you would enjoy seeing this concept photo of what the beautified median will look like.



In this season of giving thanks, we give sincere thanks to you for the confidence you have in SCBA to represent you in the community. Studio City is the pride of all of us and it's our teamwork and your generosity that keeps Studio City looking beautiful.

If you'd like to make an End of the Year tax-deductible donation to SCBA, you can donate online at our website StudioCityBeautification.org, or call the office at (818) 509-0230.

Stay safe and see you in the neighborhood.

UPDATE FROM SLAROS



THE FUTURE OF WEDDINGTON GOLF and TENNIS DEPENDS ON YOU!

Click the LINKS and become informed.

SLAROS continues Green Open Space Advocacy against the Harvard-Westlake Development at Weddington

Here are some important updates on Save LA River Open Space (SLAROS) [<https://www.savelariveropenspace.org>]. The SLAROS Board appointed Dr. Dale Fernandez as President this past September. Dr. Fernandez has served on the board since 2021 and has been a volunteer since 2020. Alan Dymond has served as President since 2008 and will remain on the board as President Emeritus.

On September 12, 2023, the City Planning Commission (CPC) issued its determination letter [<https://planning.lacity.org/pdiscaseinfo/document/ODgzMg0/fe3b456d-e5a5-4f0e-9fa7-879f1ff43502/pdd>] on the Harvard-Westlake Development at Weddington Golf and Tennis. Usually taking up to 75 days of a CPC hearing, this letter was somehow fast-tracked within 20 days after the CPC hearing on August 24, 2023. The determination letter very closely mirrored the Final Environmental Impact Report issued by planning. It was important to note that two of the CPC members are HW alumni and chose to not recuse themselves. As stated before, the project is TOO BIG and not compatible with its surroundings.

(Continued, page 3)

On September 26, 2023, SCRA and SLAROS filed an appeal with the City Planning Department [<https://www.savelariveropenspace.org/files/ugd/a291bc ef0f6833075c479bb0f744e81de00697.pdf>]. The next step is a public hearing (date to be announced) before the City Council Planning and Land Use Management Committee (PLUM). At PLUM we will all have another opportunity to voice our objections as to the size and scope of this project in a single-family neighborhood. LA City must reduce the size of this project and save the tranquility of this residential neighborhood.

On another front, SLAROS has been educating the community on the potential ecological and sports injury dangers [<https://www.fieldfundinc.org/faq-about-plastic-fields>] of plastic playing fields proposed for the HW development. Assembly Bill 1423 banning artificial turf because of its forever chemicals (PFAS) reached the governor's desk for signature but was not signed [<https://www.gov.ca.gov/wp-content/uploads/2023/10/AB-1423-VETO-1.pdf>]. This bill would have banned the use of toxic artificial turf but exempt anyone who has on or before December 31, 2025: a concept design, contracted for the installation of artificial turf, or purchased artificial turf. Governor Newsom agreed with the intent of AB 1423 however, he has sent it back to the author and the Department of Toxic Substances Control (DTSC) to figure out how to enforce such legislation.

Currently, Assemblymember Ting has a bill AB 347 on Household Product Safety: Toxic Substances: testing and enforcement, which would require the Department of Toxic Substances Control to adopt guidance regarding the PFAS prohibition.

The science is there and we urge Harvard-Westlake to do the right thing: Do not install the artificial turf; stop the pollution of the LA River, stop putting your students in danger of exposure to PFAS and injury, and prevent the heat island effect [<https://www.nature.com/articles/s44172-023-00092-1>] from this project.

Please visit [SaveLARiverOpenSpace.org](https://www.savelariveropenspace.org) ASAP to send an email to PLUM, the mayor, and the city council using our one-click email button.

Dale Fernandez, President SLAROS

Editor's Note: If you are reading the hard copy version of this newsletter, you can find this article on our website with the clickable links. Visit [StudioCityResidents.org](https://www.studiocityresidents.org).



TO THE MARKET

As autumn finally descends upon Southern California, the Studio City Farmers Market comes alive with an array of vibrant colors and tantalizing aromas. Farm stands are filled with a variety of seasonal fruits and vegetables, like pumpkins, apples, Brussels sprouts, and just about every squash known to mankind. The Market encourages a balanced and nutritious diet since locally sourced foods are often richer in nutrients as they are picked at their peak ripeness.

Looking for an easy and delicious weeknight dinner? Consider meat and vegetable Aussie pies from Hemera's Bench, ramen kits from Kenchan Ramen, or cottage pies from Diamond Mountain Ranch. Pupusas from Pupusas Salvadoreñas and tamales from Tamales Treats and More can also be purchased fresh or frozen, for a quick meal any time of day.

The Studio City Farmers Market is not just a place to buy food, it is also a hub of vitality, social interaction, and economic support for our local farmers and food artisans, making it an invaluable asset to our community.

As a reminder, dogs are not allowed at the Market. It is a health code violation.

The Studio City Farmers Market, located on Ventura Place between Laurel Canyon Blvd. and Radford Ave., is open on Sundays from 8 a.m. to 1 p.m. Rain or shine.

DIGITAL BILLBOARDS

By Alan Dymond, SCRA President Emeritus

Digital Billboards are poised to be placed in Landmark areas; and across the street from Universal Studios on Lankershim Boulevard, is one of those Landmark areas. Under the new ordinance, Metro would be allowed to erect 86 digital billboards at locations throughout the City of LA. The billboards would range in size from 672 square feet to 1,200 square feet, for a total maximum amount of up to 55,000 square feet. Digital billboards offer static messages that rotate every 8 seconds. The billboards were proposed and approved by Metro.

LA City Planning Commission has approved the metro proposal with much opposition from critics who say these billboards would make LA roads less safe, allowing drivers to be distracted by images that change every eight seconds. Under Metro's plan, seven out of every eight images would be advertising.

(Continued, page 4)

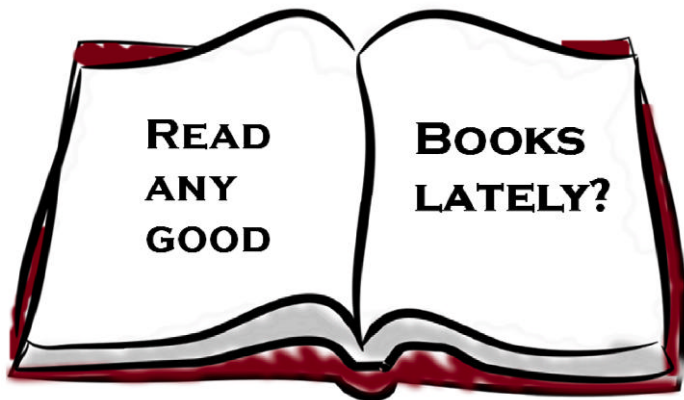
(Billboards, cont'd)

Make no mistake, it is all about money and funding Metro. But the catch is that the billboard companies get all the revenue until the capital improvements and overhead are paid off. Other cities have found that the payoff is not as grand as estimated. Other Cities have real planning and are moving to scenic traffic calming roadways not flashing billboards to distract drivers.

15 neighborhood councils have come out against Metro's plan, with many saying the new signs would create visual blight. Scenic Los Angeles said Angelenos have repeatedly shown their support for Metro, by approving a series of sales tax increases in recent decades that help pay for the agency's operations. The most recent was Measure M, the half-cent sales tax hike that was approved in 2016. There are ways to fund Metro without degrading our visual environment.

Recently The Hillside Federation won a lawsuit against LA City Planning for overstepping its authority in its attempt to circumvent the city-approved Mulholland Corridor Specific Plan. The Hillside Federation was reimbursed \$75,000 in attorney fees as a result.

We all must demand that LA City's Planning Department actually plan a livable, viable, scenic city that all Angelos will be proud of. Good planning is essential.



Not sure what to do with that book you've finished reading? Why not stop by one of Studio City's 20+ Little Free Libraries (LFLs) and exchange that book for something new to read? While you're there, if you see our newsletter in one of our LFL partners, consider sharing it with your friend or neighbor who may not know about us. The Studio City Residents Association, we are your advocate for ALL Studio City Residents.

Visit tinyurl.com/SC-LFLs-Map for a map of local LFLs and an up-to-date list of those carrying our newsletter. Happy reading.

Don't Let This Happen in Your Neighborhood



NO ONE IS LISTENING TO US!!! **YOUR SINGLE-FAMILY HOME IS AT RISK**

LA City Planning Department is currently proposing the rezoning of our single-family and sensitive multi-family neighborhoods to allow 5- 7 story apartments. City Planning and our two City Council representatives are handing these residential communities over to developers and not listening to the local leaders who have presented well-thought-out community plans where housing can and should be developed; areas that are underutilized along transit corridors and within walking distance of shops, restaurants, and community services.

Our coalition met with Councilmember Nithya Raman and showed her this picture of what could happen to our neighborhoods and Raman said, "Oh this would never happen." Well, it has happened, and one of the eight projects is in Sherman Oaks on Ethel, smack dab in the middle of a residential area. It was approved by planning AND both Councilmember Raman and Council President Krekorian gave votes to go ahead with the project when it was before the City Council.

A coalition of Neighborhood Councils and Homeowner Associations across the Valley are supporting motions to stop the rape of our communities. Los Angeles Neighborhood Councils Coalition (LANCC) along with about 50 HOAs are requesting Mayor Bass to stick to her statement: "I would not, and I do not believe you force things on people. But you do involve people and let them come up with their own solutions. The attitude has to be 'we all have skin in the game' and given that, how do you deal with it in your neighborhood."

Studio City, Sherman Oaks, and Encino have created community maps that identify enough housing to meet the state's housing mandate. These community-based maps rezoned underutilized commercial corridors, and public lands, and create places for mixed-income housing that

(Continued, page 5)

(Apartments, cont'd)

would revitalize ALL our communities and make them more walkable, sustainable, and livable. We have shown we can meet the needs of our city without ruining our existing neighborhoods.

All neighborhoods need to have the chance to sit with the "planners" to create a truly workable affordable housing plan. We know our neighborhoods. Planning is just looking at a map and throwing darts at it. This is not "planning," this is business as usual.

**THE SECRET LIFE OF TREES
HURT NOT THE TREES**

By Adele Slaughter

We tend to look at trees as objects that produce shade or timber or as decorative objects to enhance our properties. Few people imagine or think of the inner life of trees and yet trees are sentient beings-they feel things.

For example, trees that have made it through recent droughts will consume less water from the aquifer so there will be more water available for the next dry spell. Trees can learn and make decisions. They will remember a drought and act on that by limiting water usage in the future. It stands to reason that we would want to protect our mature tree canopy which in turn protects the surrounding community.

There are other ways that science has discovered the consciousness of trees. When a tree was attacked by insects, scientists in Germany were able to measure electrical signals that move through the bark of trees to its

(Meeting, cont'd)

and make some noise here before noise rolls into your homes and neighborhoods. The meeting starts at 7 p.m. on November 14, 2023 (it's a Tuesday) at Bridges Academy.

Five of the surrounding community organizations (including SCRA) sent a letter to Supervisor Barger regarding this Outdoor rollercoaster. To read the letter in its entirety, click on the link <https://tinyurl.com/Barger-Letter>



OR scan the QR code.

roots into the fungi networks in the soil to warn nearby trees. In this way, neighboring trees could prepare themselves for an insect infestation.

When we cut down significant trees in our city, it opens gaps in the canopy. Our climate becomes hotter and drier, and the environment becomes worse for the trees that remain. Scientists have been urging us to limit climate warming by 2 degrees. When we cut down our mature trees the city temperature rises, humidity goes down, water evaporates more quickly, and not only do the remaining trees suffer, but so do those of us who live in the community.

We weaken our environment by not protecting our significant, mature trees by allowing them to be destroyed in service of density. When we devastate tree communities we lose. Felled trees can no longer mitigate rising temperatures or sequester carbon.


Hurt not the trees. Help Save the trees. Visit: SaveLARiverOpenSpace.org

**PARTY HOUSE RENTALS
CONTINUE - LACK OF
ENFORCEMENT AND LOOPHOLE-
RIDDEN ORDINANCE FAIL
NEIGHBORHOODS**


As reported in the last newsletter, neighbors in Studio City's Tujunga Village/Woodbridge Park have been fighting an uphill battle to curb illegal Short-Term Rentals (STRs) at a well-established "Party House" in the neighborhood. These efforts started following a huge party on June 25 that drew hundreds of rowdy teenagers and young adults, some displaying firearms, requiring a major and costly LAPD response with more than 20 LAPD officers in riot gear. The ABC7 news report can be found at:

(Continued, page 6)

NEIGHBOR
TO NEIGHBOR



“In 1993 I was contacted by our then Councilmember Joel Wachs to ask if I would consider spearheading a neighborhood group regarding opposing a huge development of the hillsides behind the homes on Canton Place.



I turned to the SCRA for help, and I was guided by then-President Tony Lucente on how to best navigate City Hall. Utilizing the advice from SCRA the neighborhood was successful in preserving the hills and the wildlife from a massive development. The SCRA continues to guard what is special about Studio City. “

Alan Dymond, President Emeritus



Each year we assist the North Hollywood Police Station in collecting new toys and stuffed animals to be distributed at their Winter Wonderland event in December. These are for needy children and teens and can be dropped off in late November/ early December at the police station lobby at 11640 Burbank Blvd.

LAPD will be at the Farmer's Market on **December 3** to collect the toys and talk to residents. They will be joined by police volunteers and representatives from their youth groups. They will not be collecting money.

Please help the SCRA with our annual collection for this toy drive.

Happy Holidays from all of us to all of you

(Parties, cont'd)

<https://abc7.com/studio-city-los-angeles-party-house-riot-gear/13465794>

LA's Home Sharing Ordinance only permits short-term rentals (STRs) (Airbnb, VRBO, etc.) in a person's primary residence and it is well documented that the Party House owner does not reside in the property. Yet despite a clear violation of the Ordinance, multiple inspections by the City, an order to comply with penalties, and repeated monitoring and follow-up by City Council President Paul Krekorian in whose district this house lies, the house is still being rented over 115 days since the June incident with no end in sight.

This situation exposes the weakness of LA's Home Sharing Ordinance which is riddled with loopholes and is not strictly enforced. Yet, joined by other neighborhoods throughout LA, our strong advocacy to the City Council led by Council President Krekorian to address these shortcomings is starting to bear fruit. Two long-awaited reports (14-1635-S10 & 14-1635-S11) on home sharing are now available for viewing online and accessible on the City's website. Both of these reports focus on enforcement, and Krekorian's motion (14-1635-S11) is focused on penalties and cost recovery. They do an excellent job of detailing the issue and proposing strategies, but more work is needed on tactics to address the concerns. Unfortunately, this will take a lot of

time. We thank Councilmember Krekorian for these efforts, and we hope that this work will lead to a more effective home-sharing system in the City that protects our neighborhoods. We urge you to read the reports, share them with your neighbors, and advocate for action at upcoming hearings. You can contact us at woodbridgeparkpartyhouse@gmail.com to receive more information and to get more involved.

In addition, we continue to urge Keller Williams (KW) Studio City to stop enabling STRs at the Party House which is being openly advertised as such by KW. Nearly 100 neighbors have now signed a petition to send a strong message to Keller Williams regarding: listings of STRs in our neighborhood. KW is enabling this illegal activity by "listing" the property for over one year with no open houses, visible marketing activities, or price adjustments calling into question KW's motives. Party house operators commonly use active real estate listings as a public relations tactic to appease the community and prevent complaints.

Please sign the petition using this link: <https://bit.ly/46g0esL>

At a strategic level, more and more information and coverage of Airbnb's negative impacts on housing availability and affordability and its direct contribution to increasing homelessness are coming forward. Here are links to a couple of articles on this topic. They are well worth a read.

(Continued, page 7)

(Parties, cont'd)

<https://www.theatlantic.com/technology/archive/2023/09/airbnb-hotel-hosting-cleaning-fees/675355>

<https://www.theatlantic.com/ideas/archive/2023/10/airbnb-new-york-housing-market-can-match/675561>

Editor's Note: If you are reading the hard copy version of this newsletter, you can find this article on our website with the clickable links. Visit StudioCityResidents.org.

FROM YOUR BOARD

"It never rains, but it pours". Truly the mantra of Studio City these days. Sportsmen's Lodge Apartments (94 feet tall - 520 Units), Arch Drive Apartments (75 feet tall), and the Harvard-Westlake Private Sports Complex all were rubber-stamped by the City Planning Commission within a few months. SCRA is appealing the first two and SLAROS is appealing the third. These appeals will separately come before the City Council's Planning and Land Use Management Committee, followed by a final vote by the City Council by early December. As the saying goes... "It's not over until the fat lady sings", and even after these City Council votes, there are still further avenues for SCRA, SLAROS, and other organizations to pursue.

Still to come are huge 5 to 7-story "affordable housing" units with no parking spots immediately adjacent to our single-family R-1 zoned neighborhoods. A "flaw" in Mayor Karen Bass' Executive Directive (ED-1) has allowed these units to be built right next to our single-family homes. While that flaw/error has since been corrected, developers jumped on the opportunity to get applications in before the directive was corrected on June 12th to protect single-family

neighborhoods. Several are already on the books in Sherman Oaks, with lawsuits being filed by community groups. In Studio City, we have one such application (in the early stages) for a 5-story building at 12750 Moorpark Street with absolutely no parking spots. We must protect the single-family homes immediately behind this property on Bloomfield Street.

Also in the wings is a huge "cliff-dweller" development on the cliff across from the old Bed, Bath and Beyond, as well as, the possible redevelopment of that same Bed, Bath and Beyond property from Whitsett all the way to (and including) the bowling alley... again with heights never before seen in Studio City.

Stay tuned...

SCRA OFFICERS FOR 2024 NOMINATING COMMITTEE REPORT

The Studio City Residents Association (SCRA) Nominating Committee has nominated the following candidates as officers of the association for the year 2024:

President, Barry Johnson; Vice President, Stephen Sass; Treasurer, Sharon Udkoff; and Secretary, Connie Elliott.

Any person living in Studio City and 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 acknowledgment signed by the proposed officer with the Association's office no later than December 1, 2023.

WHO WE ARE

SCRA OFFICERS

Barry Johnson, Acting President
Claudia Freedle, Admin. Vice President
Connie Elliot, Secretary
Sharon Udkoff, Treasurer

BOARD MEMBERS

Alan Dymond, President Emeritus
Joanne Brenner
Beth Dymond
Martha Hanrahan
John Hartich
Bonnie Kalaf
Stephen Sass
Lana Shackelford
Karen Younce

BEAUTIFICATION ASSOCIATION OFFICERS

Meg McDonald Seltzer, President
Beth Dymond, Vice President
Connie Elliot, Secretary
Sharon Udkoff, Treasurer

BOARD MEMBERS

Barry Johnson
Marsha Lewis
Lynette Berg Robe
Doug Short
Karen Younce
StudioCityBeautificationAssoc@gmail.com

SAVE LA RIVER OPEN SPACE OFFICERS

Dale Fernandez, President
Beth Dymond, Secretary
Sharon Udkoff, Treasurer

BOARD MEMBERS

Alan Dymond, President Emeritus
Barry Johnson
Holly Noelle-Levy
SaveOpenSpace@SLAROS.org

STUDIO CITY FARMERS MARKET

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NEWSLETTER

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SCRABOARD@STUDIOCITYRESIDENTS.ORG

Hello Again.

The SCRA Member Discount Card is back for our 5th year! Join us as we continue celebrating our 60+ years advocating for you. When you renew your membership, you will receive your new Member Discount Card that is welcomed at these local businesses: (New cards available on or after July 1st)

- | | |
|-------------------------|----------------------------|
| Anna Cheselka Dance | Floaty Swim School |
| April Davis | Gisele Tune Clothing |
| Investigations | Gramercy Boutique |
| Arnold's Copy & Print | Habit Boutique |
| Auto Plaza | James Thomas Stained Glass |
| Back to Wellness | La Knitterie Parisienne |
| Belle Bakery Cafe | Matthew's Jewelry Store |
| BLVD Hotel & Spa | Panache Boutique |
| Charlies' Shoe Repair | Pepe's Pizza |
| Chateau de Luce | Prosecco Trattoria |
| Classic Toys | Rain Bar & Lounge |
| Cocoa and Candy | Rouge |
| Creation Station Studio | SALT. Optics |
| City | topdrawer |
| Dana Kathryn Jewelry | The Village |
| Danielli Menswear | Vitello's Restaurant |
| Diana's Boutique | Wild Flora |
| Eye Candy Optometry | |
| Eyederity Eyewear | |
| Flair Cleaners | |



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STUDIO CITY RESIDENTS ASSOCIATION

Your Advocate for Studio City



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There is strength in numbers!

SCRA COMMUNITY MEETING

Tuesday, Nov. 14, 2023

AGENDA Special Presentation

7:00 p.m. Meet and Greet
7:15 p.m. Meeting Begins

Guest Presentation:
Universal Studios Hollywood

LAPD, if available, will be there to give a police report.

MEETING LOCATION

Bridges Academy
3921 Laurel Canyon Blvd
Studio City, CA 91604

Free parking in school lot.
Enter on Maxwelton.



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www.studioscityresidents.org

